

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	5701 Achille Lane, Rockville	Meeting Date:	6/8/2022
Resource:	Master Plan Site #22/25 <i>James H. Cashell Farm</i>	Report Date:	6/1/2022
Applicant:	Robert Bertrand	Public Notice:	5/25/2022
Review:	HAWP	Tax Credit:	Yes
Permit Number:	993420	Staff:	Michael Kyne
PROPOSAL:	New doors		

STAFF RECOMMENDATION:

Staff recommends that the HPC **approve** the HAWP application.

ARCHITECTURAL DESCRIPTION:

SIGNIFICANCE: Master Plan Site #22/25, *James H. Cashell Farm*
DATE: 2016 House within Historic Environmental Setting (Mid 1800s; Late 1800s-Early 1900s)

Excerpt from *Places from the Past*:

“... [T]he Cashell House was built in two distinct sections. The original section, at right, is typical of the mid1800s with its traditional side gable symmetrical form and 6/6 sash windows. The picturesque east and north addition (left and rear) bears hallmarks of the Victorian era with its three-story tower with stickwork panels, jerkin-head (clipped) gable, and paired cornice brackets. The original block was likely updated when the addition was built, with cornice brackets and first-level 2/2 sash windows. The Cashell family owned this property for much of the 1800s. In 1865, the property belonged to Hazel B. Cashell, County Commissioner and Orphan’s Court judge, and James Cashell was living here by 1878. The farmstead includes a one-level hay barn with hanging gable, another substantial barn with two cupolas, and a stone house from the mid-1900s.”

The Cashell House was destroyed by fire in November 2010, but the stone tenant house and one historic barn remain.

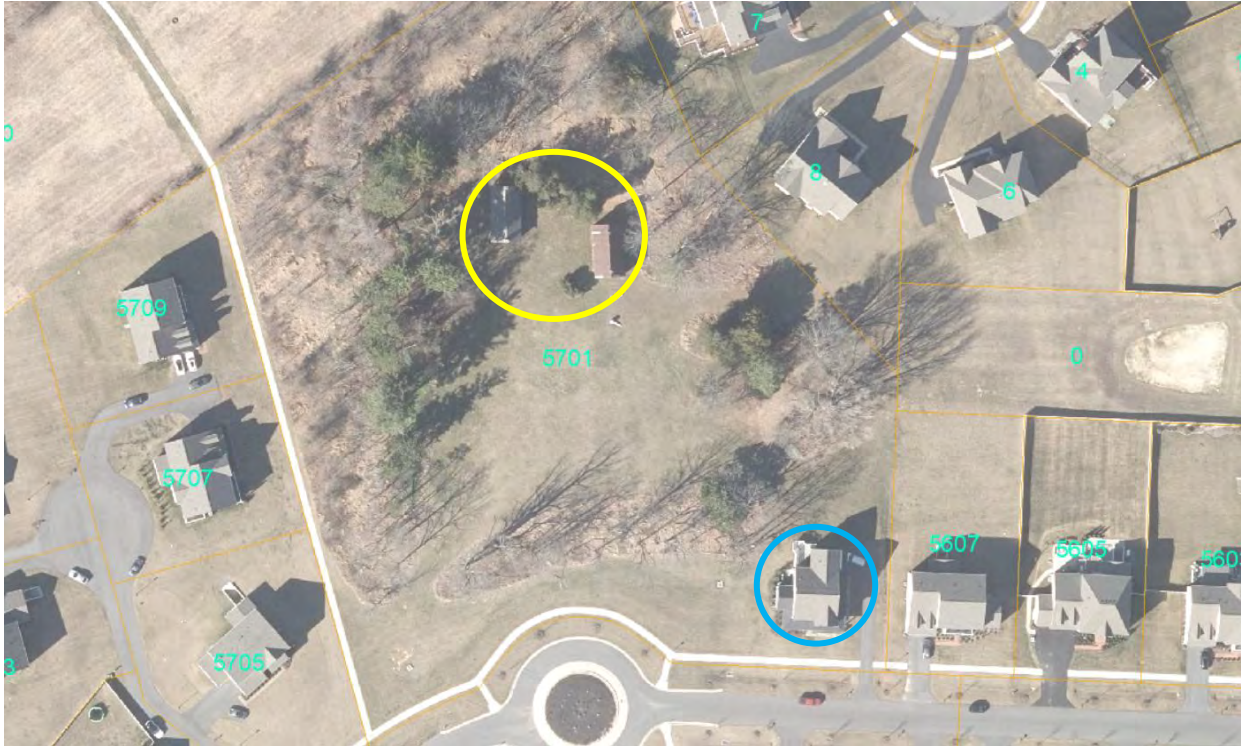


Fig. 1: Subject property, with the 2016 house circled in blue and the historic outbuildings circled in yellow.

PROPOSAL:

This applicant proposes to install new barn doors at the subject property.

APPLICABLE GUIDELINES:

When reviewing alterations and new construction at Master Plan Sites several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include *Montgomery County Code Chapter 24A (Chapter 24A)*, the *Damascus-Goshen Historic Resources Master Plan Amendment (Amendment)*, 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-8

- (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 ensure 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.

Secretary of the Interior's Standards for Rehabilitation:

- 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

STAFF DISCUSSION:

The subject property is the *James H. Cashell Farm* Master Plan Site. The Cashell House was a traditional side gable mid-1800s house with Victorian era addition. The house was destroyed by fire in November 2010, and the current house was built in 2016 as part of the Preserve at Rock Creek subdivision. A mid-1900s stone tenant house and barn with two cupolas, both referenced as contributing outbuildings in *Places from the Past*, are at the rear of the subject property. The stone tenant house remains in its original location, with the barn having been moved to its current location near the stone tenant house, in accordance with the subdivision approval.

The applicant proposes to install a total of four new barn doors on the contributing barn at the subject property. All four doors will be board-and-batten and constructed from white pine, which will be milled on site with dimensions similar to the existing mixture of original and replacement white pine barn siding. On the west elevation, one new rolling barn door (approximately 108" wide by 106" high) will be installed, utilizing a galvanized box rail and box rail hangers to permit the door to slide to one side of the opening. On the east elevation, three swinging doors will be installed within three separate existing openings (each approximately 50" wide by 81-85" high). Where sections of the existing barn siding are damaged beyond repair, the applicant proposes to replace them in-kind with white pine boards of the same dimensions.

Staff fully supports the applicant's proposal, finding that it will not remove or alter character-defining features or spaces of the subject property, per *Standard #2*. Further, staff finds that the proposal will enhance the preservation of the property, and the proposed work items are eligible for the County's historic preservation tax credit.

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-8(b) (1) and (2) and with the *Secretary of the Interior's*

Standards for Rehabilitation #2, as outlined above.

STAFF RECOMMENDATION:

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), (1) & (2), 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*;

and with the general condition that the applicant shall present an electronic set 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 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/District Name _____
No/Individual Site Name James H. Cashell Farm

Is there an Historic Preservation/Land Trust/Environmental Easement on the Property? If YES, include a map of the easement, and documentation from the Easement Holder supporting this application.

Are other Planning and/or Hearing Examiner Approvals /Reviews Required as part of this Application? (Conditional Use, Variance, Record Plat, etc.?) If YES, include information on these reviews as 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 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 checked="" 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
Signature of owner or authorized agent

05-17-2022

Date

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

16601 Heartwood Drive

5705 Achille Lane

5707 Achille Lane

5709 Achille Lane

Preserve At Rock Creek

955 A Russell Avenue

Gaithersburg, MD 20879

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 work to restore doors to the historic 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 the 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) resides. The wood frame barn was relocated to this parcel, adjacent to the 1940s stone building, by order of MCPB Plan 120060320. Today, the property contains these three structures spread out across primarily open land: the stone building/tenant house; the wood frame barn; and the 2016 owner residence. The purpose of restoring the doors to the barn is to better secure the structure from vandals and also diminish the impact of weather on the structure.

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

We propose to construct a total of four board-and-batten doors out of white pine, to be milled onsite to dimensions similar to the existing mixture of original and replacement white pine on the siding of the barn. The largest of these four doors will be a rolling barn door and the other three doors will be swinging doors. We anticipate completing the rolling door and one swinging door in June, 2022 and the remaining two doors before the end of the year. This work will also include removing damaged sections of siding, milling white pine boards to match the openings, and patching the replacement boards in. The purpose of the siding replacement is to keep out the elements as well as animals.

Work Item 1: Rolling barn door

Description of Current Condition: Vacant opening on side of barn, 96 inches wide by 92 inches tall.

Proposed Work: Construct new board-and-batten door of white pine, roughly 108 inches wide by 106 inches tall. Door to be hung from a plain galvanized box rail and box rail hangers to permit the door to slide to one side of the opening.

Work Item 2: Swinging doors

Description of Current Condition: Three vacant openings on side of barn, each measuring roughly 50 inches wide by 81-85 inches high.

Proposed Work: Construct three new custom board-and-batten doors of white pine to fit each respective opening. Doors will be hung from a pair of heavy-duty hinges to allow them to swing open.

Work Item 3: Siding repair

Description of Current Condition: Siding boards missing, curling, rotting, and deteriorated at locations throughout the barn exterior.

Proposed Work: Where existing boards cannot be salvaged and secured in place, remove deteriorated boards and mill white pine to replace them in-kind. This will result in a patchwork of existing and new white pine siding boards around the exterior of the barn.

HISTORIC AREA WORK PERMIT CHECKLIST OF APPLICATION REQUIREMENTS

	Required Attachments						
Proposed Work	1. 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	*	*	*	*	*		*

Historic Area Work Permit Application #993420

5701 Achille Lane, Derwood, Maryland 20855

Photographs of Existing Conditions of Historic Barn

May 17, 2022



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.

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.

East Elevation: Three Open Barn Doorways; Proof-of-concept siding patching

The relocated wood frame barn sits atop a concrete block foundation constructed in 2014.

The proposed custom-built white pine board-and-batten doors will sit in the existing openings. The doors will overhang the foundation slightly to also cover the opening in the foundation at each doorway.

Repairs were conducted in 2021 to repair urgent openings in the barn siding and for the homeowner to learn how to mill boards to match the existing siding. Similar work is proposed to repair other areas where wood is missing or deteriorating on all four elevations of the barn.



Figure 3.

South Elevation: Peeling and Deteriorating Siding

The elements have taken a toll on the siding – especially on the south elevation of the barn, which receives sun for a majority of the day. Salvageable boards are proposed to be better-secured while new boards are patched-in where boards are beyond repair.

Proposed approach will be similar to what is seen in figure 2, above.



Figure 4.
West Elevation: Large Doorway Opening. Location of Proposed Replacement Sliding Door

A new board-and-batten sliding door, constructed of white pine and utilizing typical agricultural sliding door hardware, is proposed to be restored to this opening.

The proposed door would overhang the cutout in the concrete block foundation to provide a full seal of the opening.



Figure 5.
Proof-Of-Concept Hayloft Door: Example of Doors to be Constructed

This board-and-batten white pine door was constructed in 2021 as a proof of concept. It restored a doorway to the hayloft opening in an effort to keep out the elements and a burgeoning vulture population.

The proposed doors would be constructed of the same materials in a similar manner.

The same type of gate hinges would be used for the three swinging doors on the west side.



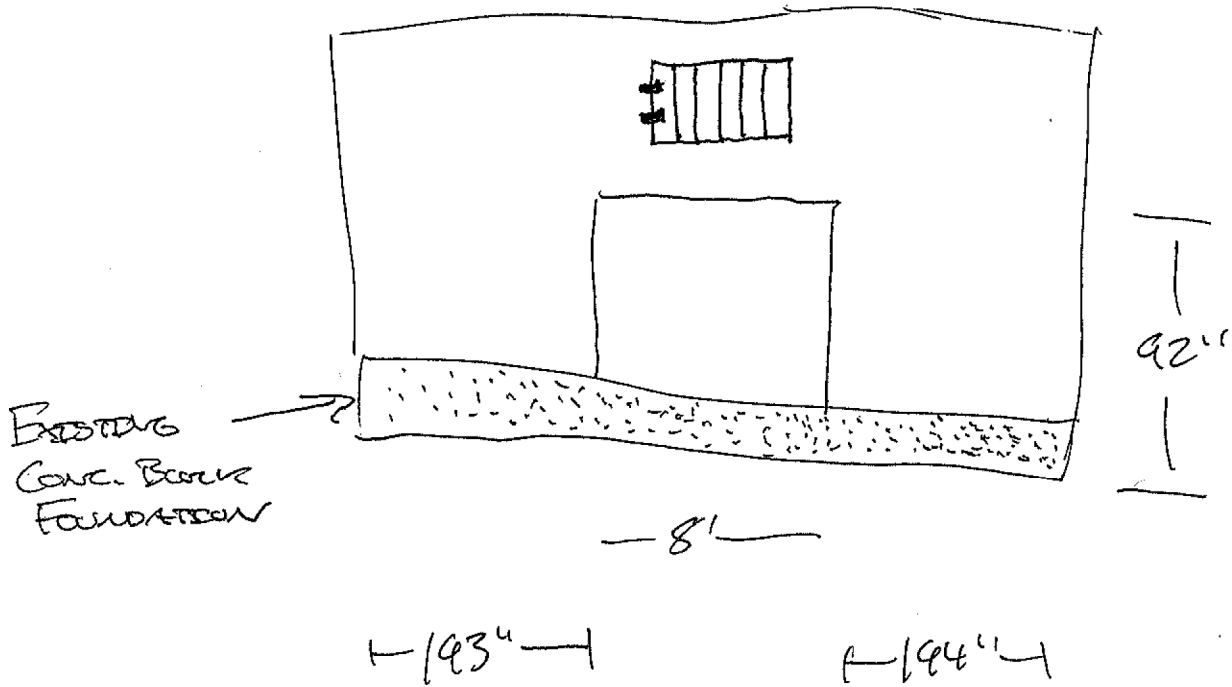
Figure 6.
Historic Photograph: Circa 1990s showing hayloft door

This photograph was provided by homebuilder Stanley Martin to the homeowner at the time of the 2017 property purchase. The homeowner believes this slide to have come from the Historic Preservation Commission archives but has no further information.

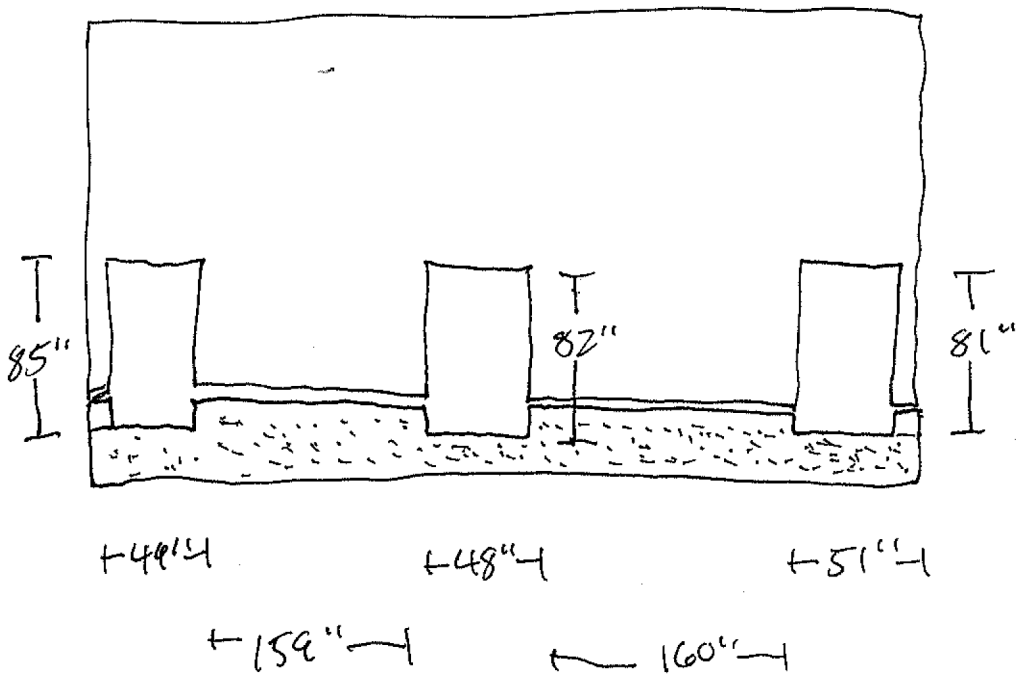
Based on adjacent material, the homeowner believes this was taken during a 1990s assessment of the property for historic preservation purposes.

What appears to be a board-and-batten door is seen here over the east elevation, covering the hayloft. The large opening is without a door.

EAST ELEVATION: EXISTING

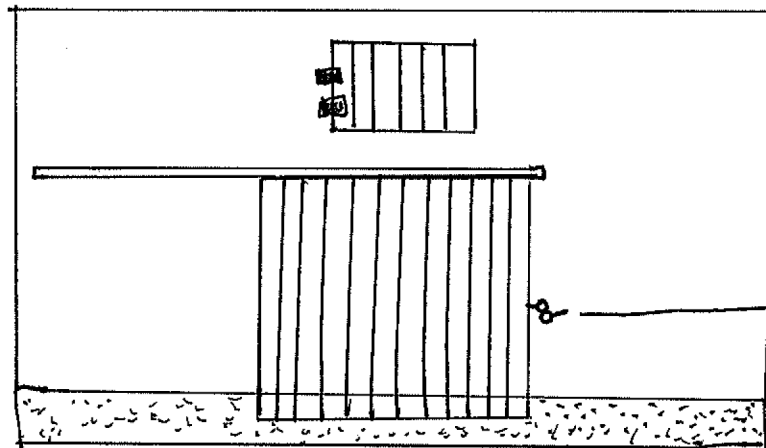


WEST ELEVATION: EXISTING



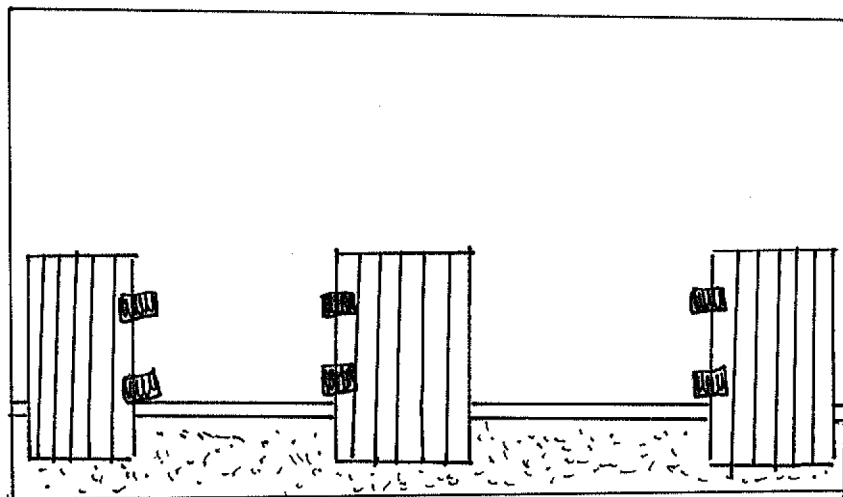
5701 ACHILLE W.
BARN DOOR
OPENINGS: EXISTING
BERTRAND OSTRE
15

EAST ELEVATION: PROPOSED



EYE BOLTS!
PROVISION FOR
PARLOCK

WEST ELEVATION: PROPOSED



5701 ACHILLE LANE
BARN DOOR ADDITIONS
(RESTORATIONS)
BERTRAND 05.17.22



DEPARTMENT OF PERMITTING SERVICES

Marc Elrich
County Executive

Mitra Pedoeem
Director

HISTORIC AREA WORK PERMIT APPLICATION

Application Date: 5/15/2022

Application No: 993420
AP Type: HISTORIC
Customer No: 1413661

Comments

The barn has not had doors in recent history to compare. Applicant proposes to custom-build doors that would be appropriate for a barn of this time period, of similar materials.

Affidavit Acknowledgement

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

Primary Applicant Information

Address 5701 ACHILLE LN
ROCKVILLE, MD 20855
Homeowner Bertrand (Primary)

Historic Area Work Permit Details

Work Type RESREP

Scope of Work Construct 4 doors for barn to replace missing doors. One door will be a sliding barn door and three will be swinging hinged doors.