

1000 Kensington Parkway, Kensington
[HPC Case # ~~1000000000~~ 31/41-11A]
Master Plan Site
Kensington Cabin and Bridge



HISTORIC PRESERVATION COMMISSION


Isiah Leggett
County Executive

Leslie Miles
Chairperson

Date: September 28, 2011

MEMORANDUM

TO: Hadi Mansouri, Acting Director
Department of Permitting Services

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

SUBJECT: Historic Area Work Permit #579536, hardscape alterations

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 September 27, 2011 meeting.

The HPC staff has reviewed and stamped the attached construction drawings.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: M-NCPPC Parks Department

Address: 1000 Kensington Parkway, Kensington

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made. Once the work is complete 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@gpinet.com Contact Person: CAROL PEREIT
Daytime Phone No.: 410-880-3055
Tax Account No.: 52-6001550
Name of Property Owner: M-NPPC PARKS DEPT Daytime Phone No.: 301-495-2535
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/PREMISE

House Number: ~~1000~~ 1000 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 PERMIT ACTION AND USE

I.A. CHECK ALL APPLICABLE **CHECK ALL APPLICABLE**
 Construct Extend Alter/Renovate A/C Stair Room Addition Porch Deck Shed
 Move Install Wreck/Rem Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: _____
1B. Construction cost estimate: \$ 492,000 TOTAL PARK RENOVATIONS ~ \$2,000 ADULT CAPS
1C. If this is a revision of a previously approved active permit, see Permit # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENS/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] 8/13/2011
Signature of owner or authorized agent Date

Approved: [Signature] For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: [Signature] Date: 9/30/11
Application/Permit No.: 579536 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 is an approximately 560 SF log cabin, a local version of the National Park Service style. It is located at the southwest corner of Kensington Park a local park with active recreation facilities. Silver Creek, a tributary of Rock Creek, runs through the south east corner of the park and the cabin is situated facing the creek. Since it's construction on the park land, it has functioned as a community hub and recreation center. It was closed in 1991 and designated as an historic site in March 2011.

- 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 to all the parks facilities. As part of this renovation, the concrete pad in front of the cabin, which was not originally part of the cabin setting, is to be removed by hand and the area will be planted with grass. Additionally, the 5' wide path will be reconstructed as an 8' wide path. The additional 3' will be to the far side of the existing path so as to lessen the impact on existing trees and the cabin. The Kensington Historical Society has been consulted on the planning. No changes are to occur to the cabin structure or the stone steps in the front.

2. SITE PLAN

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

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- 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.

- 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.
- 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

- 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.
- 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.

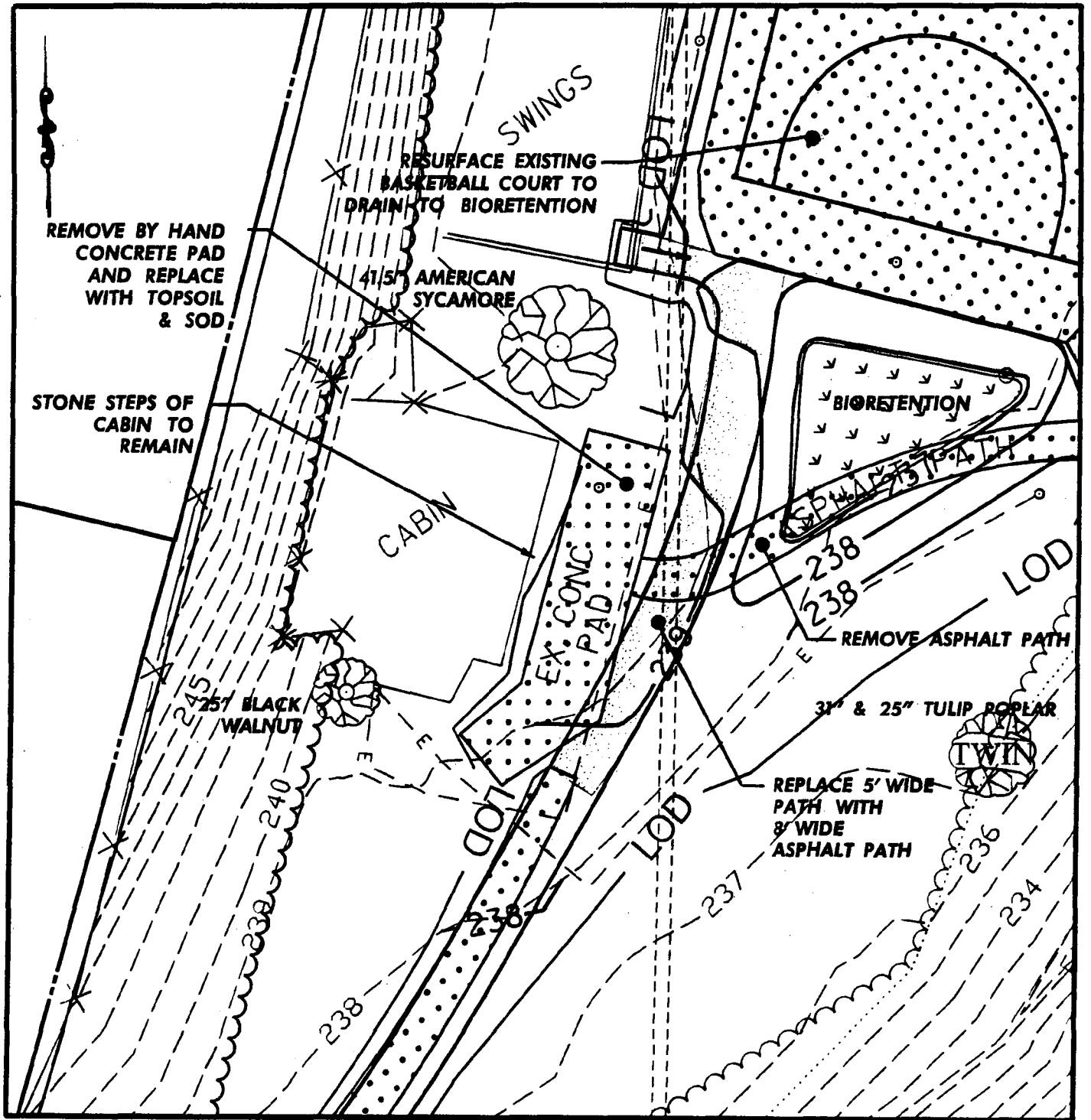
6. TREE SURVEY

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.



APPROVED
 for City of Berkeley
 Planning Department
 [Signature] JS 9/30/11

LEGEND

- EXIST. ASPHALT REMOVAL
- PROPOSED PATHWAY

GPI

GREENMAN-PEDERSON, Inc.
 GENERAL ARCHITECT, PLANNER, CONSTRUCTION DESIGN & INSPECTION
 1077 CALIFORNIA ROAD, ANAHEIM JUNCTION, CA 92805
 TEL: (714) 470-2712 FAX: (714) 470-3000
 TOLL FREE: (800) 451-2548 www.gpi.com

**KENSINGTON CABIN LOCAL PARK
 SITE PLAN**

DATE: JULY 2011

SCALE: 1" = 20'

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	1000 Kensington Parkway, Kensington	Meeting Date:	9/27/2011
Resource:	Individually Designated Master Plan Site #31/41, Kensington Cabin and Bridge	Report Date:	9/20/2011
Applicant:	M-NCPPC Parks Department (Carol Perfit, Agent)	Public Notice:	9/13/2011
Review:	HAWP	Tax Credit:	No
Case Number:	31/41-11A	Staff:	Josh Silver
PROPOSAL:	Hardscape alterations		

STAFF RECOMMENDATION:

- Approve
 Approve with conditions

ARCHITECTURAL DESCRIPTION

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

PROPOSAL:

The applicant is proposing to remove and replace a non-historic concrete pad located in front of the existing structure with grass.

The proposed work also includes the removal and replacement of an existing asphalt pathway with grass between the front of the structure and Kensington Parkway. A second existing asphalt pathway between Everett Street and the structure will be widened from 5' -to- 8'. A pathway of the same dimensions will connect the widened pathway to an existing basketball court facility in the front right yard of the property. No other changes are proposed at this time.

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.

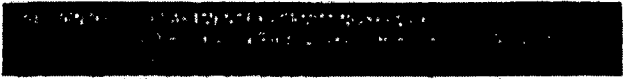
- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:
- (1) The proposal will not substantially alter the exterior features 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.



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Town/City: KENSINGTON Nearest Cross Street: EVERETT ST.
Lot: 1 Block: 13 Subdivision:
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PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:
[checked] Construct [] Extend [checked] Alter/Renovate [] A/C [] Slab [] Room Addition [] Porch [] Deck [] Shed
[] Move [] Install [] Wreck/Raze [] Solar [] Fireplace [] Woodburning Stove [] Single Family
[] Revision [] Repair [] Revocable. [] Fence/Wall (complete Section 4) [] Other:
1B. Construction cost estimate: \$ 492,000 TOTAL PARK RENOVATIONS ~ \$ 3,000 ADJ. TO CABIN
1C. If this is a revision of a previously approved active permit, see Permit #

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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: [Signature] Date: 8/13/2011

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

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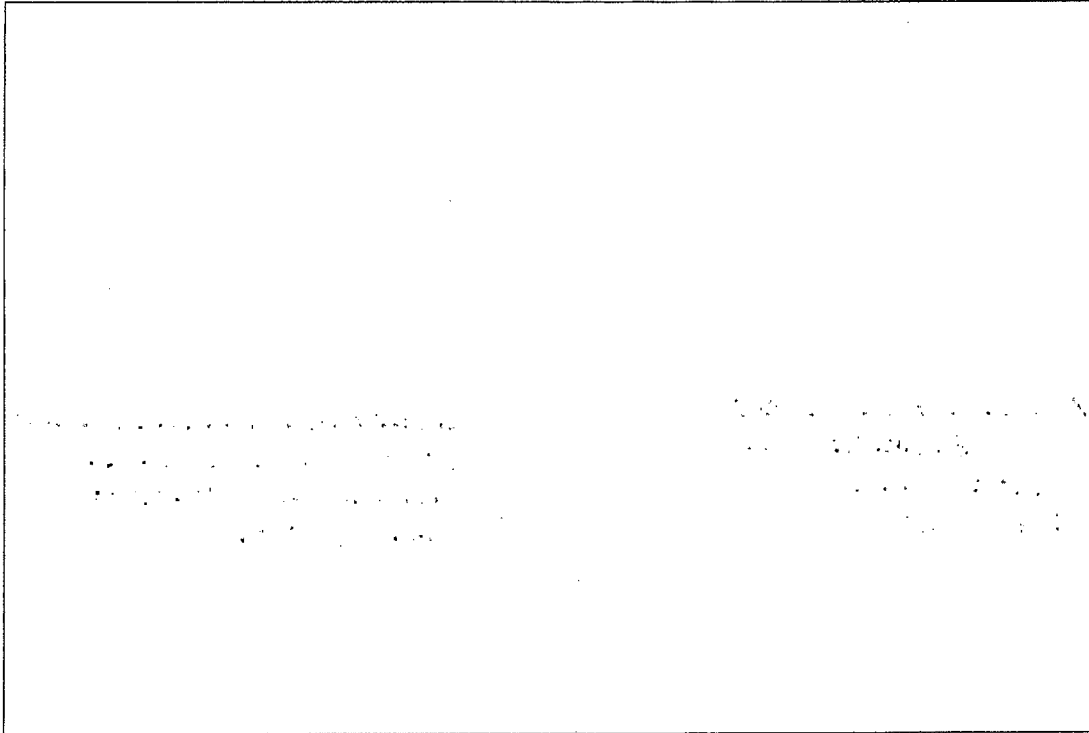
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(4)

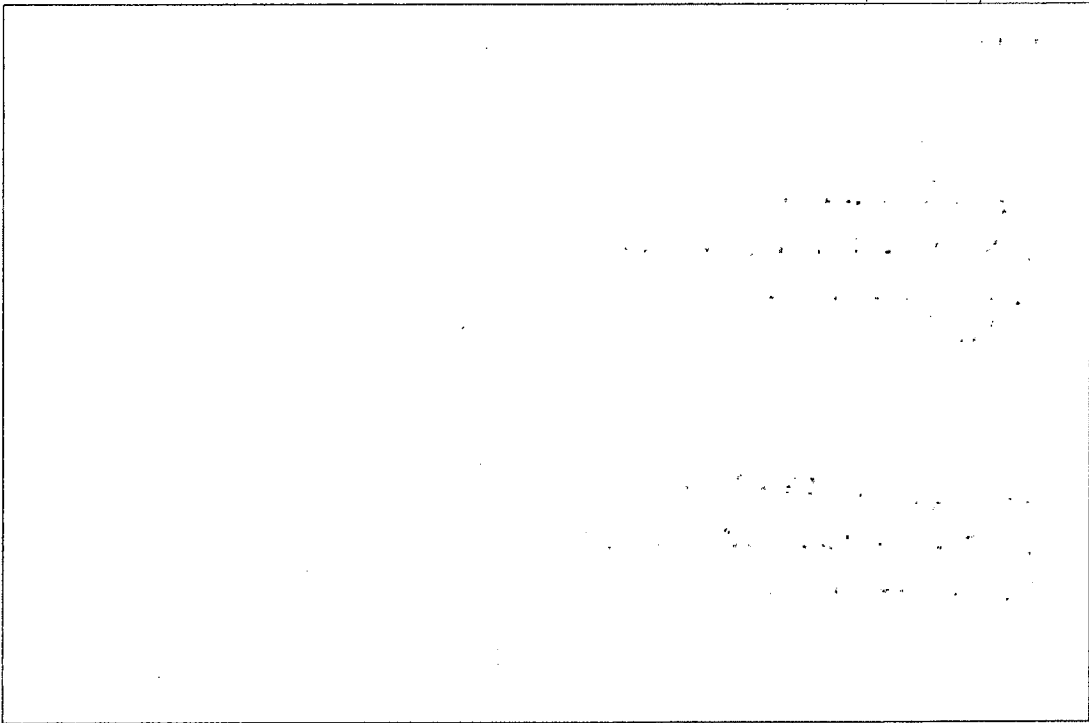
HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

<p>Owner's mailing address M-NCPPC 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>Adjacent and confronting Property Owners mailing addresses</p>	
<p>DAVID L. JONES 3803 EVERETT ST. KENSINGTON, MD.</p>	
<p>SY FRENKEL 3800 DRESDEN ST. KENSINGTON MD</p>	
<p>TEMPLE EMANUEL 10101 CONNECTICUT AVE KENSINGTON MD.</p>	

Existing Property Condition Photographs (duplicate as needed)



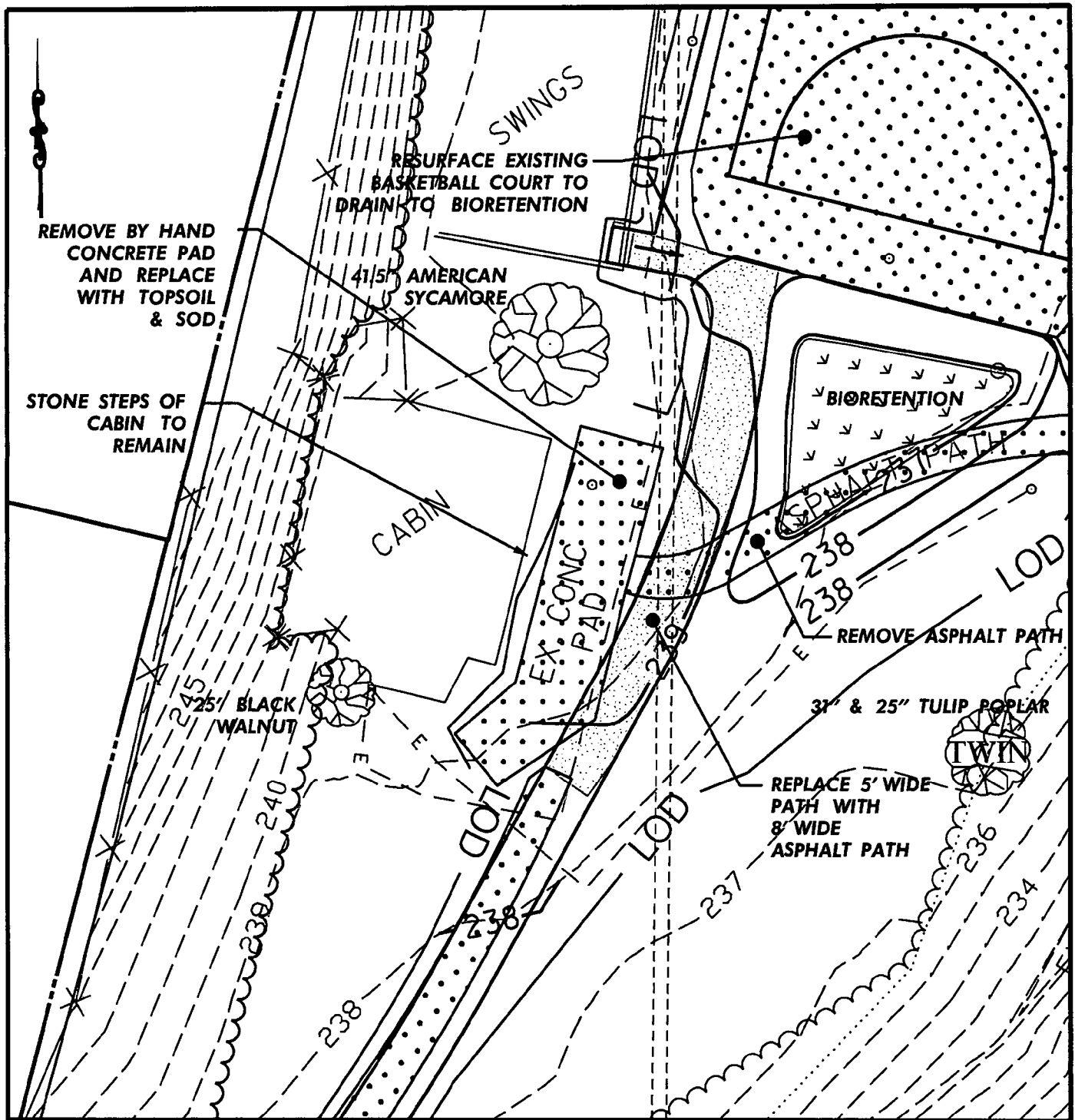
Detail: _____



Detail: _____

Applicant: _____

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LEGEND

- EXIST. ASPHALT REMOVAL
- PROPOSED PATHWAY

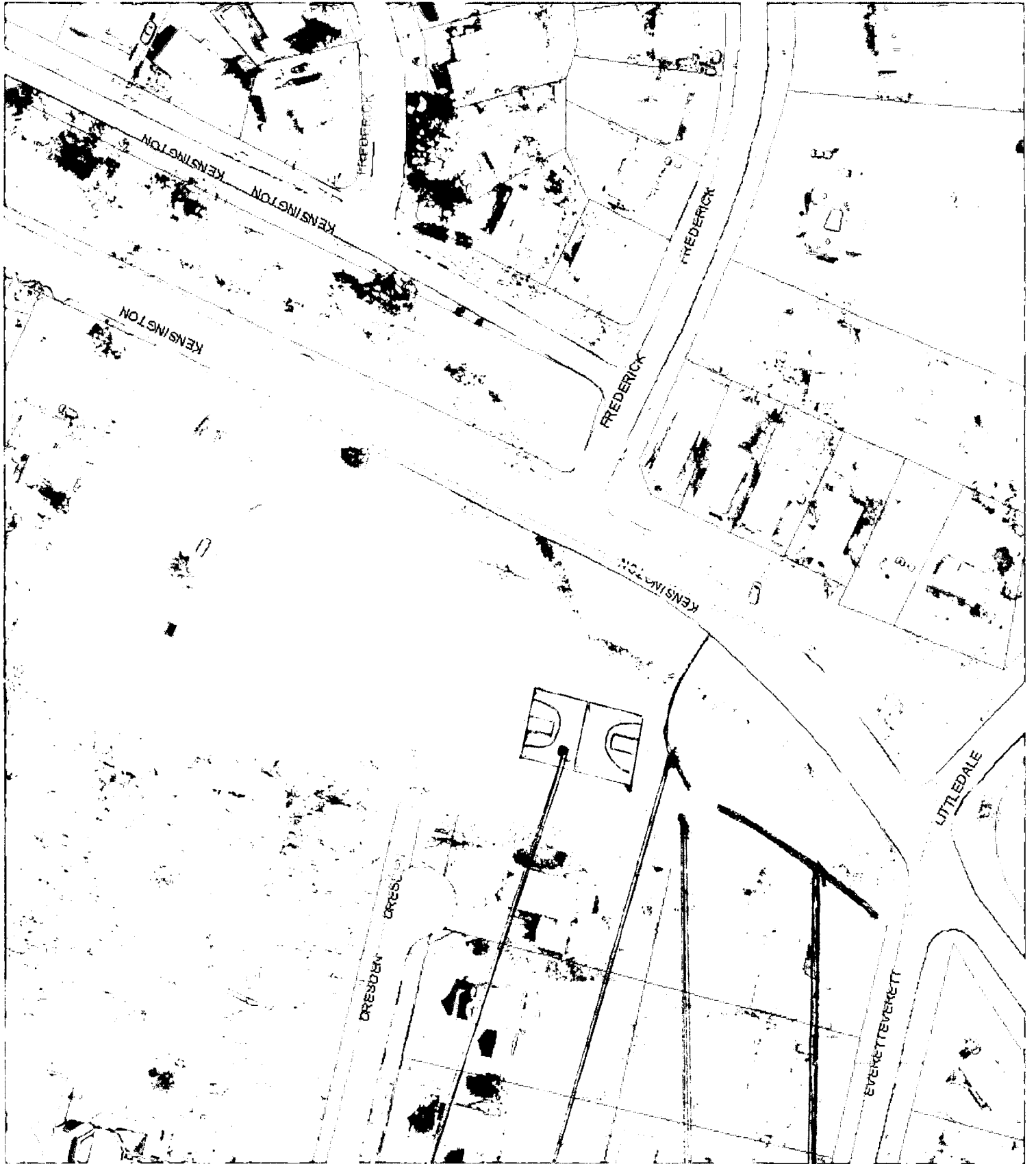
GPI

GREENMAN-PEDERSEN, INC.
 DESIGNERS, ARCHITECTS, PLANNERS, CONSTRUCTION ENGINEERS & INSPECTORS
 10977 CULFORD ROAD, ANNAPOLIS JUNCTION, MD, 20701
 WASH. (301) 470-2772 BALT. (410) 860-3055
 FAX: (301) 490-2649 www.gpi.net

**KENSINGTON CABIN LOCAL PARK
 SITE PLAN**

DATE: JULY 2011

SCALE: 1" = 20'



EXISTING
BASKETBALL
COURT

PATHWAY
PROPOSED
FOR REPAIR

CABIN

PROPOSED
PATHWAY EXPANSION

(7)

Existing Property Condition Photographs



Cabin from north side showing concrete pad to be removed.

Existing Property Condition Photographs



Existing asphalt path and front of cabin.



Stone steps to cabin front door – to remain