

Preliminary Consultation
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	315 Ashton Road, Ashton	Meeting Date:	2/27/2019
Resource:	<i>Master Plan</i> Site #15/37 Tanglewood	Report Date:	2/20/2019
Applicant:	Darel Coutts (Miche Booz, Architect)	Public Notice:	2/13/2019
Review:	Preliminary Consultation	Tax Credit:	None
		Staff:	Michael Kyne

PROPOSAL: Alterations to accessory structure

STAFF RECOMMENDATION:

Staff recommends that the applicant make revisions based upon the HPC's comments and return with a HAWP application.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Individually Designated Master Plan Site
STYLE: Gothic Revival
DATE: 1871

The following was excerpted from Places From the Past: The Tradition of Gardez Bien in Montgomery County, Maryland:

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 this 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 succeeded his father Alban as 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 21st century.



Fig. 1: Subject property, with accessory structure to be altered circled in red.

PROPOSAL:

The applicant proposes to renovate an existing outbuilding on the subject property, converting it into a one-bedroom accessory dwelling.

APPLICABLE GUIDELINES:

When reviewing alterations and new construction to *Master Plan Sites* several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the *Montgomery County Code Chapter 24A (Chapter 24A)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

Montgomery County Code; Chapter 24A

- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:
 - (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
 - (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
 - (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or

- (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
 - (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
 - (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.
 - (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.
- (Ord. No. 9-4, § 1; Ord. No. 11-59.)

Secretary of Interior's Standards for Rehabilitation

The Secretary of the Interior defines rehabilitation 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.” Because the property is a Master Plan Site, the Commission’s focus in reviewing the proposal should be the *Secretary of the Interior’s Standards for Rehabilitation*. The *Standards* are as follows:

#2: The historic character of a property will be retained and preserved. The removal of distinctive materials or alterations of features, spaces, 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 proportion, and massing to protect the integrity of the property and its environment.

STAFF DISCUSSION:

As noted in Places From the Past, the subject property retains a collection of Victorian outbuildings, which are contemporary to the 1871 Gothic Revival house. Other outbuildings include the c. 1921 wood frame shed/garage, which the applicant proposes to convert to a one-bedroom accessory dwelling. The shed/garage is made up of two garage structures with large doors and open porch structures connected by an open low-roofed shed hyphen. The shed/garage is located at what would have historically been the rear of the historic house, which faces west and is accessed via a long curving driveway from Ashton Road; however, as viewed from Ashton Road, the shed/garage is in front of the house.



Fig. 2: Historic house.



Fig. 3: Shed/garage to be altered.

The proposed exterior alterations to the shed/garage include:

- Renovation of the northernmost garage structure and conversion to a one-bedroom accessory dwelling.

- Addition of cottage-style double-hung windows and doors in existing openings on the northernmost garage structure.
- Altering the roof slope of the shed hyphen to make it shallower, allowing for code-compliant head height.
- Creation of a wall on the west elevation of the shed hyphen, enclosing the space.
- Installation of new wood siding to match the existing where openings are to be filled in.
- Construction of a patio and low seat wall under the existing porch on the west elevation of the northernmost garage structure.

Staff fully supports the applicant's proposal. While the shed/garage to be altered dates to c. 1921, it is not contemporary to the 1871 Gothic Revival-style house or Victorian outbuildings, which have been noted as significant in *Places From the Past* and in the National Register of Historic Places Nomination Form dated March 16, 1973. The proposed alterations will not remove or alter character-defining features of the historic site, in accordance with *Standards #2 and #9*. Although the shed/garage is at the front of the property (as viewed from the public right-of-way), the proposed alterations are all within the existing building envelope and will not create a cumulative effect that would overwhelm or detract from the historic house and/or significant outbuildings.



Fig. 4: Partial building map. 1 – Historic house; 2 – Shed/garage to be altered; 3 – White outbuilding; 4 – Barn; 5 – Corn crib; 6 – Brick smokehouse



Fig. 5: White outbuilding (foreground) and barn (background).



Fig. 6: Corn crib (left) and brick smokehouse (right).

Staff notes that the Maryland Environmental Trust (MET) currently holds an easement on the subject property, and, accordingly, the proposal must be reviewed and approved by MET before a formal HAWP application is submitted. Staff spoke with Jon Chapman, Monitoring and Stewardship Program Manager from MET, about the proposal on Thursday, February 7, 2019. Mr. Chapman indicated that the easement

allowed the proposed alterations, if the proposed accessory structure can be considered a guest bedroom/office structure and not a tenant house, with the difference being that a tenant house has a stove. The applicant proposes to remove the stove from the proposed interior floorplan to comply with the easement.

Article III of the easement deals with Protected Structures, stating the following:

The exterior of the existing structures listed in Exhibit C, shown in Exhibit D, and described as “Protected Structures” in this Conservation Easement and in Exhibit C shall be maintained in a condition at least as good as they exist at the time of the granting of this Conservation Easement. Granter shall notify Grantee at least forty-five (45) days prior to undertaking any alterations to the exterior of the Protected Structures for Grantee's review and approval. Any alterations to the exterior of the Protected Structures must be sympathetic to the historic character of the existing structures. Grantee shall take into account cost to Granter of such alterations, and shall focus on general historical compatibility, and such approval shall not be unreasonable [sic] withheld.

Exhibit C lists the following Protected Structures:

- House, "Tanglewood" (principle residence)
- Board-and-batten woodshed with stone foundation
- White outbuilding next to woodshed
- One red barn
- Brick smokehouse
- Red corncrib with center gable and barge boards
- Stone milk house near pond
- Clapboard springhouse/shed near pond

The accessory building to be altered is listed as “Multi-car garages” under Other Structures. This further supports staff’s finding that, although the accessory structure dates to c. 1921, it is outside of the historic property’s period of significance (i.e., contemporary to the 1871 Gothic Revival-style house and Victorian outbuildings).

Because the shed/garage is being altered and a new use is proposed, Montgomery County Code requires it to be relocated to the rear of historic house (as viewed from the public right-of-way). Alternatively, the applicant could construct a new accessory dwelling in the Code-compliant location. The applicant seeks conceptual support from the HPC, as they intend to appear before The Board of Zoning Appeals for a variance. Staff supports the proposed variance, as an accessory structure in the Code-compliant location – either the relocated building or a new structure – would be located in what was historically the right (south) side yard of the historic house. An accessory dwelling in this location has the potential to detract from the historic environmental setting and compete with/overwhelm the historic house and significant outbuildings.

STAFF RECOMMENDATION:

- Staff recommends that the applicant make revisions based upon the HPC’s comments and return with the HAWP application.
- When submitting a formal HAWP application, full details, material specifications, and formal written approval from MET should be provided.



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 Street 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: _____ 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: \$ 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

Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: _____ 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:

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 wood-frame shed/garage was built in 1921. It is made up of two garage structures with large doors and large porch structures joined by an open low-roofed shed. The building has a modern standing metal roof (gables) from 2017. The painted wood siding is original.

- 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 renovating the north building of the garage and the low-roofed hyphen portion into a 1-bedroom accessory dwelling. No addition to the building will be made. The roof slope of the hyphen structure will be made more shallow to allow for Code-compliant head height in that space. New cottage-style double-hung windows and doors will be added in existing and new openings. New siding to match existing where openings are being filled in. A patio and low wall will be added on the north side under the existing porch.

Site and environmental setting, drawn to scale. You may use your plat. 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**

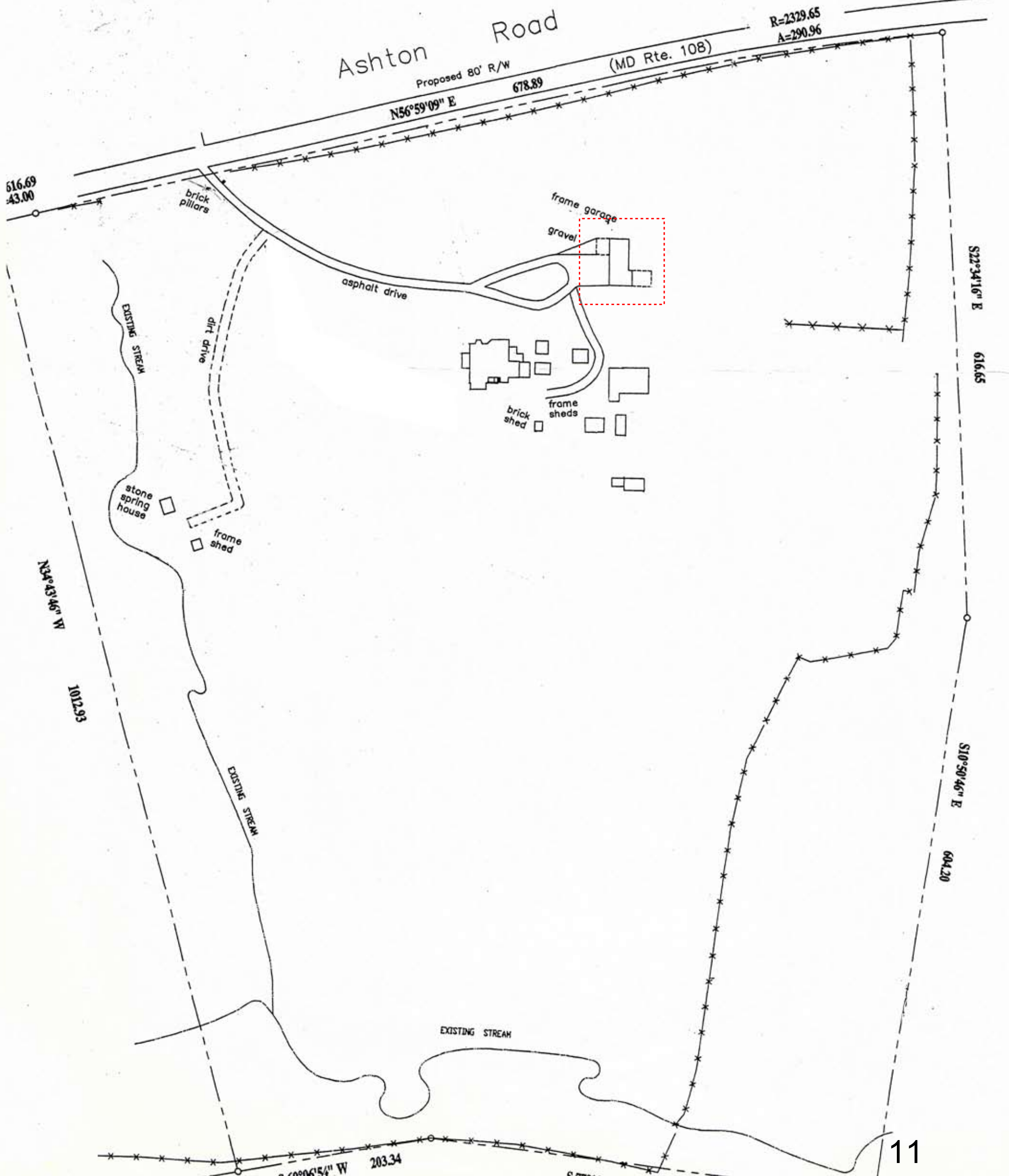
If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

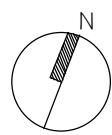
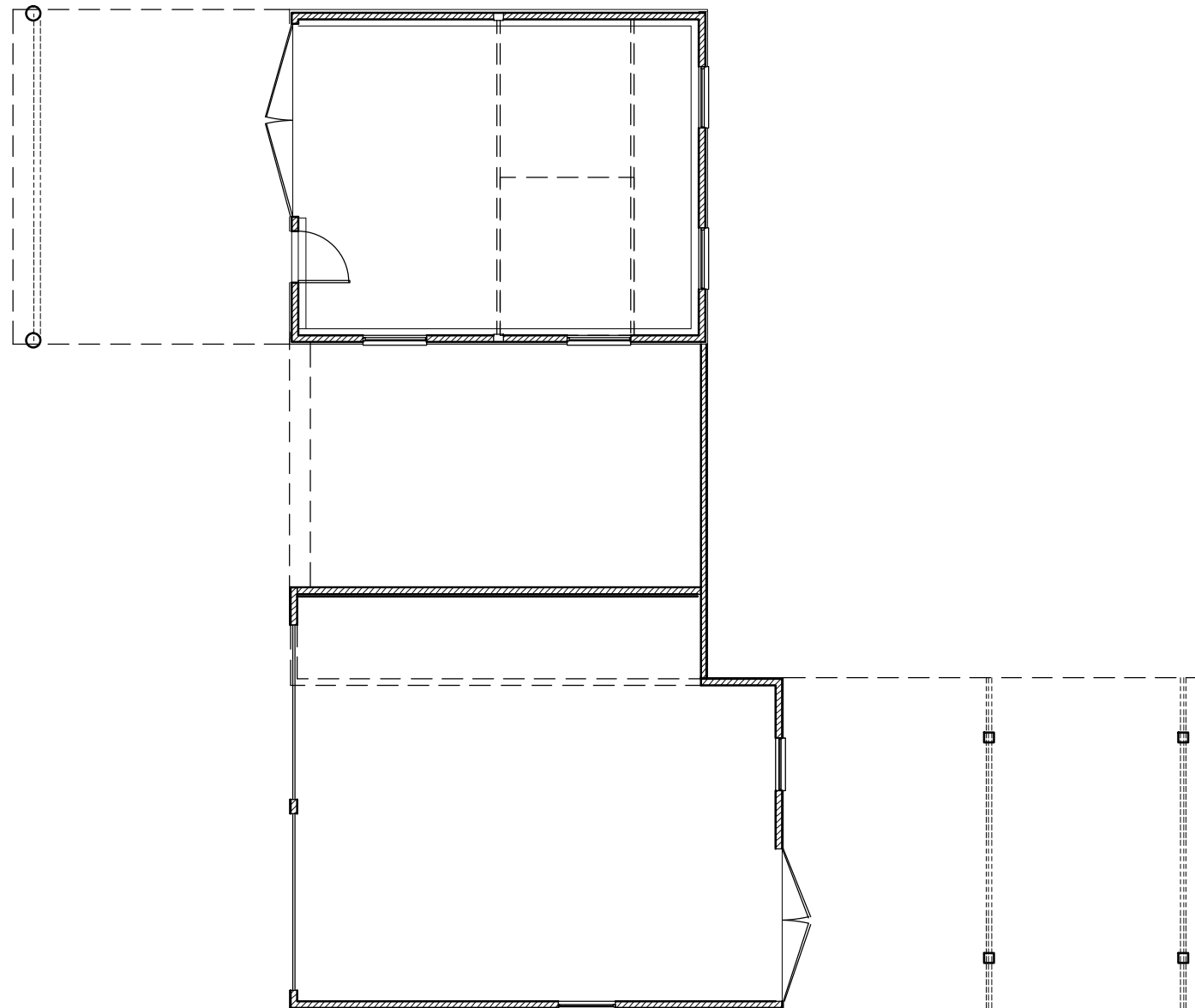
7. **ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS**

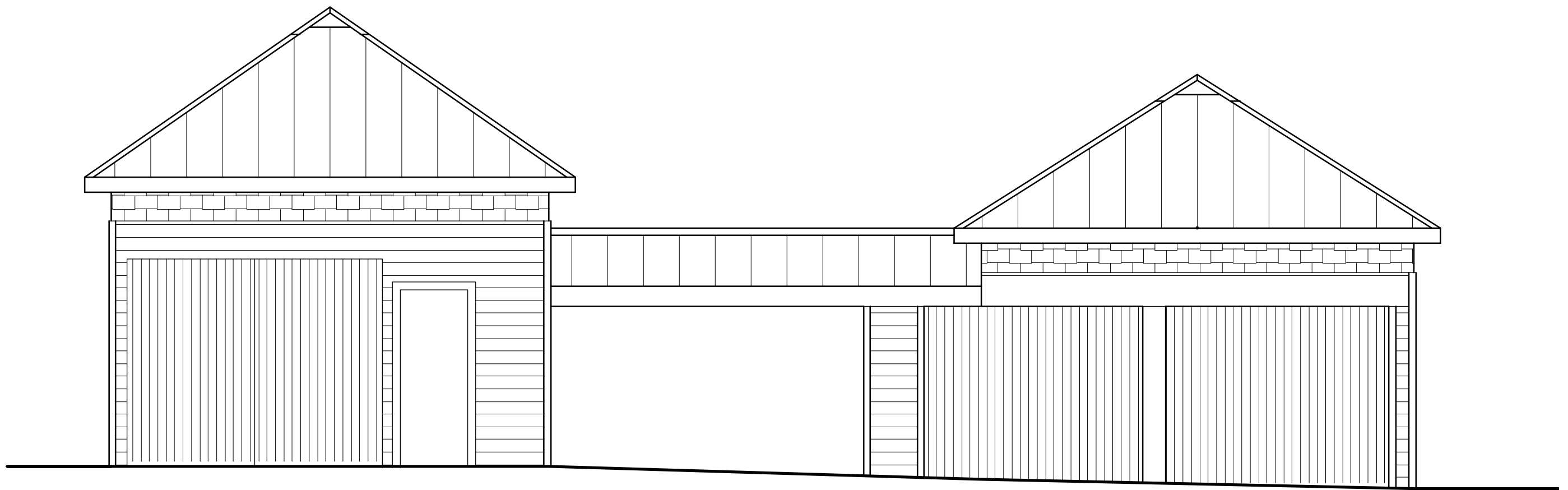
For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly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

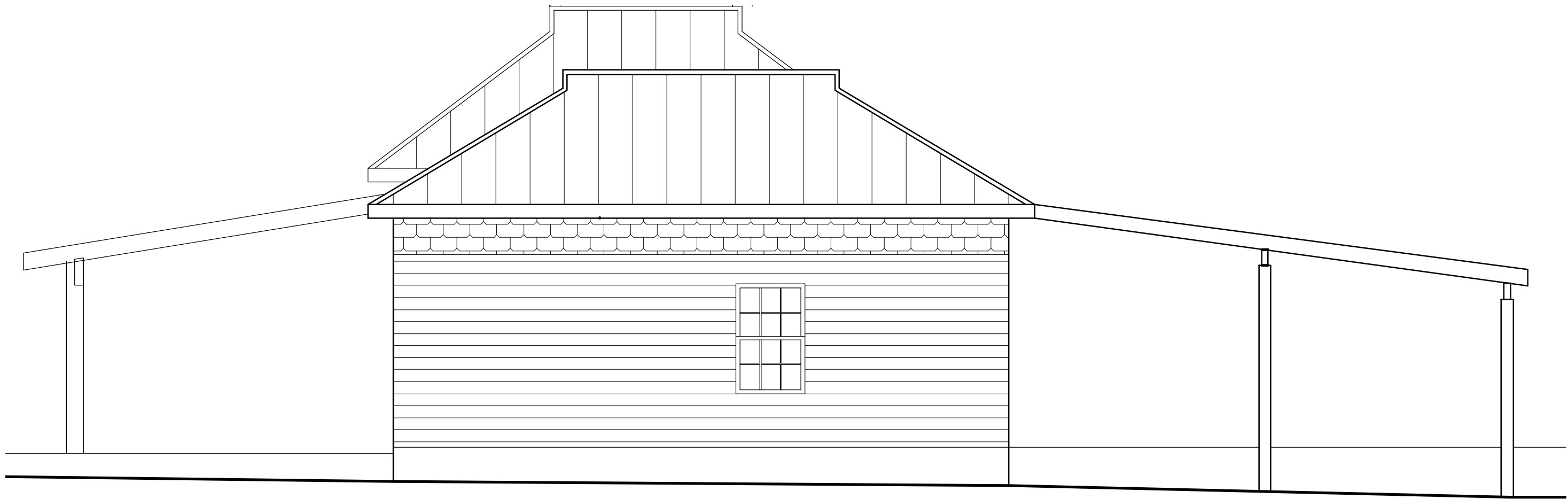


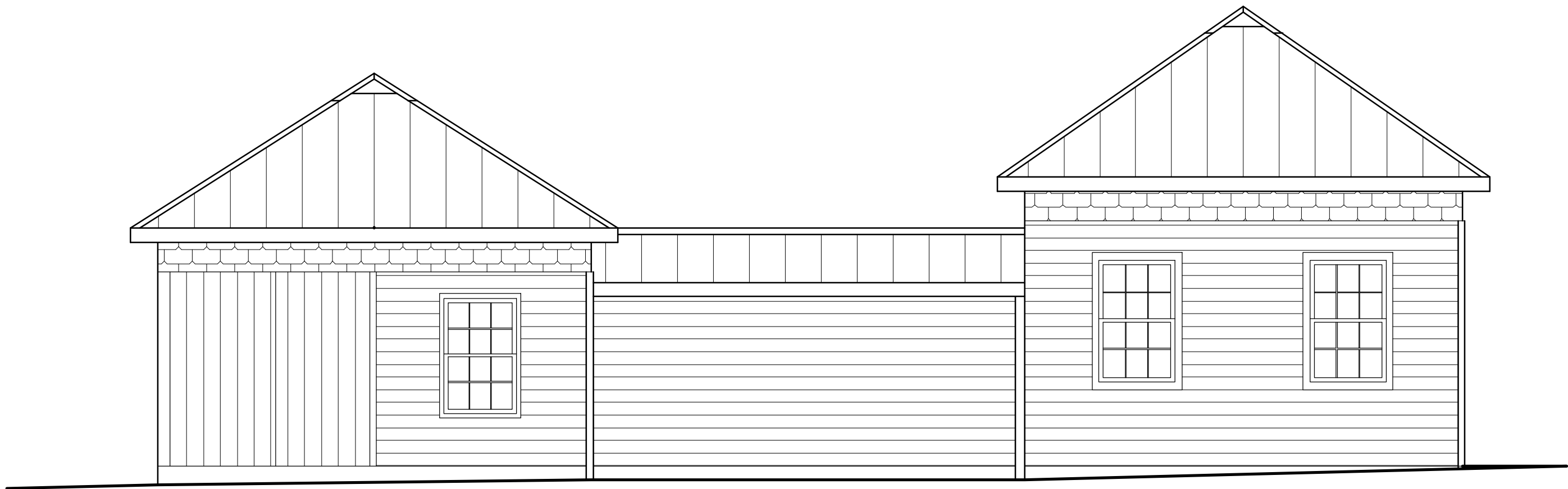
TANGLEWOOD TENANT HOUSE
MICHE BOOZ ARCHITECT 10.18.19

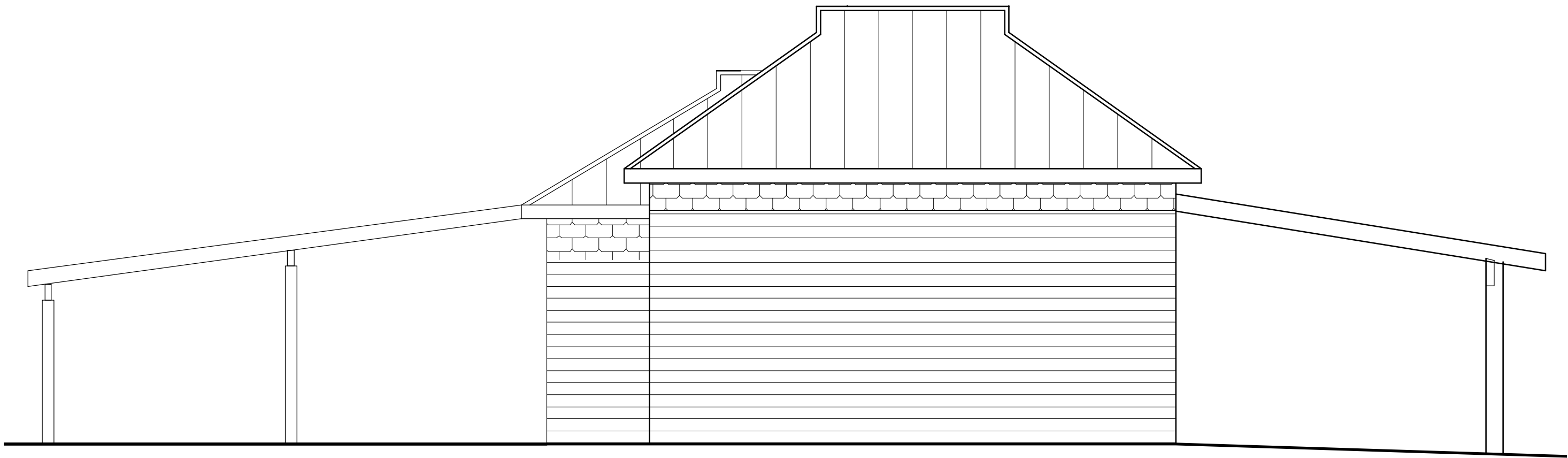


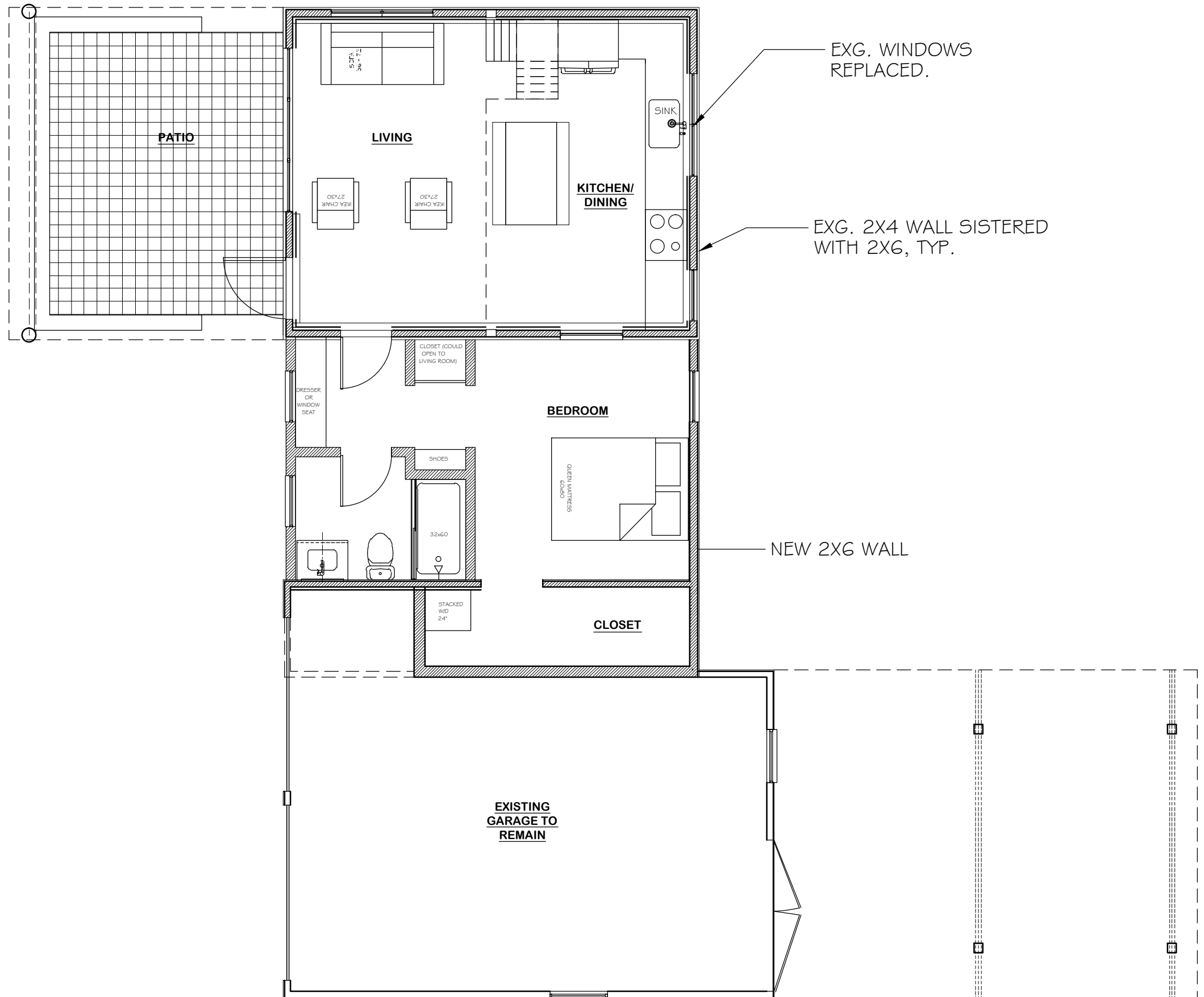


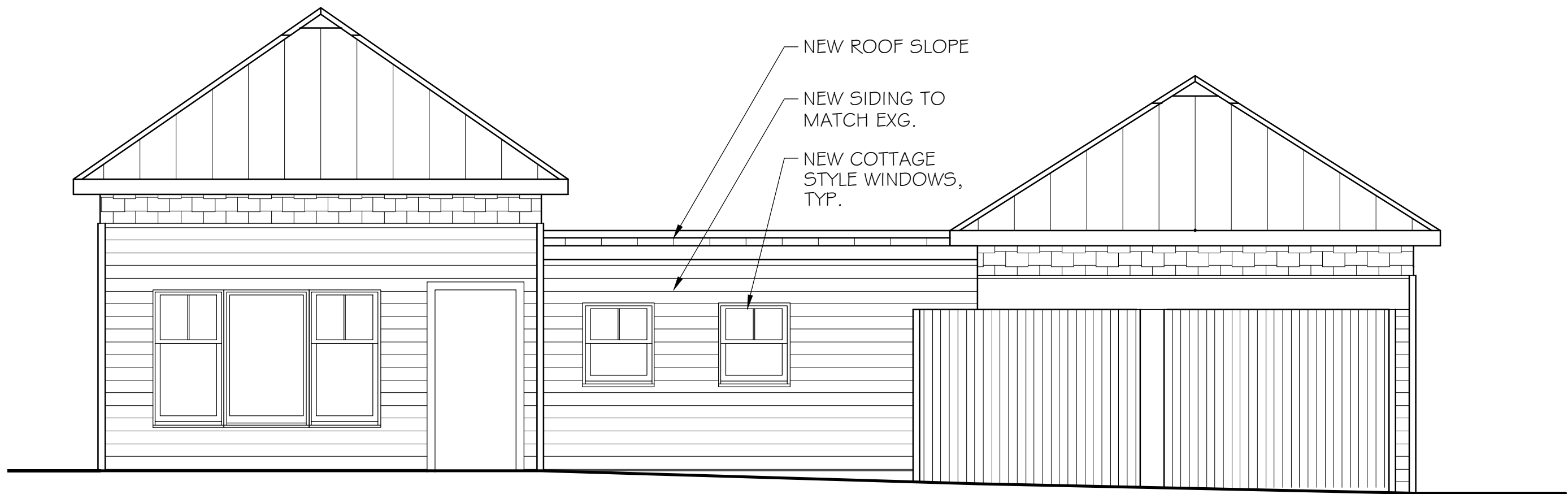




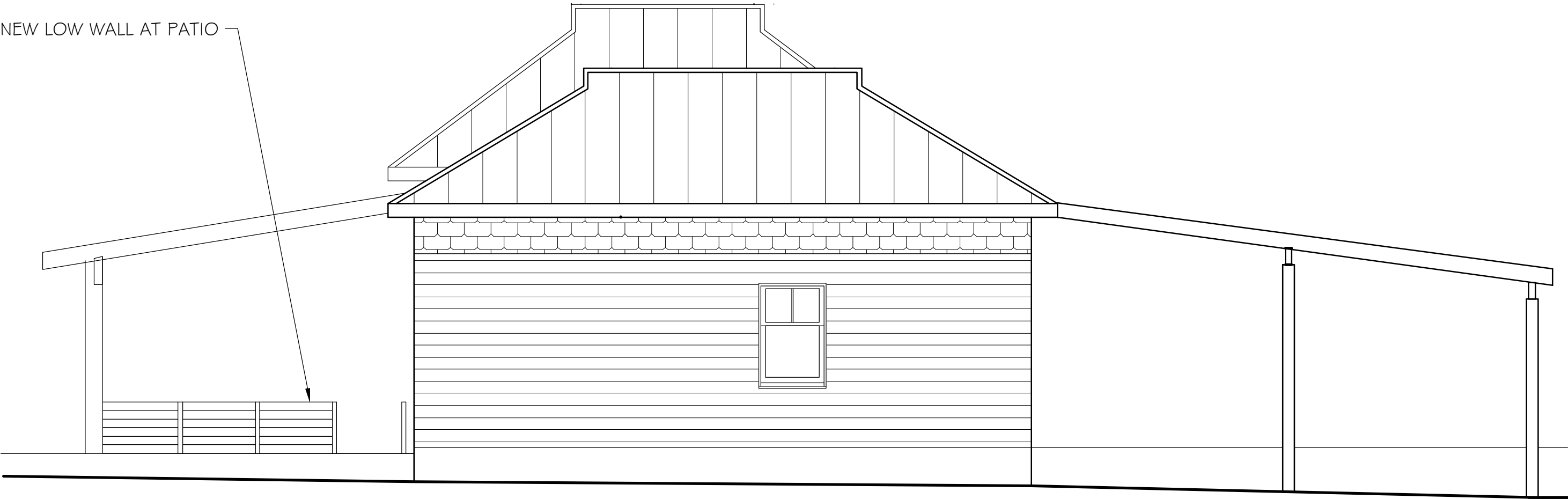


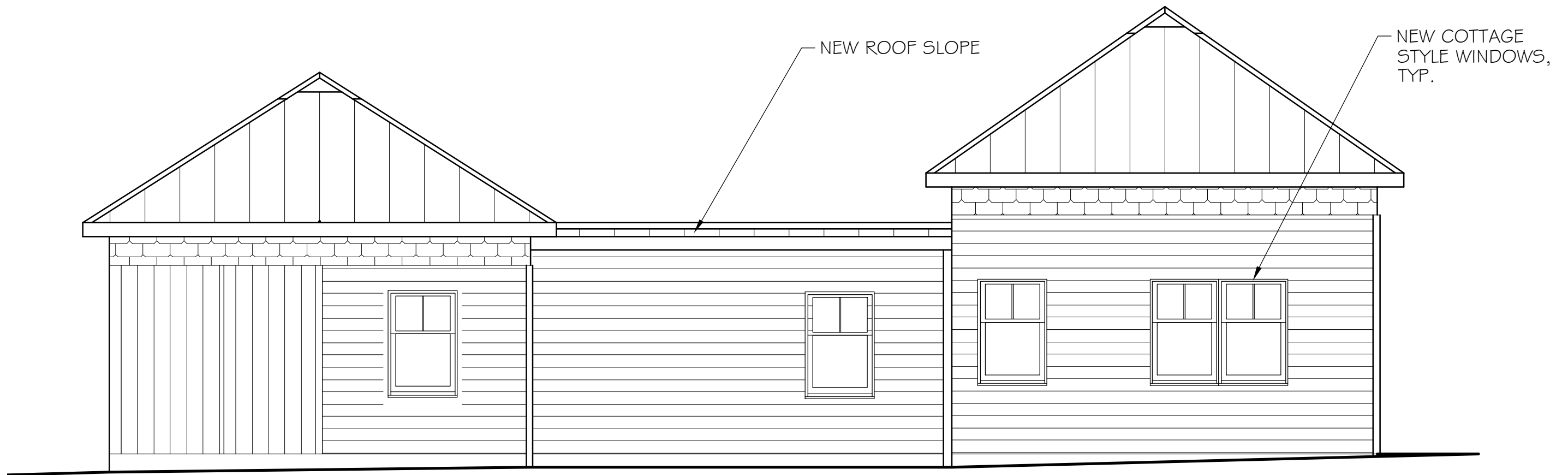






NEW LOW WALL AT PATIO





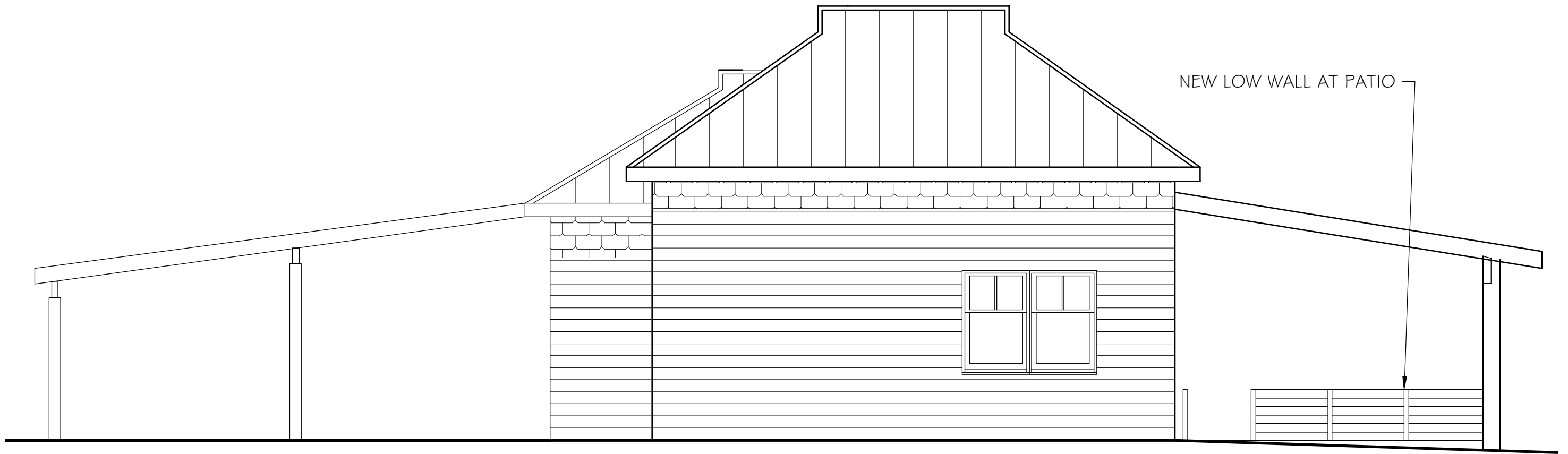




Figure 1. Front (west) facade showing garage and hyphen structure to be renovated.



Figure 2. North facade.



Figure 3. South facade and corner of structure.



Figure 4. East facade showing hyphen and northern pavilion (to be renovated).



Figure 5. East facade showing porch and southern pavilion.

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

Owner's mailing address Danel + Jill Covitts 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