

28/14-91A 16501 Norwood Road,  
Norwood (Woodlawn)



Montgomery County Government

Historic Preservation Commission  
51 Monroe Street  
Rockville, Maryland 20850

28/14 Woodlawn  
Cabin



# Montgomery County Government

## MEMORANDUM

TO: Robert Seely, Chief  
 Division of Construction Codes Enforcement  
 Department of Environmental Protection

FROM: Laura E. McGrath, Planning Specialist *LM*  
 Division of Community Planning and Development  
 Department of Housing and Community Development

SUBJECT: Historic Area Work Permit Application

DATE: 3-14-91

The Montgomery County Historic Preservation Commission, at their meeting of 3/13/91 reviewed the attached application by M. Neppel, Dept. of Parks for an Historic Area Work Permit. The application was:

Approved                       Denied

Approved with Conditions: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

The Building Permit for this project should be issued conditional upon adherence to the approved Historic Area Work Permit.

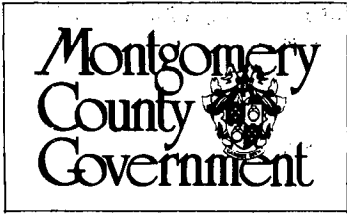
### Attachments:

1. HWAP App. & Attachments
2. Site Plan
3. Photos
4. \_\_\_\_\_
5. \_\_\_\_\_

2020E

Historic Preservation Commission

51 Monroe Street, Rockville, Maryland 20850-2419, 301-217-3625



# Historic Preservation Commission

51 Monroe Street, Suite 1001, Rockville, Maryland 20850  
217-3625

## APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # \_\_\_\_\_

NAME OF PROPERTY OWNER \_\_\_\_\_ TELEPHONE NO. \_\_\_\_\_  
(Contract/Purchaser) \_\_\_\_\_ (Include Area Code) \_\_\_\_\_

ADDRESS \_\_\_\_\_ CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_

CONTRACTOR \_\_\_\_\_ TELEPHONE NO. \_\_\_\_\_

PLANS PREPARED BY \_\_\_\_\_ TELEPHONE NO. \_\_\_\_\_  
REGISTRATION NUMBER \_\_\_\_\_ (Include Area Code) \_\_\_\_\_

LOCATION OF BUILDING/PREMISE

House Number \_\_\_\_\_ Street \_\_\_\_\_

Town/City \_\_\_\_\_ Election District \_\_\_\_\_

Nearest Cross Street \_\_\_\_\_

Lot \_\_\_\_\_ Block \_\_\_\_\_ Subdivision \_\_\_\_\_

Liber \_\_\_\_\_ Folio \_\_\_\_\_ Parcel \_\_\_\_\_

1A. TYPE OF PERMIT ACTION: (circle one)

Construct	Extend/Add	Alter/Renovate	Repair	Circle One: A/C	Slab	Room Addition
Wreck/Raze	Move	Install	Revocable	Porch	Deck	Fireplace
			Revision	Fence/Wall (complete Section 4)	Shed	Solar
					Woodburning Stove	Other _____

1B. CONSTRUCTION COSTS ESTIMATE \$ \_\_\_\_\_

1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # \_\_\_\_\_

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY \_\_\_\_\_

1E. IS THIS PROPERTY A HISTORICAL SITE? \_\_\_\_\_

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIDNS

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

4A. HEIGHT \_\_\_\_\_ feet \_\_\_\_\_ inches

4B. 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 \_\_\_\_\_ (Revocable Letter Required).

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 of owner or authorized agent (agent must have signature notarized on back) \_\_\_\_\_ Date \_\_\_\_\_

\*\*\*\*\*

APPROVED \_\_\_\_\_ For Chairperson, Historic Preservation Commission

DISAPPROVED \_\_\_\_\_ Signature *Dennard* Date *5-13-11*

APPLICATION/PERMIT NO: \_\_\_\_\_ FILING FEE: \$ \_\_\_\_\_

DATE FILED: \_\_\_\_\_ PERMIT FEE: \$ \_\_\_\_\_

DATE ISSUED: \_\_\_\_\_ BALANCE \$ \_\_\_\_\_

OWNERSHIP CODE: \_\_\_\_\_ RECEIPT NO: \_\_\_\_\_ FEE WAIVED: \_\_\_\_\_

SEE REVERSE SIDE FOR INSTRUCTIONS

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

DESCRIPTION OF PROPOSED WORK: (including composition, color and texture of materials to be used:)

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(If more space is needed, attach additional sheets on plain or lined paper to this application)

ATTACH TO THIS APPLICATION (2) COPIES OF: SUCH SITE PLANS (lot dimensions, building location with dimensions, drives, walks, fences, patios, etc. proposed or existing) and/or ARCHITECTURAL DRAWINGS (floor plans, elevations, etc.), PHOTOGRAPHS OF THE AREA AFFECTED, as are necessary to fully describe the proposed work.

MAIL OR DELIVER THE APPLICATION AND ALL REQUIRED DOCUMENTS TO THE:  
HISTORIC PRESERVATION COMMISSION  
51 MONROE STREET, SUITE 1001  
ROCKVILLE, MARYLAND 20850

HISTORIC PRESERVATION COMMISSION STAFF REPORT

PREPARED BY: Laura McGrath

DATE: March 6, 1991

CASE NUMBER: 28/14-91A

TYPE OF REVIEW: HAWP

SITE/DISTRICT NAME: Woodlawn

PROPERTY ADDRESS: 16501 Norwood Road,  
Sandy Spring

TAX CREDIT ELIGIBLE: N/A

DISCUSSION:

M-NCPPC/Department of Parks is requesting approval of several measures to restore and structurally fortify a 19th Century log cabin located on the grounds of Master Plan Site #28/14, Woodlawn. The cabin was "renovated" in the 1950s for use as a residence. The following work is proposed:

1. Removal of stone chimney and fireplace added on to the cabin sometime in the 1950s.
2. Removal of excess concrete from around base of cabin and replacement with logs as appropriate.
3. Removal of concrete slab and foundation from rear of the cabin.
4. Stabilization of the cabin through replacement of logs as necessary and installation of below-grade foundation.

STAFF RECOMMENDATION:

The proposed work should result in a more structurally sound building and one more closer to its original appearance. Staff recommends approval based on criterion 24A-8(b)(2) and 24A-8(b)(3).

ATTACHMENTS:

1. HAWP Application and Attachments
2. Site Plan
3. Work Specifications
4. Photos

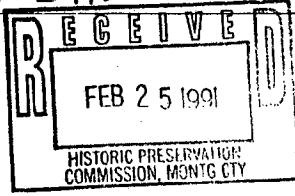
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# Historic Preservation Commission

51 Monroe Street, Suite 1001, Rockville, Maryland 20850  
217-3625

28/13-91A



## APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 8-01-724951

NAME OF PROPERTY OWNER MNCAPD / Dept of Parks TELEPHONE NO. (301) 840-5848  
(Contract/Purchaser)  
(Include Area Code)

ADDRESS 9500 Bennett Ave CITY Silver Spring STATE MD ZIP 20904

CONTRACTOR Oak Grove Design Inc TELEPHONE NO. (301) 948-6412  
CONTRACTOR REGISTRATION NUMBER 8816d

PLANS PREPARED BY Sam Wilson - MNCAPD TELEPHONE NO. (301) 495-2525  
(Include Area Code)

REGISTRATION NUMBER \_\_\_\_\_

LOCATION OF BUILDING/PREMISE

House Number 16504 Street Norwood Rd

Town/City Sandy Spring, MD Election District B-1

Nearest Cross Street Edmon Rd

Lot \_\_\_\_\_ Block \_\_\_\_\_ Subdivision \_\_\_\_\_

Libel 4727 Folio 302 Parcel \_\_\_\_\_

- 1A. TYPE OF PERMIT ACTION: (circle one)
- |                   |            |                |           |                                 |      |                         |
|-------------------|------------|----------------|-----------|---------------------------------|------|-------------------------|
| Construct         | Extend/Add | Alter/Renovate | Repair    | Circle One: A/C                 | Slab | Room Addition           |
| <u>Wreck/Raze</u> | Move       | Install        | Revocable | Porch                           | Deck | <u>Fireplace</u>        |
|                   |            |                | Revision  | Fence/Wall (complete Section 4) | Shed | Solar Woodburning Stove |
- 1B. CONSTRUCTION COSTS ESTIMATE \$ 50,000.00 Removal of concrete slab + chimney
- 1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # No
- 1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY Pepco
- 1E. IS THIS PROPERTY A HISTORICAL SITE? Yes (Woodlawn)

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL

01 ( ) WSSC	02 ( ) Septic	03 ( ) Other <u>N/A</u>
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2B. TYPE OF WATER SUPPLY

01 ( ) WSSC	02 ( ) Well	03 ( ) Other _____
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PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

4A. HEIGHT \_\_\_\_\_ feet \_\_\_\_\_ inches

4B. 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 \_\_\_\_\_ (Revocable Letter Required).

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 of owner or authorized agent (agent must have signature notarized on back) Michael F. Dwyer MNCAPD Date 2/22/94

APPROVED \_\_\_\_\_ For Chairperson, Historic Preservation Commission

DISAPPROVED \_\_\_\_\_ Signature \_\_\_\_\_ Date \_\_\_\_\_

APPLICATION/PERMIT NO: 9102220061 FILING FEE: \$ \_\_\_\_\_

DATE FILED: \_\_\_\_\_ PERMIT FEE: \$ \_\_\_\_\_

DATE ISSUED: \_\_\_\_\_ BALANCE \$ \_\_\_\_\_

OWNERSHIP CODE: \_\_\_\_\_ RECEIPT NO: \_\_\_\_\_ FEE WAIVED: \_\_\_\_\_

SEE REVERSE SIDE FOR INSTRUCTIONS

2/22/94  
485  
2038

SUPPLEMENTAL APPLICATION FOR HISTORIC AREA WORK PERMIT

REQUIRED ATTACHMENTS

1. WRITTEN DESCRIPTION OF PROJECT

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

19th Century log outbdg of undetermined origin.  
Converted to tenant residence in 1950's + (poor)  
Concrete Sinking + chimney applied at that time.

- b. General description of project and its impact on the historic resource(s), the environmental setting, and, where applicable, the historic district:

Removal of incompatible 20th C concrete  
to restore structural + historic integrity.  
No impact to environmental setting or district



2. Statement of Project Intent:

Short, written statement that describes:

- a. the proposed design of the new work, in terms of scale, massing, materials, details, and landscaping:

*(New work to be below grade)*  
*Installation of proper footings &*  
*log replacement of rotted areas.*  
*Re-chinking w/ appropriate materials.*

- b. the relationship of this design to the existing resource(s):

*Consists of structural and*  
*aesthetic improvements*  
*to owl bldg. adj. to house.*

- c. the way in which the proposed work conforms to the specific requirements of the Ordinance (Chapter 24A):

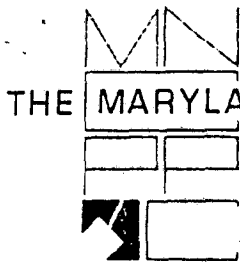
*Will result in removal of*  
*incompatible mid-20th C*  
*materials & restore 19th C appearance.*

3. Project Plan:

Site and environmental setting, drawn to scale (staff will advise on area required). Plan to include:

- a. the scale, north arrow, and date;
- b. dimensions and heights of all existing and proposed structures;
- c. brief description and age of all structures (e.g., 2 story, frame house c.1900);
- d. grading at no less than 5' contours (contour maps can be obtained from the Maryland-National Capital Park and Planning Commission, 8787 Georgia Avenue, Silver Spring; telephone 495-4610); and
- e. site features such as walks, drives, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

4. Tree Survey: If applicable, tree survey indicating location, caliper and species of all trees within project area which are 6" in caliper or larger (including those to be removed).



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Department of Parks, Montgomery County, Maryland  
9500 Brunett Avenue • Silver Spring, Maryland 20901

INVITATION FOR SEALED PROPOSAL

R.F.P. #91-2A-220

FOR

DESIGN/BUILD

FOR

WOODLAWN LOG CABIN SPECIAL PARK

16501 NORWOOD ROAD

SANDY SPRING, MARYLAND 20860

NOVEMBER, 1990

*Yours for life*

MONTGOMERY COUNTY PARKS

910999 0006 //

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PROPOSAL FOR  
WOODLAWN LOG CABIN

INTRODUCTION

The Maryland-National Capital Park Planning Commission, Department of Parks, is soliciting proposals from qualified contractors to stabilize the Woodlawn Log Cabin. The log cabin is located at the Woodlawn Special Park, 16501 Norwood Road, Sandy Spring, Maryland 20860. Respondents should have a demonstrated record of successful experience with log cabin restoration and be familiar with federal, state and local guidelines and policies governing this type of work.

BACKGROUND

The Woodlawn Log Cabin was not originally built as a residence. It was built in the late 19th century and renovated in the 1950's. The Commission owns two photographs of the log cabin taken in the 30's. There will be a pre-bid meeting at the site with the Park Historian and Architect. The meeting will take place on Friday, December 7, 1990 at 10:30 a.m. (A map is included in this packet).

SCOPE OF WORK

1. Coordinate removal of excess concrete from around base of cabin and removal of concrete slab and foundation from the rear of the cabin.
2. Remove chimney and fireplace addition.
3. Stabilize structure replacing logs as necessary. The existing concrete slab that was placed to cover at least two tiers of logs has created a problem. This issue needs to be addressed.

All bidders are required to visit the site prior to submitting a proposal. Please contact Jim Thomas at 972-6581 to schedule a visit to the historic mill and school house.

CONSULTANT SELECTION

Each proposal will be evaluated using the following criteria and associated points:

1. Experience historical architecture/structure 30%

**Proposal for Design/Build  
Woodlawn Log Cabin Restoration**

R. F. P. # 91-2A-220

**Design Approach and Philosophy**

Oak Grove Designs proposes a phased approach to the stabilization and restoration of the Woodlawn log cabin. The three phases can be generally classified as:

- Phase 1: Structural stabilization
- Phase 2: Restoration of exterior nonstructural features
- Phase 3: Interior and exterior finishing

In order to guarantee a secure stabilization and a durable restoration of the Woodlawn log cabin, we feel that it is important to provide the cabin with a strong foundation supported on frost-free footers. Although we have not determined the depth of the existing concrete surrounding the cabin, we feel confident that it does not go below the frostline and does not provide the cabin with a stable, "weather-proof" foundation.

It also appears that the concrete around the base of the building encases several of the bottom logs of the cabin. If we were to chip away at this concrete in order to apply a stone veneer, it is likely that we would break into cells containing only the remains of rotted logs and thereby compromise the strength of the foundation.

Therefore, we propose to remove all existing concrete outside, inside and around the foundation of the building. Then we will dig out underneath the cabin, pour concrete footers and build a concrete block foundation. Since this extensive rebuilding of the foundation was not anticipated by M-NCP&PC, our bid will cover only the first phase of work set forth in our proposal--the structural stabilization of the Woodlawn log cabin.

Removal of the concrete would take place when all logs except those which tie the front to the sides of the cabin have been removed from the front or south facade of the cabin. Oak Grove Designs would oversee and coordinate M-NCP&PC personnel in accomplishing the removal of the concrete.

The new concrete block foundation would be made with two ledges, front and back: the one to take a stone veneer facade on the exterior and the other to provide support for floor joists on the interior. The addition of the veneer and floor joists will be part of the third and final phase.

The rest of the first phase will involve replacing all rotted and damaged logs, as well as those logs that will be too short for the new openings. The chimney and fireplace will also be removed as part of this phase.

At the end of the first phase of work, we feel that the log cabin will be stabilized and restored to a point that it could stand "as is" for a year without incurring structural damage.

91022200-61

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**Proposal for Design/Build  
Woodlawn Log Cabin Restoration**

R. F. P. # 91-2A-220

**Detailed Proposal for the Phases of Work**

**Phase 1--Structural stabilization:**

South facade (front):

- Remove logs that are rotted and those not tied into corners.
- Cut out foundation wall, inside floor and back slab.
- Rebuild foundation with new footers.
- Replace logs on facade.

West and North (back) facades:

- Remove rotted logs.
- Cut out foundation walls.
- Rebuild foundation with new footers.
- Replace logs on facade.

East facade:

- Tear down chimney and fireplace.
- Remove rotted logs.
- Cut out foundation walls.
- Rebuild foundation with new footers.
- Replace logs on facade.

**Phase 2--Restoration of exterior nonstructural features:**

- Cut in openings for door and windows.
- Chink all facades.
- Replace windows and front door.
- Install original back door.

**Phase 3--Interior and exterior finishing:**

- Apply stone veneer to foundation.
- Lay floor joists.
- Install wood flooring.
- Spray roof with paraffin oil wood shingle preservative.

**Proposal for Design/Build  
Woodlawn Log Cabin Restoration**

**R. F. P. # 91-2A-220**

**Appendix A--Team Resume and Experience:**

Oak Grove Designs, Inc. was founded by Hank Handler and Barry Van Riper in 1975 and has evolved from a high-quality woodworking shop to a service-oriented restoration company. Oak Grove Designs emphasizes carpentry skills, rough and finish, which is a major component of most restoration projects. The company maintains its high quality of finish work by manufacturing all of its own millwork.

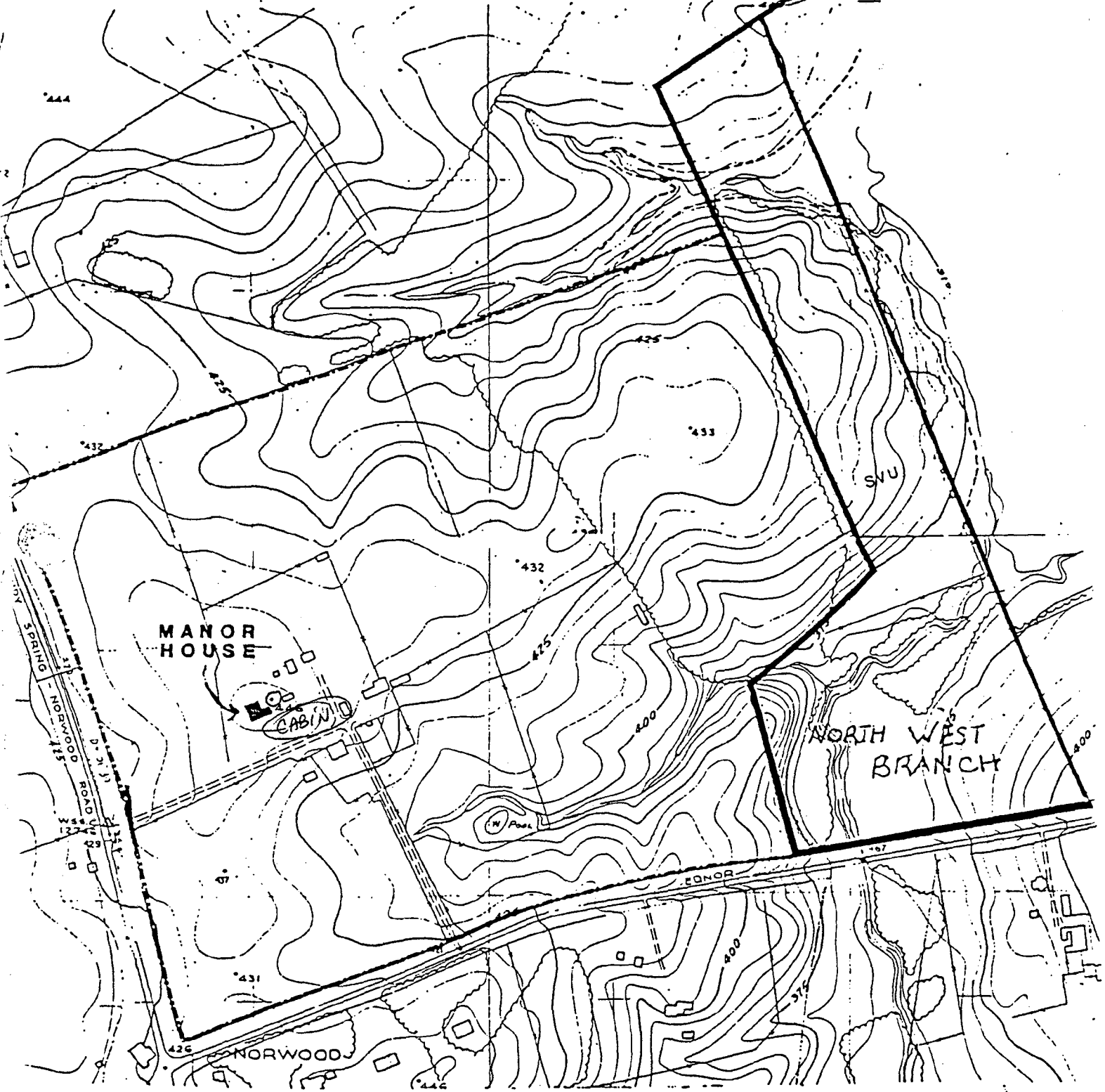
The principals of Oak Grove Designs possess a sound understanding of both structural systems and design elements, which enables them to resolve problems as the job progresses, working with architects and engineers as necessary.

The following projects are representative of the kind of problems which need to be solved in order to stabilize and restore the Woodlawn log cabin.


<b><u>Project Name</u></b>	<b><u>Owner/Location</u></b>	<b><u>Date Completed</u></b>	<b><u>Description</u></b>
Stubbs Barn	M-NCP&PC, Wheaton Regional Park	December, 1990	foundation underpinning post and beam restoration epoxy wood reconsolidation
Norwood (*)	Tom and Cynthia Schneider	1988-1990	historic restoration
Log Cabin	Charlotte Kovach Mater Amoris School	1988	foundation underpinning log replacement
Sharon (*)	Ted and Beth Howe Brooke Grove	1987	foundation underpinning log replacement
Oakley (*)	M-NCP&PC Brookeville	1987	repair foundation log replacement
Oaks II	Hank and Ann Handler	1983-present	historic restoration
Log Cabin	Gordon Keyes Oatland Farm	1978 and 1985	foundation underpinning renovation

(\*) These projects received Montgomery County Historic Preservation Commission awards.

# WOODLAWN CULTURAL PARK PARK POLICE STABLES

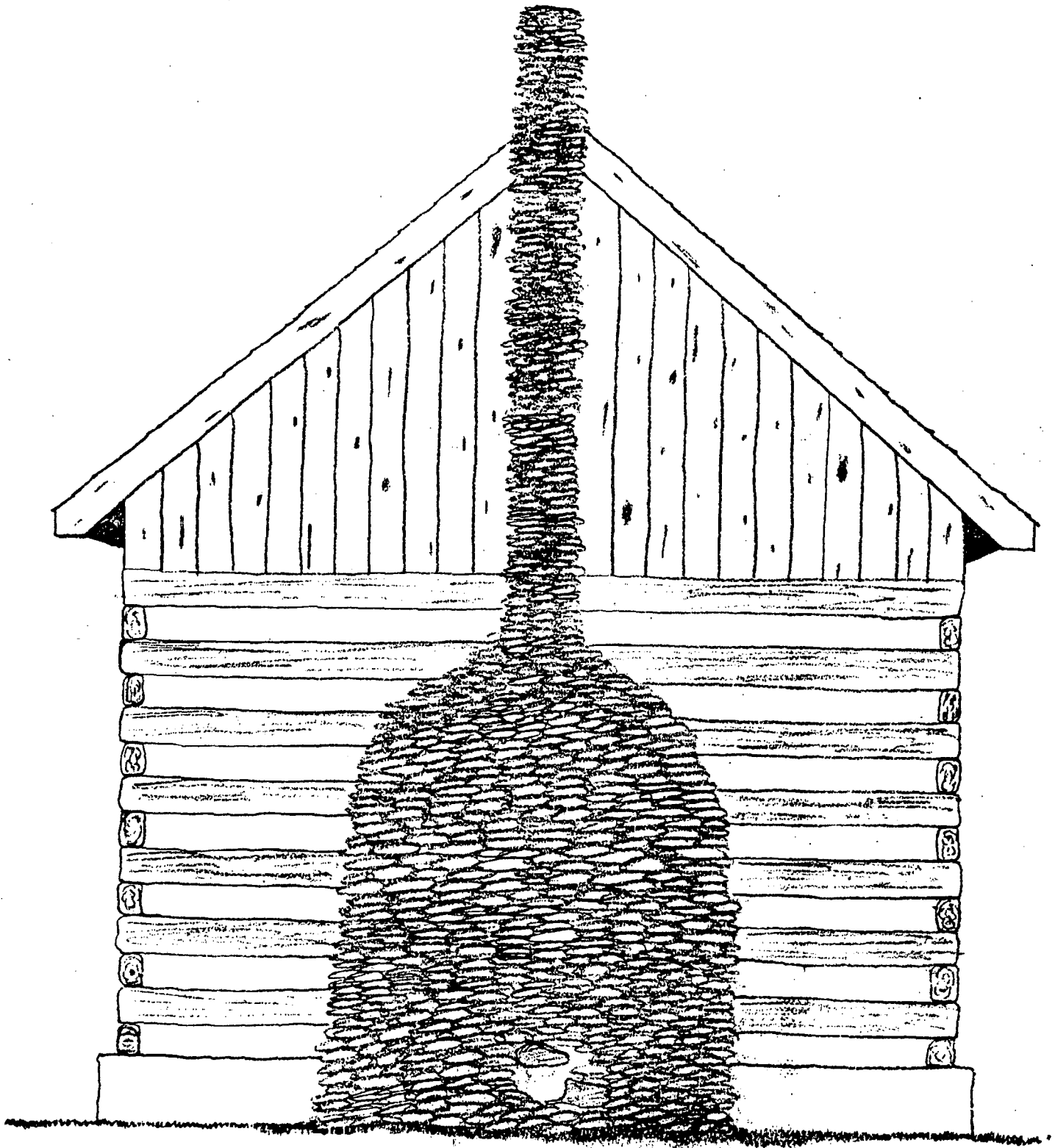


MNCPPC

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	FACILITY CODE	K03

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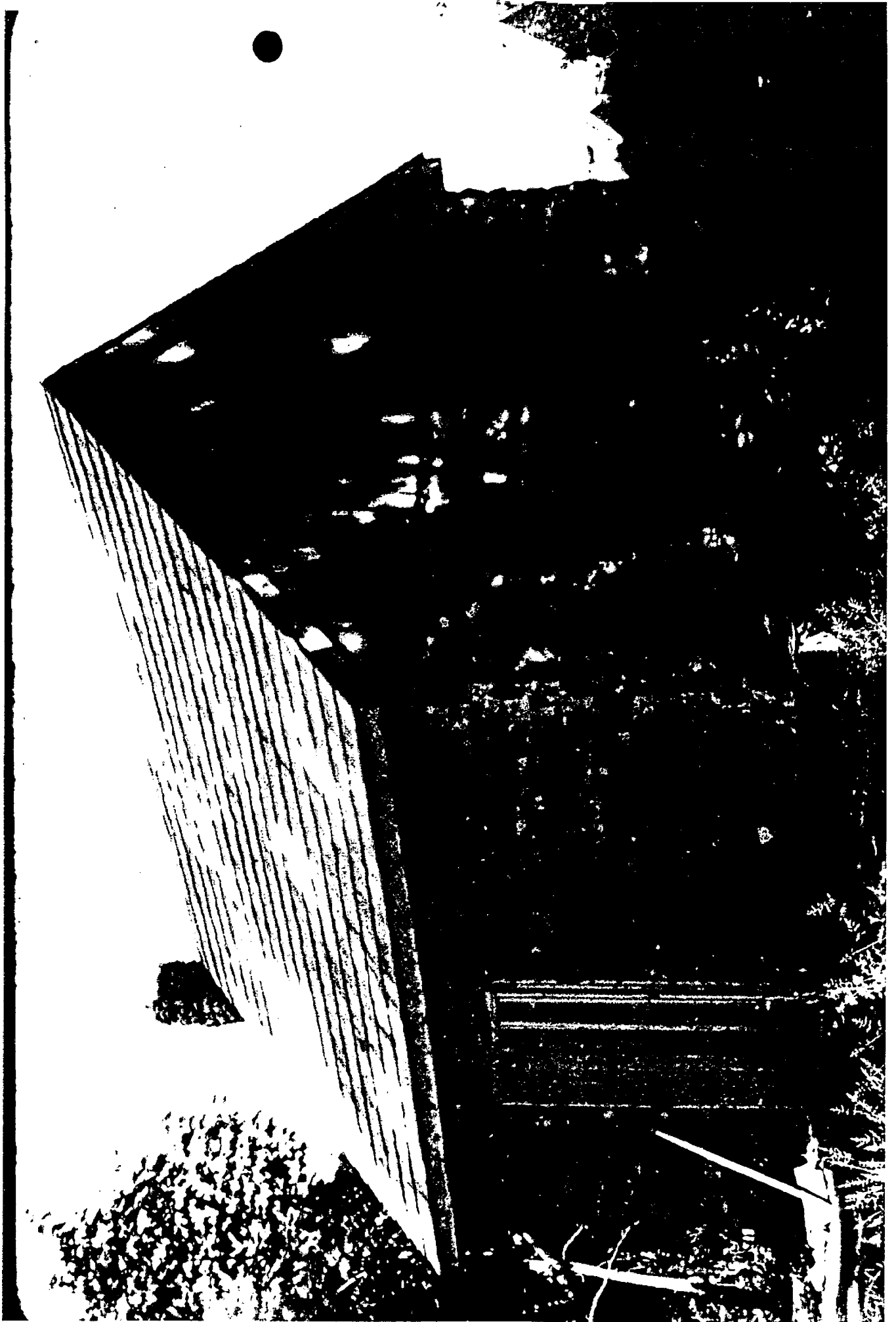
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# WOODLAWN CABIN

Scale: 1/2" = 1'-0"

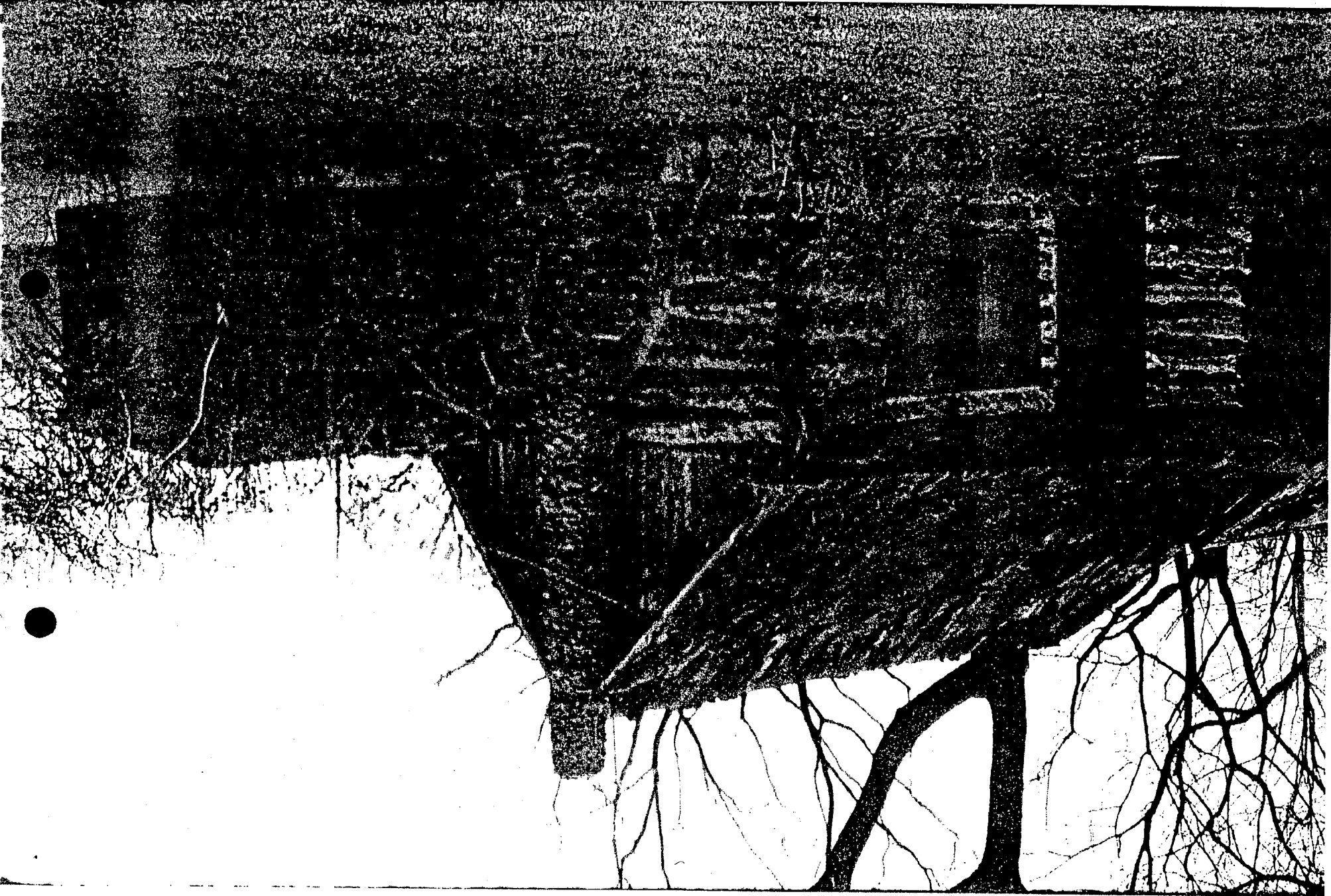


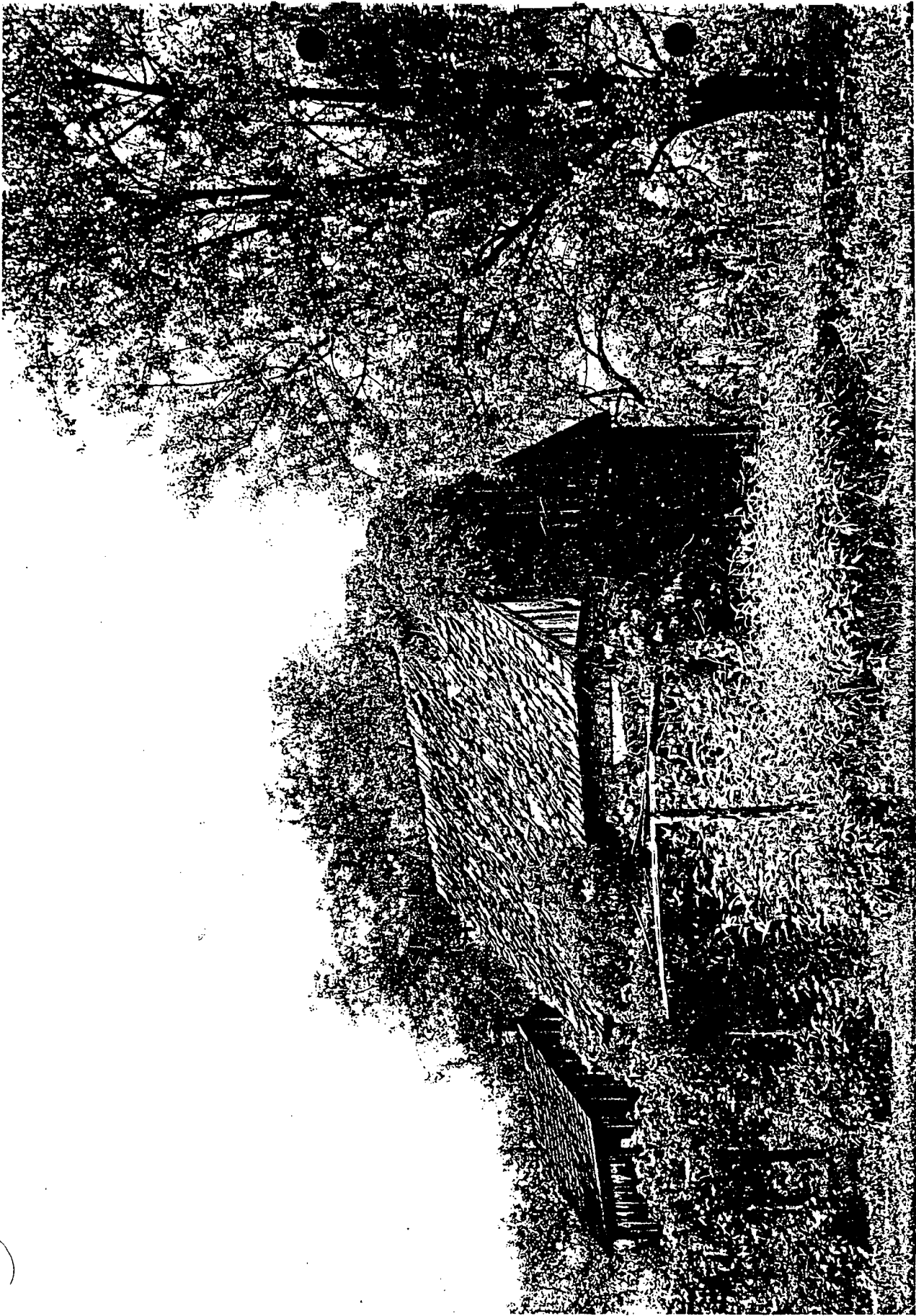


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Woodlawn Club 9162 225061

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Woodlawn Cabin ca 1936 HABS/20

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