

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	5701 Achille Lane, Rockville	Meeting Date:	9/4/2024
Resource:	Master Plan Site #22/25 <i>James H. Cashell Farm</i>	Report Date:	8/28/2024
Applicant:	Robert Bertrand	Public Notice:	8/21/2024
Review:	HAWP	Tax Credit:	Yes
Permit Number:	1080225	Staff:	Laura DiPasquale
Proposal:	Door Replacement		

STAFF RECOMMENDATION

Staff recommends that the HPC **approve** the HAWP application with one (1) condition, with final approval authority delegated to staff:

1. The door must be installed with the existing or similar setback, with no additional build-down of the frame, and painted to match the surrounding trim. If the applicant determines the existing frame needs to be replaced, they must submit shop drawings showing how the new frame and door will be installed within the masonry opening in elevation, section, and plan.

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 mid-1800s 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 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.

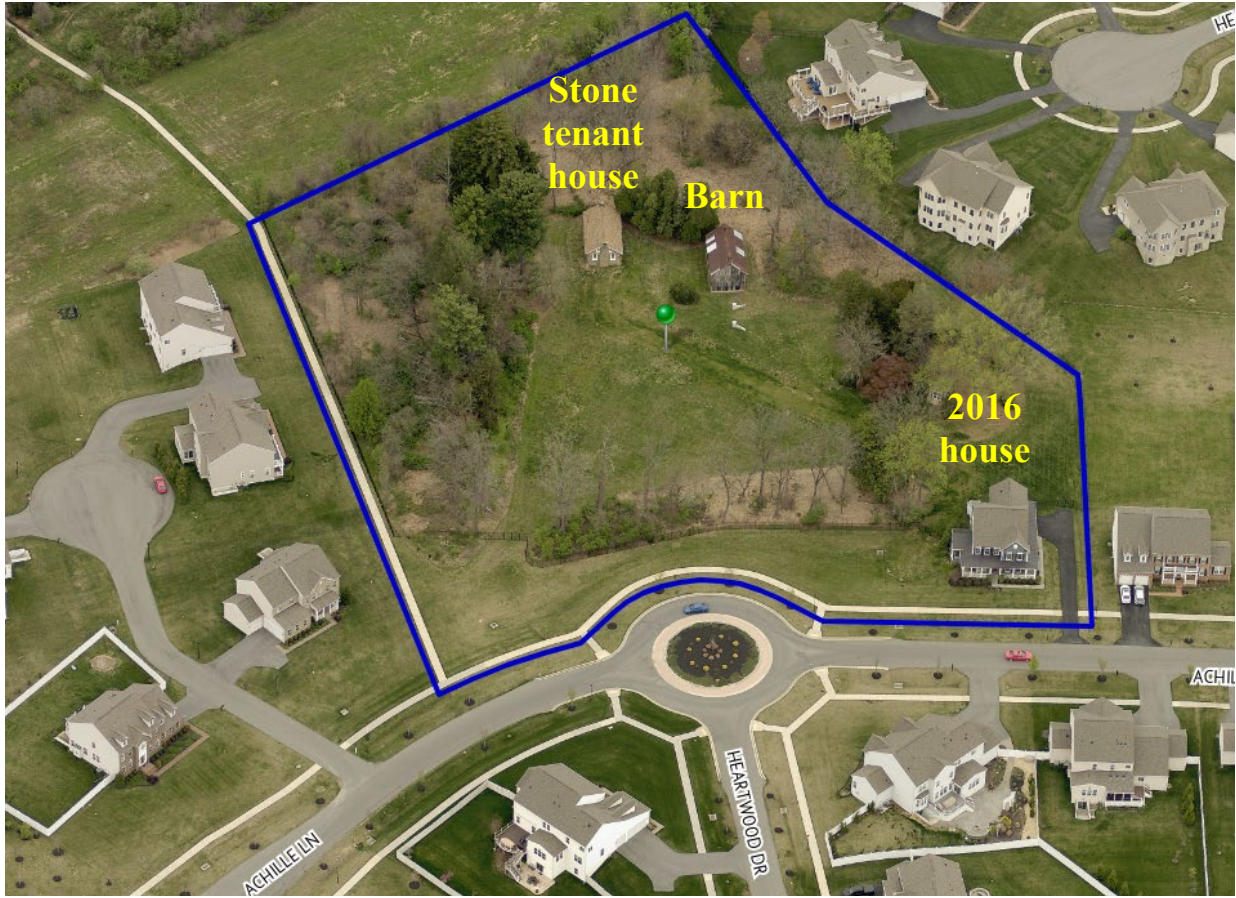


Figure 1: The subject property, outlined in blue, with the 2016 house, original tenant house, and relocated original barn identified in yellow.



Figure 2: The stone tenant house, with the door proposed for replacement (center).

PROPOSAL

The applicant proposes to replace the existing six-panel wood front door of the contributing stone house with a new pre-hung wood door with six simulated-divided lights over a single panel.

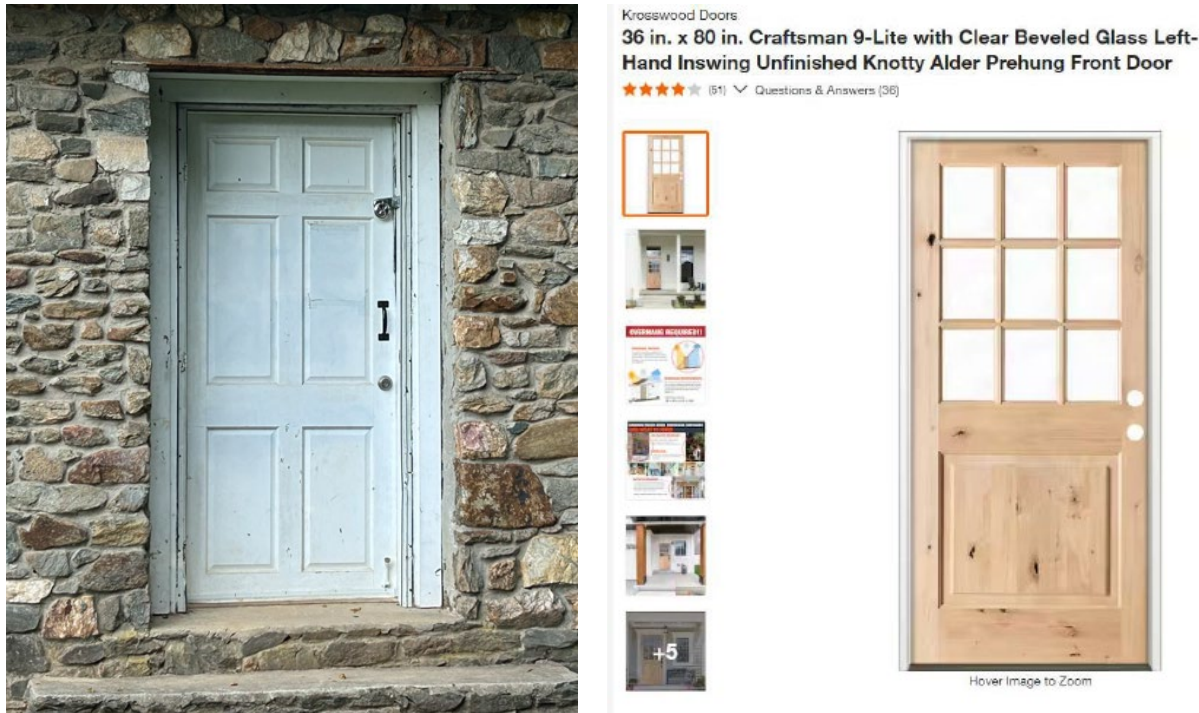


Figure 3: The existing wood door and masonry opening (left) and proposed door (right).

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

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

Staff supports the proposed door replacement. Staff finds that the existing door is a prehung unit set within a wider, flat frame, and was installed around 2014. According to the 1996 Maryland Historical Trust survey form for Cashell Farm, the existing stone building was constructed around 1940. A photograph of the property from 1985 shows a six-panel door matching that of the existing door behind a storm door. That door was removed between 1996 and 2008.¹ The application identifies the existing door as dating to 2014, having been approved as part of the broader HPC-reviewed rehabilitation and new construction project for the Cashell Farm under the previous address of 5867 Muncaster Mill Road, and was conditioned, “windows and doors of the Tenant House to be fabricated of wood, with existing frame to be used where feasible.”² The proposed door is wood, in keeping with that stipulation.



Figure 4: The stone house c. 1985, from the designation file (Historic Preservation Office).

Staff notes that six-panel doors are found across centuries of American architecture, from the Colonial period through contemporary design. This ubiquitous, typically cost-effective door style can be found on countless building types evoking “traditional” design, and often accompanies 6-over-6 windows. Staff finds that the existing six panel door is a compatible, but generic element that does not rise to the level of character-defining feature. The proposed six-light-over-one wood door is likewise compatible with the rural, vernacular character of the historic property. While glazing was not typical in early vernacular doors owing to the expensive nature of glass in the eighteenth and nineteenth centuries, technological

¹ The 2008 Stabilization Plan for the James H. Cashell Farm, prepared by the Bucher/Borges Group PLLC, indicates that no doors were present on the stone house at that time.

[https://mcatlas.org/tiles/06_HistoricPreservation_PhotoArchives/Padlock/HAR60640010/Box081/22-25-06A_Cashell%20\(J.H.\)%20\(Rock%20Creek\)_5867%20Muncaster%20Mill%20Road_01-04-2006.pdf](https://mcatlas.org/tiles/06_HistoricPreservation_PhotoArchives/Padlock/HAR60640010/Box081/22-25-06A_Cashell%20(J.H.)%20(Rock%20Creek)_5867%20Muncaster%20Mill%20Road_01-04-2006.pdf)

² 2012 HAWP approval memo for case 22/25-12A and application documents:

https://mcatlas.org/tiles6/06_HistoricPreservation_PhotoArchives/HAWP/5867%20Muncaster%20Mill%20Rd%20012%20approval.pdf

advances in the late nineteenth and early twentieth centuries popularized its use, and multi-light doors were common during the period of construction of the subject house.

Staff finds that, provided the pre-hung door is appropriately sized so as not to further modify the masonry opening or build down the opening, is set to an appropriate depth within the opening, and is painted wood, the proposed replacement door will not substantially alter the historic character of the site and is compatible with the historic site and should be approved under 24A-8(b)(1) and (2). Likewise, the proposal as modified by the above conditions, would retain the historic character of the property, satisfying Standard 2.

Staff notes that it is important that the door and frame maintain a setback, but that the existing frame and door are not original and may be set deeper in the opening than the original door was. Staff recommends that, if the applicant determines the existing frame needs to be replaced, they submit shop drawings showing how the new frame and door will be installed within the masonry opening in elevation, section, and plan, and that the new frame could be installed between the existing setback and three to four inches shallower in the opening.



Figure 5: Details of the existing door and framing. Holes, weathering, and scars within the masonry opening suggest that the original door and frame may not have been set as far back in the opening as the existing system.

STAFF RECOMMENDATION:

Staff recommends that the Commission **approve** the HAWP application with one (1) condition, with final approval authority delegated to staff:

1. The door must be installed with the existing or similar setback, with no additional build-down of the frame, and painted to match the surrounding trim. If the applicant determines the existing frame needs to be replaced, they must submit shop drawings showing how the new frame and door will be installed within the masonry opening in elevation, section, and plan.

under the Criteria for Issuance in Chapter 24A-8(b)(1) 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 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 301-495-2167 or laura.dipasquale@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: E-mail:
Address: City: Zip:
Daytime Phone: Tax Account No.:

AGENT/CONTACT (if applicable):

Name: E-mail:
Address: City: Zip:
Daytime Phone: Contractor Registration No.:

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property

Is the Property Located within an Historic District? Yes/District Name
No/Individual Site Name

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: Street:

Town/City: Nearest Cross Street:

Lot: Block: Subdivision: 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:

- New Construction, Addition, Demolition, Grading/Excavation, Deck/Porch, Fence, Hardscape/Landscape, Roof, Shed/Garage/Accessory Structure, Solar, Tree removal/planting, Window/Door, 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.

Signature of owner or authorized agent

Date

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

Owner's mailing address

Owner's Agent's mailing address

Adjacent and confronting Property Owners mailing addresses

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

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

Work Item 1: _____	
Description of Current Condition:	Proposed Work:

Work Item 2: _____	
Description of Current Condition:	Proposed Work:

Work Item 3: _____	
Description of Current Condition:	Proposed Work:

Historic Area Work Permit Application #1080225

5701 Achille Lane, Derwood, Maryland 20855

Existing Conditions

July 29, 2024



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. Subject stone cottage is to the left.

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 elevation view of stone cottage



Figure 2.
Existing 2014 wood door



Figure 3.
Sample of interior ground floor renovation work area.

Kitchenette to be replaced by wet bar; bathroom to be refurbished. Building permit application will follow HAWP.



Figure 4.
Upper storage area prior to roof replacement (roof / asbestos abatement in 2021 via HAWP 96153).

The knee walls, ceiling covering, and insulation in this photograph were removed in 2021 to facilitate roof asbestos abatement. Subsequent 2024 building permit application will address restoration of knee walls, ceiling covering, and insulation

Figure 5.
Proposed replacement front door.

Krosswood Doors

36 in. x 80 in. Craftsman 9-Lite with Clear Beveled Glass Left-Hand Inswing Unfinished Knotty Alder Prehung Front Door

★★★★★ (51) Questions & Answers (36)



Hover Image to Zoom

\$1368⁰⁰



\$228.00 /mo** suggested payments with 6 months** financing Apply Now ⓘ

- Modern wood front door, supports most keyless smart lock devices
- Features insulated, Low-E tempered clear glass window panes
- Overhang required for all wood doors, see warranty for details
- [View More Details](#)

Specifications

Dimensions

Door Height (in.)	80 in	Door Thickness (in.)	1.75 in
Door Width (in.)	36 in	Jamb Size (in.)	4-9/16"
Nominal Door Height (in.)	80 in	Nominal Door Thickness (in.)	2 in
Nominal Door Width (in.)	36 in	Rough Opening Height (in.)	82 in
Rough Opening Width (in.)	38 in		

Details

Bore Type	Double Bore	Color Family	Alder
Color/Finish	Unfinished	Door Configuration	Single Door
Door Glass Insulation	Low-E	Door Handing	Left-Hand/Inswing
Door Style	Craftsman	Door Type	Exterior Prehung
Features	Lockset Bore (Double Bore),Weatherstripping	Finish Type	Unfinished
Frame Material	Wood	Glass Caming Finish	No caming
Glass Layout	1/2 Lite	Glass Shape	Rectangle Lite
Glass Style	Clear Glass	Hinge Finish	Oil Rubbed Bronze
Hinge Type	Standard	Included	Instructions, No Additional Items Included
Material	Wood	Number of Hinges	3
Number of Lites	9 Lite	Panel Type	2 Panel
Product Weight (lb.)	138.37 lb	Returnable	90-Day
Suggested Application	Front		

Warranty / Certifications

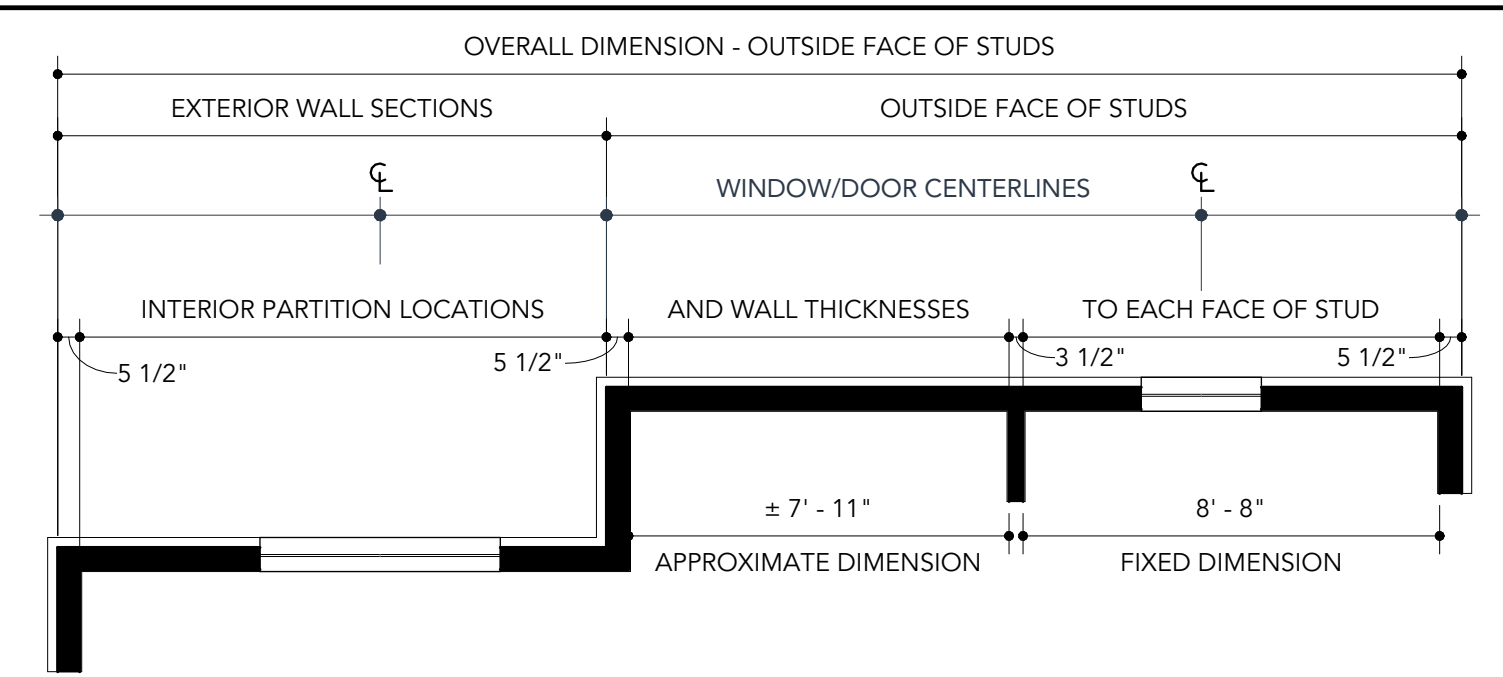
Energy Star Qualified	Not Qualified	Manufacturer Warranty	1 Year
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ABBREVIATIONS

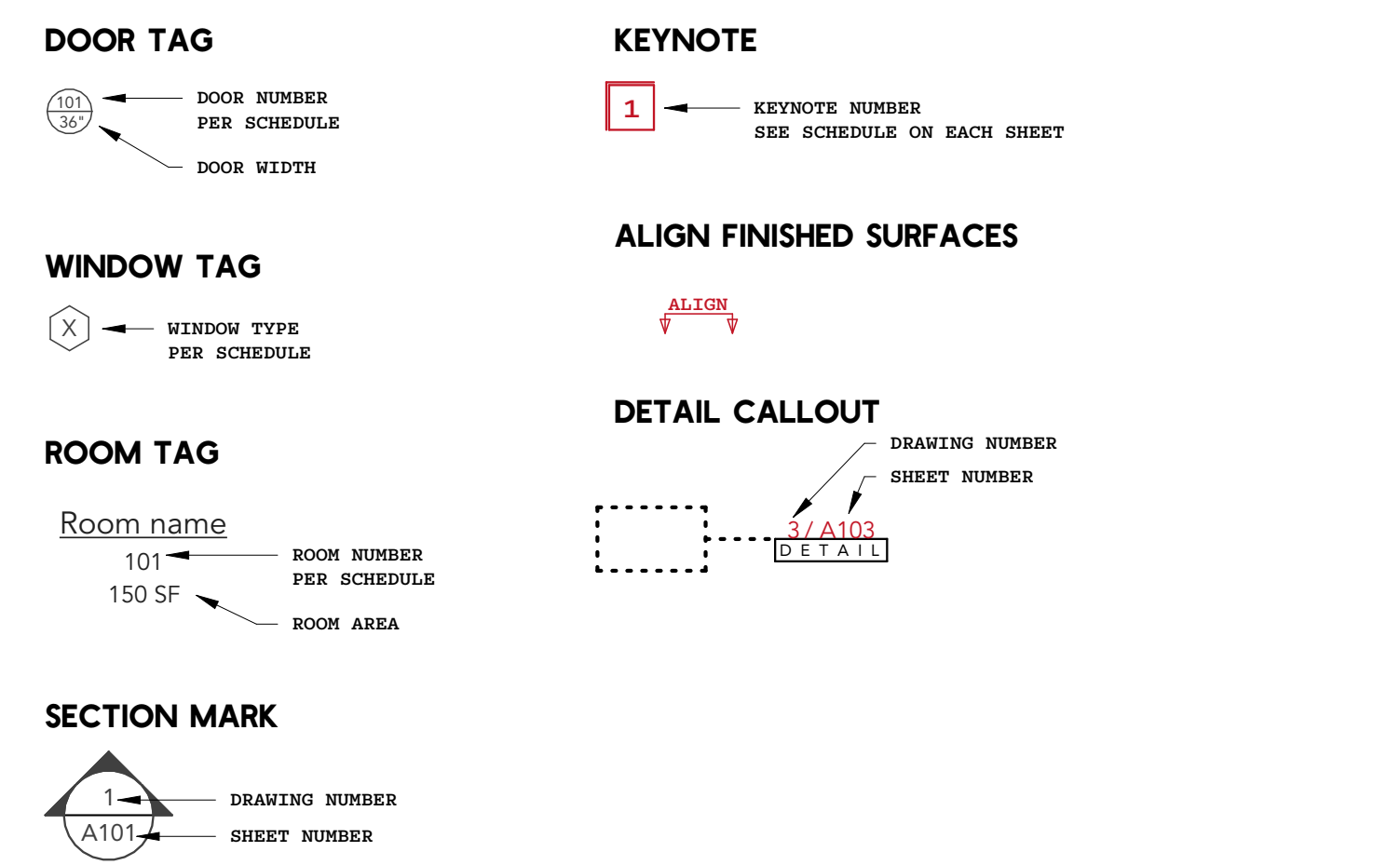
Table of abbreviations including: AB AND, ANCHOR BOLT, ADV ABOVE, A/C AIR CONDITIONING, AD AREA DRAIN, ADD'L ADDITIONAL, AFF ABOVE FINISHED FLOOR, AHU AIR HANDLING UNIT, ALUM ALUMINUM, AP ACCESS PANEL, ARCH ARCHITECTURAL, BD BOARD, BLKG BLOCKING, BLW BELOW, B.O. BOTTOM OF, CAB CABINET, CJ CONTROL JOINT, CL CENTER LINE, CLG CEILING, CLO CLOSET, CLR CLEAR, CMU CONCRETE MASONRY UNIT, CU CONDENSING UNIT, CO CARBON MONOXIDE DETECTOR, COL COLUMN, CONC CONCRETE, CONSTR CONSTRUCTION, CONT CONTINUOUS, CTR CENTER, D DEEP, DBL DOUBLE, DIA DIAMETER, DIM DIMENSION, DN DOWN, DR DOOR, DS DOWN SPOUT, DTL DETAIL, DW DISHWASHER, DWG DRAWING, DWR DRAWER, EACH EACH, EF EXHAUST FAN, EL ELEVATION, ELEC ELECTRIC/ELECTRICAL, ELEV ELEVATOR, EP ELECTRIC PANEL, EQ EQUAL, EW EACH WAY, EXP EXPANSION, EXST/EX EXISTING, EXT EXTERIOR, F.F. FINISHED FLOOR, FIN FINISH, FLR FLOOR, FND FOUNDATION, F.O. FACE OF, FT FEET, FTG FOOTING, FURR FURRING, G GAS, GA GAUGE, GALV GALVANIZED, GND GROUND, GPM GALLONS PER MINUTE, GR GRADE, GWB GYPSUM WALL BOARD, H HIGH, HB HOSE BIBB, HD HEAD, HDW HARDWARE, HDWD HARDWOOD, HH/H.H. HEAD HEIGHT OR HEAD HEIGHT, HT HEIGHT, HVAC HEATING, VENTILATION, AIR CONDITIONING, HWH HOT WATER HEATER, IRC INTERNATIONAL RESIDENTIAL CODE, IN INCHES, ID INSIDE DIAMETER, INCL INCLUDED/INCLUDING, INSUL INSULATION, INT INTERIOR, J JACK, JT JOINT, L LENGTH, LBS POUNDS, MAS MASONRY, MATL MATERIAL, MAX MAXIMUM, MDP MEDIUM DENSITY FIBERBOARD, MECH MECHANICAL, MFR MANUFACTURER, MIN MINIMUM, M.O. MASONRY OPENING, MTL METAL, N NEW, N/A NOT APPLICABLE, NIC NOT IN CONTRACT, NO NUMBER, NOM NOMINAL, NTS NOT TO SCALE, O.C. ON CENTER, OD OUTSIDE DIAMETER, OVHD OVERHEAD, PNT/PNT PAINT / PAINTED, PL PLATE, PLUM PLUMBING, PLYWD PLYWOOD, PSF POUNDS PER SQUARE FOOT, PSI POUNDS PER SQUARE INCH, P.T. PRESSURE TREATED, R RISER, RAD RADIUS, REF REFRIGERATOR, REINF REINFORCED, REQ'D REQUIRED, REV REVISION, R.O. ROUGH OPENING, SCHED SCHEDULE, SD SMOKE DETECTOR, SECT SECTION, SF SQUARE FEET, SHT SHEET, SIM SIMILAR, SLVG SALVAGE, SPEC SPECIFICATION, SQ SQUARE, STD STANDARD, STL STEEL, T TREAD, TBD TO BE DETERMINED, TEL TELEPHONE, THK THICK, THRESH THRESHOLD, T.O. TOP OF, TYP TYPICAL, UNF UNFINISHED, UNO UNLESS NOTED OTHERWISE, UL UNDERWRITERS LABORATORIES, VAN VANITY, V.B. VAPOUR BARRIER, VTR VENT THROUGH ROOF, W WIDE, W. WITH, WC WATER CLOSET, WD WOOD, W/D WASHER / DRYER, WDW WINDOW, W/O WITHOUT, WP WATERPROOF.

DRAWING STANDARDS

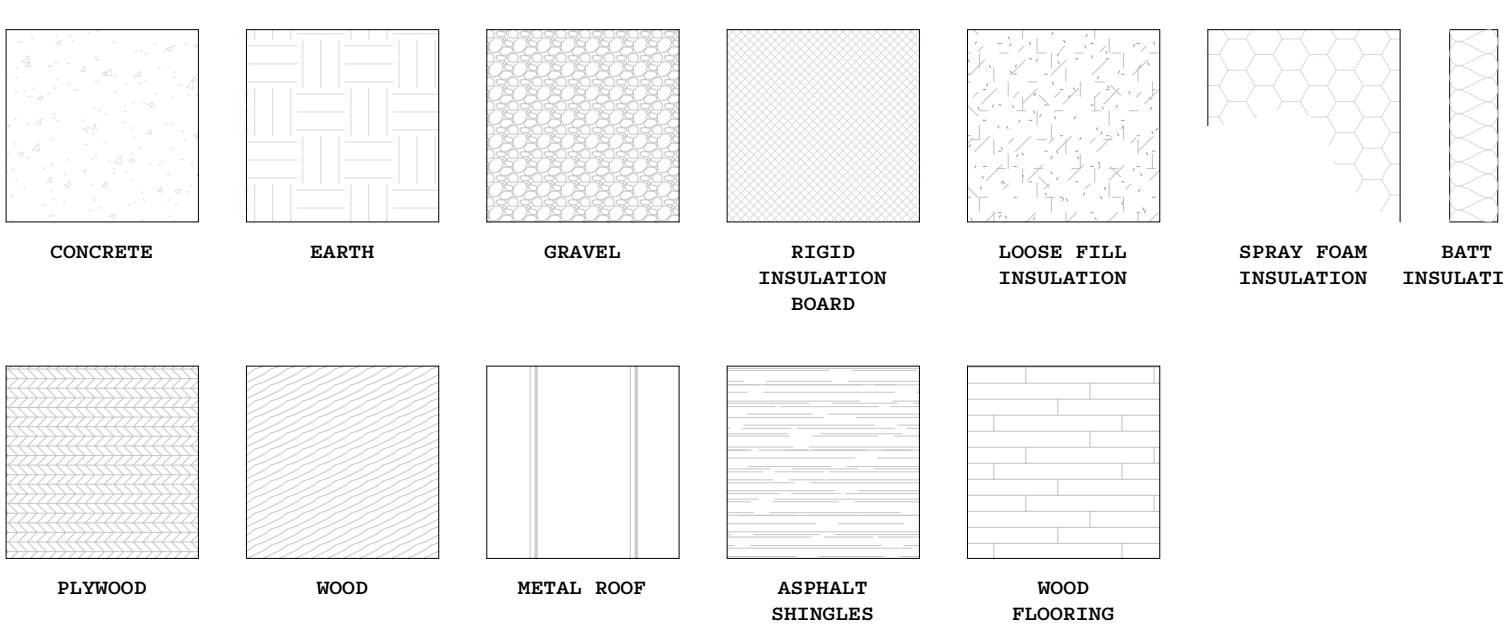
DIMENSION METHOD



DRAWING SYMBOLS



COMMON MATERIALS



RESERVED FOR MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES

APPLICABLE CODES

2018 INTERNATIONAL RESIDENTIAL CODE
2018 INTERNATIONAL MECHANICAL CODE
2018 INTERNATIONAL PLUMBING CODE
2018 ENERGY CONSERVATION CODE
MONTGOMERY COUNTY CODE CHAPTER 17 - ELECTRICITY

CODE ANALYSIS

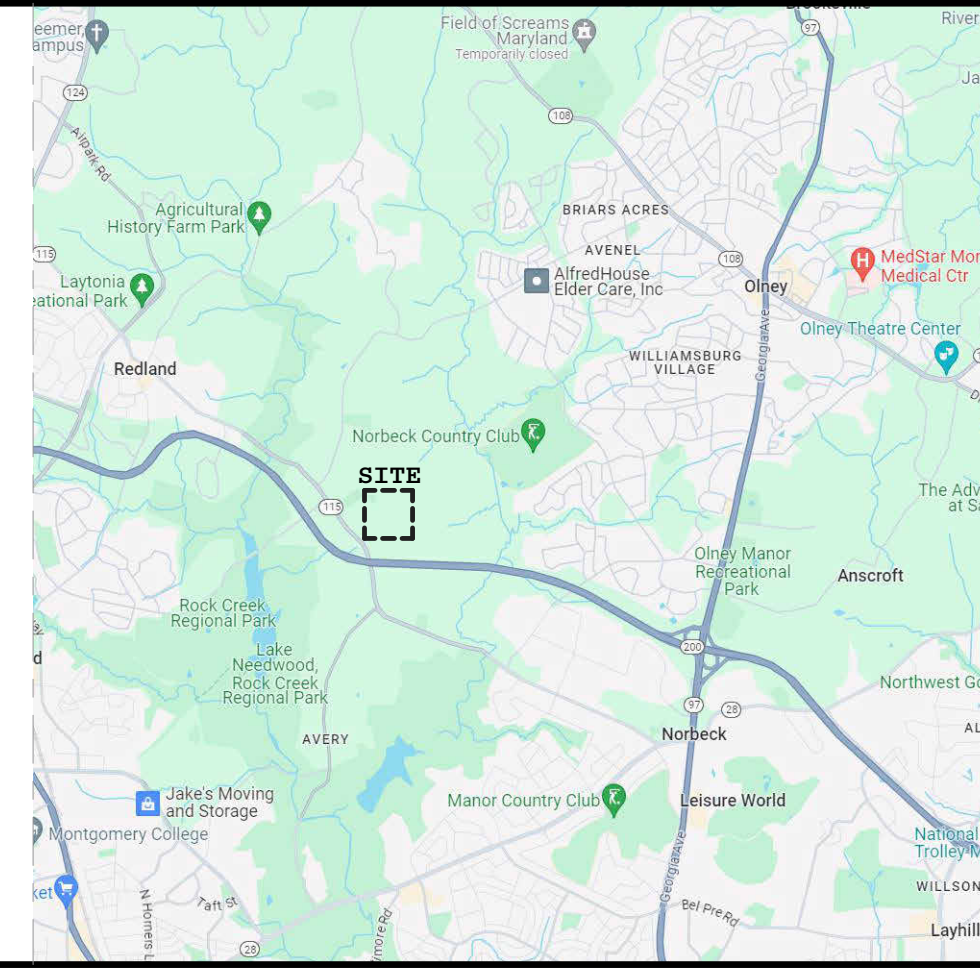
CONSTRUCTION TYPE: 5B (EXISTING)
5B (PROPOSED)
SPRINKLERS: NONE EXISTING.

SCOPE OF WORK

NEW CEILING INSULATION. INTERIOR ALTERATIONS TO REFINISH EXISTING BATHROOM AND ADD STORAGE AND KITCHENETTE.

LOCATION / ZONING

ADDRESS: 5701 ACHILLE LANE
ROCKVILLE, MD 20855
LEGAL DESCRIPTION: PRESERVE AT
ROCK CREEK
PLAT NO: 24252
PLAT RECORDATION: 2011
SUBDIVISION: 0082
BLOCK: D
LOT: 1
TAX ID: 03685495
ZONE: RNC



INTERIOR ALTERATIONS ONLY. NO CHANGE TO BUILDING SIZE, FOOTPRINT OR HEIGHT.

DRAWING INDEX

Table with columns: SHEET NO., SHEET NAME. Rows include G001 COVER SHEET, A001 EXISTING AND DEMO PLANS, A100 FLOOR PLANS, A200 ELEVATIONS, A300 BUILDING SECTIONS.

PROJECT TEAM

ROBERT AND ADRIAN BERTRAND OWNERS
5701 ACHILLE LANE
ROCKVILLE, MD 20855
BEN NORKIN ARCHITECTURE ARCHITECT
7204 TRESMOTT AVE
TAKOMA PARK, MD 20912
(E) : BEN@BENNORKINARCHITECTURE.COM
(P) : 202.578.7094
CONTACT: BEN NORKIN

BEN NORKIN - ARCHITECTURE -

7204 TRESMOTT AVE
TAKOMA PARK, MD 20912
202-578-7094
BENNORKINARCHITECTURE.COM
NFC
PROFESSIONAL CERTIFICATION

ACHILLE LANE RENO

ONLY BUILD FROM PLANS INCLUDING THE ARCHITECT AND GENERAL CONTRACTOR SIGNATURES IN THIS FIELD

OWNER: ROBERT & ADRIAN BERTRAND
PROJECT ADDRESS: 5701 ACHILLE LANE, ROCKVILLE, MD 20855

REVISION LOG

Table with columns: REV #, DATE, DESCRIPTION. Includes a row for HAWP.

STATUS: HAWP

DPS PERMIT NUMBER:

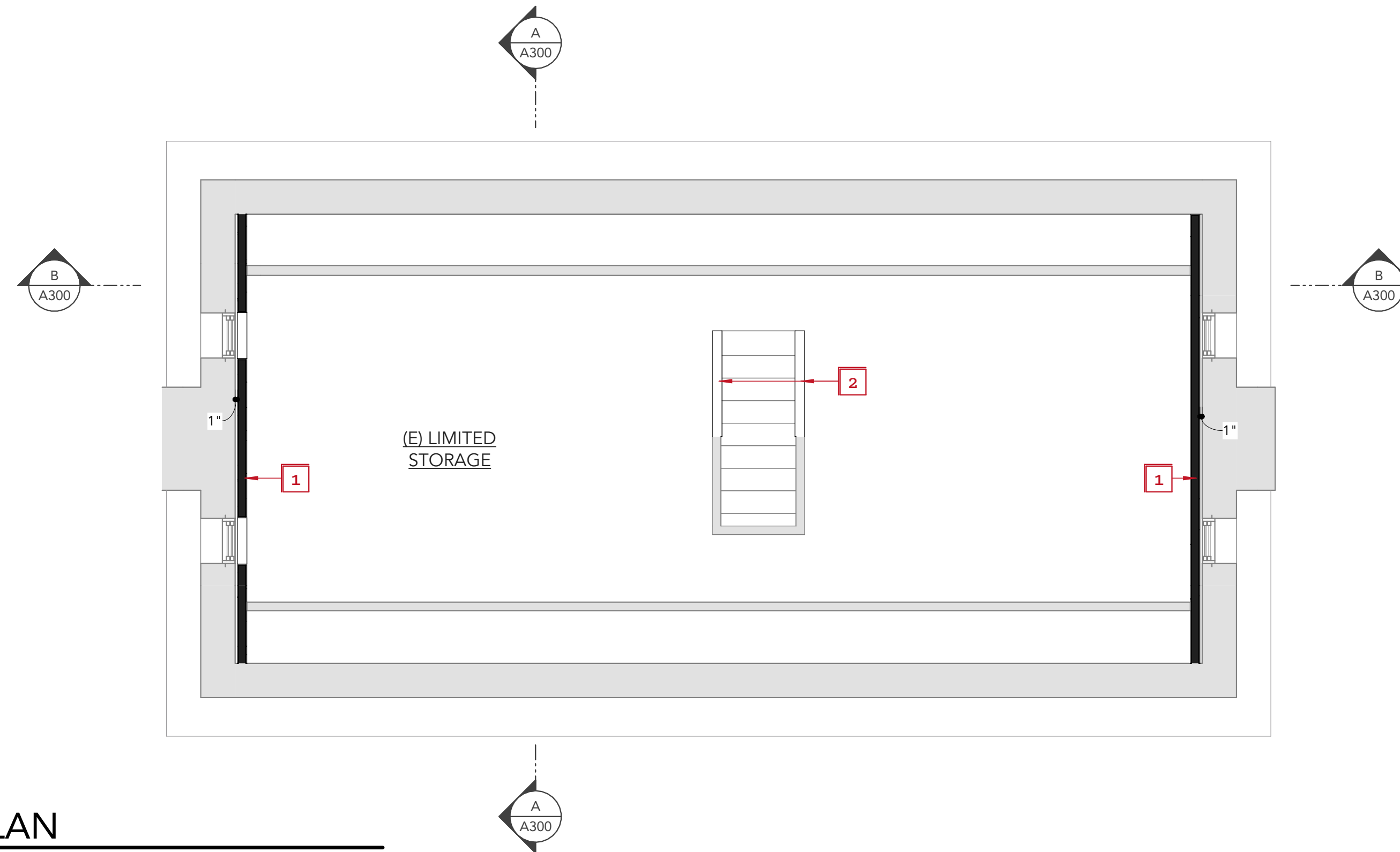
BNA PROJECT NUMBER: 24005

SHEET NAME: COVER SHEET

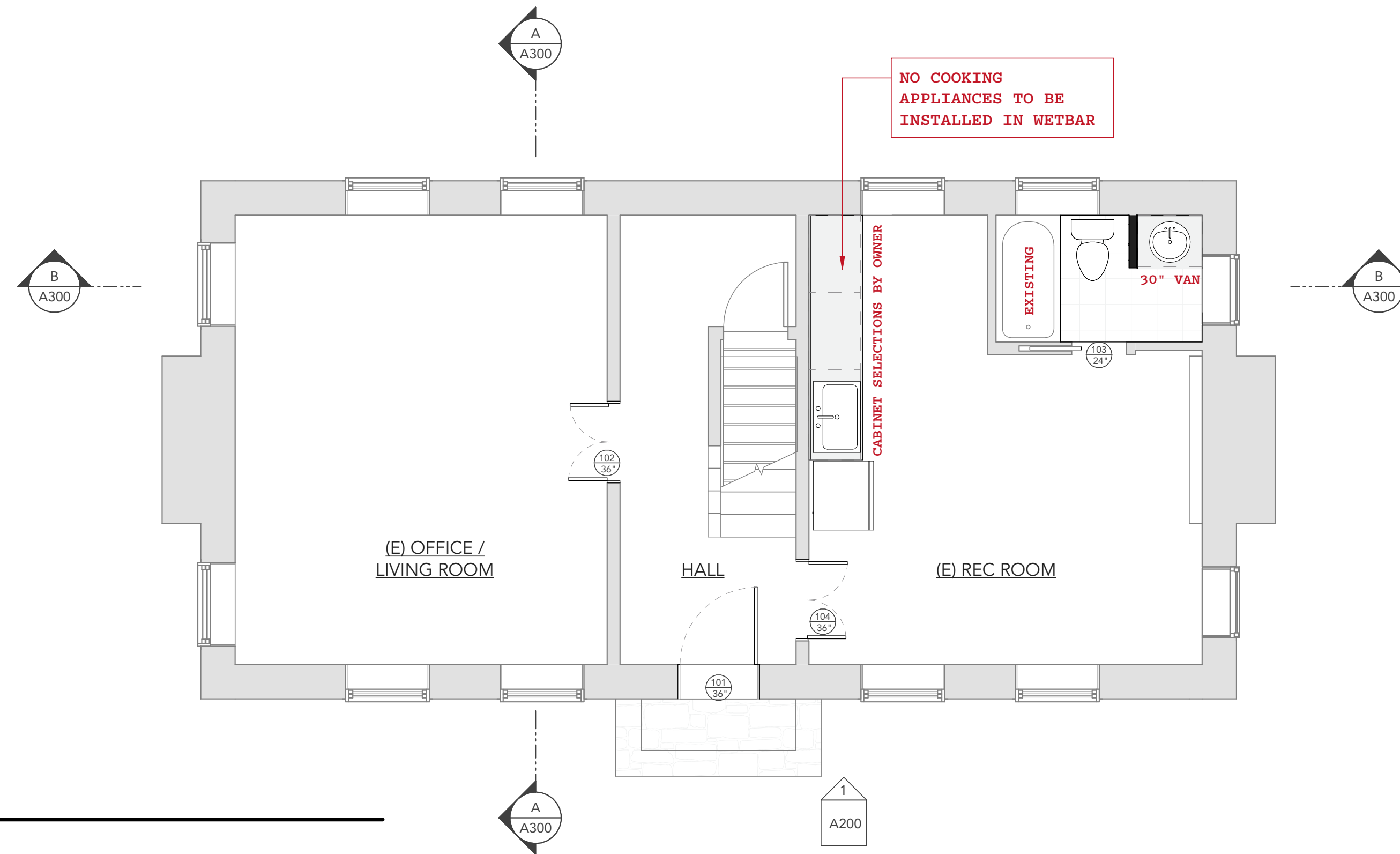
SHEET NO. G001

SCALE: 1/4" = 1'-0"

RESERVED FOR MONTGOMERY COUNTY
DEPARTMENT OF PERMITTING SERVICES



2 SECOND FLOOR PLAN
1/4" = 1'-0"



1 FIRST FLOOR PLAN
1/4" = 1'-0"

GENERAL NOTES

1. NO DEMOLITION OR CONSTRUCTION SHALL COMMENCE UNTIL THE ARCHITECT, OWNER AND BUILDER HAVE COMPLETED A PRE-CONSTRUCTION MEETING AND PLAN REVIEW. THE STAMPED AND APPROVED PERMIT DRAWINGS WILL BE PROVIDED BY THE ARCHITECT AT THE PRE-CONSTRUCTION MEETING AND AT NO TIME BEFORE.
2. ALL DIMENSIONS ARE FROM FACE OF STUD OF NEW WALLS AND FINISHED SURFACE OF EXISTING WALLS UNLESS NOTED OTHERWISE.
3. TYPICAL INTERIOR PARTITION IS 2x4 STUD @ 16" O.C. WITH ONE LAYER OF 1/2" GYP BOARD ON EACH SIDE, EXCEPT WHERE NOTED ON PLANS.
4. TYPICAL EXTERIOR WALL IS 2X6 STUD @ 16" O.C. w. 'ZIP' SHEATHING. SEE TYPICAL WALL DETAIL.
5. INSTALL INTERIOR DOORS 6" FROM SIDE WALL UNLESS NOTED OTHERWISE.
6. THE OWNER IS RESPONSIBLE FOR THE SELECTION OF ALL PAINT, WOOD, STAIN AND CASEWORK FINISHES.
7. THE CONTRACTOR SHALL ACQUIRE AND/OR COORDINATE ACQUISITION OF ALL PERMITS AND INSPECTIONS NECESSARY TO COMPLETE WORK OTHER THAN THE RESIDENTIAL BUILDING PERMIT REQUIRED BY MONTGOMERY COUNTY DPS.
8. CONTRACTOR SHALL REMOVE ALL TRASH/DEBRIS FROM PREMISES UPON COMPLETION OF CONSTRUCTION.
9. THE CONTRACTOR SHALL INFORM THE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE ARCHITECTURAL DRAWINGS AND THE STRUCTURAL DRAWINGS BEFORE FRAMING INSTALLING ANY FRAMING OR STRUCTURE.
10. CONTRACTOR SHALL COORDINATE ALL NEW MECHANICAL, PLUMBING AND ELECTRICAL WORK.
11. ALL LUMBER SHALL BE NO. 2 GRADE PINE OR BETTER.
12. CONTRACTOR SHALL PROVIDE ALL NECESSARY HARDWARE FOR COMPLETE OPERATION OF ALL COMPONENTS (I.E. SCREWS, LATCHES, PULLS, HINGES, CLOSURES, LOCKS, ETC.)

■ NEW CONSTRUCTION
■ EXISTING TO REMAIN

KEYNOTES

1. LEAVE MIN. 1" GAP BETWEEN EXISTING MASONRY WALLS AND NEW 2X FRAMED WALLS.
2. NEW WALL TO MIN/ 3/8" A.F.F.

BEN NORKIN
- ARCHITECTURE -

7204 TRESMOTT AVE
TAKOMA PARK, MD 20912 202-578-7094

BENNORKINARCHITECTURE.COM

NFC

PROFESSIONAL CERTIFICATION

ACHILLE LANE RENO

ONLY BUILD FROM PLANS INCLUDING THE ARCHITECT AND
GENERAL CONTRACTOR SIGNATURES IN THIS FIELD

NAME
BEN NORKIN
ARCHITECT
LICENSED GENERAL CONTRACTOR

OWNER
ROBERT & ADRIAN BERTRAND

PROJECT ADDRESS
**5701 ACHILLE LANE
ROCKVILLE, MD 20855**

REVISION LOG

REV #	DATE	DESCRIPTION

STATUS: **HAWP**

DPS PERMIT NUMBER:

BNA PROJECT NUMBER: **24005**

SHEET NAME

FLOOR PLANS

SHEET NO.

A100

SCALE 1/4" = 1'-0"

DOOR SCHEDULE						
MARK	TYPE	WIDTH	HEIGHT	LOCKSET	HARDWARE SET	COMMENTS
101	EXTERIOR WOOD AND GLASS	36"	80"	ENTRY		SOLID WOOD w. 9-LITE GLAZING.
102	GLAZED FRENCH DOOR	36"	80"	PASSAGE		
103	SOLID CORE SLAB DOOR	24"	80"	HOOK AND LATCH		POCKET HARDWARE KIT
104	GLAZED FRENCH DOOR	36"	80"	PASSAGE		

NOTES:

- DOOR SELECTION AND SPECIFICATION TO BE PROVIDED BY OWNER.

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BEN NORKIN
- ARCHITECTURE -

7204 TRECOTT AVE
TAKOMA PARK, MD 20912

202 - 578 - 7094

BENNORKINARCHITECTURE.COM

NFC

PROFESSIONAL CERTIFICATION

ACHILLE LANE RENO

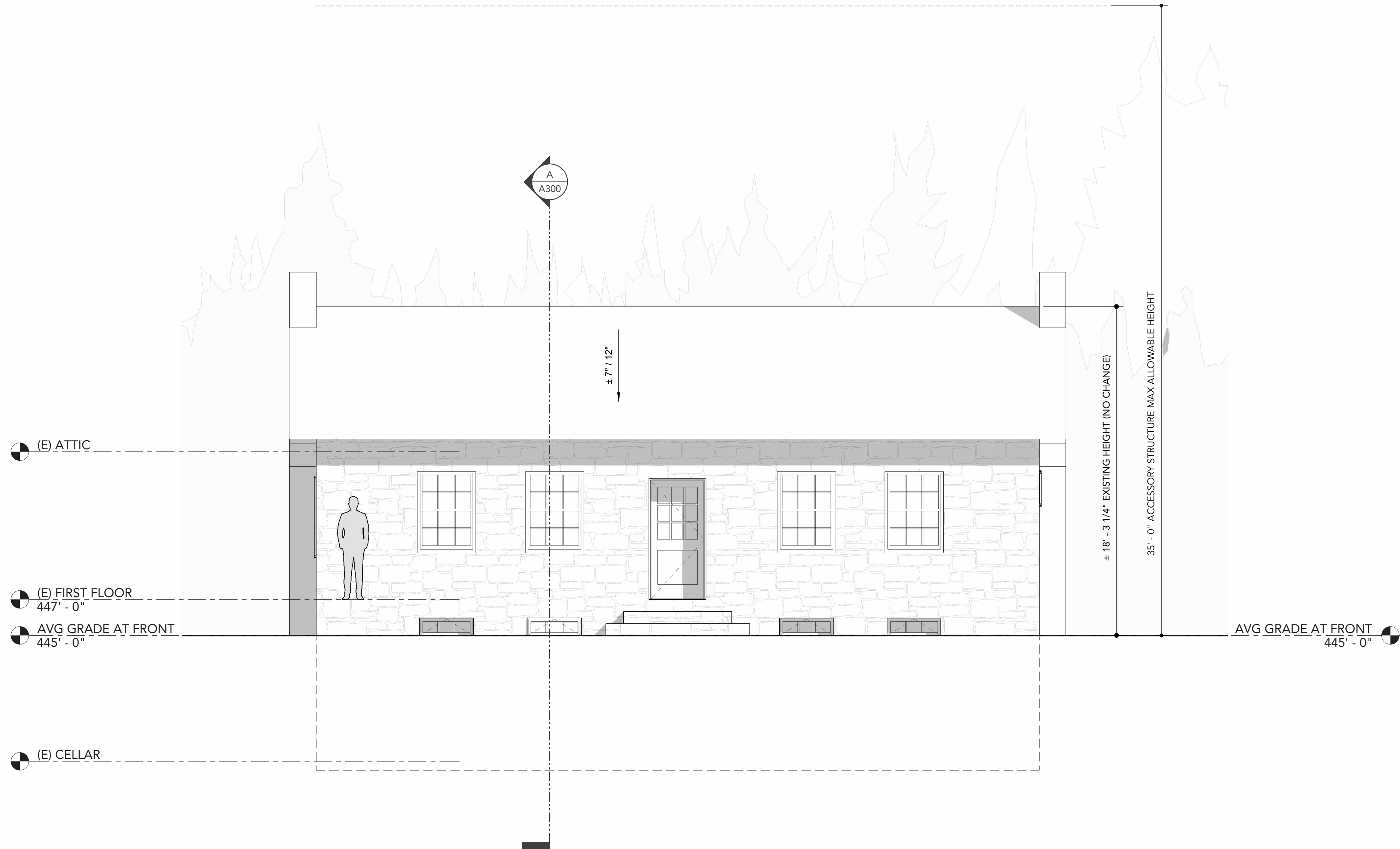
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OWNER
ROBERT & ADRIAN BERTRAND

PROJECT ADDRESS
**5701 ACHILLE LANE
ROCKVILLE, MD 20855**

NAME
LICENSED GENERAL CONTRACTOR

BEN NORKIN
ARCHITECT



REVISION LOG

REV #	DATE	DESCRIPTION

STATUS: **HAWP**

DPS PERMIT NUMBER:

BNA PROJECT NUMBER: **24005**

SHEET NAME

ELEVATIONS

SHEET NO.

A200

SCALE: **1/4" = 1'-0"**

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BEN NORKIN
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TAKOMA PARK, MD 20912 202 - 578 - 7094

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NFC

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NAME
LICENSED GENERAL CONTRACTOR

BEN NORKIN
ARCHITECT

OWNER
ROBERT & ADRIAN BERTRAND

PROJECT ADDRESS
**5701 ACHILLE LANE
ROCKVILLE, MD 20855**

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REV #	DATE	DESCRIPTION

STATUS: **HAWP**

DPS PERMIT NUMBER:

BNA PROJECT NUMBER: **24005**

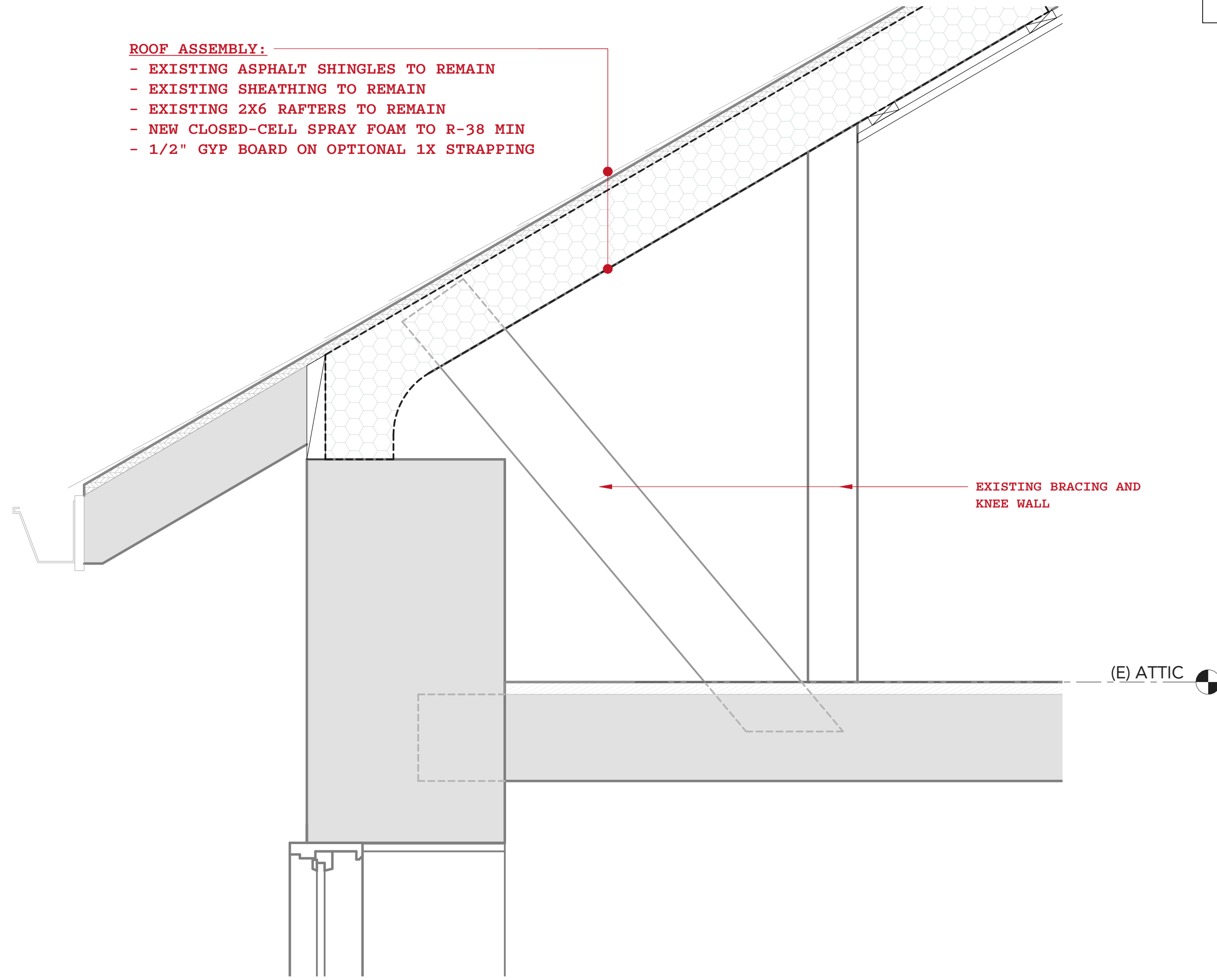
SHEET NAME

BUILDING SECTIONS

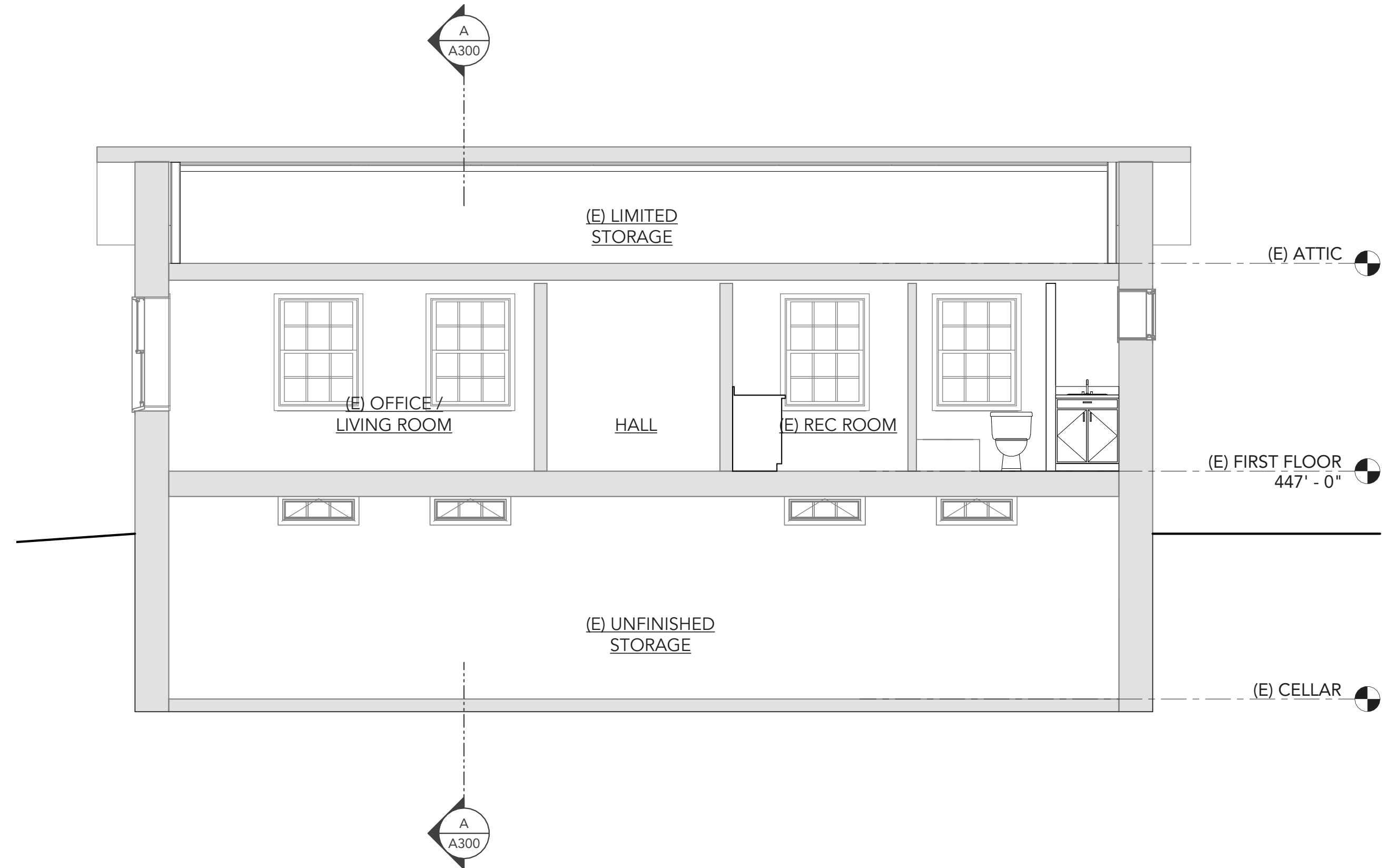
SHEET NO.

A300

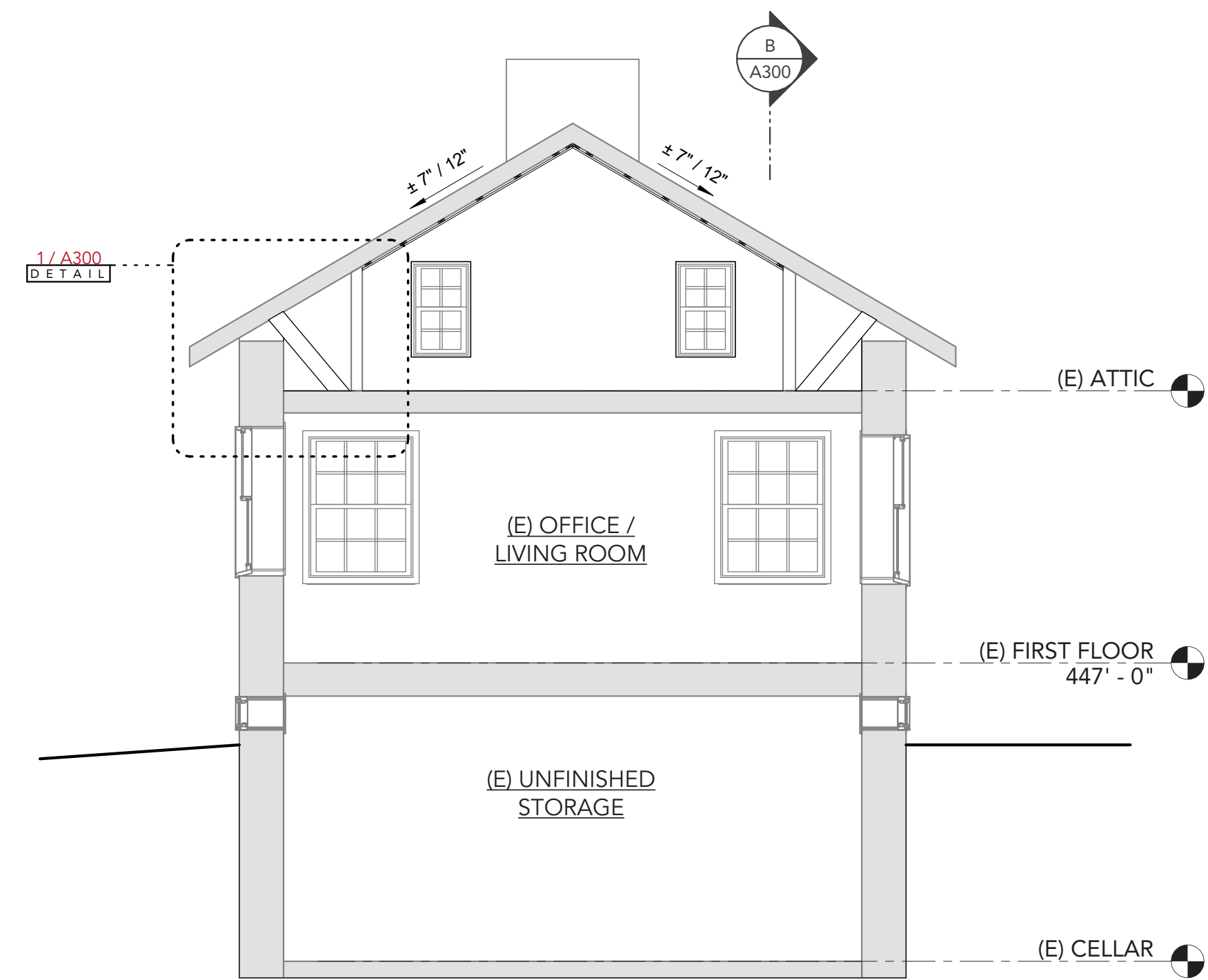
SCALE: **As indicated**



1 TYPICAL ROOF DETAIL
1 1/2" = 1'-0"



B SECTION B
1/4" = 1'-0"



A SECTION A
1/4" = 1'-0"



PARCEL A, BLOCK E
TRANSCONTINENTAL GAS PIPE LINE
GAS RW L. 3915 F. 130
SUPERSEDED PREVIOUS RW
N 54°46'37" E 364.83'

LOT 15 D
S 23°37'31" E 219.09'
WROUGHT IRON FENCE LINE

LOT 14 D

S 42°28'40" E 230.82'

LOT 13 D

PARCEL A
SWM AREA
32,937 SF

LOT 1 **D**
218,271 Sq. Ft.

LOT 4 A



LOT 5 A

6' SIDEWALK ESMT.
N 15°32'00" W 468.36'

HISTORIC VIEW SHED

515.9' ±.30

LOT 2 D

S 02°18'36" W 233.00'

10' HOA STORM
DRAIN EASEMENT

HISTORIC VIEW SHED

145.8' ±.30

ACHILLE LANE
70' RW



40.8' ±.30

19' P.U.E.
9' P.I.E.
CSW

N 87°33'51" W 168.43'

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, 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. 09.13.08.09-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
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'

**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	*	*	*	*	*		*



DEPARTMENT OF PERMITTING SERVICES

Marc Elrich
County Executive

Rabbiah Sabbakhan
Director

HISTORIC AREA WORK PERMIT APPLICATION

Application Date: 7/29/2024

Application No: 1080225
AP Type: HISTORIC
Customer No: 1413661

Comments

Thi

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 ALTER

Scope of Work Work in stone cottage at rear of property: Replace exterior door; interior rehabilitation.