

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

<b>Address:</b>	9333 Watkins Road, Gaithersburg	<b>Meeting Date:</b>	2/8/2023
<b>Resource:</b>	Master Plan Site #14/32 ( <i>James Rufus and Della King Farm</i> )	<b>Report Date:</b>	2/1/2023
<b>Applicant:</b>	Isabella Fray ( <b>Paul Spence, Agent</b> )	<b>Public Notice:</b>	1/25/2023
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	Yes
		<b>Staff:</b>	Michael Kyne

**Permit Number:** 1018482

**PROPOSAL:** Window and door replacement

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**STAFF RECOMMENDATION:**

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

**ARCHITECTURAL DESCRIPTION:**

**SIGNIFICANCE:** Master Plan Site #14/32, *James Rufus and Della King Farm*  
**STYLE:** Farmhouse with Victorian Era Features  
**DATE:** c. 1898

Excerpt from the *Damascus-Goshen Historic Resources* amendment:

This farmstead is highly representative of the growth of the Great Seneca Creek area around the turn of the 20th century. The dwelling was built about 1898, two years after the marriage of James Rufus King and Della King. For \$1,208, King had acquired the 151-acre property from his parents, Singleton L. and Mary R. E. King, in 1897. The eldest of seven children, James Rufus was the great grandson of John Duckett King. Watkins Road was platted in 1905, connecting Woodfield Road with the Wildcat Road-Brink Road corridor. The King Farm prospered and expanded to 233 acres by 1913. The house, with its three-story tower, is a noteworthy example of Victorian era architectural styling. With its prominent setting on an open knoll overlooking Watkins Road and the Magruder Branch, the resource is a local landmark.



**Fig. 1: Subject property located on the north side of Watkins Road.**

**PROPOSAL:**

The applicant proposes windows and door replacement at the subject property.

**APPLICABLE GUIDELINES:**

When reviewing alterations and new construction at Master Plan Sites, several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include *Montgomery County Code Chapter 24A (Chapter 24A)*, *Damascus-Goshen Historic Resources: An Amendment to the Master Plan for Historic Preservation in Montgomery County (Amendment)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

***Montgomery County Code; Chapter 24A-8***

- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to ensure conformity with the purposes and requirements of this chapter, if it finds that:
  - (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
  - (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or

- (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
  - (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
  - (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
  - (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.
- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.

***Secretary of the Interior’s Standards for Rehabilitation:***

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 applicable *Standards* are as follows:

- 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 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.

**STAFF DISCUSSION:**

The subject property is the *James Rufus and Della King Farm* Master Plan Site, a c. 1898 farmhouse with Victorian era features. The applicant proposes to replace eight one-over-one double-hung vinyl windows on the first floor of the farmhouse with one-over-one double-hung aluminum-clad wood windows. One vinyl picture window on the first floor will also be replaced with an aluminum-clad picture window. Additionally, two non-original wood doors at the front of the farmhouse will be replaced. The existing doors and frames are damaged, and they do not fit the openings properly. The proposed new doors will be wood with three lites (SDL with spacer bars and permanently affixed interior and exterior muntins) to closely match the style of the existing.

Staff fully supports the applicant’s proposal. The doors and windows to be replaced are non-original, and the proposed new door and windows are generally compatible with the farmhouse, in terms of material and style. Accordingly, staff finds that the proposal will not remove or alter features, spaces, or materials that characterize the subject property, per *Standards #2 and #9*.

Staff notes that the proposed work qualifies for the County’s Historic Preservation Tax Credit, and the applicant is encouraged to apply in 2024.

After full and fair consideration of the applicant’s submission, staff finds the proposal as being consistent

with the Criteria for Issuance in Chapter 24A-8(b), (1), (2), and with the *Secretary of the Interior's Standards for Rehabilitation #2 and #9*, as outlined above.

**STAFF RECOMMENDATION:**

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), (1), (2), having found that the proposal will not substantially alter the exterior features of the historic resource and is compatible in character with the resource and the purposes of Chapter 24A;

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

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

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

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



FOR STAFF ONLY:  
HAWP# 1018482  
DATE ASSIGNED \_\_\_\_\_

# APPLICATION FOR HISTORIC AREA WORK PERMIT

HISTORIC PRESERVATION COMMISSION  
301.563.3400

**APPLICANT:**

Name: Isabella Fray  
Address: 9333 Watkins Rd.  
Daytime Phone: 240-565-333

E-mail: isabella.e.fray@gmail.com  
City: Gaithersburg Zip: 20882  
Tax Account No.: 12-0001-03016310

**AGENT/CONTACT (if applicable):**

Name: Paul Spence  
Address: 12100 Baltimore Ave., Unit 1  
Daytime Phone: 301-370-3121

E-mail: PSpence@pellamidatlantic.com  
City: Beltsville Zip: 20705  
Contractor Registration No.: N/A

**LOCATION OF BUILDING/PREMISE:** MIHP # of Historic Property M: 14-32

Is the Property Located within an Historic District? Yes/District Name \_\_\_\_\_  
X No/Individual Site Name King Farm

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

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

Building Number: 9333 Street: Watkins Rd.  
Town/City: Gaithersburg Nearest Cross Street: Wildcat  
Lot: 23 Block: A Subdivision: <sup>Longview</sup> South Parcel: 9

**TYPE OF WORK PROPOSED: See the checklist on Page 4 to verify that all supporting items for proposed work are submitted with this application. Incomplete Applications will not be accepted for review. Check all that apply:**

- |   |  |  |
|---|--|--|
| <input type="checkbox"/> New Construction   | <input type="checkbox"/> Deck/Porch          | <input type="checkbox"/> Shed/Garage/Accessory Structure |
| <input type="checkbox"/> Addition           | <input type="checkbox"/> Fence               | <input type="checkbox"/> Solar                           |
| <input type="checkbox"/> Demolition         | <input type="checkbox"/> Hardscape/Landscape | <input type="checkbox"/> Tree removal/planting           |
| <input type="checkbox"/> Grading/Excavation | <input type="checkbox"/> Roof                | <input checked="" type="checkbox"/> Window/Door          |
|   |  | <input type="checkbox"/> Other: _____                    |

I hereby certify that I have the authority to make the foregoing application, that the application is correct and accurate and that the construction will comply with plans reviewed and approved by all necessary agencies and hereby acknowledge and accept this to be a condition for the issuance of this permit.

Isabella Fray \_\_\_\_\_ 1/18/2023  
Signature of owner or authorized agent Date

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

<p><b>Owner's mailing address</b>                  Isabella Zink                  9333 Watkins Road                  Gaithersburg, MD                  20882</p>	<p><b>Owner's Agent's mailing address</b></p>
<p align="center"><b>Adjacent and confronting Property Owners mailing addresses</b></p>	
<p><b>Pascale Brady</b>                  9310 Watkins Rd.                  Gaithersburg, MD 20882</p>	<p><b>Mike &amp; Karen Molnar</b>                  23001 Wild Hunt Dr.                  Gaithersburg, MD 20882</p>
<p><b>Stephen &amp; Kathleen</b>                  9321 Watkins Rd.                  Gaithersburg, MD 20882</p>	<p>2 Wild Hunt Court                  Gaithersburg, MD 20882</p> <p>10 Wild Hunt Court                  Gaithersburg, MD 20882</p>
<p>23011 Wild Hunt Drive                  Gaithersburg, MD 20882</p> <p>23007 Wild Hunt Drive                  Gaithersburg, MD 20882</p>	

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

Property is Queen Anne style built in 1898 and added onto in 1923. White house with green metal roof, and the most notable feature is a octagonal tower on the corner of the house going up three floors (ground floor to attic). The property is on 6.5 acres and is set back from the road. There is a barn behind the house.

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

Replacement of 8 exterior windows on ground floor and 8 exterior doors on ground floor. Current doors do not fit in the frames, and the wood of the frames is cracked and needs repair. Current windows are made of vinyl and have warped with the weather, creating leaks, and several of the windows have broken components such as locks, or damaged glass. Replacement windows would be wood frames instead of vinyl.

Work Item 1: Exterior doors

Description of Current Condition:  
Two exterior doors (front of dwelling) do not properly fit in existing frames. Sunlight and cold air enters around the doors. The wooden doors are also cracked, allowing sunlight and cold air into house through the wood. The existing wood frame is damaged and splintering and needs repair.

Proposed Work:  
Exterior doors would be replaced with similar wood doors, preserving the current design. The surrounding wooden frame would be repaired and the door would sit properly within so that air cannot enter.

Work Item 2: Windows

Description of Current Condition:  
8 vinyl windows on ground floor. Windows do not properly fit in current frames leading to leaks around the edges. One window's glass is damaged. Other windows have warped within their frames and do not shut or lock properly.  
Large picture window has warped within its frame and lets in significant amount of cold air around the edges.

Proposed Work:  
Existing vinyl windows would be replaced with wooden windows allowing more light as frames are slightly smaller than vinyl. Work would also include lead paint encapsulation and surrounding frames properly sealed against elements by plugging all gaps.

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

Description of Current Condition:

Proposed Work:

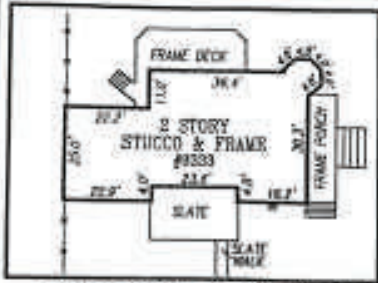


**HISTORIC AREA WORK PERMIT  
CHECKLIST OF  
APPLICATION REQUIREMENTS**

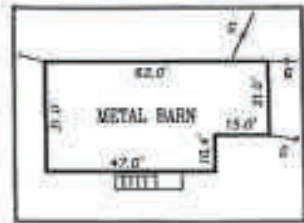
	Required Attachments						
Proposed Work	I. Written Description	2. Site Plan	3. Plans/ Elevations	4. Material Specifications	5. Photographs	6. Tree Survey	7. Property Owner Addresses
New Construction	*	*	*	*	*	*	*
Additions/ Alterations	*	*	*	*	*	*	*
Demolition	*	*	*		*		*
Deck/Porch	*	*	*	*	*	*	*
Fence/Wall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

**CONSUMER INFORMATION NOTES:**

1. This plan is a benefit to a consumer 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.
2. This plan is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
3. This plan 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 re-financing.
4. Building line and/or Flood Zone information is taken from available sources and is subject to interpretation of originator.
5. No Title Report furnished.



**Abbreviation:**  
G. = Gate  
CONC. = Concrete



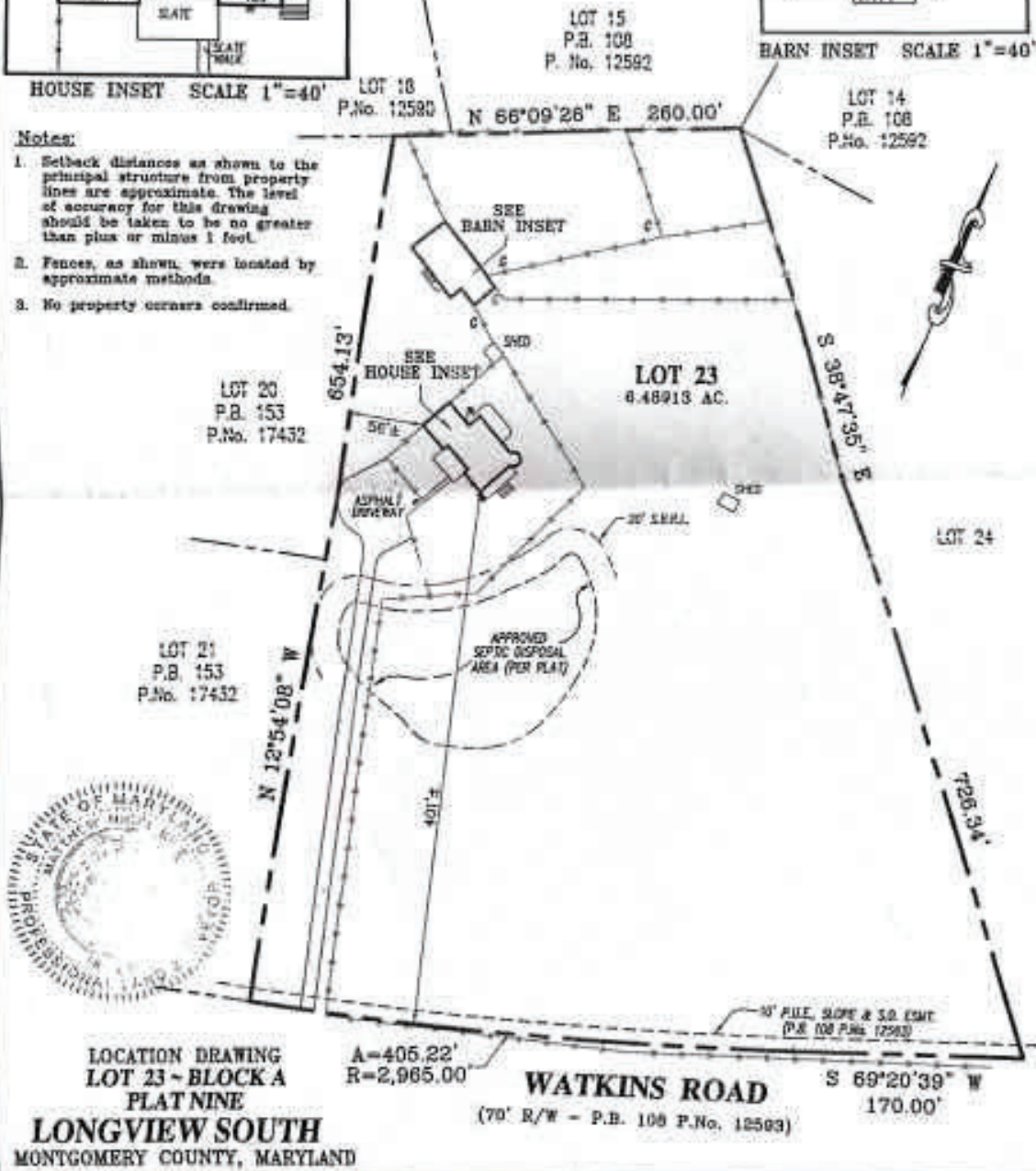
HOUSE INSET SCALE 1"=40'

BARN INSET SCALE 1"=40'

M:14-32

**Notes:**

1. Setback distances as shown to the principal structure from property lines are approximate. The level of accuracy for this drawing should be taken to be no greater than plus or minus 1 foot.
2. Fences, as shown, were located by approximate methods.
3. No property corners confirmed.



LOCATION DRAWING  
LOT 23 - BLOCK A  
PLAT NINE

A=405.22'  
R=2,965.00'

**WATKINS ROAD**

S 69°20'39" W  
170.00'

**LONGVIEW SOUTH**  
MONTGOMERY COUNTY, MARYLAND

(70' R/W - P.B. 108 P.No. 12593)

**SURVEYOR'S CERTIFICATE**

"THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION PURSUANT TO THE NEED OR PLAT OF RECORD. EXISTING STRUCTURES SHOWN HAVE BEEN FIELD LOCATED BASED UPON MEASUREMENTS FROM PROPERTY MARKERS FOUND OR FROM EVIDENCE OF LINES OF APPARENT OCCUPATION."

*Matthew H. Shien*  
MATTHEW H. SHIEN  
MARYLAND PROFESSIONAL LAND SURVEYOR, REG. No. 21402  
Expires 09-28-2022

**REFERENCES**

PLAT BK. 168  
PLAT NO. 18970

LIBER  
FOLIO



**SNIDER & ASSOCIATES**  
LAND SURVEYORS

18544 Amaranth Drive  
Germantown, Maryland 20874  
301/948-5100 Fax 301/948-1288  
WWW.SNIDERSURVYNS.COM

DATE OF LOCATIONS	SCALE: 1" = 120'
WALL CHECK	DRAWN BY: TOS
RES. LOC.: 04-19-23	JOB NO.: 23-01180-BL

*SNIDER*  
SABELLA ZINK



# Proposal - Detailed

Pella Window and Door Showroom of Beltsville  
 12100 Baltimore Avenue Suite 1  
 Beltsville, MD 20705-1363  
**Phone:** (301) 685-1715 **Fax:** (301) 210-9542

**Sales Rep Name:** Spence, Paul  
**Sales Rep Phone:** (301) 957-7000  
**Sales Rep E-Mail:** pspence@pellamidatlantic.com  
**Sales Rep Fax:** (301) 210-9542

Customer Information	Project/Delivery Address	Order Information
<b>Isabella Fray</b> 9333 Watkins Rd  Gaithersburg, MD 20882-1515 <b>Primary Phone:</b> (240) 5653393 <b>Mobile Phone:</b> <b>Fax Number:</b> <b>E-Mail:</b> isabella.e.fray@gmail.com <b>Contact Name:</b>  <b>Great Plains #:</b> 1007120178 <b>Customer Number:</b> 1010904588 <b>Customer Account:</b> 1007120178	<b>*Isabella Fray - 9333 Watkins Rd, Gaithersburg, MD</b> 9333 Watkins Rd  <b>Lot #</b> Gaithersburg, MD 20882 <b>County:</b> <b>Owner Name:</b> Isabella Fray <b>Owner Phone:</b> (240) 5653393	<b>Quote Name:</b> *Isabella Fray - 9333 Watkins Rd, Gaithersburg, MD  <b>Order Number:</b> 717 <b>Quote Number:</b> <b>16350722</b> <b>Order Type:</b> Installed Sales <b>Wall Depth:</b> <b>Payment Terms:</b> C.O.D. <b>Tax Code:</b> MDINSTALL8 <b>Cust Delivery Date:</b> None <b>Quoted Date:</b> 1/5/2023 <b>Contracted Date:</b> <b>Booked Date:</b> <b>Customer PO #:</b>

Customer Notes: INSTALL (8) PLELLA LIFESTYLE SERIES DH UNIT - WOOD/ CLAD - DOUBLE PANE ADVANCE LOW E ARGON GAS - FACTORY INTERIOR PRE-FINISH WHITE - MATTE BLACK CAM LOCKS W/ SASH LIFTS - FULL SCREENS - INSTALLED AS A POCKET INSTALL W / LEAD TEST -

INSTALL (1) PELLA LIFESTYLE SERIES DIRECT SET FIX UNITS - WOOD/ CLAD - DOUBLE PANE ADVANCE LOW E ARGON GAS - FACTORY INTERIOR PRE-FINISH WHITE - - INSTALLED AS A POCKET INSTALL W / LEAD TEST -

\* INSTALL (2) PELLA ARCHITECT RESERVE TRADITIONAL CUSTOM SIZED WOOD / WOOD (MAHOGANY) SINGLE DOORS - W/ BRICKMOLDING - DOUBLE PANE ADVANCE LOW E ARGON GAS 7/8 ILT GRILLS- PAINT EXTERIOR COLOR TO MATCH EXISTING COLOR DOOR S/O COLOR GREEN.. WE WILL STAIN THE INTERIOR DOOR SLAB COLORS IN SHOP S/O MIXWAX COLOR - TO BE DETERMINED AT PRECHECK. PAINT INTERIOR TRIM IN SHOP OC WHITE SEMI GLOSS

\* SEE QUOTE FOR ALL DETAILS ON PQM 16350722

LIMITED LIFETIME WARRANTY / 10 YEAR INSTALL LABOR WARRANTY.. SALE ENDS 1/31/2023

For more information regarding the finishing, maintenance, service and warranty of all Pella® products, visit the Pella® website at [www.pella.com](http://www.pella.com)

Line #	Location:	Attributes	Qty
10	INSTALL	RPSET203 - Retail INSTALL for 1000+	1

Customer Notes: INSTALL SET UP

HOA / Permits are the responsibility of the homeowner.

SET-UP FEES: One time charge per house, includes cost of pre-check (confirmation of measurements), fuel and delivery fees, daily set up and break down of crews tools, hauling away old windows and all job debris

Pocket Replacement Normal

Inclusions

Remove existing sashes and storms (frames and interior trim to remain)

Prepare openings to accept new units

Fill pulley holes only with insulation

Set Units plumb, level and square

Insulate and caulk

Cap exterior with aluminum

Brick mould profile

Standard quarter round stop if interior install

Haul away window debris

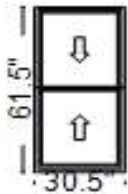
Exclusions

If weighted pockets are to be insulated completely an extra charge must be added

Line #	Location:	Attributes	Qty
15	FUEL CHARGE	<b>RETFUEL1 - Fuel Surcharge</b>	1

Customer Notes: FUEL CHARGE

Line #	Location:	Attributes	Qty
20	LVI BACK	<b>Lifestyle, Double Hung, Without HGP, White</b>	2



Viewed From Exterior

PK #  
2127

**1: Double Hung, Equal**  
**General Information:** No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16", Jambliner Color: **Gray**  
 Exterior Color / Finish: **Standard Enduraclad, White**  
 Interior Color / Finish: **Prefinished White Paint Interior**  
 Glass: **Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude**  
 Hardware Options: **Cam-Action Lock, Matte Black, No Limited Opening Hardware, Order Sash Lift, No Integrated Sensor**  
 Screen: **Full Screen, White, InView™**  
 Performance Information: **U-Factor 0.30, SHGC 0.30, VLT 0.56, CPD PEL-N-35-00426-00001, Performance Class LC, PG 35, Calculated Positive DP Rating 35, Calculated Negative DP Rating 35, Year Rated 08|11, Clear Opening Width 27.312, Clear Opening Height 27.5, Clear Opening Area 5.215833, Egress Meets Typical for ground floor 5.0 sqft (E1) (United States Only)**  
 Grille: **No Grille,**

Customer Notes: POCKET INSTALL // PLEASE USE PELLA TAPE , LOW EXPANSION FOAM

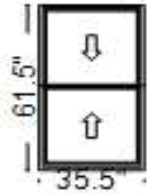
**RIWLSF10 - Lead Safe Installation per opening** Qty 1  
**RIW2215 - Standard Pocket Install** Qty 1

Line #	Location:	Attributes
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25 LVI FRONT

**Lifestyle, Double Hung, Without HGP, White**

Qty  
2



Viewed From Exterior

PK #  
2127

**1: Double Hung, Equal**

**General Information:** No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16", Jambliner Color: **Gray**

Exterior Color / Finish: **Standard Enduraclad, White**

Interior Color / Finish: **Prefinished White Paint Interior**

Glass: **Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude**

Hardware Options: **Cam-Action Lock, Matte Black, No Limited Opening Hardware, Order Sash Lift, No Integrated Sensor**

Screen: **Full Screen, White, InView™**

Performance Information: **U-Factor 0.30, SHGC 0.30, VLT 0.56, CPD PEL-N-35-00426-00001, Performance Class LC, PG 35, Calculated Positive DP**

**Rating 35, Calculated Negative DP Rating 35, Year Rated 08|11, Clear Opening Width 32.312, Clear Opening Height 27.5, Clear Opening Area**

**6.170694, Egress Meets Typical 5.7 sqft (E) (United States Only)**

Grille: **No Grille,**

Customer Notes: POCKET INSTALL // PLEASE USE PELLA TAPE , LOW EXPANSION FOAM

**RIWLSF10 - Lead Safe Installation per opening**

Qty 1

**RIW2215 - Standard Pocket Install**

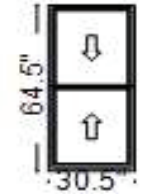
Qty 1

Line #	Location:	Attributes
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30 OFFICE FRONT

**Lifestyle, Double Hung, Without HGP, White**

Qty  
2



Viewed From Exterior

PK #  
2127

**1: Double Hung, Equal**

**General Information:** No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16", Jambliner Color: **Gray**

Exterior Color / Finish: **Standard Enduraclad, White**

Interior Color / Finish: **Prefinished White Paint Interior**

Glass: **Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude**

Hardware Options: **Cam-Action Lock, Matte Black, No Limited Opening Hardware, Order Sash Lift, No Integrated Sensor**

Screen: **Full Screen, White, InView™**

Performance Information: **U-Factor 0.30, SHGC 0.30, VLT 0.56, CPD PEL-N-35-00426-00001, Performance Class LC, PG 35, Calculated Positive DP**

**Rating 35, Calculated Negative DP Rating 35, Year Rated 08|11, Clear Opening Width 27.312, Clear Opening Height 29, Clear Opening Area 5.500333,**

**Egress Meets Typical for ground floor 5.0 sqft (E1) (United States Only)**

Grille: **No Grille,**

Customer Notes: POCKET INSTALL // PLEASE USE PELLA TAPE , LOW EXPANSION FOAM

**RIWLSF10 - Lead Safe Installation per opening**

Qty 1

**RIW2215 - Standard Pocket Install**

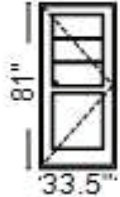
Qty 1

Line #	Location:	Attributes
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35 FRONT DOOR

**Pella® Reserve, Traditional, Inswing Door, Right**

Qty  
1



Viewed From Exterior

PK #  
2127

**1: Non-Standard Size Right Inswing Door**  
**General Information:** Standard, Wood, Mahogany, 6 9/16", 6 9/16", Standard Sill, Mill Finish Sill, Black Composite Threshold  
**Exterior Color / Finish:** Primed  
**Interior Color / Finish:** Unfinished Interior  
**Sash / Panel:** Putty Glaze, Ogee, Custom, Standard Rectangle Glass, 8.125, 4.6875, 4.6875, Custom Width, Wood Panel  
**Glass:** Insulated Dual Tempered Low-E Advanced Low-E Insulating Glass Argon Non High Altitude Upgrade To 5mm  
**Hardware Options:** Matte Black, No Handle Set, No Lock / No Bore  
**Screen:** No Screen  
**Performance Information:** CPD Not Rated  
**Grille:** ILT, No Custom Grille, 7/8", Traditional (1W3H), Putty Glaze, Ogee

Customer Notes: FULL TEAROUT INSTALL / PAINT EXTERIOR DOOR SLAB AND EXTERIOR BRICKMOLD TRIM IN SHOP S/O COLOR GREEN .. NO STORM DOOR STAIN INTERIOR DOOR SLAB ONLY S/O COLOR MINWAX STAIN COLOR FOR THE DOOR SLAB INTERIOR VIEW ONLY . PAINT INTERIOR TRIM IN SHOP OCW WHITE SEMI GLOSS . MAKE AN EXCEPTION USE OUR STANDARD KNOB & DEADBOLT. OIL RUBBED BRONZE ,, THE CUTOMER WILL SUPPLY KNOB AND DEADBOLT THAT THE HISTORIC SOCIETY WILL APPROVE AS LONG AS IT MATCHES A STANDARD 2-3/8 BACKSET WITH A 5-1/2 ON CENTER OPTION . CALLED RAY AND HE APPROVED THIS OVER THE PHONE THIS OPTION IS FOR BOTH DOORS INSTALLED

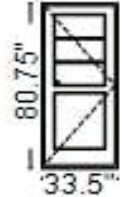
<b>RIW243 - Custom Hardware Installation</b>	Qty	1
<b>RIW238 - Hinged Door - Any Single Panel</b>	Qty	1
<b>RIWLSF10 - Lead Safe Installation per opening</b>	Qty	1
<b>PSPAINTRR16 - PAINTRR16 Entry Door</b>	Qty	1
<b>PSPAINTRR17 - PAINTRR17 Non-Standard Color Charge</b>	Qty	1
<b>PSPAINTRR23 - PAINTRR23 Paint Stops for PFIT Install</b>	Qty	1
<b>PSPAINTRR24 - PAINTRR24 Paint Picture Frame, Stool, Shirt for Full Tear Ou</b>	Qty	1
<b>RIWX1367 - Simple Entry Door Hardware</b>	Qty	2
<b>PSSTAINRR17 - STAINRR17 Non-Standard Color Charge</b>	Qty	1
<b>PSSTAINRR16 - STAINRR16 Entry Door</b>	Qty	1

Line #	Location:	Attributes
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40 FRONT DOOR

**Pella® Reserve, Traditional, Inswing Door, Right**

Qty  
1



Viewed From Exterior

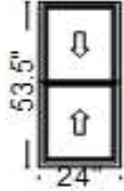
PK #  
2127

**1: Non-Standard Size Right Inswing Door**  
**General Information:** Standard, Wood, Mahogany, 6 9/16", 6 9/16", Standard Sill, Mill Finish Sill, Black Composite Threshold  
**Exterior Color / Finish:** Primed  
**Interior Color / Finish:** Unfinished Interior  
**Sash / Panel:** Putty Glaze, Ogee, Custom, Standard Rectangle Glass, 8.125, 4.6875, 4.6875, Custom Width, Wood Panel  
**Glass:** Insulated Dual Tempered Low-E Advanced Low-E Insulating Glass Argon Non High Altitude Upgrade To 5mm  
**Hardware Options:** Matte Black, No Handle Set, No Lock / No Bore  
**Screen:** No Screen  
**Performance Information:** CPD Not Rated  
**Grille:** ILT, No Custom Grille, 7/8", Traditional (1W3H), Putty Glaze, Ogee

Customer Notes: FULL TEAROUT INSTALL / PAINT EXTERIOR DOOR SLAB AND EXTERIOR BRICKMOLD TRIM IN SHOP S/O COLOR GREEN .. NO STORM DOOR STAIN INTERIOR DOOR SLAB ONLY S/O COLOR MINWAX STAIN COLOR FOR THE DOOR SLAB INTERIOR VIEW ONLY . PAINT INTERIOR TRIM IN SHOP OCW WHITE SEMI GLOSS . MAKE AN EXCEPTION USE OUR STANDARD KNOB & DEADBOLT. OIL RUBBED BRONZE ,, THE CUTOMER WILL SUPPLY KNOB AND DEADBOLT THAT THE HISTORIC SOCIETY WILL APPROVE AS LONG AS IT MATCHES A STANDARD 2-3/8 BACKSET WITH A 5-1/2 ON CENTER OPTION . CALLED RAY AND HE APPROVED THIS OVER THE PHONE THIS OPTION IS FOR BOTH DOORS INSTALLED

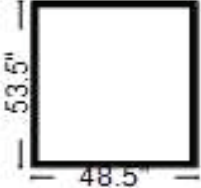
<b>RIW243 - Custom Hardware Installation</b>	Qty	1
<b>RIW238 - Hinged Door - Any Single Panel</b>	Qty	1
<b>RIWLSF10 - Lead Safe Installation per opening</b>	Qty	1
<b>PSPAINTRR16 - PAINTRR16 Entry Door</b>	Qty	1
<b>PSPAINTRR17 - PAINTRR17 Non-Standard Color Charge</b>	Qty	1
<b>PSPAINTRR23 - PAINTRR23 Paint Stops for PFIT Install</b>	Qty	1
<b>PSPAINTRR24 - PAINTRR24 Paint Picture Frame, Stool, Shirt for Full Tear Ou</b>	Qty	1
<b>RIWX1367 - Simple Entry Door Hardware</b>	Qty	1
<b>PSSTAINRR17 - STAINRR17 Non-Standard Color Charge</b>	Qty	1
<b>PSSTAINRR16 - STAINRR16 Entry Door</b>	Qty	1



Line #	Location:	Attributes	
45	FAM FRONT FLANKERS	<b>Lifestyle, Double Hung, Without HGP, White</b>	<u>Qty</u> 2
	 <p>Viewed From Exterior</p>	<p><b>PK #</b> 2127</p> <p><b>1: Double Hung, Equal</b>  <b>General Information:</b> No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16", Jambliner Color: <b>Gray</b>  <b>Exterior Color / Finish:</b> <b>Standard Enduraclad, White</b>  <b>Interior Color / Finish:</b> <b>Prefinished White Paint Interior</b>  <b>Glass:</b> <b>Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude</b>  <b>Hardware Options:</b> <b>Cam-Action Lock, Matte Black, No Limited Opening Hardware, Order Sash Lift, No Integrated Sensor</b>  <b>Screen:</b> <b>Full Screen, White, InView™</b>  <b>Performance Information:</b> <b>U-Factor 0.30, SHGC 0.30, VLT 0.56, CPD PEL-N-35-00426-00001, Performance Class LC, PG 40, Calculated Positive DP Rating 40, Calculated Negative DP Rating 40, Year Rated 08 11, Clear Opening Width 20.812, Clear Opening Height 23.5, Clear Opening Area 3.396403, Egress Does not meet typical United States egress, but may comply with local code requirements</b>  <b>Grille:</b> <b>No Grille,</b></p>	

Customer Notes: POCKET INSTALL // PLEASE USE PELLA TAPE , LOW EXPANSION FOAM

- RIWLSF10 - Lead Safe Installation per opening** Qty 1
- RIW2215 - Standard Pocket Install** Qty 1

Line #	Location:	Attributes	
50	FAM FRONT CENTER	<b>Lifestyle, Direct Set, Fixed Frame, Without HGP, White</b>	<u>Qty</u> 1
	 <p>Viewed From Exterior</p>	<p><b>PK #</b> 2127</p> <p><b>1: Fixed Frame Direct Set</b>  <b>General Information:</b> No Package, Without Hinged Glass Panel, Interior Glazed, Standard, Clad, Pine, 5", 3 11/16"  <b>Exterior Color / Finish:</b> Standard Enduraclad, White  <b>Interior Color / Finish:</b> Prefinished White Paint Interior  <b>Glass:</b> <b>Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude</b>  <b>Performance Information:</b> <b>U-Factor 0.28, SHGC 0.32, VLT 0.62, CPD PEL-N-18-03365-00001, Performance Class CW, PG 45, Calculated Positive DP Rating 45, Calculated Negative DP Rating 45, Year Rated 08 11</b>  <b>Grille:</b> <b>No Grille,</b></p>	

Customer Notes: POCKET INSTALL // PLEASE USE PELLA TAPE , LOW EXPANSION FOAM

- RIWLSF10 - Lead Safe Installation per opening** Qty 1
- RIW2215 - Standard Pocket Install** Qty 1
- RIW6211 - Additional Unit within same opening over 96 united inches** Qty 1

## Thank You For Your Interest In Pella® Products

For more information regarding the finishing, maintenance, service and warranty of all Pella® products, visit the Pella® website at [www.pella.com](http://www.pella.com)

**PELLA WARRANTY:**

Pella products are covered by Pella's limited warranties in effect at the time of sale. All applicable product warranties are incorporated into and become a part of this contract. Please see the warranties for complete details, taking special note of the two important notice sections regarding installation of Pella products and proper management of moisture within the wall system. Neither Pella Corporation nor the Seller will be bound by any other warranty unless specifically set out in this contract. However, Pella Corporation will not be liable for branch warranties which create obligations in addition to or obligations which are inconsistent with Pella written warranties.

Clear opening (egress) information does not take into consideration the addition of a Rolscreen [or any other accessory] to the product. You should consult your local building code to ensure your Pella products meet local egress requirements.

Per the manufacturer's limited warranty, unfinished mahogany exterior windows and doors must be finished upon receipt prior to installing and refinished annually, thereafter. Variations in wood grain, color, texture or natural characteristics are not covered under the limited warranty.

**INSYNCTIVE PRODUCTS:** In addition, Pella Insynctive Products are covered by the Pella Insynctive Products Software License Agreement and Pella Insynctive Products Privacy Policy in effect at the time of sale, which can be found at [Insynctive.pella.com](https://www.pella.com). By installing or using Your Insynctive Products you are acknowledging the Insynctive Software Agreement and Privacy Policy are part of the terms of sale.

**Notice of Collection of Personal Information:** We may collect your personal information when you interact with us. Under the California Consumer Privacy Act (CCPA), California residents have specific rights to request this information, request to delete this information, and opt out of the sharing or sale of this information to third parties. To learn more about our collection practices and your rights under the CCPA please visit our link <https://www.pella.com/california-rights-policy/> at pella.com.

**ARBITRATION AND CLASS ACTION WAIVER ("ARBITRATION AGREEMENT")**

**YOU** and Pella and its subsidiaries and the Pella Branded Distributor **AGREE TO ARBITRATE DISPUTES ARISING OUT OF OR RELATING TO YOUR PELLA PRODUCTS (INCLUDES PELLA GOODS AND PELLA SERVICES) AND WAIVE THE RIGHT TO HAVE A COURT OR JURY DECIDE DISPUTES. YOU WAIVE ALL RIGHTS TO PROCEED AS A MEMBER OR REPRESENTATIVE OF A CLASS ACTION, INCLUDING CLASS ARBITRATION, REGARDING DISPUTES ARISING OUT OF OR RELATING TO YOUR PELLA PRODUCTS.** You may opt out of this Arbitration Agreement by providing notice to Pella no later than ninety (90) calendar days from the date You purchased or otherwise took ownership of Your Pella Goods. To opt out, You must send notice by e-mail to [pellawebsupport@pella.com](mailto:pellawebsupport@pella.com), with the subject line: "Arbitration Opt Out" or by calling (877) 473-5527. Opting out of the Arbitration Agreement will not affect the coverage provided by any applicable limited warranty pertaining to Your Pella Products. For complete information, including the full terms and conditions of this Arbitration Agreement, which are incorporated herein by reference, please visit [www.pella.com/arbitration](http://www.pella.com/arbitration) or e-mail to [pellawebsupport@pella.com](mailto:pellawebsupport@pella.com), with the subject line: "Arbitration Details" or call (877) 473-5527. D'ARBITRAGE ET RENONCIATION AU RECOURS COLLECTIF ("convention d'arbitrage") EN FRANÇAIS SEE PELLA.COM/ARBITRATION. DE ARBITRAJE Y RENUNCIA COLECTIVA ("acuerdo de arbitraje") EN ESPAÑOL VER PELLA.COM/ARBITRATION.

Seller shall not be held liable for failure or delay in the performance of its obligations under this Agreement, if such performance is hindered or delayed by the occurrence of an act or event beyond the Seller's reasonable control (force majeure event), including but not limited to earthquakes, unusually severe weather and other Acts of God, fire, strikes and labor unrest, epidemics, riots, war, civil unrest, and government interventions. Seller shall give timely notice of a force majeure event and take such reasonable action to mitigate the impacts of such an event.

**Product Performance Information:**

U-Factor, Solar Heat Gain Coefficient (SHGC), and Visible Light Transmittance (VLT) are certified by the National Fenestration Rating Council (NFRC).

For more information regarding the finishing, maintenance, service and warranty of all Pella® products, visit the Pella® website at [www.pella.com](http://www.pella.com)

Manufacturer stipulates that these ratings conform to applicable NFRC procedures for determining whole product performance. NFRC ratings are determined for a fixed set of environmental conditions and a specific product size. NFRC does not recommend any products and does not warrant the suitability of any product for any specific use.

Design Pressure (DP), Performance Class, and Performance Grade (PG) are certified by a third party organization, in many cases the Window and Door Manufacturers Association (WDMA). The certification requires the performance of at least one product of the product line to be tested in accordance with the applicable performance standards and verified by an independent party. The certification indicates that the product(s) of the product line passed the applicable tests. The certification does not apply to mulled and/or product combinations unless noted. Actual product results will vary and change over the products life.

For more performance information along with information on Florida Product Approval System (FPAS) Number and Texas Dept. of Insurance (TDI) number go to [www.pella.com/performance](http://www.pella.com/performance).

#### TERMS & CONDITIONS:

#### **Pella Mid-Atlantic, Inc.**

#### QUOTE:

Due to unprecedented volatility in the market, home improvement materials pricing, due in part to supply chain shortages of resin, metals and other items, this quote is subject to change based on increases from Pella Corporation and our other suppliers. In turn, The quoted price is valid for 7 days. As a valued customer we will do our very best to honor the original pricing but based on circumstances out of our control, this may not be always possible. The seller will not be responsible for delays due to labor troubles, fire, accidents, transportation, or other causes beyond its control.

<b>Order Totals</b>	
Taxable Subtotal	\$41,633.82
Sales Tax @ 0%	\$0.00
Non-taxable Subtotal	\$7,411.17
<b>Total</b>	<b>\$49,044.99</b>
<b>Deposit Received</b>	<b>\$0.00</b>
<b>Amount Due</b>	<b>\$49,044.99</b>



Weathering of wooden frame for exterior door to entryway



Close up of damage to wood and cement threshold of exterior door to entryway



Second exterior door missing a pane of glass on lower third (replaced with plexiglass sheet). Door does not fit properly within frame and lets in significant amount of air through the bottom.



Weathering on wooden frame and door does not lie flush with frame. Cement threshold cracked.





Damage to window vinyl frame and warping around window sill



Exterior front door with wooden frame painted white (storm door had been damaged in windstorm and removed).



View of window with damaged vinyl frame



Interior view of entryway door showing how door does not fit properly (see light coming in below). Blue painter's tape covering cracks in the wood of the door large enough to also admit light (not visible in photos).



Outdoor view of picture window to be replaced with wooden-framed windows that fit properly, and large gaps around the frame inside and outside will be filled during installation.



Damage to glass on second window in living room



Exterior view of two of four windows to be replaced in living room, and second exterior door. Pella noted that this door lacks a proper overhang required for warranty coverage of new mahogany replacement door. The overhang is short by several inches.



View of cracks covered by painter's tape in photo above. Second crack is underlined in red





Additional photo showing fit of exterior entryway door in its frame.



Exterior photo of 2 windows to be replaced in living room. These windows are opposite the two others and the second exterior door.



Interior and exterior photos of office windows to be replaced