

Preliminary Consultation
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	20 Philadelphia Ave., Takoma Park	Meeting Date:	7/29/2020
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	7/22/2020
Applicant:	Marwan Hishmeh (Chidi Ugban, Agent)	Public Notice:	7/15/2020
Review:	Preliminary Consultation	Tax Credit:	N/A
Case Number:	N/A	Staff:	Michael Kyne
PROPOSAL:	Deck enclosure, new deck construction, and other alterations		

STAFF RECOMMENDATION

Staff recommends that the applicants make any revisions based upon the HPC's comments and return with a HAWP application.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Takoma Park Historic District
STYLE: Craftsman, 2-Story
DATE: 1913



Fig. 1: Subject property, as marked by the blue star.

PROPOSAL

This is a retroactive application for work at 20 Philadelphia Avenue. Multiple Stop Work orders have been issued at this property since April 2020. The applicant is seeking retroactive approval to enclose an existing rear deck, construct a new rear deck, new dormer construction, front porch alterations, and other alterations at the subject property. Additionally, the existing slate roof was removed and replaced with an asphalt shingle roof by the applicant; the applicant is seeking approval of this work after the fact.

APPLICABLE GUIDELINES

When reviewing alterations and new construction within the Takoma Park Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the historic preservation review guidelines in the approved and adopted amendment for the *Takoma Park Historic District (Guidelines)*, *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.

Takoma Park Historic District Guidelines

There are two very general, broad planning and design concepts which apply to all categories. These are:

- The design review emphasis will be restricted to changes that are all visible from the public right-of-way, irrespective of landscaping or vegetation (it is expected that the majority of new additions will be reviewed for their impact on the overall district), and
- The importance of assuring that additions and other changes to existing structures act to reinforce and continue existing streetscape, landscape, and building patterns rather than to impair the character of the historic district.

A majority of structures in the Takoma Park Historic District have been assessed as being “Contributing Resources.” While these structures may not have the same level of architectural or historical significance as Outstanding Resources or may have lost some degree of integrity, collectively, they are the basic building blocks of the Takoma Park district. However, they are more important to the overall character of the district and the streetscape due to their size, scale, and architectural character, rather than for their particular architectural features.

Contributing Resources should receive a more lenient level of design review than those structures that have been classified as Outstanding. This design review should emphasize the importance of the resource to the overall streetscape and its compatibility with existing patterns rather than focusing on a close scrutiny of architectural detailing. In general, however, changes to Contributing Resources should respect the predominant architectural style of the resource.

The *Guidelines* that pertain to this project are as follows:

- All exterior alterations, including those to architectural features and details, should be generally consistent with the predominant architectural style and period of the resource and should preserve the predominant architectural features of the resource; exact replication of existing details and features is, however, not required.
- Major additions should, where feasible, be placed to the rear of existing structures so that they are less visible from the public right-of-way; additions and alterations to the first floor at the front of a structure are discouraged but not automatically prohibited.

- While additions should be compatible, they are not required to be replicative of earlier architectural styles.
- Some non-original building materials may be acceptable on a case-by-case basis; artificial siding on areas visible from the public right of way is discouraged where such materials would replace or damage original building materials that are in good condition.
- All changes and additions should respect existing environmental settings, landscaping, and patterns of open space.

Montgomery County Code; Chapter 24A-8

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.
- (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.
- (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the

historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

Secretary of the 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.” The *Standards* are as follows:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
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.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

STAFF DISCUSSION

The applicants propose to enclose an existing rear deck and construct a new rear deck at the subject property. Other proposed alterations include replacement of the existing slate roof on the front porch and main house with asphalt shingles, construction of a new dormer on the south (right, as viewed from the

front) roof plane of the main house, and replacement of the existing metal front porch columns with wood front porch columns with tapered craftsman-style wooden wraps.

The following work items have already been completed and are after-the-fact proposals:

- Enclosure of the existing rear deck.
- Construction of a new rear deck.
- Construction of a new dormer on the south (right) roof plane of the main house.
- Replacement of the slate shingle roof with an asphalt shingle roof.
- Removal of the existing metal front porch columns.
- Installation of new wood front porch columns.

Staff is generally supportive of the proposed rear deck enclosure and new deck construction. The existing rear deck is part of a three-level structure, which includes an open basement-level, an open first-floor deck on brick piers, and an enclosed second-floor. This feature is either a non-historic addition or a significantly altered historic feature, as the 1959 Sanborn Fire Insurance Map depicts a one-story open structure at the rear of the subject property (see Fig. 2).

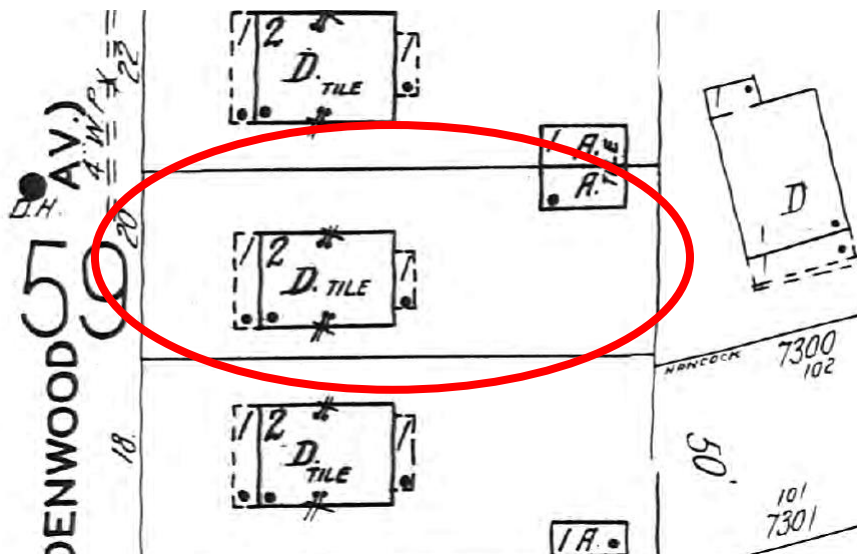


Fig. 2: 1959 Sanborn Fire Insurance Map, with subject property circled in red.

In accordance with the *Guidelines* for major additions, the proposed deck enclosure and new deck are in the appropriate location at the rear of the historic house, where they are less visible from the public right-of-way and are unlikely to detract from the subject property or surrounding streetscape.

The proposed materials for the deck enclosure and new deck include vinyl sliding doors, single-hung vinyl windows, fiber cement siding, and pressure treated wood decking. The existing siding (specifications not provided) on the enclosed second-floor of the three-level rear structure will be replaced with fiber cement siding to match that proposed for the first-floor enclosure. While the Commission typically discourages vinyl, as it does not share the characteristics of traditional materials, the proposed deck enclosure and new deck are entirely at the rear, where they will be minimally visible from the public right-of-way of Philadelphia Avenue, at best. These features will be visible from the adjacent properties on Hancock Avenue and Grant Avenue to the rear, but these properties are outside the historic district.

Staff requests additional information regarding the proposed front porch column replacement. The

existing metal front porch columns have already been removed, and photographs of the existing columns have not been provided for analysis; however, staff does acknowledge that the proposed front porch columns (wood columns with tapered craftsman-style wooden wraps) are generally consistent with the architectural style of the historic house. This house was likely constructed by the same builder as 18 and 22 Philadelphia Avenue. These houses have the same design and form, and all appear on the Sanborn maps at the same time. The previously existing metal columns were probably 1950s alterations to the front porch. Staff advised the applicant to look at the existing designs at 18 and 22 Philadelphia Avenue to reconstruct a more appropriate front porch for this property.

Staff does not support the proposed roof replacement for the front porch or main house. Staff finds that the existing slate roofing is original. This is supported by the 1959 Sanborn Fire Insurance Map, which notes that the subject property had tile roofing when the map was completed. Therefore, staff finds the slate roofing to be a character-defining feature of the subject property, and, in accordance with *Standards* #2, 5, and 9, the roofing should be preserved.

Additionally, in accordance with *Standard #6*, if the existing slate roofing is deteriorated, it should be repaired, or, if necessary, replaced in-kind. The severely deteriorated condition of any slate roofing requiring replacement should be demonstrated via photographs and/or a conditions assessment from a qualified roofing contractor.

Staff expresses concerns regarding the proposed new dormer construction on the south (right) roof plane of the historic house. The proposed dormer construction will damage and/or remove the original slate roofing, which, as noted above, is a character-defining feature of the historic house. The addition of one dormer on the south (right) roof plane of the historic house also results in an unbalanced and asymmetrical roof form, whereas the historic house is generally balanced and symmetrical.

The proposed dormer will be constructed with fiber cement siding, asphalt shingle roofing, and will include two windows on its south (right) elevation (window specifications not provided). If the Commission finds the proposed new dormer construction appropriate, staff expresses concerns regarding the compatibility of the proposed asphalt shingle roofing with the slate roofing of the main house.

Staff seeks the Commission's guidance regarding the outstanding issues and concerns expressed by staff, including those related to work that has already been completed.

STAFF RECOMMENDATION

Staff recommends that the applicants make any revisions based upon the HPC's comments and return with a HAWP application.



FOR STAFF ONLY:
HAWP# 917959
DATE ASSIGNED _____

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

APPLICANT:

Name: MARWAN HISHMEH
Address: 20 PHILADELPHIA AVENUE
Daytime Phone: 301-448-0704

E-mail: markh76@aol.com
City: TAKOMA PARK Zip: 20912
Tax Account No.: 01078834

AGENT/CONTACT (if applicable):

Name: CHIDI UGBAM
Address: 9314 MILLBROOK ROAD
Daytime Phone: 301-404-6872

E-mail: cugbam@yahoo.com
City: ELLCOTT CITY Zip: 21042
Contractor Registration No.: _____

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property M:37-3

Is the Property Located within an Historic District? Yes/District Name TAKOMA PARK HISTORIC DISTRICT
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:

- | | | |
|--|--|--|
| <input type="checkbox"/> New Construction | <input checked="" type="checkbox"/> Deck/Porch | <input type="checkbox"/> Shed/Garage/Accessory Structure |
| <input checked="" 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.

MARWAN HISHMEH

6/25/2020

Signature of owner or authorized agent

Date

7

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

THE EXISTING PROPERTY IS A 2 STORY SINGLE FAMILY DWELLING. THE BUILDING HAS A GROSS FLOOR AREA OF 2,483 SF AND IS LOCATED ON A LOT WITH AN AREA OF 6,500 SF.

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

THE SCOPE OF WORK INCLUDES;

1. ENCLOSING AN EXISTING DECK AND CONVERTING IT TO A SUNROOM.
2. ADDING A DECK IN THE BACK OF THE BUILDING.

Work Item 1: <u>SUNROOM</u>	
Description of Current Condition: THE EXISTING DECK IS LOCATED IN THE BACK OF THE BUILDING. IT HAS A FLOOR AREA OF 130 SF.	Proposed Work: ENCLOSE THE DECK WITH WALLS AND CONVERT IT TO A SUNROOM.

Work Item 2: <u>DECK</u>	
Description of Current Condition: OPEN AREA/GREEN SPACE.	Proposed Work: ADD A WOOD DECK. PROPOSED FLOOR AREA IS 144 SF.

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

HISTORIC AREA WORK PERMIT CHECKLIST OF APPLICATION REQUIREMENTS

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



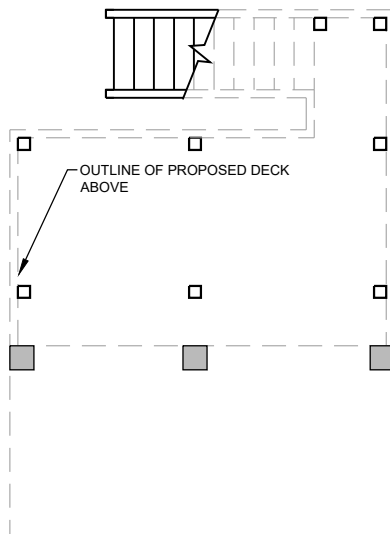






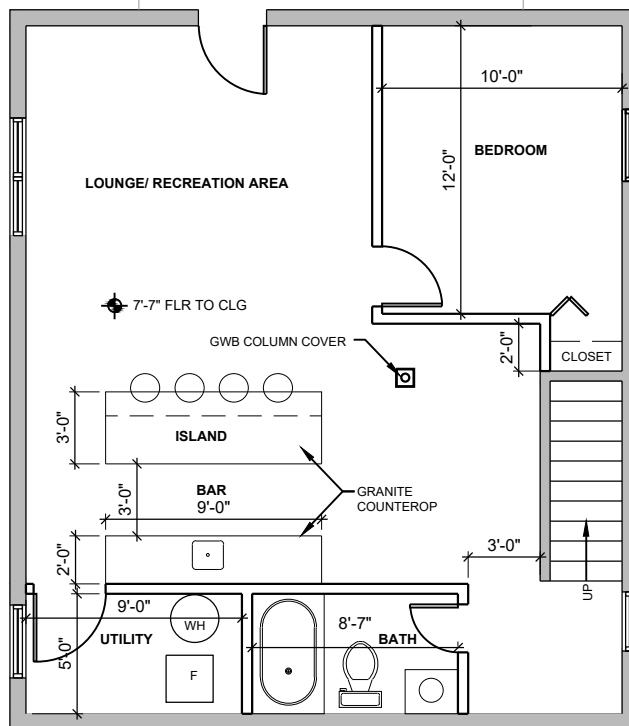






DRAWING INDEX

A-101 - BASEMENT PLAN
A-102 - FIRST FLOOR PLAN
A-103 - SECOND FLOOR PLAN
A-104 - ATTIC FLOOR PLAN
A-105 - ROOF PLAN
A-106 - EXISTING WEST ELEVATION
A-107 - PROPOSED WEST ELEVATION
A-108 - EXISTING NORTH ELEVATION
A-109 - PROPOSED NORTH ELEVATION
A-110 - EXISTING SOUTH ELEVATION
A-111 - PROPOSED SOUTH ELEVATION
A-112 - EXISTING EAST ELEVATION
A-113 - PROPOSED EAST ELEVATION



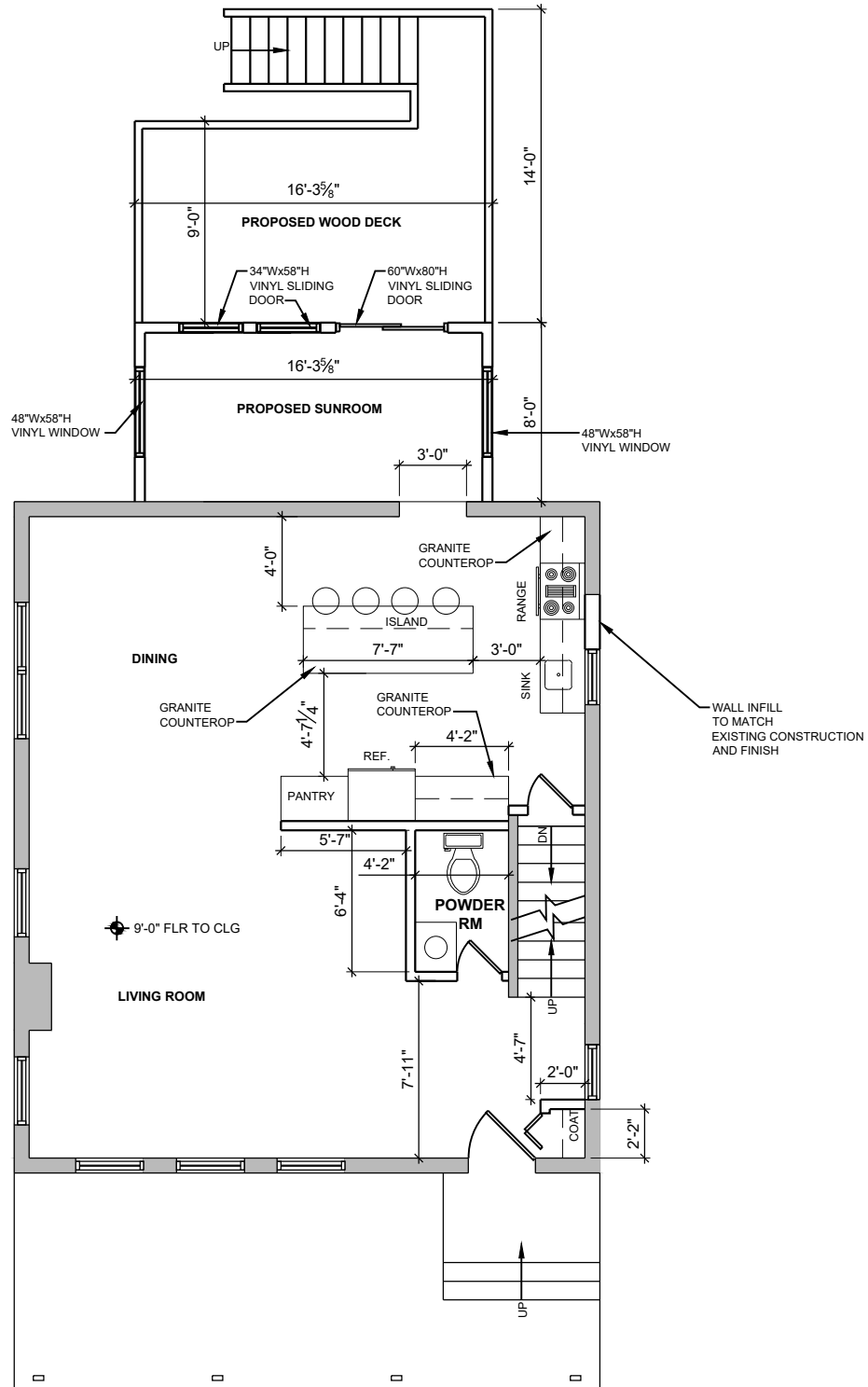
BASEMENT PLAN

LEGEND

NEW WALL
EXISTING WALL

A-101

20 Philadelphia ave
Takoma Park, MD 20912
SCALE: 1/8" = 1'-0"
7/16/2020



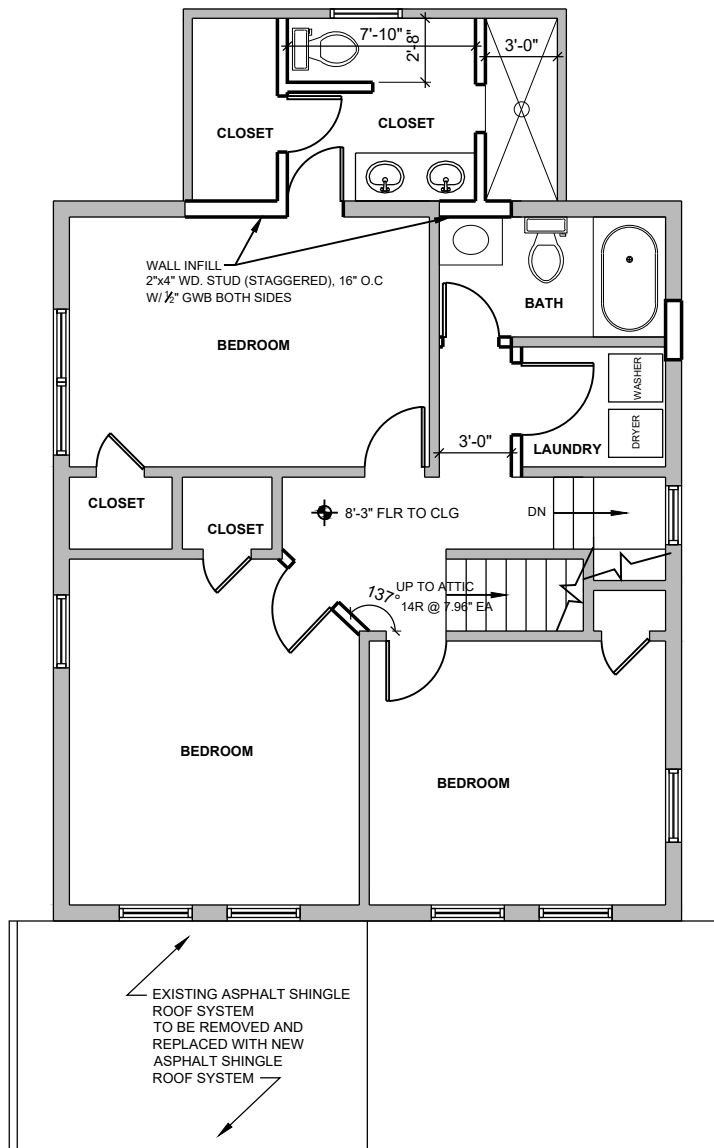
FIRST FLOOR PLAN

LEGEND

- NEW WALL
- EXISTING WALL

A-102

20 Philadelphia ave
Takoma Park, MD 20912
SCALE: 1/8" = 1'-0"
7/16/2020



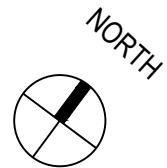
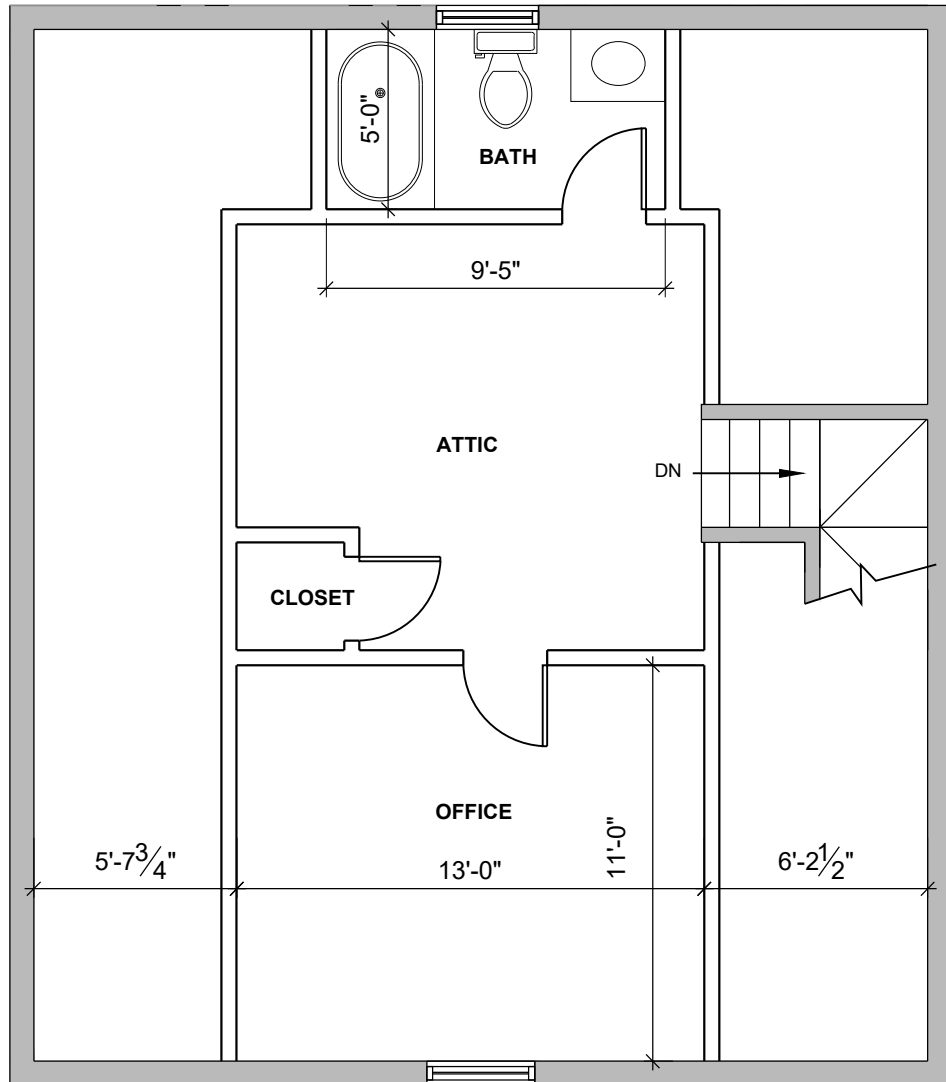
LEGEND

- NEW WALL
- EXISTING WALL

SECOND FLOOR PLAN

A-103

20 Philadelphia ave
Takoma Park, MD 20912
SCALE: 1/8" = 1'-0"
7/16/2020



LEGEND

- NEW WALL
- EXISTING WALL

ATTIC FLOOR PLAN

A-104

20 Philadelphia ave
Takoma Park, MD 20912
SCALE: 1/8" = 1'-0"
7/16/2020

EXISTING
ASPHALT SHINGLE
ROOF SYSTEM TO REMAIN

± 29'-2"

LINE OF
EXTERIOR
WALL BELOW

4" VINYL
DOWNSPOUT &
GUTTER SYSTEM
TO MATCH
EXISTING

NEW
ASPHALT SHINGLE
ROOF SYSTEM

SLOPE
←

SLOPE
→

SLOPE
SLOPE
SLOPE

EXISTING SLATE ROOF
TO BE REMOVED AND
REPLACED WITH NEW
ASPHALT SHINGLE
ROOF SYSTEM

± 32'-0"
6'-0"
13'-1"

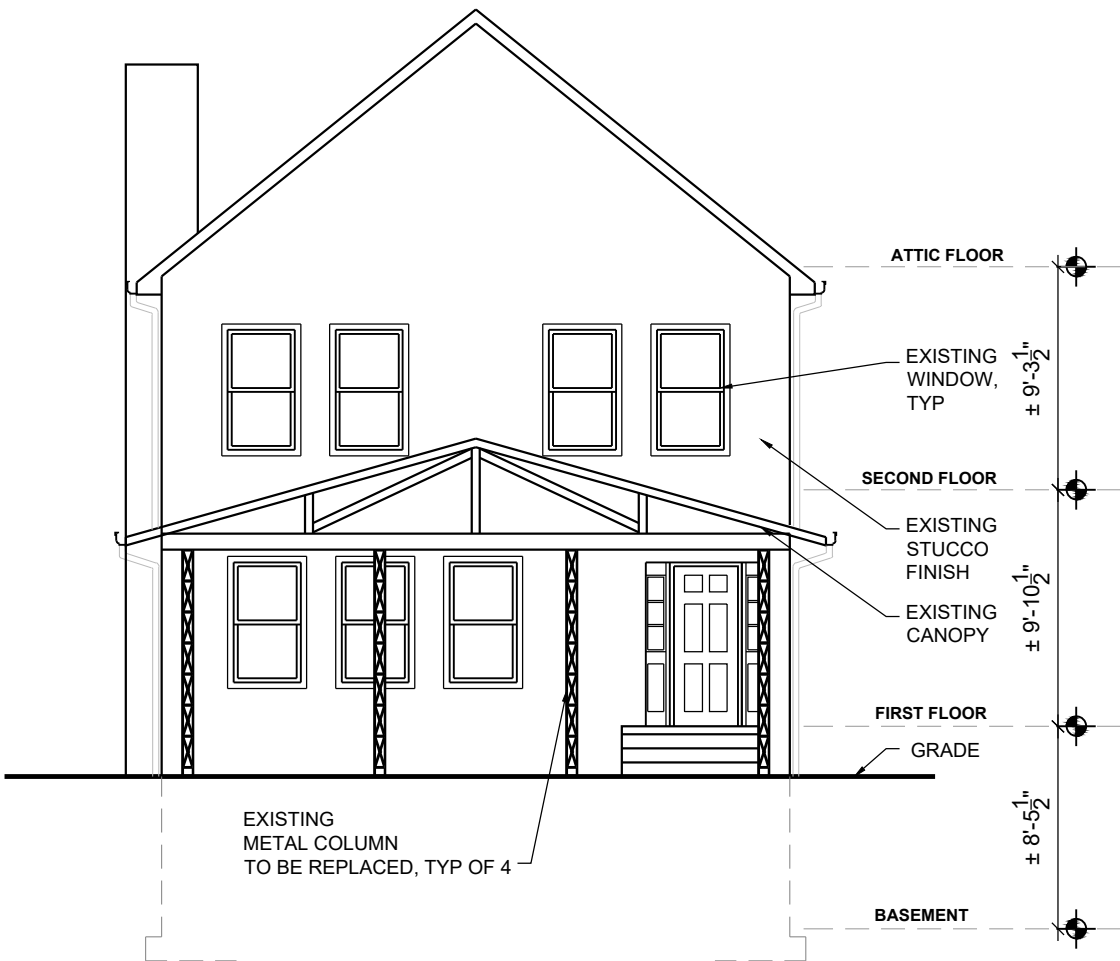
LEGEND

NEW WALL
EXISTING WALL

ROOF PLAN

A-105

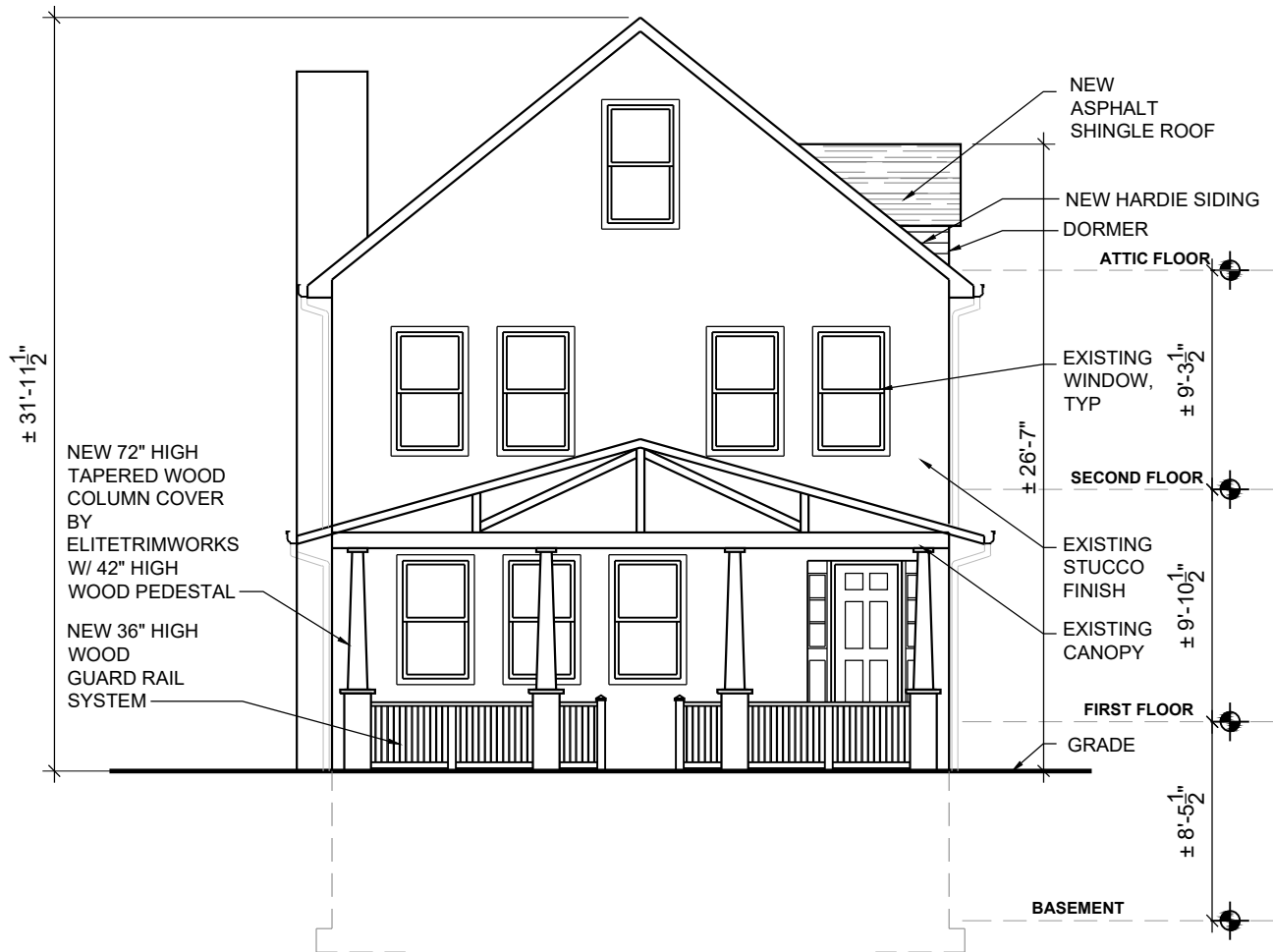
20 Philadelphia ave
Takoma Park, MD 20912
SCALE: 1/8" = 1'-0"
7/16/2020



EXISTING WEST ELEVATION

A-106

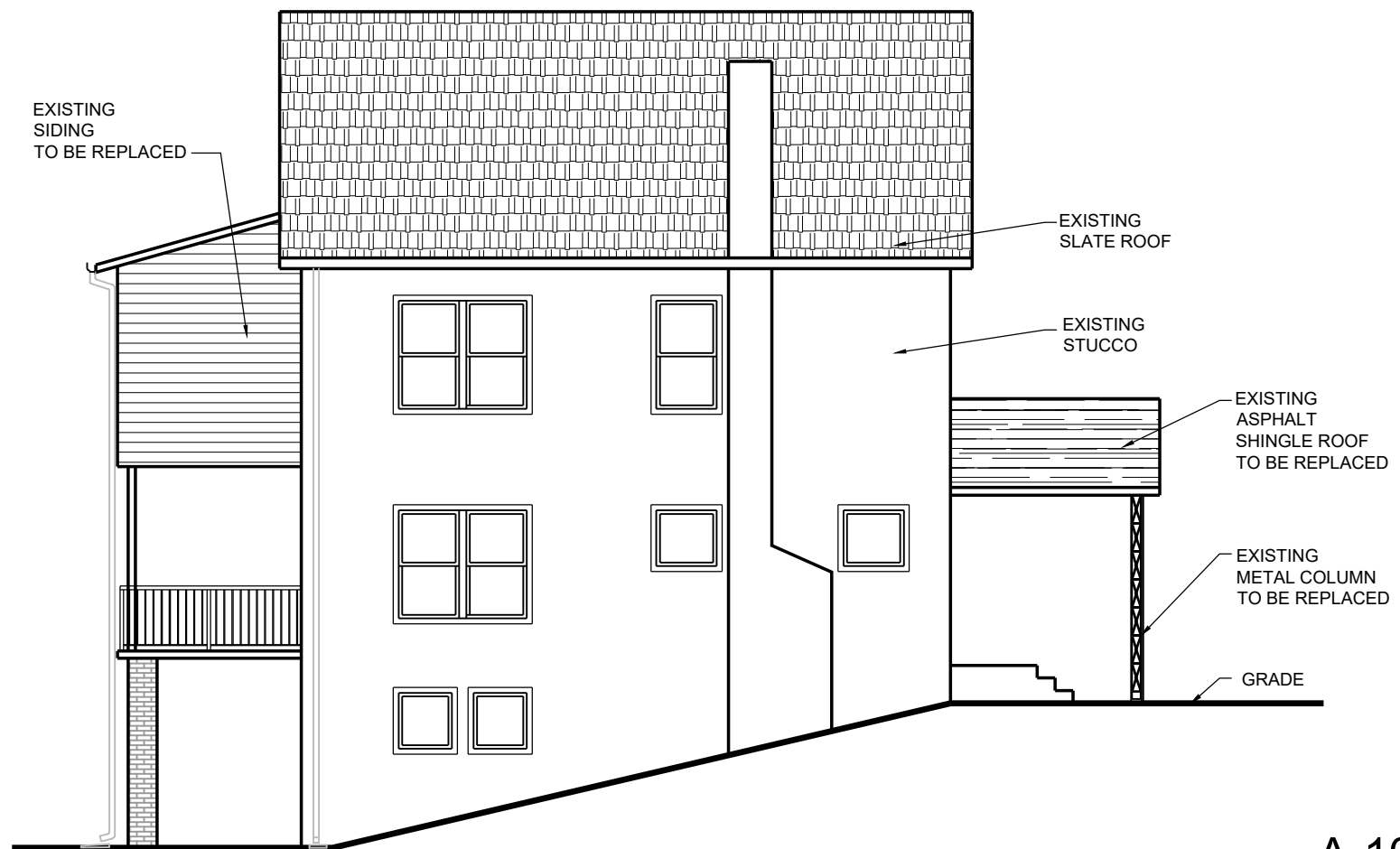
20 Philadelphia ave
Takoma Park, MD 20912
SCALE: 1/8" = 1'-0"
7/16/2020



PROPOSED WEST ELEVATION

A-107

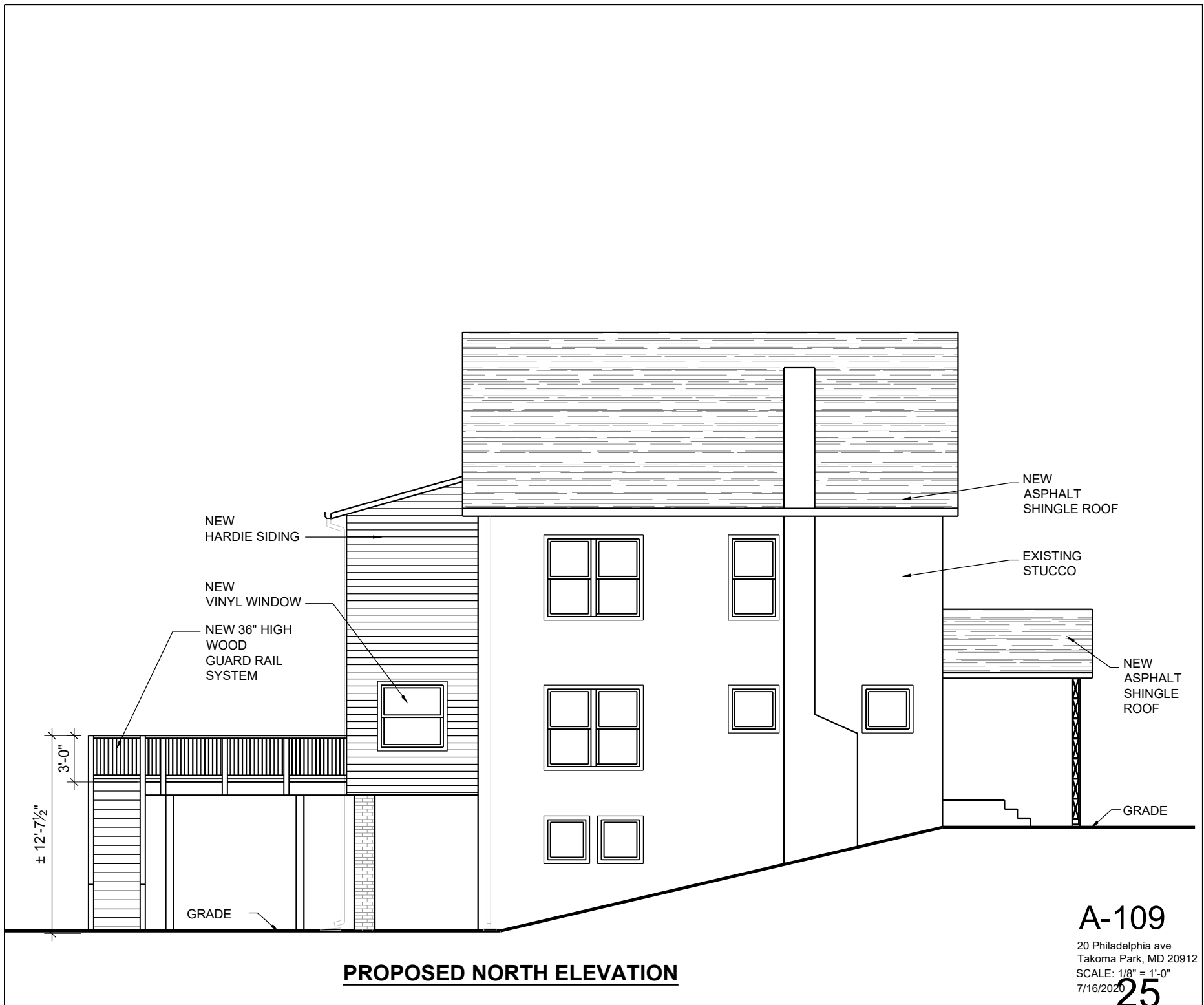
20 Philadelphia ave
Takoma Park, MD 20912
SCALE: 1/8" = 1'-0"
7/16/2020



EXISTING NORTH ELEVATION

A-108

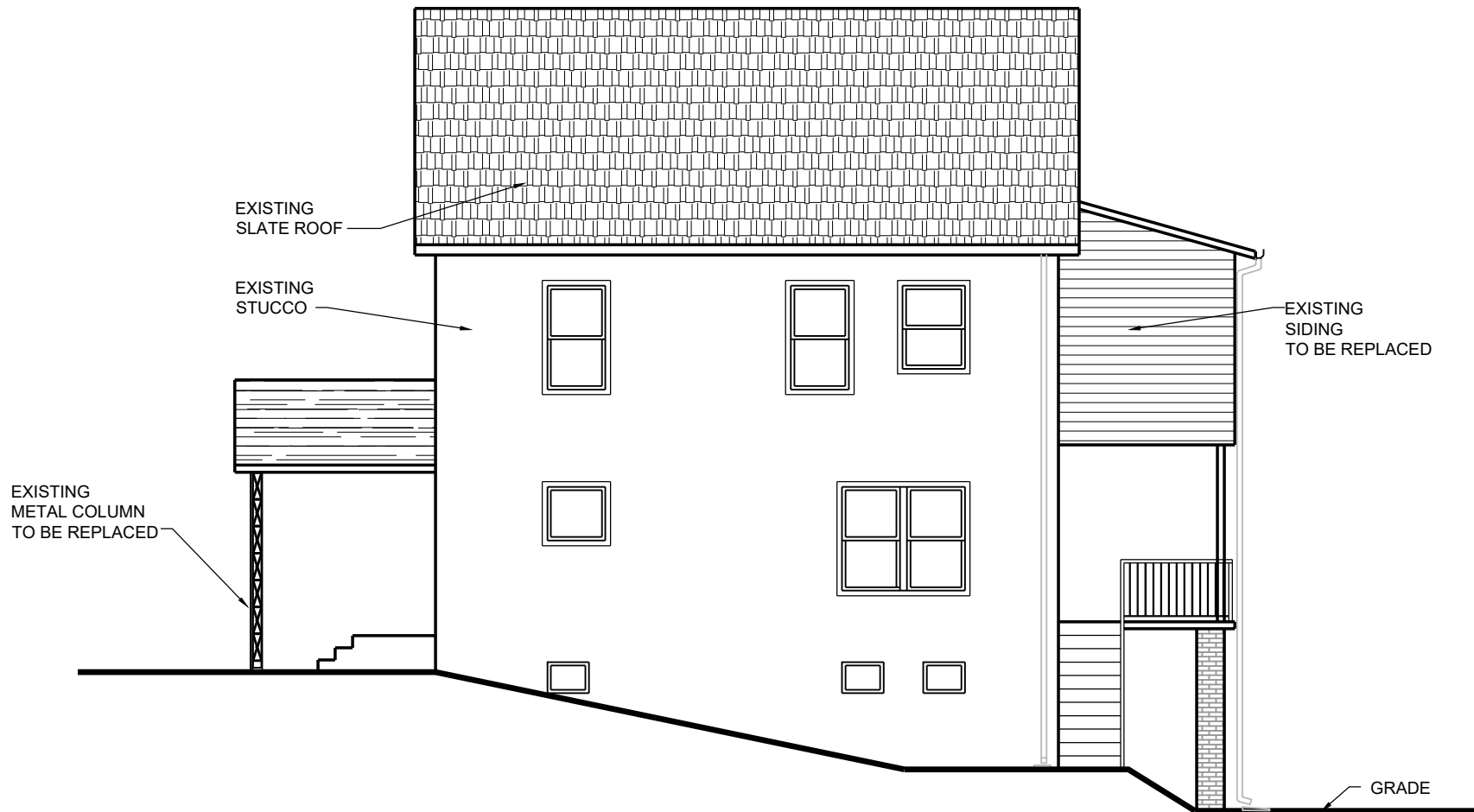
20 Philadelphia ave
Takoma Park, MD 20912
SCALE: 1/8" = 1'-0"
7/16/2020



PROPOSED NORTH ELEVATION

A-109

20 Philadelphia ave
Takoma Park, MD 20912
SCALE: 1/8" = 1'-0"
7/16/2020



EXISTING SOUTH ELEVATION

A-110
20 Philadelphia ave
Takoma Park, MD 20912
SCALE: 1/8" = 1'-0"
7/16/2020
26

NEW
ASPHALT
SHINGLE ROOF

EXISTING
STUCCO

NEW
ASPHALT
SHINGLE ROOF

NEW
HARDIE SIDING

NEW VINYL WINDOW

NEW 36" HIGH
WOOD
GUARD RAIL
SYSTEM

NEW WOOD
DECKING

GRADE

± 12'-7 1/2"

PROPOSED SOUTH ELEVATION

A-111

20 Philadelphia ave
Takoma Park, MD 20912
SCALE: 1/8" = 1'-0"
7/16/2020

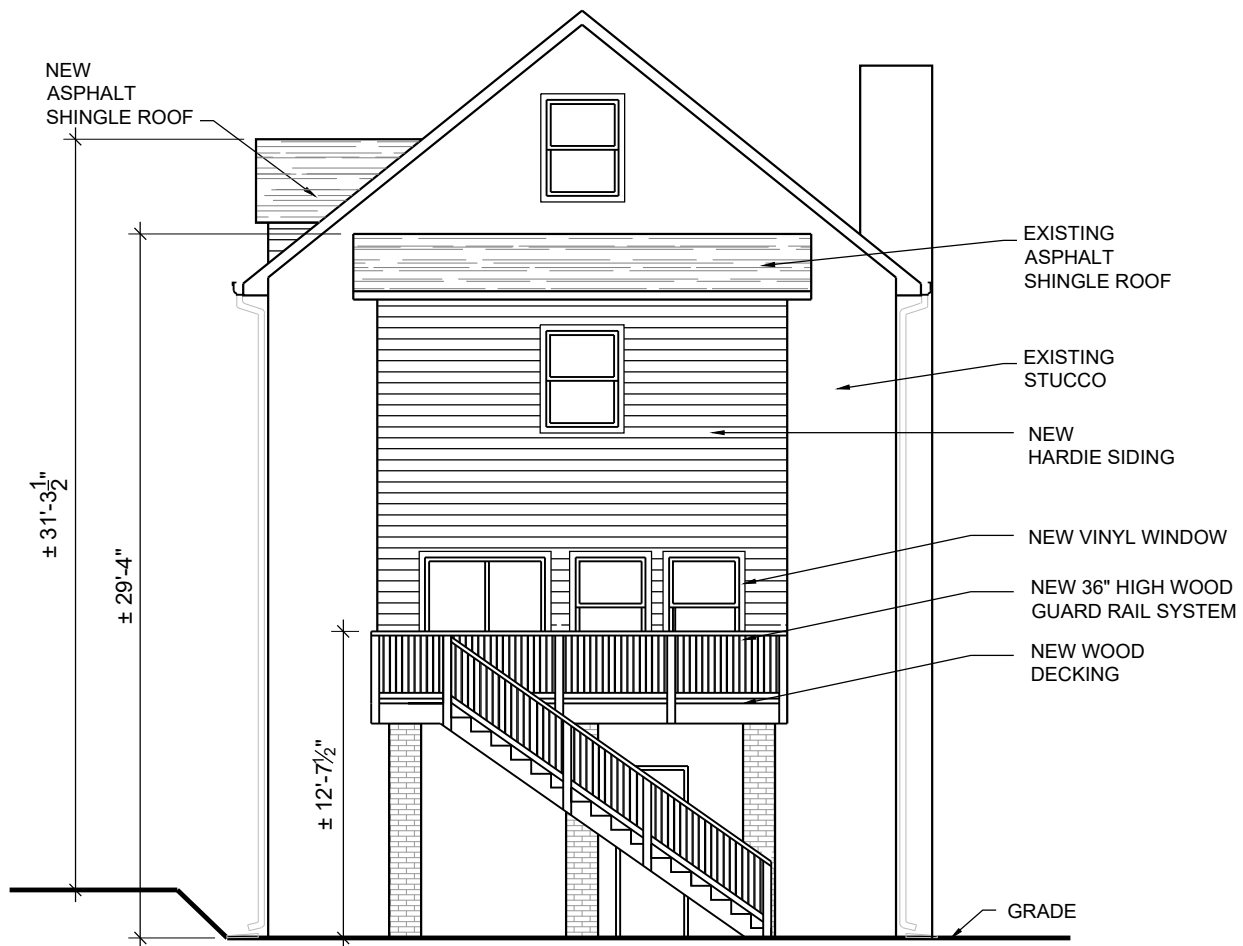
27



EXISTING EAST ELEVATION

A-112

20 Philadelphia ave
Takoma Park, MD 20912
SCALE: 1/8" = 1'-0"
7/16/2020

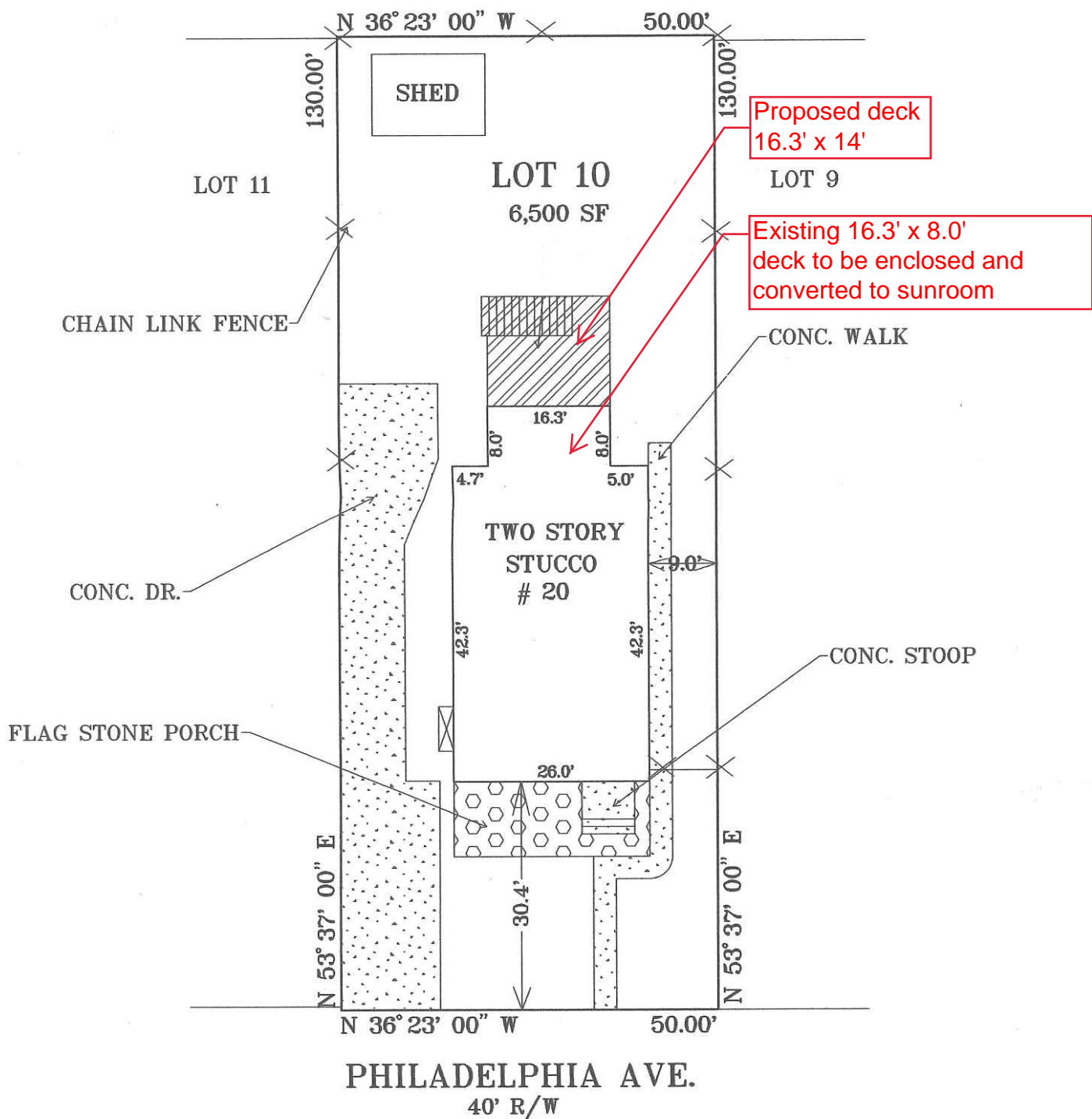
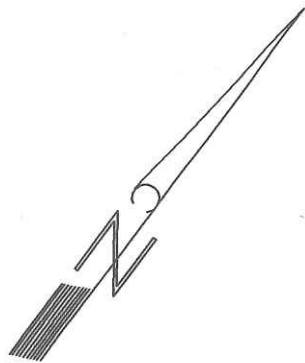


PROPOSED EAST ELEVATION

A-113

20 Philadelphia ave
Takoma Park, MD 20912
SCALE: 1/8" = 1'-0"
7/16/2020

20 PHILADELPHIA AVE.
LOT: 10
BLOCK: 3
HILL CREST
MONTGOMERY COUNTY
MARYLAND



NOTE: LICENSE NO. 574
EXPIRATION DATE 03/21/21

SITE SURVEY

THE PURPOSE OF THIS
SURVEY IS TO OBTAIN A
BUILDING PERMIT.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE PROPERTY
DELINEATED HEREON IS IN ACCORDANCE
WITH THE PLAT OF SUBDIVISION AND
DEED OF RECORD AND THAT THE
IMPROVEMENTS SHOWN WERE LOCATED
BY ACCEPTED FIELD PRACTICES. THIS
SITE SURVEY IS NOT FOR
THE DETERMINING PROPERTY LINES,
AND NO TITLE REPORT WAS FURNISHED
TO THIS SURVEYOR, AND LOT CORNERS
HAVE NOT BEEN SET BY THIS SURVEY.



MARYLAND LAND SURVEYING
CONSULTING LAND SURVEYORS AND PLANNERS
9890 LYON AVENUE
LAUREL, MARYLAND 20723
(301) 206-2258

SCALE 1" = 20'	DWG. BY G.E.L.	CASE No.
LIBER 3710 FOLIO 612	ELECTION DISTRICT 13	COUNTY MONTGOMERY
PLAT BOOK 2 PLAT NO. 140		30 03/01/20



EliteTrimworks

905.760.1665

Showroom closed, we are open Mon-Fri 9 - 5 EST for scheduled pick ups, shipping, and online orders.



[← Previous](#) | [Next product →](#)

Tapered Wood Column Wrap

8/12

★★★★★

US\$144.00

8/12 Wood, Tapered Columns are a great alternative to Non-Tapered columns which are more common. Our Wood Craftsman or Arts and Crafts column wraps are made to wrap around an existing post support, or they can be free standing. They are not load bearing. They can be ordered in MDF, or in a variety stain-grade wood species and are quick and easy to install and paintable or stainable.

Height

Choose Capital & Base Set

Wood Type

Quantity:

1

[Add to cart](#)**NOTICE**

We are currently experiencing a high demand of orders. Our team is working hard to process all orders, as soon as possible; however, we must maintain safe working standards, along with social distancing measures, to ensure their and your safety are our highest priority. With that please anticipate delays and longer than normal lead times. Thank you for your understanding during this challenging time. Note our Showroom remains closed, we are open Mon-Fri 9 - 5 EST for scheduled pick ups, shipping, orders, our team members are here ready to assist you with your project needs.

[Learn more](#)**Column Installation Tips & FAQs**

Find helpful tips, specifications and installation advice on how to install our columns. Read through the instructions to see if this is the right product for you.

[Learn more](#)
[f Share](#)
[t Tweet](#)
[G Plus](#)
[p Pin](#)

Weight 60 lbs

SKU WOOD-T-8-12-48

Tapered Square columns are a great alternative to Non-Tapered columns which are more common. Our Wood Craftsman or Arts and Crafts Style Columns are made to wrap around an existing post support, or they can be free standing. They are not load bearing. They can be ordered in MDF, or in a variety of stain-grade wood species and are quick and easy to install and paintable or stainable.

Specifications

8/12 Plain, Tapered Wood Columns: The Shaft is usually made from 1/2" thick MDF and as an option, can be veneered with your choice of hardwood. These panels use lock miter joints for easy assembly and are 11 7/8" at the bottom and 7 1/4" at the top, with the minimum opening being about 6" square. The shaft is shipped in four easy to cut-to-size panels that are shipped flat. We include MDF adhesive, tape, and installation instructions. All you need is a chop saw and basic carpentry tools to install.

This column comes with a Georgian Capital and Base (shown) which adds approximately 4 1/2" to both the top and bottom footprint of the shaft. The optional Box (Craftsman) Cap and Base are both about 3" high and only adds 1 1/4" to the shaft thickness. We recommend either the Box Base or Box Capital for applications that have limited space.

[How to Install](#)[Custom Sizing Form](#)**Options**

As a no-cost option, we can make the column any height, just order the next size up. No need for accuracy more than 1/4" as the capital, which fits over the shaft can easily add 2" to the height of the column shaft.

A four foot section of cap base which is used as an astragal trim or neck mould.

We can make these column in material and in almost any size, call for pricing.

[Home](#) / [Doors & Windows](#) / [Exterior Doors](#) / [Patio Doors](#)

Internet #205947019 Model # THDJW181500232



[Save to Favorites](#)

JELD-WEN

60 in. x 80 in. V-2500 White Vinyl Right-Hand Full Lite Sliding Patio Door w/White Interior

(13) [Write a Review](#)

\$783³⁵

OR

\$131⁰⁰ per month* suggested payments with
6 months* financing on this \$783.35 purchase*.

[Apply for a Home Depot Consumer Card](#)

Color/Finish: **White**



Door Size (WxH) in.: **60 x 80**



Door Hanging: **Right-Hand/Slide**



How to Get It

Ship to Store

Not sold in stores

✓

Ship to Home

Expect it
Sep 8 - Sep 17

Standard Delivery

Scheduled Delivery

Not available for this item

Expect it **September 8 - September 17** to **20147**
[Delivery Options](#)

-

1

+

Add to Cart

Your Fastest Checkout

[Turn on Instant Checkout](#)

— or —

Buy now with

We're unable to ship this item to homes and stores in: AK, GU, ..., , VI

Shop This Collection from JELD-WEN







Exterior View

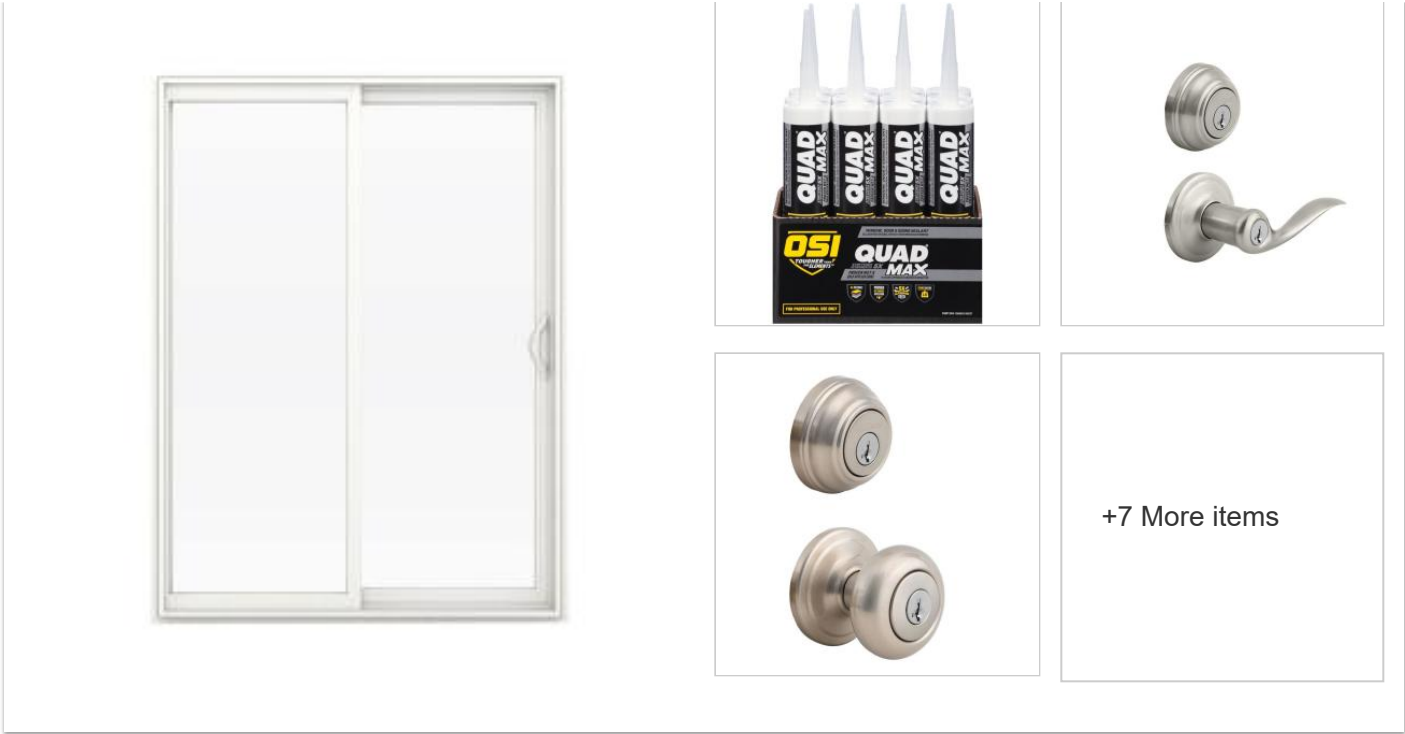


Exterior View



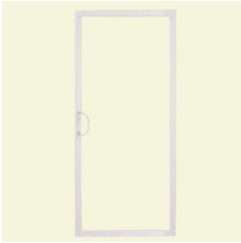
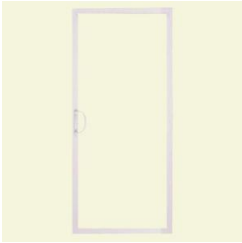

Get Everything You Need

https://www.homedepot.com/p/JELD-WEN-60-in-x-80-in-V-2500-White-Vinyl-Right-Hand-Full-Lite-Sliding-Patio-Door-w-White-Interior-THDJW181500232 - The Home De... 2/6

35



More Like This

				
	JELD-WEN 60 in. x 80 in. V-2500 White Vinyl Left-Hand Full Lite Sliding Patio Door	American Craftsman 72 in. x 80 in. 50 Series	American Craftsman 60 in. x 80 in. 50 Series	American Craftsman 60 in. x 80 in. 50 Series
	(4)	(43)	(19)	(8)
	\$799 ⁷²	\$119 ⁰⁰	\$135 ⁰⁰	\$108 ⁰⁰
Current Item	Add To Cart	Add To Cart	Add To Cart	Add To Cart

Product Overview

White vinyl sliding patio door includes screen

Sliding patio door includes energy efficient Low-E 366 glass

Sliding patio door has white external & internal hardware

Model #: THDJW181500232**Internet #:** 205947019

The basics done better, JELD-WEN V-2500 Sliding Vinyl patio doors are made to be durable, energy efficient and attractive for many years to come. Sliding patio doors offer maximum views and save space where swinging doors are not feasible. Heavy-duty tandem rollers provide smooth, effortless and long-lasting operation.

- Practical, durable, reliable and cost effective patio door option
- Manufactured with the best high quality vinyl that resists fading, mildew and condensation
- Energy efficient Low-E coated glass helps keep your home cool in the summer and warm in the winter
- LoE-366 glass, which provides more protection against heat gain by blocking harmful infrared rays, as well as providing greater energy savings
- Insulated clear glass is tempered for added strength and will not break into sharp pieces for increased safety
- Weather-strip creates a tight seal to eliminate annoying drafts
- Includes accidental glass breakage coverage
- Interior patio door color is White
- Low maintenance, high quality vinyl will not chip, peel or fade
- From the outside, handle is on the right and door slides open to the left
- Includes 2-point lock for added security and peace of mind with stylish handle
- Handle color is White to match patio door
- Screen included and is on exterior side of door. Screen frame matches exterior color of patio door
- Industry-leading lifetime limited warranty
- Check local building codes before beginning your project to ensure compliancy
- Shop All [Jeld Wen Patio Doors](#) Here
- Shop All [Jeld Wen Vinyl Patio Doors](#) Here
- California residents [see Prop 65 WARNINGS](#)

Info & Guides

- [Installation Guide](#)
- [Instructions / Assembly](#)
- [Specification](#)
- [Use and Care Manual](#)
- [Warranty](#)

Based on Your Interests



BUYING GUIDE

Best Exterior Doors for Your Home

Explore types of doors that add curb appeal to your exterior



BUYING GUIDE

Best Patio Doors for Your Home

Enhance outdoor living areas with beautiful patio doors

[Read Our Guide](#)

Read Our Guide

Specifications



Recently Viewed Items



MasterPiece 72 in.
x 80 in. Smooth
White Right-Hand

(644)



WeatherShield
5/4 in. x 6 in. x 10
ft. Premium

(29)



NewTechWood
UltraShield
Naturale 1 ft. x 1 ft.

(430)



**American
Craftsman** 23.375
in. x 35.25 in. 50

(224)

Explore More on [Homedepot.com](#)

See More

[Home](#) / [Doors & Windows](#) / [Windows](#) / [Single Hung Windows](#)

Internet #203157276 Model # 50 SH FIN Store SKU #521498



[Save to Favorites](#)

American Craftsman

23.375 in. x 35.25 in. 50 Series Single Hung White Vinyl Window with Nailing Flange

(224) [Write a Review](#)

\$105⁰⁰

Save up to \$100[°] on your qualifying purchase.
[Apply for a Home Depot Consumer Card](#)

Width (in.) x Height (in.): **23.375 x 35.25**

23.375 x 35.25

How to Get It

Store Pickup
Unavailable at
Ashburn

[Check Nearby Stores](#)

✓

Ship to Home
Get it by
Thu, Jul 30

FREE

Scheduled Delivery
Not available for this
item

Get it by **Thursday, July 30** to **20147**
[Delivery Options](#)

-

1

+

Add to Cart

Your Fastest Checkout
[Turn on Instant Checkout](#)

— or —

Buy now with

We're unable to ship this item to homes and stores in: AK, GU, ..., , VI

Complete the Project: How To Install a Window



Difficulty
Intermediate



Time
Over 1 day



GE Advanced
Silicone 2 10.1 oz.
Clear Window and

~~\$10.77~~
\$6



BEHR PREMIUM PLUS 1 gal. Ultra
Pure White Semi-

~~\$43.16~~
\$31



RYOBI 18-Volt
ONE+ Power
Caulk and

\$49⁹⁷

(912)



DAP Alex Plus
10.1 oz. White
Acrylic Latex Caulk

\$2⁵⁸

(838)



BEHR ULTRA
gal. Ultra Pure
White Eggshe

~~\$44.99~~
\$32



Add To Cart

Add To Cart

Add To Cart

Add To Cart

Add To Cart

Product Overview



- Designed for installation into new openings
- Low-maintenance vinyl never needs painting
- Tilt-in feature for easy cleaning

Model #: 50 SH FIN

Sku #: 521498**Internet #:** 203157276

American Craftsman 50 Series single-hung windows with nailing flange are designed for installation into new openings. A slim profile offers a contemporary look while maximizing your view and allowing more light into your home. The bottom window sash opens for ventilation and tilts in for easy cleaning.

- Energy efficient design
- Dual weather stripping creates a weather tight seal
- Low-maintenance vinyl never needs painting
- The bottom sash operates
- Easy to clean tilt-in bottom sash
- Flat exterior frame convenient for lap siding or brick construction
- Custom sizes available
- Backed by a limited lifetime warranty
- Actual Size: 23.375 in. x 35.25 in.
- Nominal Size: 2/0 in. x 3/0 in.
- Standard Size: 24 in. x 36 in.
- RO: 23.875 in. x 35.75 in.
- **PROFESSIONAL WINDOW INSTALLATION - CALL 1-855-892-4386** to get started with a free in-home consultation or [learn more about our trusted window installation service.](#)
- Click here to learn more about [Eco Options and Energy Efficiency](#)

Info & Guides

- [Instructions / Assembly](#)
- [Warranty](#)

Get Everything You Need



+1 More items

Specifications



Explore More on [Homedepot.com](https://www.homedepot.com)

Home Improvement

 **See More**

[Home](#) / [Lumber & Composites](#) / [Pressure Treated Lumber](#)

Internet #207042695 Model # 54610P Store SKU #1001754832



[Save to Favorites](#)

WeatherShield

5/4 in. x 6 in. x 10 ft. Premium Southern Yellow Pine Pressure-Treated Lumber

(29) [Write a Review](#)


\$11⁴⁷ /piece

Save up to \$100[°] on your qualifying purchase.
[Apply for a Home Depot Consumer Card](#)

How to Get It

In-Store Purchase Visit your store to check availability	Ship to Home Not available for this item	Scheduled Delivery \$79.00
--	--	--

Schedule Express Delivery at your convenience.
[How It Works](#)

 There's a \$45 minimum purchase for Scheduled Delivery.

-

1

+

Add to Cart

Get Everything You Need



Product Overview



Model #: 54610P
Sku #: 1001754832
Internet #: 207042695

The Home Depot is proud to offer the very best Pressure-Treated wood products available all while supporting your local wood preserver. This sturdy, Pressure-Treated Southern Yellow Pine meets the highest grading standards for strength and appearance. Treated for protection from termites and rot, it is ideal for a variety of applications including decks, docks, ramps and other outdoor projects where lumber is exposed to the elements. Responsibly manufactured from renewable southern yellow pine, this lumber is both safe and environmentally friendly when used properly and can be painted or stained to match any home or business exterior.

- WeatherShield brand treated wood products use the MicroPro technology, which is a revolutionary way to pressure treat wood for decks, fences, landscaping and general construction uses
- WeatherShield pressure-treated wood products are protected from termites and fungal decay and are backed by the chemical supplier's residential and agricultural limited warranty program, see back of warranty tag for more details

- MicroPro wood preservative technologies received the NAHB research center national green building certification
- Treatment is also GreenGuard Gold certified for low chemical emissions
- Product is rated for general use above or in contact with the ground
- [Click to learn how to select the right lumber for your project](#)
- California residents [see Prop 65 WARNINGS](#)

Sponsored Products



Fiberon

ArmorGuard 15/16

in. x 5-1/4 in. x 8 ft.

(107)

\$17¹⁷

Add To Cart

Specifications

