**Second Preliminary Consultation**

**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**

**STAFF REPORT**

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<td>Takoma Park Historic District</td>
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<tr>
<td>Applicant:</td>
<td>Marwan Hishmeh</td>
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<tr>
<td></td>
<td>(Chidi Ugbam, Agent)</td>
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<tr>
<td>Review:</td>
<td>2nd Preliminary Consultation</td>
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**Meeting Date:** 9/9/2020  
**Report Date:** 9/2/2020  
**Public Notice:** 8/26/2020  
**Tax Credit:** N/A

**PROPOSAL:** After-the-fact roof replacement, porch alterations, dormer additions, deck enclosure, and new deck construction

**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 |
| STYEL: | Craftsman, 2-Story |
| DATE: | 1913 |

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

The applicant previously appeared before the Commission at the July 29, 2020 HPC meeting for a preliminary consultation.1

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 for roof replacement, porch alterations, dormer additions, deck enclosure, and new deck construction. 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.

1 Link to July 29, 2020 HPC meeting audio/video transcript: http://mncppc.granicus.com/MediaPlayer.php?publish_id=fc70ce7d-d290-11ea-b5c3-0050569183fa
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

At the July 29, 2020 preliminary consultation, the Commission expressed the following:

- The Commission supported the proposed new front porch columns, but found that the front porch should be restored to make the subject property compatible with the surrounding streetscape. The Commission suggested that the porch should take visual cues from porches at neighboring properties, and that photographs of the precedent porches should be provided when submitting a formal HAWP application.
- The Commission was not unanimous regarding the appropriate treatment for the proposed new dormer on the southern (right) roof slope of the main house. Some recommended removing the dormer altogether, while others suggested constructing a matching dormer on the northern (left) roof slope for symmetry.
- The Commission found that the submitted plans and elevations were inaccurate and unacceptable for a formal HAWP application. The applicant must provide complete and accurate materials, when submitting the formal HAWP application.
- The Commission was nearly unanimous (7 to 1) regarding the replacement of the existing slate roof on the main house. They stated that, while it is unfortunate that the slate roof has already been removed without properly demonstrating that it needed to be replaced, the replacement asphalt shingles are compatible with the subject property and surrounding streetscape. One Commissioner found that the slate roof should be reinstalled/replaced in-kind.
- The Commission noted that one window on the north (left) elevation has been removed and boarded up. The applicant stated that the window is being replaced, due to deterioration; however, this work item was not included in the preliminary consultation proposal. The applicant should provide documentation regarding the window to be replaced. This documentation should include photographs, a conditions assessment (if the existing window is not clearly a replacement), materials, and approximate age. Specifications for the proposed replacement window should also be provided. The applicant should work with staff to determine if the window should be replaced, and, if so, to find an appropriate replacement window.
- The Commission recommended that the applicant come back for a second preliminary consultation or with a formal HAWP application, based upon consultation with staff.

The applicant has returned for a second preliminary consultation with following revisions:

- The applicant proposes to restore the front porch.
  - The proposed front porch will have pressure treated wood flooring, lattice screening below (material unspecified), wood railings, and wood pedestals with wood wrapped tapered columns on top.
  - The requested photographs of similar/neighbor ing front porches have not been provided at the time of this writing.
- The applicant continues to propose one dormer on the northern (right, as viewed from the front) roof slope.
• The applicant continues to propose replacement of the slate roof on the main house with architectural asphalt shingles.
• The applicant has not provided information about the boarded up window/proposed window replacement on the first floor of the south (left) elevation of the historic house.
  o Information (i.e., photographs of the existing window, a conditions assessment, etc.) has not been provided for the existing window; and
  o Specifications have not been provided for the proposed replacement window.

Staff seeks the Commission’s guidance regarding the following:

• Is the proposed restored front porch appropriate and compatible, in terms of material and design?
  o Has sufficient information been submitted to determine appropriateness and compatibility, or does the Commission still require precedent photographs?
• Is there support for the proposed dormer on the northern (right) roof slope, or does the Commission continue to recommend alternatives (i.e., a matching dormer on the southern (left) roof slope, or removal of the dormer from the proposal)?
• Are the revised materials acceptable, in terms of completeness and accuracy, or will the Commission require further revisions/additional information with the formal HAWP application?

STAFF RECOMMENDATION

Staff recommends that the applicants make any revisions based upon the HPC’s comments and return with a HAWP application.
20 PHILADELPHIA AVE.
LOT: 10
BLOCK: 3
HILL CREST
MONTGOMERY COUNTY
MARYLAND

LOT 10
6,500 SF

LOT 9

CONC. WALK

CONC. DR.

CHAIN LINK FENCE

SHED

16.3' x 14'

PROPOSED DECK

EXISTING 16.3' x 8.0'

DECK TO BE ENCLOSED AND
CONVERTED TO SUNROOM

FLAG STONE PORCH

CONC. STOOP

TWO STORY
STUCCO
# 20

PHILADELPHIA AVE.
40' R/W

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

LINE OF EXTERIOR WALL BELOW

4" VINYL DOWNSPOUT & GUTTER SYSTEM TO MATCH EXISTING

NEW ASPHALT SHINGLE ROOF SYSTEM

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

LEGEND

NEW WALL

EXISTING WALL

ROOF PLAN

A-105

20 Philadelphia ave
Takoma Park, MD 20912
SCALE: 1/8" = 1'-0"
8/17/2020
EXISTING WEST ELEVATION

EXISTING METAL COLUMN TO BE REPLACED, TYP OF 4
EXISTING STEP TO BE REMOVED

ATTIC FLOOR
SECOND FLOOR
FIRST FLOOR
BASEMENT

EXISTING WINDOW, TYP
EXISTING STUCCO FINISH
EXISTING CANOPY
EXISTING CANOPY

± 9'-3 1/2" ± 9'-10 1/2" ± 8'-5 1/2"

GRADE

EXISTING EXISTING
METAL COLUMN TO BE REPLACED, TYP OF 4
EXISTING STEP TO BE REMOVED

SCALE: 1/8" = 1'-0"

A-106
20 Philadelphia ave
Takoma Park, MD 20912
8/17/2020
New Asphalt Shingle Roof

Existing Stucco Finish

Existing Canopy

New 72" High Tapered Wood Column Cover by Elitetrimworks w/ 42" High Wood Pedestal

New 36" High Wood Guard Rail System

Raised Platform Pressure Treated 2" x Wood Floor Joist Framing, 16" O.C

Rodent Screen

Proposed West Elevation

20 Philadelphia ave
Takoma Park, MD 20912
8/17/2020

Scale: 1/8" = 1'-0"
EXISTING NORTH ELEVATION

EXISTING STUCCO

EXISTING SLATE ROOF

EXISTING METAL COLUMN TO BE REPLACED

EXISTING STEP TO BE REMOVED

EXISTING SIDING TO BE REPLACED

EXISTING RAILING & STEPS TO BE REMOVED

GRADE
NEW ASPHALT SHINGLE ROOF

EXISTING STUCCO

NEW ASPHALT SHINGLE ROOF

NEW 72" HIGH TAPERED WOOD COLUMN COVER BY ELITETRIMWORKS W/ 42" HIGH WOOD PEDESTAL

NEW 36" HIGH WOOD GUARD RAIL SYSTEM

RODENT SCREEN

RAISED PLATFORM PRESSURE TREATED 2" x WOOD FLOOR JOIST FRAMING, 16" O.C

NEW WOOD DECKING

NEW VINYL WINDOW

NEW 36" HIGH WOOD GUARD RAIL SYSTEM

NEW HARDIE SIDING

NEW VINYL CASEMENT WINDOW

GRADE

PROPOSED NORTH ELEVATION

20 Philadelphia ave
Takoma Park, MD 20912
8/17/2020
EXISTING SIDING TO BE REPLACED

EXISTING RAILING & STEPS TO BE REMOVED

EXISTING STUCCO

EXISTING EAST ELEVATION

A-112

20 Philadelphia ave
Takoma Park, MD 20912
SCALE: 1/8" = 1'-0"
8/17/2020
EXISTING STUCCO

NEW HARDIE SIDING

NEW VINYL WINDOW

NEW 36" HIGH WOOD GUARD RAIL SYSTEM

NEW WOOD DECKING

EXISTING ASPHALT SHINGLE ROOF

NEW ASPHALT SHINGLE ROOF

PROPOSED EAST ELEVATION

± 29'-4"

± 12'-7"

± 31'-31/2"

20 Philadelphia ave
Takoma Park, MD 20912

SCALE: 1/8" = 1'-0"
8/17/2020

A-113
Showroom closed, we are open Mon-Fri 9 - 5 EST for scheduled pick ups, shipping, and online orders.
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** 72”

Choose Capital & Base Set
- Georgian

Wood Type
- White Oak - Flat Cut (+US$79.20)
Tapered, Arts and Crafts or Craftsman Wood Columns | Elite Trimworks

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

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 ⅞” at the bottom and 7 ¼” 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 ½” 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 ¼” to the shaft thickness. We recommend either the Box Base or Box Capital for applications that have limited space.

How to Install

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 ⅛” 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.

GAF Timbertex Pewter Gray Double-Layer Hip and Ridge Cap Roofing Shingles (20 lin. ft. per Bundle) (30-pieces)

$54.95 /bundle

Save up to $100 on your qualifying purchase.
Apply for a Home Depot Consumer Card

Color/Finish: Pewter Gray

How to Get It

- **Store Pickup**
  - Pickup Today
  - **FREE**

- **Ship to Home**
  - Not available for this item

- **Scheduled Delivery**
  - As soon as Tomorrow
  - $24.99
Product Overview

Double-layered design accentuates your roof & guard against leaks
Larger exposure & pre-scored design save time and reduce labor
Lifetime Ltd. Warranty when used with GAF Lifetime Roofing System

Model #: 0840552
Sku #: 797676
Internet #: 100658155

The perfect finishing touch for your new roof should be a protective and distinctive ridge cap shingle. Timbertex Premium Ridge Cap Shingles will accentuate the natural beauty of your newly installed architectural shingle roof. Their multi-layer design adds depth and dimension to your roof while offering critical protection at the highest-stress areas of your roof (The hips and ridges). Timbertex Premium Ridge Cap Shingles also provide a high-quality alternative to using cut-up strip shingles as your ridge cap.

- Shop the Lifetime Roofing System here!
- Dramatic look: extra-thick, double-layer design is up to 195% thicker than typical strip shingles for a distinctive, upscale look
- Stays in place: dura grip self-seal adhesive seals each piece tightly and helps reduce the risk of shingle blow-off
- Versatile: 12 in. width fits easily over the most common-size ridge vents
- Saves time: 8 in. exposure means fewer pieces to install (versus typical cut-up strip shingles)
- Schedule an in-home consultation.
• Shop all GAF Shingles here
• California residents see Prop 65 WARNINGS

Info & Guides
• Instructions / Assembly
• Pre-Delivery/Install Checklist
• Product Brochure
• Specification
• Warranty
Henry Henry 812 RoofSaver Clear Sealer Shingle

(40)

$35.00

Add To Cart

Specifications
Save to Favorites

JELD-WEN

36 in. x 60 in. V-4500 Series White Single-Hung Vinyl Window with Fiberglass Mesh Screen

(3) Write a Review

$376.25

OR

$63.00 per month* suggested payments with 6 months* financing on this $376.25 purchase*.

Apply for a Home Depot Consumer Card

Width (in.) x Height (in.): 35.5 x 59.5

29.5 x 35.5  29.5 x 47.5  35.5 x 47.5  35.5 x 59.5

How to Get It

Ship to Store
Pickup
Oct 29 - Nov 6
FREE

Ship to Home
Expect it
Oct 29 - Nov 5

Scheduled Delivery
Not available for this item

We'll send it to Ashburn for free pickup.
Product Overview

White vinyl single hung window includes removeable nail fin frame
Single hung window comes with energy efficient Low-E 366 glass
Includes accidental glass breakage warranty

Model #: THDJW143900817
Internet #: 304848877

Attractive, durable and simple to operate. These are the core values of a JELD-WEN Single-Hung Window. This window has a top sash that is fixed in place while the bottom sash slides up and down and can be removed for ease of cleaning. Add to that its clean design that complements most architectural styles and you are sure to get the look that’s just right for your home. Whether its for new construction or replacement, the V-4500 Single-Hung Window offers low maintenance due in part to a multi-chamber, fusion-welded frame for reliable structural performance. Efficiency plays a big role as well, keeping your home cooler in the summer and warmer in the winter to keep you comfortable and lower energy costs.

- Low-E-366 glass, which provides more protection against heat gain by blocking harmful infrared rays, as well as providing greater energy savings
- Slamming your windows shut is a thing of the past with the block and tackle balance system
- Moving sashes tilt inward for easy cleaning and maintenance
- Interior and exterior window color is white
- Low maintenance, durable vinyl for long-term use
- Cam-lock has a simple, elegant and secure design
- Screen included with window
- Fusion-welded frame for reliable structural performance
- Check local building codes before beginning your project to ensure compliancy
- Not all products are suitable for locations that experience severe weather
- Shop All Jeld Wen Windows Here
- Shop All Jeld Wen Vinyl Windows Here
- California residents see Prop 65 WARNINGS

Info & Guides
- Instructions / Assembly
- Use and Care Manual
- Warranty
Specifications
JELD-WEN 60 in. x 80 in. V-2500 White Vinyl Right-Hand Full Lite Sliding Patio Door w/White Interior

Price: $783.35

OR

$131.00 per month* suggested payments with 6 months* financing on this $783.35 purchase*.

Color/Finish: White

Door Size (WxH) in.: 60 x 80

Door Handing: Right-Hand/Slide

How to Get It
Expect it **September 8 - September 17** to **20147**

Delivery Options

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

Get Everything You Need
More Like This

**JELD-WEN 60 in. x 80 in. V-2500 White Vinyl Left-Hand Full Lite Sliding Patio Door w/White Interior**

- **Current Item**
- **American Craftsman 72 in. x 80 in. 50 Series**
- **American Craftsman 60 in. x 80 in. 50 Series**

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

MATERIALS

Wood – Easily customizable, architectural appeal
Vinyl – Energy efficient, low upkeep, long-lasting
Aluminum – Resists rust & mildew, durable
Steel – Strong & secure, resists rotting, warping & shrinkage
Fiberglass – Resists dents, warping & peeling, low maintenance

BUYING GUIDE
Best Patio Doors for Your Home

Enhance outdoor living areas with beautiful patio doors

Read Our Guide
JELD-WEN
35.5 in. x 35.5 in. V-4500 Series White Vinyl Right-Handed Casement Window with Fiberglass Mesh Screen

(69) Write a Review

$316 59

OR

$53 00 per month* suggested payments with 6 months* financing on this $316.59 purchase*.

Apply for a Home Depot Consumer Card

Exterior Color/Finish Family: White

Width (in.) x Height (in.): 35.5 x 35.5

23.5 x 23.5  23.5 x 29.5  23.5 x 35.5  29.5 x 29.5  29.5 x 35.5  29.5 x 47.5  35.5 x 35.5  35.5 x 47.5  35.5 x 59.5

Window Handing: Right-Handed
Product Overview

White vinyl sliding window includes removeable nail fin frame
Casement window includes energy efficient Low-E 366 glass
Includes accidental glass breakage warranty

Model #: THDJW140000214
Internet #: 205720108

Invite the outdoors in with a stylish JELD-WEN Casement Window. Its simple design provides picture window-like viewing yet is hinged like a door to open wide for fresh air and maximum ventilation. Whether open or closed, it offers scenic views in a simple, modern design. The V-4500 series vinyl windows perfectly complement any home aesthetic while delivering superior energy efficiency and durability. Choosing a Casement window with energy efficient glass helps keep the heat on the preferred side of the window: inside during cold weather and outside
during hotter weather for greater savings and comfort. Plus, innovative operating features ensure this is a window you’ll enjoy for years to come.

- ENERGY STAR qualified products reduce heating and cooling costs
- Industry-leading, lifetime limited warranty
- Accidental glass breakage coverage
- Multi-chamber designed fusion-welded frame for reliable structural performance
- Low-maintenance, durable vinyl for long-term use
- Stylish recessed nested folding handle allows for hassle-free movement of window treatments and blinds
- Ideal for new construction or replacement window projects
- Entire sash opens to provide full ventilation
- High-performance charcoal fiberglass mesh screen keeps insects out while allowing more natural light inside compared to lower-quality window screens
- Pre-painted windows have colored exteriors and white interiors; desert sand is available with white or desert sand interiors
- Click here to learn more about Eco Options and Energy Efficiency
- Shop All Jeld Wen Windows Here
- Shop All Jeld Wen Vinyl Windows Here
- California residents see Prop 65 WARNINGS

**Info & Guides**

- Instructions / Assembly
- Specification
- Use and Care Manual
- Warranty
WeatherShield
5/4 in. x 6 in. x 10 ft. Premium Southern Yellow Pine Pressure-Treated Lumber

(29)  Write a Review

$11.47 /piece

Save up to $100¹ 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.

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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