

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

| | | | |
|---------------------|--|-----------------------|---------------|
| Address: | 315 Ashton-Sandy Springs Rd., Ashton | Meeting Date: | 09/06/17 |
| Resource: | Tanglewood Individually Listed Master Plan Site | Report Date: | 08/30/17 |
| Applicant: | Darel Coutts | Public Notice: | 08/23/17 |
| Review: | HAWP | Tax Credit: | yes |
| Case Number: | 15/37-17A | Staff: | Dan Bruechert |
| Proposal: | Porch Restoration | | |

STAFF RECOMMENDATION

Staff recommends that the HPC approve the HAWP application.

PROJECT DESCRIPTION

| | |
|----------------------|--|
| SIGNIFICANCE: | Master Plan for Historic Preservation Site |
| STYLE: | Gothic Revival |
| DATE: | 1871 |

The house is a two-and-a-half story, clapboard, Gothic Revival house, four bays wide with a cross gable roof. The historic porch was removed some time after 2007.

From *Places from the Past*:

The attractive and spacious residence known as Tanglewood was the home of community leader Alban Gilpin Thomas and hostess Susannah Leggett Thomas. At the time of their marriage, in 1871, the Thomases built the house and continued to expand and improve it over several decades. A storekeeper in Ashton since the 1860s, Alban became the community's first postmaster in 1884, opening a section of his store to accommodate the post office, as was the custom. He was president of the Sandy Spring Bank, and organized Citizens National Bank in Laurel. After 1928, Frederick Thomas lived at Tanglewood with his family and succeed his father Alban as a bank president. A striking aspect of the Tanglewood property is its outstanding collection of outbuildings, including a brick smokehouse, Gothic Revival corncrib, board and batten work shed. On the main house, a second story addition was built in 1987 over an enclosed side porch. Ownership by the Thomas family descendants has continued into the 20th century.

PROPOSAL

The applicant is proposing to reconstruct the original front porch using photo documentation and building investigation.

APPLICABLE GUIDELINES

When reviewing alterations and additions to a *Master Plan* site several documents are to be utilized and guidelines to assist the Commission in developing their decision. These documents include Montgomery County Code chapter 24A (Chapter 24A) and the *Secretary of the Interior's Standards for Rehabilitation (Standards)* and can be guided by the details in the Design Guidelines for Historic Sites and Districts in Montgomery County, Maryland (*Design Guidelines*). The pertinent information in these documents is outlined below.

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.
3. Each property shall be recognized as a physical record of its time, place and use. Changes to a property that has acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

Montgomery County Code; Chapter 24A-8(b)

A HAWP permit should be issued if the Commission finds that:

1. The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district.
2. The proposal is compatible in character and nature with the historical archaeological, architectural or cultural features of the historic site or the historic district in which a historic resource is located and would not be detrimental thereto of to the achievement of the purposes of this chapter.
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

STAFF DISCUSSION

The applicant's proposal will recreate the appearance of the front porch to its 1898 appearance. The size, shape, details, and materials for this era have been determined based on a family photograph from that era and from architectural investigation.

Based on photo-documentation, the front porch of the house was removed sometime after 2007 and the house currently has a concrete front porch and flagstone stairs.

The applicant is proposing to recreate the front porch using documentation and the historic

details from a historic bay window. The square columns, dentils, and cornice will match the appearance of this lost distinctive feature. The flat-roof porch will be supported by two set of paired, wood, square columns. A thin, steel hand rail will be installed into the existing flagstone stairs. The open hand rail will have a minimal appearance that will not detract from the appearance of the new porch (see: 24A-8(b)(2). As the applicant has relied on the photographic and architectural investigation, the replication of the element is supported by Standard 6 Staff supports approval of this project.

STAFF RECOMMENDATION

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

and with the general condition applicable to all Historic Area Work Permits that **the applicant will present *3 permit sets* of drawings to HPC staff for review and stamping prior to submission for permits (if applicable)**. After issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will arrange for a field inspection by calling the DPS Field Services Office at 240-777-6370 prior to commencement of work and not more than two weeks following completion of work.



DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

**APPLICATION FOR
HISTORIC AREA WORK PERMIT**

Contact Email: mbooz@michebooz.com

Contact Person: Miche Booz
Daytime Phone No.: 301-774-6911

Tax Account No.: _____

Name of Property Owner: Darel Coutts Daytime Phone No.: _____

Address: 315 Ashton Ashton-Sandy Spring Rd. 20861
Street Number City State Zip Code

Contractor: _____ Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 315 Street: Ashton-Sandy Spring Rd.

Town/City: Ashton Nearest Cross Street: Ligon Lane

Lot: _____ Block: _____ Subdivision: _____

Liber: _____ Folio: _____ Parc: _____

PART ONE: TYPE OF PERMIT ACTIVITY 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: \$ 30,000

1C. If this is a revision of a previously approved active permit, see Permit #: _____

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 _____ 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 of owner or authorized agent

8.15.87

Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

Edit 6/21/99

SEE REVERSE SIDE FOR INSTRUCTIONS

810310

4

**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:

The home known as Tanglewood (Master Plan Site #15/37) was built in 1871 and owned by the Thomas family (notable local citizens) until the 21st century. It is a 2-1/2 story wood framed Gothic Revival house, 4 bays wide with a cross-gabled roof. The property is partially wooded and includes a corncrib, shed/garage, smokehouse, and other minor structures. The original house and historic rear addition is mostly intact. In the previous decades the original front porch roof was removed when it began to collapse from rot and replaced with open beams. The porch floor structure was replaced at some point as were the steps which were replaced with concrete (treads and risers clad in flagstone). The previous owner modified the enclosed side porch and removed the remaining columns and beam structure of the front porch so only a deck remains.

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

This HAWP is for the purpose of recreating the original front porch (deck, columns, and roof) to the greatest extent possible according to historic photographs and investigation. The bay window on the north elevation retains the original details of the dentil moulding frieze and crown which matched the front porch and is the basis for the reconstructed roof. The exposed concrete portions of the non-historic steps are to be clad in stone to match the adjacent landscape walls. A pair of handrails on wood posts are to be added to either side of the steps to meet code (four or more risers require a handrail on at least one side per IRC 2015 R311.7.8)

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.

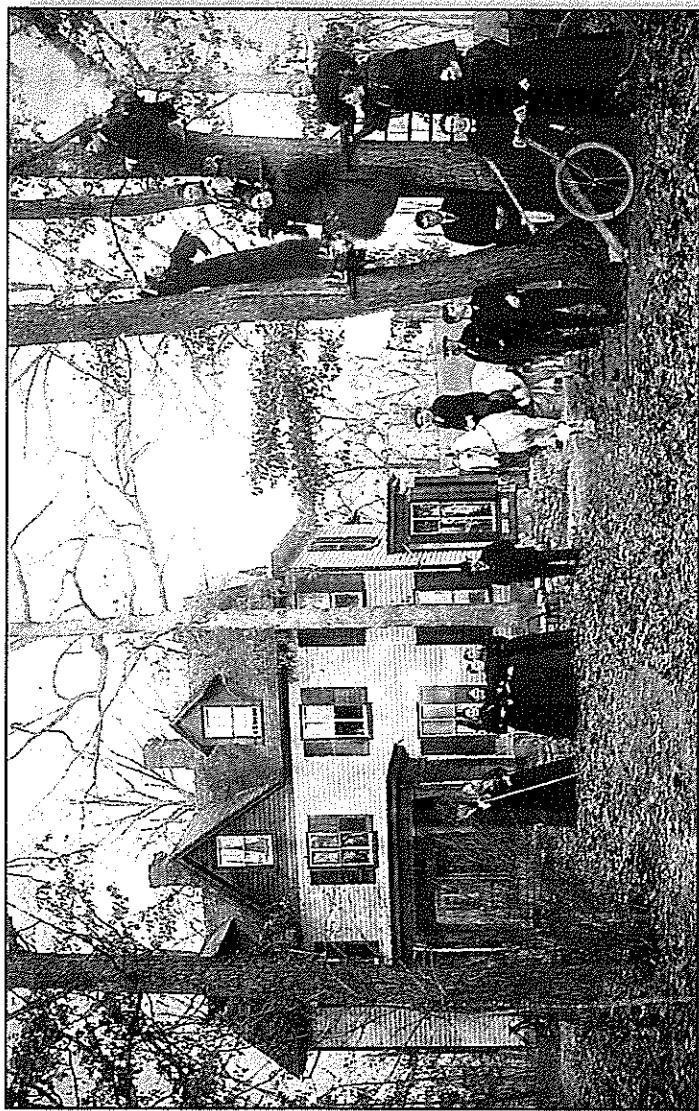
7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

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.

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

| | |
|---|--|
| Owner's mailing address Darel & Jill Coutts 315 Ashton Rd Ashton, MD 20861 301-520-2139 | Owner's Agent's mailing address |
| Adjacent and confronting Property Owners mailing addresses | |
| Rosalind Zuses 233 Ashton Rd Ashton, MD 20861 301-774-3543 | Robert True 237 Ashton Rd Ashton, MD 20861 301-570-5468 |
| Bhadresh Dhila 405 Ashton Rd. Ashton, MD 20861 301-570-1116 | George Maitland 338 Ashton Rd Ashton, MD 20861 301-774-0772 |
| | |

APPLICATION FOR A HISTORIC AREA WORK PERMIT AT
TANGLEWOOD
315 ASHTON- SANDY SPRING ROAD, ASHTON, MD 20861



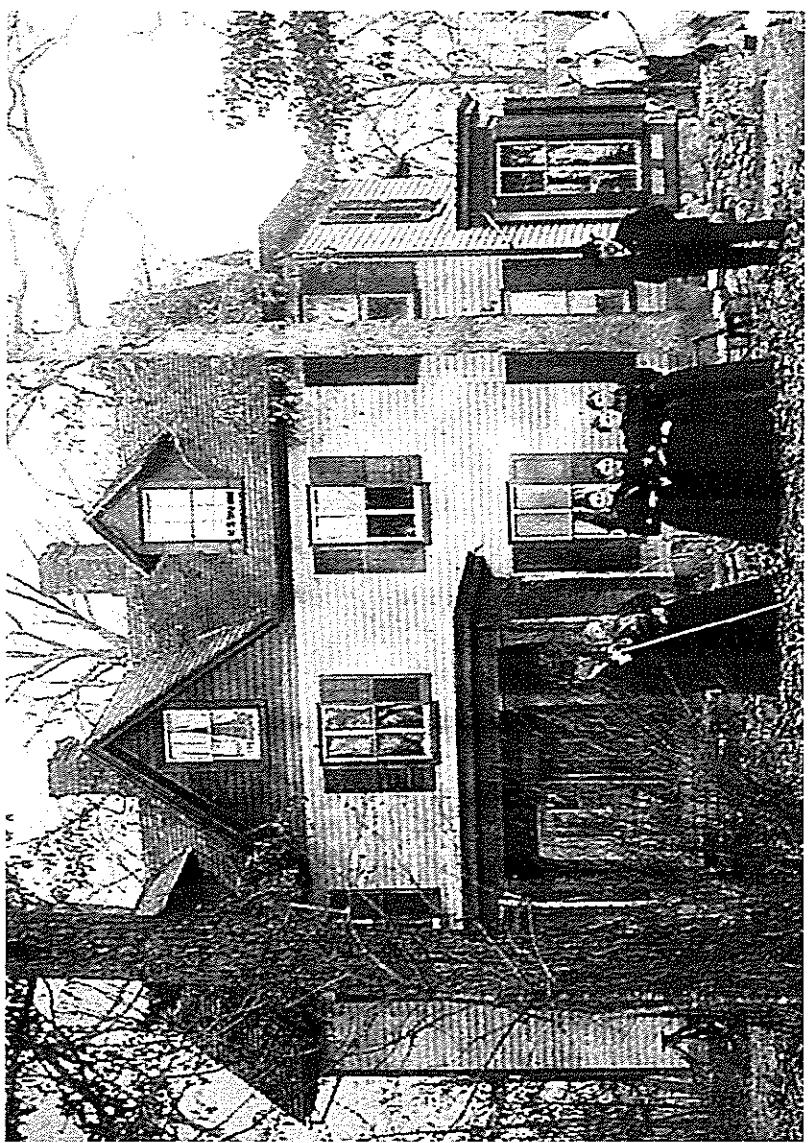
FOR THE RECONSTRUCTION OF THE FRONT
PORCH IN THE STYLE OF THE ORIGINAL

7

MICHE BOOZ | TANGLEWOOD
A R C H I T E C T
315 Ashton-Sandy Spring Road
Ashton, MD 20861
Darel Coultts
301 774 6911 www.michebooz.com

HISTORIC AREA WORK PERMIT

JULY 26, 2017



Photograph from 1898 showing the Thomases in front of Tanglewood.
The paired square columns are distinct and the dentil course in the frieze is barely visible through the dark paint.

"Courtesy the Farquhar Family", *Sandy Spring Legacy*, 1999, Sandy Spring Museum



Photograph from early twentieth century
showing the porch painted white and an
awning spanning between the outer columns.

NO. 131 E-10 ALBAN G. THOMAS 1871
FRAME

Old Homes and History of Montgomery County, 1952, Farquhar



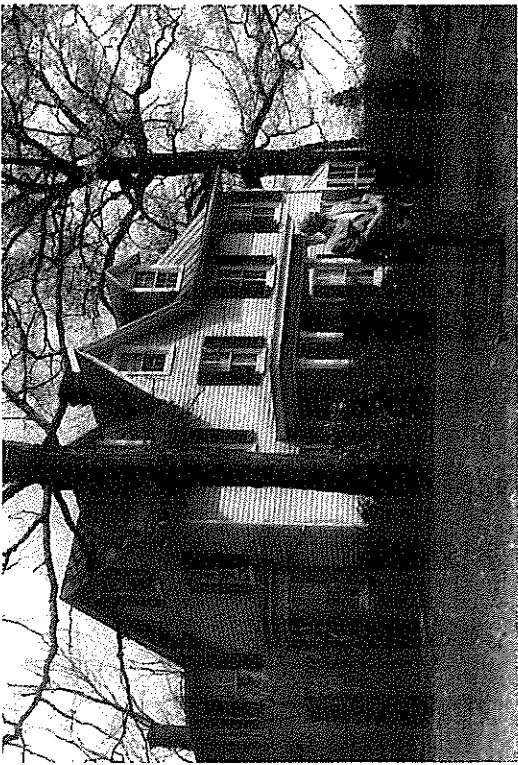
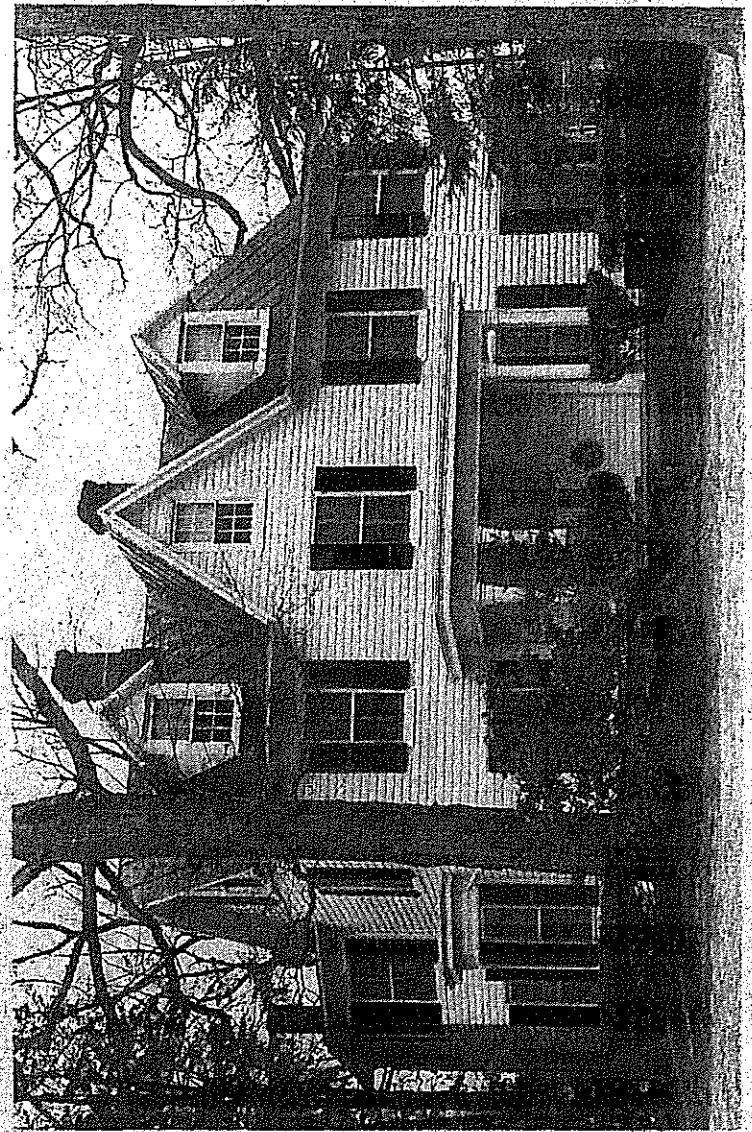
MICHE BOOZ
A R C H I T E C T
208 Market St. Brookville MD 20861
301 774 6911 www.michebooz.com

HISTORIC PHOTOGRAPHS

HISTORIC AREA WORK PERMIT

R1

JULY 26, 2017



Photographs from the mid-twentieth century showing the correspondence of the south porch roof to that of the protruding window bay on the west elevation. The projection of the crown and the size of the frieze moulding match between the two.

9

MICHE BOOZ
A R C H I T E C T
208 Market St. Brookeville MD 20833
301 774 6911 www.michbooz.com

TANGLEWOOD

315 Ashton-Sandy Spring Road
Ashton, MD 20861

Darell Coutts

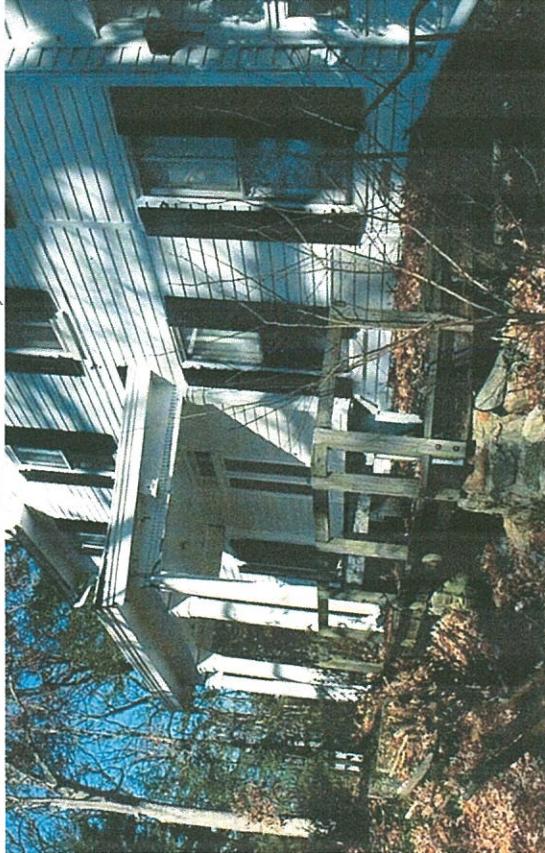
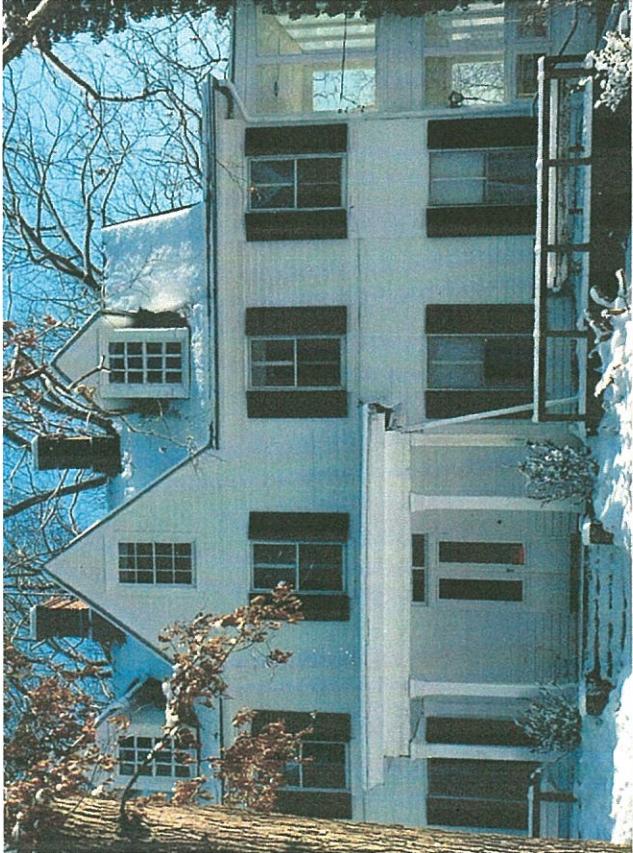
HISTORIC AREA WORK PERMIT
JULY 26, 2017

HISTORIC PHOTOGRAPHS

R2



Photographs from 2007 showing clearly degraded roof and overhang and the location of the single downspout at the southeast post.



Photographs from prior to 2007 showing the largely original porch with visible weathering on the east edge. The southeast column has been removed and replaced by a simple post and the roof had been rebuilt and a downspout added in the center of the east elevation.

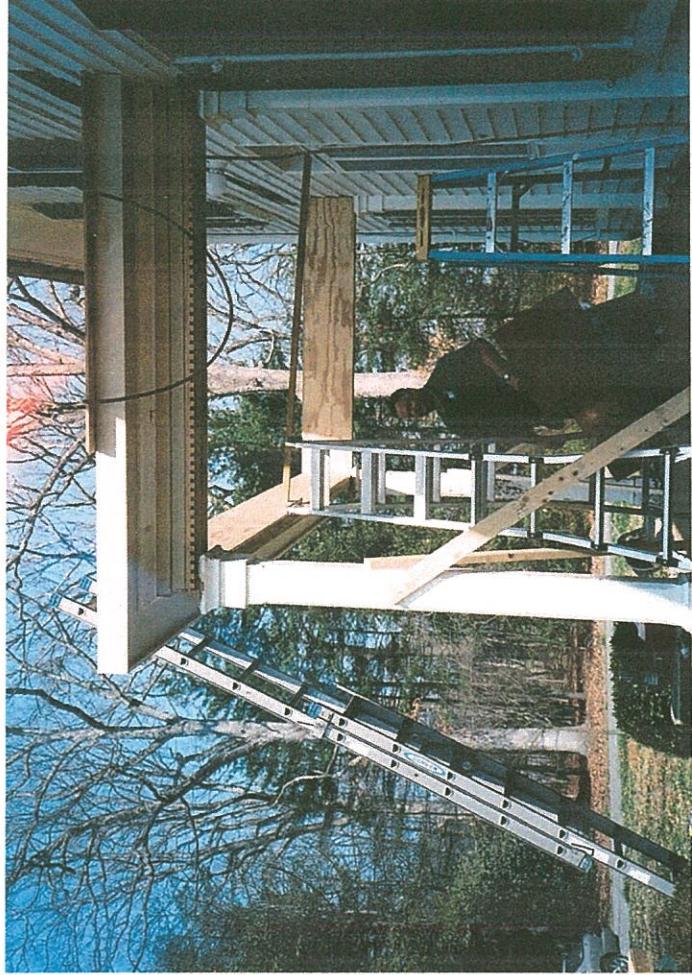
HISTORIC PHOTOGRAPHS

HISTORIC AREA WORK PERMIT

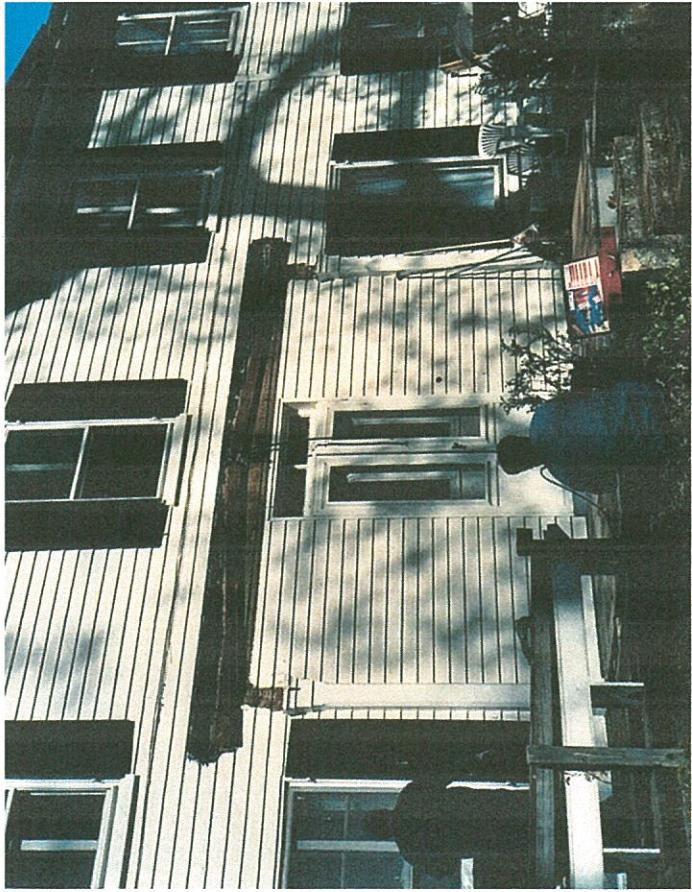
MICHE BOOZ TANGLEWOOD
A R C H I T E C T
315 Ashton-Sandy Spring Road
Ashton, MD 20861
Darel Coutts

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A R C H I T E C T
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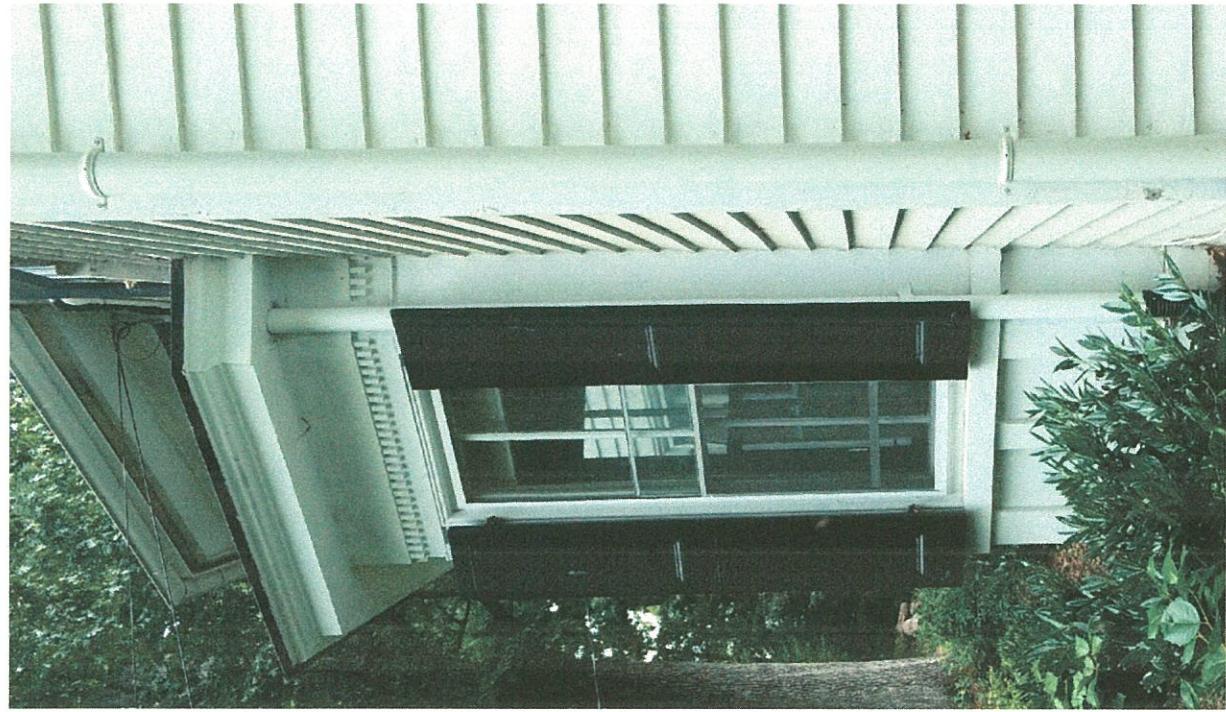
R3
JULY 26, 2017



Photographs from post-2007 showing the porch reconstructed without a roof. The original columns are used however the original crown and dentil moulding have been replaced.



Photograph from post-2007 showing the porch removed with the profile visible on the original siding.



Detail of the west bay window showing original dentil moulding frieze. The overhang with crown moulding has been heavily repaired but appears to retain the original projection and roof details.



Photograph from 2017 showing the current condition. No evidence remains of the previous porch.



Photograph from 2017 showing the west elevation featuring a protruding bay window which retains the original trim.

(12)

MICHE BOOZ
A R C H I T E C T
315 Ashton-Sandy Spring Road
Ashton, MD 20861
Dorel Coutts
www.michebooz.com

TANGLEWOOD

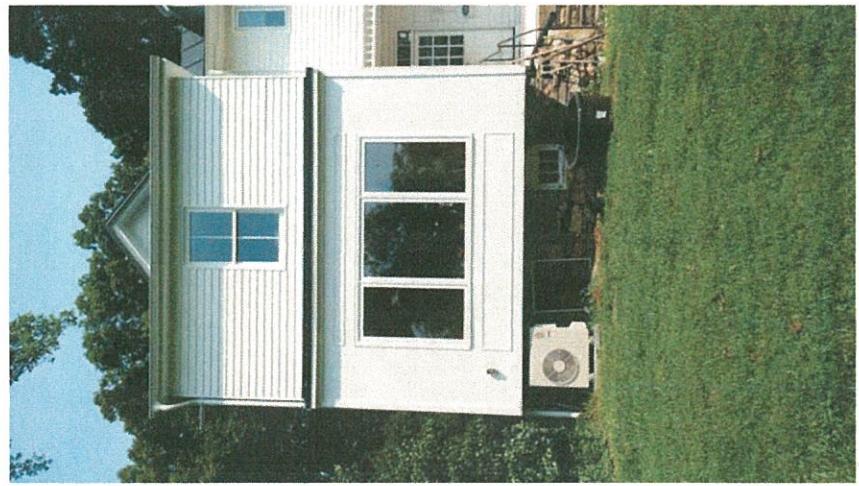
315 Ashton-Sandy Spring Road
Ashton, MD 20861
Dorel Coutts

HISTORIC PHOTOGRAPHS

HISTORIC AREA WORK PERMIT

R5

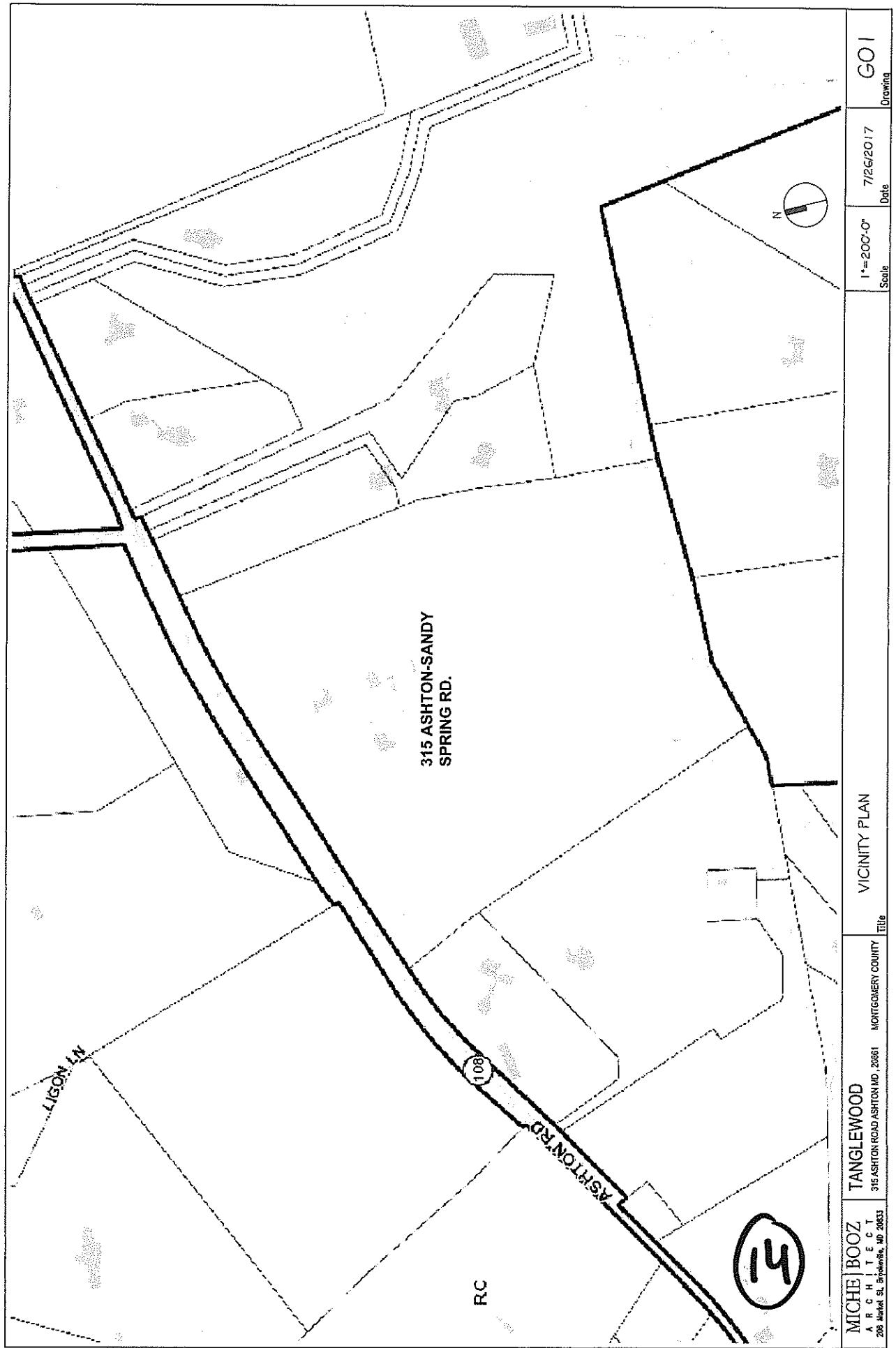
JULY 26, 2017

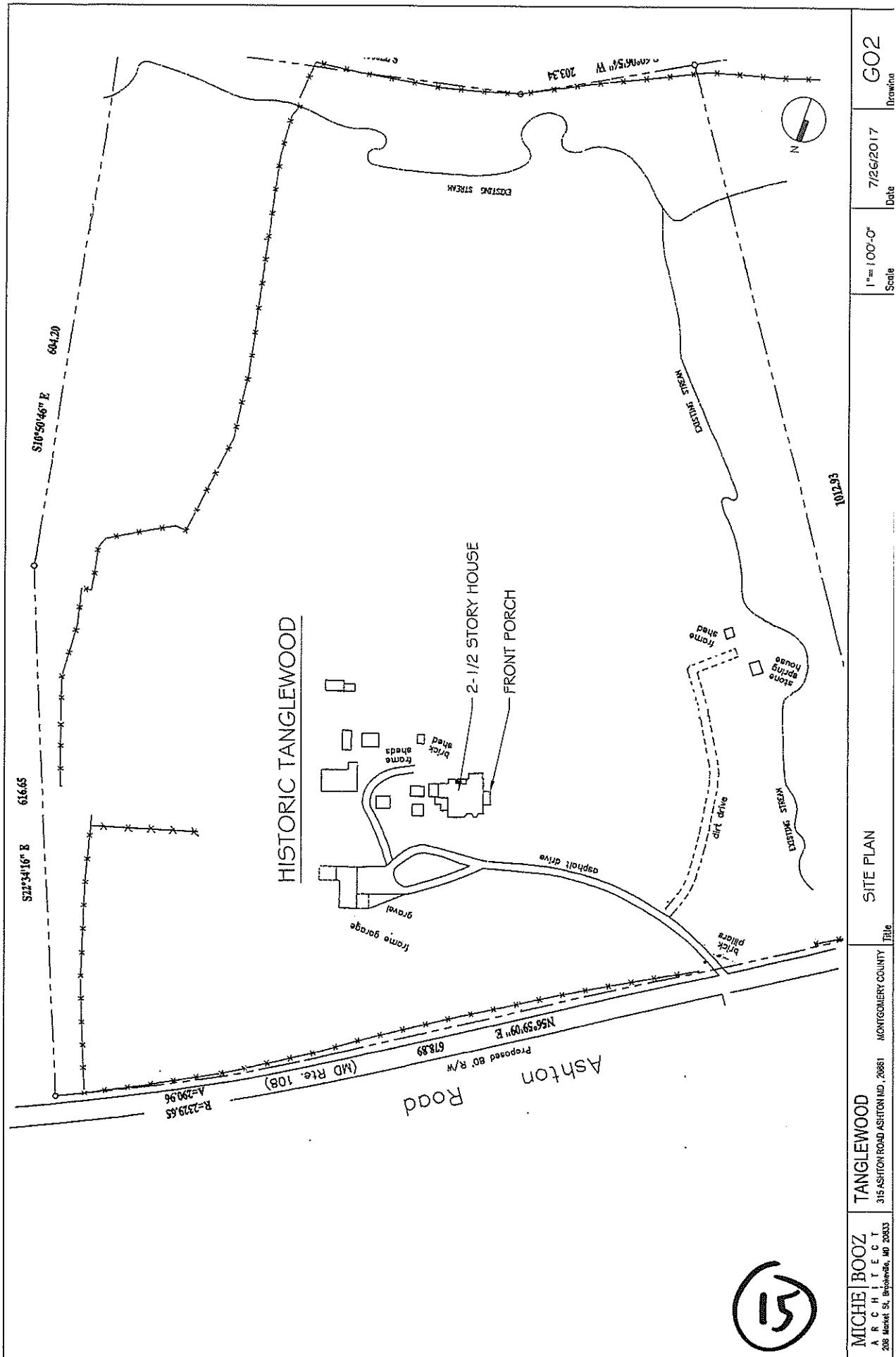


Photograph from 2017 showing the east elevation featuring the 2014 extension

(13)

| MICHE BOOZ | TANGLEWOOD | HISTORIC PHOTOGRAPHS |
|--|---|---|
| A R C H I T E C T 208 Market St. Brookeville MD 20833 301 774 6911 | 315 Ashton-Sandy Spring Road Ashton, MD 20861 Darell Coutts www.michebooz.com | HISTORIC AREA WORK PERMIT JULY 26, 2017 R6 |





| EXISTING - FIRST FLOOR PLAN | | | |
|--|--------------|-------------------|-----------------|
| MICHE | BOOZ | TANGLEWOOD | EX 1 Drawing |
| A. R. G. H. T. E. C. I. 315 Ashton Road Ashton MD 20861 Montgomery County Title 208 Market St., Rockville, MD 20853 | I/B = 11'-0" | Date 7/26/2017 | Scale |

BAY WINDOW W/
ORIGINAL DETAILS

STONE LANDSCAPE
WALL

CONCRETE STEPS +
SIDE WALLS

FLAGSTONE CLADDING
ON TREADS + RISERS

WOOD PORCH OUT OF
LEVEL W/ DEGRADED
FOOTING

STONE LANDSCAPE
WALL

N

EX 1

| | | | | | | | |
|-------------------|---------------------------------|-------------------|---------------------------|--------------|-----------|------|---------|
| MICHE | BOOZ | TANGLEWOOD | EXISTING - WEST ELEVATION | 1/4" = 1'-0" | 7/26/2017 | Date | EX20 |
| A R C H I T E C T | 315 ASHTON ROAD ASHTON MD 20833 | MONTGOMERY COUNTY | Title | | | | Drawing |

ORIGINAL DENTIL MOULDING FRIEZE + CROWN ON BAY WINDOW

BOARD + BATTEN SIDING

WOOD PORCH OUT OF LEVEL

FLAGSTONE TREADS + RISERS

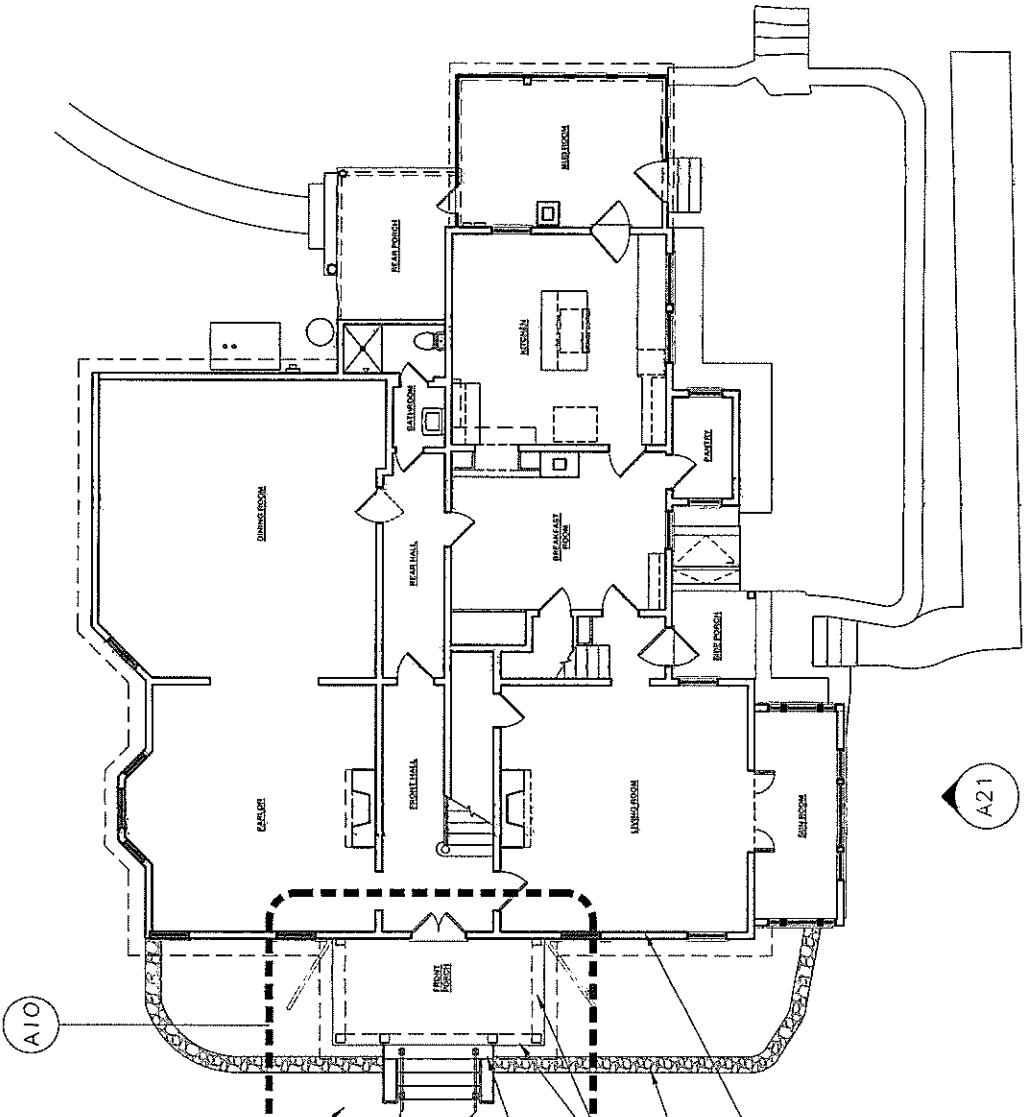
CONCRETE SIDE WALL + STEP STRUCTURE

STONE WALL

FOUNDATION WALL BEYOND

17





NEW STONE VENEER ON
EXISTING CONC. WALL

NEW HANDRAILS AT
EXISTING STAIRS

REBUILT WOOD PORCH
DECK

NEW COLUMNS + ROOF

EXISTING
STONE WALL
HISTORIC
HOUSE

A20

(2)



MICHE BOOZ TANGLEWOOD
ARCHITECT 315 FAIRFIELD ROAD ASHTON MD 20861 MONTGOMERY COUNTY
208 Market St. Frederick, MD 21701 Title

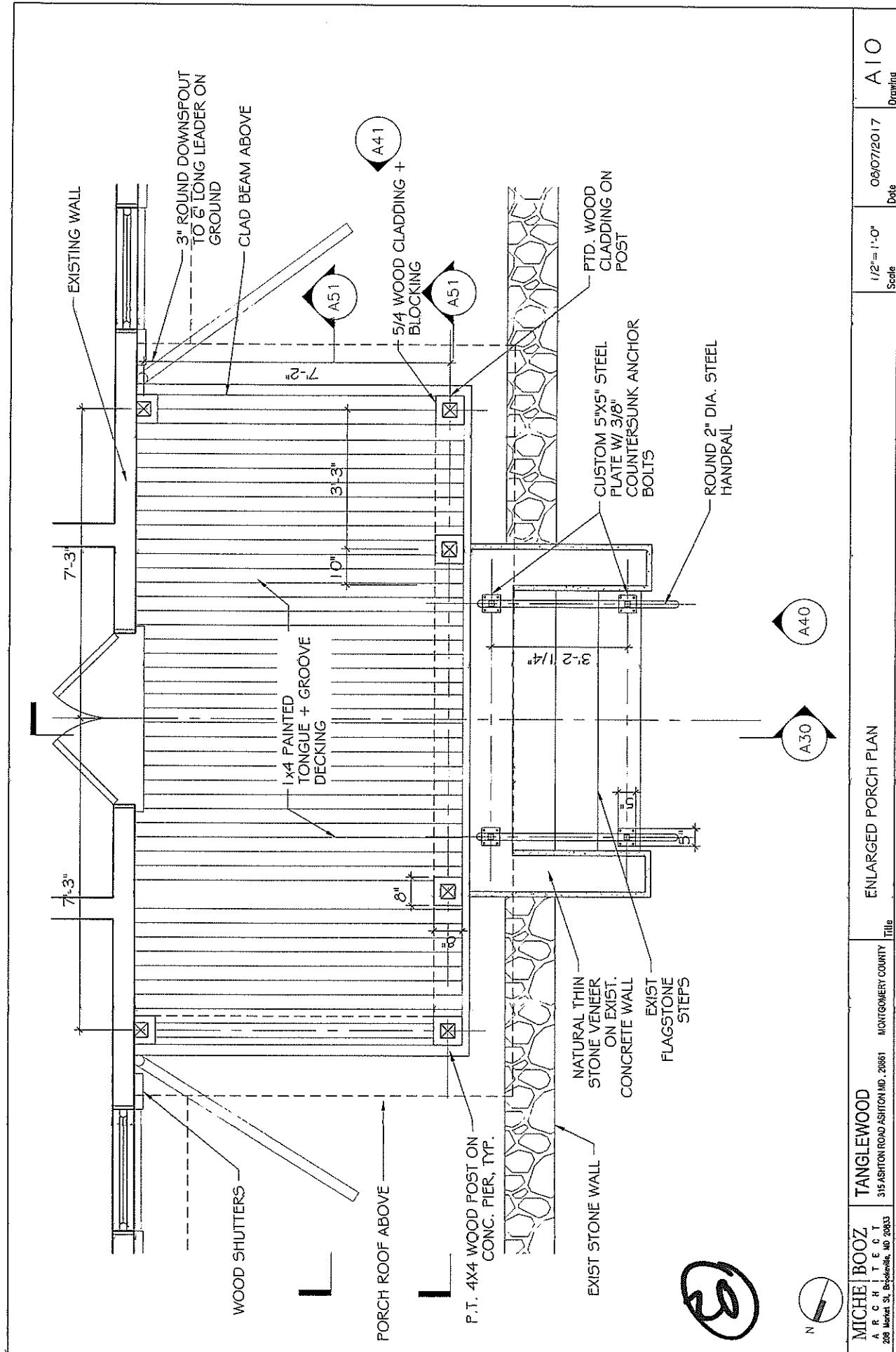
A.O. 1
Drawing

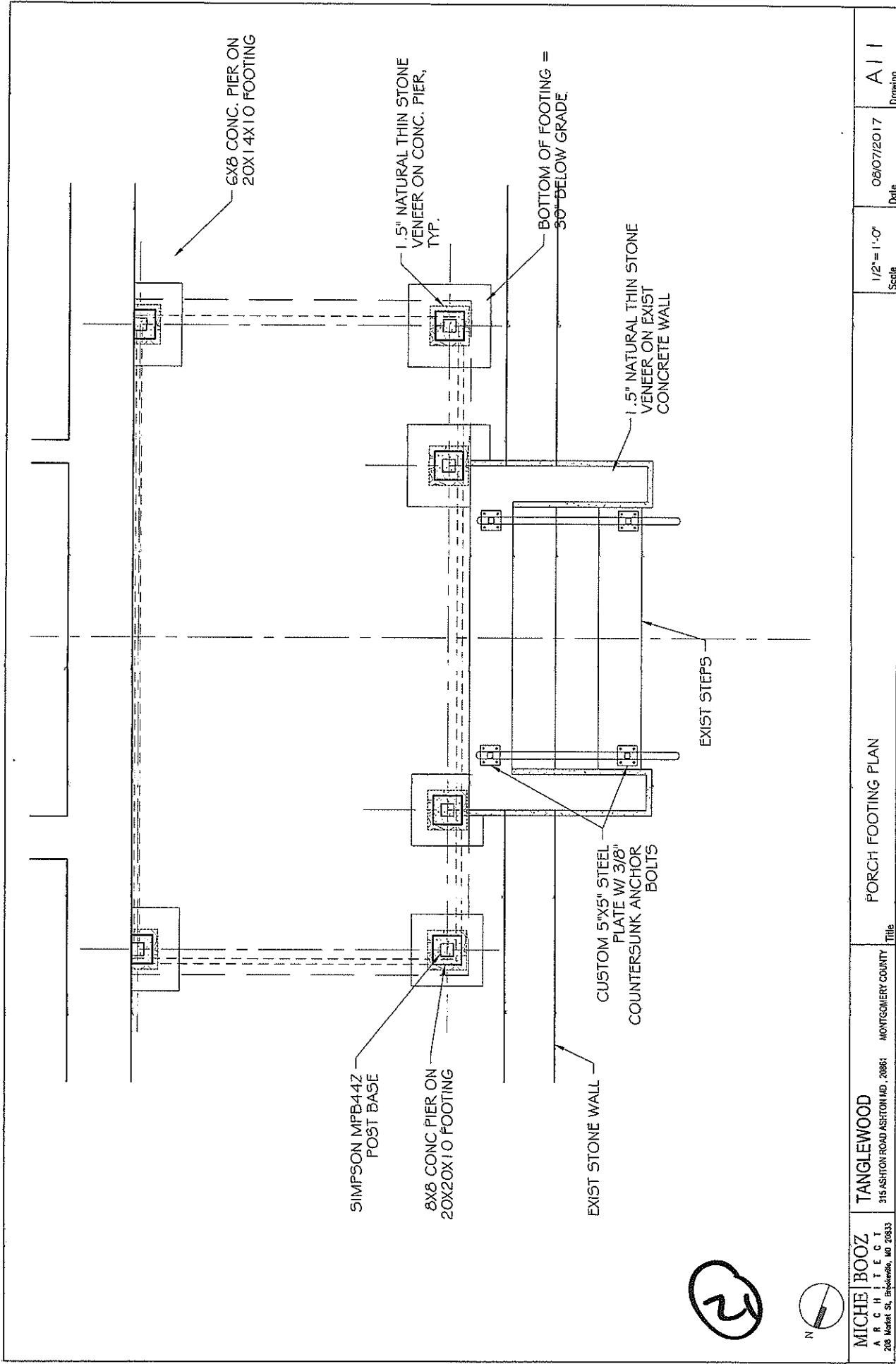
PROPOSED FIRST FLOOR PLAN

1/8" = 1'-0"
Scale

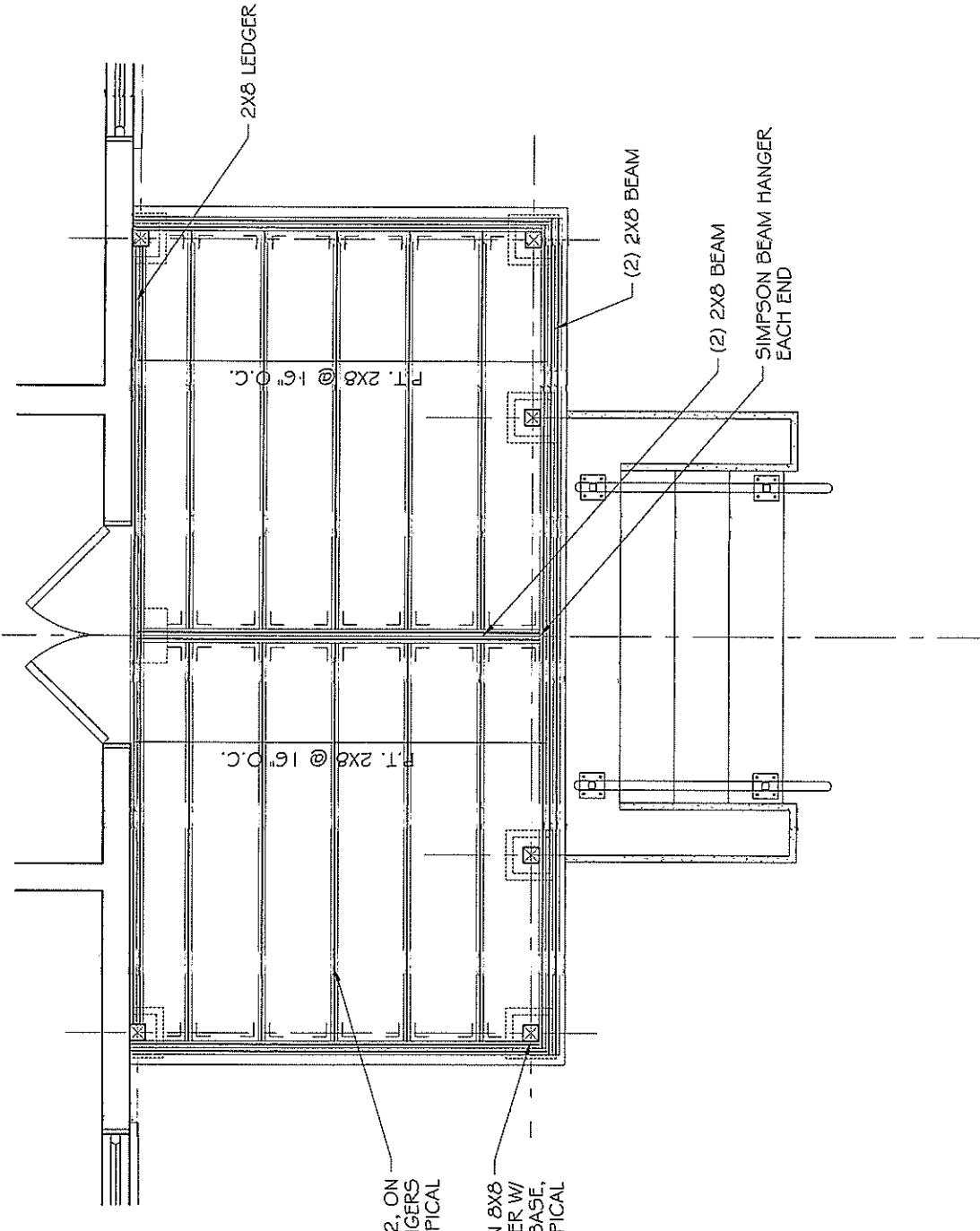
08/07/2017
Date

A.O. 1





| MICHE | | BOOZ | TANGLEWOOD | PORCH FRAMING PLAN | |
|----------------------------------|----------------------------------|-------------------|------------|--------------------|------------|
| A R C H I T E C T | 315 ASHTON ROAD ASHTON MD. 20861 | MONTGOMERY COUNTY | Title | | |
| 208 Market St. Bethesda MD 20833 | | | | 1/2" = 1'-0" | 08/07/2017 |
| | | | | Scale | Date |
| | | | | A 1 2 | Drawing |



P.T. 2X8 JOIST SPF #2, ON SIMPSON HANGERS TYPICAL

P.T. 4X4 POST ON 8X8 CONCRETE PIER W/ SIMPSON MPB44Z BASE, TYPICAL

2X8 LEDGER

P.T. 2X6 @ 16" O.C.

(2) 2X8 BEAM

SIMPSON BEAM HANGER EACH END

(2) 2X8 BEAM

N 

22 

| | | | | | | |
|-------------------|----------------------------------|-------------------|-----------------------|--------------|------------|---------|
| MICHE | BOOZ | TANGLEWOOD | PORCH CEILING FRAMING | 1/2" = 1'-0" | 08/08/2017 | A 3 |
| A R C H I T E C T | 315 ASHTON ROAD ASHTON MD. 20861 | MONTGOMERY COUNTY | Life | Scale | Date | Drawing |

N

23

| | | | | | | | |
|------------------------------------|---------------------------------|-----------------------------|-------------------------------|--------------|------------|------|---------|
| MICHE | BOOZ | TANGLEWOOD | PORCH RAFTER FRAMING | | | | A 14 |
| A R C H I T E C T U R E | 315 ASHTON ROAD ASHTON MD 20881 | MONTGOMERY COUNTY | Title | 1/2" = 1'-0" | 08/08/2017 | Date | Drawing |
| 208 Market St. Frederick, MD 21701 | | | | Scale | | | |
| N | (24) | 8" WIDE WOOD FRAMED GUTTER | 2X4 SLOPED RAFTERS @ 16" O.C. | | | | |
| | | 2X4 SLOPED LEDGER | 2X4 SLOPED RIDGE | | | | |
| | | 2X6 RAFTERS SPF #2, TYPICAL | 15'-1 1/2" | | | | |
| | | | 15'-2" | | | | |

| MICHE BOOZ | TANGLEWOOD | ROOF PLAN | 1/2" = 1'-0" | 08/08/2017 | A 15 |
|-----------------------------------|---------------------------------|-------------------|--------------|------------|---------|
| ARCHITECT | 315 LISHON ROAD ASHTON MD 20833 | MONTGOMERY COUNTY | Scale | Date | Brewing |
| 208 Market St. Brooklyn, NY 11201 | | | | | |

The diagram illustrates a roof plan for a building. The roof is gabled and slopes down towards two gutters. The top edge of the roof is labeled "COPPER FLASHING AT LAP SIDING". A note specifies "EPDM ROOF SLOPES 1/8":12" MIN TO GUTTER". On the left side, there is a vertical pipe labeled "3" ROUND DOWNSPOUT" connected to a horizontal pipe labeled "8" WIDE GUTTER". Arrows indicate the direction of water flow from the roof towards the gutters. In the bottom right corner, there is a north arrow symbol.

| PROPOSED - WEST ELEVATION | | A20 Drawing | |
|--|-------------------------|----------------|------------|
| MICHE BOOZ | TANGLEWOOD | 1/4" = 1'-0" | 08/08/2017 |
| ARCHITECT 311 FAIRFIELD ROAD ASHTON MD 20833 208 Market St. Bethesda MD 20813 | MONTGOMERY COUNTY Title | Date | Scale |
| <p>1/4" = 1'-0"</p> <p>08/08/2017</p> <p>Date</p> <p>Scale</p> <p>A20</p> <p>Drawing</p> | | | |

