



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Jeffrey Hains
Chair

July 2, 2026

MEMORANDUM

TO: Rabbiah Sabbakhan
Department of Permitting Services

FROM: Laura DiPasquale
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #1162339– Roof repairs and partial replacement

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **approved** by HPC staff.

The HPC staff has reviewed and stamped the attached submission materials.

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 Laura DiPasquale at 301-495-2167 or laura.dipasquale@montgomeryplanning.org to schedule a follow-up site visit.





HISTORIC PRESERVATION COMMISSION

HAWP #: _____ at: _____

submitted on: _____

has been reviewed and determined that the proposal fits into the following category/categories:

Repair or replacement of a masonry foundation with new masonry materials that closely match the original in appearance;

Installation of vents or venting pipes in locations not visible from the public right-of-way;

New gutters and downspouts;

Removal of vinyl, aluminum, asbestos, or other artificial siding when the original siding is to be repaired and/or replaced in kind;

Removal of accessory buildings that are not original to the site or non-historic construction;

Repair or replacement of missing or deteriorated architectural details such as trim or other millwork, stairs or stoops, porch decking or ceilings, columns, railings, balusters, brackets shutters, etc., with new materials that match the old in design, texture, visual characteristics, and, where possible materials, so long as the applicant is able to provide one extant example, photographic evidence, or physical evidence that serves as the basis for the work proposed;

Construction of wooden decks that are at the rear of a structure and are not visible from a public right-of-way;

Roof replacement with -compatible roofing materials, or with architectural shingles replacing 3-Tab asphalt shingles;

Installation of storm windows or doors that are compatible with the historic resource or district;

Repair, replacement or installation of foundation-level doors, windows, window wells, and areaways, or foundation vents, venting pipes, or exterior grills that do not alter the character-defining features and/or the historic character of the resource;

Construction of fences that are compatible with the historic site or district in material, height, location, and design;

Fence is lower than 48" in front of rear wall plane;

Construction of walkways, parking pads, patios, driveways, or other paved areas that are not visible from a public right-of-way and measure no more than 150 square feet in size;

Replacement of existing walkways, parking pads, patios, driveways, or other paved areas with materials that are compatible with the visual character of the historic site and district and that are no greater than the dimensions of the existing hardscape;

Construction of small accessory buildings no larger than 250 square feet in size that are not visible from the public right-of-way;

Installations of skylights on the rear of a structure that will not be visible from the public right-of-way, and would not remove or alter character-defining roof materials;

Installation of solar panels and arrays in locations that are not readily visible from the public right-of-way or that are designed so as to have a minimal impact on the historic resource or the historic district (e.g., systems that are ground-mounted in areas other than the front or side yard of a corner lot, located on accessory or outbuildings, on non-historic additions, or on rear facing roof planes);

Installation of car charging stations in any location on a property or in the right-of-way;

Installation of satellite dishes;

Removal of trees greater than 6" in diameter (d.b.h.) that are dead, dying, or present an immediate hazard.

Removal of trees greater than 6" in diameter (d.b.h.) in the rear of the property that will not impact the overall tree canopy of the surrounding district or historic site;

Replacement tree required as a condition; and,

Other minor alterations that may be required by the Department of Permitting Services post-Commission approval that would have no material effect on the historic character of the property.

Staff finds the proposal complies with Chapter 24A, the Secretary of the Interior's Standards for Rehabilitation, and any additional requisite guidance. Under the authority of COMCOR No. 24A.04.01, this HAWP is approved by Laura D. Laguale on _____. The approval memo and stamped drawings follow.

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

Owner's mailing address

5701 Achille Lane
Rockville, MD 20855

Owner's Agent's mailing address

Adjacent and confronting Property Owners mailing addresses

5 Heartwood Terrace
Rockville, MD 20855

7 Heartwood Terrace
Rockville, MD 20855

8 Heartwood Terrace
Rockville, MD 20855

5607 Achille Lane
Rockville, MD 20855

5608 Achille Lane
Rockville, MD 20855

5610 Achille Lane
Rockville, MD 20855

16601 Heartwood Drive
Rockville, MD 20855

5705 Achille Lane
Rockville, MD 20855

5707 Achille Lane
Rockville, MD 20855

5709 Achille Lane
Rockville, MD 20855

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 addresses the 1800's barn located on the five acre former site of the James H. Cashell Farm (aka 5701 Achille Lane, Derwood). 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), forested 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) The contributing wood frame barn was relocated to this parcel, by order of MCPB Plan 120060320. Today, the property contains these three structures spread out across primarily open land: the contributing stone building/tenant house; the relocated contributing barn; and the 2016 owner residence. The original Cashell farmhouse was destroyed by arson in November 2010. The primary residence was constructed in accordance with parameters established by the HAWP approved in 2012.

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

The primary focus of this work is to stabilize the roof of the wood frame barn, which is currently leaking in numerous places and damaging the wood framing of the barn structure below.

The lowest row of corrugated steel panels on both sides of the barn will be replaced with new like-for-like corrugated steel panels. This will create a color discrepancy between the existing patina'd galvanized panels and the new galvanized panels. The existing panels also have small holes in numerous locations contributing to leaks.

To solve this issue, the entire roof (existing panels and new panels) will be coated with an elastomeric paint to seal the small holes in the corrugated steel and provide a uniform color across the entire roof.

The existing cupolas will remain as-is, save for the exposed steel being painted to match the rest of the roof to better preserve them and to seal any leaks that may be occurring around the cupolas.

The ultimate goal of this project is to stabilize the greatest contributor of instability to the structure - roof leaks that are causing wood rot to the flooring of the hayloft and beginning to impact the structure itself.

No change in use is proposed.

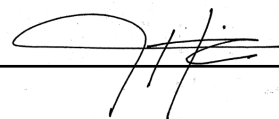
REVIEWED

By Laura DiPasquale at 12:44 pm, Jul 02, 2026

APPROVED

Montgomery County

Historic Preservation Commission



Work Item 1: Replace deteriorated corrugated steel panels

Description of Current Condition:

Corrugated steel panels rusted through in many locations, contributing to numerous roof leaks

Proposed Work:

Replace the lower row of corrugated steel panels with new galvanized corrugated steel panels to match existing.

Work Item 2: Seal entire roof with elastomeric paint

Description of Current Condition:

The existing roof is galvanized corrugated steel panels and is uncoated.

Numerous panels - particularly at the lower level of the roof - are rusted through and admitting water.

There are some panels that have been replaced already by the homeowner previously.

Proposed Work:

In an effort to blend the color of the existing panels and the new panels, as well as to properly seal the existing panels, a specifically-designed elastomeric coating will be applied which is particularly well-suited for the preservation of historic metal roofs.

Work Item 3: _____

Description of Current Condition:

REVIEWED

By Laura DiPasquale at 12:44 pm, Jul 02, 2026

Proposed Work:

APPROVED

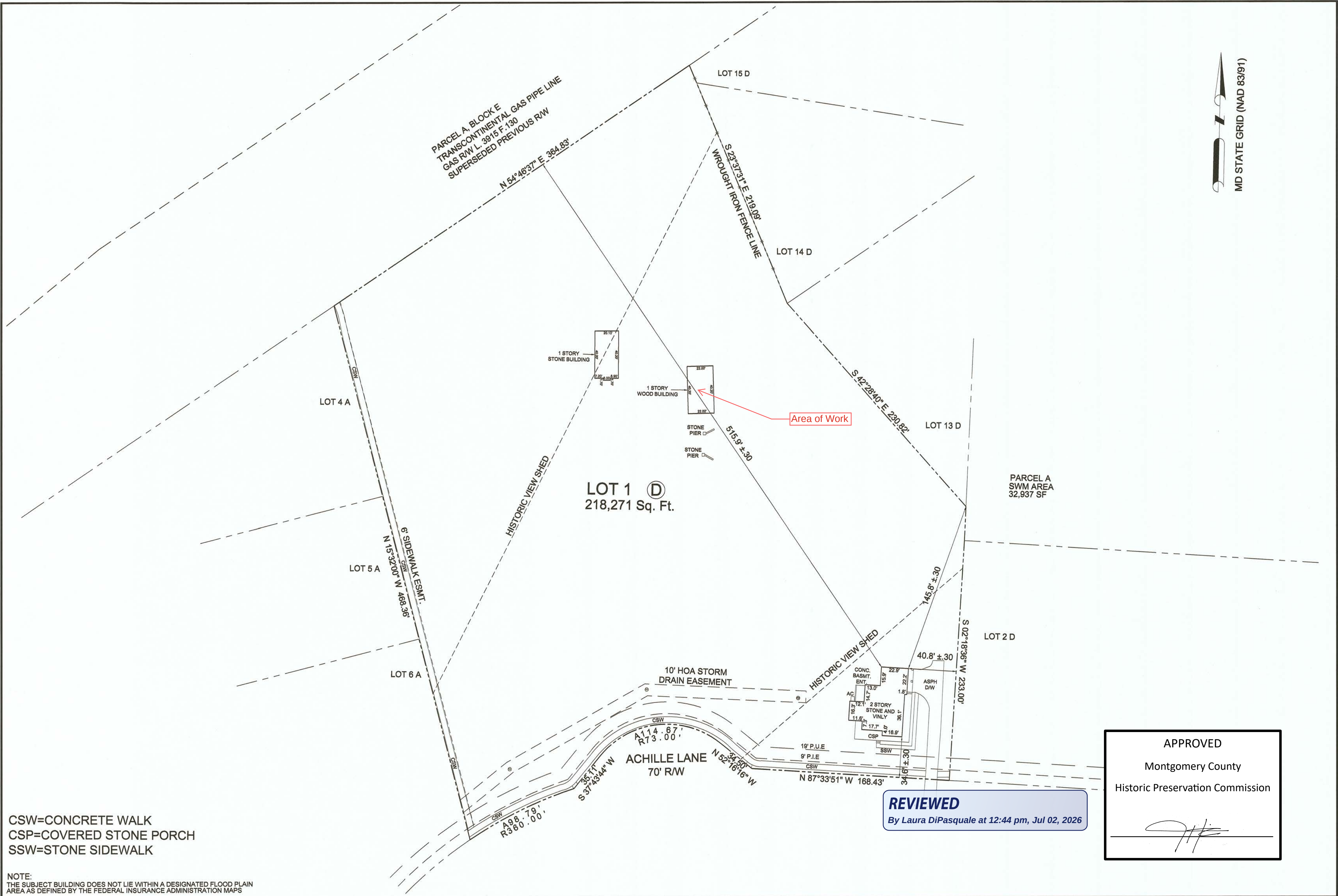
Montgomery County

Historic Preservation Commission



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	*	*	*	*	*		*



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

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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, GARAGES, 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 THE REQUIREMENTS OF SECT. 09.13.08.05-LOCATION DRAWINGS AND SECT. 09.13.08.12 BUSINESS PRACTICES OF THE MARYLAND STATE LAW REGARDING "MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYORS"  VINCENT E. BOYD PROFESSIONAL LAND SURVEYOR MARYLAND REG. NO. 21614 EXPIRES: 06/28/2019	DATE: 06/28/2017 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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Historic Area Work Permit Application # 1162339

5701 Achille Lane, Derwood, Maryland 20855

Existing Conditions & Proposed Materials

June 21, 2026

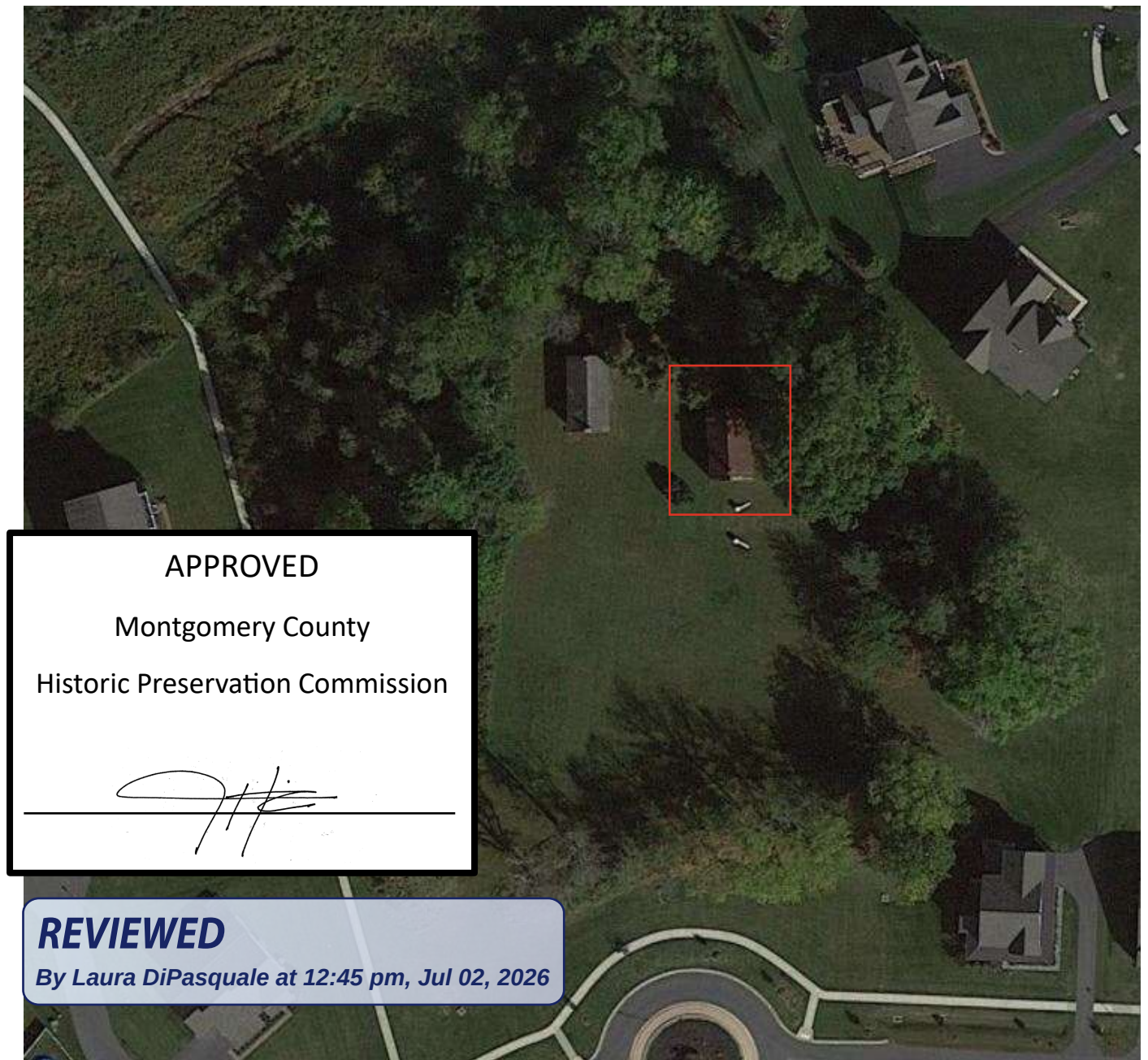


Figure 1.

Overhead view of 5701 Achille Lane 5-acre historic property

Main residence is in the southeast corner.

Historic structures are north of the open lawn clearing. Wood barn is to the right.

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

Muncaster Mill Road is southwest of the photograph.



Figure 1.
Front/side (south) elevation (faces main yard and street)



Figure 2.
Side (west) Elevation facing stone cottage. Note roof panels that were replaced during prior repairs.

REVIEWED

By Laura DiPasquale at 12:45 pm, Jul 02, 2026

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Figure 3.

Side (east) Elevation facing rear neighbors. Note roof replacement panels; replaced doors from prior work.



Figure 4.

Sample: damaged lower roof panels – note frayed edges and hole in panel.

This damage dates back likely prior to the barn's 2014 relocation. While the most egregious holes in the roof were replaced with new panels by the homeowner during prior repairs, some still remain. This is an example of a typical damaged section that will be replaced by a new corrugated panel.



Figure 5.
Rear (north) elevation. Faces neighbors / woods.

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Elastomeric Acrylic Coatings



Antique White



Manor White



Orange Cream



Gray Sky



Concrete Gray



Slate Gray



Barn Red



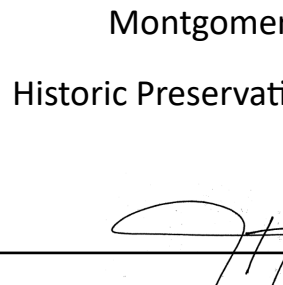
Terra Cotta



Topiary Green



Franklin White



Tan

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Historic Preservation Commission

REVIEWED

By Laura DiPasquale at 12:45 pm, Jul 02, 2026

1. Product Name

Acrymax® AF-130 Elastomeric
Acrylic Roof Coating

2. Manufacturer

Acrymax Technologies Inc.
221 Brooke St.
Media, PA 19063
610-566-7470
800-553-0523
610-891-0834 Fax
www.acrymax.com

standard Acrymax colors (*see Acrymax color chart*), Custom colors are available by special order.

Limitations

Successful coating applications require proper selection of coating system for specific application. Comply with manufacturer's recommendations. Adequate and thorough surface

preparation is required. Elastomeric coating systems are designed for application to smooth surfaces. Do not apply when rain, fog, or freezing temperatures are possible within 24 hours after application or when temperature can fall below the dew point before coating can dry. Acrymax coatings should only be applied to sound and properly prepared surfaces and

3. Product Description

Basic Use

A superior quality 100% acrylic elastomeric coating formulated for superior weatherability and durability. Exhibits outstanding UV resistance and elongation. Used as protective coating or as component of reinforced membrane systems.

Features

- Excellent adhesion
- UV Resistant
- Mildew resistant
- Provides barrier to ultraviolet light to prevent degradation of underlying substrate
- Reflective white and light colors lower roof surface temperatures which can help reduce cooling costs
- Excellent dirt pick-up resistance
- Environmentally friendly waterborne formulation
- Meets all VOC requirements

Sizes

Container sizes are typically 1 and 5 gallon pails and 55-gallon drums.

Colors

AF-130 is available in white, aluminum gray, and other

4. TECHNICAL DATA

Typical Properties (Liquid Coating)

Weight per Gallon	12.1 +/- .3 lbs.	ASTM D1475
% Solids by Weight	66.9 +/- 2	ASTM D2369
% Solids by Volume	50.8 +/- 2	ASTM D2697
Pigment volume concentration	~ 43.0%	
Viscosity	95- 115 kU	ASTM D562
Viscosity at 70°F		ASTM D3960
pH		ASTM E70
Flammability		
Tensile Strength		
Long term flexibility		ASTM D522
Elongation		ASTM D2370
Elongation at break		ASTM D2370
Tensile Strength at max	240 psi @ 74 ° F 700 psi @ 0 ° F	ASTM D2370
Tensile Strength at break	230 psi @ 74 ° F 700 psi @ 0 ° F	ASTM D2370
Recovery after 25% elongation	65%	ASTM D412
Permeability (20 mil film)	<20 perms	ASTM D1653
Accelerated Weathering	1000 hours No cracking or checking	ASTM G154
Approvals	Consult manufacturer for information on approvals of various products by industry agencies or other entities.	

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By Laura DiPasquale at 12:46 pm, Jul 02, 2026

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Montgomery County

Historic Preservation Commission



should not be applied over wet insulation.

5. Installation

Preparation: All surfaces must be clean and free of dirt, dust, oil, and other contaminants that can interfere with adhesion. Power washing is recommended to insure a clean surface. Primers should be used as appropriate for the surface to be coated. Consult appropriate system specification or Acrymax for information regarding priming. Priming is not a substitute for proper cleaning.

Application: Acrymax AF-130 can be applied by brush, roller, or spray. Do not thin or dilute. Consult guidelines for specific type of application or substrate to be coated for detailed preparation, application, and coverage information.

Coverage: Acrymax AF-130 should be applied at the minimum rate of 1 to 1.5 gallons per 100 square feet per coat to provide a uniform, pinhole free, and continuous membrane over entire surface. Two coats minimum. If applied over AF-130BC then minimum of one coat required. Material requirements will vary depending on surface condition, service conditions, and the warranty requirements of the specific job. It is suggested that a minimum of 10% be added to calculated material requirements to account for overspray or applicator error to provide for complete and adequate coverage.

Acrymax elastomeric coating systems should be applied to achieve a minimum dry film thickness (dft) of 15 mils. At minimum application rates the elastomeric system will provide a reflective and or protective coating. For waterproofing applications the applied dry film thickness of the coating should be

30 mils or more. Polyester reinforcement fabric should be used if necessary. When reinforcement is used minimum membrane thickness should be 40-45 mils. See specific system application guidelines or consult Acrymax for detailed information and material requirements.

Drying Time: Drying time depends on temperature, direct sunlight, air movement, relative humidity, dew point, etc. and can vary considerably. Allow minimum of 2 hours between coats. Do not apply at temperatures below 45°F or when rain, fog, or freezing temperatures are possible within 24 hours after application. It is the responsibility of the applicator or foreman on the job to determine if present and forecast weather conditions are acceptable for application of waterborne coatings.

Clean-up: Clean up with soap and water before coating dries. Waterborne coatings will not redissolve after drying, so pumps and other application equipment must be cleaned immediately following use and before coating dries.

6. Approval

Acrymax
from
distrib
States
Cost
from
the nu

7. Warranty

Limited
Acrymax

application of its products, or the condition of the surfaces to which

REVIEWED

By Laura DiPasquale at 12:46 pm, Jul 02, 2026

Acrymax limited material warranty is available when all materials are used in strict accordance with all

of Acrymax's requirements and recommendations. Acrymax's sole responsibility under this limited material warranty is for defective material and Acrymax's only obligation shall be to either replace, or refund the purchase price of, the materials or part thereof proven to be defective. No statement by anyone may supersede this limited material warranty, except when done in writing by Acrymax's Technical Service Office in Media, PA. Specific projects that meet certain requirements may qualify for extended or system warranties. Consult Acrymax for complete warranty information.

8. Maintenance

Periodic inspections are advised for all projects. An occasional cleaning and/or recoating of surfaces may be required depending on environmental conditions to which material is exposed. Repair as necessary.

9. Technical Services

Factory service personnel offer design assistance and technical support. For technical assistance, contact Acrymax.

10. Disclaimer

data and suggestions
ed in this document
published product
e believed to be true
as of the date of
statements contained
product information
do not constitute a
essed or implied, as
ormance of these
technical information
ange without notice.

Publication: AF-130 Product Data
(Rev. 2) Date: 02-01-06

Acrymax is a registered trademark of Acrymax Technologies Inc.

Read and comply with Material Safety Data Sheet

Bonded • Licensed • Insured

MHIC 107606

PA 111078

Rafferty Coatings

Residential – Commercial – Farms
Fast Service • Free Estimates • Quality Work

7820B Worman's Mill Rd #325

Frederick, MD 21701

800.784.1314

301.524.8511

Mike Rafferty - Owner

Date: 4-21-2023

Proposal & Agreement

Proposal submitted to:

Work to be performed at:

Name: Rob Bertrand

Address: Same

Address: 5701 Achille Ln

City, State:

City, State: Rockville, Md

Date of Plans:

Phone #:

Architect:

We hereby propose to furnish the materials and perform the labor necessary for the completion of:

1. Install New Metal On Bottom Half Of Barn Roof

2. Screw Down Any Existing Loose Metal

3. Seal Base Of Cupelas

4. Apply One Coat AF130-BC Base Coat

5. Apply One Coat AF130 Finish Coat

All Coating Acrymax Elastomeric

Total Cost For Material And Labor \$8,500

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Montgomery County

Historic Preservation Commission

REVIEWED

By Laura DiPasquale at 12:46 pm, Jul 02, 2026

All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work and completed in a substantial workmanlike manner for the sum of:

Acceptance of Proposal

The above prices, specifications, and conditions are satisfactory and are hereby accepted, you are authorized to do the work as specified. Payments will be made as outlined above.

Signature _____

Date _____

Signature _____



DEPARTMENT OF PERMITTING SERVICES

Marc Elrich
County Executive

Rabbiah Sabbakhan
Director

HISTORIC AREA WORK PERMIT APPLICATION

Application Date: 6/21/2026

Application No: 1162339
AP Type: HISTORIC
Customer No: 1413661

Affidavit Acknowledgement

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

Primary Applicant Information

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

Historic Area Work Permit Details

Work Type RESREP

Scope REPLACE DAMAGED CORRUGATED ROOF PANELS ON BARN ROOF; SEAL ENTIRE ROOF (EXISTING PANELS AND NEW PANELS)
of WITH ELASTOMERIC COATING TO PROVIDE A UNIFORM ROOF COLOR AND SEAL EXISTING PINHOLE LEAKS IN THE REMAINING
Work ORIGINAL CORRUGATED ROOF PANELS.