

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

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|---------------------|--|-----------------------|--------------|
| Address: | 10000 Kensington Pkwy., Kensington | Meeting Date: | 6/13/2018 |
| Resource: | Master Plan Site #31/41 (Kensington Cabin) | Report Date: | 6/6/2018 |
| Applicant: | Montgomery County Parks (Julie, Mueller, Agent) | Public Notice: | 5/30/2018 |
| Review: | HAWP | Tax Credit: | No |
| Case Number: | 31/41-18A | Staff: | Michael Kyne |
| PROPOSAL: | Signage | | |

STAFF RECOMMENDATION:

- ☒ Approve
☐ Approve with conditions

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Individually Listed Master Plan Site #31/41 (Kensington Cabin)
STYLE: Log Cabin
DATE: 1934

PROPOSAL:

The applicant proposes to install the following signage at the subject property:

- One 36" X 24" embedded fiberglass panel sign set at a 45-degree angle on brown aluminum posts at a height of 28" to 32".
- One 7' H x 6' W wooden information kiosk with standing seam metal covered canopy. This proposal is retroactive, as the kiosk was installed as a temporary feature during the 2017-18 rehabilitation of the cabin. The applicant proposes to make the kiosk a permanent feature.

The proposed signage is consistent with the character of the subject property and with the character of public parks throughout the County.

APPLICABLE GUIDELINES:

Policy On Use of Expedited Staff Reports for Simple HAWP Cases

IV. The Expedited Staff Report format may be used on the following type of cases:

6. Signs that are in conformance with all other County sign regulations.

Montgomery County Code; Chapter 24A-8

- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:
 - (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
 - (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
 - (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
 - (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
 - (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
 - (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.
- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.
- (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

STAFF RECOMMENDATION:

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), (1), (2) & (d) having found that the proposal will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A;

and with the *Secretary of the Interior's Standards for Rehabilitation*;

and with the general condition that the applicant shall present the **3 permit sets of drawings, if applicable to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that final project design details, not specifically delineated by the Commission, shall be approved by HPC staff or brought back to the Commission as a revised HAWP application at staff's discretion;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans.

Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or michael.kyne@montgomeryplanning.org to schedule a follow-up site visit.



HISTORIC PRESERVATION COMMISSION
301/563-3400

DPS - #8



APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Julie Mueller
Daytime Phone No.: 301-650-4390

Tax Account No.: _____
Name of Property Owner: Mo. Co. Parks Daytime Phone No.: 301-650-4390
Address: 9500 Brunett Ave. Silver Spring 20901
Street Number City Street Zip Code
Contractor: Parks Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: Julie Mueller Daytime Phone No.: 301-650-4390

LOCATION OF BUILDING/PREMISE

House Number: 10000 Street: Kensington Parkway
Town/City: Kensington Nearest Cross Street: Everett
Lot: 1-13 Block: 13 Subdivision: Kensington Park
Liber: 1309 Folio: 387 Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- ☐ Construct ☐ Extend ☐ Alter/Renovate
☐ Move ☒ Install ☐ Wreck/Raze
☐ Revision ☐ Repair ☐ Revocable

CHECK ALL APPLICABLE:

- ☐ A/C ☐ Slab ☐ Room Addition ☐ Porch ☐ Deck ☐ Shed
☐ Solar ☐ Fireplace ☐ Woodburning Stove ☐ Single Family
☐ Fence/Wall (complete Section 4) ☒ Other: Signage

1B. Construction cost estimate: \$ 3K

1C. If this is a revision of a previously approved active permit, see Permit # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 ☐ WSSC 02 ☐ Septic 03 ☐ Other: _____
2B. Type of water supply: 01 ☐ WSSC 02 ☐ Well 03 ☐ Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

- ☐ On party line/property line ☐ Entirely on land of owner ☐ On public right of way/easement

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Julie Mueller
Signature of owner or authorized agent

5/23/18
Date

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: _____
Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

1. WRITTEN DESCRIPTION OF PROJECT:

a. *Description of existing structural and environmental setting, including historic features and significance.* Kensington Cabin is located in a small suburban park at 10000 Kensington Parkway just south of the National Register-listed Kensington Historic District. The cabin is an individually listed resource on the Montgomery County Master Plan for Historic Preservation (31/41). In addition to the cabin, the park has basketball and tennis courts, playgrounds, and a large open field.

From the Maryland Inventory of Historic Properties form:

Kensington Cabin, a local version of the National Park Service log cabin style, is located at the southwest corner of what is now Kensington Park (originally Kensington Meadows), in Kensington, Maryland. The cabin is comfortably situated in a picturesque setting, which includes Silver Creek, a tributary of Rock Creek. The stone guard rails of the nearby bridge on Kensington Parkway resonate with the stone features of the cabin structure. Kensington Cabin is the only remaining example of log-cabin style architecture in Montgomery County pioneered by National Park Service architect Albert Good. Also significant is the cabin's historic symbolism, as it was built under the Civil Works Administration during the Great Depression. Although a small civic enterprise, its construction paralleled the struggles of countless Americans to survive during many years of economic hardship. The cabin functioned as a community hub and recreation center from its opening in 1934 until it was closed in 1991.

The cabin was altered over the years, probably in the late 1940s or early 1950s. In 2017-18, the cabin was rehabilitated such that it could once again serve the public.

b. *General description of project and its effect on the historic resources and environmental setting.*

This project seeks to install an interpretive sign and a Parks Kiosk. The sign text and illustrations discuss the history of the cabin and the park, as well as information on dedication of the newly rehabilitated cabin to former Kensington Mayor Jayne Plank. The structure of the sign matches that of all such signs installed in Mo. Co. Department of Parks sites over the last eight years. The standard design has been approved in the past by the HPC. The proposed location is marked on the attached site plan: next to the sidewalk, immediately before the ADA ramp to the new entrance on the south side of the building. The sign is low and will not infringe on views of the cabin from the front.

A standard design Parks kiosk was installed south of the cabin during the rehabilitation of the building. It served as a place to post required construction notices, as well as information about the cabin and community events. It was originally intended to remain only during construction. However, as most Parks have an information kiosk and this one does not, it would be ideal to be able to leave the kiosk in place. Information on how to reserve the cabin, park rules, and upcoming park and community events would be posted here. Its location is also marked on the accompanying site plan. It is on the path on the south side of the park, about half way between the cabin and Everett Street. It is constructed of wood and glass. Its canopy top is covered with standing seam metal.

The placement of the interpretive sign and kiosk will have No Adverse Effect on the historic integrity of the site and will provide greater understanding of its history to the community.

2. **SITE PLAN:** see attached

3. **PLANS AND ELEVATIONS:** see attached

4. **MATERIAL SPECIFICATIONS:** Kiosk: wood, glass, metal. Interpretive sign: metal and plexiglass.

5. **PHOTOGRAPHS:** see attached

6. **TREE SURVEY:** N/A

7. **ADDRESS OF ADJACENT AND CONFRONTING PROPERTY OWNERS** (All Kensington, MD 20895)

Adjacent:

- 3800 Dresden Street
- 803 Everett Street
- 10101 Connecticut Avenue (Temple Emmanuel)
- Washington Street:
 - 3706
 - 3708
 - 3710
 - 3714
- 10030 Kensington Parkway

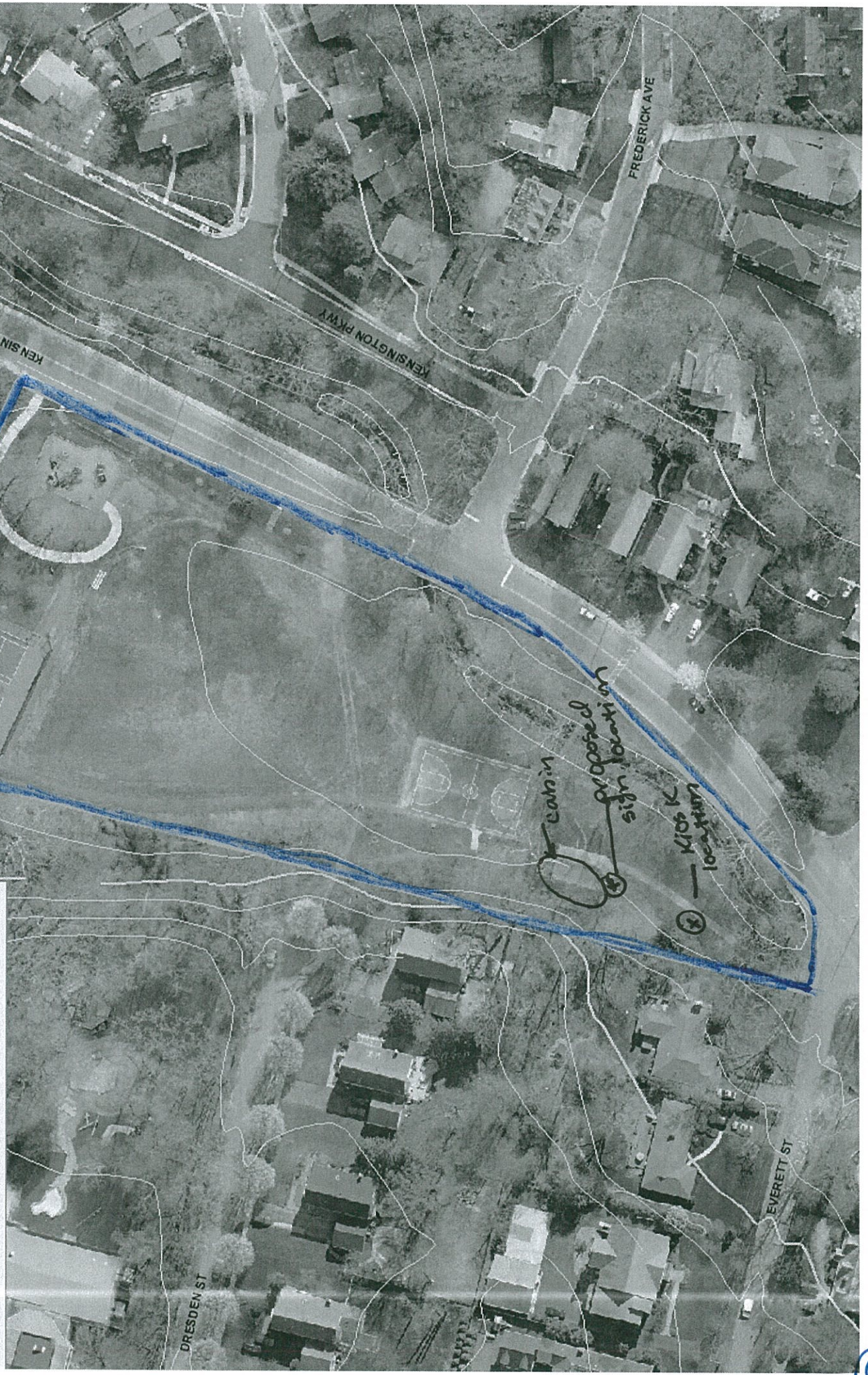
Confronting:

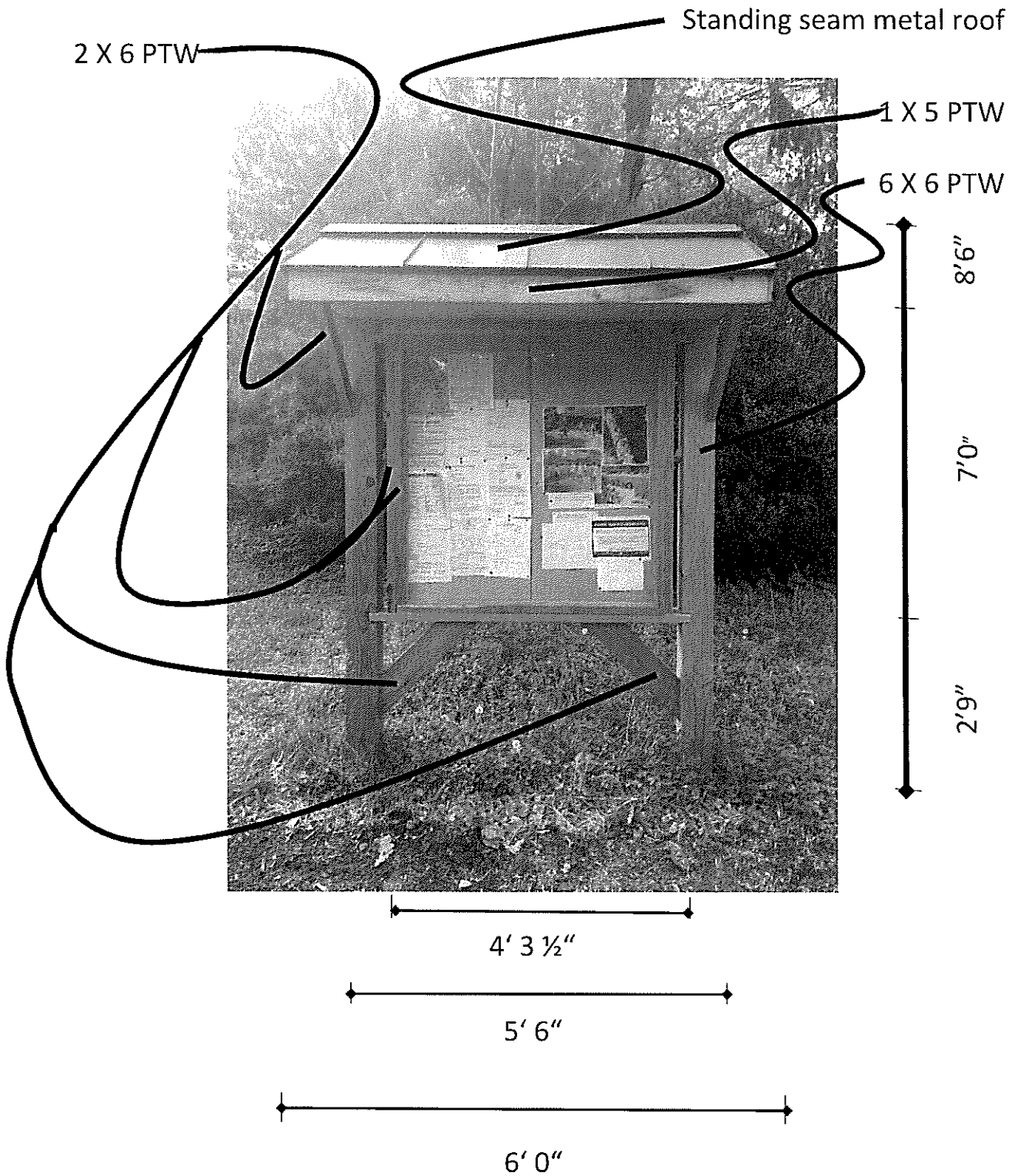
- Kensington Parkway
 - 9918
 - 10001
 - 10005
 - 10007
 - 10009
 - 10011

Kensington Cabin Local Park

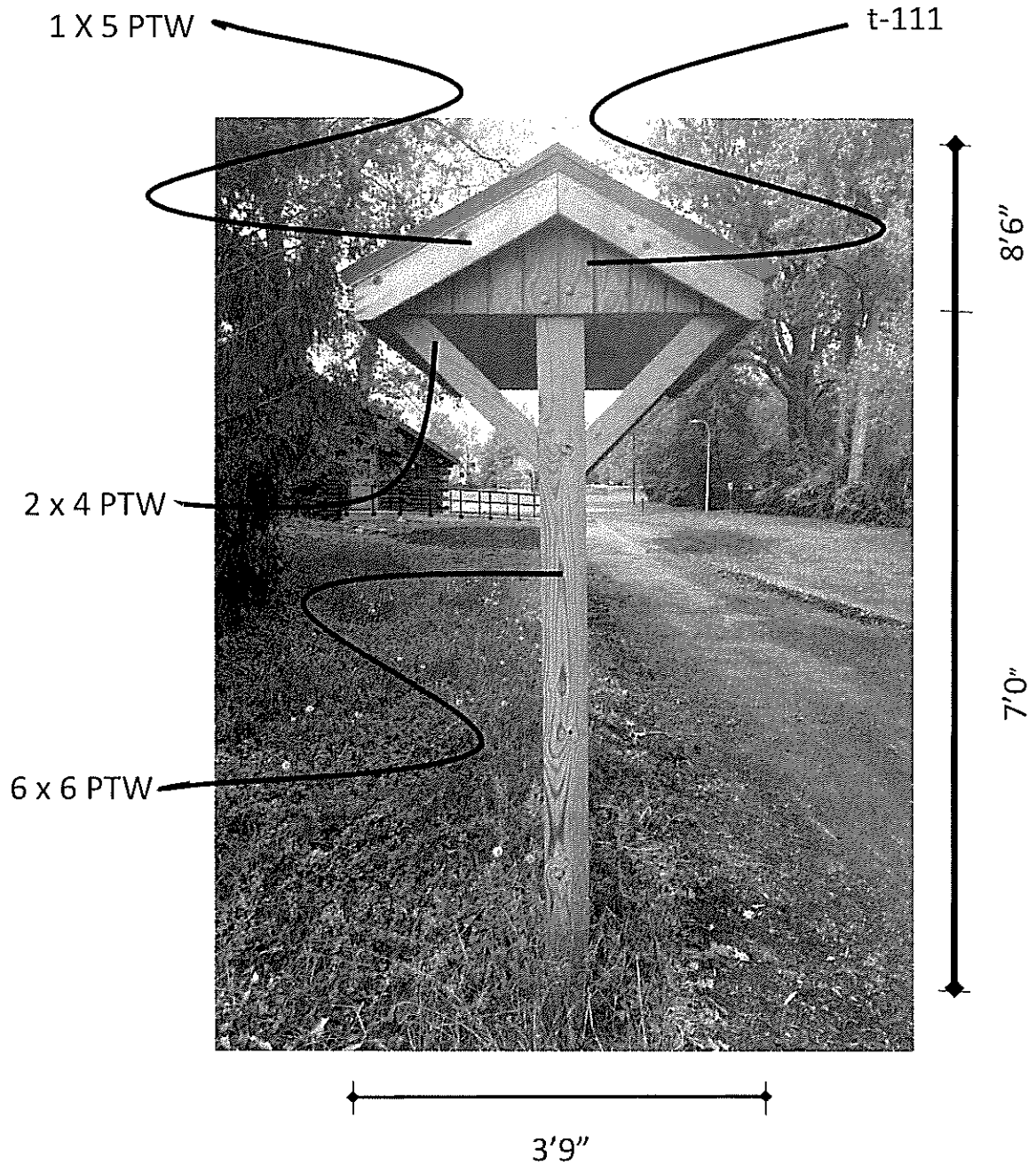
10000 Kensington Parkway

Kensington 20895





KENNINGTON CARBON PARK KIOSK



KENSINGTON CABIN PARK KIOSK
W. SOUTH SIDE OF CABIN IN
BACKGROUND



Proposed sign location



proposed location
- this is intended to be a
small structure for
storage of equipment



EXAMPLE: PARK SIGNAGE



EXAMPLE TO
SHOW SCALE OF
PACK-SIGNAGE

Kiosk
location.
1/2 way
between
cabin +
Everett

