

**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	18 Hickory Ave., Takoma Park	<b>Meeting Date:</b>	2/24/2021
<b>Resource:</b>	Contributing Resource <b>Takoma Park Historic District</b>	<b>Report Date:</b>	2/17/2021
<b>Applicant:</b>	Michael Desautels	<b>Public Notice:</b>	2/10/2021
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	n/a
<b>Permit No.:</b>	940988	<b>Staff:</b>	Dan Bruechert
<b>Proposal:</b>	Window Replacement and Swimming Pool Construction		

---

**STAFF RECOMMENDATION**

Staff recommends the HPC **approve** the HAWP with one condition:

1. The railing surrounding the new patio needs to be made using a traditional material (like wood or metal) and needs to include a top and bottom rail.

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Contributing Resource to the Takoma Park Historic District  
**STYLE:** Queen Anne  
**DATE:** 1888



*Figure 1: 18 Hickory Ave.*

## **PROPOSAL**

The applicant proposes to remove and replace non-historic vinyl windows and to construct a swimming pool.

## **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.

Contributing Resources should receive a more lenient 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. As stated above, the design review emphasis will be restricted to changes that are *at all visible from the public right-of-way*, irrespective of landscaping or vegetation.

Some of the factors to be considered in reviewing HAWPs on Contributing Resources include:

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

Minor alterations to areas that do not directly front on a public right-of-way such as vents, metal stovepipes, air conditioners, fences, skylights, etc. – should be allowed as a matter of course; alterations to areas that do not directly front on a public way-of-way which involve the replacement of or damaged to original ornamental or architectural features are discouraged, but may be considered and approved on a case-by-case basis

Original size and shape of window and door openings should be maintained, where feasible

Some non-original building materials may be acceptable on a case-by-case basis; artificial siding on areas visible to the public right-of-way is discouraged where such materials would replace or damage original building materials that are in good condition

Alterations to features that are not visible from the public right-of-way should be allowed as a matter of course

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 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
- (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:***

- 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.
- 9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportions, and massing to protect the integrity of the property and its environment.
- 10. New additions and adjacent or related new construction will 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 applicant proposes work in two areas: removing and replacing non-historic windows and installing a swimming pool. Staff finds the work will not impair the historic character of the house and recommends the HPC approve the HAWP.

**Window Removal and Replacement**

At some point previously, a total of 20 (twenty) windows were removed and replaced with aluminum sash windows. The applicant proposes replacing these windows with one-over-one Pella Lifestyle Series aluminum-clad wood windows.

The existing aluminum windows are not historic and do not contribute to the historic character of the

house or the surrounding district. Removing these windows should be approved as a matter of course. Four of the existing windows won't be removed as part of this project and all appear to be old. Two sash windows on the front elevation have a multi-lite upper sash with a single lower pane sash configuration typical of the Queen Anne style. Additionally, the two attic windows, one the front, the other at the rear are two-over-two sash windows. Staff is unable to confirm if the whole house utilized one of these as the original, historic window configuration, and the only historic photo found was taken after the window replacement.



Figure 2: Historic slide, c. 1990s, exact date unknown.

The applicant proposes installing Pella Lifestyle Series aluminum-clad wood windows in a one-over-one configuration. The proposed windows will be installed into the existing openings.

Staff finds the proposed windows will not enlarge the existing openings, per the *Design Guidelines*. Staff additionally finds that maintaining the one-over-one configuration is a reasonable decision. While either the two-over-two window or multi-lite upper sash configuration would likely be appropriate for the period of construction, the information provided with the application, and Staff's own research, does not identify the historic window configuration. Staff finds that installing one-over-one windows matches the existing windows and is appropriate for the era. Staff finds replacing non-historic windows with aluminum-clad wood windows on Contributing Resources in the Takoma Park Historic District is also appropriate. While a properly detailed wood window would be preferred, the historic fabric has already been removed and the proposed window's appearance is consistent with a painted window and has profiles that are generally consistent with a wood window.

### Swimming Pool

At the rear of the property, the applicants propose to construct a swimming pool, concrete decking and retaining walls, and a composite patio. The pool is 20' × 25' (twenty feet by forty-five feet). No trees will be removed as part of this work. The rear yard of the property is already fenced in and no additional



fencing is required.

Staff finds that due to the placement of the pool behind the house and the slope toward the rear of the lot, the proposed swimming pool will not be visible from the surrounding right-of-way. Staff additionally finds that the concrete deck and retaining wall are acceptable materials. Staff finds the proposed composite decking is an appropriate material for this application, where it is adjacent to a new feature and is not visible from the surrounding right of way. The one element with outstanding details is the proposed railing. The renderings all show a railing at the eastern end of the swimming pool. No details regarding materials, size, or configuration were included for this feature. Because of its minimal visibility and its association with the new swimming pool, Staff recommends that the HPC include a condition for approval that the proposed railing be constructed out of a traditional material and the design includes a top and bottom rail with final approval authority delegated to Staff.

### **STAFF RECOMMENDATION**

Staff recommends that the Commission **approve** the HAWP application **with one condition:**

1. The railing surrounding the new patio needs to be made using a traditional material (like wood or metal) and needs to include a top and bottom rail;  
under the Criteria for Issuance in Chapter 24A-8(b)(1) (2), and (d), and the *Takoma Park Historic District Guidelines*, having found that the proposal will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A;

and with the *Secretary of the Interior's Standards for Rehabilitation* #2, 9, and 10;

and with the general condition that the applicant shall present the **3 permit sets of drawings, if applicable, to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that final project design details, not specifically delineated by the Commission, shall be approved by HPC staff or brought back to the Commission as a revised HAWP application at staff's discretion;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or [dan.bruechert@montgomeryplanning.org](mailto:dan.bruechert@montgomeryplanning.org) to schedule a follow-up site visit.



FOR STAFF ONLY:

HAWP# 940988

DATE ASSIGNED

# APPLICATION FOR HISTORIC AREA WORK PERMIT

HISTORIC PRESERVATION COMMISSION  
301.563.3400

**APPLICANT:**Name: Michael DesautelsE-mail: madesautels@gmail.comAddress: 18 Hickory AveCity: Takoma Park Zip: 20912Daytime Phone: 301 254 2072

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 18 Hickory Ave, Takoma Park, MDIs the Property Located within an Historic District? ☒ Yes/District Name B.F. Gilbert's Addition to Tk. Pk.  
☐ 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 checked="" type="checkbox"/> New Construction   | <input type="checkbox"/> Deck/Porch          | <input type="checkbox"/> Shed/Garage/Accessory Structure         |
| <input type="checkbox"/> Addition                      | <input type="checkbox"/> Fence               | <input type="checkbox"/> Solar                                   |
| <input type="checkbox"/> Demolition                    | <input type="checkbox"/> Hardscape/Landscape | <input checked="" type="checkbox"/> Tree removal/planting        |
| <input checked="" type="checkbox"/> Grading/Excavation | <input type="checkbox"/> Roof                | <input checked="" type="checkbox"/> Window/Door                  |
|  |  | <input checked="" type="checkbox"/> Other: <u>In-ground pool</u> |

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.

Michael Desautels  
Signature of owner or authorized agent

Date

6

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

Our house is a Queen Anne style farmhouse built in 1888. The house straddles a double lot (Lot 12, 8156 sq and Lot 13, 7968 sq). Since the house was purchased we've done extensive interior work and added a large rear deck + screened in porch. The rear deck runs the length of the house.

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

1. Replace existing aluminum windows with historically accurate and energy efficient windows.
2. Build an inground pool in our back yard with landscaping and handscaping surrounding the pool.

Note: Plan for pool will be sent separately (due to Covid) by Blue Haven Pools / Mary Baldwin.

Work Item 1: Window Replacement

Description of Current Condition:

Existing windows were installed circa 1970. Existing windows are aluminum. Many windows are broken and cannot be opened because their mechanisms no longer function. Existing windows on 2nd floor cannot be opened to be cleaned. 3 stained glass windows will not be touched.

Proposed Work:

Replace all aluminum windows with Pella Lifestyle, Double Hung windows. See attached

Work Item 2: Inground Pool <sup>\*</sup>

Description of Current Condition:

Open lawn, sloped backyard

Proposed Work:

Install an inground pool 20'x45' with landscaping adjacent on 3 sides with decking (composite) on 1 side. A spa will also be included in the pool area. Landscaping and extensive tree planting for privacy.

\* Design/dimensions will be submitted by Blue Haven Pools.

Work Item 3: \_\_\_\_\_

Description of Current Condition:

Proposed Work:



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

<b>Owner's mailing address</b> Michael Desautels 18 Hickory Ave Takoma Park, MD 20912	<b>Owner's Agent's mailing address</b>
<b>Adjacent and confronting Property Owners mailing addresses</b>	
Ben Naikim + Linda Stein 14 Hickory Ave Takoma Park, MD, 20912	Bill Kules 20 Hickory Ave Takoma Park, MD
7100 Poplar Ave Takoma Park, MD 20912	7018 Poplar Ave Takoma Park, MD 20912
7102 Poplar Ave Takoma Park, MD 20912	

Replace window options

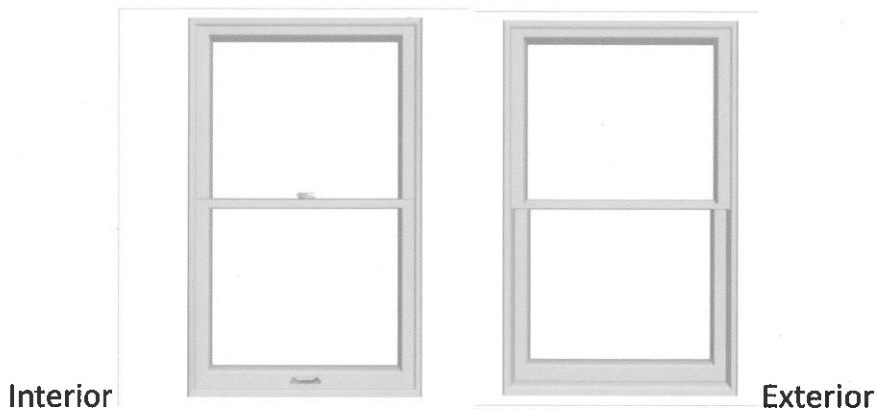
18 Hickory Ave

Takoma Park, MD

20912

Quantity	Rough Opening	Description	Location
14	32.25" x 62.25"	Lifestyle, Double Hung, 31.5 x 61.5, Without HGP, White	Family, MBR, BR 1 & 2
5	22.75" x 62.25"	Lifestyle, Double Hung, 22 x 61.5, Without HGP, White	Family, MBR, 1st-floor bath
1	24.25" x 36.25"	Lifestyle, Double Hung, 23.5 x 35.5, Without HGP, White	2nd-floor bath

Replace aluminum windows with Pella® Lifestyle Series dual-pane wood double-hung windows. Note that the existing windows consist of a double-hung window with one pane on top and one pane on the bottom.













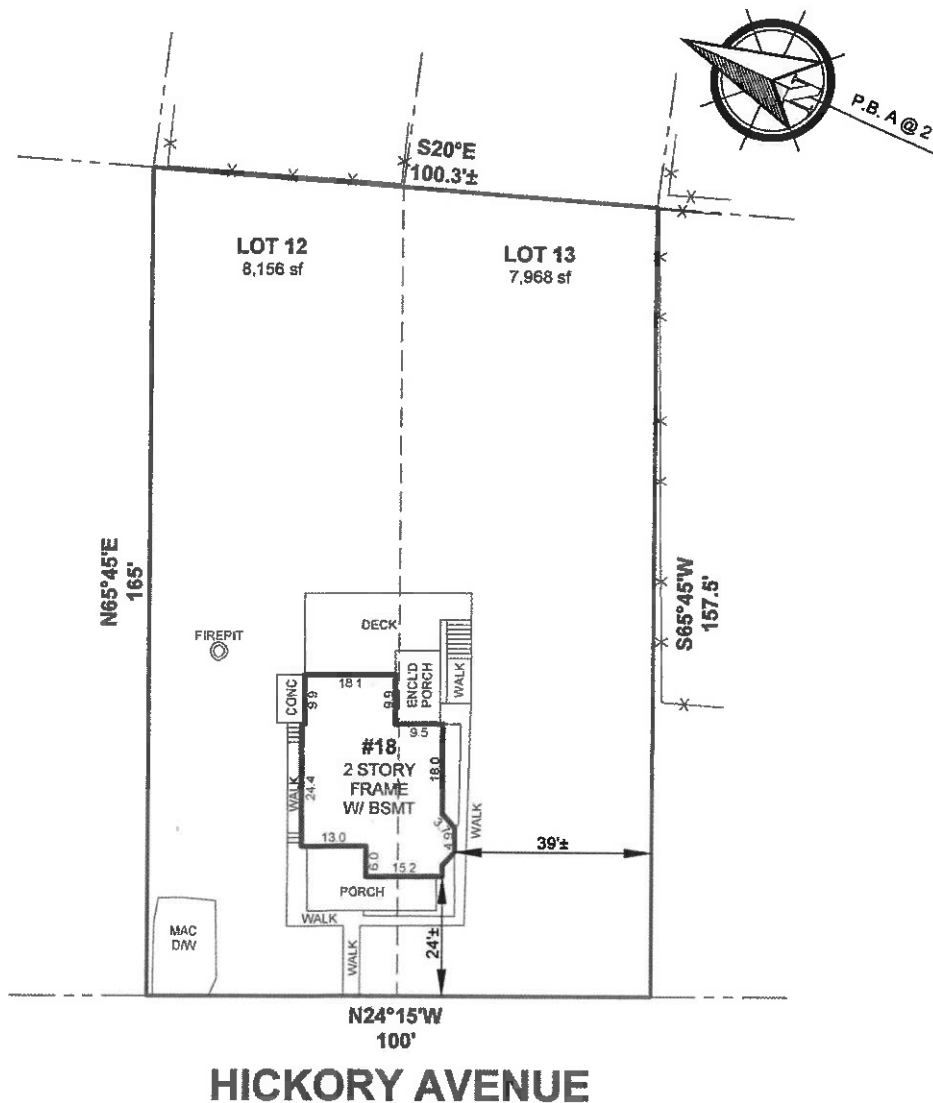
31.5 x 61.5"

31.5 x 61.5"

31.5 x 61.5"







THE LEVEL OF ACCURACY OF  
DISTANCES TO APPARENT  
PROPERTY LINES IS: 1"

**LOCATION DRAWING OF:**

**#18 HICKORY AVENUE  
LOTS 12 & 13**

**BLOCK 20**

**TAKOMA PARK**

**PLAT BOOK A, PLAT 2**

**MONTGOMERY COUNTY, MARYLAND**

**SCALE: 1"=30' DATE: 01-06-2021**

**DRAWN BY: JAM FILE #: 210072-200**

**LEGEND:**

- FENCE  
B/E - BASEMENT ENTRANCE  
B/W - BAY WINDOW  
BR - BRICK  
BRL - BLDG. RESTRICTION LINE  
BSMT - BASEMENT  
C/S - CONCRETE STOOP  
CONC - CONCRETE  
DW - DRIVEWAY  
EX - EXISTING  
FR - FRAME  
MAC - MACADAM  
G - GATE  
OH - OVERHANG  
PUE - PUBLIC UTILITY ESMT.  
PIE - PUBLIC IMPROVEMENT ESMT.  
**COLOR KEY:**  
(RED) - RECORD INFORMATION  
(BLUE) - IMPROVEMENTS  
(GREEN) - ESMTS & RESTRICTION LINES

A Land Surveying Company



**DULEY  
and  
Associates, Inc.**

Serving D.C. and MD.

14804 Elm Street, Upper Marlboro, MD 20772

Phone: 301-888-1111

Fax: 301-888-1114

Email: [orders@duley.biz](mailto:orders@duley.biz)

On the web: [www.duley.biz](http://www.duley.biz)

**SURVEYOR'S CERTIFICATE**

I HEREBY STATE THAT I WAS IN RESPONSIBLE CHARGE OVER THE PREPARATION OF THIS DRAWING AND THE SURVEY WORK REFLECTED HEREIN AND IT IS IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN REGULATION 12 CHAPTER 02.13.06 OF THE CODE OF MARYLAND ANNOTATED REGULATIONS. THIS SURVEY IS NOT TO BE USED OR RELIED UPON FOR THE ESTABLISHMENT OF FENCES, BUILDING, OR OTHER IMPROVEMENTS. 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. THIS PLAT IS OF BENEFIT TO A CONSUMER ONLY INsofar AS IT IS REQUIRED BY A LENDER OR A TITLE INSURANCE COMPANY OR ITS AGENTS IN CONNECTION WITH THE CONTEMPLATED TRANSFER, FINANCING OR REFINANCING. NO TITLE REPORT WAS FURNISHED TO NOR DONE BY THIS COMPANY. SAID PROPERTY SUBJECT TO ALL NOTES, RESTRICTIONS AND EASEMENTS OF RECORD. BUILDING RESTRICTION LINES AND EASEMENTS MAY NOT BE SHOWN ON THIS SURVEY. IMPROVEMENTS WHICH IN THE SURVEYOR'S OPINION APPEAR TO BE IN A STATE OF DISREPAIR OR MAY BE CONSIDERED "TEMPORARY" MAY NOT BE SHOWN. IF IT APPEARS ENCROACHMENTS MAY EXIST, A BOUNDARY SURVEY IS RECOMMENDED.

**DULEY & ASSOC.**

WILL GIVE YOU A 100%  
FULL CREDIT TOWARDS  
UPGRADING THIS  
SURVEY TO A  
"BOUNDARY/STAKE"  
SURVEY FOR ONE  
YEAR FROM THE DATE  
OF THIS SURVEY.

(EXCLUDING D.C. & BALT. CITY)







FOR STAFF ONLY:  
HAWP# 940988  
DATE ASSIGNED \_\_\_\_\_

# APPLICATION FOR HISTORIC AREA WORK PERMIT

HISTORIC PRESERVATION COMMISSION  
301.563.3400

## 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

☐ Deck/Porch

☐ Shed/Garage/Accessory Structure

☐ Addition

☐ Fence

☐ Solar

☐ Demolition

☐ Hardscape/Landscape

☐ Tree removal/planting

☐ Grading/Excavation

☐ Roof

☐ 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



**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:

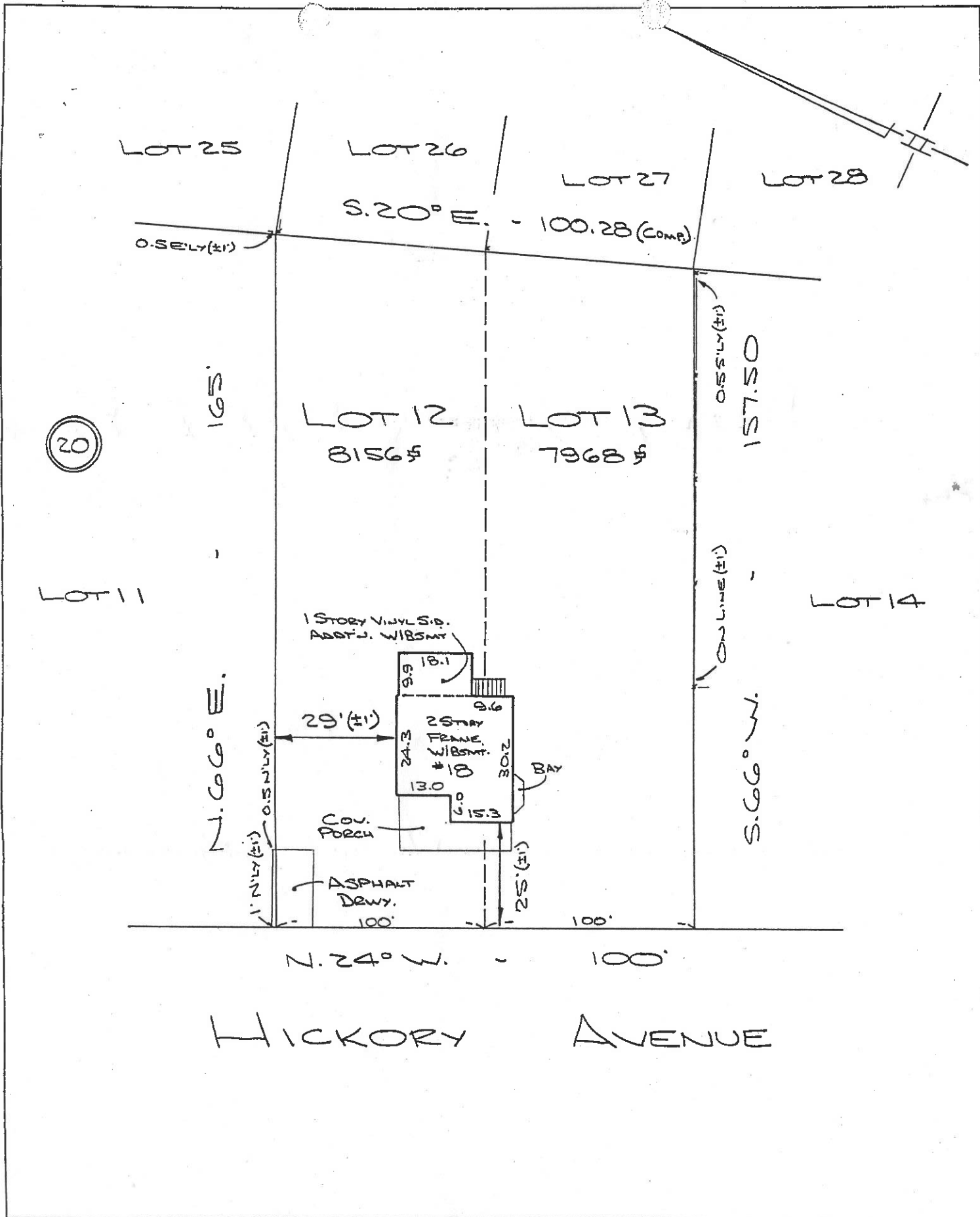
Work Item 1: _____	
Description of Current Condition:	Proposed Work:

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

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

# HISTORIC AREA WORK PERMIT 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	*	*	*	*	*		*



# Capitol Surveys, Inc.

10762 Rhode Island Avenue  
 Beltsville, Maryland 20705  
 Phone 301-931-1350  
 Fax 301-931-1352

NOTES: 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 re-financing; the plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements; and the 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.  
 This property lies within Zone C, (Areas of minimal flooding) as delineated on the maps of the National Flood Insurance Program, unless otherwise shown.

LOCATION DRAWING  
 LOTS 12 & 13 BLOCK 20,  
 B.F. GILBERT'S ADDITION TO  
 TAKOMA PARK  
 MONTGOMERY COUNTY, MARYLAND

Recorded in Plat Book A Plat 2 Scale 1" = 30'  
 CASE: 8-01 FILE: 66702  
 DATE: JANUARY 31, 2001

I hereby certify this location drawing was prepared in accordance with the minimum standards of practice for the State of Maryland and is correct to the best of my belief of what can be visually and accessibly observed.

*Edward L. Lopez, Jr.*  
 Edward L. Lopez, Jr.  
 Maryland Property Line Surveyor No. 522

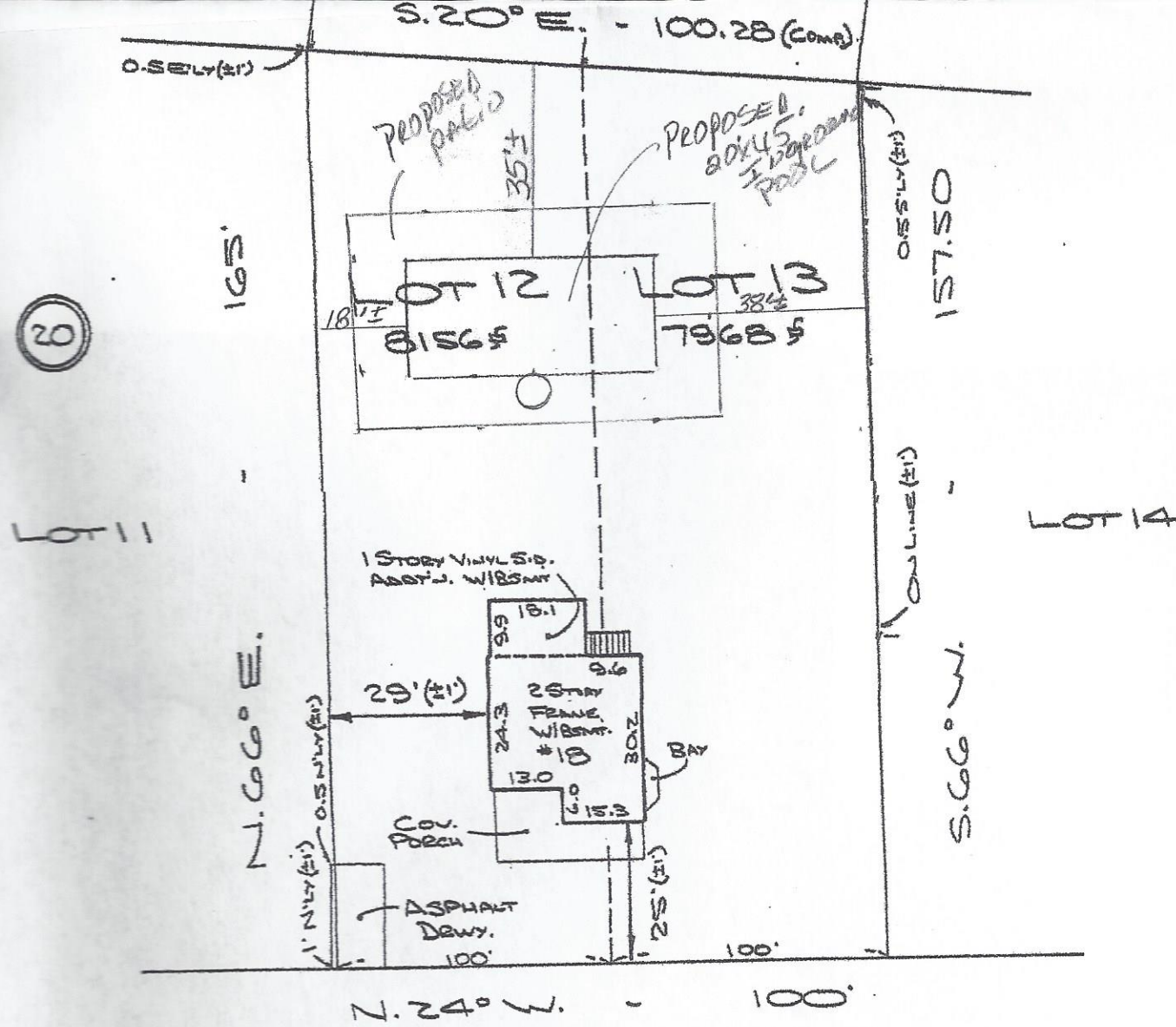




21







# HICKORY AVENUE

Michael Desautels  
18 Hickory Avenue

Lots 12 & 13

Capitol Surveys, Inc.  
10762 Rhode Island Avenue  
Beltsville, Maryland 20705  
Phone 301-931-1350  
Fax 301-931-1352

NOTES: 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 re-financing; the plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements; and the 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.  
This property lies within Zone C, (Areas of minimal flooding) as delineated on the maps of the National Flood Insurance Program, unless otherwise shown.

1" = 30'

LOCATION DRAWING  
LOTS 12 & 13 BLOCK 20  
B.F. GILBERT'S ADDITION TO  
TAKOMA PARK  
MONTGOMERY COUNTY, MARYLAND

I hereby certify this location drawing was prepared in accordance with the minimum standards of practice for the State of Maryland and is correct to the best of my belief of what can be visually and accessibly observed.

**January 19, 2021**

Miker Desautels  
18 Hickory Avenue  
Takoma Park, MD 20912

Re:  
18 Hickory Avenue  
Takoma Park, MD 20912

Dear Miker Desautels,

This letter is in response to the Request for Tree Impact Assessment received on 1/13/2021. After my inspection I have determined that your project will require a Tree Protection Plan permit. You can access the application on the City's website:

<https://s3.amazonaws.com/permits-and-licenses-takomapark/publicworks/tree-protection-plan-agreement.pdf>

Please follow the guidance provided on the website and in the permit packet found by following the above link. Please provide as much detail as possible. Dimensions, depths of excavation, construction techniques to be used, materials to be used, as well as other measures should be clearly depicted and explained if they involve potential impacts on tree health. Note that root damage is typically the biggest concern when considering tree preservation during a project, though trunk and branch damage are important to avoid as well. The roots of a tree can extend well past the extent of its branches and a large portion of a tree's roots are found in the first twelve inches of depth. As such, extensive root damage can occur when not careful with even minor excavation. Please use narrative description and plan drawings whenever needed to fully communicate your tree protection plan.

The following are some important items to consider that I noted during my inspection visit. This is not an exhaustive list of the items required for your tree protection plan.

- I can approve a permit to remove the catalpa once you apply.
- The black walnut in the back left and the two white oaks on your neighbor's property will need to be considered in your Tree Protection Plan.
- The pool and hardscape around it should be kept as far from the trees as possible. 30 feet would be great.
- If the impact can be kept sufficiently far from the trees, only tree protection fence will be required in the Tree Protection Plan.

If you have any questions, please contact me at;  
[UrbanForestManager@TakomaParkMD.gov](mailto:UrbanForestManager@TakomaParkMD.gov)

DATE: 1/19/2021

*Marty Frye*

---

Urban Forest Manager  
**Marty Frye**





WOOD

## Pella® Architect Series® Traditional

\$\$\$-\$\$\$\$



Pella Architect Series Traditional double-hung window

### FEATURES

Classic aesthetics featuring fine-furniture details

Virtually unlimited design choices including custom sizes and grille patterns

Stunning hardware in rich patinas and other timeless finishes

### WINDOW STYLES

Custom sizes and fixed configurations are also available.



AWNING



BAY OR BOW



CASEMENT



DOUBLE-HUNG



SINGLE-HUNG

### PATIO DOOR STYLES



SLIDING



HINGED



BIFOLD



MULTI-SLIDE



# Colors & Finishes

## PELLA® ARCHITECT SERIES® TRADITIONAL

### WOOD TYPES

Choose the wood species that best complements your home's interior. White oak, red oak, cherry and maple are available as custom solutions.



### PREFINISHED PINE INTERIOR COLORS

When you select pine, we can prefinish in your choice of seven stains or three paint colors. Unfinished or primed and ready-to-paint are also available.



### ALUMINUM-CLAD EXTERIOR COLORS

Our low-maintenance EnduraClad® exterior finish resists fading. Take durability one step further with EnduraClad Plus which also resists chalking and corrosion.\* Custom colors are also available.



\* EnduraClad Plus protective finish is not available with all colors. See your local Pella sales representative for availability.

# Grilles

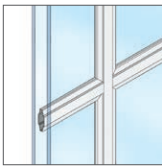
PELLA® ARCHITECT SERIES® TRADITIONAL

## GRILLES

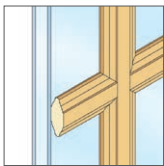
Choose the look of true divided light, removable roomside grilles or make cleaning easier by selecting grilles-between-the-glass.



**OGEE INTEGRAL LIGHT TECHNOLOGY<sup>1</sup>**  
7/8", 1-1/4" OR 2"



**ALUMINUM GRILLES-BETWEEN-THE-GLASS**  
3/4"



**ROOMSIDE REMOVABLE GRILLES<sup>1</sup>**  
3/4", 1-1/4" OR 2"

### GRILLES-BETWEEN-THE-GLASS INTERIOR COLORS:<sup>2</sup>

WHITE	IVORY	TAN <sup>3</sup>
PUTTY <sup>3</sup>	BROWN <sup>3</sup>	HARVEST
BRICKSTONE	CORDOVAN	BLACK
MORNING SKY GRAY	SAND DUNE	

## GRILLE PATTERNS

In addition to the patterns shown here, custom grille patterns are available.



**TRADITIONAL**



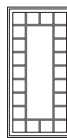
**9-LITE PRAIRIE**



**12-LITE PRAIRIE**



**14-LITE PRAIRIE**



**VICTORIAN**



**TOP ROW**



**CROSS**



**NEW ENGLAND**



**DIAMOND**



**SIMULATED FRENCH**



**CUSTOM**

<sup>1</sup> Color-matched to your product's interior and exterior color.

<sup>2</sup> Appearance of exterior grille color may vary depending on the Low-E insulating glass selection.

<sup>3</sup> Only available with matching interior and exterior colors.

# Window Hardware

PELLA® ARCHITECT SERIES® TRADITIONAL

## CLASSIC COLLECTION

Get a timeless look with authentic styles in classic finishes.



**FOLD-AWAY  
CRANK**  
Antiek



**SPOON-STYLE  
LOCK**

**FINISHES:**

CHAMPAGNE

WHITE

BROWN

MATTE  
BLACK

ANTIQUE  
BRASS

BRIGHT  
BRASS

OIL-RUBBED  
BRONZE

SATIN  
NICKEL

## RUSTIC COLLECTION

Create a distinct and charming look with distressed finishes.



**FOLD-AWAY  
CRANK**  
Antiek



**SPOON-STYLE  
LOCK**

**FINISHES:**

DISTRESSED  
BRONZE

DISTRESSED  
NICKEL

## ESSENTIAL COLLECTION

Select from popular designs and finishes to suit every style.



**FOLD-AWAY  
CRANK**



**CAM-ACTION  
LOCK**

**FINISHES:**

CHAMPAGNE

WHITE

BROWN

MATTE  
BLACK

BRIGHT  
BRASS

OIL-RUBBED  
BRONZE

SATIN  
NICKEL

# Added Security

## INSYNCTIVE® TECHNOLOGY

Choose optional built-in security sensors powered by Insynctive technology so you know at a glance if your windows are closed and patio doors are closed and locked.



# Patio Door Hardware<sup>1</sup> PELLA® ARCHITECT SERIES® TRADITIONAL

## CLASSIC COLLECTION

Choose timeless pieces for a look that will never go out of style.



**HINGED PATIO  
DOOR HANDLES**  
Locus | Virago



**SLIDING PATIO  
DOOR HANDLE**  
Ambrose

**FINISHES:**



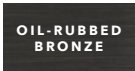
**MATTE  
BLACK**



**ANTIQUE  
BRASS**



**BRIGHT  
BRASS**



**OIL-RUBBED  
BRONZE**



**SATIN  
NICKEL**

## MODERN COLLECTION

Achieve the ultimate contemporary look with sleek finishes.



**HINGED PATIO  
DOOR HANDLE**  
Spiere



**SLIDING PATIO  
DOOR HANDLE**  
Plazo

**FINISHES:**



**MATTE  
BLACK**



**SATIN  
NICKEL**



**POLISHED  
CHROME**



**POLISHED  
NICKEL**

## RUSTIC COLLECTION

Stand out with bold looks and create an utterly unique aesthetic.



**HINGED PATIO  
DOOR HANDLES**  
Rustiek | Gusto



**SLIDING PATIO  
DOOR HANDLE**  
Notus

**FINISHES:**



**DISTRESSED  
BRONZE**



**DISTRESSED  
NICKEL**

## ESSENTIAL COLLECTION

Elevate your style and transform your home with elegant selections.



**HINGED PATIO  
DOOR HANDLE**



**SLIDING PATIO  
DOOR HANDLE**

**FINISHES:**



**CHAMPAGNE**



**WHITE**



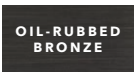
**BROWN**



**MATTE  
BLACK**



**BRIGHT  
BRASS**



**OIL-RUBBED  
BRONZE**



**SATIN  
NICKEL**

<sup>1</sup> Different patio door hardware options available on Pella® Scenescape™ bifold and multi-slide products. See [pella.com](http://pella.com) or contact your local Pella sales representative for availability.

# Glass PELLA® ARCHITECT SERIES® TRADITIONAL

## INSULSHIELD® LOW-E GLASS

Advanced Low-E insulating dual- or triple-pane glass with argon or krypton<sup>1,2</sup>

AdvancedComfort Low-E insulating dual-pane glass with argon<sup>1</sup>

NaturalSun Low-E insulating dual- or triple-pane glass with argon or krypton<sup>1,2</sup>

SunDefense™ Low-E insulating dual- or triple-pane glass with argon or krypton<sup>1,2</sup>

## ADDITIONAL GLASS OPTIONS

HurricaneShield® products with impact-resistant glass<sup>2,3</sup>

Laminated (non-impact-resistant)<sup>3,4</sup>, tinted<sup>1,3</sup> or obscure<sup>1,3</sup> glass also available on select products

STC (Sound Transmission Class)-improved dual-pane sound glass<sup>2,5</sup>

# Screens<sup>6</sup>

## ROLSCREEN®

Rolscreen soft-closing retractable screens roll out of sight when not in use.  
(Available on casement windows and sliding patio doors only.)

## FLAT

InView™ screens are clearer than conventional screens. Vivid View® window screens offer the sharpest view.

## WOOD-WRAPPED

Optional wood veneer can be added over the metal screen channel on interior screens to provide a more seamless look.

<sup>1</sup> Optional high-altitude InsulShield Low-E glass is available with or without argon on select products.

<sup>2</sup> Available on select products only. See your local Pella sales representative for availability.

<sup>3</sup> Available with Low-E insulating glass with argon on select products.

<sup>4</sup> For best performance, the laminated glass may be in the interior or exterior pane of the insulating glass, depending on the product.

<sup>5</sup> Sound control glass consists of dissimilar glass thickness (3mm/5mm).

<sup>6</sup> Warning: Use caution when children or pets are around open windows and doors. Screens are not designed to retain children or pets.

Want to learn more? Call us at 833-44-PELLA or visit [pella.com](http://pella.com)



### The confidence of Pella's warranty.

Pella® Architect Series® products are covered by the best limited lifetime warranty for wood windows and patio doors.<sup>7</sup> See written limited warranty for details, including exceptions and limitations, at [pella.com/warranty](http://pella.com/warranty).

<sup>7</sup> Based on comparing written limited warranties of leading national wood window and wood patio door brands.



Connect with Pella:



# Pella® Lifestyle Series



#1 performing wood window and patio door  
for the combination of energy, sound and value.¹

Aluminum-Clad Wood Windows & Patio Doors





**Pella® Lifestyle Series**  
Black fixed casement windows with  
grilles-between-the-glass allow in an  
abundance of natural light.



# Why You Can Trust Pella.

At Pella, we don't just create windows and doors. We innovate with purpose, design with passion, build with integrity and deliver with pride.

## Rated #1 by homeowners for innovation<sup>2</sup>

We are continually striving to improve what we do and how we do it. That drive has earned us 150 patents and counting for amazing innovations. In 1925 we opened our doors with the patented Rolscreen® retractable screen, a time-tested innovation that is still one of our most desired features today.

## Rated #1 by homeowners for highest quality<sup>2</sup>

We make products specifically for you and your comfort with meticulous care and attention. Our wood craftsmen have been honing their skills, on average, for over 14 years – that's longer than it takes most to earn their PhD. And it doesn't stop there. Our product designs are tested to extremes, so you can trust them to perform. Doors are opened and closed 100,000 times, and double-hung and casement windows are tested at least 6,000 times.

## #1 Limited Lifetime Warranty for wood windows and patio doors<sup>3</sup>

You can feel confident in your investment. We pride ourselves on providing exceptional quality, exceeding expectations and going beyond requirements. That's why we stand behind all of our products with a limited lifetime warranty.<sup>4</sup>

<sup>1</sup> Performance solutions require upgrades to triple-pane, AdvancedComfort Low-E and mixed glass thickness. Based on comparing product quotes and published STC/OITC and U-Factor ratings of leading national wood window and patio door brands.  
<sup>2</sup> Study of homeowner perceptions of leading national brands. Study commissioned by Pella, 2019.  
<sup>3</sup> Based on comparing written limited warranties of leading national wood window and wood patio door brands. See written limited warranties for complete details, including exceptions and limitations, at [pella.com/warranty](https://pella.com/warranty), or contact Pella Customer Service.  
<sup>4</sup> See written warranties for complete details, including exceptions and limitations, at [pella.com/warranty](https://pella.com/warranty), or contact Pella Customer Service.



**Beautiful Wood Designs**  
A Black interior finish on Pella® Lifestyle Series fixed windows and sliding patio door create a bold contrast to the light interior walls.



# Why Choose Wood?

Get the beauty and warmth of natural wood, our most customizable designs and exceptional energy efficiency. All Pella wood products are made with high-quality wood, metal and manufacturing processes, regardless of the product line.

## Exclusive Wood Protection.

Pella's exclusive EnduraGuard® wood protection is applied after the pieces have been cut and milled, but prior to final assembly, providing advanced protection against the elements.

## Designed for Long-Lasting Durability.

Intentional jamb-on-sill design helps seal the end grain of the wood and elevates it off the rough opening, reducing the potential to absorb moisture. For added strength and durability, our three-way corner joints are made up of mortise-and-tenon, metal fasteners and commercial adhesive.

## Quality Exterior and Interior Finishes.

Aluminum-clad exteriors feature through-stile construction for exceptional durability and EnduraClad® finishes that resist chalking and fading. Interiors can be factory prefinished to save time. Finish is applied prior to final assembly and kiln-cured for a quality finish.



# Solutions for Real Life

- Four optional performance packages
- Integrated blinds and shades for added privacy
- Backed by the #1 limited lifetime warranty for wood windows and patio doors<sup>1</sup>

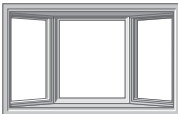


# Available in these window & patio door styles:

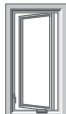
Special shapes also available.



Awning Window



Bay and Bow Windows



Casement Window



Double-Hung Window



Fixed Window



Sliding Patio Door



Hinged Patio Door

# Why Choose Pella® Lifestyle Series?

Pella Lifestyle Series products are the #1 performing wood window and patio door for the combination of energy, sound and value.<sup>2</sup>

## Style Flexibility.

No matter the style of your home, these beautiful wood windows and patio doors offer the most desired features and options. With your choice of three interior paint colors or seven interior stains, you have the flexibility to match other finishes throughout your home.

## Redefining Performance.

Make your home more comfortable and help keep outside noises out and inside noises in. To make things easier, we've created performance packages to highlight what's most important to you. Upgrade from a dual- to a triple-pane glass design with the available packages to meet the unique needs of each room in your home.<sup>3</sup>

## Room-by-Room Solutions.

Packed with 37 time-tested innovations, you can create solutions for your home, room-by-room. Choose optional integrated security sensors that come factory-installed to preserve the beauty and warranty of your windows and patio doors. Personalize with motorized integrated blinds and shades for added privacy and convenience.



## #1 Limited Lifetime Warranty for Wood Windows and Patio Doors<sup>1</sup>

You can be confident in your investment. At Pella, we are committed to designing and building wood products with exceptional quality and durability. This is supported by:

<b>EnduraGuard® Wood Protection</b> Advanced protection for wood against the effects of moisture, decay, stains from mold and mildew – as well as termite damage.	<b>Exterior Aluminum Cladding</b> Exceptionally durable aluminum cladding with EnduraClad exterior finish helps protect windows and patio doors for years.	<b>Insulating Glass Seal</b> A long-lasting insulating seal provides a clear view and exceptional energy efficiency.
--	---	---

<sup>1</sup>Based on comparing written limited warranties of leading national wood window and wood patio door brands. See Pella written Limited Warranty for details, including exceptions and limitations, at [pella.com/warranty](https://pella.com/warranty) or contact Pella Customer Service at 877-473-5527.

<sup>2</sup>Performance solutions require upgrades to triple-pane, AdvancedComfort Low-E and mixed glass thickness. Based on comparing product quotes and published STC/OITC and U-Factor ratings of leading national wood window and patio door brands.

<sup>3</sup>Double-hung window available only with dual-pane glass.

# Designed for Real Life.

## The best limited lifetime warranty.<sup>1</sup>

Pella wood products are covered by the best limited lifetime warranty for wood windows and patio doors.

## Patented triple-pane design.

Pella's patented triple-pane glass design gets you products that provide excellent energy efficiency and sound reduction.

## Superior energy efficiency.

Our patented triple-pane design helps make your home more comfortable. Available performance options deliver 79% more energy efficiency than standard single-pane windows.<sup>2</sup>



<sup>1</sup> Based on comparing written limited warranties of leading national wood window and wood patio door brands. See Pella written Limited Warranty for details, including exceptions and limitations, at [pella.com/warranty](https://pella.com/warranty), or contact Pella Customer Service at 877-473-5527.

<sup>2</sup> Window energy efficiency calculated in a computer simulation using RESFEN 6.0 default parameters for a 2000 sq. foot new construction single-story home when Pella Lifestyle Series windows with the respective performance package are compared to a single-pane wood or vinyl window. Double-hung windows are not available with triple-pane glass. The energy efficiency and actual savings will vary by location. The average window energy efficiency is based on a national average of 94 modeled cities across the country and weighting based on population. For more details see [pella.com/methodology](https://pella.com/methodology).

<sup>3</sup> Reduction in sound based on OITC ratings of Pella Lifestyle Series windows with respective performance package compared to a single-pane wood or vinyl window with an OITC of 19. Calculated by using the sound transmission loss values in the 80 to 4000 Hz range as measured in accordance with ASTM E-90(09). Actual results may vary.

<sup>4</sup> Available on triple-pane products only.

<sup>5</sup> The Quiet Mark Certification applies to select products only. For a complete list, visit <https://www.quietmark.com/products/search/pella-lifestyle-series-windows>

## Noise reducing windows for a healthier home.

Varying glass thicknesses disrupt sound waves and help give you exceptional sound control. With available performance options, they cancel 52% more indoor and outdoor noise than standard single-pane windows.<sup>3</sup>

## Increased privacy and security.

Integrated blinds and shades were intentionally designed to be accessible.<sup>4</sup> They are tucked between panes of insulating glass and protected from dust, pets and little hands. Available manual or motorized with Pella Insynctive® technology.

## Trusted innovations.

Pella® Lifestyle Series windows and patio doors with integrated blinds and shades have been recognized by Parents for Window Blind Safety and have been certified as Best for Kids. Certain triple-pane products with the Sound Package have been awarded the Quiet Mark Certification in recognition of outstanding acoustic performance – Pella is the first U.S. window manufacturer to be awarded this seal.<sup>5</sup>





**Bright Natural Light**  
Double-hung windows and a hinged patio door in White allow natural light to stream into the home.






Colors & Finishes

Wood Type

Wood species for complementing your home’s interior.



Pine

Prefinished Pine Interior Colors

We can prefinish in your choice of three paint colors or seven stains. Unfinished or primed and ready-to-paint are also available.



White



Bright White



Linen White



Natural Stain



Golden Oak Stain



Early American Stain



Provincial Stain



Dark Mahogany Stain



Red Mahogany Stain

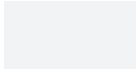


Black Stain


Aluminum-Clad Exterior Colors

Our low-maintenance EnduraClad® exterior finish resists fading and helps protect your windows and patio doors for years.


Dual- or triple-pane:




White




Tan




Putty




Brown




Poplar White




Portobello




Hartford Green



Morning Sky Gray




Brick Red




Black


Triple-pane only:



Almond



Fossil



Iron Ore

Glass<sup>1</sup>

InsulShield® Low-E Glass

Advanced Low-E insulating dual- and triple-pane glass with argon<sup>2</sup>  
AdvancedComfort Low-E insulating dual- and triple-pane glass with argon<sup>2</sup>  
NaturalSun Low-E insulating dual- and triple-pane glass with argon<sup>2</sup>  
SunDefense™ Low-E insulating dual- and triple-pane glass with argon

Additional Glass Options

Tempered glass available on dual- and triple-pane products  
Obscure and frosted obscure glass available on dual- and triple-pane products

<sup>1</sup>Double-hung window available with dual-pane glass only.  
<sup>2</sup>Optional high-altitude Low-E insulating glass does not contain argon in most products. Please see your local Pella sales representative for more information.


Performance Packages

Packages

To make things easier, we’ve created performance packages that highlight what’s most important to you.

Performance solutions offer an unbeatable combination of energy efficiency, sound control and value.<sup>1</sup> Upgrade from a dual- to a triple-pane glass design with the packages below to meet the unique needs of each room in your home.

All values below are averages compared with single-pane windows.




Performance

Improved energy efficiency and sound performance.

71%  
More Energy Efficient<sup>2</sup>

+


34%  
Noise Reduction<sup>3</sup>



Sound Control

Exceptional noise control for a quieter home.


52%  
Noise Reduction<sup>3</sup>



Energy Efficiency

Superior energy efficiency for a more comfortable home.

83%  
More Energy Efficient<sup>2</sup>



Ultimate Performance

The best combination of energy efficiency and noise control.

79%  
More Energy Efficient<sup>2</sup>

+

52%  
Noise Reduction<sup>3</sup>



Scan the QR code with your smartphone camera to learn more about how each performance package can benefit your home.

<sup>1</sup>Performance solutions require upgrades to triple-pane, AdvancedComfort Low-E and mixed glazing thickness glass. Based on comparing product quotes and published STC/OITC and U-Factor ratings of leading national wood window and patio door brands.  
<sup>2</sup>Window energy efficiency calculated in a computer simulation using RESFEN 6.0 default parameters for a 2000 sq. foot new construction single-story home when Pella Lifestyle Series windows with the respective performance package are compared to a single-pane wood or vinyl window. The energy efficiency and actual savings will vary by location. The average window energy efficiency is based on a national average of 94 modeled cities across the country and weighting based on population. For more details see pella.com/methodology.  
<sup>3</sup>Reduction in sound based on OITC ratings of Pella Lifestyle Series windows with respective performance package compared to a single-pane wood or vinyl window with an OITC of 19. Calculated by using the sound transmission loss values in the 80 to 4000 Hz range as measured in accordance with ASTM E-90(09). Actual results may vary.

Grilles

Grille Types

Choose the look of true divided light, removable roomside grilles or make cleaning easier by selecting grilles-between-the-glass.

Dual-Pane:

Simulated-Divided-Light with Spacer 7/8"

Simulated-Divided-Light without Spacer 7/8"

Roomside Removable Grilles 3/4"¹

Aluminum Grilles-Between-the-Glass 3/4"¹

Triple-Pane:

Simulated-Divided-Light with Aluminum Contoured Grilles-Between-the-Glass 3/4"¹

Aluminum Grilles-Between-The-Glass 3/4"¹

Grille Patterns

In addition to the patterns shown here, custom grille patterns are available.

Traditional

9-Lite Prairie

Top Row

Cross

Custom

Screens²

Rolscreen®

Rolscreen soft-closing retractable screens roll out of sight when not in use. Available on casement windows and sliding patio doors.

Flat

InView™ screens are clearer than conventional screens and come standard. Vivid View® screens offer the sharpest view and are optional.

Added Peace of Mind

Integrated Security Sensors

Optional integrated security sensors with time-tested wireless technology are built-in and tucked away, out of sight, to preserve the beauty of your Pella windows and doors. Monitor windows and doors while at home or away with the Pella Insynctive App or with most existing security systems.³ Learn more at [pella.com/insynctive](https://pella.com/insynctive).

¹Appearance of exterior grille color may vary depending on the Low-E insulating glass selection.  
²Warning: Screen will not stop child or pet from falling out of window or door. Keep child or pet away from open window or door.  
³Requires the Pella Insynctive App on a smart device, an Insynctive Bridge and a wireless home internet router with internet connection.

14

Integrated Blinds & Shades

Integrated Blinds\*

Raise blinds up for an unobstructed view or tilt to let in just the right amount of light. Our best integrated and accessible blinds are available manual or motorized with Pella Insynctive® technology.

White

Poplar White

Bisque

Golden

Mocha

Storm

Black

Integrated Shades\*

Our best integrated fabric shades feature a white exterior fabric for a uniform look from the street. Integrated and accessible shades are available manual or motorized with Pella Insynctive technology.

Light-Filtering:

White

Maize

Silver

Room-Darkening:

Cotton

Bamboo

Ash

Window Hardware

Essential Collection

Our most popular design with finishes to suit every style.

Fold-Away Crank

Cam-Action Lock

Finishes:

Champagne

White

Brown

Matte Black

Oil-Rubbed Bronze

Satin Nickel

Patio Door Hardware

Essential Collection

Elevate your style and transform your home with elegant selections.

Hinged Patio Door Handle

Sliding Patio Door Handle

Finishes:

Champagne

White

Brown

Matte Black

Oil-Rubbed Bronze

Satin Nickel

\*Available on triple-pane products only.

38

15

# Let's Go Shopping

Whether you are in a showroom or at home, Pella has the tools and expertise you need to make the right decision – and make it with greater ease.

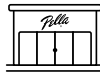
---



## Your Pella Representative

Free In-Home Consultation

Get inspired from the comfort of your own home. Schedule a free in-home consultation and a Pella Design Expert will come to you. They'll help you find the right product for your home and budget and provide measurements and a free quote.



## Discover Pella Experience Centers

Want to see products in person? Visit a Pella Experience Center to work with a dedicated window and door expert. They will curate products to perfectly complement your life and project. Touch products in person and see the latest innovations.



## Visit Pella.com

Start from the comfort of your own home. Explore the possibilities online to match your home and personal style, and improve your home's curb appeal. Discover the innovations, features and options that make Pella® windows and doors an exceptional addition to your home.



## The confidence of a strong warranty.

Pella® Lifestyle Series products are backed by the best limited lifetime warranty for wood windows and patio doors.\* See written limited warranty for details, including exceptions and limitations, at [pella.com/warranty](http://pella.com/warranty).

Want to learn more? Call us at 833-44-PELLA or visit [pella.com](http://pella.com)

---

\*Based on comparing written limited warranties of leading national wood window and wood patio door brands.  
See written limited warranty for details, including exceptions and limitations, at [pella.com/warranty](http://pella.com/warranty).



Connect with Pella:



O.S.E.W. (±1)  
hickory tree

S. 20° E. 100.28 (±0.5)  
white oak trees

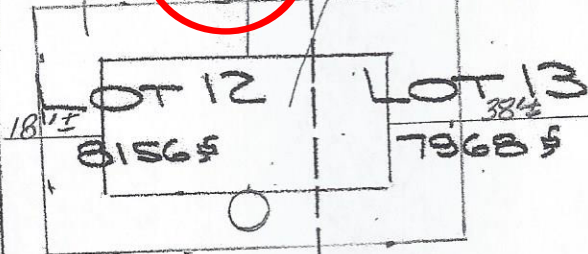
20

165'

PROPOSED  
PAVING

35'±

PROPOSED  
20'x45'  
TERRACE  
POOL



O.S.E.W. (±1)

157.50'

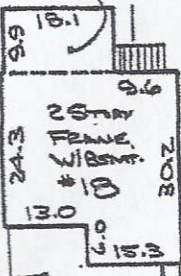
LOT 11

N. 66° E.

1' N.W. (±1)

1 STORY VINYL S.D.  
ADJ. J. W.B.S.M.T.

29' (±1)



Cov. Porch

ASPHALT  
Drwy.

25' (±1)

O.S.E.W. (±1)

S. 66° W.

LOT 14

N. 24° W. 100'

HICKORY AVENUE

Michael Desautels  
18 Hickory Avenue

Lots 12 & 13

Capitol Surveys, Inc.

10762 Rhode Island Avenue  
Beltsville, Maryland 20705  
Phone 301-931-1350  
Fax 301-931-1352

1" = 30'

NOTES: 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 re-financing; the plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements; and the 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.  
This property lies within Zone C, (Areas of minimal flooding) as delineated on the maps of the National Flood Insurance Program, unless otherwise shown.

LOCATION DRAWING  
LOTS 12 & 13 BLOCK 20

B.F. GILBERT'S ADDITION TO  
TAKOMA PARK  
MONTGOMERY COUNTY, MARYLAND

I hereby certify this location drawing was prepared in accordance with the minimum standards of practice for the State of Maryland and is correct to the best of my belief of what can be visually and accessibly observed.

40