

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	11200 River View Drive, Potomac	Meeting Date:	6/14/2023
Resource:	Master Plan Site #29/06-002A Marwood Gatehouse	Report Date:	6/7/2023
Applicant:	Christopher Bogdan (Worthington H. Talcott, Jr., Contract Purchaser)	Public Notice:	5/31/2023
Review:	HAWP	Tax Credit:	Partial
		Staff:	John Liebertz

Permit Number: 1030191

PROPOSAL: Fenestration alterations

STAFF RECOMMENDATION

Staff recommends that the Historic Preservation Commission (HPC) **approve with one (1) condition** the HAWP application with final approval of all details delegated to staff:

1. The applicant shall submit to staff specification for the four (4) basement windows. The windows shall be either single-light (with six-light simulated divided light), metal-sash or aluminum-clad, wood-sash awning windows. The applicant shall submit a drawing or note that the windows will be installed within the existing opening at a similar depth to retain the existing reveal. The windows shall not be moved forward to the face of the building.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE:
Master Plan Historic Site

STYLE:
Beaux Arts

DATE:
1931

Figure 1: The subject property (yellow star) at 11200 River View Drive is the former gatehouse for the Marwood Estate. Marwood (a separate Master Plan Historic Site) is outlined in red in the lower left corner of the map. Source: Montgomery Planning.



PROPOSAL

The applicant proposes a comprehensive rehabilitation of the gatehouse prior to its occupancy. There are several items—such as the repair of the failing stucco, existing windows, and gutters—which do not require a Historic Area Work Permit (HAWP) nor review by the Historic Preservation Commission (HPC). These items qualify for the historic rehabilitation tax credit. The following exterior alterations included in this application will be reviewed as part of this HAWP: 1) replacement of the four six-light, steel-sash, awning windows in the garage bays with either six-light, metal or wood-sash windows; 2) replacement of the non-historic entry door with a similar single-leaf, single-light, aluminum-clad, wood door with a single full-height, single-light, sidelight; 3) replacement of the non-historic sliding glass doors in the kitchen with a double-leaf, single-light, aluminum-clad, wood door; 4) replacement of the non-historic sliding glass doors in the bedroom with a double-leaf, single-light, aluminum-clad, wood door with full-height, single-light, sidelights; and 5) replacement of the non-historic, single-light, fixed window with a paired, four-light, casement window of similar design and configuration to the original windows.

APPLICABLE GUIDELINES

In accordance with section 1.5 of the Historic Preservation Commission Rules, Guidelines, and Procedures (Regulation No. 27-97) (“Regulations”), in developing its decision when reviewing a Historic Area Work Permit application for an undertaking at a Master Plan site, the Commission uses the *Montgomery County Code* (“Chapter 24A”), the *Secretary of the Interior’s Standards and Guidelines for Rehabilitation (Standards)*, and pertinent guidance in applicable master plans. [Note: where guidance in an applicable master plan is inconsistent with the Standards, the master plan guidance shall take precedence (section 1.5(b) of the Regulations).] The pertinent information in these documents, incorporated in their entirety by reference herein, is outlined below.

Montgomery County Code, Chapter 24A-8

The following guidance which pertains to this project are as follows:

- (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
- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.
- (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

Secretary of the Interior’s Standards for Rehabilitation

The Secretary of the Interior defines rehabilitation as “the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.” The 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.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

STAFF DISCUSSION

Description of the Gatehouse

The subject property is the former gatehouse for Marwood. Washington architect John J. Whelan designed the Beaux Arts mansion which was completed in 1931. Associated outbuildings, including a pool-house and the subject gatehouse, were built in a style and material compatible with the main house.¹ The two-story gatehouse flanked by one-story wings is located at the former entrance to the property on Riverview Road, though it originally fronted River Road as the primary access entrance. The three-bay, two-story, stuccoed brick building with decorative quoins supports a hipped roof clad with red tiles. The first story features two garage bays and the second story consist of living quarters. Flanking the hipped-roof building are one-story, single-bay wings with a flat roof. These wings provide additional garage bays.

On the façade (north elevation), the first story of the two-story hipped roof building features a central arched opening with a no-longer-extant gate that permitted access to the mansion from River Road. The arched opening has decorative quoins and a keystone. The second story features a ribbon of three, four-light, wood-sash casement windows over the archway flanked by single, four-light, wood-sash casement windows towards the eastern and western extents of the elevation. All the windows have operable, wood-louvered shutters. There is no fenestration on the one-story wings.

The west elevation (side) features the partially exposed one-story wing and the second story of the two-story hipped roof building. The three-bay, first story consists of six-light, metal-sash, awning windows that provide light to the garage bay. The two-bay, second story consists of a non-historic sliding glass door and a non-historic, replacement, single-light window.

¹ Records differ on the date of construction of the gatehouse with suggestions that it is contemporaneous with the dwellings constructed in the mid-twentieth century. *Places from the Past* notes its date of construction as 1952. The Klingen Real Estate Atlas, 1949-1953, depicts a gatehouse but it is of frame construction. This could, however, be a survey error.

The south (rear) elevation consists of the three-bay, two-story section flanked by the one-story wings. The first story consists of the central arched opening decorative quoins and a keystone flanked by single-car garage bays with non-historic, automatic, roll-up garage doors. The one-story wings feature single-car garage bays with matching roll-up doors. The three-bay second story consists of a central four-light, wood-sash casement window flanked by paired, four-light, wood-sash casement windows that align with the eastern and western edges of the arched opening below.

The east (side) elevation is similar in form to the west elevation. A single bay consists of a six-light, steel-sash, awning window. The one-story wing is mostly obscured by a stair that access the flat roof and second-story living space. The two-bay, second story consists of a non-historic, single-leaf door with a single-light, sidelight, and a non-historic sliding glass door.

In 1992, developers subdivided the property and built 31 homes in the community named after the historic mansion. In 1998, the former owners rehabilitated the property and received a HAWP to install the current non-historic doors (to be replaced) and the existing garage doors (to be retained).²

Door Replacement – Entry Door and Kitchen Door (east elevation), and Bedroom Door (west elevation)

Staff finds the replacement of the three non-historic doors with aluminum-clad wood doors to be consistent with the applicable guidelines and recommends approval. The existing doors are neither original to the gatehouse nor a character defining feature of the building. In addition, they are located on secondary elevations with limited to no visibility from the public rights-of-way. Therefore, there would be no adverse effects to the historic site.

Window Replacement — Steel-Sash Garage Windows

Staff finds the replacement of the steel-sash windows with a metal-sash or aluminum-clad, wood-sash windows to be consistent with the applicable guidelines and recommends approval with conditions. Staff recommends that the applicant select a six-light, simulated divided, awning window and submit the specifications for review and approval by staff. The window should be set within the existing opening and at a similar depth to retain the existing reveal.

Window Replacement – Bedroom (east elevation)

Staff finds the replacement of the non-historic, single-light window with a paired, four-light, casement window to meet the applicable guidelines and recommends approval. While the original configuration of the window is unknown, the proposed paired casement window would mimic the appearance of the character defining original windows found on the gatehouse.

After full and fair consideration of the applicant's submission, staff finds the proposal, as modified by the conditions, consistent with the Criteria for Issuance in Chapter 24A-8(b), (1) and (2), (c), and (d) having found the proposal is consistent with the *Secretary of the Interior's Standards for Rehabilitation* #2, #9, and #10 outlined above.

STAFF RECOMMENDATION

Staff recommends that the Historic Preservation Commission (HPC) **approve with one (1) condition** the HAWP application with final approval of all details delegated to staff:

² For more information, see

https://mcatlas.org/tiles/06_HistoricPreservation_PhotoArchives/Padlock/HAR60640005/Box036/29-6-2_Marwood_11200%20River%20View%20Drive_01-28-1998.pdf.

1. The applicant shall submit to staff specification for the four (4) basement windows. The windows shall be either single-light (with six-light simulated divided light), metal-sash or aluminum-clad, wood-sash awning windows. The applicant shall submit a drawing or note that the windows will be installed within the existing opening at a similar depth to retain the existing reveal. The windows shall not be moved forward to the face of the building.

under the Criteria for Issuance in Chapter 24A-8(b), (1) and (2), (c), and (d) 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 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 john.liebertz@montgomeryplanning.org to schedule a follow-up site visit.



APPLICATION FOR HISTORIC AREA WORK PERMIT HISTORIC PRESERVATION COMMISSION 301.563.3400

FOR STAFF ONLY: HAWP# 1030191 DATE ASSIGNED

APPLICANT:

Name: Worthington H. Talcott, Jr. (contract purchaser) Address: 11200 River View Drive 301.213.7547c Daytime Phone:

E-mail: whtalcott@gmail.com City: Potomac 20854 Zip: 10-03185680 Tax Account No.:

AGENT/CONTACT (if applicable):

Name: Address: Daytime Phone:

E-mail: City: Zip: Contractor Registration No.: 29/6-2

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property

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

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: 11200 Street: River View Drive Potomac River Road Town/City: 82 11200 Nearest Cross Street: 0071 0000 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:

- Checklist of work types: New Construction, Addition, Demolition, Grading/Excavation, Deck/Porch, Fence, Hardscape/Landscape, Roof, Shed/Garage/Accessory Structure, Solar, Tree removal/planting, Window/Door, Other: exterior stucco repair

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 5/3/2023

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

Owner's mailing address	Owner's Agent's mailing address
Worthington H. Talcott, Jr. 11200 River View Drive Potomac, MD 20854	
Adjacent and confronting Property Owners mailing addresses	
Michael & Lynn Zacharia 11202 River View Drive Potomac, MD 20854	Samuel Sanders Rebecca Ruebner 11204 River View Drive Potomac, MD 20854
Scott & Emily Yinger 11205 River View Drive Potomac, MD 20854	Alan & Karen Money 11206 River View Drive Potomac, MD 20854
Adam & Suzanne Singer 11209 River View Drive Potomac, MD 20854	

Subject property is a Beaux Arts two-story stuccoed brick gatehouse with red terra cotta tiled hipped roof and two chimney stacks which originally provided a formal entrance to the Marwood estate and its grand scale mansion (Historic ID 29/006-000A) and was designed by Washington architect, John J. Whelan and built in 1931 as a copy of the French retreat, Mal Maison, where Josephine spent her days after being separated from Napoleon. The Gatehouse contains a single car width arch in the center of the structure through which the driveway leading to the main house was routed from River Road. The driveway from River Road has been removed and River View Drive was constructed as the sole entrance to the now developed community of Marwood containing approximately 31 homes. There is a two bay residence above the archway on the second level of the Gatehouse with ground level one story garage bay wings on either side of the archway with tile terraces on the second level above the two outer garage bays. The terraces have stone parapets that are showing some signs of deterioration. The ground level contains four garage bays that open on the River View side of the building.

A stringcourse forms the lintels of the second story windows. On the River View elevation, there are double casement windows on either side and a small single casement window in the center over the archway (the former driveway). The River Road elevation, has a triple casement window centered over the archway and single casement windows on either side. The archway and the corners of the Gatehouse are set off with quoins.

The Marwood estate has historical importance for its connection with Colonel H. Grady Gore, a prominent Maryland politician and the many prominent political figures that were entertained at Marwood, including Franklin D. Roosevelt, Robert & John F. Kennedy and Richard Nixon. Joseph P. Kennedy leased the estate as a summer and weekend retreat when he was Chair of the Securities and Exchange Commission. The Gore family acquired the Marwood estate in 1943. Colonel Gore was appointed by President Eisenhower to the International Employees Loyalty Board, served as Finance Chair of the Republican Party of Maryland for many years and was a member of the Maryland Economic Development Commission in the late 1960s. His daughter, Louise Gore served in the State House of Delegates from 1962 to 1967 and in the State Senate from 1966 until 1971.

See attached photos (1 thru 7).

The casement windows appear to be original wood, with 4 single glass panes in each panel constructed in 1931. The entry and sliding doors appear to be nonhistoric replacements added in 1998. The windows and doors appear to have some wood rot, flaking paint, mold and general deterioration. There is a single large double pane insulated window in bedroom 2 that was added in 1998. The four garage windows appear to be original metal frame windows with six single glass panes in each panel constructed in 1931 (one in bay 1 visible from the exterior stairs leading to the second level and three in bay 4). The metal frames are severely rusted and several glass panes in each garage window are broken and the glass for bay 1 has been painted and one panel replaced with a temporary plywood cover.

The proposed work is to attempt to restore all the wood casement windows; remove all paint, repair wood as needed, repaint wood, replace broken window panes and reinstall all wood casement windows.

Replace the four metal 6 glass panel garage windows with the same design windows (wood frame if metal frame windows not available).

Replace the entry door (non historic) with the same design wood door and side glass panel both with blinds between the glass. See attached proposal from Pella.

Replace kitchen sliding glass door with a wood outward swinging double glass French doors with blinds between the glass. See attached proposal from Pella.

Replace bedroom 1 sliding glass door (non historic) with wood outward swinging double glass French doors and two glass side panels with blinds between the glass. See attached proposal from Pella.

Replace large single glass window (non historic) in bedroom 2 with a new wood double casement window, with four glass panels similar in design to the existing casement windows.

The Gatehouse was originally constructed in 1931 of brick/block covered in stucco. There are several places where the brick/block and stucco have been damaged by water infiltration and freezing damage. In some places the damage is merely cracks in the stucco or concrete and, in other places, the stucco or concrete has completely separated from the brick/block structure.

The proposed work includes repairing and/or replacing the damaged exterior concrete, stucco and brick/block, including several quoins that have separated from the structure, as needed. Additionally, the metal flashing on the terraces need repair and/or replacing to properly direct rainwater to the scuppers and minimize future damage to the exterior stucco. Also, the gutters appear to need adjustment and/or repair to correct drainage problems. The proposed gutter work would include adding gutter guards/covers to prevent/minimize future drainage problems.

Windows

Work Item 1: _____

Description of Current Condition:

See attached Page 2.
See attached photos (8 thru 32).

Proposed Work:

Strip paint, repair wood framing, replace broken glass panes and reinstall wood casement windows. There are a total of 10 casement windows in need of repair.
Replace nonhistoric window in bedroom 2 with a new wood double casement window similar in design to existing wood casement windows.
See attached proposal from Pella (Pg 8).
Replace the 4 metal frame garage glass windows with a similar in design 6 glass panel window (metal or wood frame).

Doors

Work Item 2: _____

Description of Current Condition:

See attached Page 2.
See attached photos (33 thru 39).

Proposed Work:

Replace nonhistoric entry door and side glass panel similar in design to existing entry door w/blinds between glass.
Replace nonhistoric sliding glass door with double French glass doors in kitchen w/blinds between glass.
Replace nonhistoric sliding glass door with double French glass doors and side glass panels in bedroom 1 w/blinds between glass.
See attached proposal from Pella (Pgs 1-5).

Stucco, Flashing and Gutters

Work Item 3: _____

Description of Current Condition:

See attached Page 2.
See attached photos (40 thru 68).

Proposed Work:

Repairing/replacing damaged concrete, stucco, quoins and brick/block as needed.
See attached proposal from VIP Concrete & Stone Work.
Repairing/replacing damaged metal flashing on terraces as needed.
Repairing gutters and add covers/guards.
See attached proposal from Hometown Gutters & Guards.

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

	Required Attachments						
Proposed Work	1. 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	*	*	*	*	*		*

Contract - Detailed

Pella Window and Door Showroom of Tysons Corner
 8150 Leesburg Pike Suite 140
 Vienna, VA 22182
Phone: (301) 354-3689 **Fax:**

Sales Rep Name: OWENS, TROY
Sales Rep Phone: 301-957-7000
Sales Rep Fax:
Sales Rep E-Mail: towens@PellaMidAtlantic.com



Customer Information	Project/Delivery Address	Order Information
Worthington H. Talcott, Jr. 11200 River View Dr Potomac, MD 20854-1568 Primary Phone: (301) 2137547 Mobile Phone: Fax Number: E-Mail: whtalcott@aol.com Great Plains #: 1007217633 Customer Number: 1010984755 Customer Account: 1007217633	*Worthington H. Talcott, Jr. - 11200 River View Dr 11200 River View Dr Lot # Potomac, MD 20854 County:	Quote Name: *Worthington H. Talcott, Jr. - 11200 River View Order Number: 717 Quote Number: 16786064 Order Type: Installed Sales Payment Terms: Tax Code: MDINSTALL8 Quoted Date: 5/1/2023

Line #	Location:	Attributes
70	Set Up Haul away	RPSET202 - Retail INSTALL for 1000+

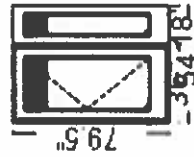
Item Price	Qty	Ext'd Price
\$684.94	1	\$684.94

Qty 1

RETUEL1 - Fuel Surcharge

Line #	Location:	Attributes	Item Price	Qty	Ext'd Price
75	Permit service	RIP004 - Historic or Other Non-Structural Permits	\$612.15	1	\$612.15

Line #	Location:	Attributes	Item Price	Qty	Ext'd Price
90	Front door	Lifestyle, Inswing Door, Inswing Door Sidelight, 54 X 79.5, With HGP, Almond	\$9,757.52	1	\$9,757.52



PK #
2133

1: 3680 Left Inswing Door
 Frame Size: 36 X 79 1/2
 General Information: No Package, With Hinged Glass Panel, Clad, Pine, 5 7/8", 4 9/16", Standard Sill, Mill Finish Sill
 Exterior Color / Finish: Standard Enduraclad, Almond
 Interior Color / Finish: Linen White Paint Interior
 Glass: Insulated Tempered Low-E Advanced Low-E Insulating Glass Argon Non High Altitude
 Hinge Panel: Clear, Tempered
 Hardware Options: Standard, Satin Nickel, Order Handle Set, Multipoint Lock, No Integrated Sensor
 Screen: No Screen
 Unit Accessories: Snap-In Between-The-Glass Blind Bottom-Up, White, Manual
 Performance Information: U-Factor 0.25, SHGC 0.19, VLT 0.34, CPD PEL-N-247-00061-00001, Performance Class LC, PG 55, Calculated Positive DP Rating 55, Calculated Negative DP Rating 70, Year Rated 08|11
 Grille: No Grille.
 Vertical Mull 1: FactoryMull, Standard Joining Mullion - Doors, Mull Design Pressure- 20, Overall Thru Direction- Vertical
 2: 1880 Fixed Inswing Door Sidelight
 Frame Size: 18 X 79 1/2
 General Information: No Package, With Hinged Glass Panel, Clad, Pine, 5 7/8", 4 9/16", Standard Sill, Mill Finish Sill
 Exterior Color / Finish: Standard Enduraclad, Almond
 Interior Color / Finish: Linen White Paint Interior
 Glass: Insulated Tempered Low-E Advanced Low-E Insulating Glass Argon Non High Altitude
 Hinge Panel: Clear, Tempered
 Hardware Options: Satin Nickel
 Unit Accessories: Snap-In Between-The-Glass Blind Bottom-Up, White, Manual
 Performance Information: U-Factor 0.26, SHGC 0.17, VLT 0.30, CPD PEL-N-248-00061-00001, Performance Class LC, PG 55, Calculated Positive DP Rating 55, Calculated Negative DP Rating 70, Year Rated 08|11
 Grille: No Grille.
 Wrapping Information: No Exterior Trim, 4 9/16", 5 7/8", Factory Applied, Pella Recommended Clearance, Perimeter Length = 267".

R1W240 - Hinged Door - Add Per Sidelight	Qty	1
R1W238 - Hinged Door - Any Single Panel	Qty	1

PSPAINTRR22 - PAINTRR22 Paint Trim to Match Door System

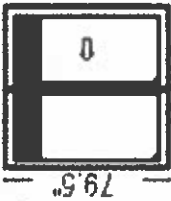
RIINSTMISC - MISC Additional Labor to Complete Work (See Notes)

Qty 2

Qty 2

Line # Location:

95 Kichen Slider



PK # 2133

Viewed From Exterior

Lifestyle, Double Sliding Door, Contemporary,, Fixed / Vent Left, 71.25 X 79.5, With HGP. Almond

1: 7280 Fixed / Vent Left Double Sliding Door

Frame Size: 71 1/4 X 79 1/2

General Information: No Package, With Hinged Glass Panel, Clad, Pine, 5 7/8", 4 9/16", Black Composite Threshold

Exterior Color / Finish: Standard Enduraclad, Almond

Interior Color / Finish: Linen White Paint Interior

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

Hinge Panel: Clear, Tempered

Hardware Options: Black, Standard, Handle Included, Handle Included, Satin Nickel, Almond, No Integrated Sensor

Screen: Sliding Screen, Wood Interior Black Exterior, Champagne, InView™

Unit Accessories: Snap-In Between-The-Glass Blind Bottom-Up, White, Manual

Performance Information: U-Factor 0.25, SHGC 0.24, VLT 0.45, CPD PEL-N-249-00115-00001, Performance Class LC, PG 40, Calculated Positive DP

Rating 40, Calculated Negative DP Rating 40, Year Rated 08|11

Grille: No Grille.

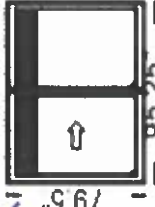
Wrapping Information: No Exterior Trim, 4 9/16", 5 7/8", Factory Applied, Pella Recommended Clearance, Perimeter Length = 302".

Item Price	Qty	Ext'd Price
\$7,282.75	1	\$7,282.75

Frame Size: 71.25" X 79.5"

Line # Location:

100 Bedroom Slider



PK # 2133

Viewed From Exterior

Lifestyle, Double Sliding Door, Contemporary,, Vent Right / Fixed, 95.25 X 79.5, With HGP. Almond

1: 9680 Vent Right / Fixed Double Sliding Door

Frame Size: 95 1/4 X 79 1/2

General Information: No Package, With Hinged Glass Panel, Clad, Pine, 5 7/8", 4 9/16", Black Composite Threshold

Exterior Color / Finish: Standard Enduraclad, Almond

Interior Color / Finish: Linen White Paint Interior

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

Hinge Panel: Clear, Tempered

Hardware Options: Black, Standard, Handle Included, Handle Included, Satin Nickel, Almond, No Integrated Sensor

Screen: Sliding Screen, Wood Interior Black Exterior, Champagne, InView™

Unit Accessories: Snap-In Between-The-Glass Blind Bottom-Up, White, Manual

Performance Information: U-Factor 0.26, SHGC 0.24, VLT 0.44, CPD PEL-N-249-00116-00001, Performance Class LC, PG 40, Calculated Positive DP

Rating 40, Calculated Negative DP Rating 40, Year Rated 08|11

Grille: No Grille.

Wrapping Information: No Exterior Trim, 4 9/16", 5 7/8", Factory Applied, Pella Recommended Clearance, Perimeter Length = 350".

Item Price	Qty	Ext'd Price
\$9,652.89	1	\$9,652.89

Frame Size: 95.25" X 79.5"

RIW236 - Sliding Door Installation - over 9' wide (Assembly Included)

Qty 1

PSPAINTRR22 - PAINTRR22 Paint Trim to Match Door System

Qty 2

Line #	Location:	Attributes
--------	-----------	------------

105 Bedroom opt 2



PK #
2133

Lifestyle, Inswing Door Sidelight, Double Inswing Door, Inswing Door Sidelight, 95.25 X 79.5. With HGP, Almond *outswing*

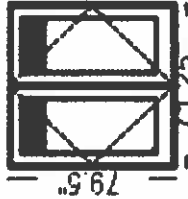
Item Price \$17,454.15
Qty 1
Ext'd Price \$17,454.15

1: 1880 Fixed Inswing Door Sidelight
 Frame Size: 18 X 79 1/2
 General Information: No Package, With Hinged Glass Panel, Clad, Pine, 5 7/8", 4 9/16", Standard Sill, Mill Finish Sill
 Exterior Color / Finish: Standard Enduraclad, Almond
 Interior Color / Finish: Linen White Paint Interior
 Glass: Insulated Tempered Low-E Advanced Low-E Insulating Glass Argon Non High Altitude
 Hinge Panel: Clear, Tempered
 Hardware Options: Satin Nickel
 Unit Accessories: Snap-In Between-The-Glass Blind Bottom-Up, White, Manual
 Performance Information: U-Factor 0.26, SHGC 0.17, VLT 0.30, CPD PEL-N-248-00061-00001, Performance Class LC, PG 55, Calculated Positive DP Rating 55, Calculated Negative DP Rating 70, Year Rated 08|11
 Grille: No Grille.
 Vertical Mull 1: FactoryMull, Standard Joining Mullion - Doors, Mull Design Pressure- 20, Overall Thru Direction- Vertical
 2: 6080 Inactive / Active Double Inswing Door
 Frame Size: 59 1/4 X 79 1/2
 General Information: No Package, With Hinged Glass Panel, Clad, Pine, 5 7/8", 4 9/16", Standard Sill, Mill Finish Sill
 Exterior Color / Finish: Standard Enduraclad, Almond
 Interior Color / Finish: Linen White Paint Interior
 Glass: Insulated Tempered Low-E Advanced Low-E Insulating Glass Argon Non High Altitude
 Hinge Panel: Clear, Tempered
 Hardware Options: Standard, Satin Nickel, Multipoint Lock, No Integrated Sensor, Order Handle Set, Order Handle Set
 Screen: No Screen
 Unit Accessories: Snap-In Between-The-Glass Blind Bottom-Up, White, Manual
 Performance Information: U-Factor 0.25, SHGC 0.19, VLT 0.34, CPD PEL-N-247-00061-00001, Performance Class LC, PG 55, Calculated Positive DP Rating 55, Calculated Negative DP Rating 70, Year Rated 08|11
 Grille: No Grille.
 Vertical Mull 2: FactoryMull, Standard Joining Mullion - Doors, Mull Design Pressure- 20, Overall Thru Direction- Vertical
 3: 1880 Fixed Inswing Door Sidelight
 Frame Size: 18 X 79 1/2
 General Information: No Package, With Hinged Glass Panel, Clad, Pine, 5 7/8", 4 9/16", Standard Sill, Mill Finish Sill
 Exterior Color / Finish: Standard Enduraclad, Almond
 Interior Color / Finish: Linen White Paint Interior
 Glass: Insulated Tempered Low-E Advanced Low-E Insulating Glass Argon Non High Altitude
 Hinge Panel: Clear, Tempered
 Hardware Options: Satin Nickel
 Unit Accessories: Snap-In Between-The-Glass Blind Bottom-Up, White, Manual
 Performance Information: U-Factor 0.26, SHGC 0.17, VLT 0.30, CPD PEL-N-248-00061-00001, Performance Class LC, PG 55, Calculated Positive DP Rating 55, Calculated Negative DP Rating 70, Year Rated 08|11
 Grille: No Grille.
 Wrapping Information: No Exterior Trim, 4 9/16", 5 7/8", Factory Applied, Pella Recommended Clearance, Perimeter Length = 350".

RIW240 - Hinged Door - Add Per Sidelight	Qty	2
RIW239 - Hinged Door - Any Two Panel	Qty	1
PSPAINTRR22 - PAINTRR22 Paint Trim to Match Door System	Qty	3

Line # Location:

110 Kitchen French door



PK #
2133

Viewed From Exterior

Attributes

Lifestyle, Double Inswing Door, Active / Inactive, 71.25 X 79.5, With HGP, Almond

outswing

1: 7280 Active / Inactive Double Inswing Door

Frame Size: 71 1/4 X 79 1/2

General Information: No Package, With Hinged Glass Panel, Clad, Pine, 5 7/8", 4 9/16", Standard Sill, Mill Finish Sill

Exterior Color / Finish: Standard Enduraclad, Almond

Interior Color / Finish: Linen White Paint Interior

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

Hinge Panel: Clear, Tempered

Hardware Options: Standard, Satin Nickel, Multipoint Lock, No Integrated Sensor, Order Handle Set, Order Handle Set

Screen: No Screen

Unit Accessories: Snap-In Between-The-Glass Blind Bottom-Up, White, Manual

Performance Information: U-Factor 0.25, SHGC 0.19, VLT 0.34, CPD PEL-N-247-00061-00001, Performance Class LC, PG 55, Calculated Positive DP

Rating 55, Calculated Negative DP Rating 70, Year Rated 08/11

Grille: No Grille.

Wrapping Information: No Exterior Trim, 4 9/16", 5 7/8", Factory Applied, Pella Recommended Clearance, Perimeter Length = 302".

Frame Size: 71.25" X 79.5"

RIW239 - Hinged Door - Any Two Panel

Qty 1

PSPAINTRR22 - PAINTRR22 Paint Trim to Match Door System

Qty 2

Item Price	Qty	Ext'd Price
\$10,398.13	1	\$10,398.13

Thank You For Purchasing Pella® Products

Line # Location:

50 Bed 2



PK #
2130

Viewed From Exterior

Attributes

Pella® Reserve, Traditional, 2-Wide Casement, 34 X 46.5

Item Price	Qty	Ext'd Price
\$5,012.92	1	\$5,012.92

1: Traditional, Non-Standard Size Non-Standard Size Left Casement
 Frame Size: 17 X 46 1/2
 General Information: Standard, Wood, Pine, 4 3/8", 4 3/16"
 Exterior Color / Finish: Primed
 Interior Color / Finish: Linen White Paint Interior
 Sash / Panel: Putty Glaze, Ogee, Standard
 Glass: Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude
 Hardware Options: Wash Hinge Hardware, Fold-Away Crank, Champagne, No Window Opening Control Device, No Limited Opening Hardware, No Integrated Sensor
 Screen: Full Screen, Linen White, InView™
 Performance Information: U-Factor 0.27, SHGC 0.23, VLT 0.43, CPD PEL-N-39-21595-00001, Performance Class LC, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Year Rated 11, Clear Opening Width 7.25, Clear Opening Height 42.375, Clear Opening Area 2.133464, Egress Does not meet typical United States egress, but may comply with local code requirements
 Grille: ILT, No Custom Grille, 7/8", Traditional (1W4H), Putty Glaze, Ogee
 Vertical Mull 1: Factory Mull, Standard Joining Mullion, Frame To Frame Width- 0", Mull Design Pressure- 20
 2: Traditional, Non-Standard Size Non-Standard Size Right Casement
 Frame Size: 17 X 46 1/2
 General Information: Standard, Wood, Pine, 4 3/8", 4 3/16"
 Exterior Color / Finish: Primed
 Interior Color / Finish: Linen White Paint Interior
 Sash / Panel: Putty Glaze, Ogee, Standard
 Glass: Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude
 Hardware Options: Wash Hinge Hardware, Fold-Away Crank, Champagne, No Window Opening Control Device, No Limited Opening Hardware, No Integrated Sensor
 Screen: Full Screen, Linen White, InView™
 Performance Information: U-Factor 0.27, SHGC 0.23, VLT 0.43, CPD PEL-N-39-21595-00001, Performance Class LC, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Year Rated 11, Clear Opening Width 7.25, Clear Opening Height 42.375, Clear Opening Area 2.133464, Egress Does not meet typical United States egress, but may comply with local code requirements
 Grille: ILT, No Custom Grille, 7/8", Traditional (1W4H), Putty Glaze, Ogee
 Wrapping Information: No Exterior Trim, 4 3/16", 4 3/8", Factory Applied, Pella Recommended Clearance, Perimeter Length = 161".

Frame Size: 34" X 46.5"

RIW6211 - Additional Unit within same opening over 96 united inches	Qty	1
RIW5210 - Full Tear Out Installation - Single Unit < 96UI	Qty	1
RIWLSF10 - Lead Safe Installation per opening	Qty	1
PSPAINTRR01 - PAINTRR01 Window w/muntin & trim <96 UI	Qty	2
PSPAINTRR24 - PAINTRR24 Paint Picture Frame, Stool, Shirt for Full Tear Ou	Qty	1
PSPAINTRR25 - PAINTRR25 Paint Extension Jambs for Full Tear Out	Qty	1
RIWX3214 - Remove & Replace Exterior Hinged Shutters	Qty	1



14660 southlawn ln rockville md, 20850

Contact information: ISMAEL PACHECO 240-471-5430//CONTACTUS.VIPCONCRETE@GMAIL.COM

Project description 11200 River View Drive	Cost	
Repair and Fabrication of the fallen pieces Complete restoration of approximately 104 sq ft (front ,left side and top) Reconstructing lines and molding of the original design , Matching the color as close as possible		
Price includes Labor , Materials , and Equipment Scaffold , water mesh special for reinforcing concrete , Concrete glue , rapidset CementAll		
	Subtotal	\$6,200.00
TOTAL		\$6,200.00

Additional Notes:

- A 30% deposit is required at the start date of the project and the remaining balance must be paid upon completion of the project. Our estimates are based on current market value and are valid for 30 days , thank you for considering vip concrete for your project needs.

Note : The price for the Whole Building will be determined by sq ft with a cost of \$59.61 for sqft for areas with design repairs and \$39 per sqft for regular repairs and less damaged areas.



Hometown Gutters & Guards

"We've got your gutters covered"

P.O BOX 4610
Ashburn, VA. 20148
OFFICE (703) 341-9485
www.guttersandguardsvamd.com
703 341-9485
MHIC License # 100616
VA License #2705 141363

CUSTOM HOME REMODELING SALE AND INSTALLATION AGREEMENT

Skip Talcott

5/3/23

Buyer(s) Name

11200 River View Drive, Potomac, MD. 20854

Buyer(s) Street Address, City, State, and Zip Code

301-213-7547

Daytime Telephone Number

whtalcott@gmail.com

Evening Telephone Number

Mobile Telephone Number

E-mail Address

The Buyer(s) listed above hereby jointly and severally agree to purchase the following goods and/or services, in accordance with the prices and terms described on the front and the reverse of this Agreement, and Buyer(s) have requested that such goods or services be installed or provided at Buyer's address listed above. The contractor hereby agrees to install or cause to be installed the products listed in this Agreement at the Buyer(s) address written above. Buyer(s) agrees to sign a completion certificate upon the installation of the goods. This Agreement represents a cash sale of goods and services.

Install Leaf Blaster gutter guards on home

Install mesh guard over scuppers

Clean, realign, and reseal gutters and corners as necessary

Remove and discard all job-related debris

The contractor will comply with all local requirements for building permits, inspections, and zoning when applicable

The project includes Workman's Comp., public liability protection, and property damage insurance

The project includes Manufacturer's Lifetime Warranty against defects (Manufacturer Responsibility)

The project includes a 2-year warranty against installation defects (TMK Ventures, LLC)

All proposals are good for 30 days. All promotions and discounts have been applied.

3 % fee for credit card use

Purchase Price: \$3575

Down Payment: \$1200

Balance due on completion: \$2375

Method of Payment:

Cash Check

Check Number: _____

Estimated Starting Date

1-2 weeks

Completion Date:

1 day

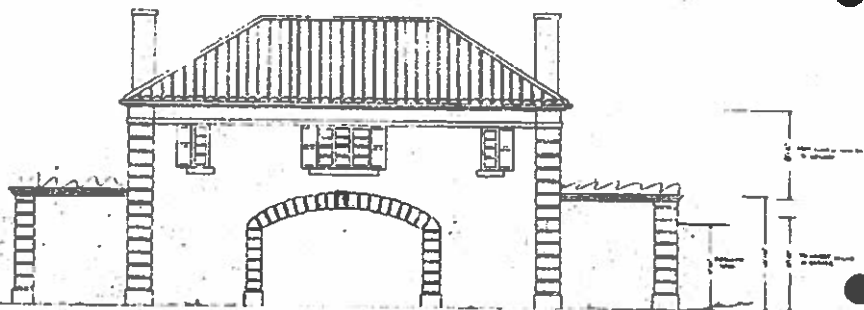
It is agreed and understood by and between the parties that this Agreement, front and back, constitute the entire understanding between the parties, and there are no verbal understandings changing or modifying any of the terms of this Agreement. Buyer(s) hereby acknowledge that Buyer(s) have read the front and the reverse of this Agreement and received a completed, signed, and dated copy. **Buyer(s) may cancel this contract at any time**









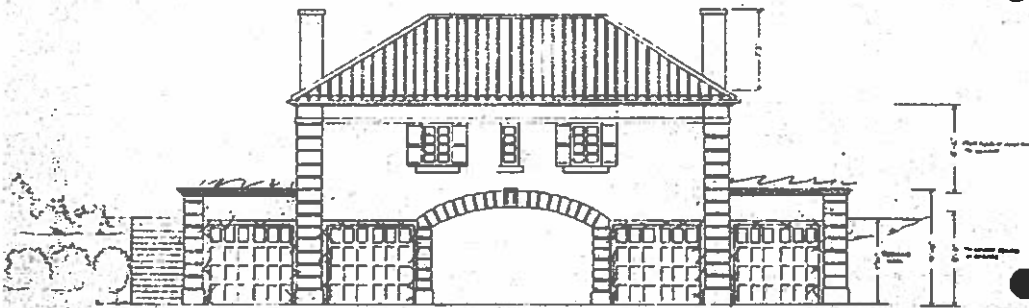


NORTH-REAR ELEVATION
Scale: 4'-1'

APPROVED
Municipal Council
Mayor, Mayor and Commissioners
Wm. Walsh *Edward Helms*

Bayden Builders, Inc.
CUSTOM HOME SERVICES - JORDANVILLE, NC
(704) 643-9797
Marshall C. Galt

A4

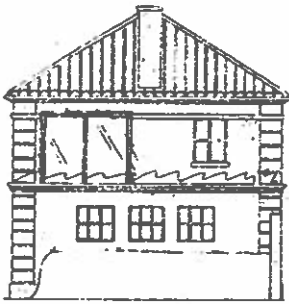


SOUTH-FRONT ELEVATION
Scale: 4'-1'

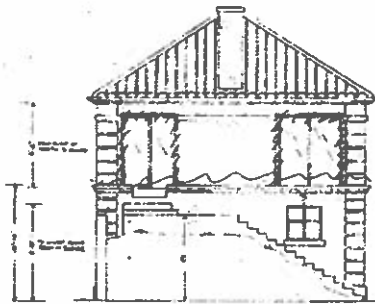
APPROVED
Municipal Engineer
[Signature]

Baylan Builders, Inc.
CUSTOM HOME BUILDERS - FERRIS, MO
(417) 462-4444

16



RIGHT ELEVATION



LEFT ELEVATION

curtain blinds
1111 doors

APPROVED
Masonry Construction
Hazard Prevention Commission
Richard [Signature]

Boyles Builders, Inc.
CUSTOM HOME BUILDERS - PATENTED IN
CLASS 187-2178

15

























































































