

1000 Kensington Parkway Kensington

[HPC Case # 3141-12A]

Master Plan Site # 3141, Kensington Cabin and Bridge

A 30 linear foot, wooden split-rail fence is proposed roughly north of the Dresden Street steps along an existing grade change at the west side of the park. (Sheet 7)

The proposed work includes removal of the following trees:

- 12" Maple and 3" Serviceberry (Sheet 6)
- (1) 18" and (2) 11" Norway Maples (Sheet 7)
- 27" Slippery Elm (Sheet 8)
- 28" Southern Red Oak (Sheet 11).

The applicants propose replacement trees at the site to mitigate the removal of the seven trees identified above.

No changes are proposed to the existing cabin structure and concrete patio that is located directly in front of the east facing door.

APPLICABLE GUIDELINES:

Montgomery County Code; Chapter 24A-8

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.
- (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 as being consistent with Chapter 24A-8(b), (1) and (2):

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 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 joshua.silver@mncppc-mc.org to schedule a follow-up site visit.



HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: cperfit@qpinet.com Contact Person: CAROL PERFIT
 Daytime Phone No.: 410-880-3055
 Tax Account No.: 52-6001550
 Name of Property Owner: M-NLPPC Daytime Phone No.: 301-495-2516
 Address: 9500 BRUNETT AVE. SILVER SPRING 20901
Street Number City State Zip Code
 Contractor: TO BE DETERMINED Phone No.: _____
 Contractor Registration No.: _____
 Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PERMIT

House Number: 10,000 Street: KENSINGTON PKWY
 Town/City: KENSINGTON Nearest Cross Street: EVERETT ST.
 Lot: 1 Block: 13 Subdivision: _____
 Liber: 1309 Folio: 307 Parcel: 000

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: _____

1B. Construction cost estimate: \$ 400,000

1C. If this is a revision of a previously approved active permit, see Permit # 31/41, KENSINGTON CABIN & BRIDGE

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENSIVE ADDITIONS

N/A

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

N/A

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.

[Signature]
Signature of owner or authorized agent

10/23/12
Date

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

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

1. WRITTEN DESCRIPTION OF PROJECT

- a. Description of existing structure(s) and environmental setting, including their historical features and significance:

Kensington Cabin Park is a 4.34 acre park with active recreation facilities and 560 SF log cabin, a local version of the National Park Service style. Other facilities include a playground, basketball court, tennis court and baseball field. Silver Creek, a tributary of Rock Creek, runs through the south east corner of the park. The cabin is situated in the southwest corner of the park, facing the creek and the rest of the facilities are north of the cabin. Since the cabin's construction on the park land in 1934, it functioned as a community hub and recreation center; and the park was dedicated in 1927 as an active recreation park. The cabin was closed in 1991 and in March 2011 the site was designated as an historic site due to the presence of the cabin.

b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district. M-NCPPC, owners of the park, are upgrading the playground facilities in the northeast corner of the park and providing handicap access connecting the parks facilities from Kensington parkway to the tennis court, playground, basketball court and Dresden street steps. No changes will be made to the existing cabin structure or existing concrete patio in front of the structure. The Kensington Historical Society has been consulted on the planning of this project. The existing gravel driveway is being removed and a stormwater management (SWM) swale is being constructed to treat the stormwater from the proposed ADA path construction. This SWM swale outlets into the creek through an existing drainage swale and MNCPPC is providing stone toe grade control along the bank along with rip rap to protect and reinforce the bank against erosion. A few of the small trees and two larger trees in poor shape will be removed as a result of these renovations. New trees will be planted as replacements. None of the affected trees are adjacent to the cabin site.

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plot. Your site plan must include:

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. PLANS AND ELEVATIONS

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- a. Schematic construction plans, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- b. Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. MATERIALS SPECIFICATIONS

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. PHOTOGRAPHS

- a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. TREE SURVEY

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301/279-1355).

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
 [Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address
 M-NCPPC PARKS DEPT.
 9500 BRUNETT AVE
 SILVER SPRING
 MD 20901

Owner's Agent's mailing address
 GREENMAN-PEDERSEN INC.
 10977 GUILFORD RD.
 ANNAPOLIS JUNCTION
 MD. 20701

Adjacent and confronting Property Owners mailing addresses

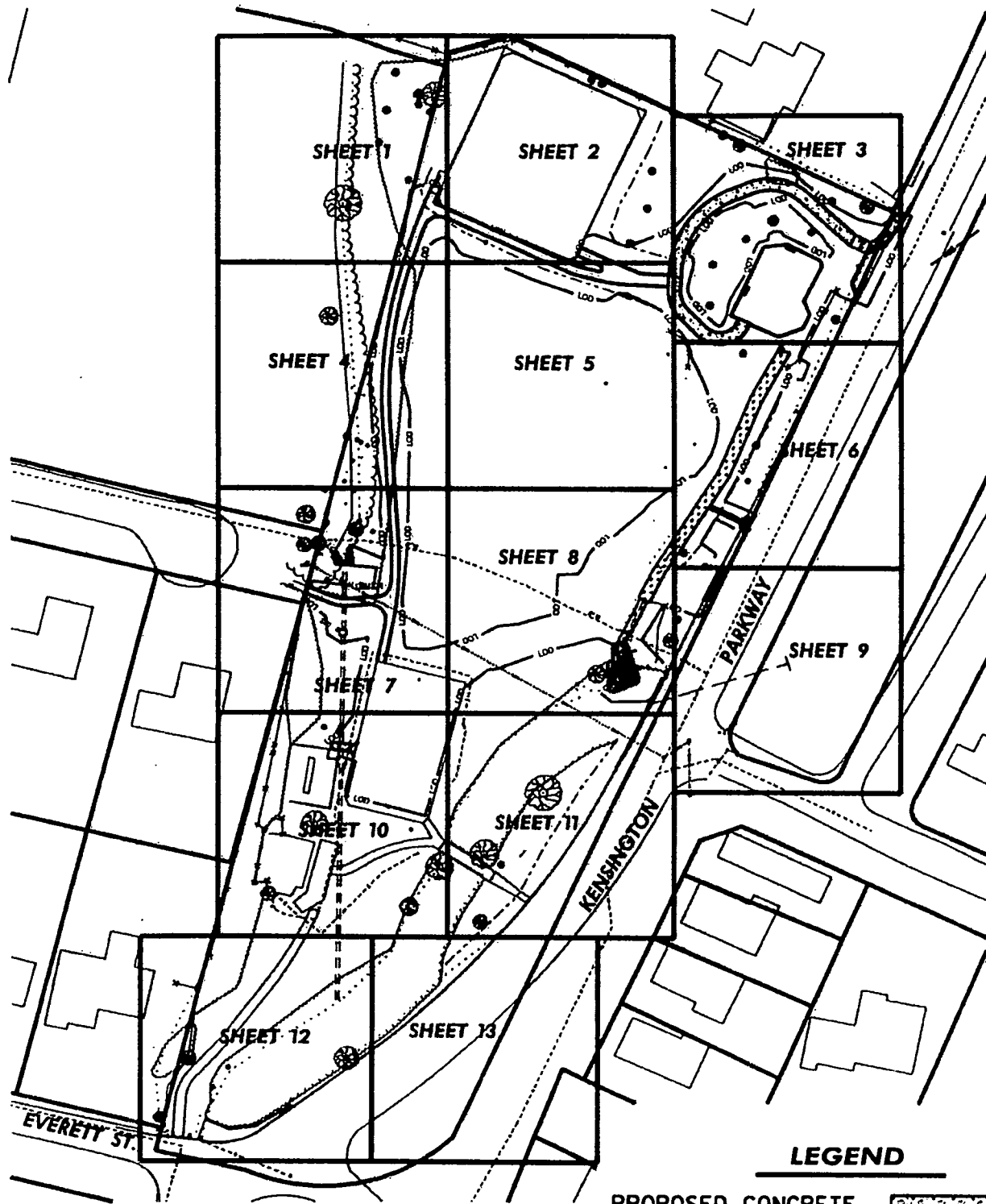
DAVID L. JONES
 3803 EVERETT ST.
 KENSINGTON,
 MD.

CARL N. MAHANY
 3417 WASHINGTON ST.
 KENSINGTON
 MD




SY FRENKEL
 3800 DRESDEN ST.
 KENSINGTON
 MD

BARRY J. PEOPLES
 10,030 KENSINGTON PARKWAY.
 KENSINGTON
 MD.

TEMPLE EMANUEL
 10101 CONNECTICUT AVE
 KENSINGTON
 MD.



LEGEND

- PROPOSED CONCRETE 
- EXISTING IMPERVIOUS REMOVAL 
- PROPOSED ASPHALT 

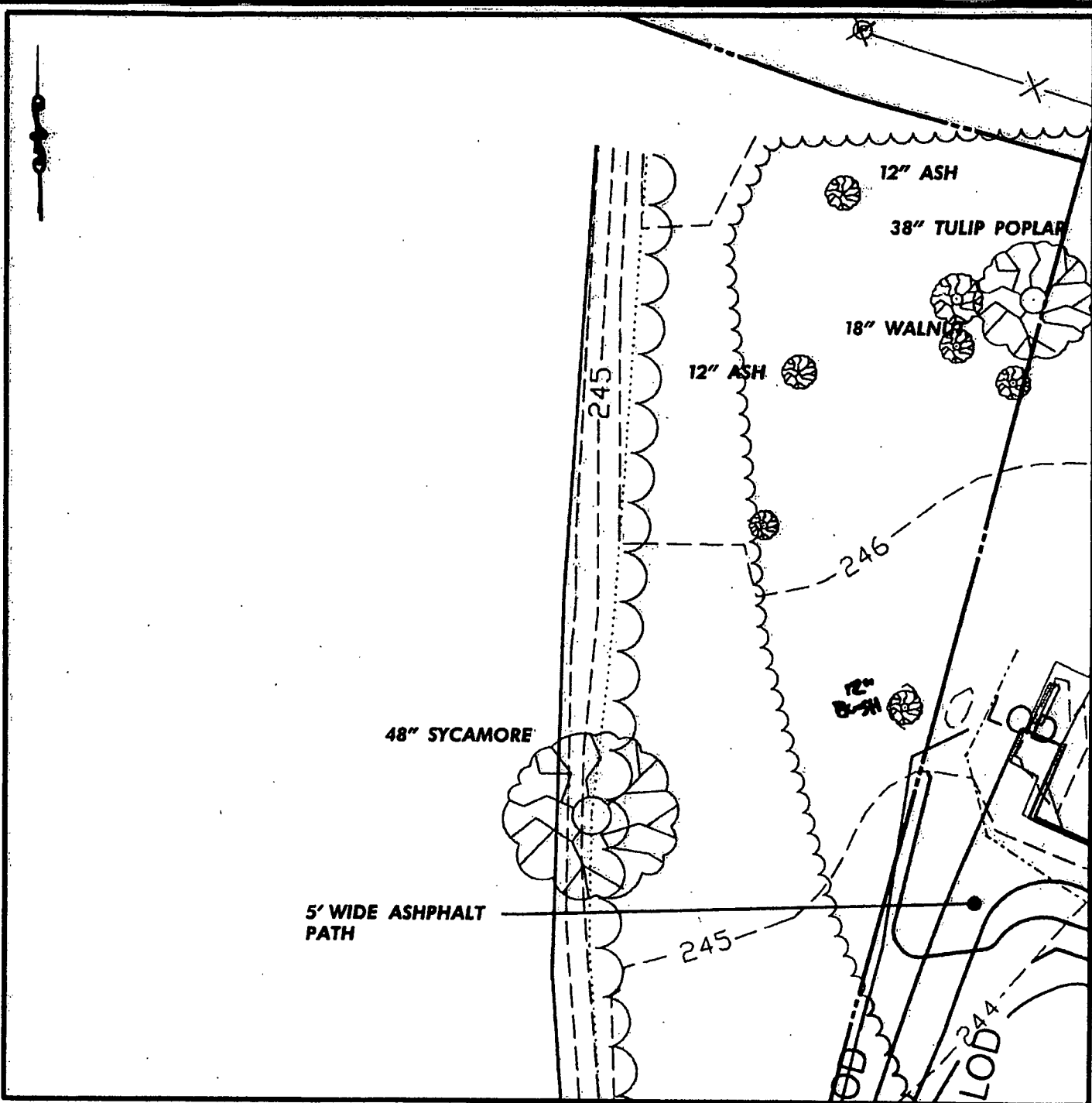
GPI

GREENMAN-PEDERSEN, INC.
 DESIGN, CONSTRUCTION, PLANNING, ENVIRONMENTAL SERVICES & OPERATIONS
 10377 OULFERS ROAD, ANNAPOLIS, MARYLAND, MD 21403
 MAIN (410) 490-2772 FAX (410) 290-3260
 F.A.X. (301) 489-2549 www.gpi.net

**HISTORIC AREA WORK PERMIT
 KENSINGTON CABIN LOCAL PARK
 OVERALL PLAN VIEW**

DATE: AUGUST 2012

SCALE: 1" = 100'



LEGEND

- EXISTING IMPERVIOUS REMOVAL 
- PROPOSED ASPHALT 

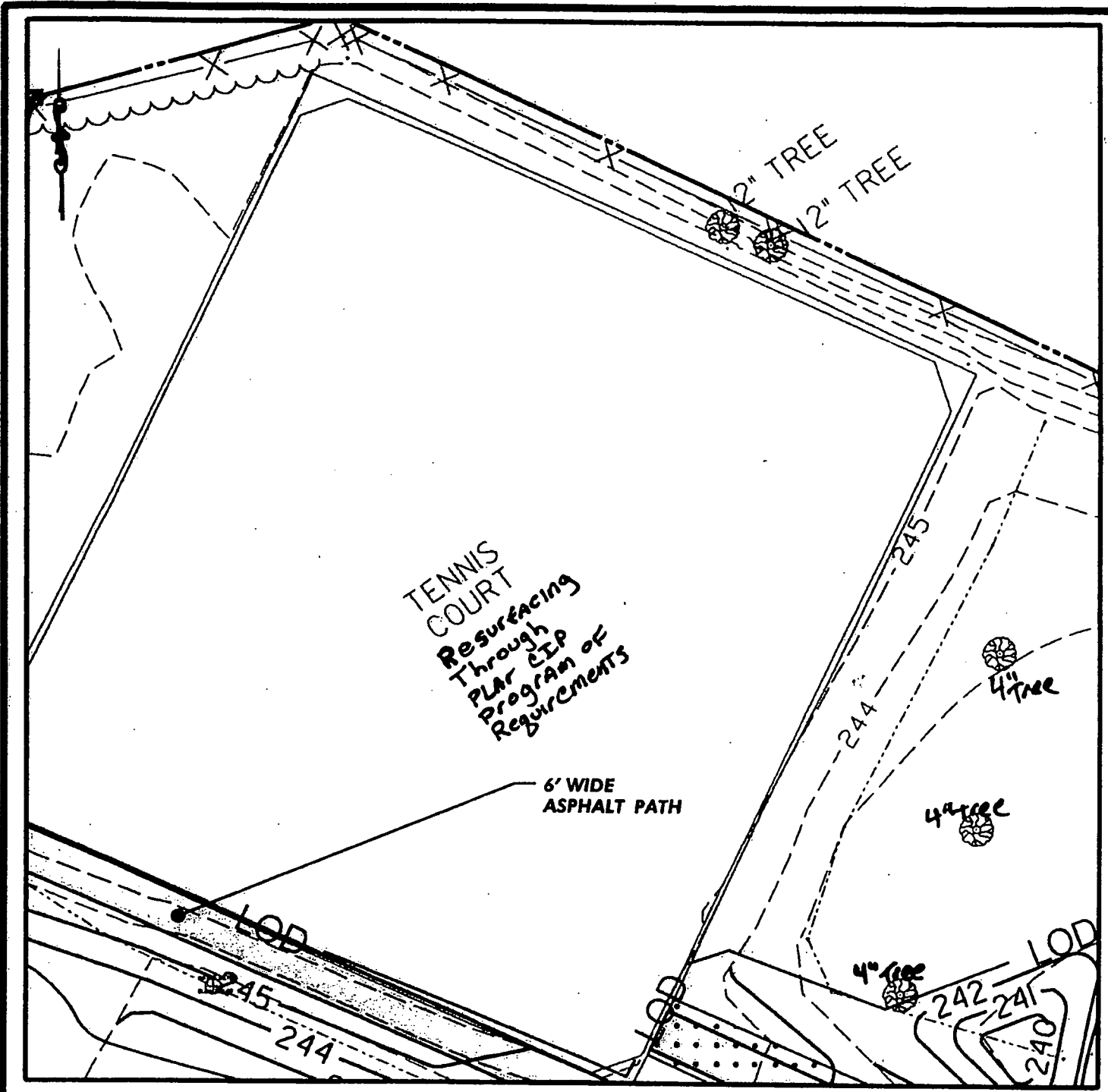


GREENMAN-ROOSEN, Inc.
 LANDSCAPE ARCHITECTS, PLANNERS, ENGINEERS, DESIGNERS & CONSTRUCTORS
 10577 BULFORD ROAD, ANNAPOLIS, MARYLAND 21408
 PHONE: (410) 420-2772 FAX: (410) 420-2649
 www.greenman-roosen.com

**HISTORIC WORK AREA PERMIT
 KENSINGTON CABIN LOCAL PARK
 SHEET 1**

DATE: AUGUST 2012

SCALE: 1" = 20'



LEGEND

- EXISTING IMPERVIOUS REMOVAL
- PROPOSED ASPHALT



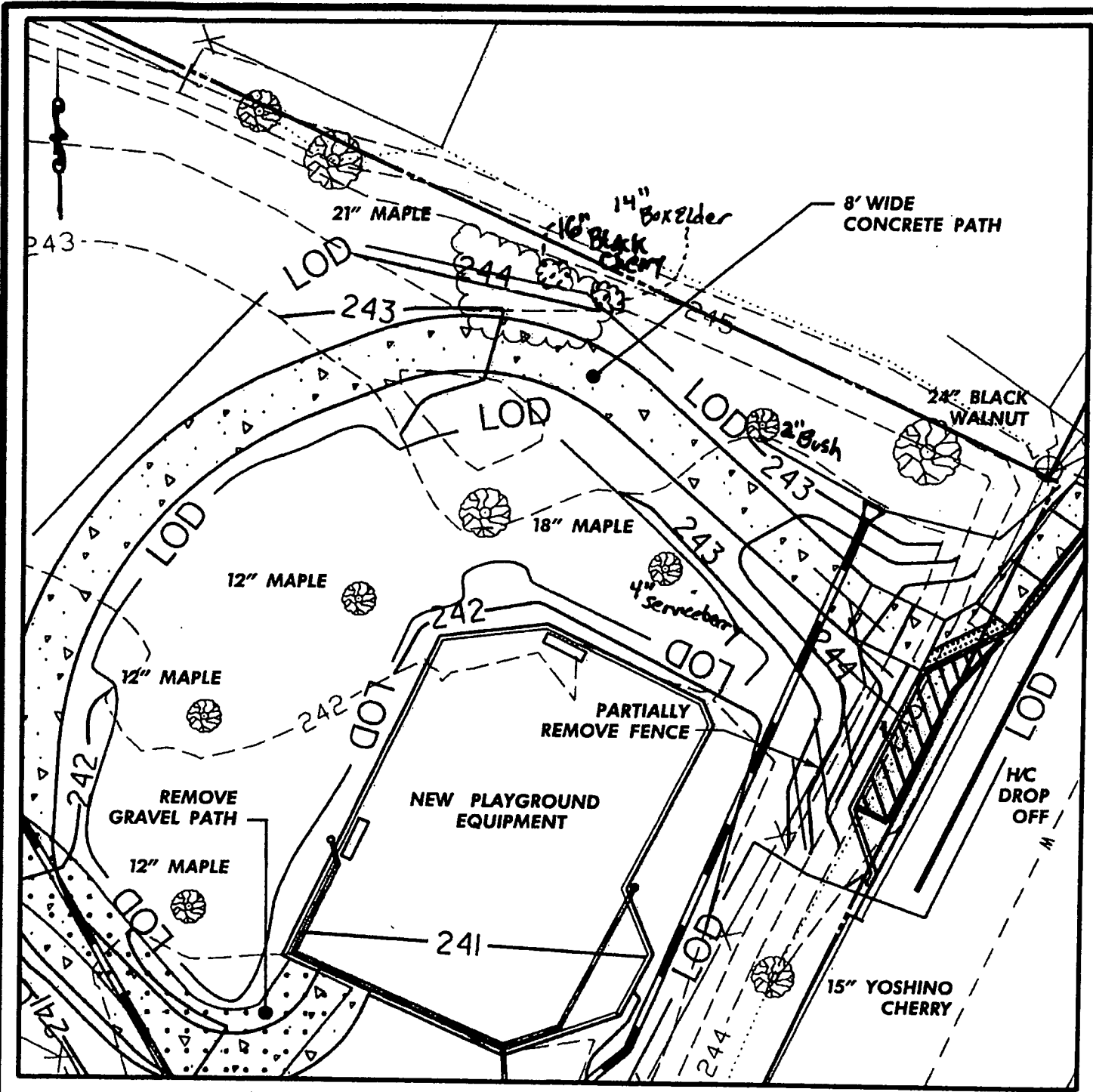
GREENMAN-PEDERSON, INC.
 CIVIL, ARCHITECT, PLANNING, ENGINEERING, DESIGN & INSPECTION
 10777 CALIFORNIA ROAD, ANNAPOLIS JUNCTION, MD, 20779
 PHONE (410) 470-2777 FAX (410) 490-3000
 www.gpi.net

**HISTORIC WORK AREA PERMIT
 KENSINGTON CABIN LOCAL PARK
 SHEET 2**

DATE: AUGUST 2012

SCALE: 1" = 20'

10



LEGEND

- PROPOSED CONCRETE PATH
- EXISTING IMPERVIOUS REMOVAL
- PROPOSED ASPHALT

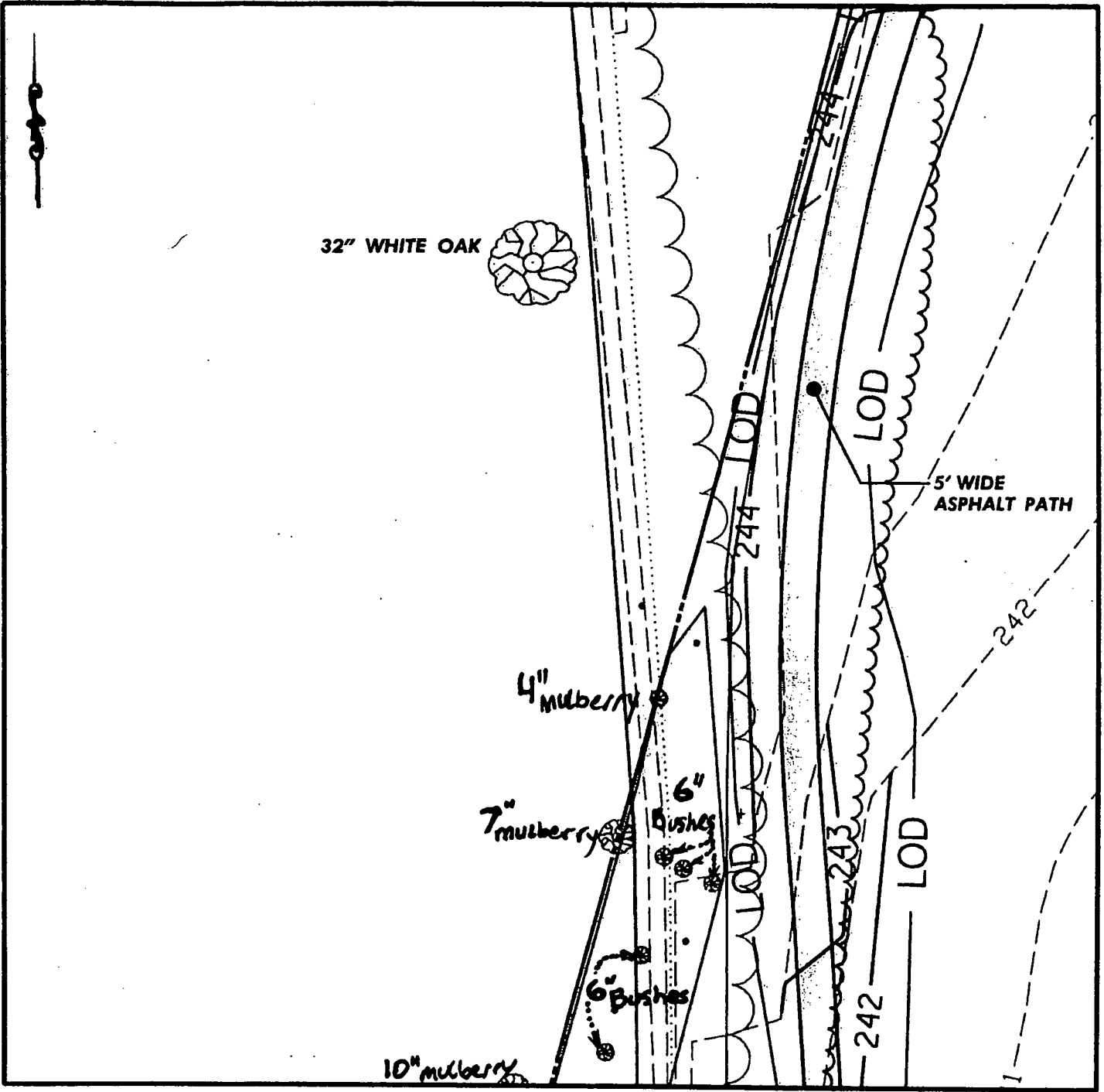
GPI

GREENMAN-PEDERSEN, INC.
 GENERAL CONTRACTORS, PLANNERS, CONSTRUCTION MANAGERS & INSPECTORS
 10977 CLAYTON ROAD, ANNAPOLIS JUNCTION, MD 20701
 410-291-1777 FAX 410-291-3226
 7201 US 101 400-2649 www.gpiinc.com

**HISTORIC WORK AREA PERMIT
 KENSINGTON CABIN LOCAL PARK
 SHEET 3**

DATE: AUGUST 2012

SCALE: 1" = 20'



LEGEND

- EXISTING IMPERVIOUS REMOVAL
- PROPOSED ASPHALT

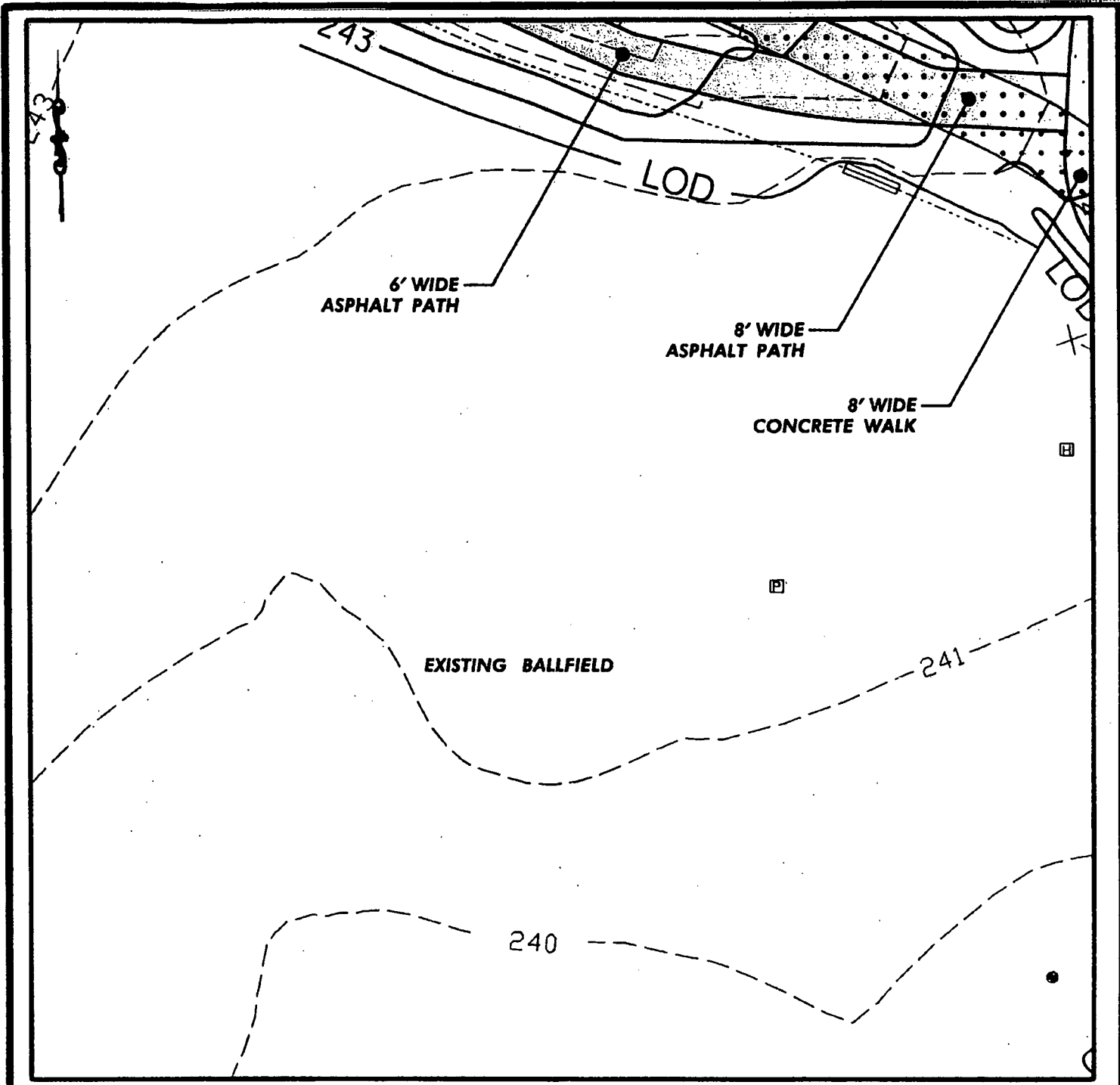


GREENMAN-FLOERSEN, INC.
 LANDSCAPE ARCHITECTS, PLANNERS, CONSTRUCTION ADMINISTRATION & INSPECTORS
 10377 SULLY ROAD, ANNAPOLIS JUNCTION, MD, 20781
 410-291-4700 FAX 410-291-2772
 1725 1321 410-291-4700 www.gfmfi.com

**HISTORIC WORK AREA PERMIT
 KENSINGTON CABIN LOCAL PARK
 SHEET 4**

DATE: AUGUST 2012

SCALE: 1" = 20'



LEGEND

- EXISTING IMPERVIOUS REMOVAL
- PROPOSED ASPHALT

GPI

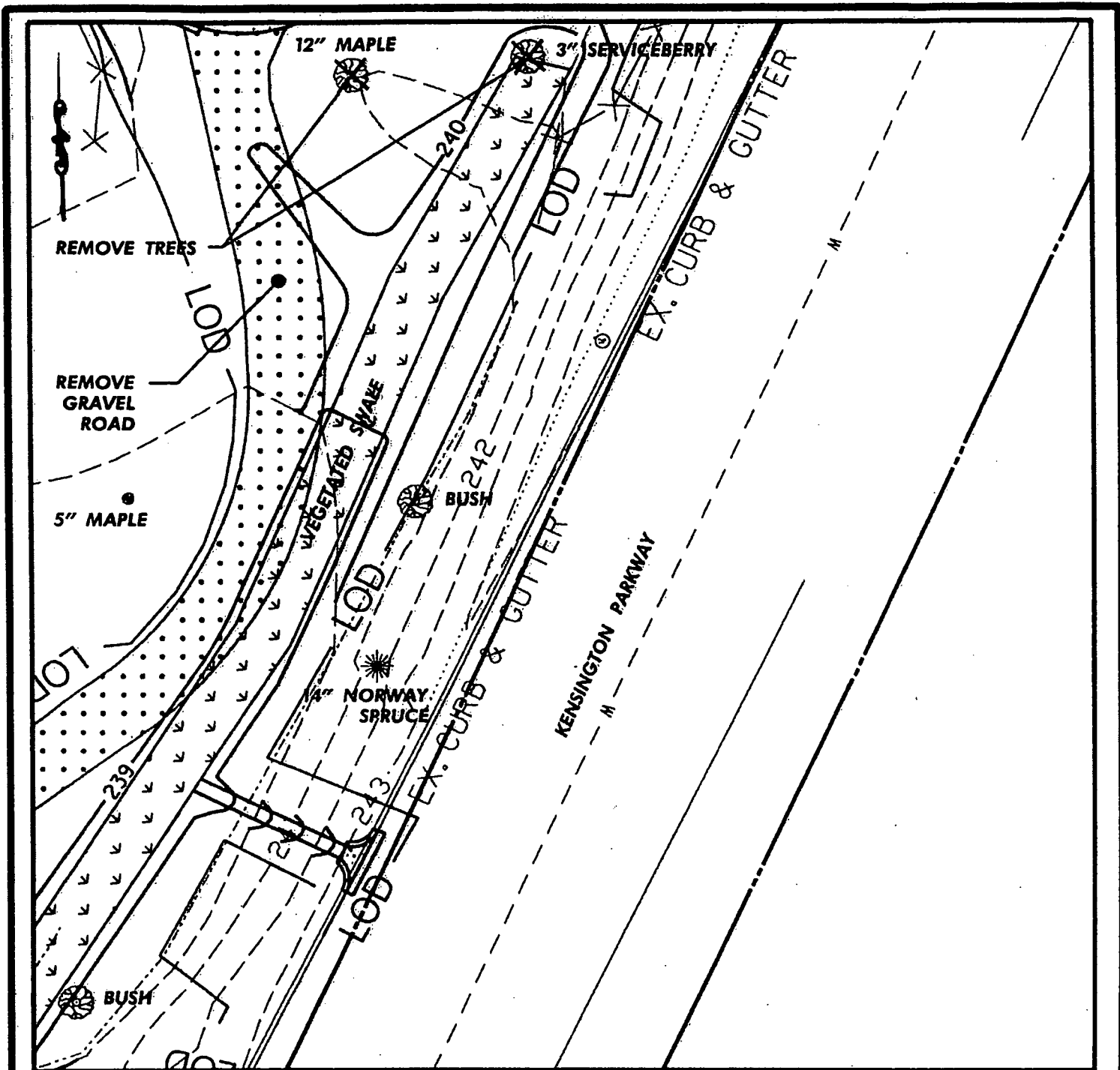
GREENMAN-PEDERSEN, INC.
ENGINEERS, ARCHITECTS, PLANNERS, CONSTRUCTION MANAGERS & INSPECTORS
 10577 BULLDOG ROAD, ANNAPOLIS JUNCTION, MD, 20709
 WASH. DC (301) 470-3772 BALT., MD (410) 290-3088
 7 ESH OGDN 490-2648 www.gpiinc.com

**HISTORIC WORK AREA PERMIT
 KENSINGTON CABIN LOCAL PARK
 SHEET 5**

DATE: AUGUST 2012

SCALE: 1" = 20'

(B)



LEGEND

- EXISTING IMPERVIOUS REMOVAL
- PROPOSED ASPHALT

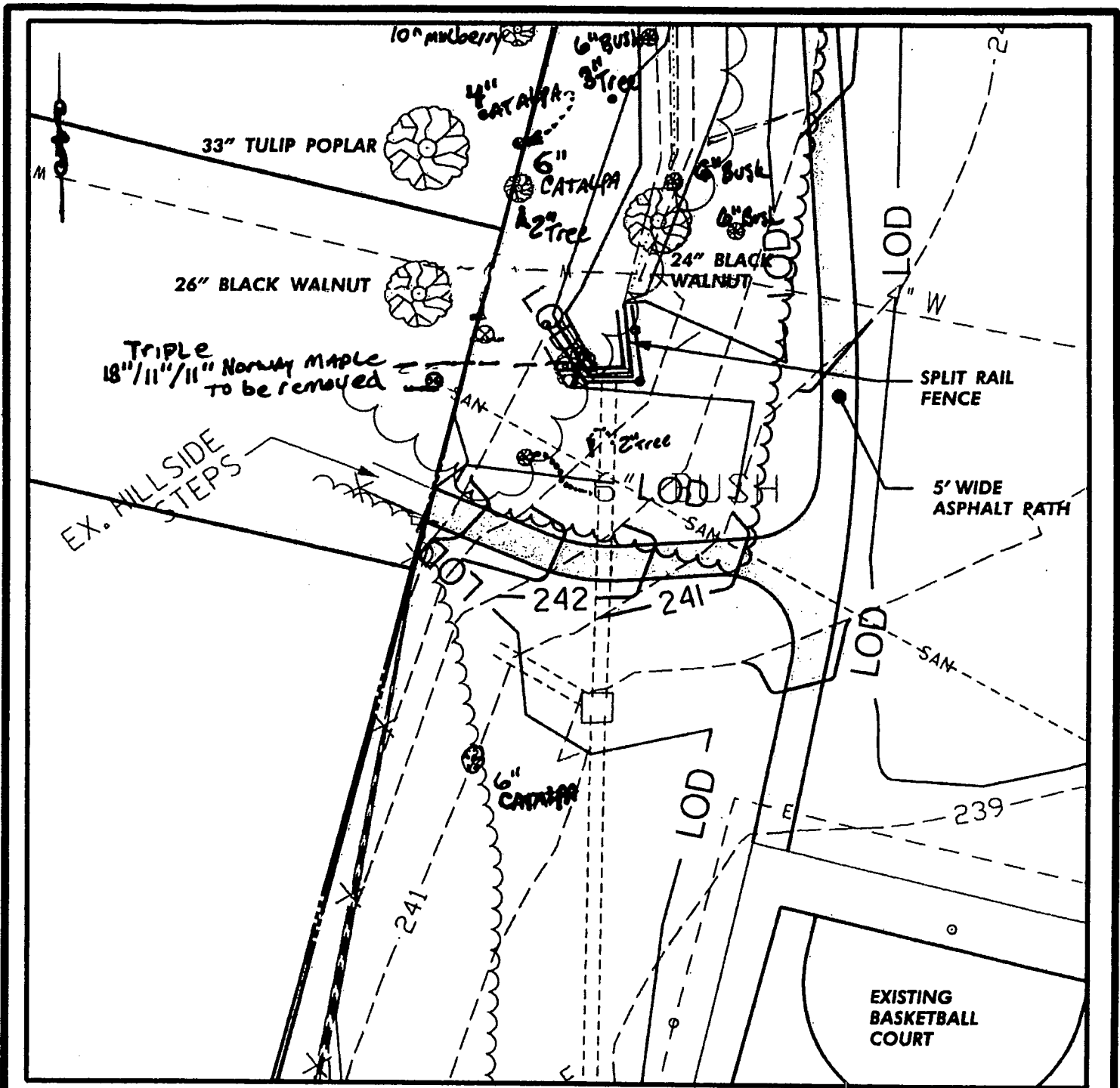
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GREENMAN-PEDERSEN, INC.
 ENGINEERS, ARCHITECTS, PLANNERS, CONSTRUCTORS, DESIGNERS & OPERATORS
 10977 CULFORD ROAD, ANNAPOLIS JUNCTION, MD 20701
 PHONE (410) 470-2772 FAX (410) 860-2088
 F.A.M. (001) 410-2646 www.gpi.com

**HISTORIC WORK AREA PERMIT
 KENSINGTON CABIN LOCAL PARK
 SHEET 6**

DATE: AUGUST 2012

SCALE: 1" = 20'



LEGEND

- EXISTING IMPERVIOUS REMOVAL
- PROPOSED ASPHALT

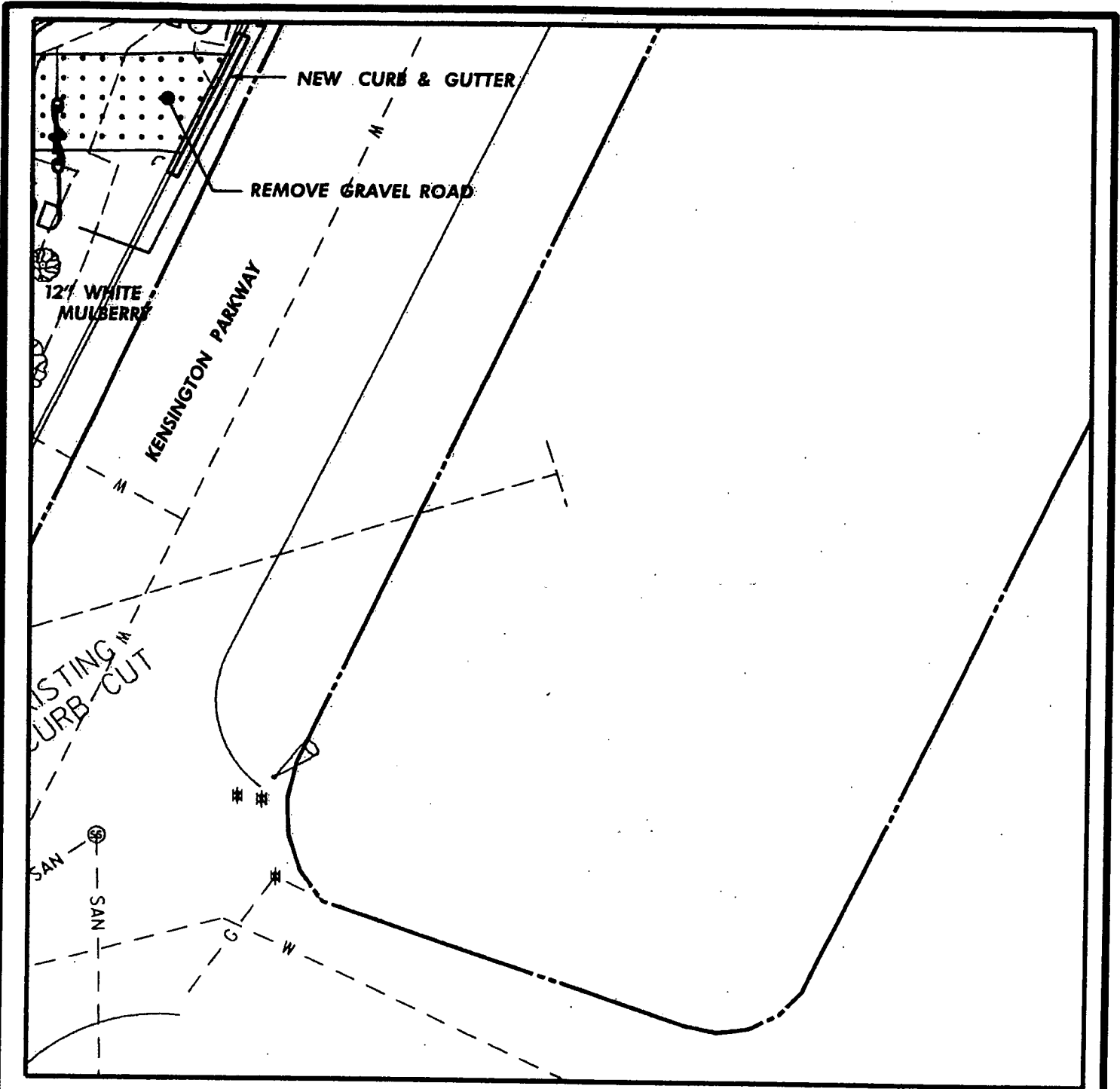
GPI

GREEDMAN-PEDERSEN, Inc.
 DESIGN, ARCHITECT, PLANNING, CONSTRUCTION SERVICES & INSPECTION
 10977 BULFORD ROAD, JAMESVILLE, MISSOURI 64088
 PHONE: (816) 470-2772 FAX: (816) 480-3288
 TOLL FREE: (800) 480-2649 www.gpi-usa.com

**HISTORIC WORK AREA PERMIT
 KENSINGTON CABIN LOCAL PARK
 SHEET 7**

DATE: AUGUST 2012

SCALE: 1" = 20'



LEGEND

- EXISTING IMPERVIOUS REMOVAL 
- PROPOSED ASPHALT 

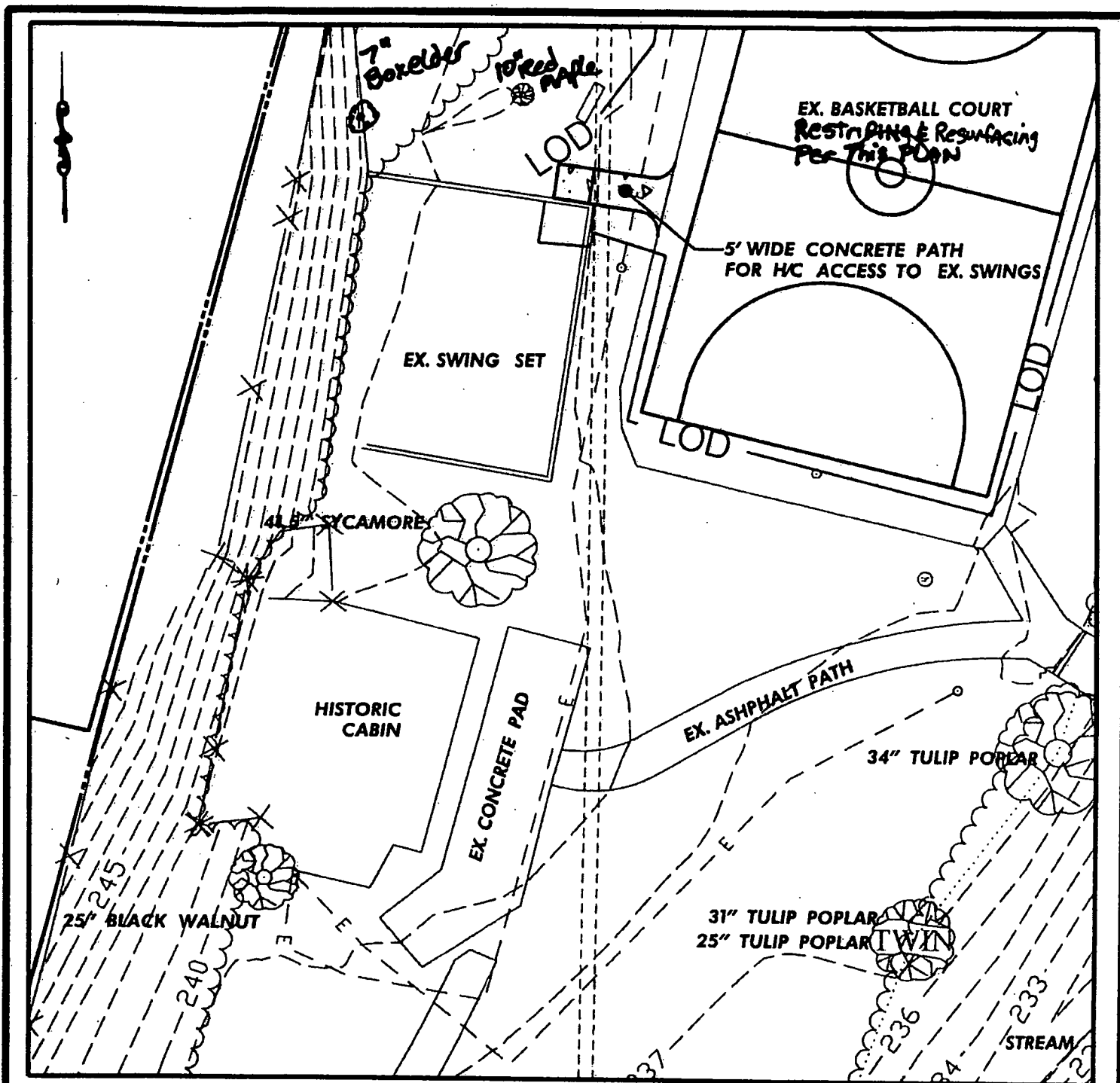
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GREENMAN-FEDERSEN, INC.
 ENGINEERING, ARCHITECTURE, PLANNING, CONSTRUCTION SERVICES & INSPECTION
 10977 CULFORD ROAD, ANNAPOLIS JUNCTION, MD 20701
 PHONE 410-291-2777 FAX 410-291-3288
 WWW.GREENMAN-FEDERSEN.COM

**HISTORIC WORK AREA PERMIT
 KENSINGTON CABIN LOCAL PARK
 SHEET 9**

DATE: AUGUST 2012

SCALE: 1" = 20'



LEGEND

- PROPOSED CONCRETE
- EXISTING IMPERVIOUS REMOVAL
- PROPOSED ASPHALT

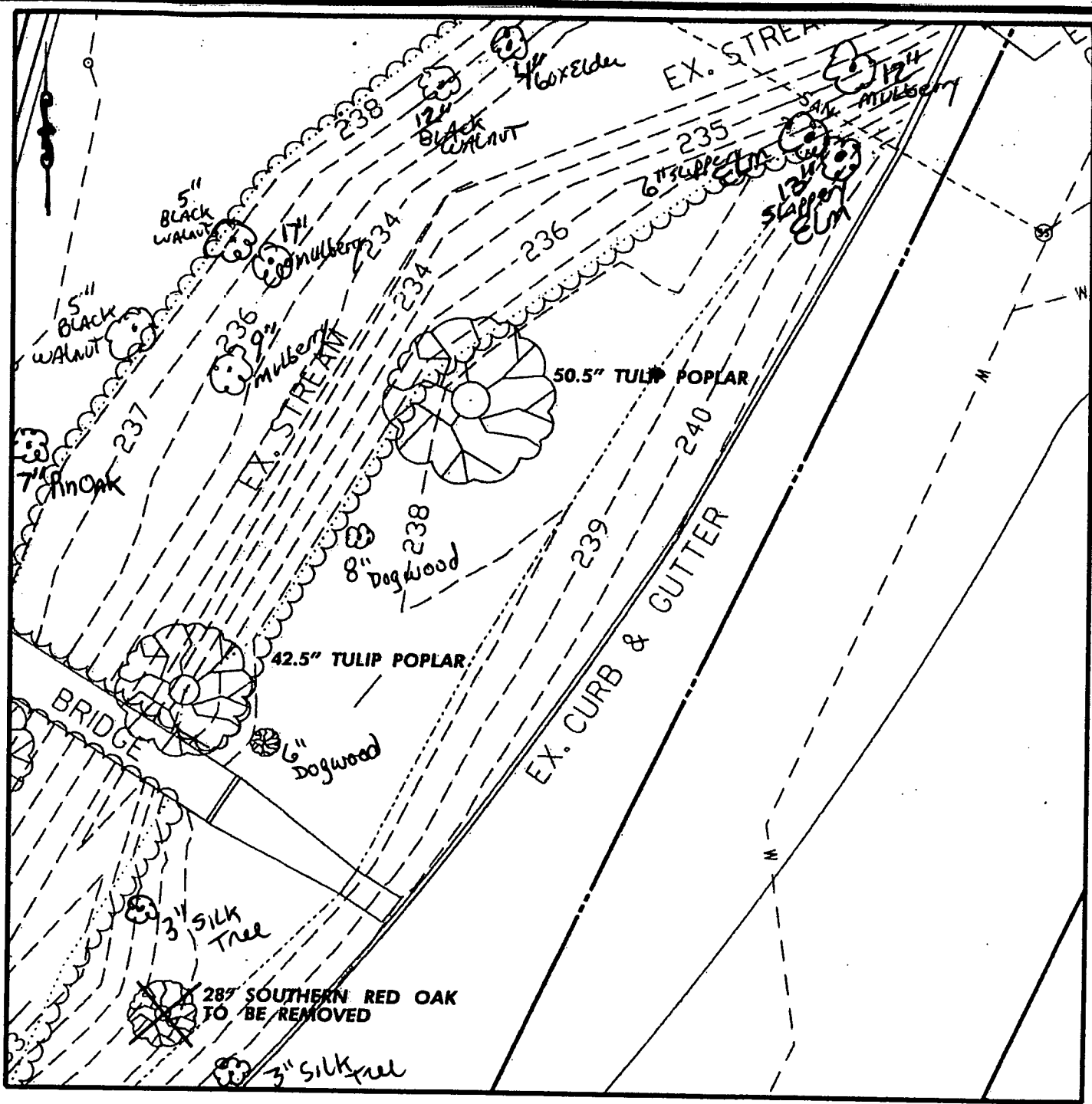
GPI

GREEDMAN-POERSEN, INC.
 CONSULTING ENGINEERS, PLANNERS, ARCHITECTS, DESIGNERS & CONSTRUCTORS
 10971 BULFORD ROAD, ANNAPOLIS, MARYLAND 20710
 BASKING RIDGE, NEW JERSEY 07017 BALTIMORE, MARYLAND 21208
 FAX: (410) 420-2648 www.gpiinc.com

**HISTORIC WORK AREA PERMIT
 KENSINGTON CABIN LOCAL PARK
 SHEET 10**

DATE: AUGUST 2012

SCALE: 1" = 20'



LEGEND

- EXISTING IMPERVIOUS REMOVAL
- PROPOSED ASPHALT

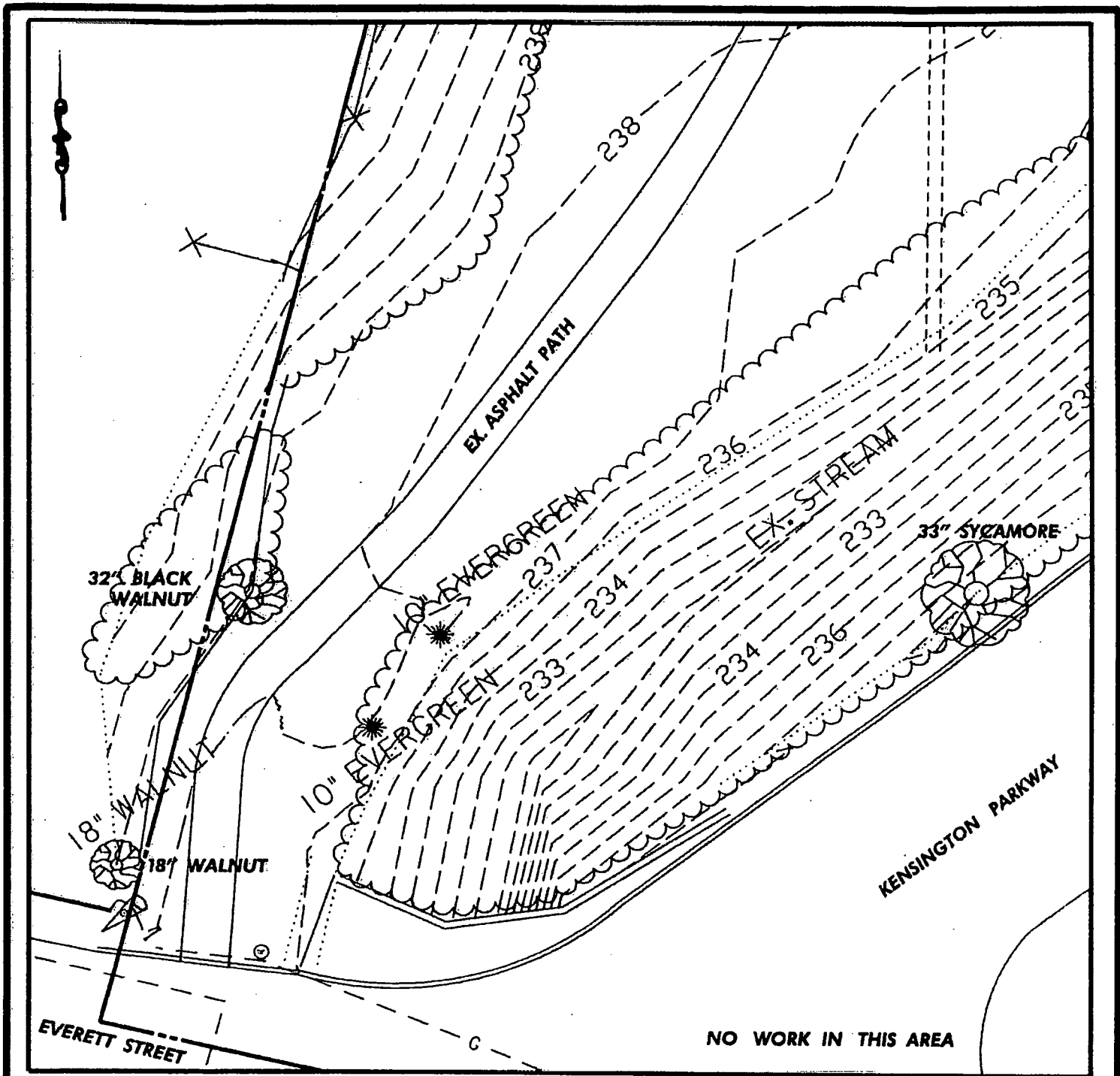
GPI

GREENMAN-PEDERSEN, INC.
 CONSULTING ENGINEERS, PLANNERS, CONSTRUCTION SUPERVISORS & INSPECTORS
 10077 GULFORD ROAD, JENNINGS JUNCTION, MS, 39278
 MOBILE, (204) 479-7772 BILTY, (601) 682-2088
 FAX: (204) 498-9649 www.gpi.net

**HISTORIC WORK AREA PERMIT
 KENSINGTON CABIN LOCAL PARK
 SHEET 11**

DATE: AUGUST 2012

SCALE: 1" = 20'



LEGEND

- EXISTING IMPERVIOUS REMOVAL 
- PROPOSED ASPHALT 

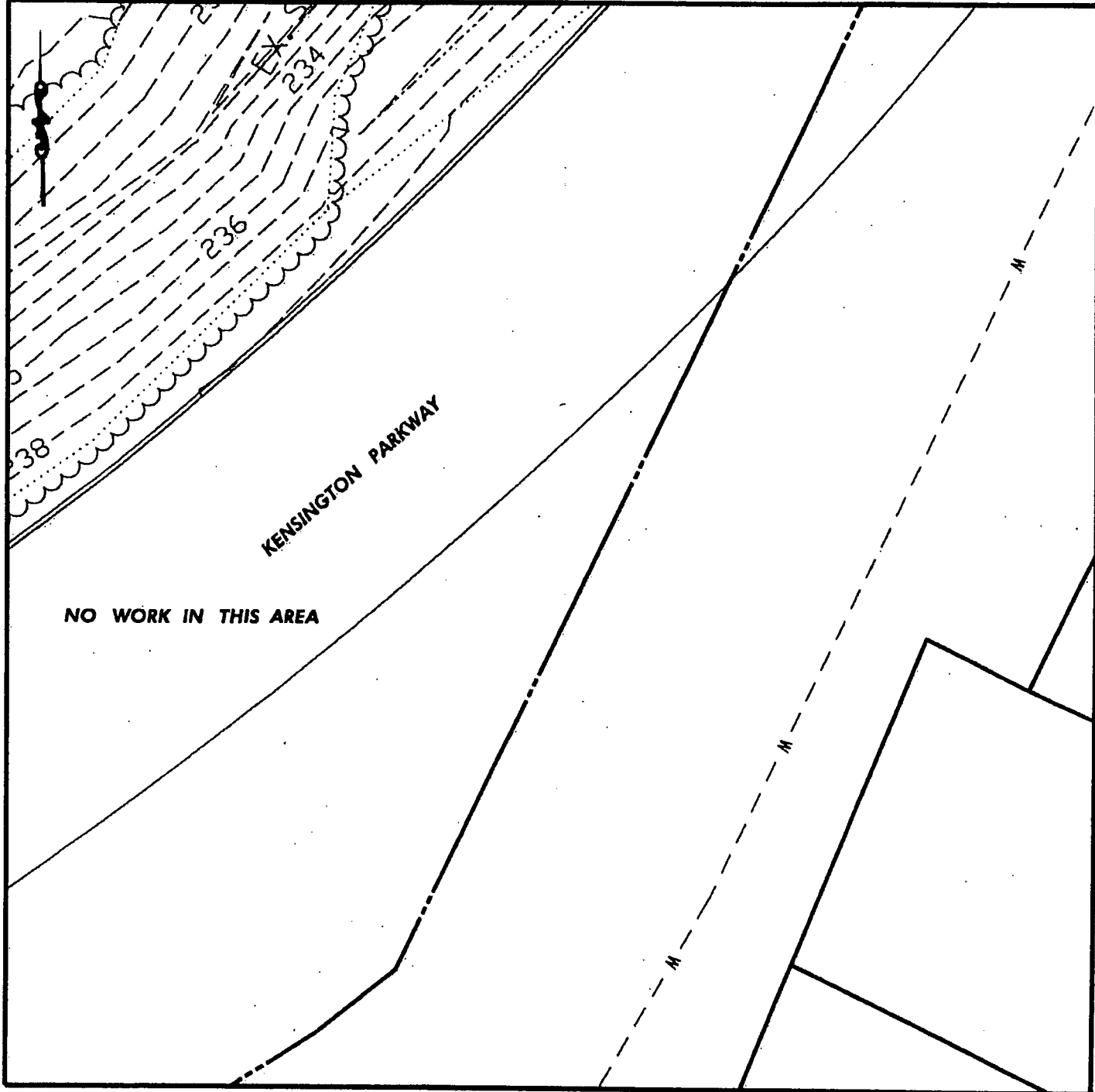
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GREENMAN-PEDERSEN, INC.
 ENGINEERS, ARCHITECTS, PLANNERS, CONSTRUCTION ENGINEERS & SURVEYORS
 10977 GOLF COURSE ROAD, ANNAPOLIS, MARYLAND 21406
 PHONE (410) 420-7773 FAX (410) 420-7772
 TOLL FREE (800) 498-2649 www.gpi.com

**HISTORIC WORK AREA PERMIT
 KENSINGTON CABIN LOCAL PARK
 SHEET 12**

DATE: AUGUST 2012

SCALE: 1" = 20'



LEGEND

- EXISTING IMPERVIOUS REMOVAL 
- PROPOSED ASPHALT 

GPI

GREENMAN-PEDERSEN, Inc.
 CONSULTING ENGINEERS, PLANNERS, CONSTRUCTION MANAGERS & INSPECTORS
 4001 GULFPORT ROAD, SUITE 100, JACKSON, MS 39211
 PHONE: (601) 470-2172 FAX: (601) 470-2173
 TOLL FREE: (800) 450-3548 www.gpi-usa.com

**HISTORIC WORK AREA PERMIT
 KENSINGTON CABIN LOCAL PARK
 SHEET 13**

DATE: AUGUST 2012

SCALE: 1" = 20'

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address M-NCPPC PARKS DEPT. 9500 BRUNNEN AVE SILVER SPRING MD 20901	Owner's Agent's mailing address GREENMAN-PEDERSEN INC. 10977 GUILFORD RD. ANNAPOLIS JUNCTION MD. 20701
Adjacent and confronting Property Owners mailing addresses	
DAVID L. JONES 3803 EVERETT ST. KENSINGTON, MD.	CARL N. MAHANY 3417 WASHINGTON ST. KENSINGTON MD
SY FRENKEL 3800 DRESDEN ST. KENSINGTON MD	BARRY J. PEOPLES 10,030 KENSINGTON PKWY. KENSINGTON MD.
TEMPLE EMANUEL 10101 CONNECTICUT AVE KENSINGTON MD.	



— APPROXIMATE PARK BOUNDARY

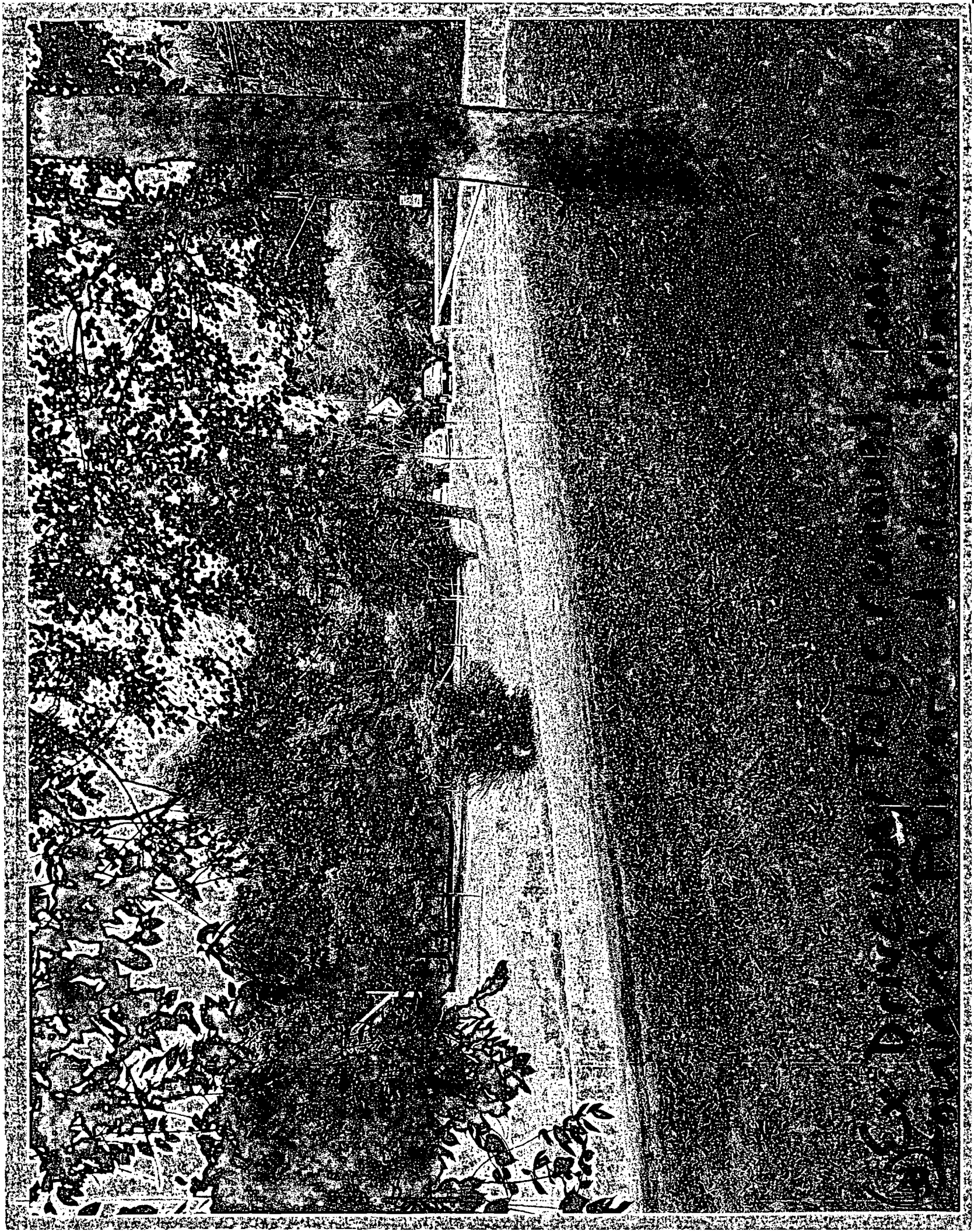


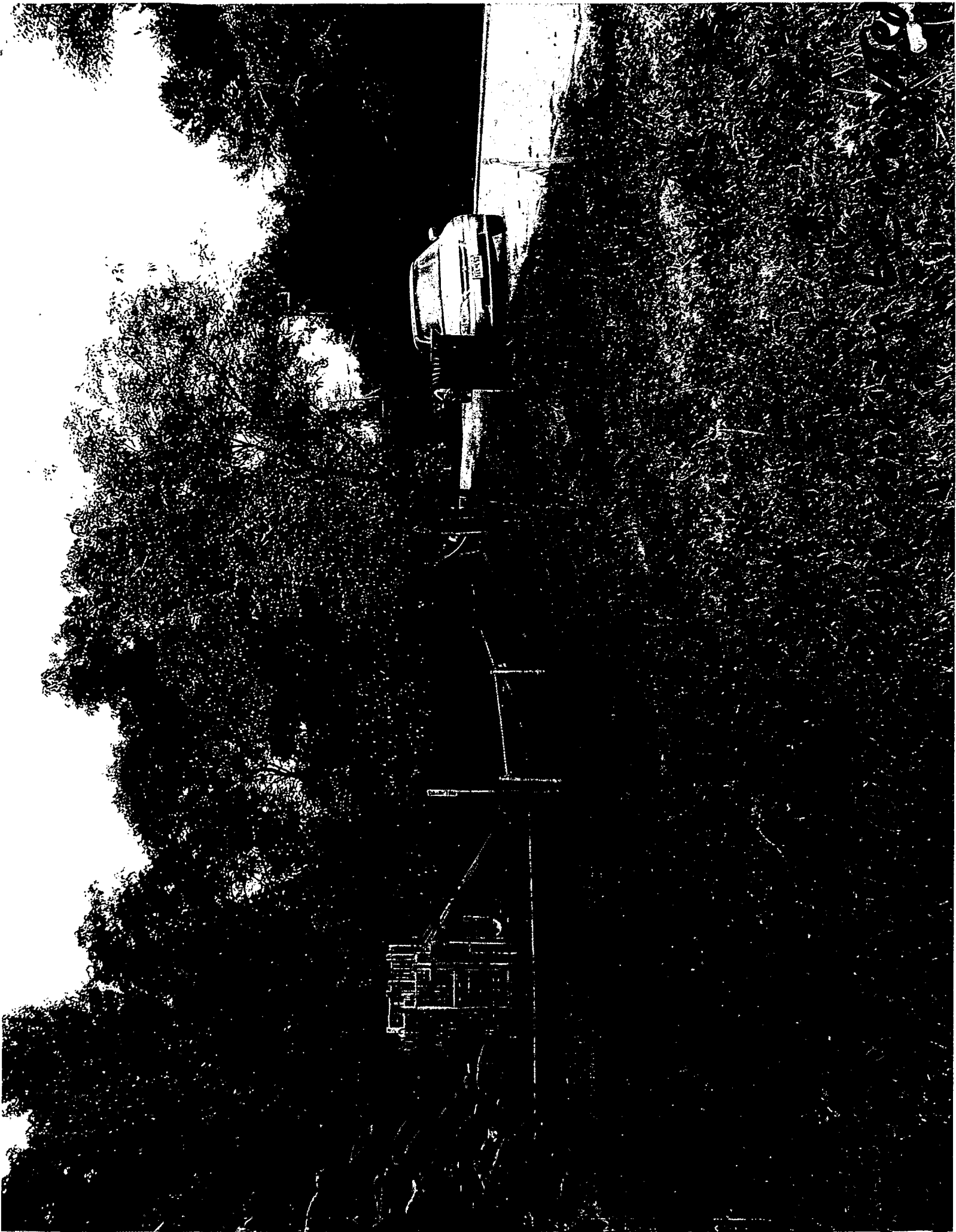
Ex. Basketball court, swings, cabin

15



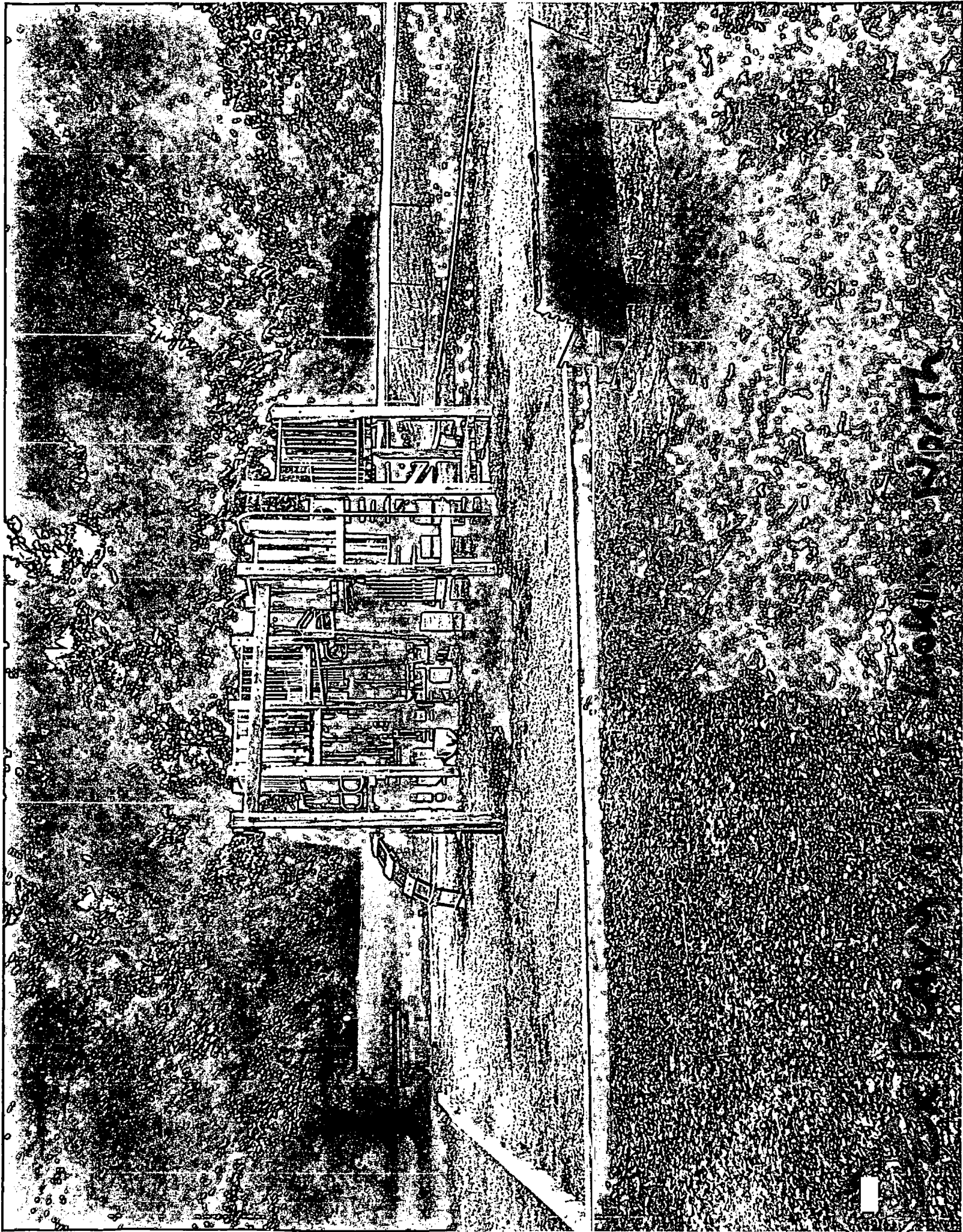
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Blocking South
Hacker Drive Way To 68





Ex Baseball Backstop to remaining floor
Ex Tennis Court Entrance to be removed





HISTORIC PRESERVATION COMMISSION

Isiah Leggett
County Executive

Leslie Miles
Chairperson

Date: April 18, 2013

MEMORANDUM

TO: Diane R. Schwartz Jones, Director
Department of Permitting Services

FROM: Josh Silver, Senior Planner 
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #615720, hardscape alterations, swale installation and tree removal

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was approved at the December 5, 2012 meeting.

Applicant: M-NCPPC Parks Department

Address: 10000 Kensington Parkway, Kensington





HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: cperfit@qpinet.com Contact Person: CAROL PERFIT
 Daytime Phone No.: 410-880-3055
 Tax Account No.: 52-6001550
 Name of Property Owner: M-NLPPC Daytime Phone No.: 301-495-2516
 Address: 9500 BRUNETT AVE. SILVER SPRING 20901
Street Number City Street Zip Code
 Contractor: TO BE DETERMINED Phone No.: _____
 Contractor Registration No.: _____
 Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 10,000 Street: KENSINGTON PARK
 Town/City: KENSINGTON Nearest Cross Street: EVERETT ST.
 Lot: 1 Block: 13 Subdivision: _____
 Liber: 1309 Folio: 307 Parcel: 000

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
- Stab
- Room Addition
- Porch
- Deck
- Shed
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)
- Other: _____

1B. Construction cost estimate: \$ 400,000

1C. If this is a revision of a previously approved active permit, see Permit # 31/41, KENSINGTON CABIN & BRIDGE

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS N/A

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 N/A

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.

[Signature]
 Signature of owner or authorized agent

10/23/12
 Date

Approved:

Disapproved: _____

Application/Permit No.: 615720

[Signature] for Chairperson, Historic Preservation Commission
 Date: 9/18/12
 Date Filed: _____ Date Issued: _____

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

1. WRITTEN DESCRIPTION OF PROJECT

- a. Description of existing structure(s) and environmental setting, including their historical features and significance:

Kensington Cabin Park is a 4.34 acre park with active recreation facilities and 560 SF log cabin, a local version of the National Park Service style. Other facilities include a playground, basketball court, tennis court and baseball field. Silver Creek, a tributary of Rock Creek, runs through the south east corner of the park. The cabin is situated in the southwest corner of the park, facing the creek and the rest of the facilities are north of the cabin. Since the cabin's construction on the park land in 1934, it functioned as a community hub and recreation center; and the park was dedicated in 1927 as an active recreation park. The cabin was closed in 1991 and in March 2011 the site was designated as an historic site due to the presence of the cabin.

b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district. M-NCPPC, owners of the park, are upgrading the playground facilities in the northeast corner of the park and providing handicap access connecting the parks facilities from Kensington parkway to the tennis court, playground, basketball court and Dresden street steps. No changes will be made to the existing cabin structure or existing concrete patio in front of the structure. The Kensington Historical Society has been consulted on the planning of this project. The existing gravel driveway is being removed and a stormwater management (SWM) swale is being constructed to treat the stormwater from the proposed ADA path construction. This SWM swale outlets into the creek through an existing drainage swale and MNCPPC is providing stone toe grade control along the bank along with rip rap to protect and reinforce the bank against erosion. A few of the small trees and two larger trees in poor shape will be removed as a result of these renovations. New trees will be planted as replacements. None of the affected trees are adjacent to the cabin site.

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plot. Your site plan must include:

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. PLANS AND ELEVATIONS

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- a. Schematic construction plans, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- b. Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. MATERIALS SPECIFICATIONS

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. PHOTOGRAPHS

- a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- b. Clearly label photographic prints of the resource as viewed from the public right-of-way end of the adjoining properties. All labels should be placed on the front of photographs.

6. TREE SURVEY

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301)279-1355).

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	1000 Kensington Parkway, Kensington	Meeting Date:	12/5/2012
Resource:	Individually Designated Master Plan Site #31/41, Kensington Cabin and Bridge	Report Date:	11/28/2012
Applicant:	M-NCPPC Parks Department (Carol Perfit, Agent)	Public Notice:	11/21/2012
Review:	HAWP	Tax Credit:	No
Case Number:	31/41-12A	Staff:	Josh Silver
PROPOSAL:	Hardscape alterations, swale installation and tree removal		

STAFF RECOMMENDATION:

- Approve
 Approve with conditions

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Individually Designated Master Plan Site
STYLE: Parkitecture
DATE: 1934

BACKGROUND:

The HPC approved a HAWP application in September 2011 for hardscape alterations at the subject property. The approved work included the widening of an existing asphalt pathway from 5 – 8 feet, near the cabin and the installation of new pathway with the same material and dimensions between the right front yard of the building and existing basketball court facility. The approved hardscape work has been removed by the applicant from the park improvement plan at this time.

PROPOSAL:

The applicant is proposing a series of upgrades to the existing park recreation facilities (playground, tennis court, and basketball court), and the installation of an asphalt and concrete surface ADA handicap access pathways at the subject property. The proposed pathways range between 5 – 8 feet wide and will be utilized as a connection to the existing park facilities, between Kensington Parkway and the Dresden Street steps, that are located at the west side of the park. A new ADA drop off is proposed adjacent to an existing playground facility at the northeast corner of the park near Kensington Parkway.

An existing gravel road/path that runs roughly parallel to Kensington Parkway will be removed and replaced with a vegetated swale to treat stormwater from the proposed ADA path construction.

A 30 linear foot, wooden split-rail fence is proposed roughly north of the Dresden Street steps along an existing grade change at the west side of the park. (Sheet 7)

The proposed work includes removal of the following trees:

- 12" Maple and 3" Serviceberry (Sheet 6)
- (1) 18" and (2) 11" Norway Maples (Sheet 7)
- 27" Slippery Elm (Sheet 8)
- 28" Southern Red Oak (Sheet 11).

The applicants propose replacement trees at the site to mitigate the removal of the seven trees identified above.

No changes are proposed to the existing cabin structure and concrete patio that is located directly in front of the east facing door.

APPLICABLE GUIDELINES:

Montgomery County Code; Chapter 24A-8

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.
- (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 as being consistent with Chapter 24A-8(b), (1) and (2):

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 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 joshua.silver@mncppc-mc.org to schedule a follow-up site visit.



HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: cperfit@gpind.com Contact Person: CAROL PERFIT
 Tax Account No.: 52-6001550 Daytime Phone No.: 410-880-3055
 Name of Property Owner: M-NLPPC Daytime Phone No.: 301-495-2516
 Address: 9500 BRUNETT AVE. SILVER SPRING 20901
Street Number City State Zip Code
 Contractor: TO BE DETERMINED Phone No.: _____
 Contractor Registration No.: _____
 Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PERMIT

House Number: 10,000 Street: KENSINGTON PKWY
 Town/City: KENSINGTON Nearest Cross Street: EVERETT ST.
 Lot: 1 Block: 13 Subdivision: _____
 Liber: 1309 Folio: 387 Parcel: 000

PART ONE: TYPE OF CONSTRUCTION/ACTIVITY

- 1A. CHECK ALL APPLICABLE:
- | | | | | | | | | |
|---|----------------------------------|--|--|------------------------------------|--|--|-------------------------------|-------------------------------|
| <input checked="" type="checkbox"/> Construct | <input type="checkbox"/> Extend | <input checked="" type="checkbox"/> Alter/Renovate | <input type="checkbox"/> A/C | <input type="checkbox"/> Stab | <input type="checkbox"/> Room Addition | <input type="checkbox"/> Porch | <input type="checkbox"/> Deck | <input type="checkbox"/> Shed |
| <input type="checkbox"/> Move | <input type="checkbox"/> Install | <input type="checkbox"/> Wreck/Raze | <input type="checkbox"/> Solar | <input type="checkbox"/> Fireplace | <input type="checkbox"/> Woodburning Stove | <input type="checkbox"/> Single Family | | |
| <input type="checkbox"/> Revision | <input type="checkbox"/> Repair | <input type="checkbox"/> Reversible | <input type="checkbox"/> Fence/Wall (complete Section 4) | | <input type="checkbox"/> Other: _____ | | | |

1B. Construction cost estimate: \$ 400,000

1C. If this is a revision of a previously approved active permit, see Permit # 31/41, KENSINGTON CABIN & BRIDGE

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENSION/ADDITION N/A

- 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 N/A

- 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.

[Signature] 10/23/12
Signature of owner or authorized agent Date

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

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

1. WRITTEN DESCRIPTION OF PROJECT

- a. Description of existing structure(s) and environmental setting, including their historical features and significance:

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HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address
M-NCPPC PARKS DEPT.
9500 BRUNETT AVE
SILVER SPRING
MD 20901

Owner's Agent's mailing address
GREENMAN-PEDERSEN INC.
10977 GUILFORD RD.
ANNAPOLIS JUNCTION
MD. 20701

Adjacent and confronting Property Owners mailing addresses

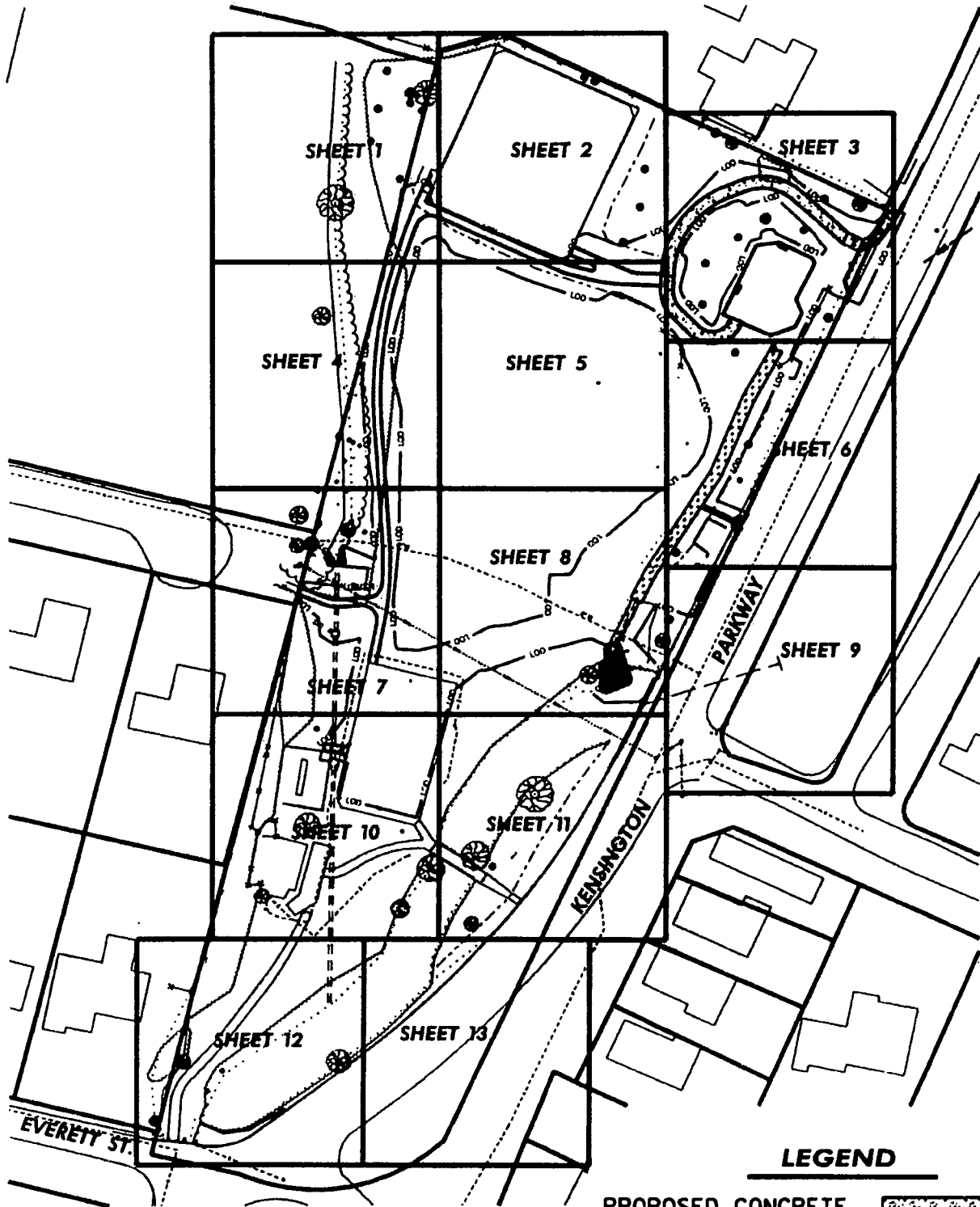
DAVID L. JONES
3803 EVERETT ST.
KENSINGTON,
MD.

CARL N. MAHANY
3417 WASHINGTON ST.
KENSINGTON
MD

SY FRENKEL
3800 DRESDEN ST.
KENSINGTON
MD

BARRY J. PEOPLES
10,030 KENSINGTON PKWY.
KENSINGTON
MD.

TEMPLE EMANUEL
10101 CONNECTICUT AVE
KENSINGTON
MD.



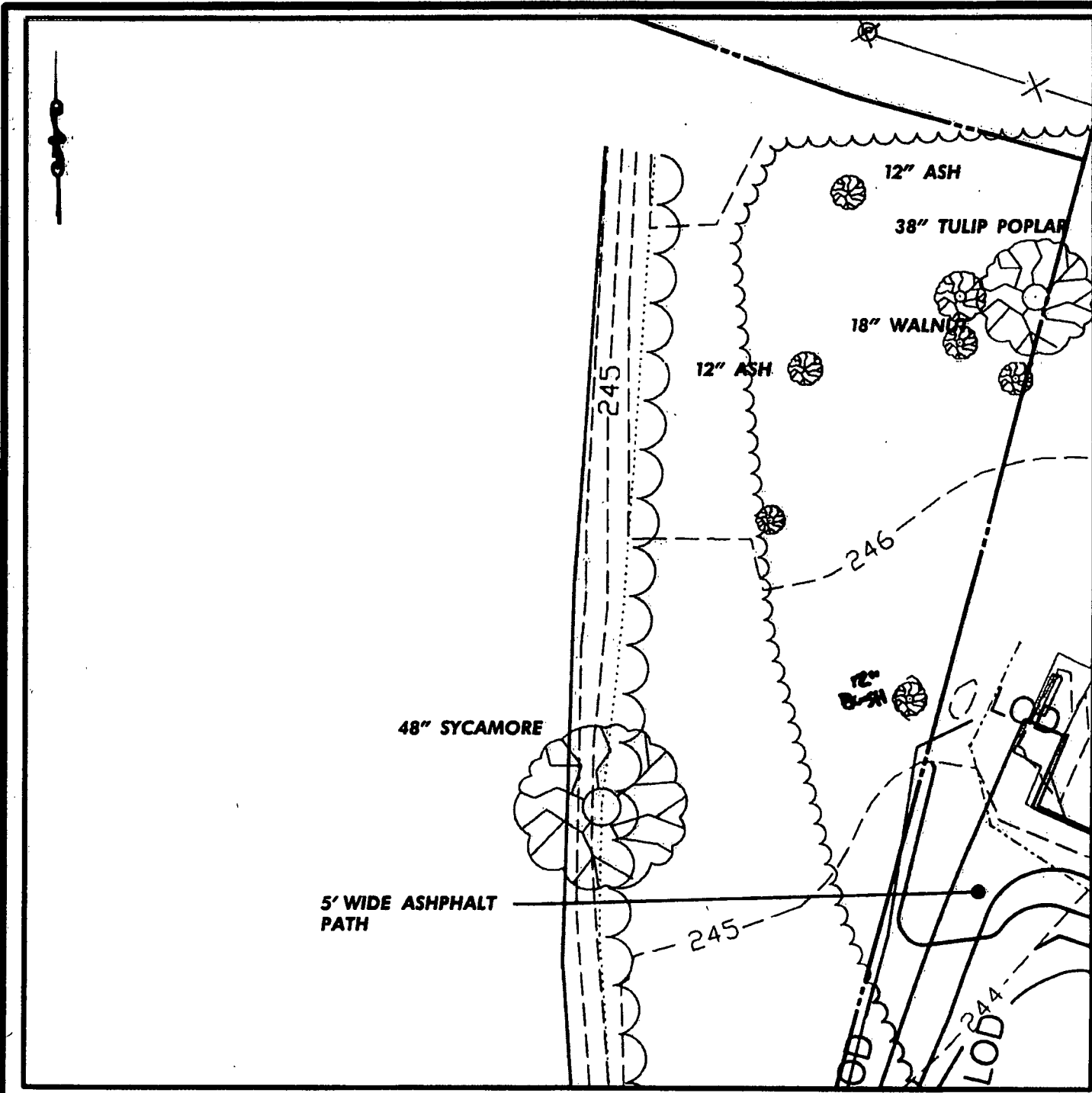
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GREENMAN-FLOERSEN, Inc.
 GENERAL ARCHITECTS, PLANNERS, ENGINEERS, DESIGNERS & INSPECTORS
 10077 CALIFORNIA ROAD, ANNAPOLIS, MARYLAND 21408
 PHONE (410) 470-2777 FAX (410) 880-3000
 TOLL FREE (800) 480-7040 www.gfmfi.com

**HISTORIC AREA WORK PERMIT
 KENSINGTON CABIN LOCAL PARK
 OVERALL PLAN VIEW**

DATE: AUGUST 2012

SCALE: 1" = 100'



LEGEND

- EXISTING IMPERVIOUS REMOVAL 
- PROPOSED ASPHALT 

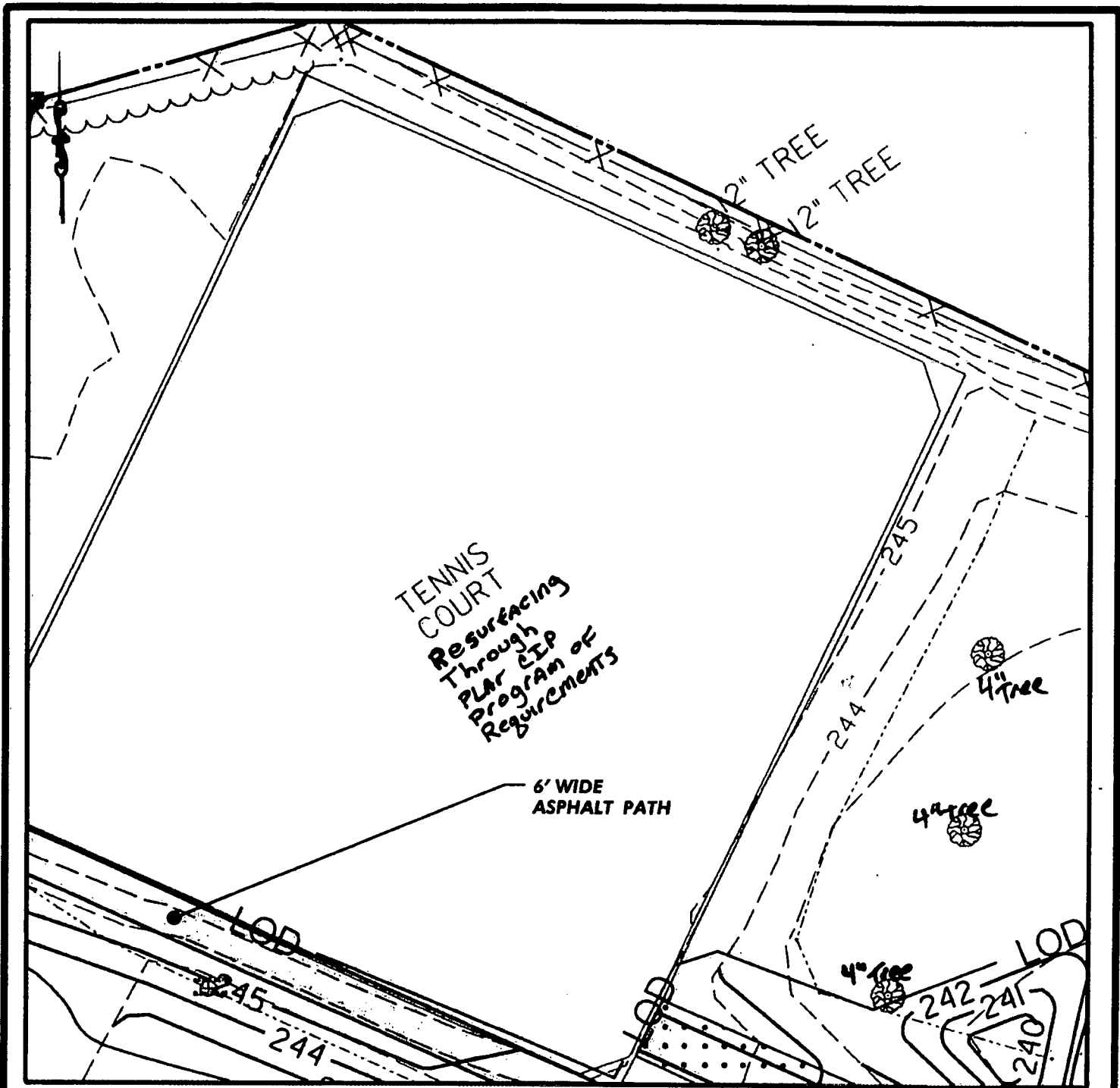
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GREENMAN-FLORES, Inc.
GENERAL ARCHITECTS, PLANNERS, ENGINEERS, DESIGNERS & HISTORIANS
 1077 GULFORD ROAD, ANNAPOLIS JUNCTION, MD 20704
 BAHN, CON 410-2772 BAL, MD 889-3888
 FAX (CN) 410-2648 www.gfi.com

**HISTORIC WORK AREA PERMIT
 KENSINGTON CABIN LOCAL PARK
 SHEET 1**

DATE: AUGUST 2012

SCALE: 1" = 20'



LEGEND

- EXISTING IMPERVIOUS REMOVAL 
- PROPOSED ASPHALT 

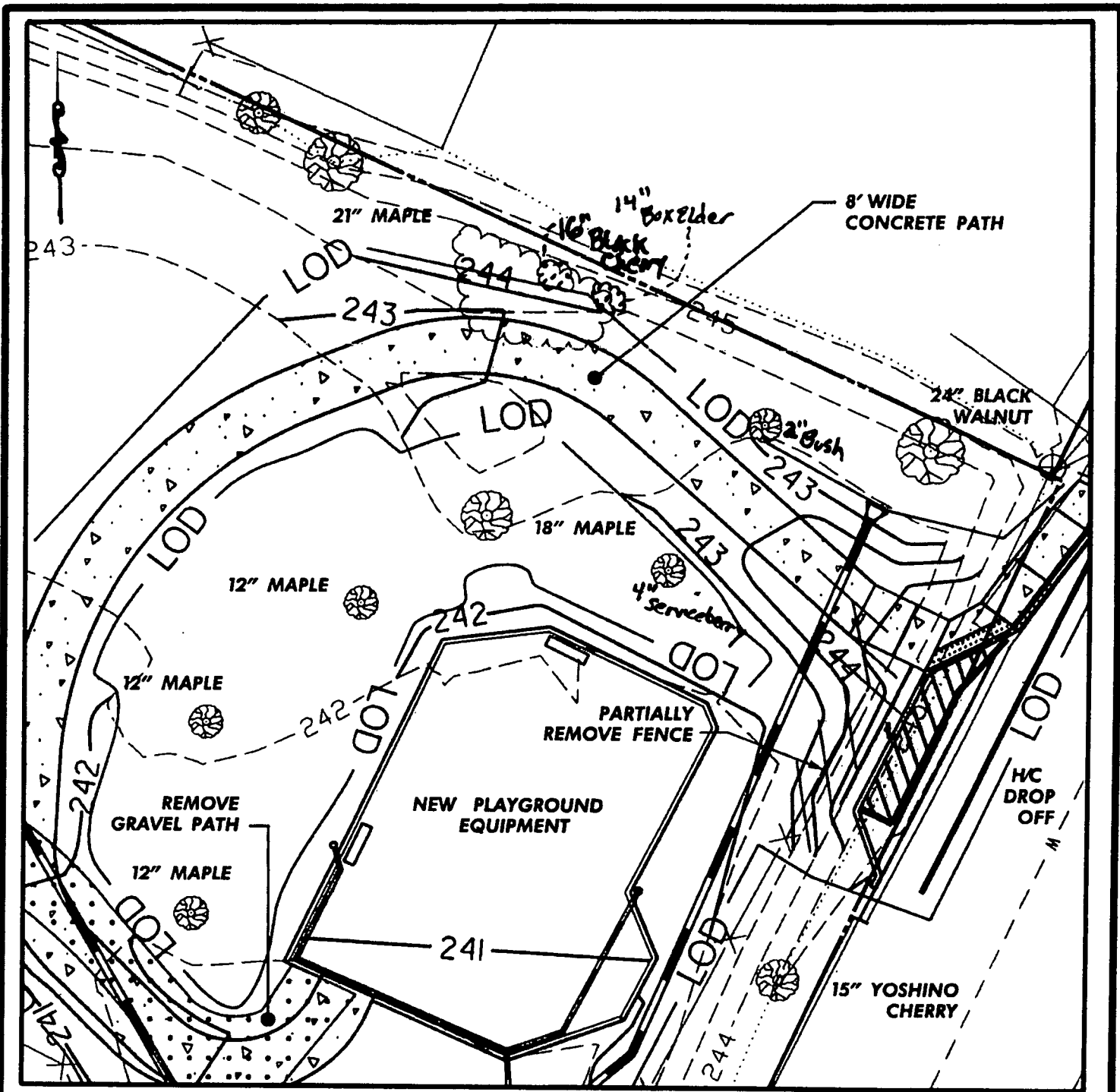
GPI

GREENMAN-PEDERSEN, Inc.
 CIVIL, ARCHITECT, PLANNING, CONSTRUCTION ENGINEER & INSPECTOR
 10577 OULFERS ROAD, ANNAPOLIS JUNCTION, MD, 20710
 PHONE (410) 277-2772 BAL, T. (410) 260-3888
 FAX (410) 450-3848 www.gpiinc.com

**HISTORIC WORK AREA PERMIT
 KENSINGTON CABIN LOCAL PARK
 SHEET 2**

DATE: AUGUST 2012

SCALE: 1" = 20'



LEGEND

- PROPOSED CONCRETE PATH ▲ ▲ ▲
- EXISTING IMPERVIOUS REMOVAL
- PROPOSED ASPHALT ▨ ▨ ▨

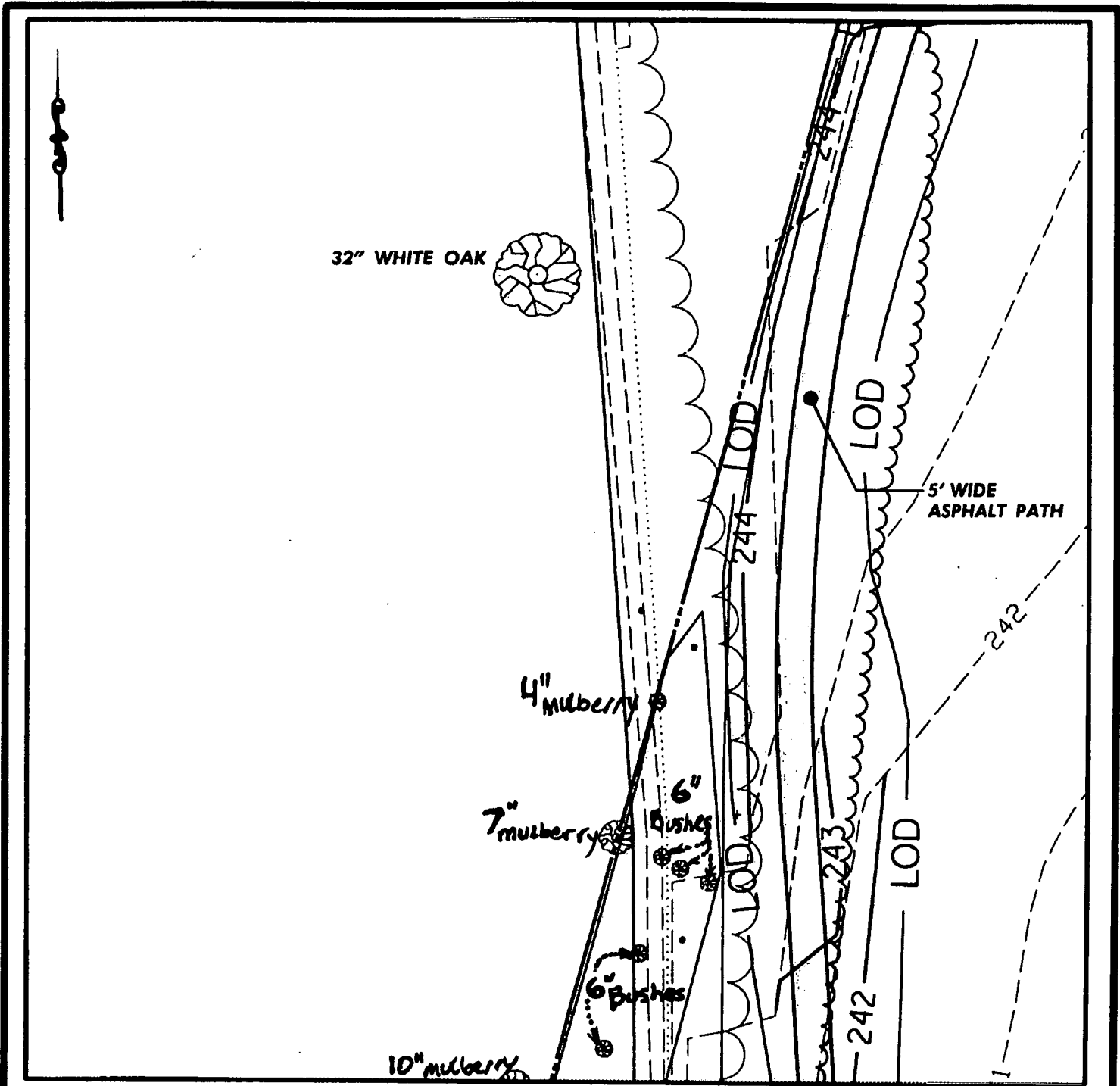
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GREENMAN-PELDERSEN, INC.
 ENGINEERS, ARCHITECTS, PLANNERS, CONSTRUCTION ENGINEERS & INSPECTORS
 10777 OULFORD ROAD, ANNAPOLIS, MARYLAND 20710
 PHONE (410) 410-3777 FAX (410) 410-3779
 BALTIMORE (410) 680-3200 www.gpiinc.com

**HISTORIC WORK AREA PERMIT
 KENSINGTON CABIN LOCAL PARK
 SHEET 3**

DATE: AUGUST 2012

SCALE: 1" = 20'



LEGEND

- EXISTING IMPERVIOUS REMOVAL 
- PROPOSED ASPHALT 

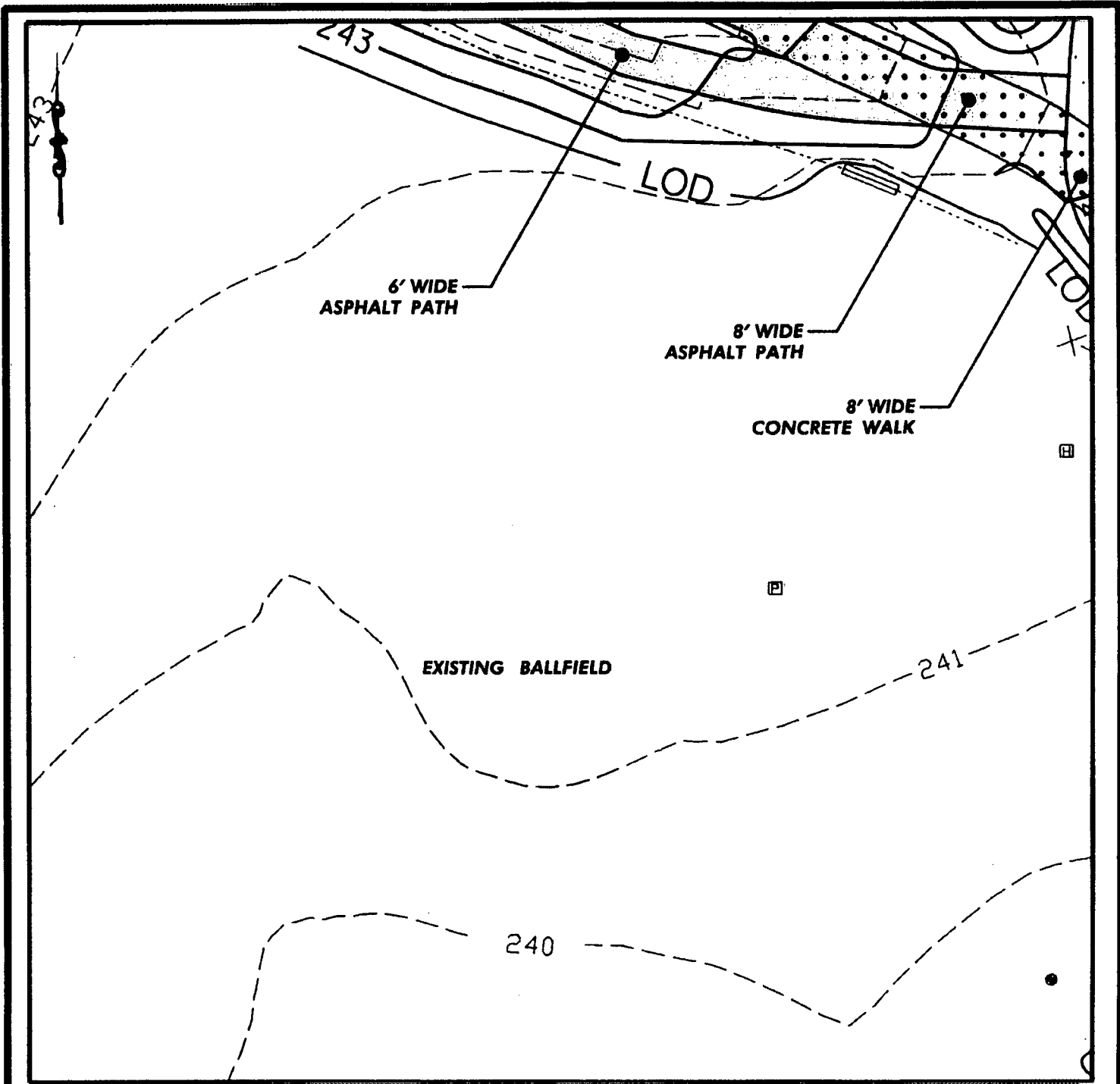


GREENMAN-PEDERSON, Inc.
 LANDSCAPE ARCHITECTS, PLANNERS, CONSTRUCTION MANAGERS & INSPECTORS
 10577 BULFORD ROAD, ANNAPOLIS JUNCTION, MD 20710
 P 410 426-7777 F 410 426-3288
 WWW.GREENMAN-PEDERSON.COM

**HISTORIC WORK AREA PERMIT
 KENSINGTON CABIN LOCAL PARK
 SHEET 4**

DATE: AUGUST 2012

SCALE: 1" = 20'



LEGEND

- EXISTING IMPERVIOUS REMOVAL 
- PROPOSED ASPHALT 

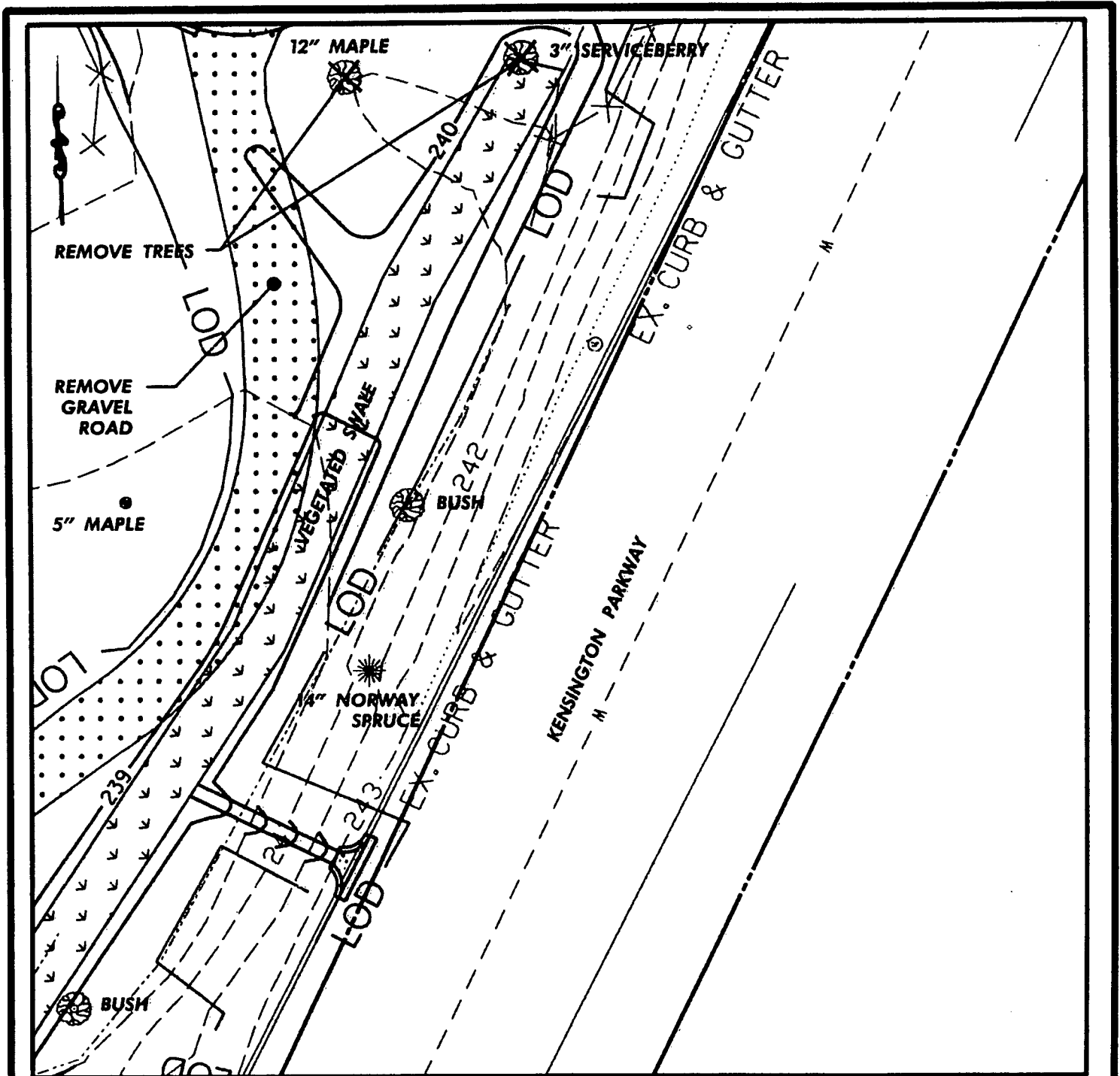
GPI

GREENMAN-PEDERSEN, Inc.
 ENGINEERS, ARCHITECTS, PLANNERS, CONSTRUCTION OBSERVERS & INSPECTORS
 18077 GOLF COURSE ROAD, MINNEAPOLIS, MINN. 55425
 PHONE (612) 470-2772 FAX (612) 470-2220
 TOLL FREE 1-800-450-2648 www.gpi.com

**HISTORIC WORK AREA PERMIT
 KENSINGTON CABIN LOCAL PARK
 SHEET 5**

DATE: AUGUST 2012

SCALE: 1" = 20'



LEGEND

- EXISTING IMPERVIOUS REMOVAL 
- PROPOSED ASPHALT 

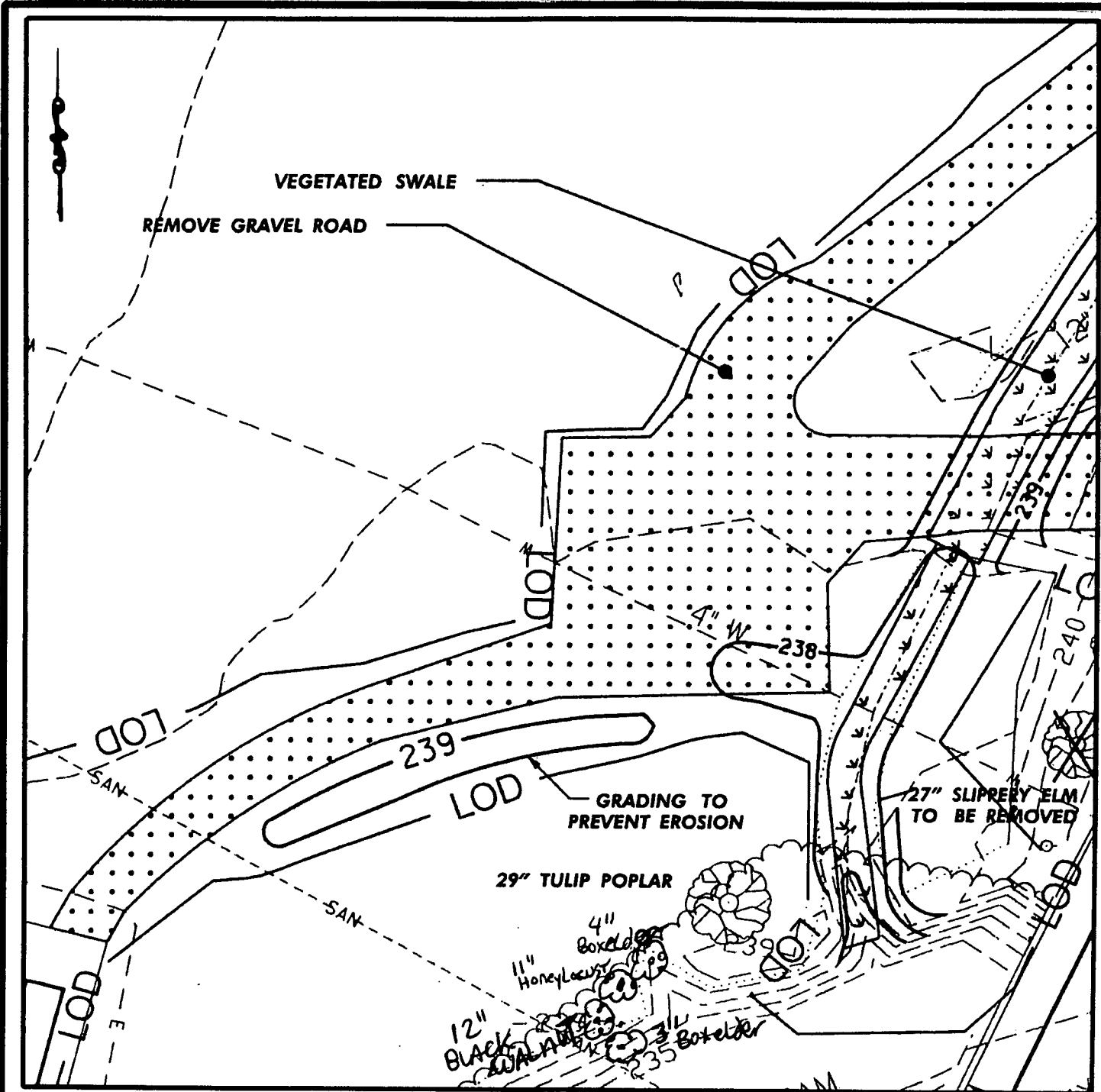
GPI

GREENMAN-FLOERSEN, INC.
GENERAL CONTRACTOR, PLANNER, ENGINEER, DESIGNER & ARCHITECT
 10977 GULFBOND ROAD, ANNAPOLIS, MARYLAND 21410
 PHONE: (410) 470-2772 FAX: (410) 470-2048
 WWW.GFPI.COM

**HISTORIC WORK AREA PERMIT
 KENSINGTON CABIN LOCAL PARK
 SHEET 6**

DATE: AUGUST 2012

SCALE: 1" = 20'



LEGEND

- EXISTING IMPERVIOUS REMOVAL
- PROPOSED ASPHALT

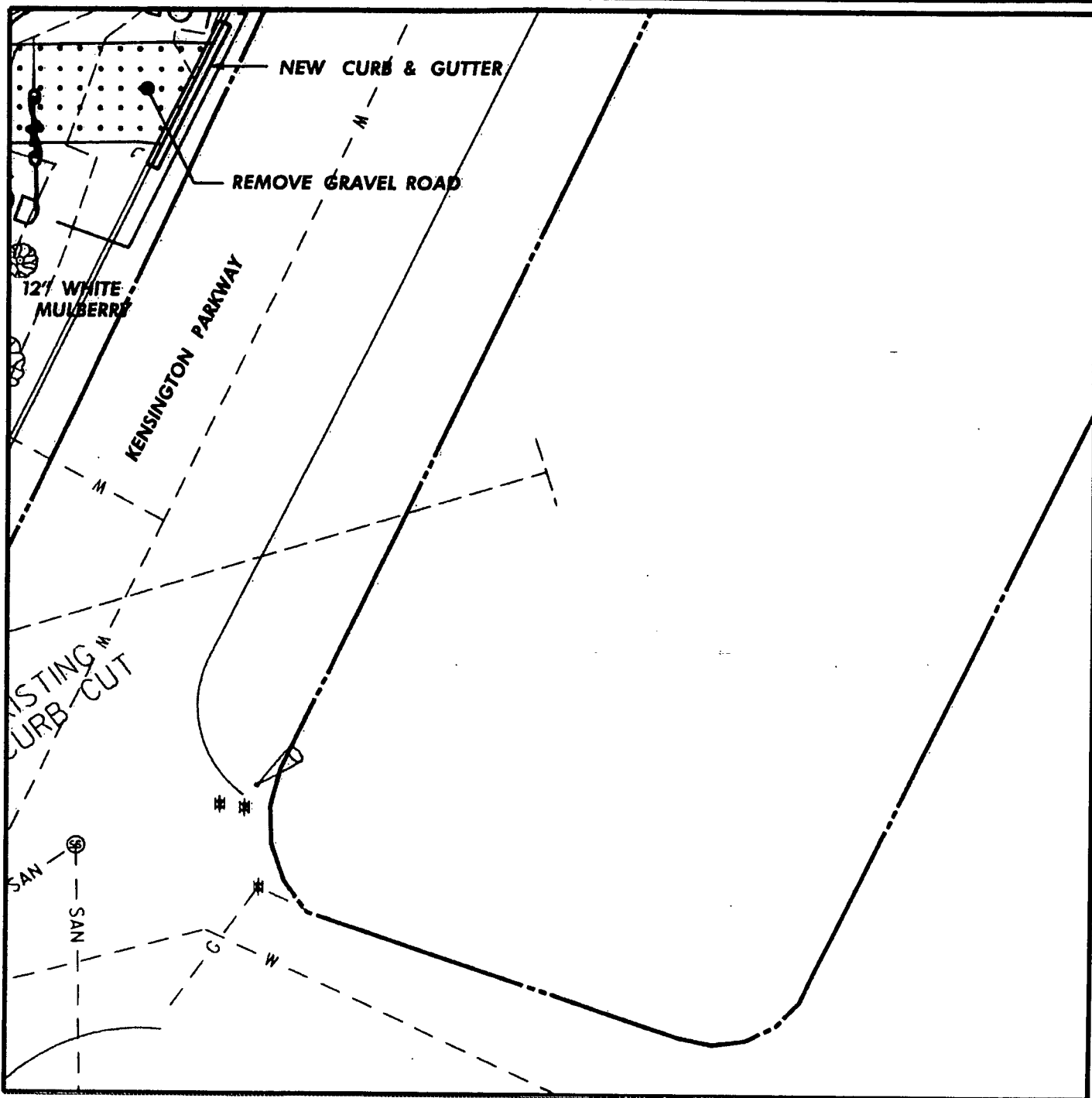


GREENMAN-PEDERSEN, INC.
 ENGINEERS, ARCHITECTS, PLANNERS, CONSTRUCTION ENGINEERS & INSPECTORS
 10577 SULLY ROAD, ANNAPOLIS JUNCTION, MD, 20770
 MD, 410 470-5770 BAL, 410 880-3000
 FAX 410 490-1040 www.gpi.net

**HISTORIC WORK AREA PERMIT
 KENSINGTON CABIN LOCAL PARK
 SHEET 8**

DATE: AUGUST 2012

SCALE: 1" = 20'



LEGEND

- EXISTING IMPERVIOUS REMOVAL 
- PROPOSED ASPHALT 

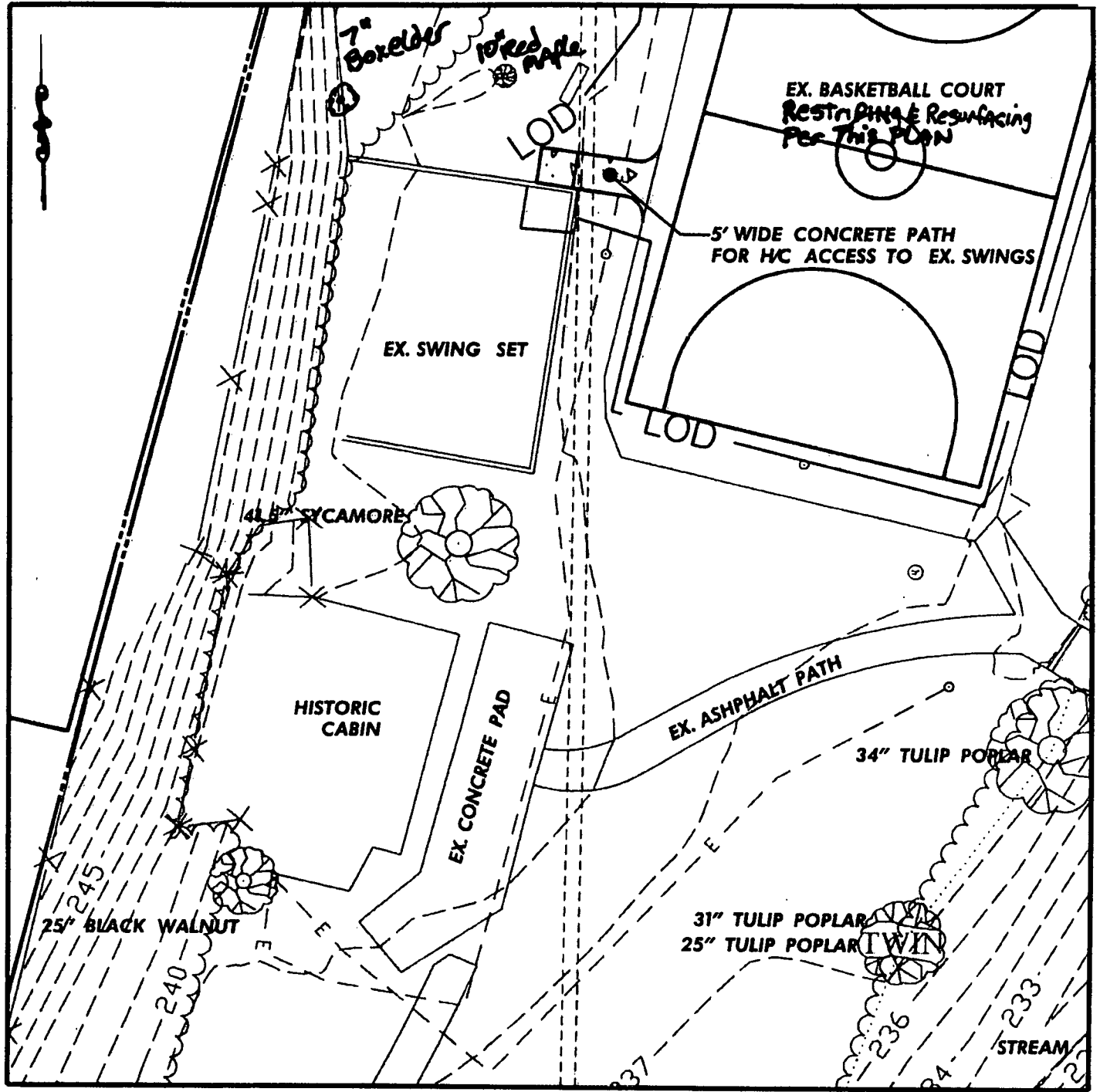
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GREENMAN-PEDERSEN, INC.
 ENGINEERING, ARCHITECTURE, PLANNING, CONSTRUCTION ADMINISTRATION & INSPECTION
 10577 CULFORD ROAD, ANNAPOLIS JUNCTION, MD 20701
 BASKING RIDGE 410-2772 BALTIMORE 410-2280
 FAX 410-490-2649 www.gpi.net




**HISTORIC WORK AREA PERMIT
 KENSINGTON CABIN LOCAL PARK
 SHEET 9**

DATE: AUGUST 2012

SCALE: 1" = 20'



LEGEND

- PROPOSED CONCRETE 
- EXISTING IMPERVIOUS REMOVAL 
- PROPOSED ASPHALT 

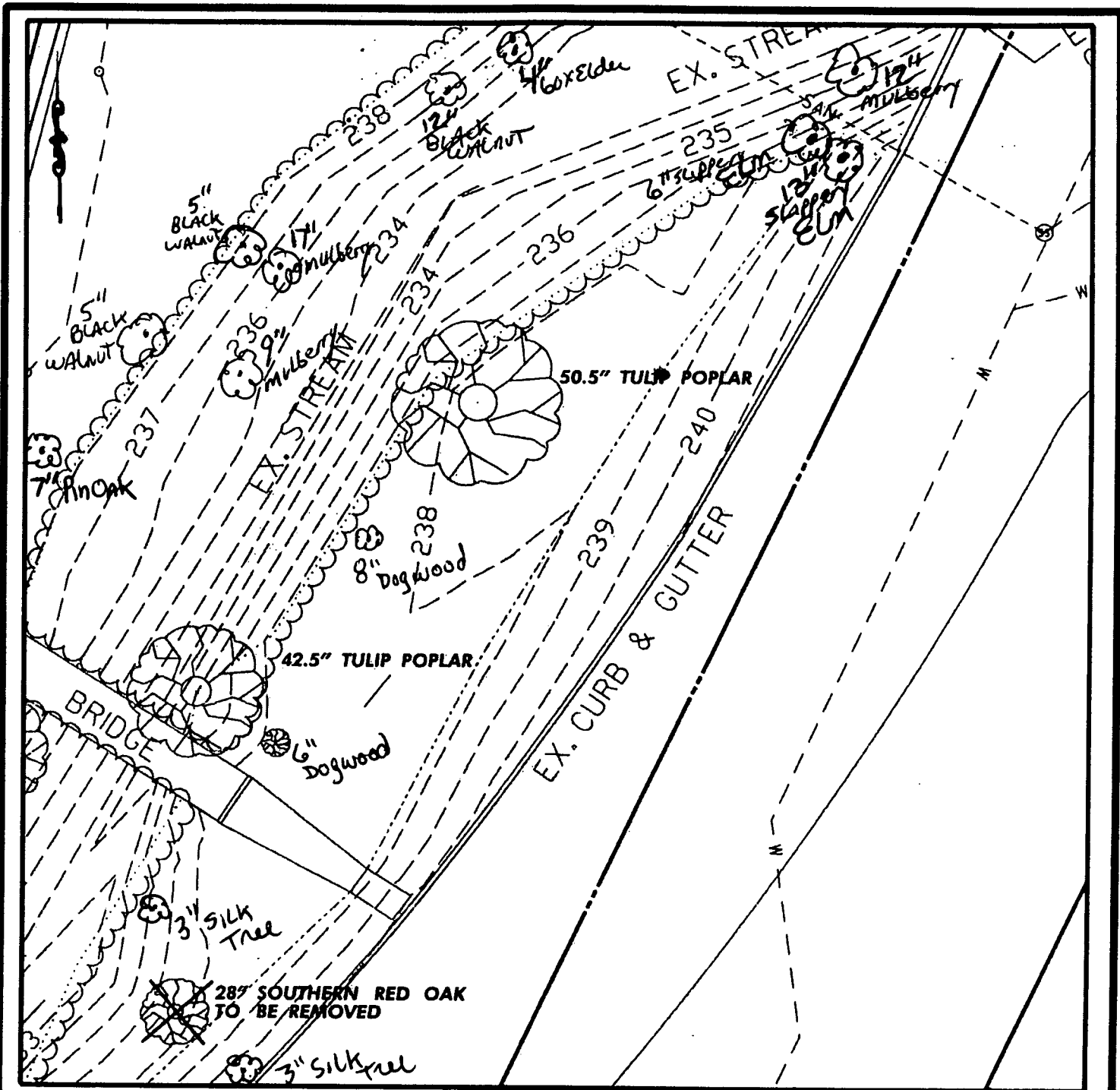
GPI

GREEDMAN-FEDERSEN, INC.
 ENGINEERS, ARCHITECTS, PLANNERS, CONSTRUCTION MANAGERS & INSPECTORS
 10977 BULFORD ROAD, ANNAPOLIS JUNCTION, MD 20780
 MD 410 490-9772 BAL, MD 410 880-3000
 FAX 410 490-9648 www.gfi.com

**HISTORIC WORK AREA PERMIT
 KENSINGTON CABIN LOCAL PARK
 SHEET 10**

DATE: AUGUST 2012

SCALE: 1" = 20'



LEGEND

- EXISTING IMPERVIOUS REMOVAL 
- PROPOSED ASPHALT 

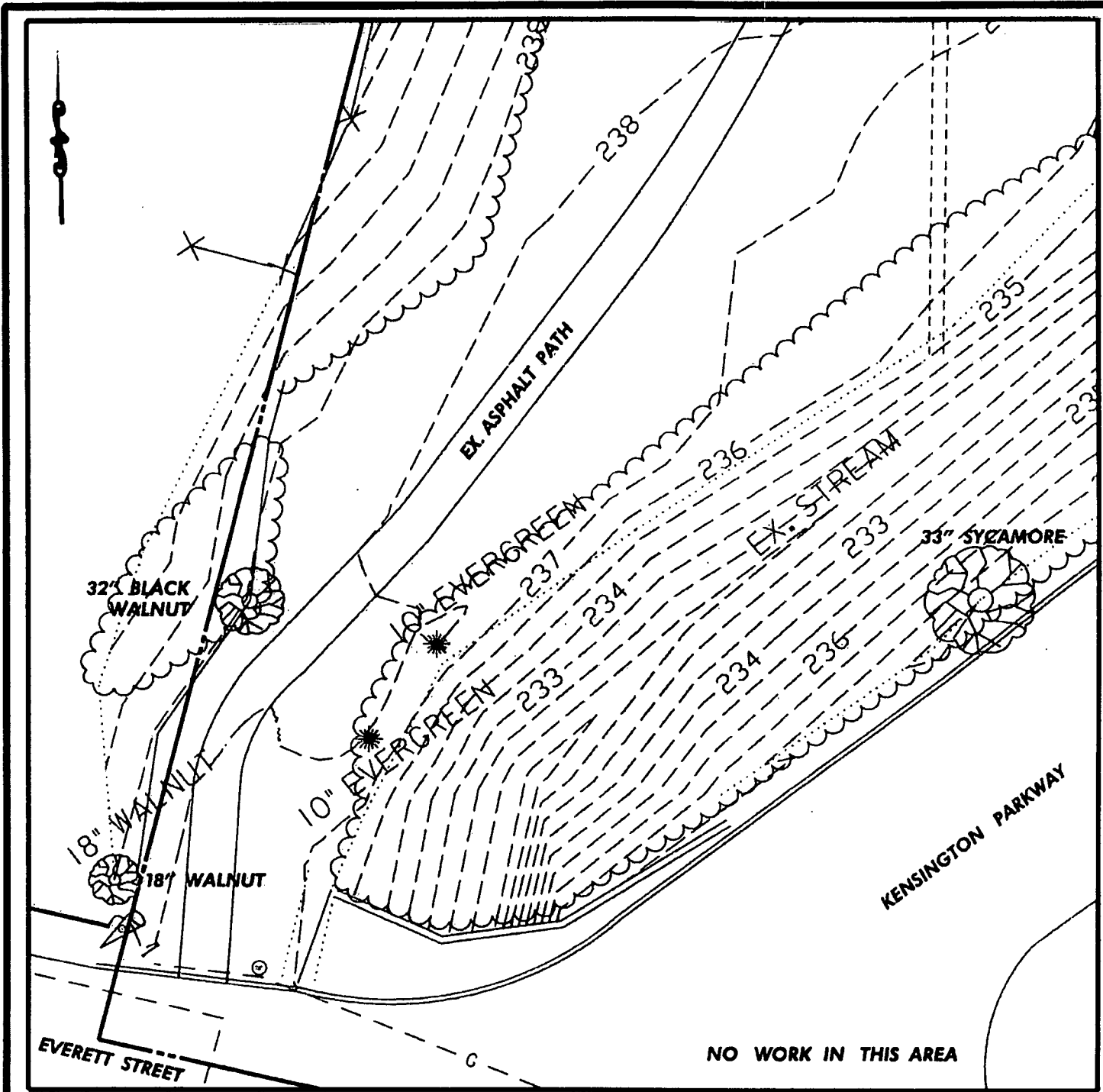
GPI

GREENMAN-PEDERSEN, Inc.
 10077 CALIFORNIA ROAD, SUITE 100, JENSENVILLE, MO 64504
 PHONE (417) 479-7772 FAX (417) 479-3248
 www.gpiinc.com

**HISTORIC WORK AREA PERMIT
 KENSINGTON CABIN LOCAL PARK
 SHEET 11**

DATE: AUGUST 2012

SCALE: 1" = 20'



NO WORK IN THIS AREA

LEGEND

- EXISTING IMPERVIOUS REMOVAL
- PROPOSED ASPHALT

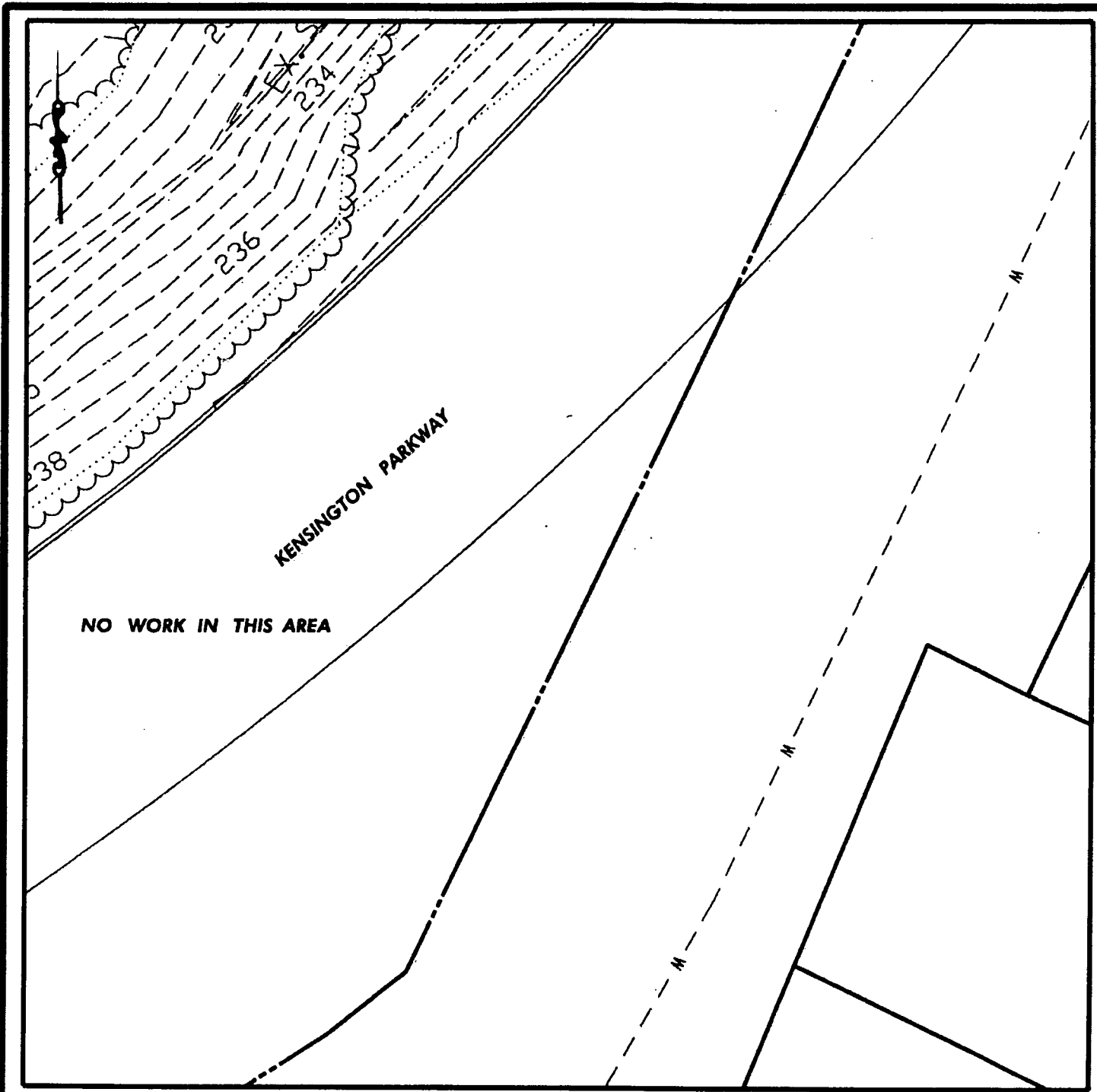
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GREENMAN-PEDERSEN, Inc.
ENGINEERS, ARCHITECTS, PLANNERS, CONSTRUCTION ENGINEERS & INSPECTORS
 10377 CALIFORNIA ROAD, ANNAPOLIS, JUNCTION, MD 20701
 PHONE (410) 470-2772 FAX (410) 490-3000
 WWW.GPI-PA.COM

**HISTORIC WORK AREA PERMIT
 KENSINGTON CABIN LOCAL PARK
 SHEET 12**

DATE: AUGUST 2012

SCALE: 1" = 20'



LEGEND

- EXISTING IMPERVIOUS REMOVAL 
- PROPOSED ASPHALT 

GPI

GREENMAN-PEDERSEN, INC.
 ENGINEERS, ARCHITECTS, PLANNERS, CONSTRUCTION MANAGERS & HISTORIC
 10977 BELFORD ROAD, ANNAPOLIS JUNCTION, MD, 20701
 PHONE (410) 476-3172 FAX (410) 859-3858
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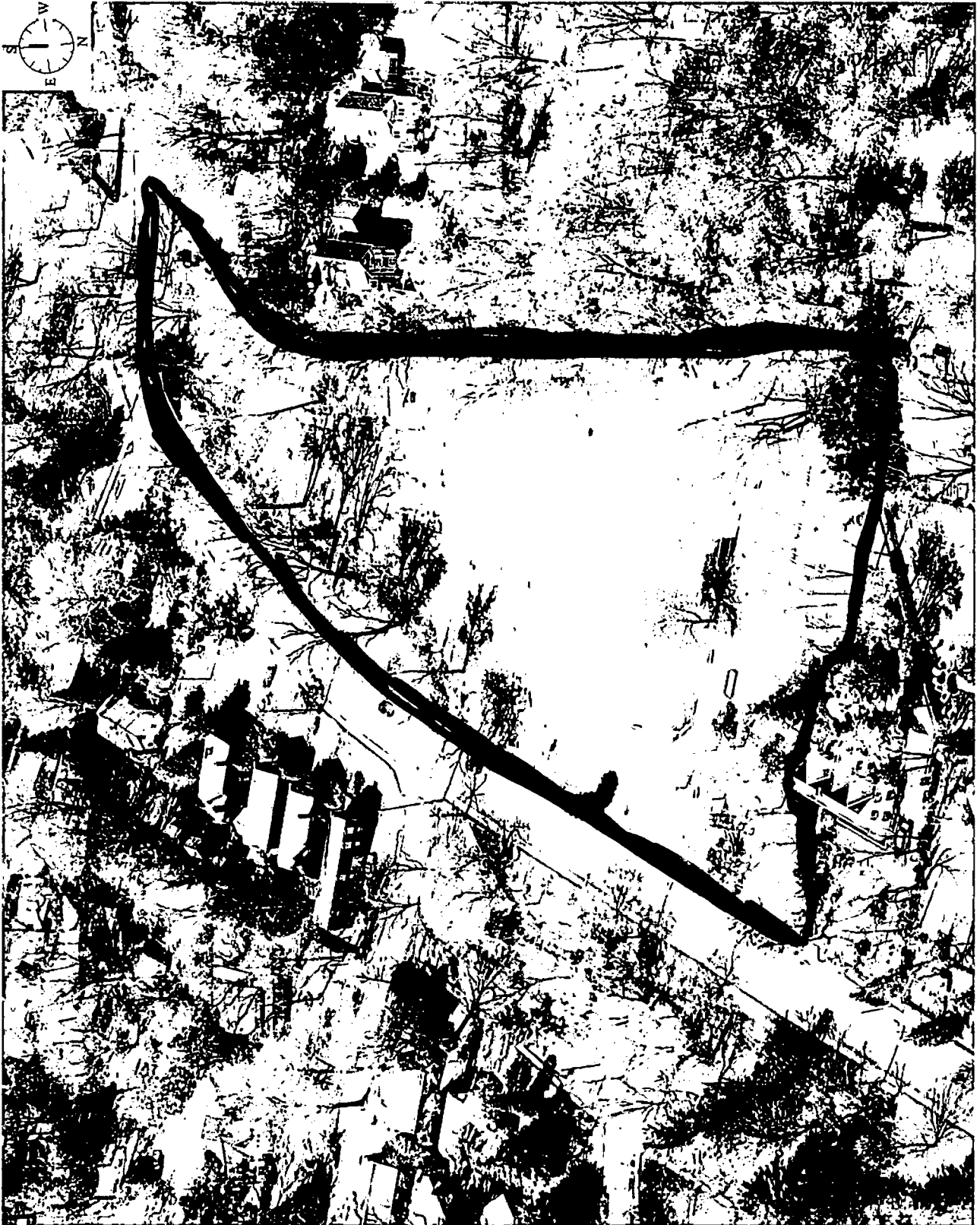
**HISTORIC WORK AREA PERMIT
 KENSINGTON CABIN LOCAL PARK
 SHEET 13**

DATE: AUGUST 2012

SCALE: 1" = 20'

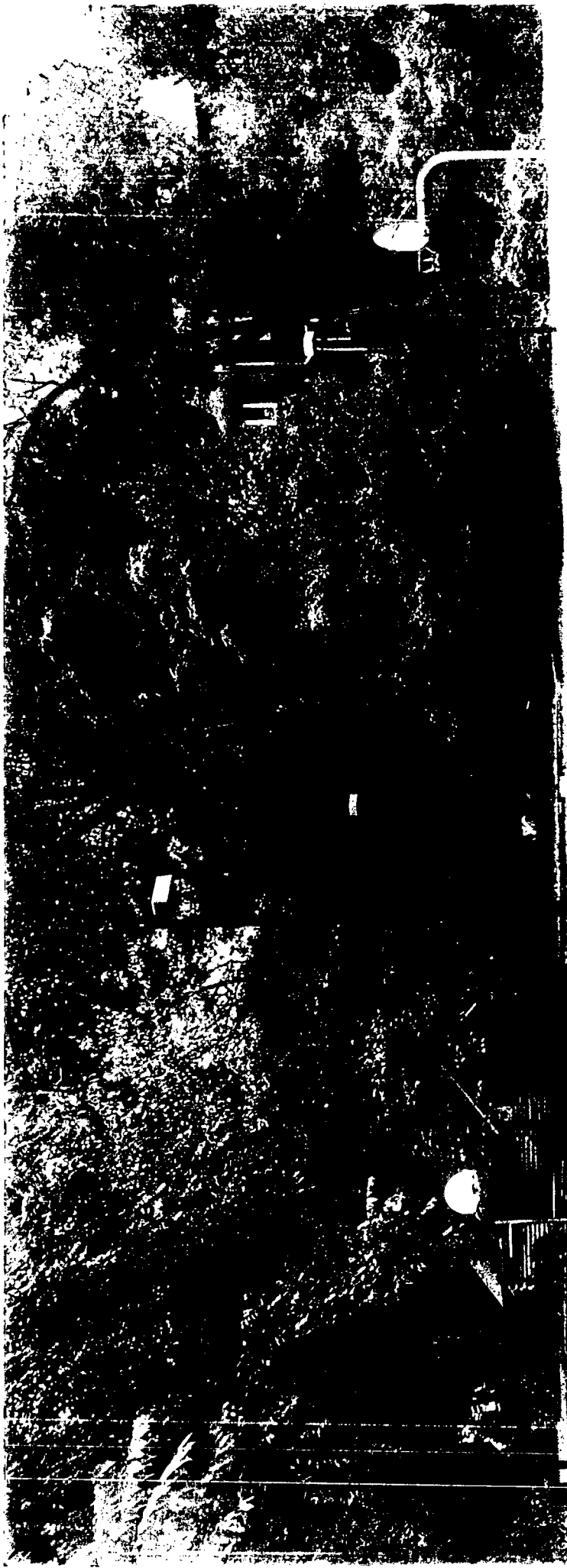
HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
 [Owner, Owner's Agent, Adjacent and Confronting Property Owners]

<p>Owner's mailing address M-NCTPC PARKS DEPT. 9500 BRUNETT AVE SILVER SPRING MD 20901</p>	<p>Owner's Agent's mailing address GREENMAN-PEDERSEN INC. 10977 GUILFORD RD. ANNAPOLIS JUNCTION MD. 20701</p>
<p align="center">Adjacent and confronting Property Owners mailing addresses</p>	
<p>DAVID L. JONES 3803 EVERETT ST. KENSINGTON, MD.</p>	<p>CARL N. MAHANY 3417 WASHINGTON ST. KENSINGTON MD</p>
<p>SY FRENKEL 3800 DRESDEN ST. KENSINGTON MD</p>	<p>BARRY J. PEOPLES 10,030 KENSINGTON PARK. KENSINGTON MD.</p>
<p>TEMPLE EMANUEL 10101 CONNECTICUT AVE KENSINGTON MD.</p>	



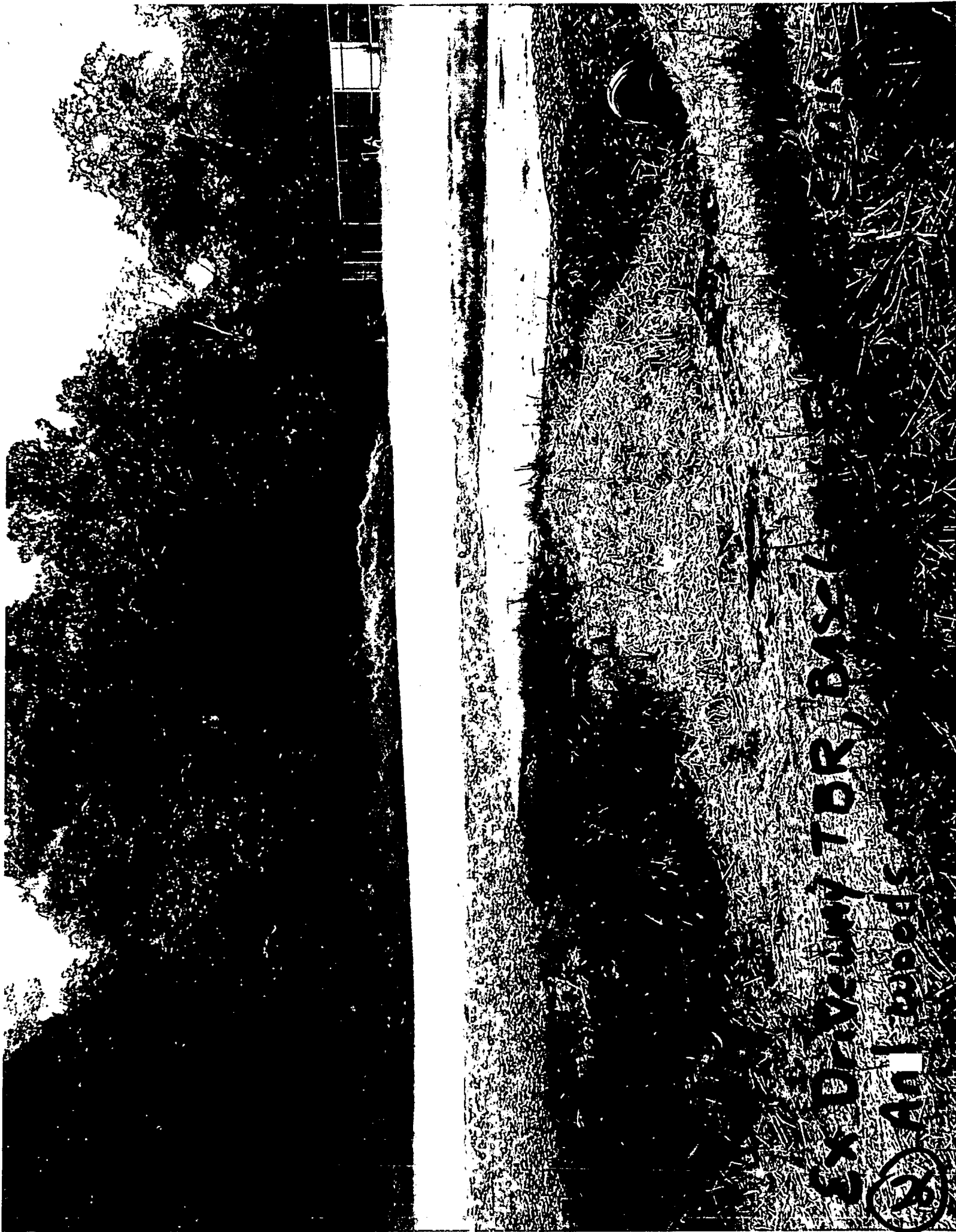
— APPROXIMATE PARK BOUNDARY

PHOTOGRAPHS
KENSINGTON CABIN LOCAL PARK



Ex. BASKETBALL COURT, SWINGS, CABIN

59



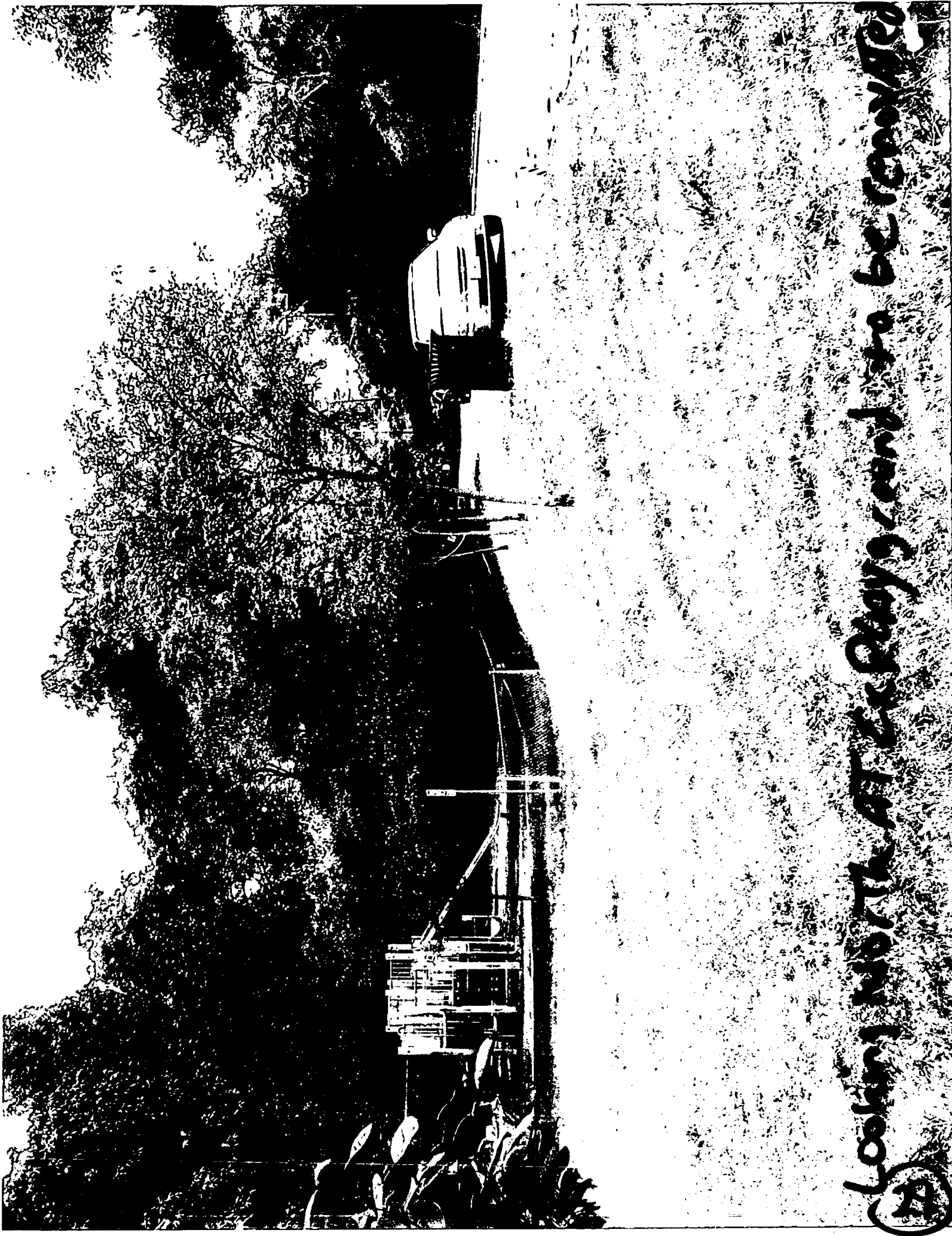
ST. ANTHONY'S HOSPITAL
TORONTO, ONTARIO

②



Gravel Path To be removed
Tennis and Baseball fields

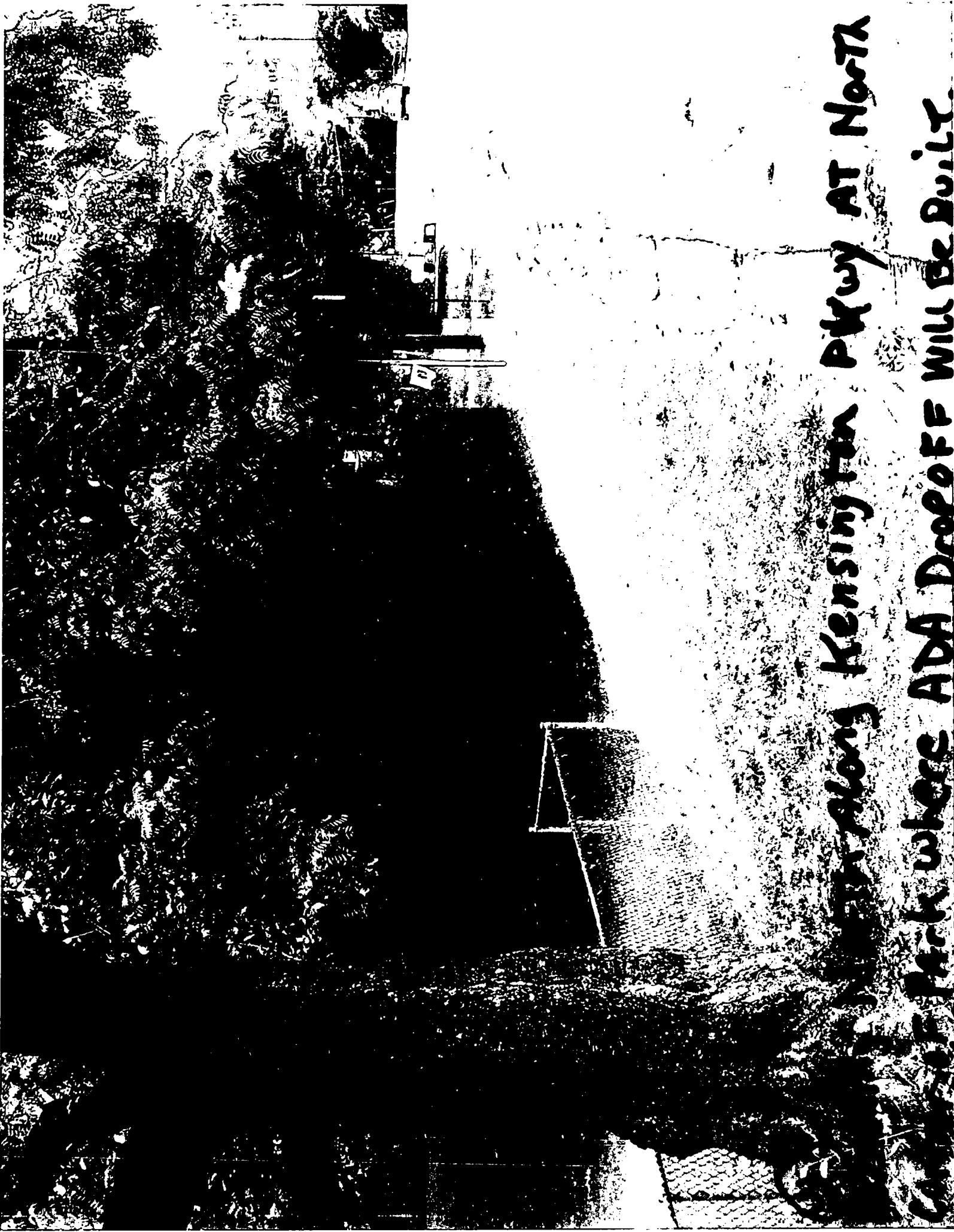




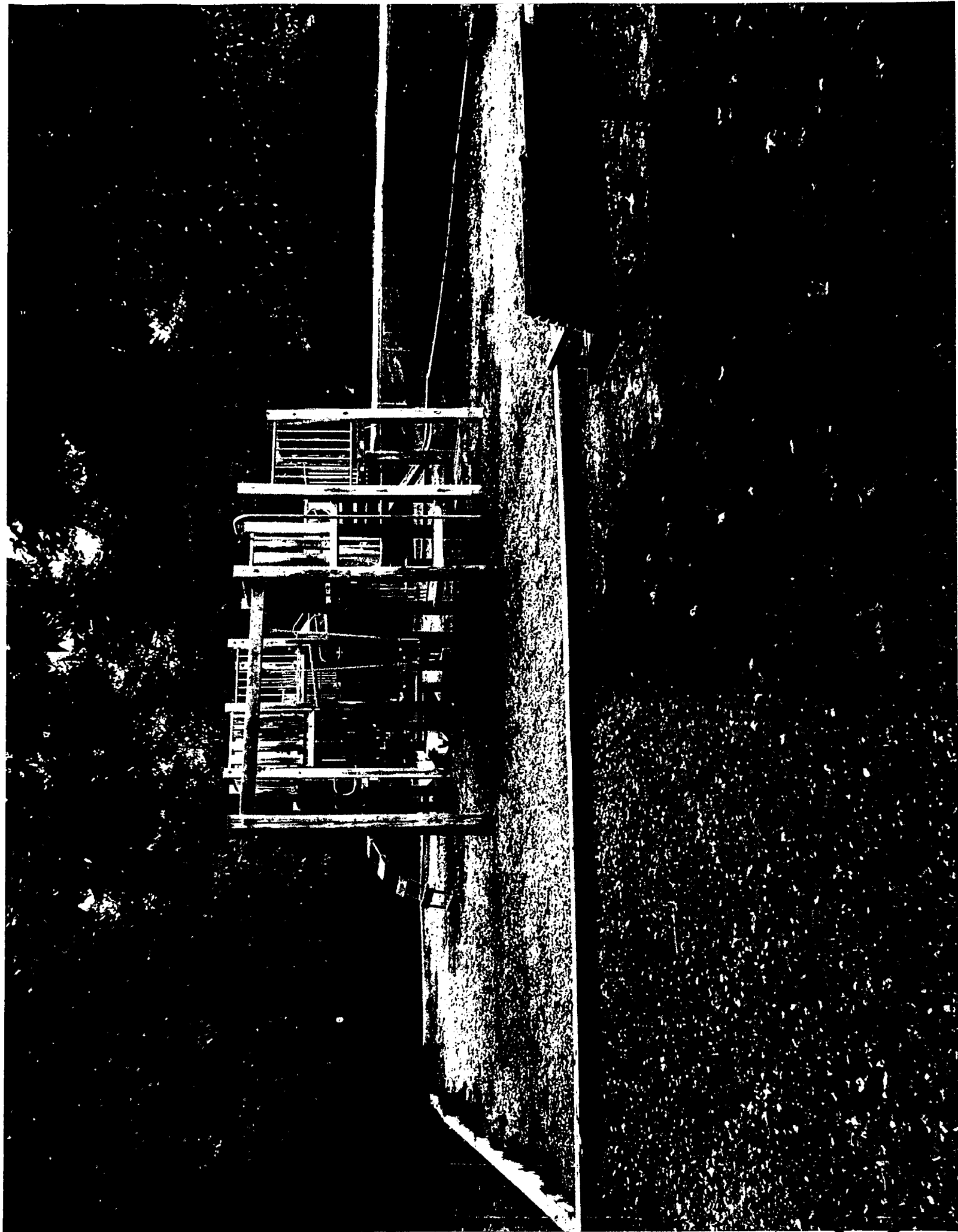
Looking NW of the AT on Hwy 9, and to be revisited
①

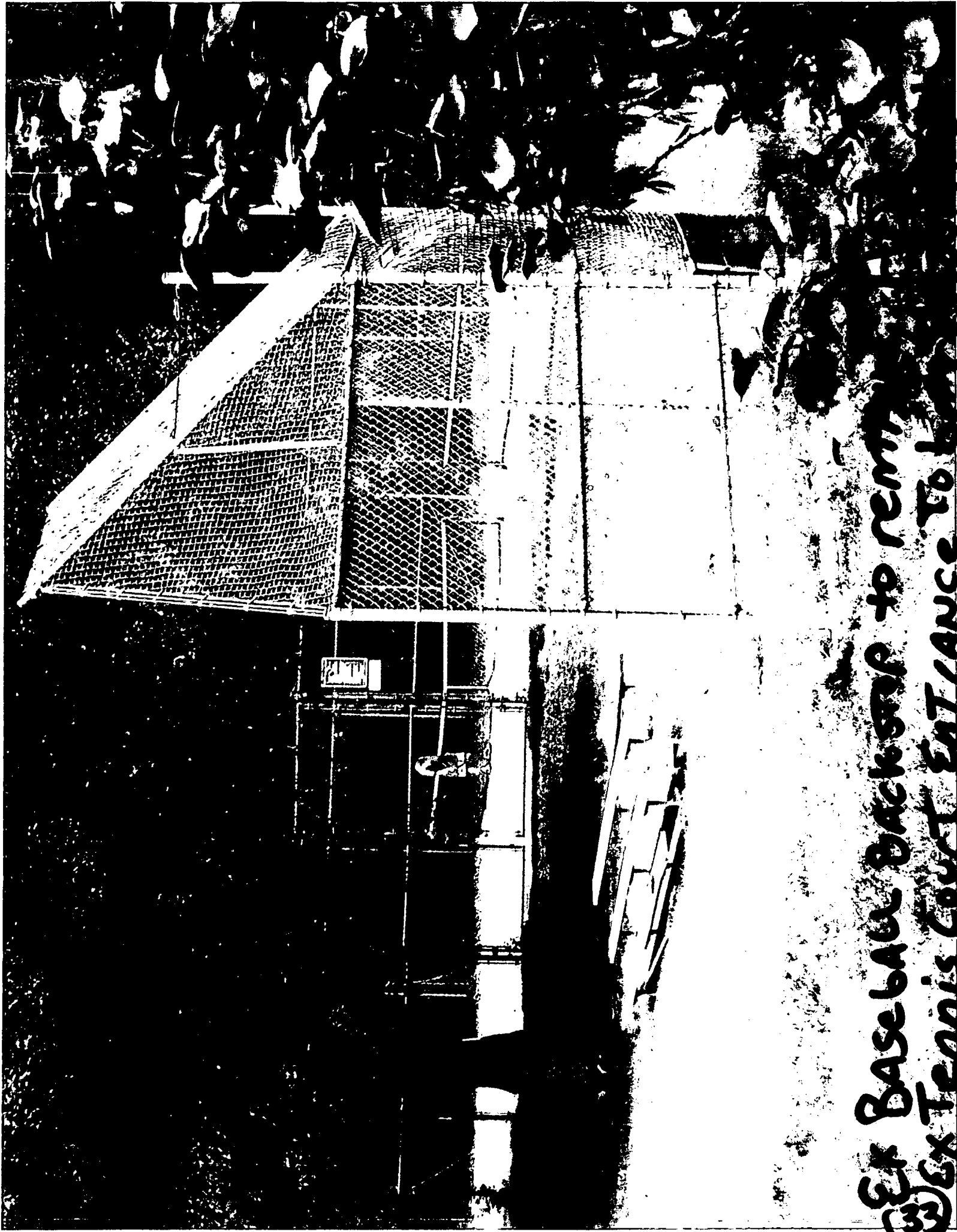


Looking South
to road on way to



**CONSTRUCTION ALONG KENSINGTON PKWY AT NORTH
CAMPUS PARK WHERE ADA DROPOFF WILL BE BUILT.**





EX BASEBALL BACKSTOP TO RENT
EX TENNIS COURT ENTRANCE TO RENT



Lewandowski, Brian

From: Perfit, Carol <cperfit@gpinet.com>
Sent: Friday, October 19, 2012 12:42 PM
To: Lewandowski, Brian
Cc: Marcy, Liz; Dearstine, Kathy
Subject: FW: Kensington Cabin Park HAWP

Brian,
Call me so we can discuss.

Carol S. Perfit
Project Designer
GPI/Greenman-Pedersen, Inc.
10977 Guilford Road
Annapolis Junction, MD 20701-1125
p: 410-880-3055
c: 443-472-0696
f: 301-490-2649

An Equal Opportunity Employer

From: Silver, Joshua [mailto:Joshua.Silver@montgomeryplanning.org]
Sent: Friday, October 19, 2012 11:18 AM
To: Perfit, Carol
Subject: RE: Kensington Cabin Park HAWP

Hi Carol,

Thanks for the clarification. After reviewing the plans I have determined you must submit a Historic Area Work Permit (HAWP) for HPC consideration.

The following items require HPC approval:

- Removal of the existing gravel driveway
- ADA access between Kensington Parkway and playground, tennis and basketball courts
- Walkway to the Dresden Street steps
- Swale along Kensington Parkway
- Grading along creek banks (include a profile that shows grading plan)
- Concrete walkway installation from Kensington Parkway to playground
- SW management structure
- Tree relocation (Has the tree relocation been approved by Environmental PD staff?)
- Fence removal.

Replacement of the playground equipment does NOT require a HAWP.

To facilitate the HPC's consideration of the project, a HAWP must be submitted to the Department of Permitting Services in Rockville, by October 24th. An October 24th submission will place the project on the November 14th HPC agenda. Often HAWP submissions are handled by Park's Department staff, if its easier for you and them please coordinate the submission with them directly.

Thanks,
Josh

From: Perfit, Carol [cperfit@gpinet.com]
Sent: Wednesday, October 17, 2012 5:24 PM
To: Silver, Joshua
Subject: RE: Kensington Cabin Park HAWP

Josh,

A copy of the plan that was submitted with the prior submission is attached. As you can see, all we were focusing on at the time was the historic cabin and not the whole park.

None of the park renovations have taken place so yes, on the plan I sent you, everything in black is being proposed. The major change from the last approval is that there is no work proposed from the basketball court south. The basketball court will only have stripping added. Basically, the playground equipment will be replaced, the existing gravel road removed, handicap access provided from Kensington Parkway to the playground, tennis and basketball courts, and a walkway to the Dresden Street steps. The grass swale parallel to Kensington Parkway will treat SW runoff from the new paths. Some grading was added to control erosion along the creek banks.

Let me know if you need further information.

Carol S. Perfit
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From: Silver, Joshua [mailto:Joshua.Silver@montgomeryplanning.org]
Sent: Wednesday, October 17, 2012 3:06 PM
To: Perfit, Carol
Subject: RE: Kensington Cabin Park HAWP

Do you have a copy of the approved plan for comparative purposes? Also, are the proposed changes called out on this plan as being new. Lots going on; it makes it difficult to interpret.

Thanks,
Josh

From: Perfit, Carol [mailto:cperfit@gpinet.com]
Sent: Wednesday, October 17, 2012 2:35 PM
To: Silver, Joshua
Subject: Kensington Cabin Park HAWP

A Greenman-Pedersen, Inc (GPI) Employee has sent you an E-Mail with an attachment using GPI's Managed File Transfer System.

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1. First time users: click the following link to [Register](#)
2. Returning users: click the following link to login [GPI's Managed File Transfer System Website](#)

Instructions for GPI Employees

1. Either click on the "Save Attachments As..." button above (if present), or
 2. Click the following link to login [GPI's Managed File Transfer System Website](#)
-

Josh,

In response to our conversation, I am attaching (through slingshot) the revised site plan and the Forest Conservation Plan submission. The plan sheet has the limits of work and the 1st sheet of the FCP shows the trees to be removed.

After your review, please let us know if the plan has to go back to the planning board and if so when it could be put on the schedule.

Thank you for your assistance and if you have any problems downloading the files please let me know.

Carol S. Perfit

Project Designer

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