



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Robert K. Sutton
Chairman

Date: March 9, 2022

MEMORANDUM

TO: Mitra Pedoeem
Department of Permitting Services

FROM: Michael Kyne
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit # 982366: Construction of a new shed

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved** at the March 2, 2022 HPC meeting.

The HPC staff has reviewed and stamped the attached construction drawings.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: Robert Bertrand
Address: 5701 Achille Lane, Rockville

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made. Once work is complete the applicant will contact Michael Kyne at 301.563.3403 or michael.kyne@montgomeryplanning.org to schedule a follow-up site visit.





**APPLICATION FOR
HISTORIC AREA WORK PERMIT**
HISTORIC PRESERVATION COMMISSION
301.563.3400

FOR STAFF ONLY:
HAWP# _____
DATE ASSIGNED _____

APPLICANT:

Name: Robert Bertrand
Address: 5701 Achille Lane
Daytime Phone: cell 732-763-7031

E-mail: robbertrand@outlook.com
City: Rockville Zip: 20855
Tax Account No.: 03685495

AGENT/CONTACT (if applicable):

Name: _____
Address: _____
Daytime Phone: _____

E-mail: _____
City: _____ Zip: _____
Contractor Registration No.: _____

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property

22/025-000A

Is the Property Located within an Historic District? Yes/D
 No/In

Is there a Historic Preservation/Land Trust/Environmental map of _____
_____ documentation from the Easement

REVIEWED

By Michael Kyne at 11:12 am, Mar 09, 2022

Are other Planning and/or Hearing Examiner Approvals/Resolutions (Conditional Use, Variance, Record Plat, etc.?) If YES, include supplemental information.



Building Number: 5701 Street: Achille Lane
Town/City: Rockville Nearest Cross Street: Heartwood Drive
Lot: 1 Block: D Subdivision: 082 Parcel: _____

TYPE OF WORK PROPOSED: See the checklist on Page 4 to verify that all supporting items for proposed work are submitted with this application. Incomplete Applications will not be accepted for review. Check all that apply:

- | | | |
|---|--|---|
| <input type="checkbox"/> New Construction | <input type="checkbox"/> Deck/Porch | <input checked="" type="checkbox"/> Shed/Garage/Accessory Structure |
| <input type="checkbox"/> Addition | <input type="checkbox"/> Fence | <input type="checkbox"/> Solar |
| <input type="checkbox"/> Demolition | <input type="checkbox"/> Hardscape/Landscape | <input type="checkbox"/> Tree removal/planting |
| <input type="checkbox"/> Grading/Excavation | <input type="checkbox"/> Roof | <input type="checkbox"/> Window/Door |
| | | <input type="checkbox"/> Other: _____ |

I hereby certify that I have the authority to make the foregoing application, that the application is correct and accurate and that the construction will comply with plans reviewed and approved by all necessary agencies and hereby acknowledge and accept this to be a condition for the issuance of this permit.

Robert Bertrand

02-07-22

Signature of owner or authorized agent

Date

5

Description of Property: Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

This application covers the addition of an accessory shed behind the main residence on the remains of the James H. Cashell Farm. This 5-acre parcel was preserved as part of the County MPHP in the creation of subdivision, The Preserve at Rock Creek (former Bowie Mill Estates). Today, the parcel is a mixture of open space (where the original Cashell farmhouse once stood, and is now a mowed lawn), wooded area, and preserved trees. A number of significant trees ring the property, and a new home erected in 2016 sits in the SE corner of the property, where the homeowner (applicant) resides. A contributing wood frame barn was relocated to this parcel, adjacent to the stone building, by order of MCPB Plan 120060320, which reduced the historic setting of the Cashell farm to the 5.01 acres it is today, and required the relocation of the contributing barn. Today, the property contains these three structures spread out across primarily open land: the non-contributing 1940s-era stone building/tenant house; the relocated contributing barn; and the 2016 owner residence. The proposed shed will be located closest to the 2016 owner residence, beneath the Gingko trees, to the rear of the original Cashell farmhouse. This is the same location where utility buildings were originally located on the farm.

Description of Work Proposed: Please give an overview of the work to be undertaken:

This application proposes the installation of a pre-built 10'x16' wood shed accessory structure. The shed will be built off-site and delivered in one piece to the Property. The shed will be painted grey with white trim to match the primary residence, as well as utilize "weatherwood" colored shingles to match the primary residence. It will also feature a cupola to echo the cupolas on the barn.

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By Michael Kyne at 11:12 am, Mar 09, 2022

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Montgomery County

Historic Preservation Commission



Work Item 1: Shed Installation


<p>Description of Current Condition:</p> <p>Proposed location is brush overgrowth and formerly housed accessory structures (sheds, storage buildings) prior to creation of subdivision.</p>	<p>Proposed Work: Locate new accessory shed amid the mature bushes and trees that surrounded the former accessory structures on the property. Site to be cleared of brush in advance of installation. Mature trees and bushes (boxwoods) to be preserved.</p>
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Work Item 2: _____

<p>Description of Current Condition:</p>	<p>Proposed Work:</p>
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By Michael Kyne at 11:12 am, Mar 09, 2022

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Work Item 3: _____

<p>Description of Current Condition:</p>	<p>Proposed Work:</p>
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**HISTORIC AREA WORK PERMIT
CHECKLIST OF
APPLICATION REQUIREMENTS**

	Required Attachments						
Proposed Work	I. Written Description	2. Site Plan	3. Plans/Elevations	4. Material Specifications	5. Photographs	6. Tree Survey	7. Property Owner Addresses
New Construction	*	*	*	*	*	*	*
Additions/Alterations	*	*	*	*	*	*	*
Demolition	*	*	*		*		*
Deck/Porch	*	*	*	*	*	*	*
Fence/Wall	*	*	*	*	*	*	*
Driveway/Parking Area	*	*		*	*	*	*
Grading/Excavation/Landscaping	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*	*	*		*
Masonry Repair/ Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*

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By Michael Kyne at 11:12 am, Mar 09, 2022

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Adjacent and Confronting Properties:

Rockville, MD 20855

5 Heartwood Terrace

7 Heartwood Terrace

8 Heartwood Terrace

5607 Achille Lane

5608 Achille Lane

5610 Achille Lane

5705 Achille Lane

5707 Achille Lane

5709 Achille Lane

16601 Heartwood Drive

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By Michael Kyne at 11:12 am, Mar 09, 2022

APPROVED

Montgomery County

Historic Preservation Commission



Robert H. Potter



DEPARTMENT OF PERMITTING SERVICES

Marc Elrich
County Executive

Mitra Pedoeem
Director

HISTORIC AREA WORK PERMIT APPLICATION

Application Date: 2/3/2022

Application No: 982366
AP Type: HISTORIC
Customer No: 1426768

Comments

Shed falls within the historic viewshed, however, it is located to the rear of the original farmhouse location as required by Preliminary Plan Limited Amendment 12006032A (Preserve at Rock Creek), which amended MCPB Resolution No. 07-62

Affidavit Acknowledgement

The Homeowner is the Primary applicant
This application does not violate any covenants and deed restrictions

Primary Applicant Information

Location 5701 5701 ACHILLE LN LN 5701 ACHILLE LN DERWOOD, MD 20855
Homeowner Bertrand (Primary)

Historic Area Work Permit Details

Work Type ADD
Scope of Work Add 10x16 free-standing shed within the historic lot, adjacent to the main residence.

REVIEWED
By Michael Kyne at 11:12 am, Mar 09, 2022

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Montgomery County
Historic Preservation Commission


Historic Area Work Permit Application #982366

5701 Achille Lane, Derwood, Maryland 20855

Supporting Photographs

February 7, 2022

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By Michael Kyne at 11:12 am, Mar 09, 2022

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Historic Preservation Commission



Figure 1.

Overhead view of 5701 Achille Lane 5-acre historic property

Main residence is in the southeast corner. Tree cluster where shed is proposed is just north of the residence.

Historic structures are northwest of proposed location.

Original location of Cashell farmhouse is in the clearing at the center of the photograph.

Muncaster Mill Road is southwest of the photograph.

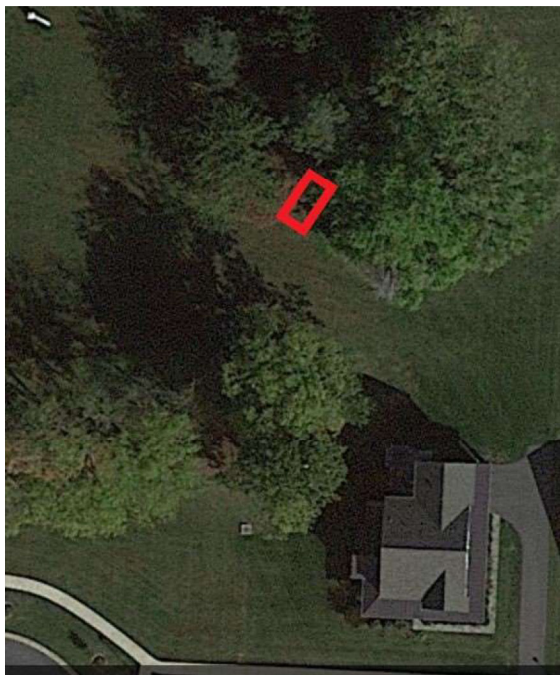


Figure 2.

Closeup of proposed shed location.

Main residence is in the southeast corner. Tree cluster where shed is proposed is north of the residence.

Red box identifies proposed shed location.



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By Michael Kyne at 11:12 am, Mar 09, 2022

Figure 3.
View of tree cluster for proposed shed location, as seen from main residence.

Proposed shed location is between the boxwood shrubs to the left of the Gingko Trees.

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[Signature]



Figure 4.
Closeup of proposed shed location.

Shed is proposed to sit between the Boxwood shrubs beneath the Gingko trees, in place of the brush that is presently at the center of this photograph.



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By Michael Kyne at 11:12 am, Mar 09, 2022

Figure 5.

View from Muncaster Mill Road, looking into viewshed.

Proposed shed location is beyond the ring of border trees, to the east of the opening where the historic structures are visible.

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 Historic Preservation Commission

Ronald W. Patton



Figure 6.

View through the border trees looking toward the proposed shed location

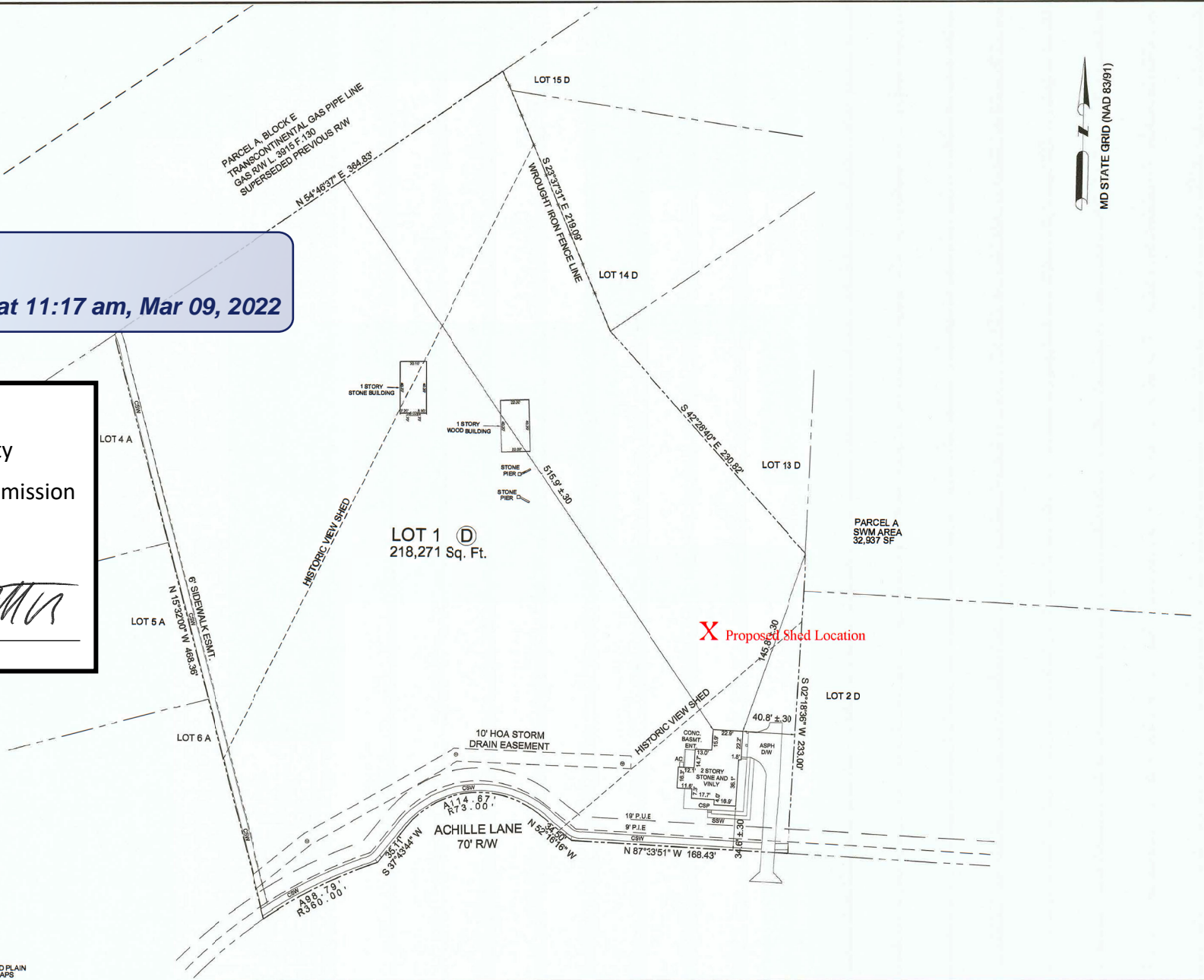
Proposed shed location is nestled within the trees seen in the distance of this photograph.



REVIEWED
By Michael Kyne at 11:17 am, Mar 09, 2022

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Historic Preservation Commission

Robert H. Trotter



CSW=CONCRETE WALK
CSP=COVERED STONE PORCH
SSW=STONE SIDEWALK

NOTE:
THE SUBJECT BUILDING DOES NOT LIE WITHIN A DESIGNATED FLOOD PLAIN AREA AS DEFINED BY THE FEDERAL INSURANCE ADMINISTRATION MAPS

MINIMUM ADVICE
1) THIS PLAT IS OF BENEFIT TO A CONSUMER ONLY INsofar AS IT IS REQUIRED BY A LENDER, OR A TITLE INSURANCE COMPANY, OR ITS AGENT IN CONNECTION WITH CONTEMPLATED TRANSFER, FINANCING OR REFINANCING. 2) THIS PLAT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OR LOCATION OF FENCES, GAUGES, BUILDINGS, OR OTHER EXISTING OR FUTURE IMPROVEMENTS. 3) THIS PLAT DOES NOT PROVIDE FOR THE ACCURATE IDENTIFICATION OF PROPERTY BOUNDARY LINES, BUT SUCH IDENTIFICATION MAY NOT BE REQUIRED FOR THE TRANSFER OF TITLE OR SECURING FINANCING OR REFINANCING.

SURVEYOR'S CERTIFICATE
THE PREPARATION OF THIS PLAT, AND THE REQUIRED SURVEY WORK, HAVE BEEN PERFORMED UNDER MY DIRECTION, IN ACCORDANCE WITH REQUIREMENTS OF SECT. 08.13.08.06-LOCATION DRAWINGS AND SECT. 09.13.08.12 BUSINESS PRACTICES OF THE MARYLAND STATE LAW REGARDING "MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYING"

DATE: 02/28/2017

VINCENT E. BOYD PROFESSIONAL LAND SURVEYOR
MARYLAND REG. NO. 21814 EXPIRES: 06/28/2019



PLAT NO.
24252

ADDRESS
5701

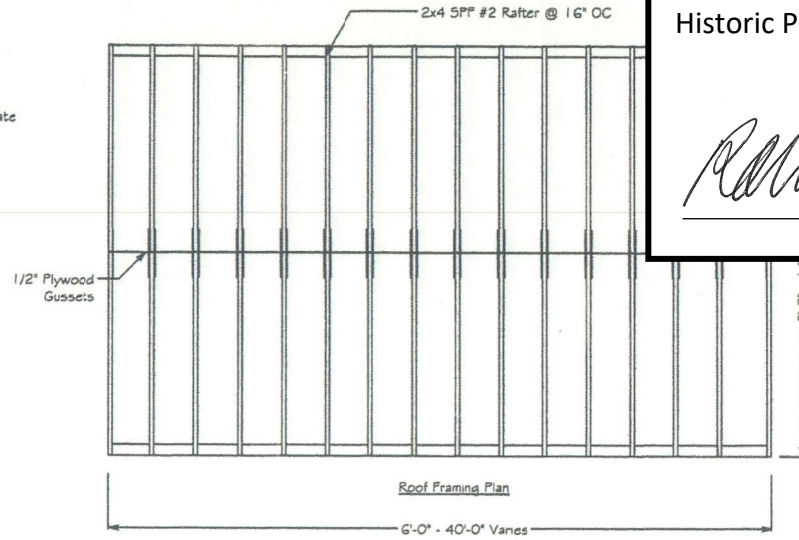
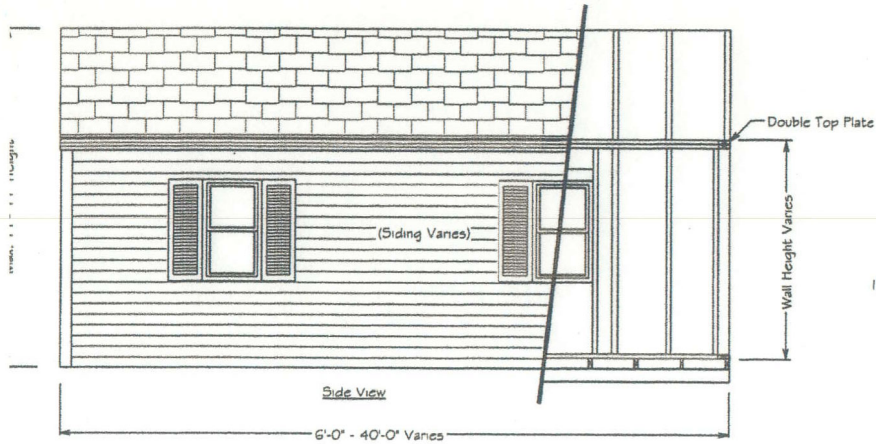
PERMIT #
711405

Dewberry
321 Ballenger Center Drive, Suite 103
Frederick, MD 21703
301.663.3158 Fax: 301.663.3679
www.dewberry.com

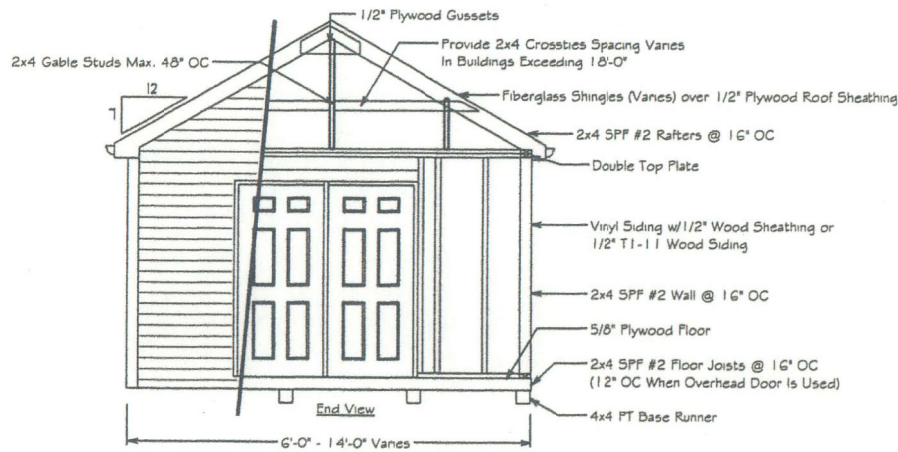
LOCATION DRAWING
PRESERVE AT ROCK CREEK
LOT 1 BLOCK D
5701 ACHILLE LANE
OLNEY (8TH) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE 1"=50'

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Robert L. ...



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	4x4 Base Spacing
6' Wide	5'-3 1/2"
8' Wide	5'-6 1/2"
10' Wide	2'-2 3/4" 2'-10" 2'-10" 2'-2 3/4"
12' Wide	3'-1" 2'-9 3/4" 2'-9 3/4" 3'-1"
14' Wide	1'-8 1/4" 2'-4" 2'-10" 2'-10" 2'-4" 1'-8 1/4"

Notes
 - Provide Double 2x3 w/ 1/2" Plywood Over All Openings
 - Door & Window Locations, styles, & Sizes (Varies)

Plan Title:
 Cape Cod

Project:

Date:

Drawn by: R.L.

Not to Scale

Sheet 1 of 1



ESTIMATE

STANDARD PURCHASE

DATE: February 04, 2022

ORDER #:

High Point Buildings
P.O. Box 388
Glen Burnie, MD 21061
(888) 697-6660
www.highpointbuildings.com

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Historic Preservation Commission



Buyer:

Rob Bertrand

Derwood, MD 20855
(202) 827-4371 (M)
robbertrand@outlook.com

BOS: No
Site Visit: No
Expedite: No
Notes:

Description	Quantity	Price
Gable 10x16	1	\$4,552.00
Painted Shed Exterior	1	\$227.60
Sidewall Height - 6'4" to 6' 10"	1	\$341.40
Ramp - 4x4	1	\$96.00
Window - 60" x 16" Jalousie	2	\$300.00
Floor - 3/4" (Non-PT)	160	\$288.00
Joists - Pressure Treated	160	\$72.00
Loft	30	\$150.00
Shelf	10	\$50.00
Vent - Gable Vent (Wood shed)	2	\$40.00
Cupola	1	\$175.00
Subtotal		\$6,292.00
Sales Tax @ 6.0%		\$377.52
Delivery Miles/Fee 27		\$36.00
BOS Miles/Fee 0		\$0.00
Block and Level Fee		\$180.00
B / L Materials		\$0.00
Expedite Fee		\$0.00
Total		\$6,885.52
Received		\$0.00
Balance Due		\$6,885.52

ALL SALES FINAL. CANCELLATION AT ANY TIME WILL RESULT IN FORFEIT OF DEPOSIT.

Customer Signature _____ Date _____

Historic Area Work Permit Application #982366

5701 Achille Lane, Derwood, Maryland 20855

Elevations of New Shed

February 7, 2022

REVIEWED
By Michael Kyne at 11:12 am, Mar 09, 2022

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Montgomery County
Historic Preservation Commission
Robert H. ...



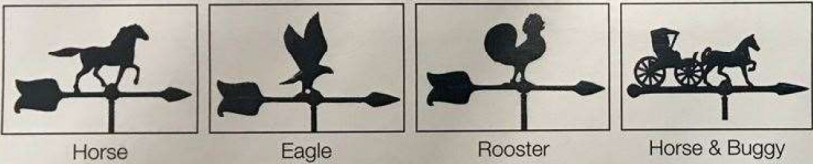
Gable
10x16

Front & Right Side Elevation

Incorporates style elements from main house (siding color, roof, trim) and barn (door framing, hinges)

Options & Upgrades

24" Black Weather Vanes



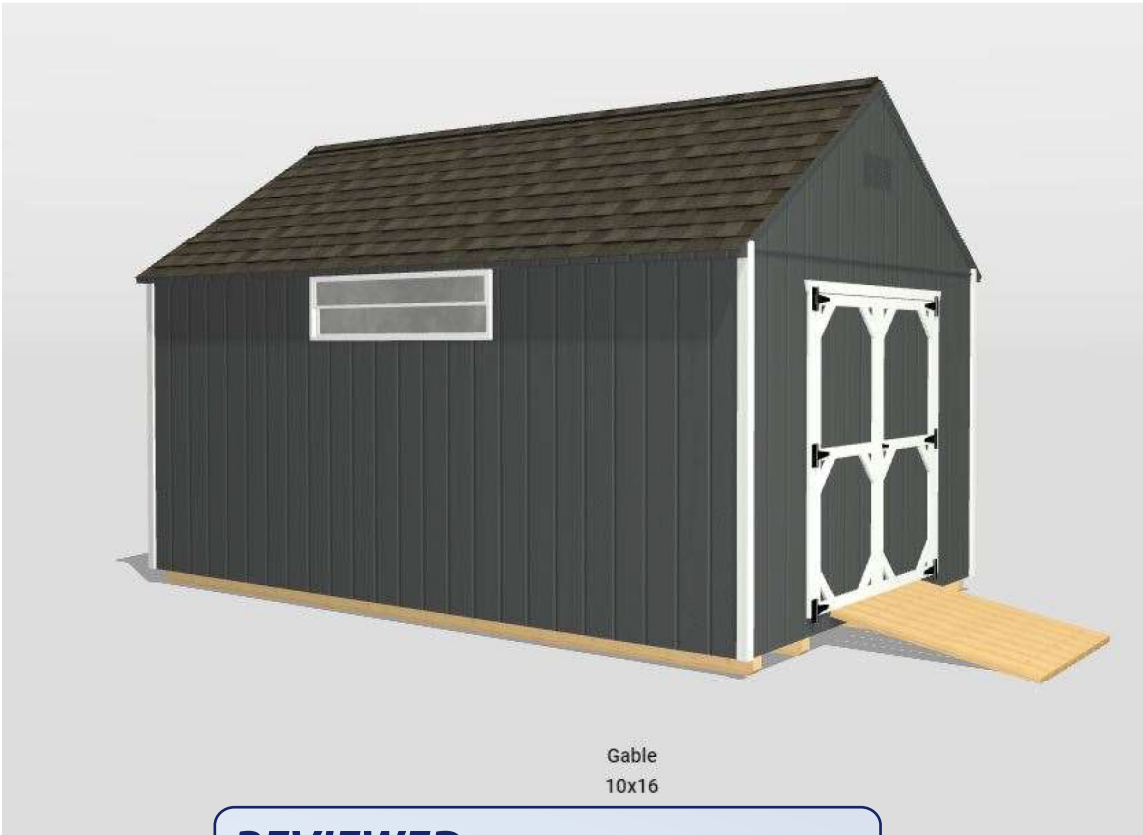
Cupolas

Cupola roof:
Black or Brown
Weathervane optional
Small: 16"W x 18"H
Medium: 21.5"W x 23"H
Large: 25"W x 30"H



Cupola

Shed will include a cupola with black roof and no weathervane, centered on the roof ridge.



Front & Left
Side Elevation

REVIEWED
By Michael Kyne at 11:12 am, Mar 09, 2022



Rear & Right
Side Elevation,
Showing Roof

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Montgomery County
Historic Preservation Commission
Ronald A. Potter

Historic Area Work Permit Application #982366

5701 Achille Lane, Derwood, Maryland 20855
Supporting Tree Survey and Historic Photographs
February 7, 2022



REVIEWED
By Michael Kyne at 11:12 am, Mar 09, 2022

APPROVED
Montgomery County
Historic Preservation Commission



Figure 1.
Overhead view of 5701 Achille Lane 5-acre historic property

Main residence is in the southeast corner. Tree cluster where shed is proposed is just north of the residence.

Historic structures are northwest of proposed location.

Original location of Cashell farmhouse is in the clearing at the center of the photograph.

Muncaster Mill Road is southwest of the photograph.



Figure 2.
Closeup of proposed shed location.

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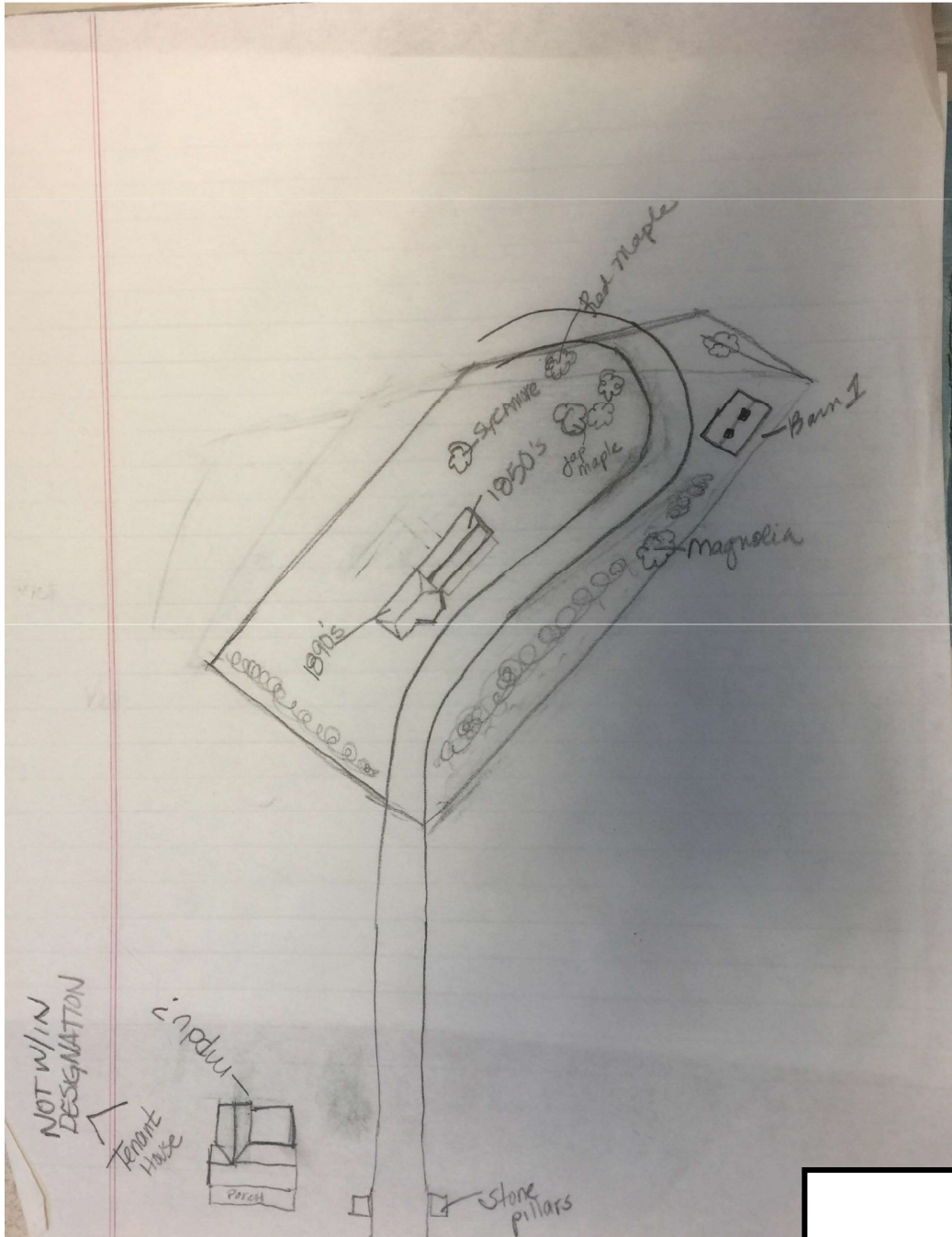


Figure 3.
Sketch circa 1996.

Sketch of Cashell Farmstead, showing former location of 1890s/1850s farm house and original driveway from Muncaster Mill Road.

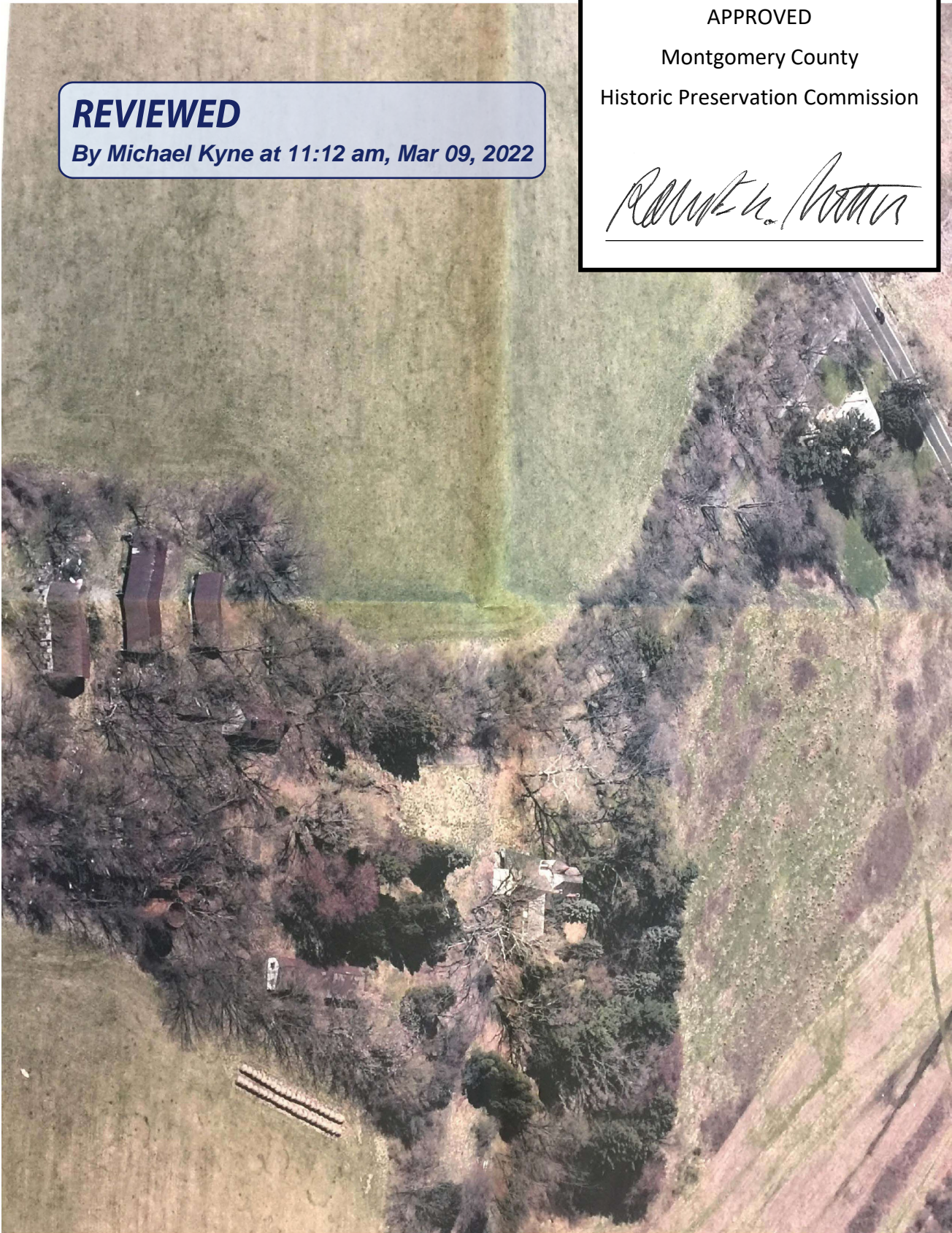
The Japanese Maple noted on the sketch is immediately west of the proposed location of the new shed.

“Barn 1” was located approximately in the present location of the current owner residence.

The existing line of trees on the southern border of the property is indicated to the south-east of the driveway in this sketch, including the Magnolia tree.

REVIEWED
By Michael Kyne at 11:12 am, Mar 09, 2022

APPROVED
Montgomery County
Historic Preservation Commission
Ronald A. [Signature]



REVIEWED
By Michael Kyne at 11:12 am, Mar 09, 2022

APPROVED
Montgomery County
Historic Preservation Commission
Robert H. Potter

Figure 4.
Aerial Shot of Cashell Farm, Circa 1996.

Muncaster Mill Road is to the North in this photograph.

There are remnants of tile silos in the south-west quadrant of the photo (just north of the field). The proposed shed location is adjacent to where these silos stood.

REVIEWED

By Michael Kyne at 11:12 am, Mar 09, 2022

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Montgomery County

Historic Preservation Commission



Figure 5.
*Excerpt from 1996
National Register
Application*

Collapsed building
under trees is in the
vicinity of the
proposed shed
location.

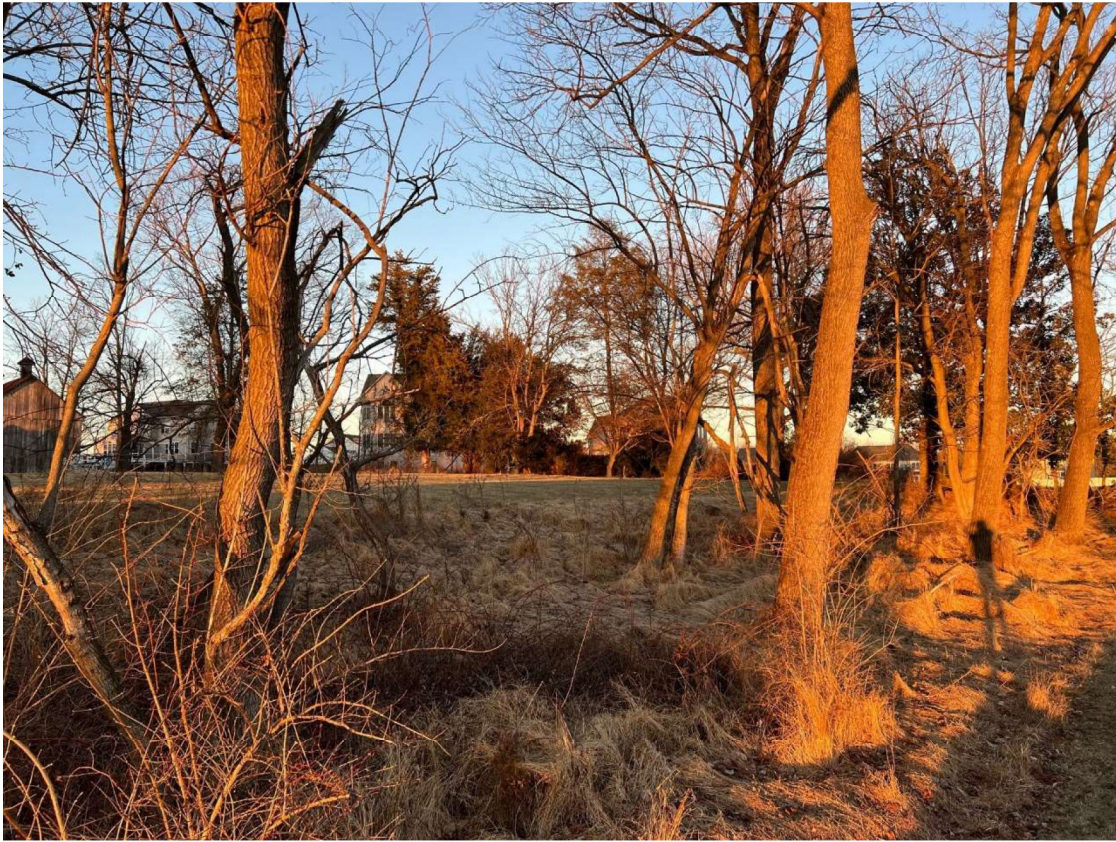


Figure 6.
*Present Day View
through the border
trees looking toward
the proposed shed
location*

Proposed shed location is nestled within the trees seen in the distance of this photograph, which is in the vicinity of where the collapsed sheds and silos were located on the original farm.

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