



**MONTGOMERY COUNTY PLANNING DEPARTMENT**  
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MCPB  
Item #7  
10/14/10

October 6, 2010

MEMORANDUM

TO: Montgomery County Planning Board

FROM: Clare Lise Kelly, Research and Designation Coordinator *CLK*  
Historic Preservation Office

VIA: Scott Whipple, Historic Preservation Supervisor *SN*  
John Carter, Chief, Design and Preservation Division *JC*

SUBJECT: Public Hearing Draft Amendment to the *Master Plan for Historic Preservation*:  
Kensington Cabin, 10000 Kensington Parkway (Resource #31/41)

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STAFF RECOMMENDATION

Recommend to the County Council that Kensington Cabin (Resource #31/41) be designated on the *Master Plan for Historic Preservation*. Take action to add the Kensington Cabin to the *Locational Atlas and Index of Historic Sites* as an interim measure until its evaluation for Master Plan designation is complete.

BACKGROUND

The Kensington Historical Society has nominated Kensington Cabin for historic designation. Under the HPC's approved Executive Regulations, the Historic Preservation Commission must review submitted nominations and forward a recommendation to the Planning Board. Historic resources are reviewed through the update of area master plans, as part of an ongoing evaluation of the *Locational Atlas and Index of Historic Sites*, or, as in the present case, through nominations by the public.

The Historic Preservation Commission held a public hearing and worksession on August 11, 2010, to evaluate this resource. The HPC voted unanimously in favor of recommending Kensington Cabin for designation on the Master Plan for Historic Preservation, finding that the cabin meets four of the criteria for designation established in section 24A-3 of the County Code. The HPC recommendations are presented in the Public Hearing Draft Amendment.

Kensington Cabin is not currently identified on the *Locational Atlas and Index of Historic Sites*. Placement on the *Locational Atlas* gives the resources interim protection until they are designated on the *Master Plan for Historic Preservation*. That interim protection is the Moratorium on Alteration or Demolition provision of the Preservation Ordinance (Sec 24A-10). The Planning Board has the authority to add resources to the *Locational Atlas*.

The Board's recommendations regarding inclusion in the Master Plan for Historic Preservation are transmitted to the County Council in the form of a Planning Board Draft Amendment. The Council makes the final determination in whether resources are added to this functional master plan.

Included with this staff report are the Maryland Inventory of Historic Properties form ("research form"), nomination request, and public submittals received to date.

## HISTORIC CONTEXT

The review of Kensington Cabin benefits from an understanding of several interrelated historic themes: suburban development, outdoor recreation, City Beautiful movement, stream valley parks and parkways, and rustic architecture.

The years following the World War I era brought phenomenal development in the national capital region. From 1921 to 1931, the assessed value of lower Montgomery County real estate rose from \$13 million to \$54 million. The State of Maryland created WSSC in 1917 and M-NCPPC in 1927 to manage this change.

As the population grew, so did a desire for contact with nature. A goal for creating what became Kensington Cabin Park was to create an “outdoor recreation” facility, as stated by Blanche Armstrong, Civic Committee Chairman in Kensington, in 1924. A major goal of M-NCPPC was the establishment of stream valley parks, to protect the water supply and to provide recreation facilities for residents. The vehicle for reaching this goal was the Capper-Cramton Act of 1930, providing \$16 million in funding.<sup>1</sup> In the Depression era, the Commission submitted several applications for New Deal funding of park projects. The Civil Works Administration program was a brief endeavor of the New Deal program. Recognizing the deficit the billion dollar program was running, President Roosevelt opted to end the program in March 1934, only five months after the program started.<sup>2</sup>



Kensington Cabin under construction, 1934,  
Kensington Historical Society Archives

Accompanying the interest in nature was a desire to create architecture that harmonized with natural settings. Grand buildings with rustic detailing were popular among upper income vacationers, from the Great Camps of the Adirondacks beginning in the 1880s, to the large hotels in National Parks--starting with Yosemite's Old Faithful Inn (1904).<sup>3</sup>

It was in the 1920s that National Park Service architects--influenced by studies of archeology and early American architecture--began to design small-scale rustic buildings that fit into the landscape, using local building materials and techniques. The National Park Service created a textbook of design standards for public park structures: *Park and Recreation Structures* (1935). Albert Good's introductory chapter is considered the definitive statement on rustic park architecture--a concept that has come to be known as “parkitecture.” Regional examples of structures built according to the design philosophy of this seminal volume range from Washington DC's Rock Creek Park bridges (1934) to Frederick County's Catoclin Mountain Park cabins (1933). By the end of the 1930s, rustic buildings were no longer in favor with NPS architects who more often chose the clean lines of international style architecture.<sup>4</sup>

In addition to outdoor recreation, another stated goal in establishing the Kensington Cabin Park was to create an attractive approach to the Kensington community. The City Beautiful movement of the early 20<sup>th</sup> century brought an appreciation of the value of esthetics in city planning. Locally, this philosophy

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<sup>1</sup>Irving C Root, “Planning Progress in Maryland-Washington Metropolitan District,” *City Planning*, January 1931

<sup>2</sup> Jamie Kuhns, “Little Cabin in the Park,” Presentation to Kensington Historical Society, 11-10-2009.

<sup>3</sup>Architecture in the Parks: National Historic Landmark Theme Study.

<sup>4</sup> Ibid. Sara Amy Leach, “Emergency Conservation Work at Catoclin Mountain Park,” National Register of Historic Places, 1988. William Bushong, “Rock Creek Park, Historic Resource Study”, National Park Service, 1990.

was exemplified in the 1901 Macmillan Plan. The Kensington Women's Club had a Civic Committee. In her 1924 promotion of the park in question, Blanche Armstrong advocated "an attractive approach to the village." At the time, the streetcar line, which ran in the vicinity of the later Kensington Parkway, was a primary entrance into the community. Describing M-NCPPC's Master Plan of Highways, engineer Irving Root discussed the concept of portal treatment--using "suitable park treatment to demarcate and embellish" roads leading between the district and Montgomery County.<sup>5</sup>

The Macmillan Plan of 1901 called for parkways in the capital region linking natural and scenic areas. By the late 1920s, with automobile travel a reality, interest grew in managing traffic and creating scenic routes. In 1929, M-NCPPC developed plans for Sligo Creek Parkway, and acquired land in 1930, with passage of the Capper-Cramton Act. Sligo Creek Parkway has been called the single largest strip park in the region.<sup>6</sup> As the streetcar use was in decline, rail alignments were put to use for automobiles. The Kensington Railway streetcar closed in 1935 and the Kensington Parkway opened to motor traffic in 1940. Kensington Parkway followed the model of Sligo Creek, being a 14.8-acre stream valley park established by M-NCPPC. <sup>7</sup>

Both Sligo Creek Parkway and Kensington Parkway featured a rustic log park structure that was the subject of a CWA application. <sup>8</sup> Kensington Cabin represents the earliest phase of park buildings. The cabin is the oldest log structure built for a county park and it is the only M-NCPPC-built park structure that has been nominated for historic designation. (The Norwood Rec Center, the historic Bureau of Animal Industry Building, which the Board has previously recommended for historic designation, was built by the USDA.) Kensington Cabin's contemporary, Sligo Cabin, no longer stands.

## CRITERIA

The research form documents the historical and architectural significance of Kensington Cabin. The resource has a high level of integrity. The period of significance for the resource is 1934 to 1960. Staff finds the resource is eligible for designation under the following criteria, Montgomery County Preservation Ordinance, Chapter 24A-3:

**1a. The historic resource has character, interest, or value as part of the development, heritage or cultural characteristics of the County, State, or Nation.** Kensington Cabin represents collaborative efforts by the Town of Kensington and M-NCPPC to erect a recreation building using federal and county funding. The cabin is the oldest extant M-NCPPC-built park structure.

**1d. The historic resource exemplifies the cultural, economic social, political, or historic heritage of the County and its communities.**

The Cabin is a Civil Works Administration project that represents public improvement efforts in the Great Depression era, including landscape beautification and recreation activities

**2a. The historic resource embodies the distinctive characteristics of a type, period or method of construction.**

The cabin exemplifies early 20<sup>th</sup> century parkitecture—a rustic type of park building pioneered by the National Park Service. Characteristic features include whole log construction, stone chimney and rustic bracketed door hood.

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<sup>5</sup>Root, op cit.

<sup>6</sup>Sara Amy Leach, *Parkways of the National Capital Region, 1913-1965*, National Register Multiple Property Documentation, 1990. Erin Hammerstedt, *Sligo Creek Parkway*, Resource 32/15, MIHP form, 2005.

<sup>7</sup>It is reported that the CCC had 30 camps in Maryland, including at least one in Rock Creek Park and built 274 Maryland bridges. Alice Crampton/Julie Abell, *Kensington Parkway*, Resource 31/19 (Bridge M0073), MD SHA Historic Bridge Inventory, 1994. MNCPPC Historian Michael Dwyer has noted similarity between Kensington Parkway bridge and design elements on other projects built by the Civilian Conservation Corps, another New Deal entity.

<sup>8</sup>Other buildings for which MNCPPC filed CWA applications were located in Rock Creek and Cabin John parks.



**2e. The historic resource represents an established and familiar visual feature of the neighborhood, community, or County due to its singular physical characteristic or landscape.**

The building was conceived as a visual feature along Kensington Parkway, a gateway into the Kensington community. Built in 1934, Kensington Cabin had already become an established community feature in 1949 when MNCPPC established the Kensington Cabin Park.

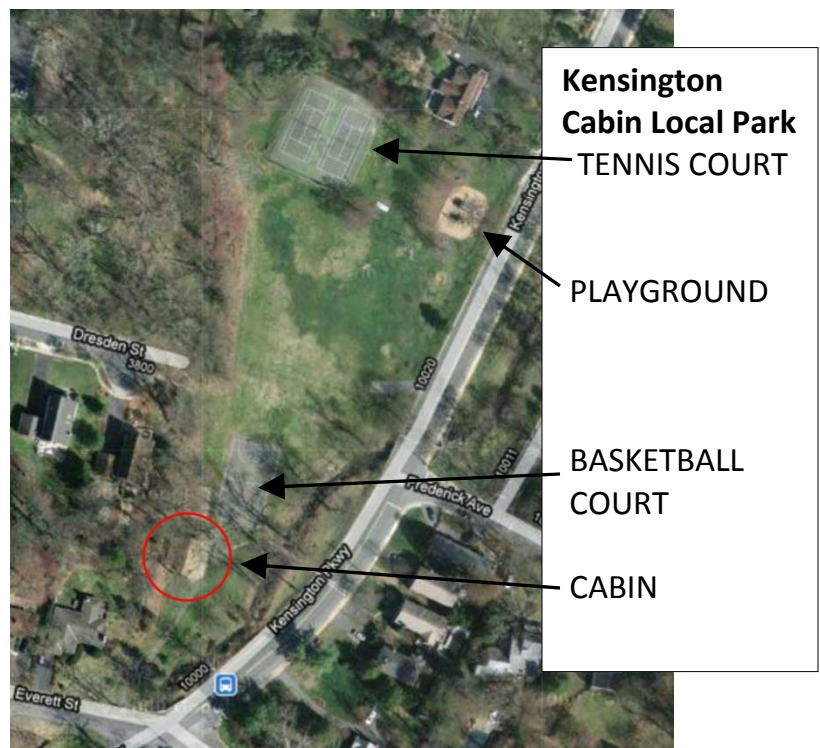
## PLANNING ISSUES

Kensington Cabin is identified in the Planning Board Draft of the Kensington Sector Plan (October 2009), as a potential historic resource that merits future evaluation (p12). This nomination for historic designation that is before the Board now affords an opportunity for the HPC and Planning Board's recommendations to be presented to the Council before the Kensington Sector Plan is approved and adopted. Hence it is hoped that the final plan may include the ultimate designation of the resource in question. The draft plan is scheduled to be under County Council review through early 2011.

The Department of Parks is actively working on an ADA compliance plan for Kensington Local Park. The Historic Preservation office has reviewed the concept plan, which calls for the removal of a deteriorated concrete pad in front of the cabin, the repaving of an existing path leading from Everett Street to the front yard of the cabin, and an extension of this path to park facilities to the north. Staff finds these plans compatible with the historic structure and its environmental setting. Other key features of the plan--a perimeter path system connecting to extant park facilities, replacement playground facility, and a handicapped parking space on Kensington Parkway near the playground—have no detrimental impact on the cabin or its setting.

The Department of Parks supports the preservation and revitalization of the structure. Kensington Cabin has been closed since 1991 due to insufficient funds. The Sector Plan recommends a cooperative venture between the Parks Department and the Town of Kensington to develop a viable program and means of operation to revitalize the cabin. The cabin is located within the 100 year flood plain. It is anticipated that protective actions may need to be taken for Kensington Cabin to minimize potential flood damage.

The recommended environmental setting is the 4.28 acre lot, being Lot 1 of Block 13 (see following map). The master planned Right of Way for Kensington Parkway transects the lot on which the cabin is located. Because of the proximity of the cabin to the parkway, and the historical relationship of the cabin and the parkway, the recommended setting includes the master planned Right of Way for Kensington Parkway.



## CONCLUSION

Staff recommends Kensington Cabin (Resource #31/41) for designation on the *Master Plan for Historic Preservation*. Staff finds that the building is historically and architecturally significant meeting Criteria 1a, 1d, 2a, 2e. Staff also recommends this resource be placed on the *Locational Atlas and Index of Historic Sites* as an interim measure until its evaluation for Master Plan designation is complete.



Attachments (also online at [www.montgomeryplanning.org/historic](http://www.montgomeryplanning.org/historic) :

- Public Hearing Draft Amendment to the Master Plan for Historic Preservation: Kensington Cabin, 10000 Kensington Parkway, September 2010
- Maryland Inventory of Historic Properties form, #31/41, Kensington Cabin
- Nomination letter
- Public Submittals

Additional documents online at [www.montgomeryplanning.org/historic](http://www.montgomeryplanning.org/historic) :

- Kensington Sector Plan, Planning Board Draft, October 2009
- Architecture in the Parks: A National Historic Landmark Theme Study
- Parkways of the National Capital Region, Multiple Property Documentation Form
- Jamie Kuhns, "Little Cabin in the Park," Cultural Resources, Park Planning-Stewardship, Dept of Parks



# Kensington Cabin

10000 Kensington Parkway, Resource #31/41

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Montgomery County Planning Department  
Maryland-National Capital Park and Planning Commission  
September 2010

Public Hearing Draft  
KENSINGTON CABIN, 10000 Kensington Parkway, Resource #31/41  
An Amendment to the *Master Plan for Historic Preservation in Montgomery County*

## **ABSTRACT**

This document contains the text, with supporting illustrations, for an amendment to the *Master Plan for Historic Preservation*, as amended; being also an amendment to the *Kensington Sector Plan (Planning Board Draft October 2009)*; the 1978 *Sector Plan for the Town of Kensington and Vicinity* and an amendment to the *General Plan for the Physical Development of the Maryland-Washington Regional District within Montgomery County, Maryland*, as amended. This Amendment considers the nomination of one resource to the *Master Plan for Historic Preservation* and/or addition to the *Locational Atlas and Index of Historic Sites*.

## **SOURCE OF COPIES:**

The Maryland-National Capital Park and Planning Commission  
8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760  
[www.montgomeryplanning.org/historic](http://www.montgomeryplanning.org/historic)

## **THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION**

The Maryland-National Capital Park and Planning Commission is a bi-county agency created by the General Assembly of Maryland in 1927. The Commission's geographic authority extends to the great majority of Montgomery and Prince George's Counties; the Maryland-Washington Regional District (M-NCPPC planning jurisdiction) comprises 1,001 square miles, while the Metropolitan District (parks) comprises 919 square miles, in the two counties.

The Commission is charged with preparing, adopting, and amending or extending *The General Plan (On Wedges and Corridors) for the Physical development of the Maryland-Washington Regional District in Montgomery and Prince George's Counties*. The Commission operates in each county through Planning Boards appointed by the county government. The Montgomery Planning Board is also responsible for updates to the *Locational Atlas and Index of Historic Sites in Montgomery County, Maryland*.

The Maryland-National Capital Park and Planning Commission encourages the involvement and participation of individuals with disabilities, and its facilities are accessible. For assistance with special needs (e.g., large print materials, listening devices, sign language interpretation, etc.), contact the Community Outreach and Media Relations Division, 301-495-4600 or TDD 301-495-1331.

## MASTER PLAN FOR HISTORIC PRESERVATION

The *Master Plan for Historic Preservation* is a functional master plan with countywide application. The plan and the *Historic Preservation Ordinance*, Chapter 24A of the Montgomery County Code, are designed to protect and preserve Montgomery County's historic and architectural heritage. When a historic resource is placed on the *Master Plan for Historic Preservation*, the adoption action officially designates the property as a historic site or historic district, and subjects it to the further procedural requirements of the Historic Preservation Ordinance.

Designation of historic sites and districts serves to highlight the values that are important in maintaining the individual character of the County and its communities. It is the intent of the County's preservation program to provide a rational system for evaluating, protecting and enhancing the County's historic and architectural heritage for the benefit of present and future generations of Montgomery County residents. The accompanying challenge is to weave protection of this heritage into the County's planning program so as to maximize community support for preservation and minimize infringement on private property rights.

The following criteria, as stated in Section 24A-3 of the *Historic Preservation Ordinance*, shall apply when historic resources are evaluated for designation in the *Master Plan for Historic Preservation*:

1. Historical and cultural significance

The historic resource:

- a. has character, interest, or value as part of the development, heritage or cultural characteristics of the County, State, or Nation;
- b. is the site of a significant historic event;
- c. is identified with a person or a group of persons who influenced society; or
- d. exemplifies the cultural, economic, social, political or historic heritage of the County and its communities; or

2. Architectural and design significance

The historic resource:

- a. embodies the distinctive characteristics of a type, period or method of construction;
- b. represents the work of a master;
- c. possesses high artistic values;
- d. represents a significant and distinguishable entity whose components may lack individual distinction; or
- e. represents an established and familiar visual feature of the neighborhood, community, or County due to its singular physical characteristic or landscape.



## **Implementing the Master Plan for Historic Preservation**

Once designated on the *Master Plan for Historic Preservation*, historic resources are subject to the protection of the Ordinance. Any substantial changes to the exterior of a resource or its environmental setting must be reviewed by the Historic Preservation Commission and a historic area work permit issued under the provisions of the County's Preservation Ordinance, Section 24A-6. In accordance with the *Master Plan for Historic Preservation* and unless otherwise specified in the amendment, the environmental setting for each site, as defined in Section 24A-2 of the Ordinance, is the entire parcel on which the resource is located as of the date it is designated on the Master Plan.

Designation of the entire parcel provides the County adequate review authority to preserve historic sites in the event of development. It also ensures that, from the beginning of the development process, important features of these sites are recognized and incorporated in the future development of designated properties. In the case of large acreage parcels, the amendment will provide general guidance for the refinement of the setting by indicating when the setting is subject to reduction in the event of development; by describing an appropriate area to preserve the integrity of the resource; and by identifying buildings and features associated with the site which should be protected as part of the setting. It is anticipated that for a majority of the sites designated, the appropriate point at which to refine the environmental setting will be when the property is subdivided.

Public improvements can profoundly affect the integrity of a historic area. Section 24A-6 of the Ordinance states that a Historic Area Work Permit for work on public or private property must be issued prior to altering a historic resource or its environmental setting. The design of public facilities in the vicinity of historic resources should be sensitive to and maintain the character of the area. Specific design considerations should be reflected as part of the Mandatory Referral review processes.

In many cases, the parcels of land on which historic resources sit are also impacted by other planned facilities in the master plan; this is particularly true with respect to transportation right-of-way. In general, when establishing an environmental setting boundary for a historic resource, the need for the ultimate transportation facility is also acknowledged, and the environmental setting includes the entire parcel minus the approved and adopted master planned right-of-way. However, in some specific cases, the master planned right-of-way directly impacts an important contributing element to the historic resource. In such cases the amendment addresses the specific conflicts existing at the site, and suggests alternatives and recommendations to assist in balancing preservation with the implementation of other equally important community needs.

In addition to protecting designated resources from unsympathetic alteration and insensitive redevelopment, the County's Preservation Ordinance also empowers the County's Department of Housing and Community Affairs and the Historic Preservation Commission to prevent the demolition of historic buildings through neglect.

The Montgomery County Council passed legislation in September 1984 to provide for a tax credit against County real property taxes in order to encourage the restoration and preservation of privately owned structures located in the County. The credit applies to all properties designated on the *Master Plan for Historic Preservation* (Chapter 52, Art. VI). Furthermore, the Historic Preservation Commission maintains current information on the status of preservation incentives including tax credits, tax benefits possible through the granting of easements on historic properties, outright grants and low-interest loan program.

## THE AMENDMENT

This Amendment considers the nomination of one resource to the *Master Plan for Historic Preservation* and/or addition to the *Locational Atlas and Index of Historic Sites*. If designated on the Master Plan, the resource would be protected by the County's Historic Preservation Ordinance, Chapter 24A of the Montgomery County Code.

Resource #	Historic Name	Location
31/41	Kensington Cabin	10000 Kensington Parkway

- Built in 1934 as a park recreation building and community center, Kensington Cabin was a collaborative effort of the Town of Kensington and the Maryland-National Capital Park & Planning Commission. Blanch Armstrong, Kensington's Woman's Club, initially conceived of the park and community center in 1924. M-NCPPC Landscape architect Roland Rogers drafted a park plan in 1929 and M-NCPPC engineer Irving Root requested funds for the recreation building in 1934.
- Kensington cabin is one of the earliest park structures built by or for M-NCPPC, founded in 1927. Built in the New Deal era, the cabin was begun with funding from the Civil Works Administration and completed with MNCPPC funds.
- The log structure is an outstanding example of a rustic park building exemplifying "parkitecture", a concept of rustic architecture promoted by the National Park Service in the 1930s. Characteristic features include whole log construction, stone chimney and rustic bracketed door hood.
- Kensington Cabin is an established visual feature of the local landscape and namesake of the Kensington Cabin Local Park.
- The resource meets criteria 1a, 1d, 2a and 2e.
- The recommended environmental setting is the 4.28 acre lot, being Lot 1 of Block 13. The cabin is located within the 100 year flood plain. It is anticipated that protective actions may need to be taken for Kensington Cabin to minimize potential flood damage.
- Changes to the site that are considered normal park operations including installation of playground equipment may be done through staff-level review and do not require a Historic Area Work Permit.



Kensington Cabin faces east toward Silver Creek and Kensington Parkway.  
Current view, above, and 1964 view, below.







View north



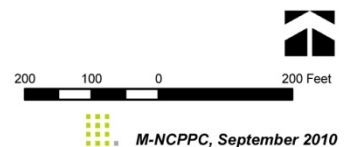
View of Kensington Cabin at park entrance from Kensington Parkway

# Kensington Cabin (31/41)

# 10000 Kensington Parkway



- Environmental setting
- Parcel boundaries
- Existing pavement
- Public Right of Way (ROW)
- Master planned ROW
- Contributing buildings
- Other buildings
- Existing parkland
- Kensington Historic District
- ~~~~~ Streams, rivers and lakes



The recommended environmental setting is the 4.28 acre lot, being Lot 1 of Block 13.



## **ELECTED AND APPOINTED OFFICIALS**

### **County Council**

Nancy Floreen, President  
Valerie Ervin, Vice-President  
Phil Andrews  
Roger Berliner  
Marc Elrich  
Mike Knapp  
George Leventhal  
Nancy Navarro  
Duchy Trachtenberg

### **County Executive**

Isiah Leggett

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Jorge Rodriguez  
Craig D. Smith  
Paul Treseder  
M'Lisa Whitney



Public Hearing Draft  
**Kensington Cabin, 10000 Kensington Parkway, Resource #31/41**  
*An Amendment to the Master Plan for Historic Preservation:*

September 2010

Montgomery County Planning Department  
[www.montgomeryplanning.org](http://www.montgomeryplanning.org)



000000912

Jennifer Gurney, Assoc. AIA, LEED AP  
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Kensington, MD 20895  
718.541.4773  
jagurney@gmail.com

July 16, 2010

Clare Lise Kelly  
Research and Designation Coordinator  
Historic Preservation Section  
Montgomery County Planning Department  
Maryland-National Capital Park and Planning Commission  
1400 Spring Street, Suite 500 W  
Silver Spring, Maryland 20910

Re: Inventory No. 31-41

Dear Ms. Kelly,

On behalf of the Kensington Historical Society, I am writing to formally request that Kensington Cabin, located at 10000 Kensington Parkway, Kensington, Montgomery County, Maryland, be evaluated for designation on the Master Plan for Historic Preservation. I am submitting the following materials to complete the Maryland Historical Trust Maryland Inventory of Historic Properties application for Kensington Cabin:

- (1) Maryland Historical Trust Maryland Inventory of Historic Properties form
- (1) Maryland Historical Trust Maryland Inventory of Historic Properties Photograph Log
- (12) 5" x 7" black and white photographs taken as part of the survey of the site on March 18, 2010
- (1) Compact Disc containing digital files of the above materials

Thank you very much.

Sincerely,



Jennifer Gurney

# Maryland Historical Trust

## Maryland Inventory of Historic Properties Form

Inventory No. 31-41

### 1. Name of Property

(indicate preferred name)

historic Kensington Cabin

other Log Shelter Cabin with Toilets (1934); Kensington Recreation Center (1945)

### 2. Location

street and number 10000 Kensington Parkway

\_\_\_ not for publication

city, town Kensington

\_\_\_ vicinity

county Montgomery

### 3. Owner of Property

(give names and mailing addresses of all owners)

name Maryland-National Capital Park and Planning Commission, Montgomery County Department of Parks

street and number 9500 Brunett Avenue

telephone 301-495-2595

city, town Silver Spring

state Maryland

zip code 20901

### 4. Location of Legal Description

courthouse, registry of deeds, etc. Montgomery County Land Records

liber 1309 folio 387

city, town Rockville

tax map HP42

tax parcel

tax ID number

### 5. Primary Location of Additional Data

- ☐ Contributing Resource in National Register District  
☐ Contributing Resource in Local Historic District  
☐ Determined Eligible for the National Register/Maryland Register  
☐ Determined Ineligible for the National Register/Maryland Register  
☐ Recorded by HABS/HAER  
☐ Historic Structure Report or Research Report at MHT  
☐ Other: \_\_\_\_\_

### 6. Classification

Category	Ownership	Current Function		Resource Count	
<input type="checkbox"/> district	<input checked="" type="checkbox"/> public	<input type="checkbox"/> agriculture	<input type="checkbox"/> landscape	Contributing	Noncontributing
<input checked="" type="checkbox"/> building(s)	<input type="checkbox"/> private	<input type="checkbox"/> commerce/trade	<input checked="" type="checkbox"/> recreation/culture	1	buildings
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> defense	<input type="checkbox"/> religion		sites
<input type="checkbox"/> site		<input type="checkbox"/> domestic	<input type="checkbox"/> social		structures
<input type="checkbox"/> object		<input type="checkbox"/> education	<input type="checkbox"/> transportation		objects
		<input type="checkbox"/> funerary	<input type="checkbox"/> work in progress		Total
		<input type="checkbox"/> government	<input type="checkbox"/> unknown		
		<input type="checkbox"/> health care	<input checked="" type="checkbox"/> vacant/not in use	Number of Contributing Resources	
		<input type="checkbox"/> industry	<input type="checkbox"/> other:	previously listed in the Inventory	



## 7. Description

Inventory No. 31-41

### Condition

<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated
<input type="checkbox"/> good	<input type="checkbox"/> ruins
<input checked="" type="checkbox"/> fair	<input type="checkbox"/> altered

Prepare both a one paragraph summary and a comprehensive description of the resource and its various elements as it exists today.

### Summary:

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 (*Photo #1*). 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 (*Photo #2*) 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.

### Description:

The one-story, rectangular wooden structure, approximately 560 square feet (20'-0" x 28'-0"), is situated at the southern end of the trumpet-shaped site, Kensington Park (*Map #1*). The original building consists of one large rectangular room, with a small storage room attached at the south end, and two bathrooms attached to the west side (with later ante-room additions) (*Drawing #1*). The cabin's main entry faces east-southeast, toward Silver Creek. A long stone retaining wall holds back the steep hill behind the cabin (to the west). The main entrance to the cabin is accessed via a concrete sidewalk and asphalt path that connects it to Everett Street to the south. Another path leads to a small bridge across Silver Creek, with stairs up to Kensington Parkway. The cabin is surrounded by 4.281 acres of open land, which include two basketball courts, swing sets, a baseball field, two tennis courts, and a jungle gym.

The materials used to construct the cabin are simple but well-crafted. The walls are constructed of rough-hewn timber logs, laid horizontally and overlapping at the corners using the "butt-and-pass" method. The logs are unscrubbed and butt up against each other without notching, but with the tops and bottoms sawed flat (*Historic Photo #1*). According to local lore, Dr. C. P. Powell dismantled a log cabin on his Cedar Lane property and donated the logs to Kensington for the cabin's construction. Materials ordered included 980 board feet of framing lumber and ten squares of roof shingles<sup>1</sup>. The structure sits on a stone foundation with a approximately one-and-a-half foot crawl space. A coursed rubble masonry chimney is located at the north end of the structure. The order also included 10 tons of building stone and 500 yellow fire bricks for the lining of the interior fire box (*Photo #3*)<sup>2</sup>. The coursed rubble masonry pattern of the cabin's chimney echoes that of the arched openings and guard rails of the Kensington Parkway bridge.

The principal (east) elevation is comprised of rows of timber logs laid horizontally, with a single, central wood entry door (*Photo #4*). The door is flanked by rectangular, three-part windows, located about halfway up the wall and reaching the height of the door (all windows are currently boarded up). Each group of windows

<sup>1</sup> Maryland State Archives, "Report of Completed, Transferred, or Discontinued Projects," CWA of Maryland, Document No. 11431, April 1934.

<sup>2</sup> *ibid.*

# Maryland Historical Trust

## Maryland Inventory of Historic Properties Form

Inventory No. 31-41

Name Kensington Cabin  
Continuation Sheet

Number 7 Page 1

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consists of a square, six-light sash in the center. On either side are rectangular six-light sashes. All windows are operable wood awning type. Two stone steps faced with fieldstone, slightly longer than the width of the door, provide access to the interior. The finish floor is approximately two feet above exterior grade. Circular notches visible in the lowest three timbers on either side of the front door suggest that log cheek walls flanked the stairs originally (*Historic Photo #2*). The gable roof eave overhangs the front door and steps. A pair of hand carved tree branch brackets supports the entry porch rafters (*Photo #5*). The east gable is uninterrupted by vents or other protrusions, save for the chimney at the north end.

The north elevation continues the alternating horizontal log wall construction, with a central massive stone chimney, broad at the base and narrowing as it rises (*Photo #6*). On either side of the chimney are six-light wood operable awning windows. The roof gable overhangs approximately two feet, about the same depth as the chimney. Slightly set back from the main cabin wall on the west side of the north elevation is a separate concrete masonry unit wall that is not part of the original construction. This wall forms part of a corner room that was added later.

A stone retaining wall runs behind the cabin structure and holds back the steep hillside. A decorative wrought iron fence sits atop the retaining wall. It extends only the length of the original building (*Photo #7*). The west wall is comprised of the stone veneer of the original bathrooms and the concrete masonry unit wall of the added auxiliary rooms. Both the bathrooms and the auxiliary rooms have narrow windows. The auxiliary rooms have metal frame sliding windows that are painted shut. The original bathroom windows are wood frame. The shed roof of the bathrooms and auxiliary rooms intersects the main roof gable (*Photo #8*).

A small storage room is attached to the major rectangular form of the main space of the cabin (*Photo #9*). The room is centered on the main body of the cabin. Its gabled roof mimics the main roof. In the center of the wall is a six-light operable wood awning window. Two six-light windows sit in the south wall of the cabin, on either side of the south storage room wall. There is evidence of a window or gable vent located in the center at the top of the wall, just under the meeting point of the two gables of the main roof. This window is not visible from the interior because of the ceiling, which is not part of the original construction. The gas meter is located at the west end of the south wall. Mirroring the north elevation, there is a separate concrete masonry unit wall that is set back and is part of another corner room that was added later.

On the interior, the main room features a stone hearth, fireplace, and mantle. Above the mantle, the stone work of the chimney tapers to a trapezoid, and runs up to the ceiling (*Photo #10*). The interior walls are currently finished in vertical knotty pine paneling. The ceiling, which is not original, is made of plaster wall board and creates a flat center section with sloped sides. In the southwest corner of the main room is a closet which houses the furnace and associated ductwork, presumably a later addition. The flooring is vinyl or linoleum tile, which is not original. Two non-original doors open into the north and south auxiliary rooms, providing access to each bathroom, one step down.

Two sets of original decorative bracing for the cabin frame are exposed beneath the ceiling of the main room (*Photo #11*). They consist of four (roughly 9" diameter) debarked logs, arranged horizontally, radiating like spokes from a shorter tree trunk "axle" suspended vertically from the center of the underside of the roof. Each of these four round "spoke" beams terminates where its angle intersects the sloping roof line. The entire

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bracing is connected by a cross made of two intersecting rectangular steel plates. The non-structural bracing is a unique architectural detail.

The interior of the storage room at the south end is unfinished, allowing views of the roof framing, comprised of log rafters, ridge beam, and wooden plank purlins. Also visible behind the new shelving and electrical conduit is an original door in the west wall. The door is made of the same wood planks as the purlins, with a Z frame and wrought iron ties for hinges (*Photo #12*).

Through the door at the south end of the west wall of the main room, reached by a single concrete step, is an auxiliary room that was added adjacent to the original south bathroom. The floor is an unfinished concrete slab. The original exterior stone wall of the bathroom is still intact, although it has been painted. There is a carved header log above the bathroom door, where a sign designating the bathroom's use was originally located. The south bathroom is in a state of disrepair, with large holes in portions of the tile wall, especially under the sink, exposing the plumbing pipes. The plumbing fixtures remain.

Through the door and down the step at the north end of the west wall of the main room is the other auxiliary room, adjacent to the north bathroom. There is a small hot water heater located in the southwest corner of the north auxiliary room. The north bathroom is in better condition than the south bathroom; the plumbing fixtures remain intact, and the wall tile is slightly damaged.

In summary, the exterior of the building is mostly unchanged since its original construction, save for the two auxiliary rooms that were added adjacent to the bathrooms. The original finish of the logs is unknown. Early photographs suggest dark paint or stain. Currently, the logs are painted a light tan color. Early photographs show corrugated metal roof panels placed over or replacing the original shingles. At the present, the roof is sheathed in asphalt shingles. At the front of the cabin paving included unshaped field stones creating a front patio area.



## 8. Significance

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Period	Areas of Significance	Check and justify below			
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> health/medicine	<input checked="" type="checkbox"/> performing arts	
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> archeology	<input checked="" type="checkbox"/> education	<input type="checkbox"/> industry	<input type="checkbox"/> philosophy	
<input type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> engineering	<input type="checkbox"/> invention	<input type="checkbox"/> politics/government	
<input checked="" type="checkbox"/> 1900-1999	<input type="checkbox"/> art	<input checked="" type="checkbox"/> entertainment/ recreation	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion	
<input type="checkbox"/> 2000-	<input type="checkbox"/> commerce	<input type="checkbox"/> ethnic heritage	<input type="checkbox"/> law	<input type="checkbox"/> science	
	<input type="checkbox"/> communications	<input type="checkbox"/> exploration/ settlement	<input type="checkbox"/> literature	<input checked="" type="checkbox"/> social history	
	<input checked="" type="checkbox"/> community planning		<input type="checkbox"/> maritime history	<input type="checkbox"/> transportation	
	<input type="checkbox"/> conservation		<input type="checkbox"/> military	<input type="checkbox"/> other: _____	

<b>Specific dates</b>	1925-1927, 1933-1934	<b>Architect/Builder</b>
<b>Construction dates</b>	1934	

Evaluation for:

☐ National Register      ☒ Maryland Register      ☐ not evaluated

Prepare a one-paragraph summary statement of significance addressing applicable criteria, followed by a narrative discussion of the history of the resource and its context. (For compliance projects, complete evaluation on a DOE Form – see manual.)

### Summary:

Kensington Cabin is unique in its “log cabin” revival style construction, and is the oldest remaining log structure built by M-NCPPC in Montgomery County. The architectural design is a surviving example of the “parkitecture” concept championed by Albert Good of the National Park Service, and additionally, includes several rustic architectural details that remain despite neglect changes over time. The building is a culmination of years of community planning efforts first begun by Kensington resident Blanche Armstrong. Kensington Cabin is also significant for its history of fostering education and recreation, providing the site for instruction and activities as part of the Montgomery County Parks and Recreation Department Program for almost sixty years. Perhaps most importantly, Kensington Cabin is an example of community strength and perseverance in an era of uncertainty, the Great Depression. The building is only slightly altered and the land surrounding it remains undeveloped. Therefore, Kensington Cabin meets the following criteria of the Montgomery County Historic Preservation Ordinance, Section 24A-3:

- 1(a) has character, interest, or value as part of the development, heritage, or cultural characteristics of the County, State, or Nation;
- 1(d) exemplifies the cultural, economic, social, political, or historic heritage of the County and its communities;
- 2(a) embodies the distinctive characteristics of a type, period, or method of construction;
- 2(e) represents an established and familiar visual feature of the neighborhood, community, or county due to its singular physical characteristic or landscape.

### Narrative History:

#### *Brief History of the Town of Kensington*

Only a rural railroad stop on the B&O line called “Knowles Station” in 1873, the town of Kensington was named by one of its developers, Brainard Warner. In the early 1890’s Warner and others attracted residents of Washington looking for relief from the summer heat by offering four housing styles: large Queen Anne Victorian, Classical Revival, Victorian Cottage, and Dutch Colonial. Kensington remained a farming

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community and summer retreat until the advent of the Chevy Chase Lake and Kensington Railway in 1895. Roughly paralleling Prince Georges Avenue (now Kensington Parkway), the trolley line ran from Chevy Chase Lake to University Boulevard. Convenient transportation to Washington made Kensington a permanent residential community with its own businesses and services. The town boasted paved streets, indoor plumbing, and its own water supply provided by several windmills located throughout the town. The trolley line was abandoned in 1935.

### *Founding of the Park*

Kensington Cabin would not have come into existence without the establishment of the park in which it resides. In 1924, Ms. Blanche C. Armstrong, Chairman of the Civic Committee of the Woman's Club of Kensington, set forth to create "an attractive introduction to our village, to all approaching it, via the electric road, and could at the same time become a pleasant meeting place for those who enjoy out-door recreation."<sup>3</sup> The following year, land already owned by the Town and referred to as "Sewer Farm", then being used as a cow pasture by one of the town's residents, was "set apart . . . for a park and playgrounds" and named "Kensington Meadows" by the Mayor.<sup>4</sup> The initial vision for a park included plantings along the stream bank and a tennis court. Landscape drawings were prepared by Mr. Ballard, a landscape architect at the University of Maryland. Over the next few years, many landscape improvements were made to the land. Events were held to help raise funds, and the Boy Scouts cleared an area for the construction of a baseball diamond. On April 29, 1927, "a group of citizens, men and women, together with all the school children, marching with flags flying and drums beating, assembled at the Meadows, and with appropriate ceremonies, dedicated this Park to the use of the people of Kensington."<sup>5</sup>

Kensington Meadows began its second phase when Ms. Armstrong and other town residents took advantage of the Rock Creek beautification program sponsored by the Maryland National Capital Park and Planning Commission (M-NCPPC). In May 1930, the Town of Kensington passed a resolution which would convey the park land to the M-NCPPC "to develop said property as a park and playground in connection with its park development work in the metropolitan district of Montgomery County."<sup>6</sup>

### *Construction of the Cabin*

As part of the New Deal program established by the Roosevelt administration, the Civil Works Administration (CWA) was created on November 8, 1933. On December 6, 1933, the M-NCPPC submitted an application to the Maryland CWA to complete the development of the Kensington Playground:

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<sup>3</sup> Armstrong, Blanche C., Women's Club of Kensington, Letter "To the Mayor and Council of Kensington," in Meeting Minutes, March 1924.

<sup>4</sup> Armstrong, Blanche C., "Report on the Meadows plan - covering six years," 1930.

<sup>5</sup> Ibid.

<sup>6</sup> Town of Kensington, "Meeting Minutes," May 20, 1930.

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The work contemplated on this playground project consists of building a log cabin (plan attached) construction of two tennis courts and a wading pool; tree planting, landscaping, and carrying a small stream underground, all within this local park at Kensington.<sup>7</sup>

Built of logs and stone, the Kensington Cabin design was simple and utilitarian. Snuggled against a hill near Silver Creek, it blended into its environment, echoing the early 20<sup>th</sup> century style of the lodges and buildings built by the National Park Service. According to a handbook published by the National Park Service to guide architects in the design of park structures during the Depression era, it was "a style which, through the use of native materials in proper scale, and through the avoidance of rigid, straight lines, and oversophistication, gives the feeling of having been executed by pioneer craftsmen with limited hand tools. It thus achieves sympathy with natural surrounding and with the past."<sup>8</sup>

The project was to be supervised by the Chief Engineer of the M-NCPPC, Irving Root. Included in the estimated costs were the employment of 12 unskilled laborers, two carpenters, two landscapemen, one mason, one plumber, one foreman, and one landscape engineer. The CWA fund contribution was \$3701.50, and the M-NCPPC contributed an additional \$150.00. Project 31 was approved on December 15, 1933.<sup>9</sup>

As evidence of the economic instability of the times, the CWA suspended operations on March 31, 1934, just eight days after the construction of the Kensington Playground had begun. During this short period of construction, about 10% of the project was completed using 100 man hours. Construction materials remained on site after the project was suspended. In a report documenting the termination of the project, the Secretary-Treasurer of the Montgomery County CWA urged that the project be completed:

This project is well designed and is for the construction of a log shelter building and comfort station with necessary sewer and water connections, grading and landscaping. The construction of the two clay tennis courts complete. Laying of one hundred and fifty feet of twenty-one inch sewer tile to carry a stream under playground area. Construction of small wading pool for children also tree planting and landscaping. As material are on the job site, it would be sheer waste of money and material to abandon this project.<sup>10</sup>

Just as the CWA was reincarnated as the Works Progress Administration, Kensington Cabin was also given a second chance. On May 3, 1934, the M-NCPPC approved Irving Root's cost estimate of \$506.50 to complete the "Log Shelter Cabin with toilets for Kensington Playground." In addition to the materials that remained on

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<sup>7</sup> Maryland State Archives, "Application for Approval of Civic Works Project," date of approval December 15, 1933.

<sup>8</sup> Harrison, Laura Soulliere, "Architecture in the Parks: A National Historic Landmark Theme Study" (online book), 1986.

<sup>9</sup> *ibid.*

<sup>10</sup> Maryland State Archives, "Report of Completed, Transferred, or Discontinued Projects," CWA of Maryland, Document No. 11431, April 1934.

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the site, Root included pipe for the sewer connection, lumber and hardware, gas, inspection charges, and 50 man days of skilled labor and 75 man days of unskilled labor.<sup>11</sup>

And so, despite great odds, a log cabin structure was completed in Kensington Park. On April 29, 1934, *The Washington Post* reported that "boy scouts will be permitted to use the rustic cabins which have been erected, and should obtain permits from Mr. Root."<sup>12</sup> Kensington Cabin was officially opened to the public on October 13, 1934. After fifteen years of efforts, Ms. Armstrong cut the ribbon at the dedication ceremony. "Several hundred men, women and children witnessed the dedication ceremonies which included talks by Park Commissioner Lacy Shaw and Chief Engineer Irving C. Root."<sup>13</sup> The day's events included athletic contests and tournaments for boys and girls.

### *A Place for the Community*

The energetic spirit of the opening day continued and marked the beginning of several years of strong community programming and recreational activity at Kensington Park, from 1934 until 1991. The Kensington Recreation Center program from 1943 is a detailed compendium of a diverse curriculum of athletic and educational courses offered throughout the summer. Highlights included crafts such as necklace-making from cantaloupe, watermelon, and grapefruit seeds; contests for Mr. and Miss Kensington, age 10 and under; dances such as the Virginia Reel; storytelling; sports, including softball, tennis, volleyball, baseball, horseshoes, badminton, and archery leagues; pet shows, including a contest for Most Unusual Pet and Ugliest Dog; and athletic competitions, with parents teamed against children.

In 1949 the Town of Kensington sold Kensington Playground to the M-NCPPC, and in turn, the Commission established the Kensington Cabin local park.

Kensington Cabin not only survived construction disruption, but thrived, providing a community haven for its citizens. As this inventory illustrates, this simple building contains hand crafted architectural details, demonstrating that beauty and craft can be created and expressed using limited resources.

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<sup>11</sup> Root, Irving. "Log Shelter Cabin with toilets for Kensington Playground," May 3, 1934.

<sup>12</sup> "Cabins Built, Parks Opened In Montgomery," *The Washington Post*, April 29, 1934.

<sup>13</sup> "New Log Cabin Recreation Unit For Kensington," *The Washington Post*, October 14, 1934.

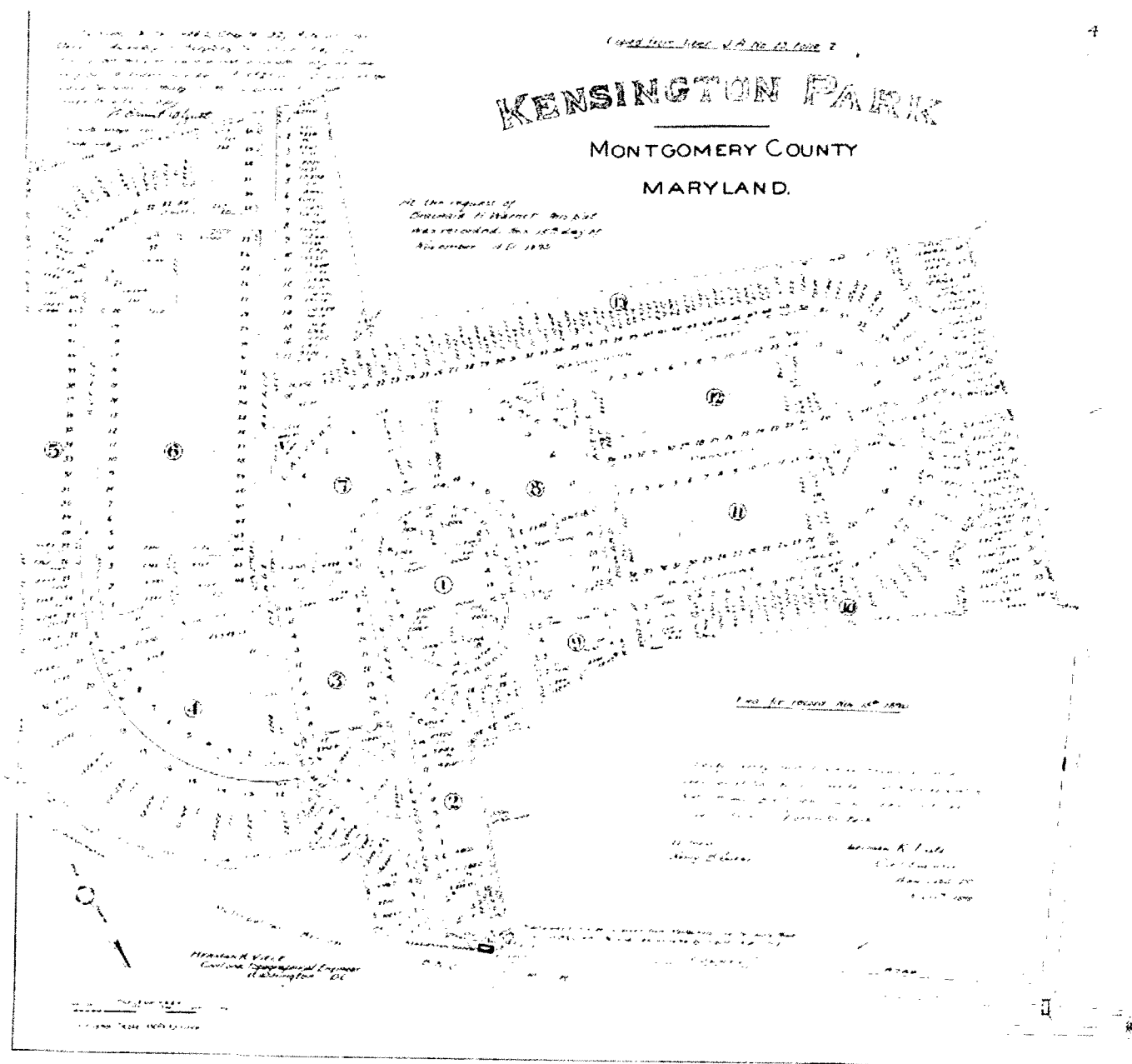


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Plan of "Kensington Park, Montgomery County, Maryland," 1890 (Courtesy M-NCPPC).

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Satellite map showing location of Kensington cabin, 2010.

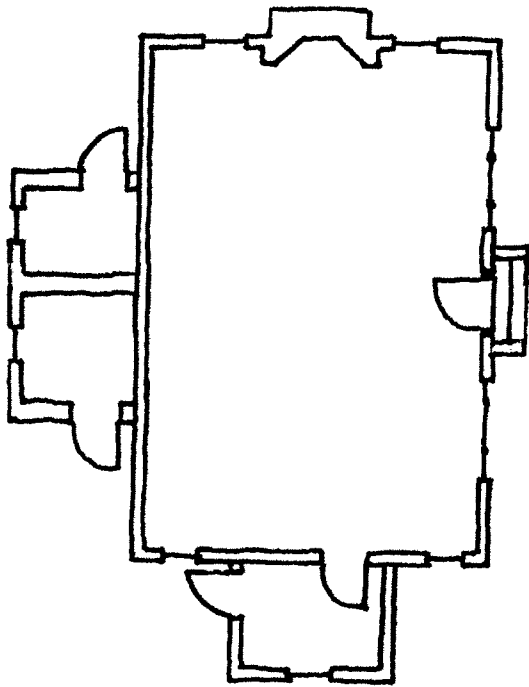
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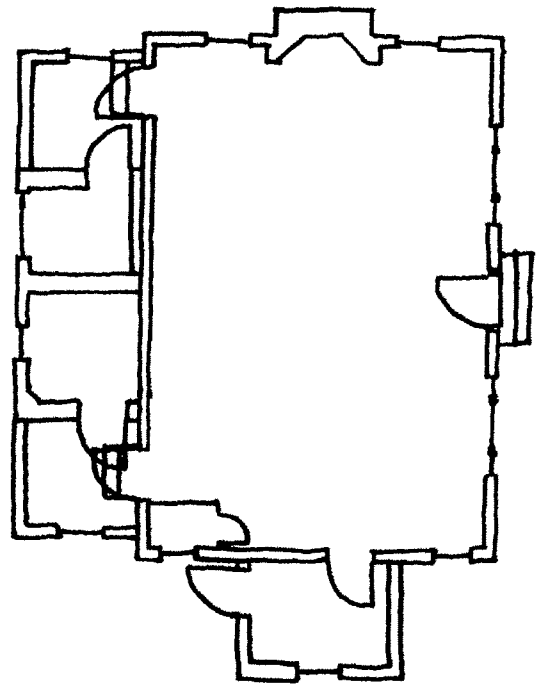
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ORIGINAL PLAN - 1994



EXISTING PLAN - 2010

Plan diagrams (not to scale), Kensington Cabin, 2010 (drawn by Jennifer Gurney).

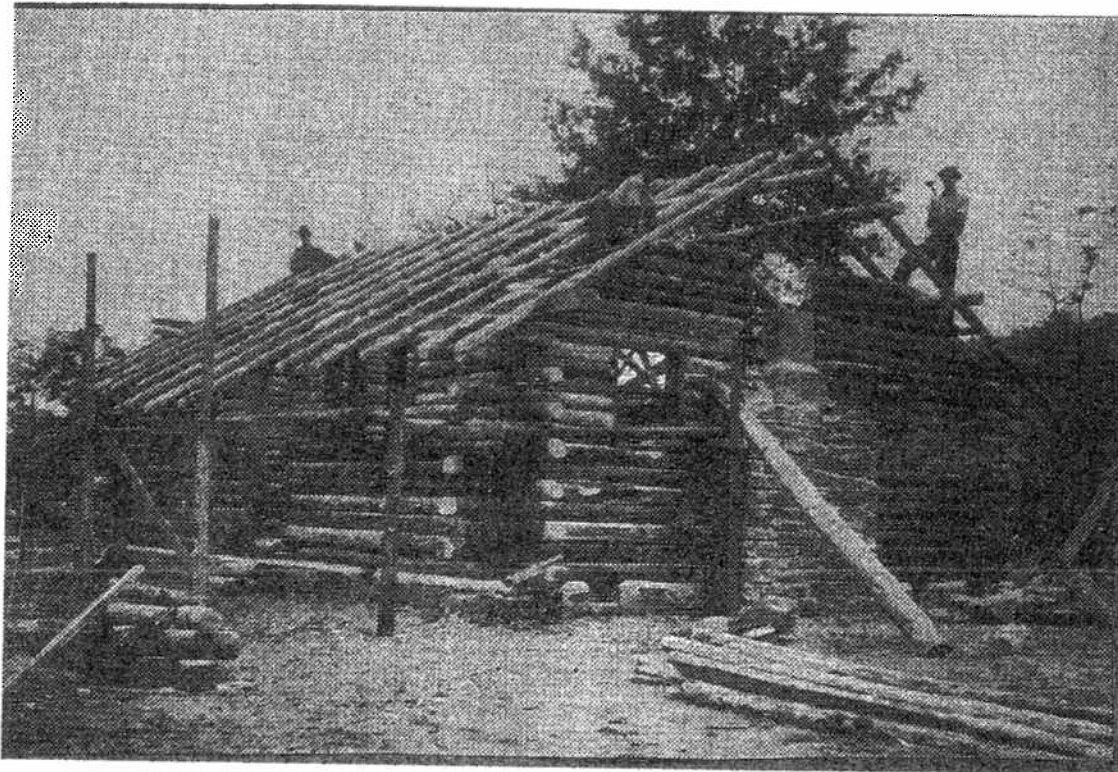
# Maryland Historical Trust Maryland Inventory of Historic Properties Form

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Kensington Cabin during construction, 1934 (Kensington Historical Society Archives).



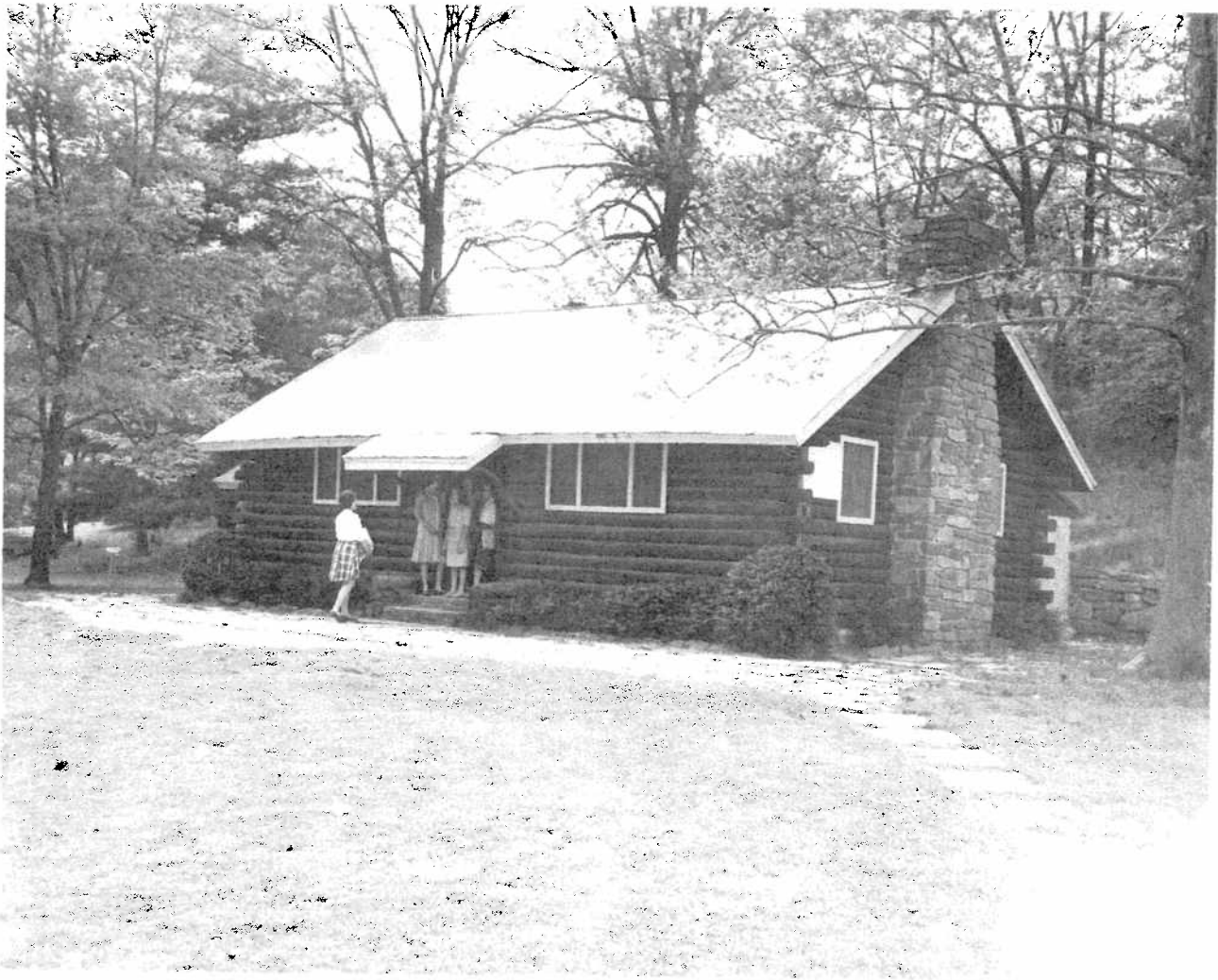
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Kensington Cabin, May 1964 (Courtesy M-NCPPC).

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*Photo #1: View of Kensington Cabin from the Northeast, March 18, 2010 (photograph by Jennifer Gurney, M; 31-41\_2010-03-18\_01.tif).*

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*Photo #2: View of bridge across Kensington Parkway, eastern edge of Kensington Park, March 18, 2010 (photograph by Jennifer Gurney, M; 31-41\_2010-03-18\_02.tif).*

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*Photo #3: Stone chimney at north wall of Kensington Cabin, March 18, 2010 (photograph by Jennifer Gurney, M; 31-41\_2010-03-18\_03.tif).*



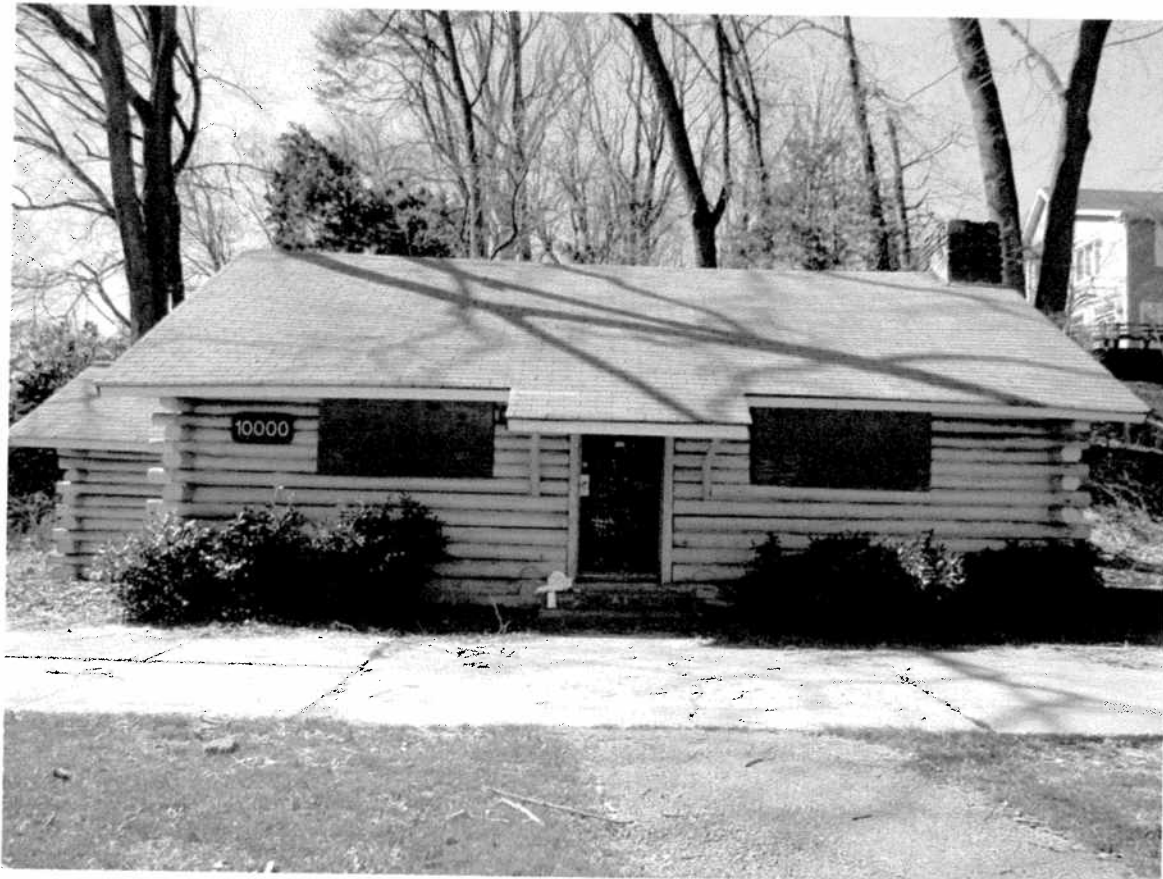
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*Photo #4: East (principal) elevation of Kensington Cabin, March 18, 2010 (photograph by Jennifer Gurney, M; 31-41\_2010-03-18\_04.tif).*

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*Photo #5: Detail of tree branch brackets at Entry Porch, Kensington Cabin, March 18, 2010 (photograph by Jennifer Gurney, M; 31-41\_2010-03-18\_05.tif).*

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*Photo #6:* North elevation of Kensington Cabin, March 18, 2010 (photograph by Jennifer Gurney, M; 31-41\_2010-03-18\_06.tif).

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*Photo #7: Detail of wrought fencing above retaining wall at back of Kensington Cabin, March 18, 2010 (photograph by Jennifer Gurney, M; 31-41\_2010-03-18\_07.tif).*



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*Photo #8: West side of Kensington Cabin, view from on the hill looking southeast, March 18, 2010 (photograph by Jennifer Gurney, M; 31-41\_2010-03-18\_08.tif).*

# Maryland Historical Trust

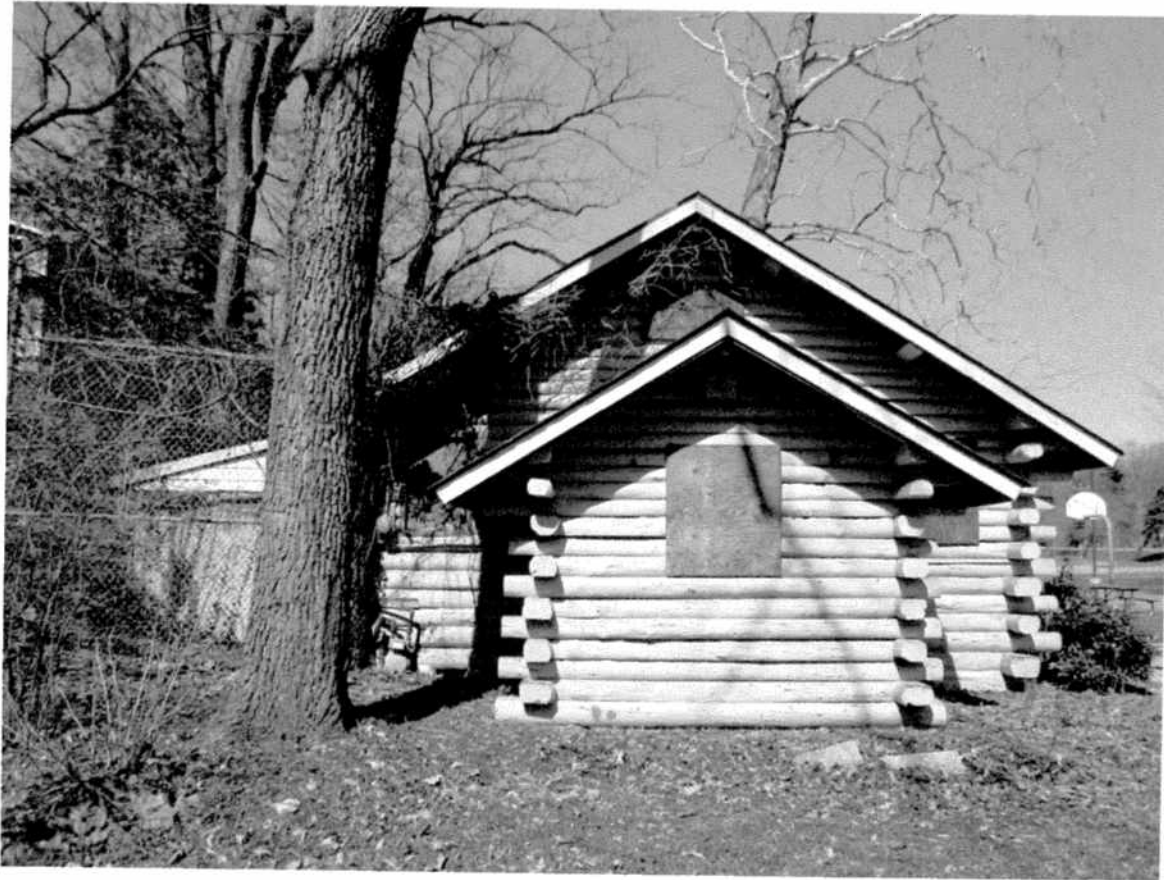
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*Photo #9: South elevation of Kensington Cabin, March 18, 2010 (photograph by Jennifer Gurney, M; 31-41\_2010-03-18\_09.tif).*

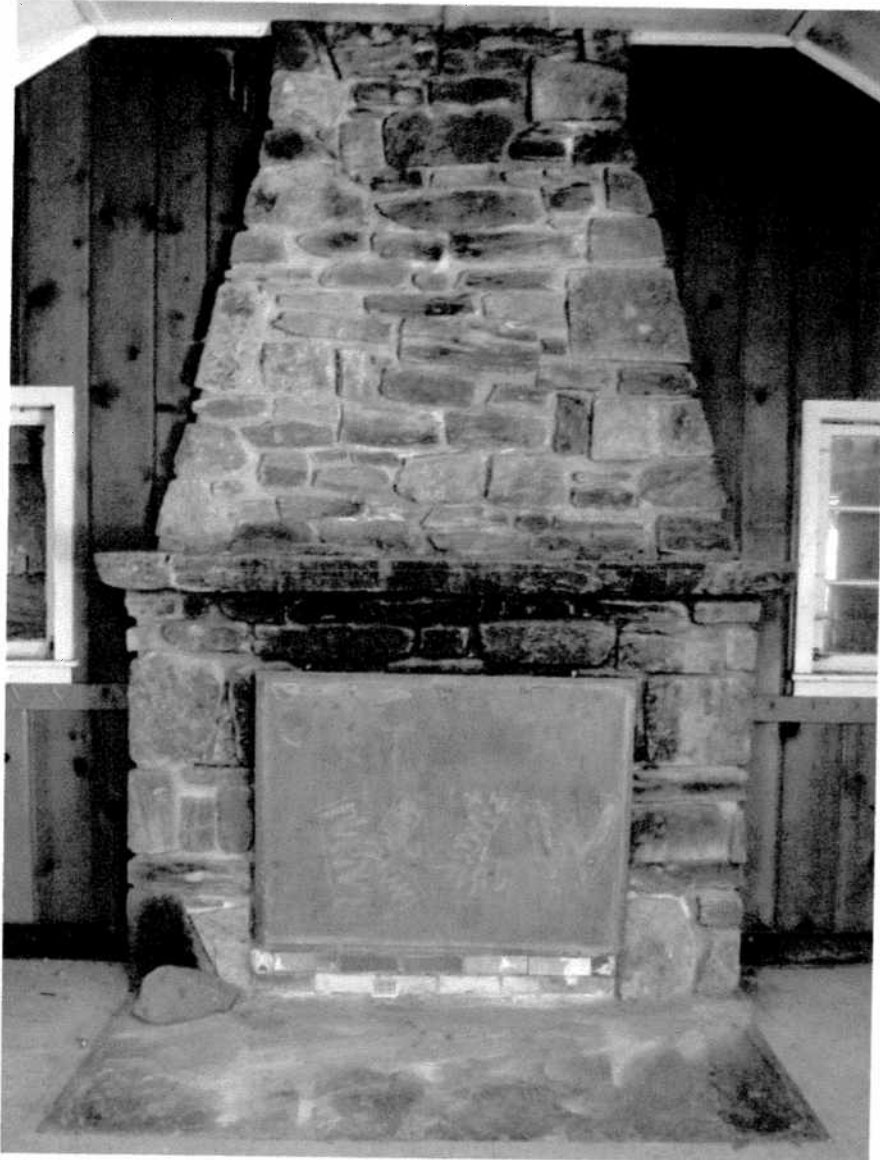
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*Photo #10:* Interior hearth, fireplace, and mantle at North wall, Kensington Cabin, March 18, 2010 (photograph by Jennifer Gurney, M; 31-41\_2010-03-18\_10.tif).

# Maryland Historical Trust

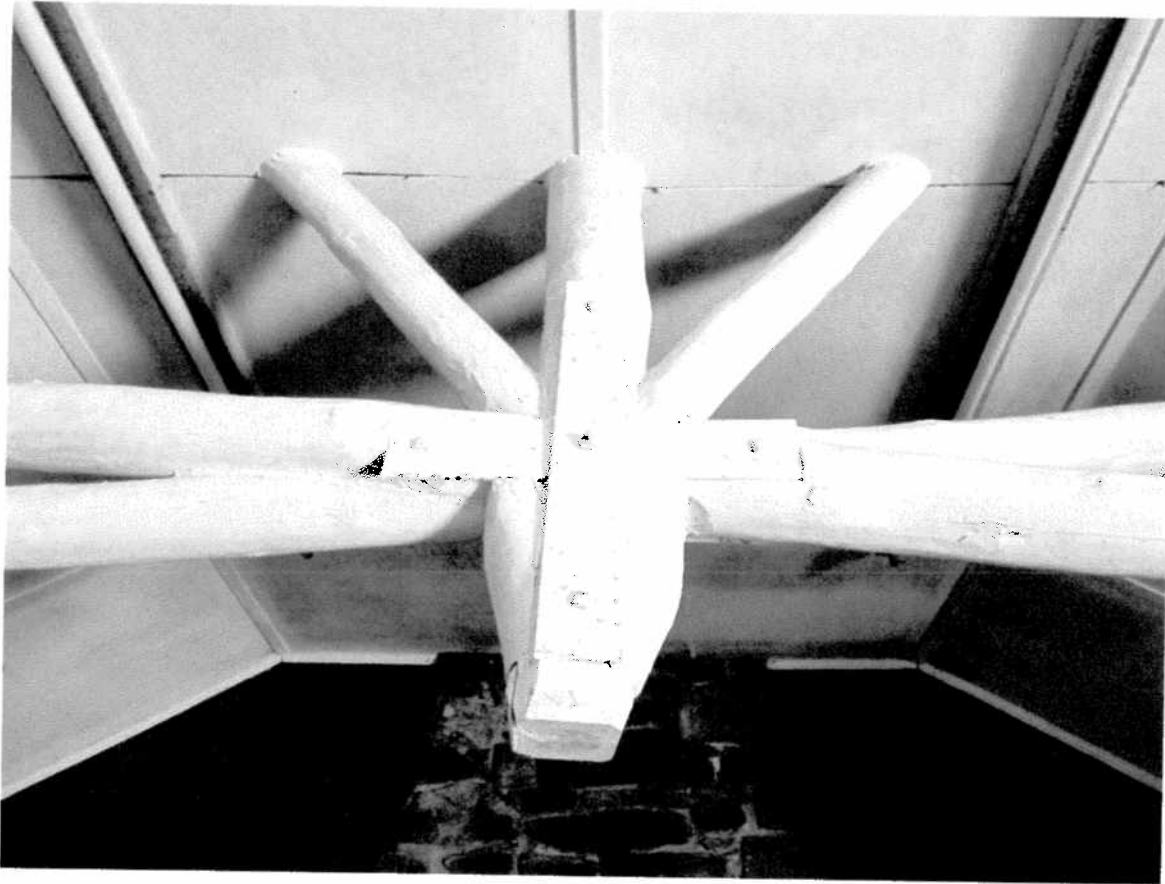
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*Photo #11: Detail of decorative rough-hewn log spokes at interior ceiling, Kensington Cabin, March 18, 2010 (photograph by Jennifer Gurney, M; 31-41\_2010-03-18\_11.tif).*

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*Photo #12: Detail of original barn door in storage room, Kensington Cabin, March 18, 2010 (photograph by Jennifer Gurney, M; 31-41\_2010-03-18\_12.tif).*



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Oral Histories:

Exhibit 1:

Memories of Kensington Cabin and Kensington Park from the 1940's

From 1938 to 1948, I lived at 14 Glenridge Street in Kensington (now Chevy Chase View). When I was eleven and in 6<sup>th</sup> grade at Kensington Elementary School, I spent many happy hours during the summer at the Kensington Cabin. I would meet my best friends from Franklin Street and Dresden Street at the cabin. It was no problem to cross Connecticut Avenue as it was just a sleepy two lane road at that time. There was a little arts and crafts program with some teen-aged helpers that we adored. What I remember most is making gimp necklaces and bracelets inside the cool cabin and somebody always there to help since I made many mistakes. I was better at sports and liked to play softball and run races. We had an informal track team and the parents drove us to Meadowbrook Park one time to race against the Chevy Chase team. I remember that I won the 100-yard dash, but that was highlight of my racing career.

When I was in 7<sup>th</sup> and 8<sup>th</sup> grade at Kensington Junior High School, my friends and I outgrew the daytime activities in and around the cabin, but we still gathered at the park in the evenings for very non-structured pastimes (which now might be called "hanging out"). In those days, there was a picnic table under a pavilion on the west side of the tennis courts (like the ones you still see along Beach Drive in Rock Creek Park) and we would congregate there along with a set of older boys. That came to an end for me, however, when my mother found out that I was riding around in a car driven by a 16-year-old boy.

Cris Fleming  
June 21, 2010

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Oral Histories (continued):

Exhibit 2:

“Kensington Cabin Site of 16<sup>th</sup> Birthday Celebration for Toni Ward, held on September 20, 1951”

On September 20, 1951 a surprise party to celebrate my 16<sup>th</sup> birthday was held at the Kensington Cabin. The party was arranged by friends and classmates from Kensington Baptist Church and Bethesda Chevy Chase High School. They had obtained permission from the Montgomery County Parks & Recreation but I don't believe any charge was paid to use the facility. Several parents had been invited and were welcome as they joined the teenagers playing board games, singing and dancing to the current popular songs, accompanied by a friend's guitar playing. It was a very tame evening with no alcohol. Military servicemen from Bethesda Naval and Walter Reed Hospitals who attended the Baptist Church and dated girls from Kensington were there. Several of the couples married after high school graduation in 1953. Everyone brought lovely gifts and I still have the bottles from gifts of cologne. Unfortunately, no photos of the event could be found.

Toni Ward  
April 9, 2010

Exhibit 3:

“Summer Fun at Kensington Cabin in the '70's”

Kensington Cabin was a mecca for the neighborhood children during the summer. After school ended the cabin was opened at 9am by two college age counselors. It was a drop in whenever you want and stay as long as you want program. Usually there were crafts in the morning tailored to the ages of the kids who showed up, followed by out door games also tailored to the ages of the children who were there. Children could go home for lunch or bring their lunches. After lunch there were stories and depending on how hot it was a baseball or basketball game. The counselors had a lot of fun things to keep the children occupied. The cabin closed at 4pm. Once a week they took the children to the YMCA for swimming and there were many special events like water melon parties. The program was free except for a small fee for swimming.

Pat Baker  
July 15, 2010

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## 9. Major Bibliographical References

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Please see attached Bibliography.

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## 10. Geographical Data

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Acreage of surveyed property 4.281  
Acreage of historical setting \_\_\_\_\_  
Quadrangle name \_\_\_\_\_

Quadrangle scale: \_\_\_\_\_

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Verbal boundary description and justification

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## 11. Form Prepared by

---

name/title	Jennifer Gurney, Assoc. AIA, LEED AP		
organization	Kensington Historical Society	date	July 16, 2010
street & number	P.O. Box 453	telephone	301-942-2639
city or town	Kensington	state	Maryland

The Maryland Inventory of Historic Properties was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to: Maryland Historical Trust  
Maryland Department of Planning  
100 Community Place  
Crownsville, MD 21032-2023  
410-514-7600

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# Maryland Historical Trust

## Maryland Inventory of Historic Properties Form

Inventory No. 31-41

Name  
Continuation Sheet

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Kensington Cabin

Public Submittals Received, to 10-6-2010

ALFRED C. CARR, JR.  
18th Legislative District  
Montgomery County

Environmental Matters Committee

*Subcommittees*

Environment  
Local Government and  
Bi-County Agencies  
Motor Vehicles and Transportation



*The Maryland House of Delegates*  
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Alfred.Carr@house.state.md.us

August 11, 2010

Clare Lise Kelly  
Research & Designation Coordinator  
Historic Preservation Section  
Montgomery County Planning Department  
Maryland-National Capital Park and Planning Commission  
8787 Georgia Avenue  
Silver Spring, MD 20910

Dear Ms. Kelly,

I am writing in support of the proposal to designate the Kensington Cabin, located at 10000 Kensington Parkway, Kensington, Montgomery County, as historic.

Thank you for your consideration of this matter.

Sincerely,

A handwritten signature in black ink, appearing to be 'AL'.

Al Carr  
Maryland's 18th Legislative District

**Kelly, Clare**

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**From:** Jocelyn Da Costa [jocelyn.morgan@gmail.com]  
**Sent:** Thursday, July 29, 2010 11:37 AM  
**To:** Kelly, Clare  
**Subject:** Kensington Cabin, 10000 Kensington Parkway

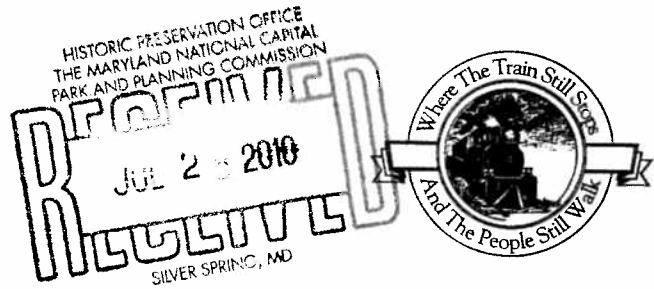


Good Morning,

I am in receipt of an e-mail regarding the Kensington Cabin, 10000 Kensington Parkway and agree with those petitioning to keep the cabin for historic preservation. I do not live in the state now, but as a youth enjoyed the park and cabin during summer months over several years. Places and relevant things are destroyed (with minor consciousness) too easily in today's times. Please try and preserve this one unsung hero for the future generations and their summer months.

With Kind Regards,  
Mrs. Jocelyn DaCosta  
P.O. Box 350  
Grand Cayman, KY1-1501  
Cayman Islands

Kensington Historical Society, Inc.  
PO Box 453  
Kensington, MD 20895  
July 28, 2010



Dear Chairman Jester and Commissioners:

The Kensington Historical Society is very happy to be in full support of the Kensington Cabin nomination for historic designation. The Kensington Historical Society has been involved and working toward this goal over the past ten years. We tried to find funding for restoration of the Cabin, working with the Town of Kensington for a solution to perpetuate the use of the Cabin. Volunteers in Town drew up architectural sketches to make the Cabin handicapped accessible. A Town/Montgomery Planning Dept. partnership was considered. Funding was found and then lost. Last fall the Society presented a standing-room-only program by MNCPPC Senior Historian Jamie Kuhns to celebrate the 75<sup>th</sup> Anniversary of the Cabin.

The Kensington Cabin means a lot to this community. Plans for this park were originally conceived in 1919 by residents and furthered through actions by the Woman's Club of Kensington and the Town government. Yes, this *would* make a grand entrance to the Town of Kensington as one entered on Prince Georges Avenue, later known as Kensington Parkway!

In the 1930's, the Montgomery Planning Department was developing a series of stream valley parks and parkways. This was a wonderful location for a county park including a rustic log cabin! It was a perfect marriage for the Town to transfer this parkland to the county where a field and tennis court had been built, and the County was willing to build a log cabin for community use. And was it used! Recreational activities filled the site and the cabin until the cabin was closed in 1991. The Kensington Cabin Park is still home to soccer, baseball, and tennis games and the play equipment is constantly used. The community is anxious to reopen the cabin for activities and classes. This cabin serves not only the Town of Kensington, but also Rock Creek Hills and Chevy Chase View. *It is the only log cabin remaining in the stream valley parks system.*

We ask you to support designation to the Montgomery County Master Plan of Historic Places.

Thank you,  
Julia O'Malley, President  
Kensington Historical Society, Inc.