

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	10717 Georgia Ave., Silver Spring	Meeting Date:	1/8/2019
Resource:	Master Plan Site #31/10 Jenkins Broadcasting Station	Report Date:	12/31/2019
Applicant:	Willie Toribio	Public Notice:	12/24/2019
Review:	HAWP	Tax Credit:	n/a
Case No.:	13/10-19A (Continued)	Staff:	Dan Bruechert
Proposal:	Fence installation		

RECOMMENDATION

Staff recommends the HPC **approve** the HAWP application.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Individually Listed Master Plan Site #31/10 (*Jenkins Broadcasting Station*)
 STYLE: Craftsman
 DATE: 1929

From Places from the Past:

“This unassuming cottage was the center of operations for television pioneer Charles Francis Jenkins. From his television studio in this house, Jenkins directed teleplays enacted by his own staff and neighborhood children. Home viewers watched his soundless radiomovies with radio conversion kits invented by Jenkins and sold for \$7.50. In 1928, Jenkins received one of the first licenses in the country for simultaneous broadcasting. He set up a studio at 10717 Georgia Avenue and erected two 100- foot steel transmitting towers. A Quaker from Dayton, Ohio, Jenkins became a prolific and successful inventor. He held over 300 patents, including an 1893 patent for a movie projector prototype. The Jenkins Station broadcasted radiomovies from 1929 until 1932, two years before Jenkins’ death. His Radio Movie Broadcast Station provided one of the earliest regularly scheduled television services in the country.”



Figure 1: The Jenkins Broadcasting Station is located on Georgia Ave. just south of Wheaton.

BACKGROUND

The applicant presented a HAWP for a 4' (four foot) tall solid vinyl fence at the December 18th HPC meeting.¹ The HPC unanimously determined that the solid design and shiny material were incompatible with the site and recommended the applicant make revisions. The applicant requested the HPC table consideration of the HAWP until the January 8th HPC meeting when he could present an alternative proposal.

At the December 18th meeting, the applicant presented to the HPC two fence designs for consideration. Both were open picket designs and the HPC signaled that, if the fence was constructed out of wood, the HPC was inclined to approve the HAWP.

PROPOSAL

The applicant proposes to construct a 4' (four foot) tall, wood picket fence along the Georgia Avenue property boundary.

APPLICABLE GUIDELINES

Proposed alterations to individual Master Plan Sites are reviewed under Montgomery County Code

¹ The hearing from this case can be found: http://mncppc.granicus.com/MediaPlayer.php?publish_id=d7f65486-2283-11ea-a240-0050569183fa.

Chapter 24A (Chapter 24A) and the Secretary of the Interior's Standards for Rehabilitation. Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.

Montgomery County Code, Chapter 24A Historic Resources Preservation

(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;

Secretary of the Interior's Standards for Rehabilitation

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, space and spatial relationships that characterize a property will be avoided.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale, and proportions, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

STAFF DISCUSSION

The applicant proposes to construct 70' (seventy linear feet) of 4' (four foot) tall, wood picket fencing along Georgia Ave. in front of the subject property. Staff finds the fence placement, material, and design are compatible with the character of the subject property and recommends approval.

The Jenkins Broadcasting Station Master Plan site is a relatively small Craftsman bungalow that is currently occupied as a residential property. The property is characterized by open yards facing Georgia Avenue and Windham Lane. There is a hedgerow demarking the subject property and the property to the south (right). Much of the rear is enclosed by a wood privacy fence.

The applicant presented concerns to Staff that children playing in the front yard have no physical barrier to prevent them from darting out on Georgia Avenue and determined that a fence along the property boundary would provide an appropriate barricade. Staff finds that a low, open fence design will not detract from the historic character of the house and is generally consistent with the character of the 1920s house (per 24A-8(b)(2) and Standard 2). Staff further finds that wood is a historically appropriate material for this fence that will develop a patina as it ages (24A-8(b)(2)).

STAFF RECOMMENDATION

Staff recommends that the Commission approve the HAWP application under the Criteria for Issuance in Chapter 24A-8(b)(2), having found that the proposal, is consistent with and compatible in character with the purposes of Chapter 24A;

and with the Secretary of the Interior's Standards for Rehabilitation #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 final project design details, not specifically delineated by the Commission, shall be approved by HPC staff or brought back to the Commission as a revised HAWP application at staff's discretion;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make any alterations to the approved plans. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or dan.bruechert@montgomeryplanning.org to schedule a follow-up site visit



HISTORIC PRESERVATION COMMISSION
301/563-3400

DPB - #8

APPLICATION FOR HISTORIC AREA WORK PERMIT *willie*

Contact Email: *edithtori23@gmail.com* Contact Person: *(202) 277-0387*
Daytime Phone No.: *(202) 277-0387*
Tax Account No.: *District 13 - Acct. # 01119640*
Name of Property Owner: *WILLIE E TORIBIO* Daytime Phone No.: *---*
Address: *10717 GEORGIA AVE, S.S. MD 20902*
Street Number City State Zip Code
Contractor: *OWNER* Phone No.: *---*
Contractor Registration No.: *N/A*
Agent for Owner: *---* Daytime Phone No.: *---*

LOCATION OF BUILDING/PREMISE

House Number: *10717* Street: *GEORGIA Avenue*
Town/City: *Silver Spring* Nearest Cross Street: *WINDHAM LANE*
Lot: *P9* Block: *6* Subdivision: *Glenview*
Liber: *---* Folio: *---* Parcel: *---*

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE

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

CHECK ALL APPLICABLE

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

1B. Construction cost estimate: \$ *---*

1C. If this is a revision of a previously approved active permit, see Permit # *N/A*

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

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

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height *6* feet *0* 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.

Willie E. Toribio *10/23/19*
Signature of owner or authorized agent Date

Approved: *---* For Chairperson, Historic Preservation Commission

Disapproved: *---* Signature: *---* Date: *---*

Application/Permit No.: *894010* 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:

Construct 6'-0" High Fence

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

6'-0" High Fence

2. SITE PLAN

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

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

3. PLANS AND ELEVATIONS

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

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

4. MATERIALS SPECIFICATIONS

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

5. PHOTOGRAPHS

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

6. TREE SURVEY

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

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question.

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

Owner's mailing address

10717 Georgia Avenue
Silver Spring, MD 20902

Owner's Agent's mailing address

Adjacent and confronting Property Owners mailing addresses

10/23/19

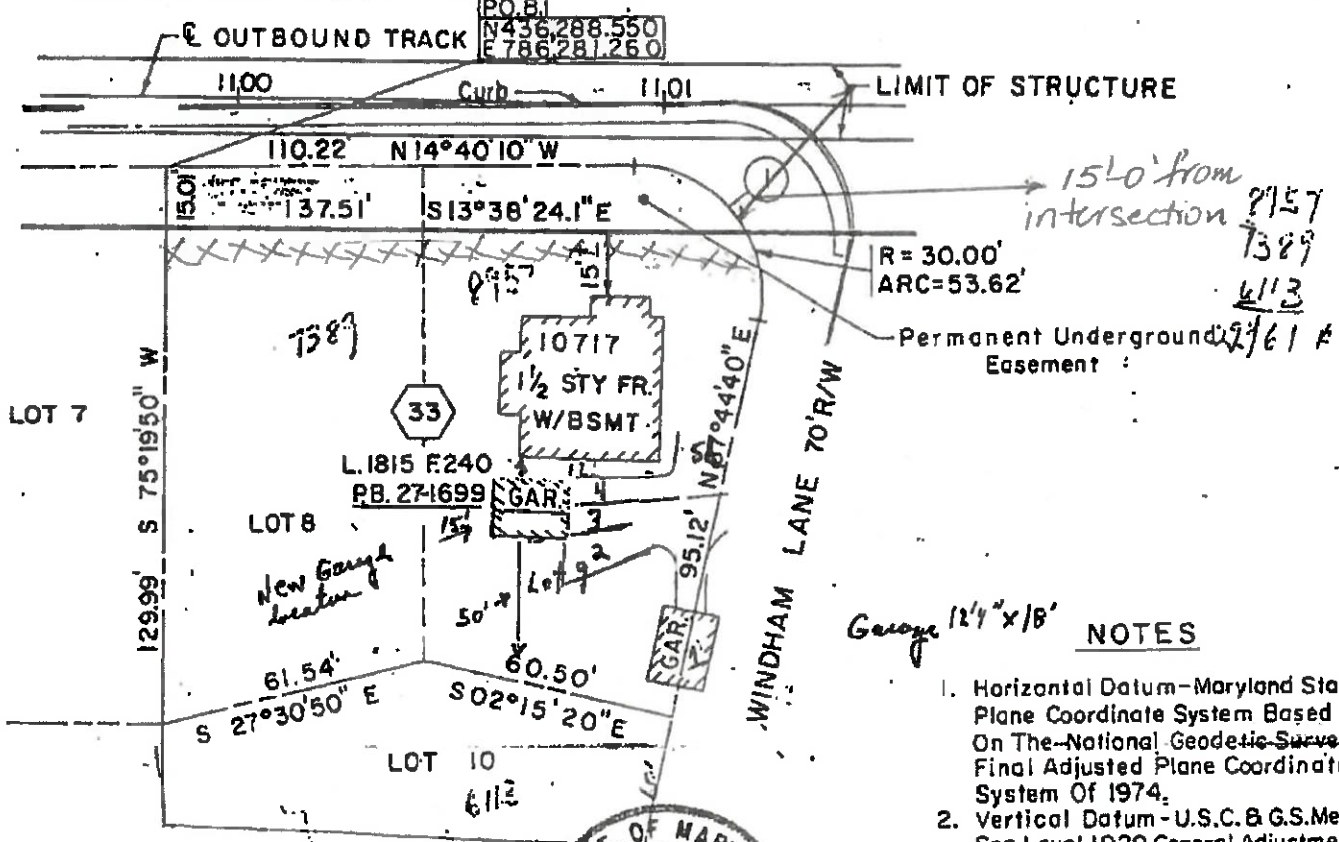
PLAT OF SURVEY

SHOWING R/W TO BE ACQUIRED FROM
EVELYN M. BREEN AND JAMES W. BREEN
LOTS 8 & 9 BLOCK 6
GLENVIEW
MONTGOMERY COUNTY, MARYLAND



CURVE DATA						
CURVE	DELTA	RADIUS	TAN.	ARC	CHORD	BEARING
1	65°20'31"	30.00'	19.24'	34.21'	32.39'	N18°00'05.5"E
VERTICAL LIMITS OF EASEMENT						
PARCEL	UPPER ELEV.	DISTANCE TO SURFACE FROM UPPER ELEVATION				
33	270.6'	102'				

GEORGIA AVENUE (STATE RTE 97) 100' ± R/W



LEGEND

- Building
- Metro Right-Of-Way Line
- Property Line
- Parcel Number
- Original Lot Line
- Point Of Beginning



Earl M. Holderbaum

NOTES

1. Horizontal Datum-Maryland State Plane Coordinate System Based On The National Geodetic Survey, Final Adjusted Plane Coordinate System Of 1974.
2. Vertical Datum-U.S.C. & G.S. Mean Sea Level, 1929 General Adjustment.
3. Total Parcel Area=16,171 Sq. Ft.
4. Permanent Underground Easement=2,100 Sq. Ft.
5. Tax Map JP123.

SCALE 1" = 40' REFERENCE DRAWING NO. B10a-R-6	WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY	SECTION DESIGNER MICHAEL BAKER JR., INC. CONSULTING ENGINEERS BEAVER, PA.	DATE 5-25-79
			PLAT NO. 33

