

**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	315 Ashton Road, Ashton	<b>Meeting Date:</b>	9/25/2019
<b>Resource:</b>	<i>Master Plan</i> Site #15/37 <b>Tanglewood</b>	<b>Report Date:</b>	9/18/2019
<b>Applicant:</b>	Darel Coutts (Miche Booz, Architect)	<b>Public Notice:</b>	9/11/2019
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	Partial
<b>Case Number:</b>	15/37-19A	<b>Staff:</b>	Michael Kyne
<b>PROPOSAL:</b>	Alterations to accessory structure		

**STAFF RECOMMENDATION:**

Staff recommends that the HPC **approve with one (1) condition** the HAWP application.

1. The HAWP will not be issued until documentation from MET, stating that the proposal has been reviewed and approved, is submitted to staff.

**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 21<sup>st</sup> century.



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

#### **BACKGROUND:**

The applicant previously appeared before the Commission for a preliminary consultation at the February 27, 2019 HPC meeting.<sup>1</sup>

#### **PROPOSAL:**

The applicant proposes to renovate an existing garage north of the historic house, 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:

<sup>1</sup> Link to February 27, 2019 HPC meeting audio/video transcript:

[http://mncppc.granicus.com/MediaPlayer.php?publish\\_id=ed542cc9-3b65-11e9-b021-0050569183fa](http://mncppc.granicus.com/MediaPlayer.php?publish_id=ed542cc9-3b65-11e9-b021-0050569183fa)

Link to February 27, 2019 preliminary consultation staff report: <https://montgomeryplanning.org/wp-content/uploads/2019/02/II.A-315-Ashton-Road-Ashton.pdf>

- (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:**

The applicant proposes to renovate an existing garage north of the historic house, converting it into a one-bedroom accessory dwelling. The proposed exterior alterations to include:

- Renovation of the garage and conversion to a one-bedroom accessory dwelling.
- Addition of windows and doors and alteration of existing fenestration on the garage.
- 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 the hyphen is to be enclosed.
- Construction of a patio under the existing porch on the west elevation of the garage.

At the February 27, 2019 preliminary consultation, the Commission fully supported the applicant’s

proposal, finding that the dates to c. 1921, and 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 garage is at the front of the property (as viewed from the public right-of-way), the proposed alterations are within the existing building envelope and will not detract from the historic house and/or significant outbuildings.

As previously noted in the preliminary consultation staff report dated February 20, 2019, the Maryland Environmental Trust (MET) holds an easement on the subject property, and the proposal must be reviewed and approved by MET before a HAWP is issued. Accordingly, staff recommends that the HPC approve the applicant's proposal with the condition that the HAWP will not be issued until documentation from MET, stating that the proposal has been reviewed and approved, is submitted to staff.

Staff reiterates that, because the garage will be 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). The applicant is seeking 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 in what was historically the south (right) side yard of the historic house. An accessory structure in this location has the potential to detract from the historic environmental setting and overwhelm/compete with the historic house and significant outbuildings.

After full and fair consideration of the applicant's submission staff finds the proposal as being consistent with the Criteria for Issuance in Chapter 24A-(b) 1 and 2, (c) and (d) having found the proposal is consistent with the *Secretary of the Interior's Standards for Rehabilitation* outlined above.

### **STAFF RECOMMENDATION**

Staff recommends that the Commission **approve with one (1) condition** the HAWP application under the Criteria for Issuance in *Chapter 24A-8(b), (1) and (2), (c) and (d)*, having found that the proposal will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of *Chapter 24A*;

and with the *Secretary of the Interior's Standards for Rehabilitation* #2, #9, and #10.

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 [michael.kyne@montgomeryplanning.org](mailto:michael.kyne@montgomeryplanning.org) to schedule a follow-up site visit.





HISTORIC PRESERVATION COMMISSION  
301/563-3400

DPS - #8

# 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: \_\_\_\_\_

Edit 6/21/99

**SEE REVERSE SIDE FOR INSTRUCTIONS**

**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 an office space with an extra bedroom. No addition to the building will be made and existing roof lines will be maintained. Repairs will be made to damaged sill and top plates and other wood structural members. New double-hung and casement windows and 1/4-lite solid wood exterior doors will be added in existing and new openings. New wood siding will match existing where openings are being filled in. A patio 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**

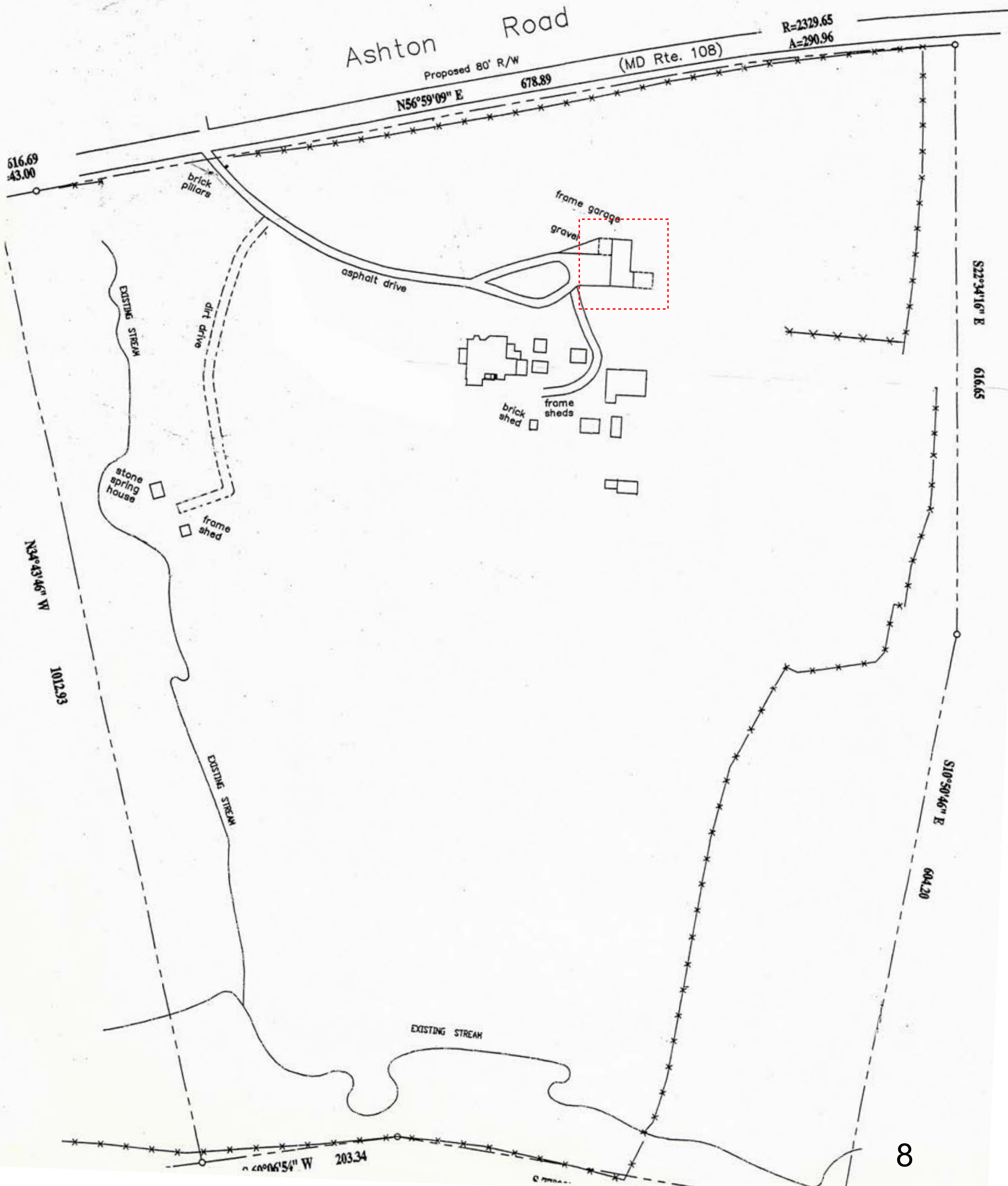
For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly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

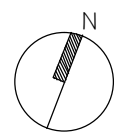
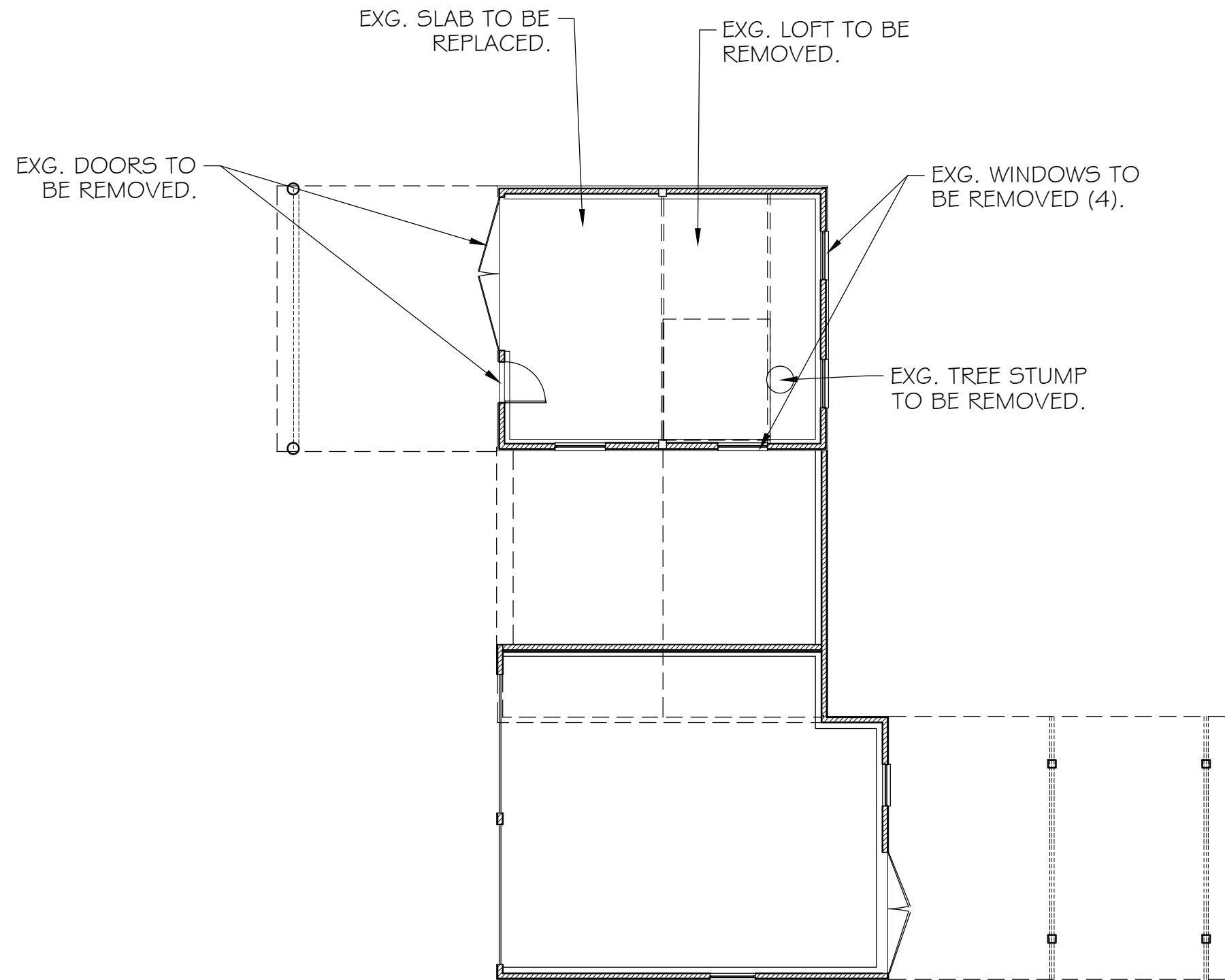




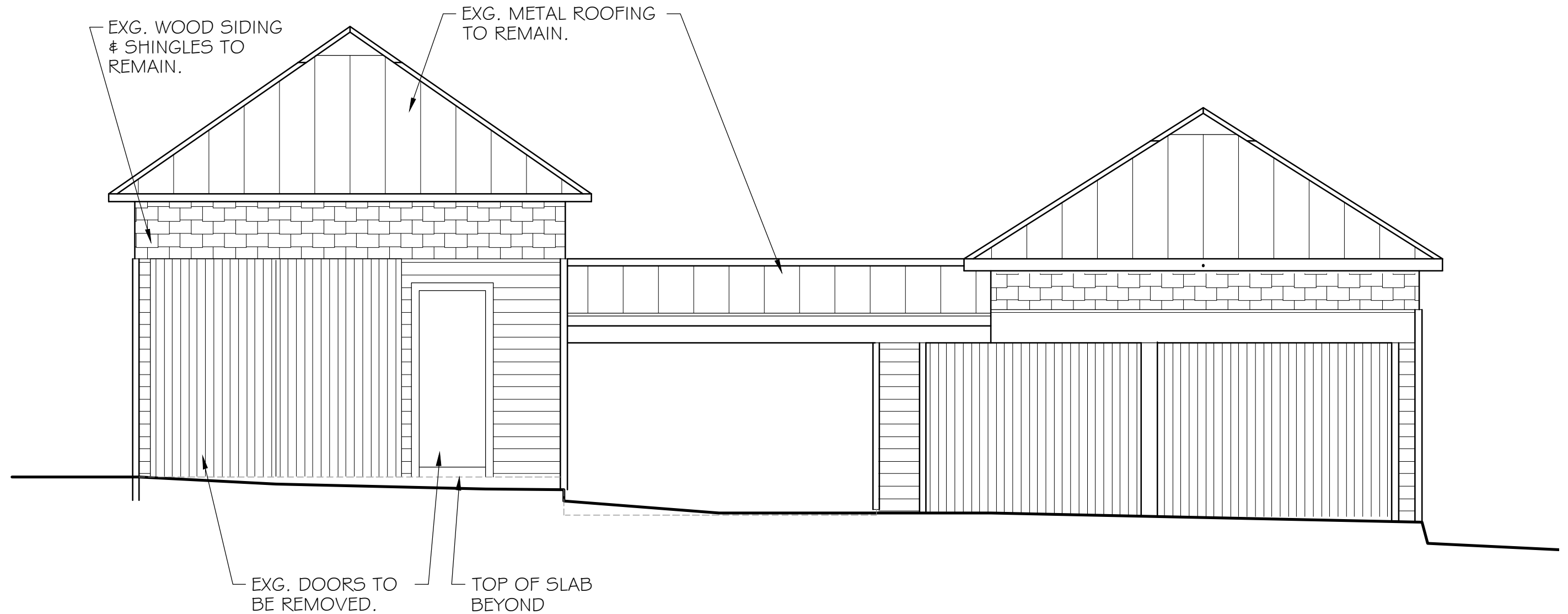
TANG LE WOOD TENANT HOUSE  
MICHE BOOZ ARCHITECT 7.18.19

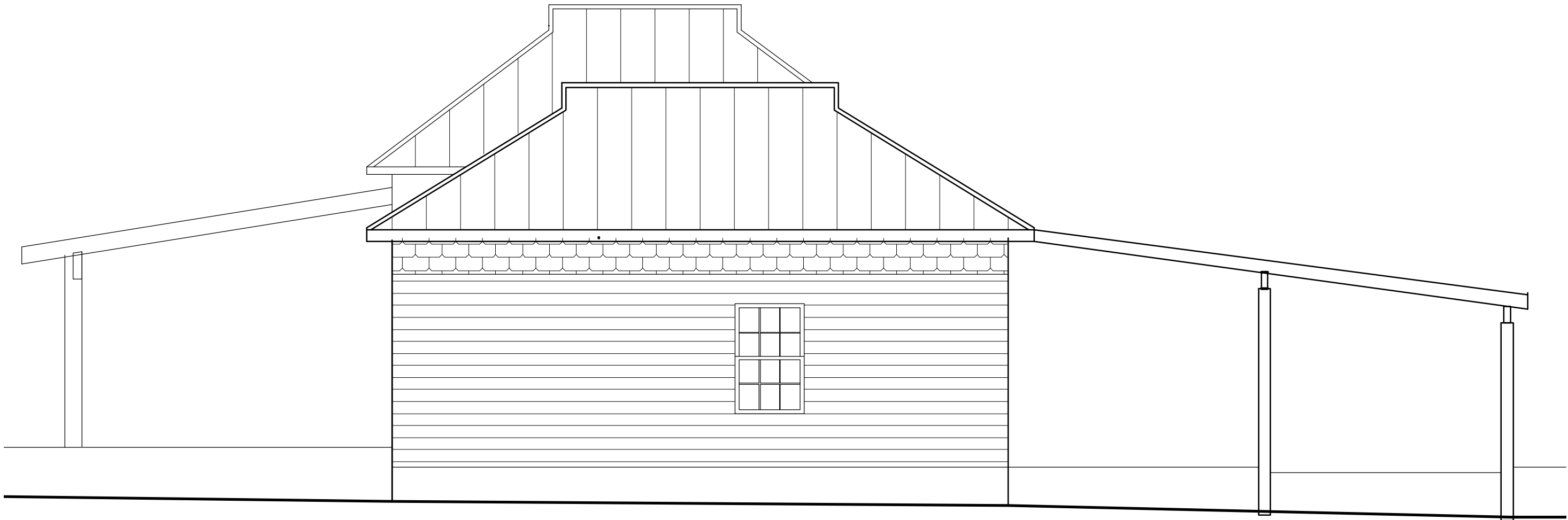


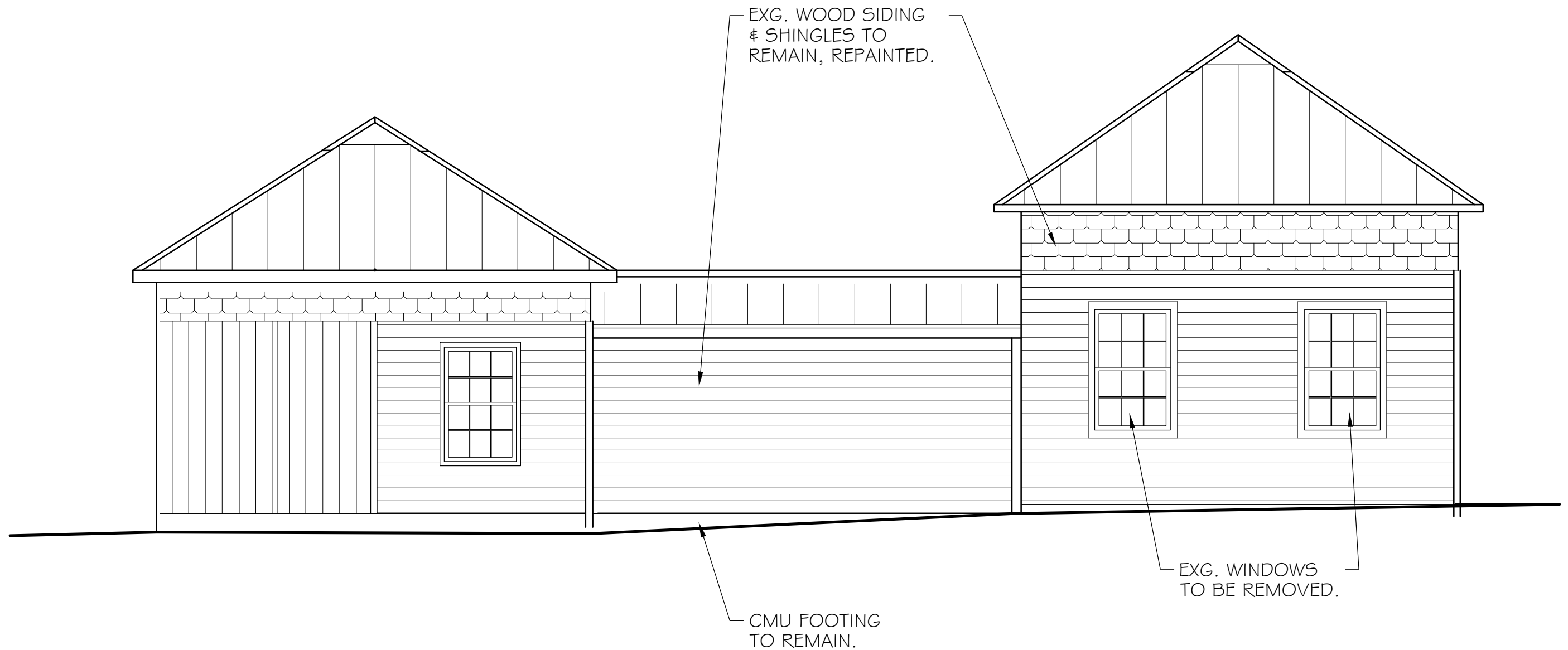


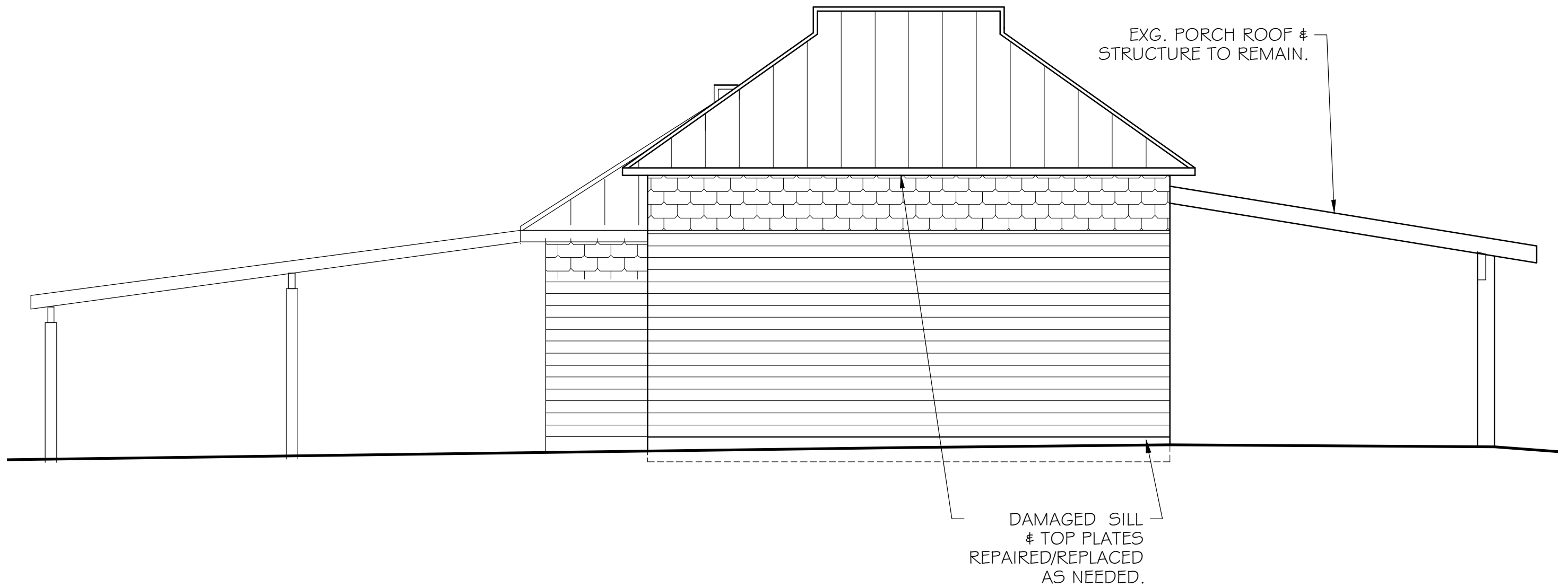


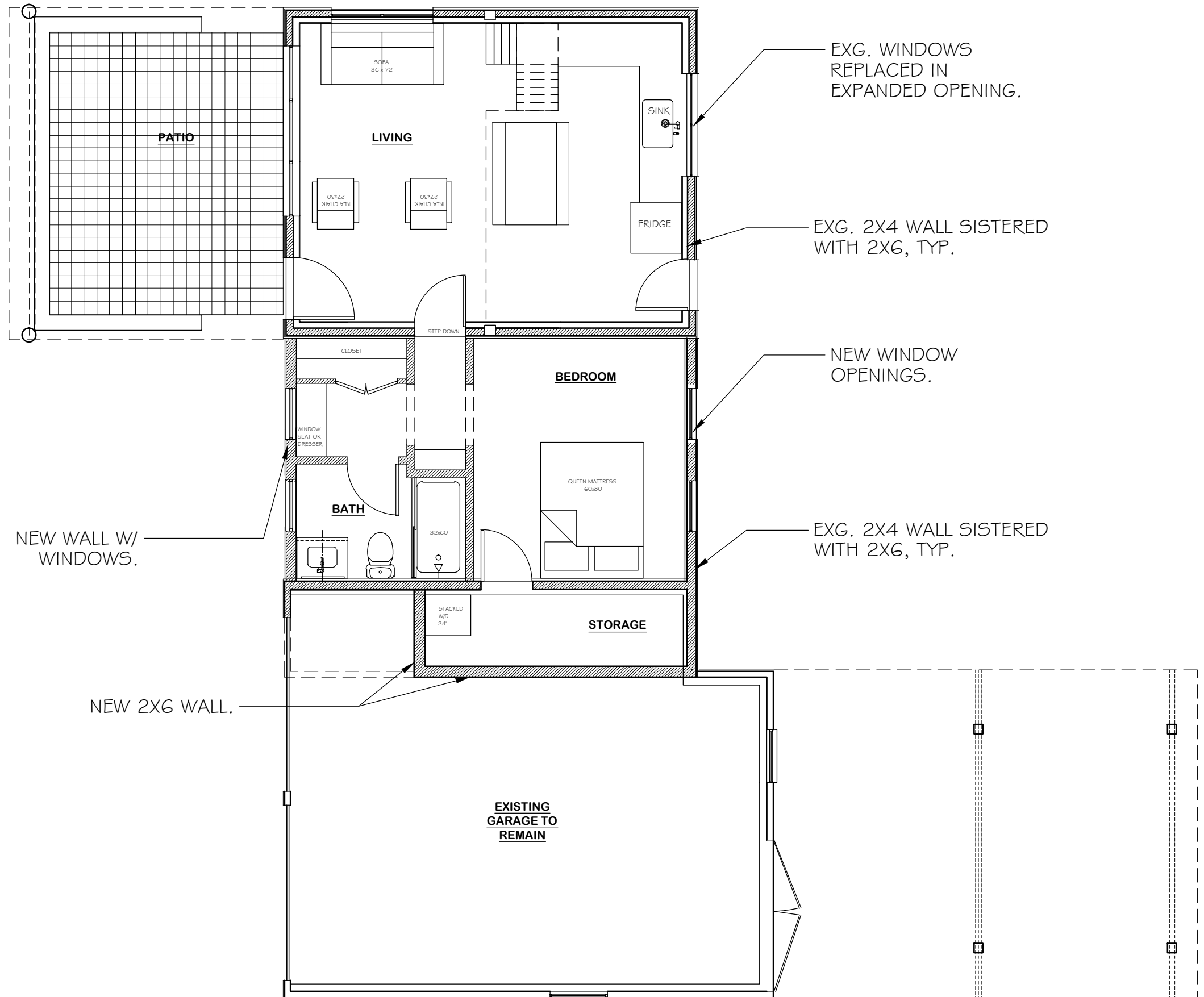




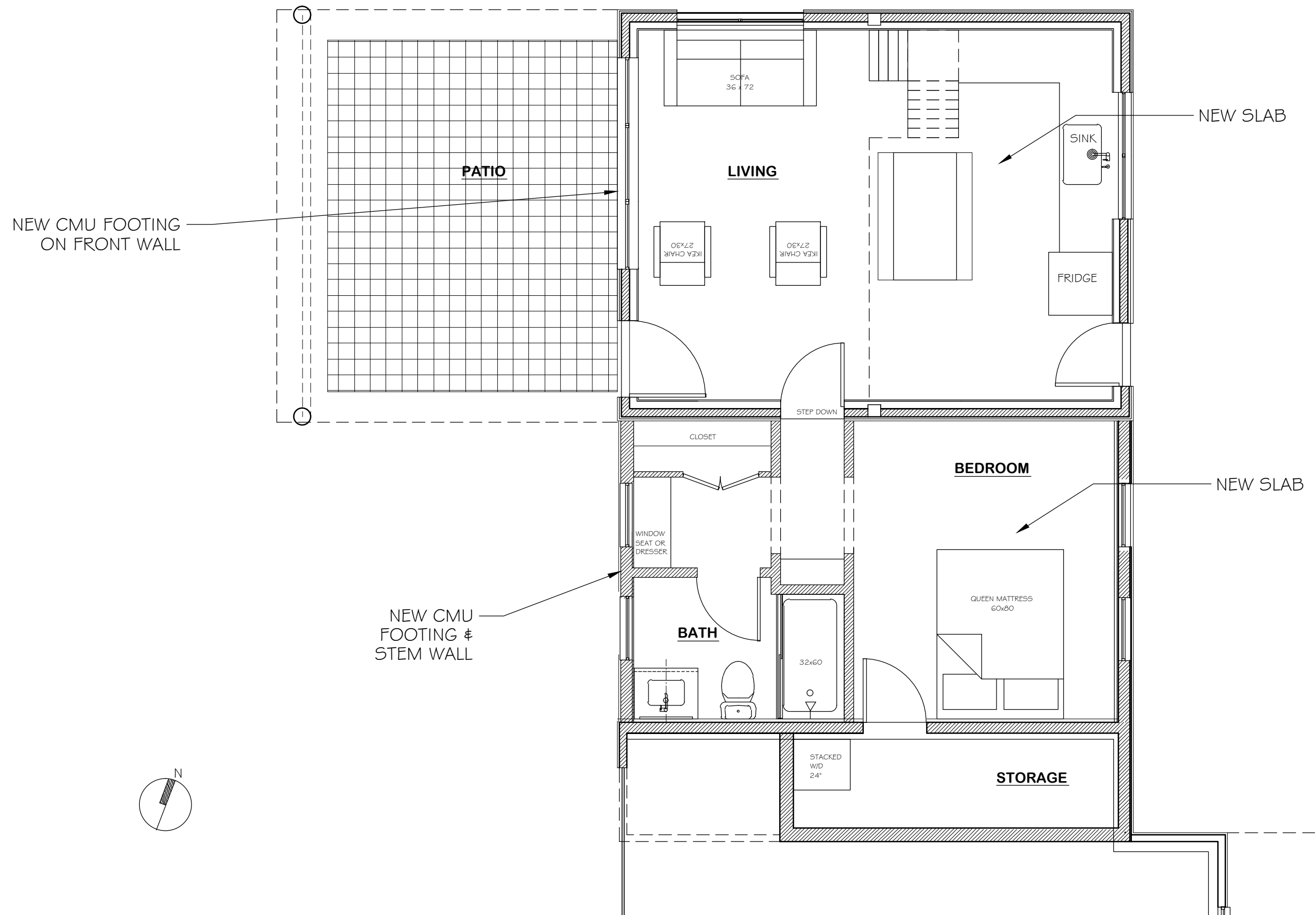






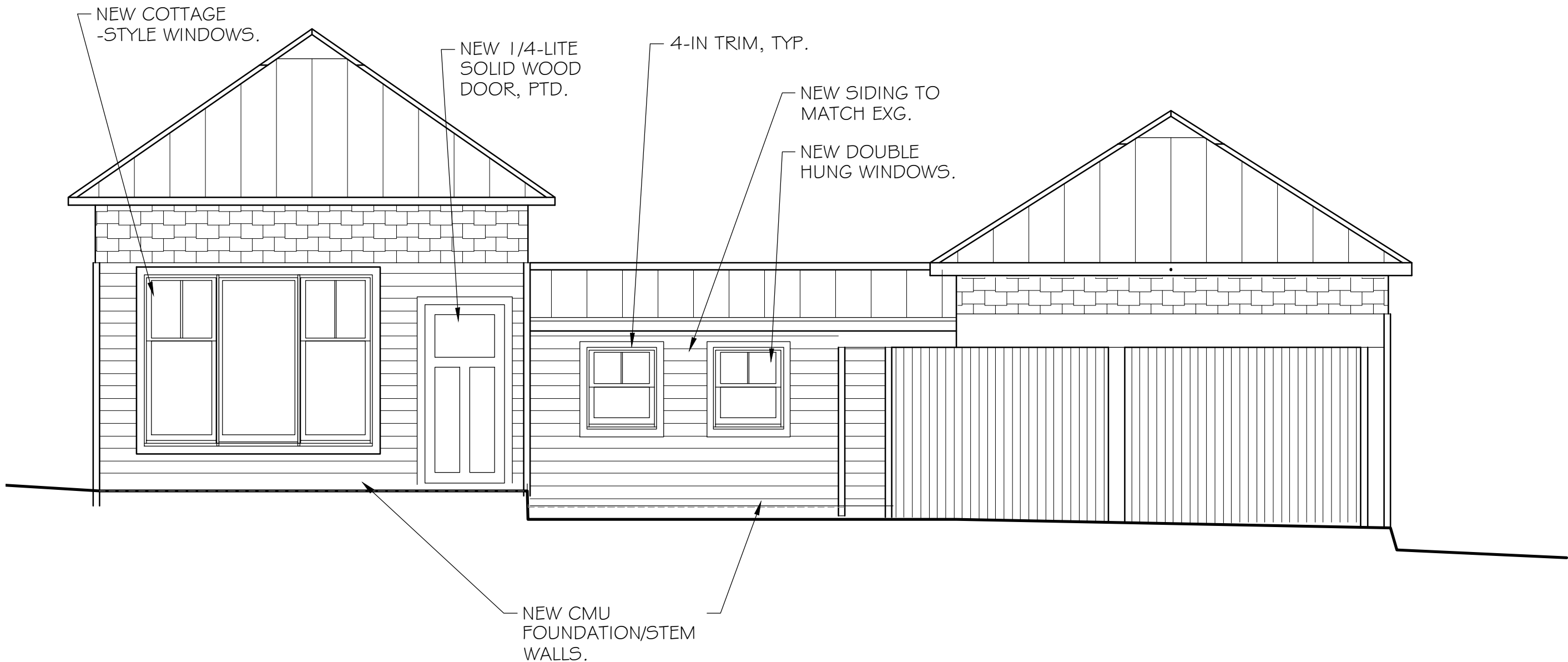


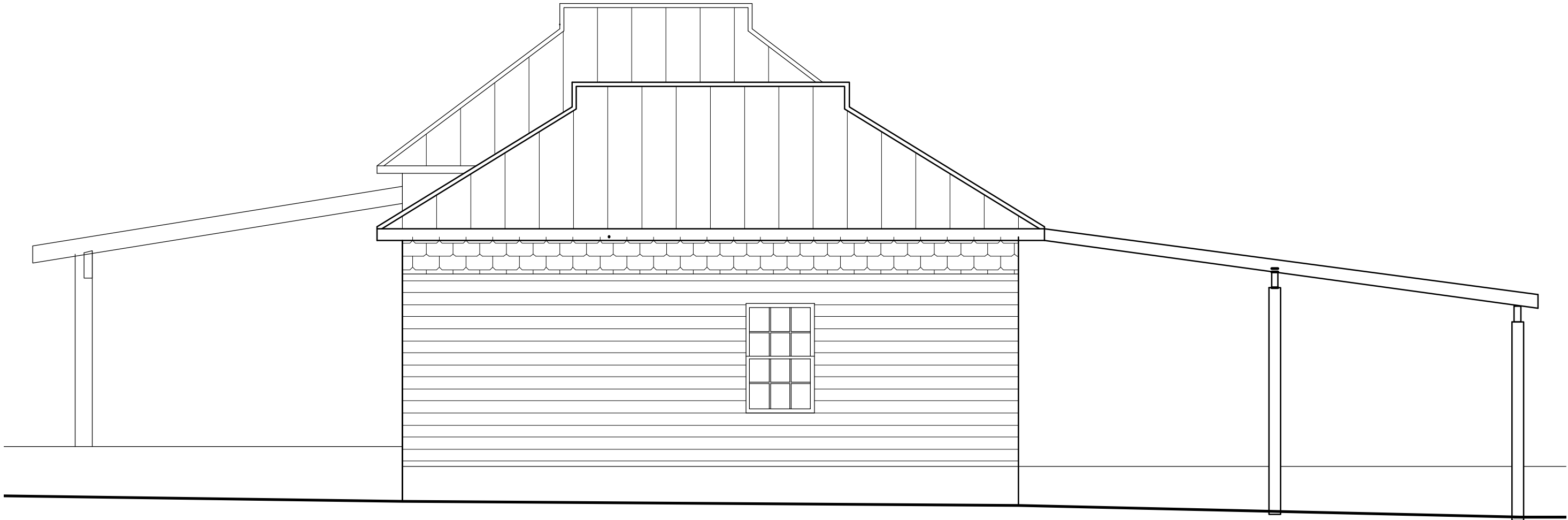




NEW WINDOWS TO BE  
ANDERSEN 400 SERIES.

NEW EXTERIOR DOORS TO BE  
SIMPSON EXTERIOR DOORS.





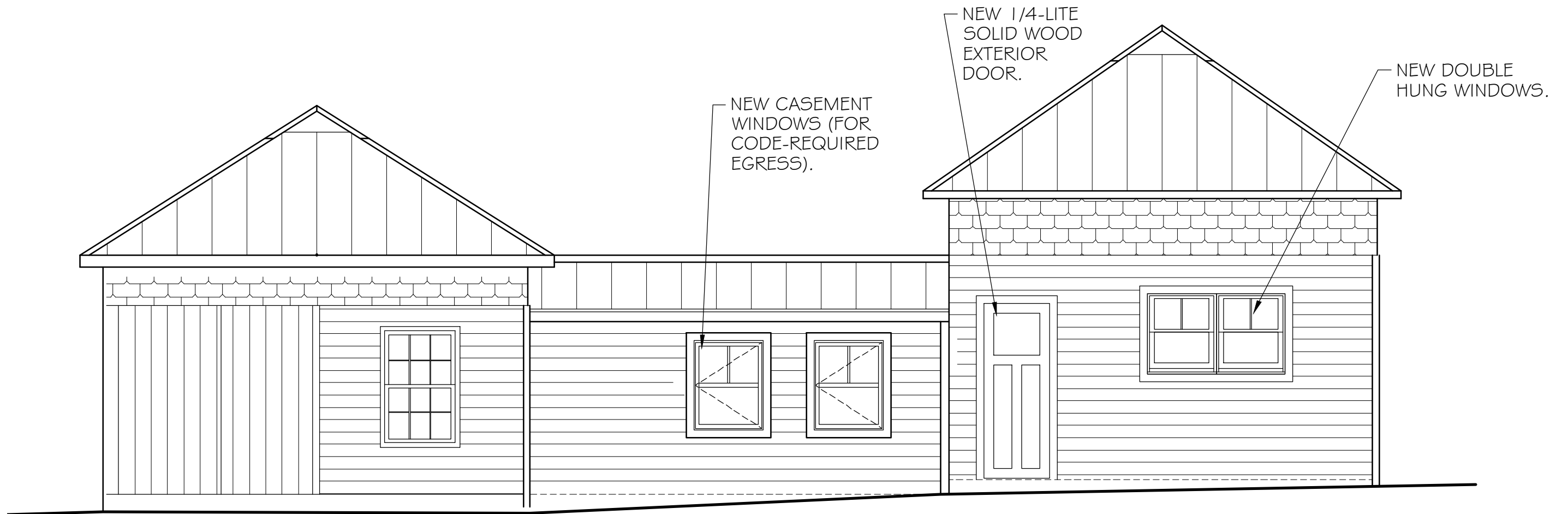








Figure 1. Front (west) facade showing garage and hyphen structure to be renovated.



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]

<b>Owner's mailing address</b> Danel & Jill Covitts 315 Ashton Rd Ashton, MD 20861 301-520-2139	<b>Owner's Agent's mailing address</b>
<b>Adjacent and confronting Property Owners mailing addresses</b>	
Rosalind Zuses 233 Ashton Rd Ashton, MD 20861 301-774-3543	Robert True 237 Ashton Rd Ashton, MD 20861 301-570-5468
Bhadrash Dhila 405 Ashton Rd. Ashton, MD 20861 301-570-1116	George Maitland 338 Ashton Rd Ashton, MD 20861 301-774-0772



400 SERIES

## Double-Hung Window

★★★★★ 4.8 (24)

400 Series double-hung windows have two operating sash that move up and down allowing for ventilation on the top, bottom or both. The sash tilt in for easy cleaning from the inside of your home. Made of wood protected by a vinyl exterior, it's our best-selling double-hung window.

- Our best-selling double-hung
- Wood protected by vinyl exterior
- Durable and time-tested
- Standard sizes up to 3'10 1/8" wide and 7'8 7/8" high. Custom sizes available.

DESIGN THIS WINDOW

REQUEST A QUOTE

SEE HOW OTHERS ARE USING THIS PRODUCT

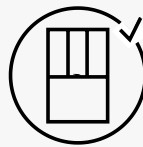
Tag on  using #andersenwindows

Feedback






 POWERED BY CURALATE



## Stylish, Refined And Proven

Our best-selling double-hung window

Durable and time-tested



## What's It Made Of?

Wood with a vinyl exterior to resist water and seal out the elements.

### MATERIALS



## Energy Efficiency

It's built into every window. We have options to help you meet the performance level you need.



# 760 TRADITIONAL SHAKER

**SERIES:** [Traditional Exterior Doors](#)  
**TYPE:** Exterior Traditional  
**APPLICATIONS:** Can be used for a swing door, with barn track hardware, with pivot hardware, in a patio swing door or slider system and many other applications for the home's exterior.

**Construction Type:** Engineered All-Wood Stiles and Rails with Dowel Pinned Stile/Rail Joinery

**Panels:** 3/8" VG Flat Panel  
**Profile:** Shaker Sticking

## GET A QUOTE

If you are interested in receiving a quote from a dealer, please select the options below and click on the "Request Dealer Quote" below.

*Rough opening needs to be 2" wider and 2 1/2" taller than your door.*

**WIDTH**  ▼

**HEIGHT**  ▼

**WOOD SPECIES**  ▼

**PANEL**  ▼

**UPGRADES**  
☐ UltraBlock Technology

**REQUEST DEALER QUOTE**

**WHERE TO BUY**

Similar Doors:

**WHERE TO BUY**

**APPLICATIONS**

### STANDARD FEATURES

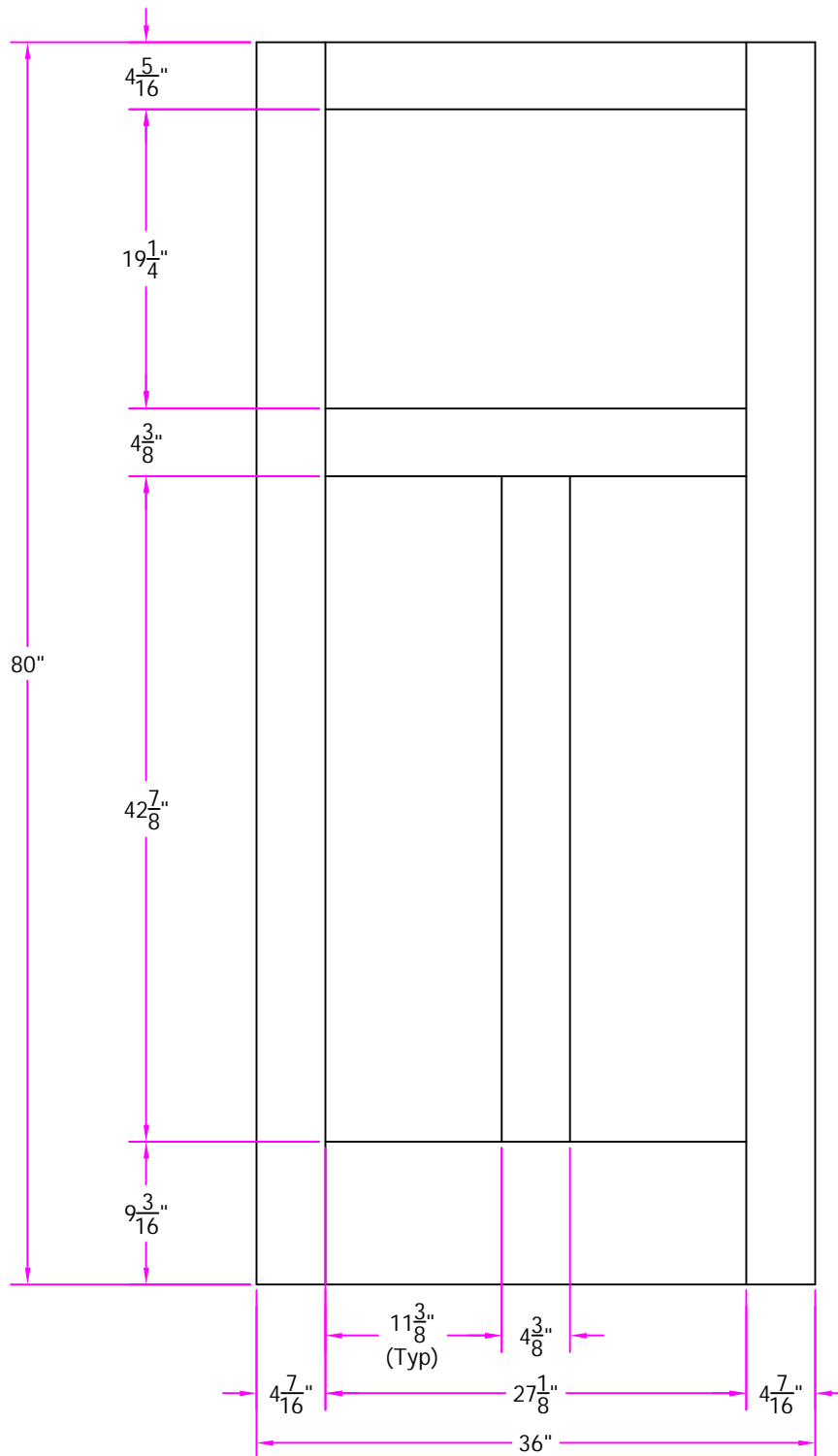
- [Any Wood Species](#)
- [Virtually Any Size](#)

### UPGRADES

- [UltraBlock® Technology](#)

### DOORMAGINATION

- [Test Drive A Door](#)
- [Find Your Match](#)



THIS DRAWING AND THE INFORMATION CONTAINED HEREIN IS PROPRIETARY TO SIMPSON DOOR COMPANY AND SHALL NOT BE REPRODUCED, COPIED OR DISCLOSED IN WHOLE OR PART, OR USED FOR MANUFACTURE OR FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN PERMISSION OF SIMPSON DOOR COMPANY.

#### Revisions

Rev. #	Description	Date	by Whom

TITLE 760 3/0 x 6/8 Customer Layout			
DRAWING NO. D-760-300-608-0800			
LAYOUT 00	SCALE NTS	PATTERN # 1082	
DRAWN BY: S. Beerbower		DATE 04/15/2006	
