



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Robert Sutton
Chairman

Date: July 6, 2023

MEMORANDUM

TO: Rabbiah Sabbakhan
Department of Permitting Services

FROM: Michael Kyne
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #1030191: Fenestration alterations

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved with one (1) condition** at the June 14, 2023 HPC meeting.

- 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.**

The HPC staff has reviewed and stamped the attached construction drawings.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: Christopher Bogdan (Worthington H. Talcott, Jr., Contract Purchaser)
Address: 11200 River View Drive, Potomac

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made. Once work is complete the applicant will contact Michael Kyne at 301.563.3403 or Michael.Kyne@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 Potomac 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 a 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. REVIEWED By Michael Kyne at 3:02 pm, Jul 06, 2023

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 D Potomac Town/City: Nearest Cross Street: 82 11200 0071 Lot: Block: Subdivision:

APPROVED Montgomery County Historic Preservation Commission [Signature]

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

- 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

REVIEWED

By Michael Kyne at 3:02 pm, Jul 06, 2023

APPROVED

Montgomery County
Historic Preservation Commission



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

Owner's mailing address

Worthington H. Talcott, Jr.
11200 River View Drive
Potomac, MD 20854

Owner's Agent

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).

REVIEWED
By Michael Kyne at 3:02 pm, Jul 06, 2023

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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.

REVIEWED

By Michael Kyne at 3:02 pm, Jul 06, 2023

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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 widows. There are a total of 10 casements 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 (Pg 15).

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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 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	*	*	*	*	*		*

REVIEWED

By Michael Kyne at 3:02 pm, Jul 06, 2023

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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	Item Price	Qty	Ext'd Price
70	Set Up Haul away	RPSET202 - Retail INSTALL for 1000+	\$684.94	1	\$684.94

REVIEWED

By Michael Kyne at 3:03 pm, Jul 06, 2023

RETFUEL1 - Fuel Surcharge

Qty 1


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

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By Michael Kyne at 3:03 pm, Jul 06, 2023

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



Viewed From Exterior

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".

RIW240 - Hinged Door - Add Per Sidelight Qty 1

RIW238 - Hinged Door - Any Single Panel Qty 1

For more information regarding the finishing, maintenance, service and warranty of all Pella® products, visit the Pella® website at www.pella.com

PSPAINTRR22 - PAINTRR22 Paint Trim to Match Door System

Qty 2

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

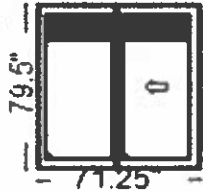
Qty 2

Line # Location: Attributes

95 Kitchen Slider

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

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



Viewed From Exterior

PK #
2133

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 = 350"

REVIEWED
 By Michael Kyne at 3:03 pm, Jul 06, 2023

Frame Size: 71.25" X 79.5"

APPROVED

Montgomery County

Historic Preservation Commission

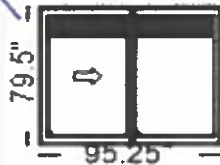


Ext'd Price
\$9,652.89

Line # Location: Attributes

100 Bedroom Slider

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



Viewed From Exterior

PK #
2133

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",
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"

Frame Size: 95.25" X 79.5"

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

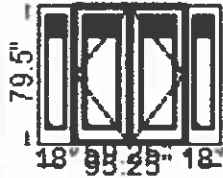
Qty 1

PSPAINTRR22 - PAINTRR22 Paint Trim to Match Door System

Qty 2

Line #	Location:	Attributes
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105 Bedroom opt 2



PK #
2133

Viewed From Exterior

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

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

outswing

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 H
 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-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".

REVIEWED
 By Michael Kyne at 3:03 pm, Jul 06, 2023

APPROVED
 Montgomery County
 Historic Preservation Commission

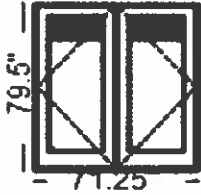
RIW240 - Hinged Door - Add Per Sidelight	Qty 2
RIW239 - Hinged Door - Any Two Panel	Qty 1
PSPAINTRR22 - PAINTRR22 Paint Trim to Match Door System	Qty 3

Line #	Location:	Attributes		
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110 Kitchen French door

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

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



Viewed From Exterior

PK #
2133

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

Thank You For Purchasing Pella® Products

REVIEWED

By Michael Kyne at 3:03 pm, Jul 06, 2023

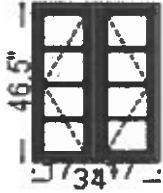
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Montgomery County

Historic Preservation Commission

Line #	Location:	Attributes
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50	Bed 2	Pella® Reserve, Traditional, 2-Wide Casement, 34 X 46.5	Item Price	Qty	Ext'd Price
			\$5,012.92	1	\$5,012.92



Viewed From Exterior

PK #
2130

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 Reserve

REVIEWED
 By Michael Kyne at 3:03 pm, Jul 06, 2023

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 Montgomery County
 Historic Preservation Commission



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 Out	Qty	1
PSPAINTRR25 - PAINTRR25 Paint Extension Jambs for Full Tear Out	Qty	1
RIWX3214 - Remove & Replace Exterior Hinged Shutters	Qty	1



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

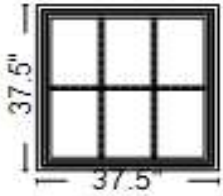
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By Michael Kyne at 3:03 pm, Jul 06, 2023

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Customer Information	Project/Delivery Address	
<p>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</p>	<p>*Worthington H. Talcott, Jr. - 11200 River View Dr 11200 River View Dr Lot # Potomac, MD 20854 County:</p>	<p>Tax Code: MDINSTALL8 Quoted Date: 4/4/2023</p>

Line # Location: Attributes

Line #	Location:	Attributes	Qty
10	Garage Windows	Architect, Traditional, Sash Set, Fixed, 37.5 X 37.5, Black	4



PK #
2138

Viewed From Exterior

1: Traditional, Non-Standard Size Non-Standard Size Fixed Sash Set
Frame Size: 37 1/2 X 37 1/2
General Information: Standard, Clad, Pine, 5", 3 11/16"
Exterior Color / Finish: Painted, Standard Enduraclad, Black
Interior Color / Finish: Linen White Paint Interior
Sash / Panel: Ogee, Ogee, Standard
Glass: Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude
Performance Information: U-Factor 0.28, SHGC 0.28, VLT 0.51, CPD PEL-N-1-59313-00001, Performance Class CW, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Year Rated 11
Grille: ILT, No Custom Grille, 7/8", Traditional (3W2H), Ogee, Ogee
Wrapping Information: No Exterior Trim, 3 11/16", 5", Factory Applied, Pella Recommended Clearance, Perimeter Length = 150".

Frame Size: 37.5" X 37.5"

RIW5210 - Full Tear Out Installation - Single Unit < 96UI	Qty	1
RIWLSF10 - Lead Safe Installation per opening	Qty	1
RIW8212 - Steel Casement Removal	Qty	1

Line #	Location:	Attributes	Qty
70	Set Up Haul away	RPSET202 - Retail INSTALL for 1000+	1

RETFUEL1 - Fuel Surcharge

Qty 1

Line #	Location:	Attributes	Qty
75	Permit service	RIP004 - Historic or Other Non-Structural Permits	1

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Line #	Location:	Attributes	Qty
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80 Entry Door

Lifestyle, Inswing Door, Inswing Door Sidelight, 56 X 79.5, With HGP, Almond

1



Viewed From Exterior

PK #
2138

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, Black Finish Sill

Exterior Color / Finish: Standard Enduraclad, Almond

Interior Color / Finish: Primed 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, Storm, 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, 2" x 4 3/8" Wood, 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, Black Finish Sill

Exterior Color / Finish: Standard Enduraclad, Almond

Interior Color / Finish: Primed Interior

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

Hinge Panel: Clear, Tempered

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

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Customer Notes: On this door we are removing the door and exterior trim that is covered with stucco after we install the door we will trim the exterior with 1X and customer will have the trim re-done with stucco after

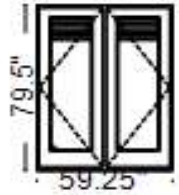
RIW240 - Hinged Door - Add Per Sidelight	Qty	1
RIW238 - Hinged Door - Any Single Panel	Qty	1
PMAINT13 - Paint Trim for Door System	Qty	2

Line #	Location:	Attributes	Qty
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85 Kitchen Door

Lifestyle, Double Inswing Door, Active / Inactive, 59.25 X 79.5, With HGP, Almond

1



Viewed From Exterior

PK #
2138

1: 6080 Active / Inactive 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: Primed Interior

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

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

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

Performance Information: U-Factor 0.25, SHGC 0.19, VLT 0.34, CPD PEL-N-247-00061

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

Grille: No Grille,

Wrapping Information: No Exterior Trim, 4 9/16", 5 7/8", Factory Applied, Pella Recommended

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Frame Size: 59.25" X 79.5"



Positive DP

Customer Notes: This door will be padded in to house a 60 inch door to be centered in opening so the door can be a inswing and fit between the the closet and cabinets. Place PVC 1x on exterior and drywall interior unfinished and customer will have his stucco guy finishe the exterior

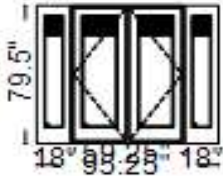
RIW239 - Hinged Door - Any Two Panel	Qty	1
PMAINT13 - Paint Trim for Door System	Qty	1
RIW6PVC1 - PVC - Per Linear Foot	Qty	16
RIW5271A - Widen Frame Opening additional over 10' - Per Ft	Qty	6

Line #	Location:	Attributes	Qty
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90 Bedroom Door

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

1



PK #
2138

Viewed From Exterior

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: Primed 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, Storm, 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: Primed 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, Ord

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

Performance Information: U-Factor 0.25, SHGC 0.19, VLT 0.34, CPD PEL-N-247-00004, CPD PEL-N-247-00004

Grille: No Grille,

Vertical Mull 2: FactoryMull, Standard Joining Mullion - Doors, Mull Design Pressure- 20

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: Primed 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, Storm, 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".

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[Signature]

Customer Notes: this door is chaging from a sliding door to a hinged door with sidelights

RIW239 - Hinged Door - Any Two Panel

Qty 1

RIW240 - Hinged Door - Add Per Sidelight

Qty 2


PMAPAIN13 - Paint Trim for Door System

Qty 2

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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 device] which may be required by your local building code to ensure egress requirements are met.

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Per the manufacturer's limited warranty, doors must be finished annually, thereafter. Variations in wood grain, color, texture or natural characteristics are not covered under the



INSYNCTIVE PRODUCTS: In addition, Pella Insynctive Products are covered by the Pella Insynctive Products Privacy Policy in effect at the time of sale, which can be found at [Insynctive.pella.com](https://www.pella.com/insynctive-privacy-policy). By 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 our website. 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](https://www.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, 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 or e-mail to 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). 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

For more information regarding the finishing, maintenance, service and warranty of all Pella® products, visit the Pella® website at www.pella.com

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.

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.

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Project Checklist has been reviewed

Customer Name (Please print)

Pella Sales Rep Name (Please print)

Customer Signature

Pella Sales Rep Signature

Date

Date

Credit Card Approval Signature

Order Totals	
Taxable Subtotal	\$40,345.48
Sales Tax @ 0%	\$0.00
Non-taxable Subtotal	\$7,897.51
Total	\$48,242.99
Deposit Received	\$0.00
Amount Due	\$48,242.99

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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.

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"We've got your gutters covered"

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Ashburn, VA. 20148
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www.guttersandguardsvamd.com

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MHIC License # 100616

VA License #2705 141363

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Skip Talcott

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**

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Ronald A. Patton



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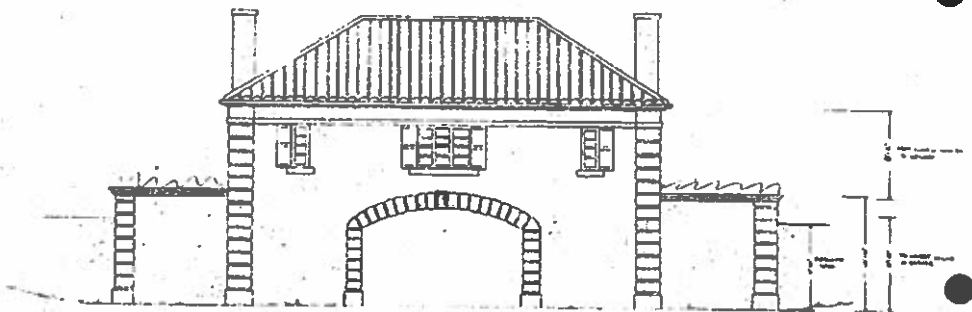
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NORTH-REAR ELEVATION
Scale: 4'-1'

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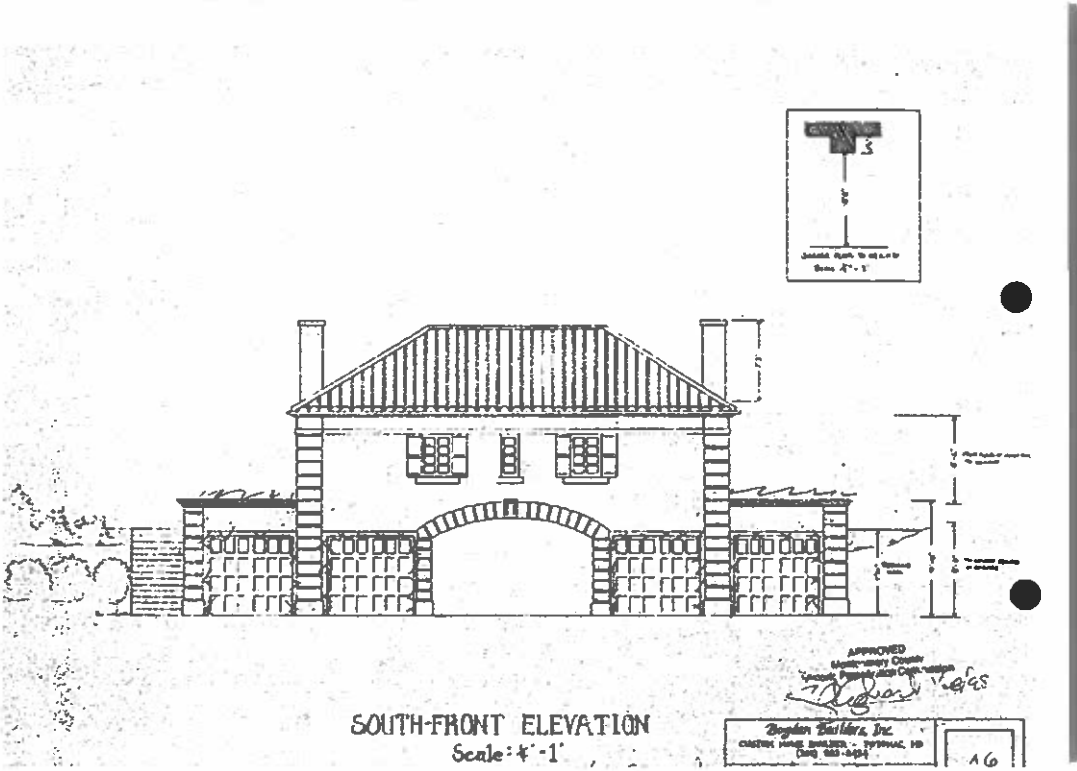
Bayden Builders, Inc.
CUSTOM HOME SERVICES - JORDANVILLE, MD
(301) 643-9921
Marshall Gable

A4

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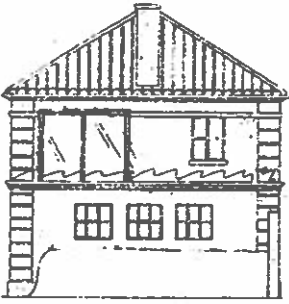




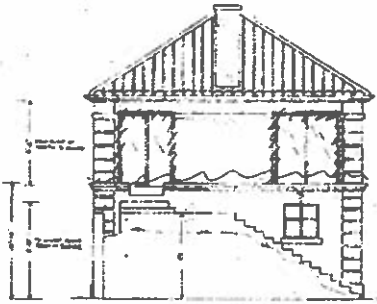
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RIGHT ELEVATION



LEFT ELEVATION

*can balcony
1111 doors*

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Robert H. Potter
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CUSTOM HOME BUILDERS - PATENTED IN
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By Michael Kyne at 3:04 pm, Jul 06, 2023

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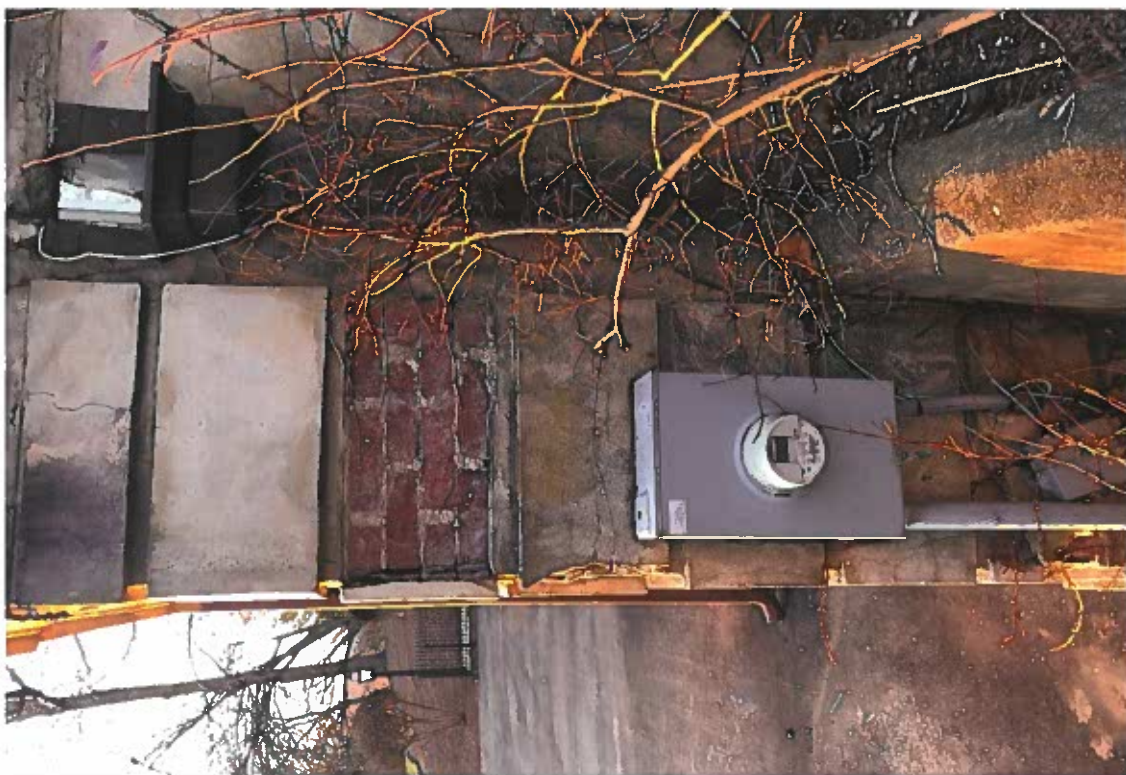
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