

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	198 Market Street, Brookeville	Meeting Date:	1/22/2025
Resource:	Primary Resource Brookeville Historic District	Report Date:	1/15/2025
Applicant:	Chloe Batch	Public Notice:	1/8/2025
Review:	HAWP	Tax Credit:	Yes
Case No.:	1097741	Staff:	Laura DiPasquale
Proposal:	Fenestration alterations		

STAFF RECOMMENDATION

Staff recommends the HPC **approve with three (3) conditions** the HAWP application with final approval delegated to staff:

1. The new windows must be true or simulated-divided-light wood or aluminum-clad windows with 7/8-inch muntins. No internal grids may be used.
2. The replacement door must be paneled wood and must have true or simulated-divided-lights or no glazing. No internal grids may be used.
3. The applicant must submit specification/shop drawings to staff showing details of the proposed windows and door in elevation, section, and plan, including how the units will be installed within the openings.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Primary Resource within the Brookeville Historic District
DATE: c. 1800
STYLE: Vernacular

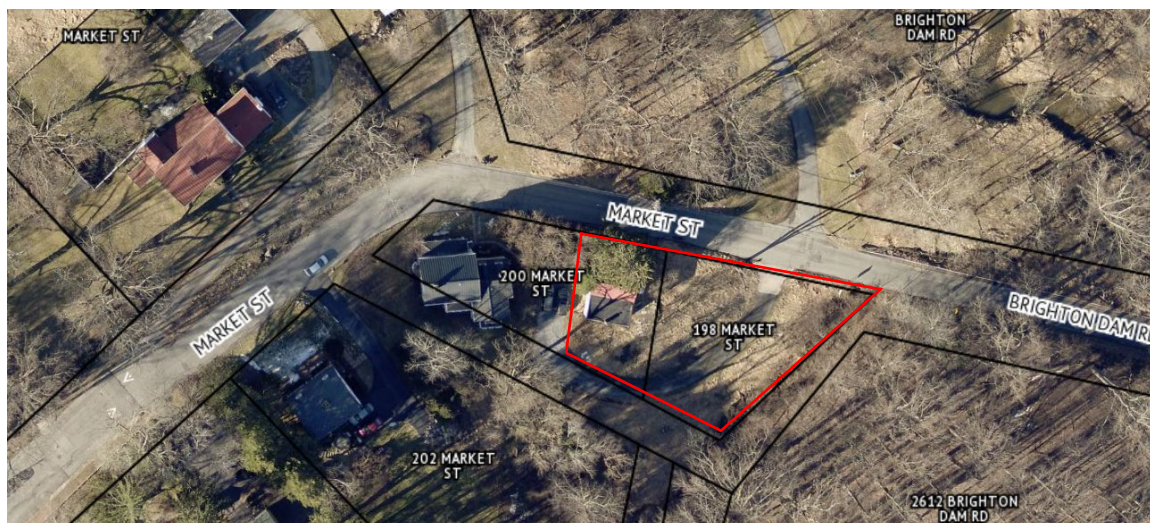


Figure 1: The location of the subject property in the Brookeville Historic District. The approximate boundary is outlined in red. Staff notes that the underlying GIS maps do not appear to reflect accurate parcel boundaries.

PROPOSAL

The applicant proposes to replace one wood entry door, replace one existing attic window, and to restore two original infilled window openings. The proposed door would be steel with internal grids. The proposed windows would be vinyl with internal grids.

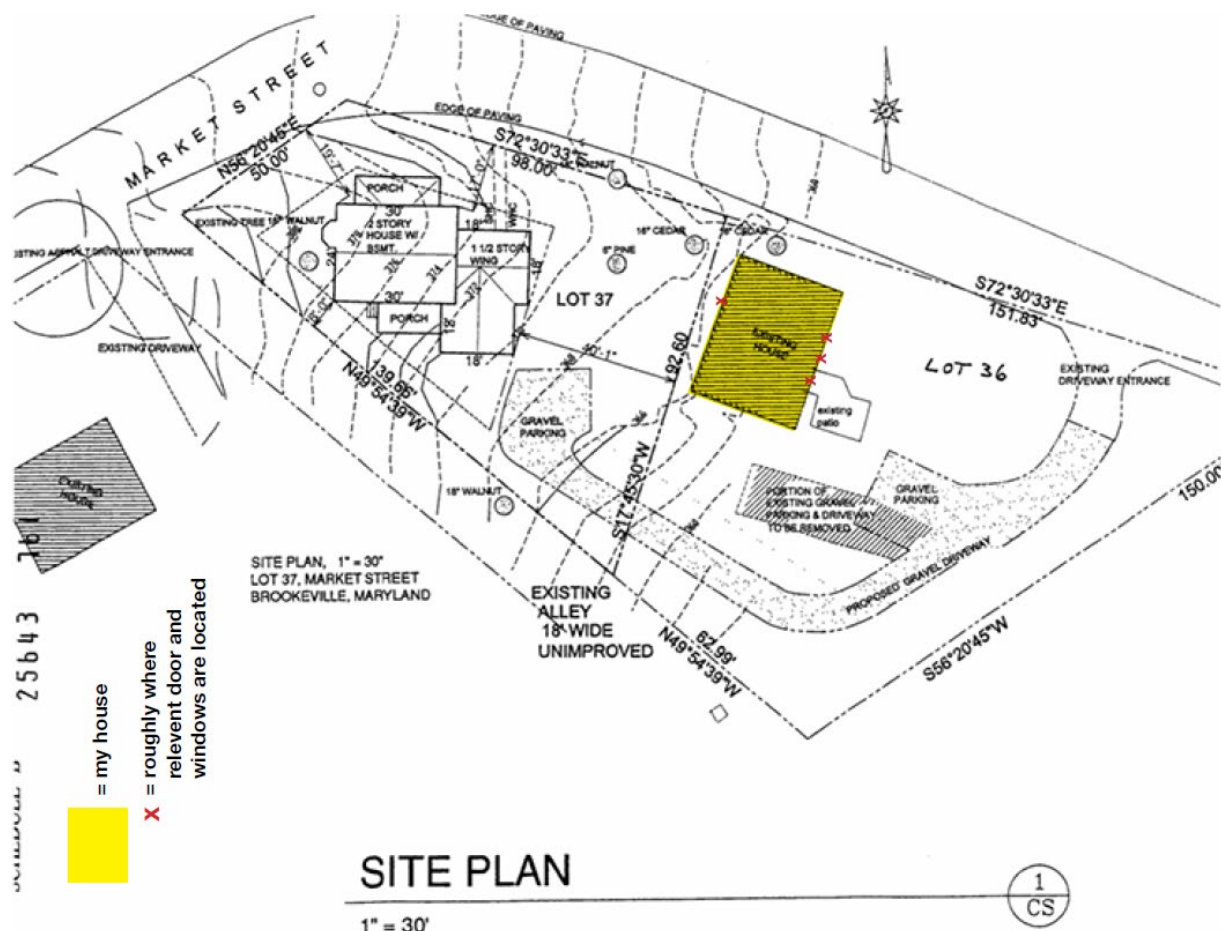


Figure 2: Locations of the proposed door and window replacements (denoted with red Xs).



Figure 3: East elevation (left) with locations of door and two windows to be reinstated; west elevation (right) with location of window to be replaced.

APPLICABLE GUIDELINES

When reviewing alterations and new construction within the Brookeville Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the Brookeville Historic District Master Plan Amendment (*Amendment*), Montgomery County Code Chapter 24A-8 (*Chapter 24A-8*), and the Secretary of the Interior's Standards for Rehabilitation (*Standards*). The pertinent information in these documents is outlined below.

Montgomery County Code Chapter 24A-8

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.
- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to ensure conformity with the purposes and requirements of this chapter, if it finds that:
 - (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
 - (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
 - (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
 - (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
 - (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
 - (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.
- (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

Secretary of the Interior's Standards for Rehabilitation

The Secretary of the Interior defines rehabilitation as “the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.” The Standards read 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.

STAFF DISCUSSION

The subject property is a circa 1800 mill worker cottage. The stone house is banked into the hillside and partially covered with aluminum siding. The house features a mix of wood true-divided-light windows and vinyl internal grid windows. The existing wood doors appear to date from the early to mid-twentieth century. Staff supports the replacement of the existing door, vinyl window and reinstatement of two currently-infilled attic windows, but not the materials or design of the proposed door or windows as submitted.



Figure 4: View of the east elevation of the subject property from Market Street.

Door

The applicant proposes to install a half-light steel door with internal grids (*Figure 5*). Staff finds that the existing wood side door is in poor condition and is not original to the opening, as evidenced by the proportions of the bottom rail, which has been cut to roughly two inches in height, leaving very little space below the panels above and reducing the door's structural integrity. Weather stripping has been

applied to a crack in the door, and one pane of glass replaced with plexiglass. Staff finds that the proposed steel door with internal grids is not compatible in materials or design with the historic property or district, but supports the replacement of the door with a new wood door that is in keeping with the style and age of the property and its modifications, satisfying Chapter 24A-8(b)(2).

YOUR PROFESSIONAL-CLASS PRODUCT
Legacy 20-Gauge Smooth Steel Entry Door with Clear Glass

ProVia
THE PROFESSIONAL WAY
877.389.0835
2150 State Route 39
Sugar Creek, OH 44681

QUOTE INFORMATION
Job: Batch, Chloe
Tag: Entry Door
Qty: 1

DETAILS
Legacy Single Entry Door in FrameSaver Frame
32" Nominal Width
78" Custom Unit Height
Unit Size: 33 3/16" x 78"
Frame Depth: 7"
2" Flat Brickmold - Shipped Unattached
Adjust Brickmold Width: 9" (45 1/4" Overall)
Right Hand Inswing - Inside Locking Out
2 Panel 430 Style 20-Gauge Smooth Steel Door
CombiTech DLA
Colorful Contoured Internal Grid - 2V x 2H
Snow Mist White Grids
Snow Mist White Inside and Outside
Hardware
All Hardware in Antique Brass Finish
Georgian Lockset (2 3/8" Backset)
Titanium Deadbolt (2 3/8" Backset)
Frame
Textured Mountain Berry Red Aluminum Frame Cladding
Snow Mist White Inside Frame
Mill Finish ZAC, Auto-Adjusting Threshold (7 13/16" Depth)
Zinc Chromate Ball Bearing Hinges (Complements Bright and Antique Brass Security Plate)
Poplar Flat Casing (6" x 1") - Snow Mist White
Poplar Quarter Round (1/2" x 3/4") - Snow Mist White

ENERGY PERFORMANCE RATINGS
U-Factor (Core) 0.25
Solar Heat Gain Coefficient 0.08

ADDITIONAL PERFORMANCE RATINGS
Visible Transmittance 0.14
Air Infiltration (per ft²) <= 0.04

INFORMATION AND WARNINGS
Brickmold will be shipped loose and will need to be installed in the field.
On inswing doors with brickmold cladding and brickmold that is shipped loose, ProVia recommends that caulking be applied where the brickmold meets the frame. No caulking has been selected.
Flat casing over 5' require additional lead time.

Figure 5: The existing door proposed for replacement (left) and proposed door specifications (right).



Figure 6: Examples of door types staff recommends would be compatible with the historic resource (finished door would be painted).

Windows

The applicant proposes to replace one existing non-historic six-over-six vinyl window with internal grids with a four-over-four ProVia vinyl window with internal grids on the west elevation, and to install four-light casements into existing frames on the east elevation.

Staff finds that the replacement of the existing vinyl window is appropriate since it is not historic material and cannot be adequately repaired, but that the proposed four-over-four vinyl windows with internal grids are not compatible with the historic resource in materials or design. Staff notes that late-eighteenth/early-nineteenth century vernacular buildings typically had windows with multiple vertically-oriented small panes of glass divided by wood muntins and held in by putty; advances in glass-making technology later in the nineteenth century would make larger panes of glass and therefore fewer divisions in the windows more affordable and common. Staff finds that the proportions of the existing six-over-six configuration are vertically-oriented and that replication of the existing configuration would be compatible with the age of the historic resource and existing wood windows on the house, as would the use of eight-over-eight windows, but that the proposed four-over-four configuration results in a larger, horizontal pane configuration that is not compatible with the historic resource, and that the internal grids and vinyl material are likewise incompatible, failing to satisfy Chapter 24A-8(b)(2), *Standard* 6 or 9.



Figure 7: The window to be replaced at the attic level on the west elevation.

YOUR PROFESSIONAL-CLASS PRODUCT

ecoLite EL400 Series 401 - Double Hung

SIZING	Structural	ENERGY
Opening Width Range: 28 1/4" to 28 1/2"	Air: 0.13 cfm/ft ² @ 1.57 psf	ENERGY PERFORMANCE RATINGS
Opening Height Range: 45 1/4" to 45 1/2"	ASTM E 283	U-Factor (U-Factor) @ 1.57 psf
Window Size: 28" x 45"	Water: 5.40 psf	0.29 0.26
United Inche: 73	ASTM E 547	ADDITIONAL PERFORMANCE RATINGS
Edge Size: 23 1/8" x 15 5/16"	Structural: R-FG25, 118mph	Air Infiltration (cfm/ft ²)
Edge Square Foot: 2.4524	AAMA/NWMA/CA 101.65, 104.40-08 and 11	0.49 59.00
Edge Mesh Color: No	SP 35	Visible Transmittance
Top Sash Size: 23 1/8" x 21 1/4"		Condensation Resistance
Top Glass Size: 22 1/4" x 19 3/4" x 3/4"		Air Infiltration (cfm/ft ²)
Top Glass Viewable Size: 21 3/8" x 18 3/4"		<= 0.13
Bottom Sash Size: 24 1/8" x 22 1/4"		
Bottom Glass Size: 23 1/4" x 20 3/4" x 3/4"		
Bottom Glass Viewable Size: 22 3/8" x 19 3/4"		
Unit:		
Bottom Screen: 23 15/16" x 22 1/8"		

877.385.0835
2150 State Route 39
Lagrangeville, OH 44681

QUOTE INFORMATION

Job: Batch, Chloe
Tag: Front 3rd Floor
Qty: 1

DETAILS

ecoLite Window - EL400 Series
401 - Double Hung
White
Blank Size: 28" x 45"
Constant Force Quick TR Balance System
Sash Stops
Double-Swing Locks
White Vent Locks
White Hardware
2 Vent Locks
Roll Form Bottom Screen (White) with BetterVue Screen Mesh
Sill Extender
Low-E/Argon Glazing
Single Strength Glass
3/4" IG Thickness
Colonial (Standard) Flat Grid - 1V x 1H
White Grids

INFORMATION AND WARNINGS

Integral nail fin has not been selected. Nail fin cannot be added later.

Installation Instructions

Figure 8: The proposed window details for the west attic window to be replaced.

Staff finds that the reinstatement of the two currently-infilled attic windows is substantiated by the physical evidence of the frames and openings on the interior of the house (*Figure 9*), in keeping with *Standard 6*, and that the proposed pane configuration appears to be compatible in scale and proportion to the historic resource, as would six-light casements, in keeping with *Standard 9*, but the vinyl material and internal grids are incompatible with the character of the historic resource, failing to satisfy Chapter 24A-8(b)(2), *Standard 6* or 9.



Figure 9: Interior views of the attic windows to be reinstated on the east elevation.



Figure 10: Exterior views of the window locations to be reinstated.

YOUR PROFESSIONAL-CLASS PRODUCT

Aspect AP500 Series 525 - 1-Lite Casement - Hinged Left (OLI)



SIZING	Structural	ENERGY
Opening Width Range: 20" to 20 1/4"	Air: 0.02 cfm/ft ² @ 1.57 psf	ENERGY PERFORMANCE RATINGS
Opening Height Range: 24 1/8" to 24 1/2"	ASTM E 283	U-Factor (I/SI) Solar Heat Gain Coefficient
Window Size: 19 3/4" x 24"	Water: 1.12 gpf	0.26 0.25
Unit Inches: 44	ASTM E 547	Visible Transmittance Centerline Resistance
Egress Size: 7 21/32" x 18 9/16"	Structural: IBC/AS 185mph	0.45 61.00
Egress Square Foot: 0.3674	AAMA/NDMA/CA 105.5, 106.4D-08 and 11	Air Infiltration (spf/ft ²)
Egress Meets Criteria: No	DP 65	<= 0.02
Operable Sash Size: 18 1/8" x 22 3/8"		
Operable Glass Size: 18" x 20 1/8" x 3/4"		
Operable Glass Weight: 15.18" x 19.38"		



QUOTE INFORMATION

Job: Batch, Chloe
 Tag: 3rd Floor
 Qty: 2

DETAILS

Aspect Window - AP500 Series
 525 - 1-Lite Casement - Hinged Left (OLI)
 White
 Exact Size: 19 3/4" x 24"
 ROTO Hardware
 White Lock-out Crank Handle
 INERGY Thermal Sash Reinforcement
 Extruded Full Screen (White) with BetterVue Screen Mesh
 Sill Extender
 ComforTech DLA
 Single Strength Glass
 3/4" IG Thickness
 Colonial (Standard) Flat Grid - 1V x 1H
 White Grids

Installation Instructions



Figure 11: Proposed attic window details on the east elevation.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve with three (3) conditions** the HAWP application, with final approval delegated to staff:

1. The new windows must be true or simulated-divided-light wood or aluminum-clad windows with 7/8-inch muntins. No internal grids may be used.
2. The replacement door must be paneled wood and must have true or simulated-divided-lights or no glazing. No internal grids may be used.
3. The applicant must submit specification/shop drawings to staff showing details of the proposed windows and door in elevation, section, and plan, including how the units will be installed within the openings;

under the Criteria for Issuance in Chapter 24A-8(b)(1) and (2), having found that the proposal, as modified by the conditions, 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, #6, and 9;

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

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

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans. Once the work is completed the applicant will contact the staff person assigned to this application at 301-495-2167 or laura.dipasquale@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#
DATE ASSIGNED

APPLICANT:

Name:
Address:
Daytime Phone:
E-mail:
City:
Zip:
Tax Account No.:

AGENT/CONTACT (if applicable):

Name:
Address:
Daytime Phone:
E-mail:
City:
Zip:
Contractor Registration No.:

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property

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

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

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

Building Number: Street:

Town/City: Nearest Cross Street:

Lot: Block: Subdivision: Parcel:

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

- New Construction
Addition
Demolition
Grading/Excavation
Deck/Porch
Fence
Hardscape/Landscape
Roof
Shed/Garage/Accessory Structure
Solar
Tree removal/planting
Window/Door
Other:

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

Chloe Batch

Signature of owner or authorized agent

Date

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
Adjacent and confronting Property Owners mailing addresses	

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

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

.

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

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

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

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

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

Left side of house

**2 smaller attic windows
to install**



Entry door to be replaced

**Attic window
to be replaced**



Right side of house

Entry Door



Door sticks out from frame, remaining partially open at the top

Plastic windowpane

Stickers

Many cracks throughout door

Weather stripping stuck over largest crack to avoid further exposure to outdoors

Entry Door



Door sticks out from frame, remaining partially open at the top



Poor fit with frame, many cracks in door, stickers on window



Frame appears to have been altered in multiple ways in unsuccessful attempt to fit door in. Locking area tenuously installed in a crack. Cutout has been made to try to make enough room next to the knob to use it from the outdoors (it is still so close to the frame that it is difficult)

Attic window (replace existing)



Current window lets in many, many bugs every day (some have collected here at the bottom of the window, some are stuck in the middle section where the two windows meet)

Attic windows (install two smaller windows that historically existed but were covered by previous owner)



**Window frames
(covered to avoid exposure
to elements/pests)**



**Left window frame
(covered by
aluminum siding on
outside of house)**



**Right window frame
(siding on outside of
house has been peeled
back for a vent for this
fan which has been
stuck in the
window frame)**



Dec 10, 2024

ProVia Window Proposal

Chloe Batch
chloe.batch@gmail.com
198 Market Street
Brookeville, MD 20833

Andrew Cook
Eclipse Remodeling
(703) 244-0282
acook@eclipseremodeling.com
License Number 116422 MHIC



Inspection Photos



George Headman (DMV FIELD INSTALL MNGR)
12/05/2024 03:28 pm (EST)
CHLOE BATCH #2412-6410049-02

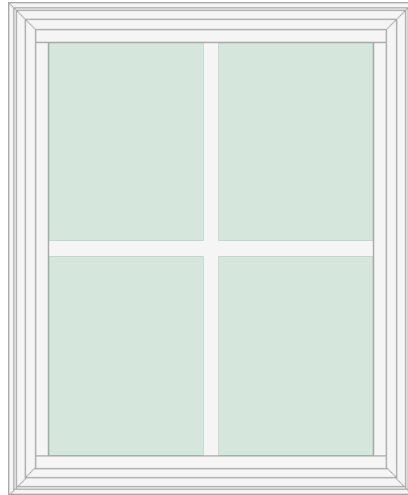


Inspection Photos

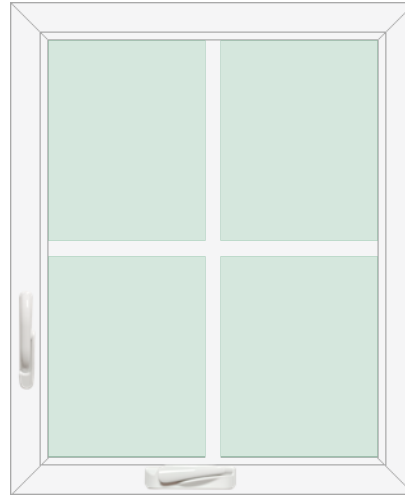


YOUR PROFESSIONAL-CLASS PRODUCT

Aspect AP500 Series 525 - 1-Lite Casement - Hinged Left (OLI)



OUTSIDE VIEW



INSIDE VIEW



877.389.0835
2150 State Route 39
Sugarcreek, OH 44681

QUOTE INFORMATION

Job: Batch, Chloe
Tag: 3rd Floor
Qty: 2

DETAILS

Aspect Window - AP500 Series

525 - 1-Lite Casement - Hinged Left (OLI)

White

Exact Size: 19 3/4" x 24"

ROTO Hardware

White Lock-out Crank Handle

INNERGY Thermal Sash Reinforcement

Extruded Full Screen (White) with BetterVue Screen Mesh

Sill Extender

ComforTech DLA

Single Strength Glass

3/4" IG Thickness

Colonial (Standard) Flat Grid - 1V x 1H

White Grids

SIZING

Opening Width Range: 20" to 20 1/4"
Opening Height Range: 24 1/4" to 24 1/2"
Window Size: 19 3/4" x 24"
United Inches: 44
Egress Size: 7 21/32" x 18 9/16"
Egress Square Foot: 0.9874
Egress Meets Criteria: No
Operable Sash Size: 18 1/8" x 22 3/8"
Operable Glass Size: 16" x 20 1/4" x 3/4"
Operable Glass Viewable Size: 15 1/8" x 19 3/8"
Full Screen: 16 1/16" x 20 5/16"
Casement Screen Notch: 7 15/16"

Structural

Air:
0.02 cfm/ft² @ 1.57 psf
ASTM E 283

Water:
11.28 psf
ASTM E 547

Structural:
R-PG65 161 mph
AAMA/WDMA/CSA 101/I.S.2/A440-08 and 11
DP 65

ENERGY

ENERGY PERFORMANCE RATINGS

U-Factor (U.S./I-P)	Solar Heat Gain Coefficient
0.26	0.25

ADDITIONAL PERFORMANCE RATINGS

Visible Transmittance	Condensation Resistance
0.45	61.00
Air Infiltration (cfm/ft ²)	
<= 0.02	

Installation Instructions



YOUR PROFESSIONAL-CLASS PRODUCT

ecoLite EL400 Series 401 - Double Hung



877.389.0835
2150 State Route 39
Sugarcreek, OH 44681

QUOTE INFORMATION

Job: Batch, Chloe
Tag: Front 3rd Floor
Qty: 1

DETAILS

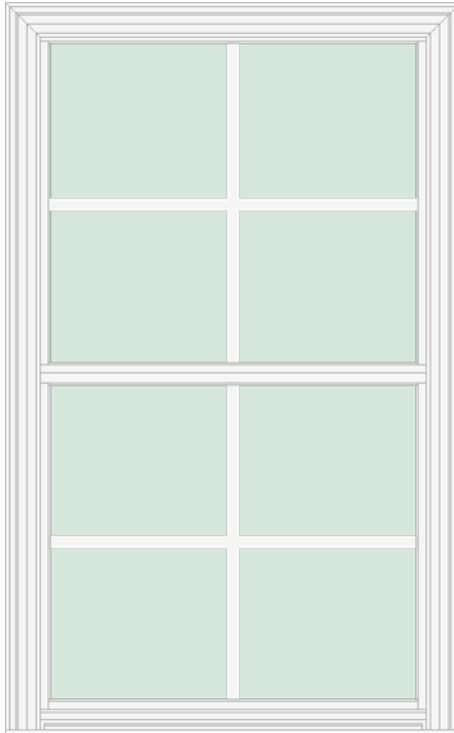
ecoLite Window - EL400 Series

- 401 - Double Hung
- White
- Exact Size: 28" x 45"
- Constant Force Quick Tilt Balance System
- Sash Stops
- Double Sweep Locks
- White Vent Locks
- White Hardware
- 2 Vent Locks
- Roll Form Bottom Screen (White) with BetterVue Screen Mesh
- Sill Extender
- Low-E w/Argon Glazing
- Single Strength Glass
- 3/4" IG Thickness
- Colonial (Standard) Flat Grid - 1V x 1H
- White Grids

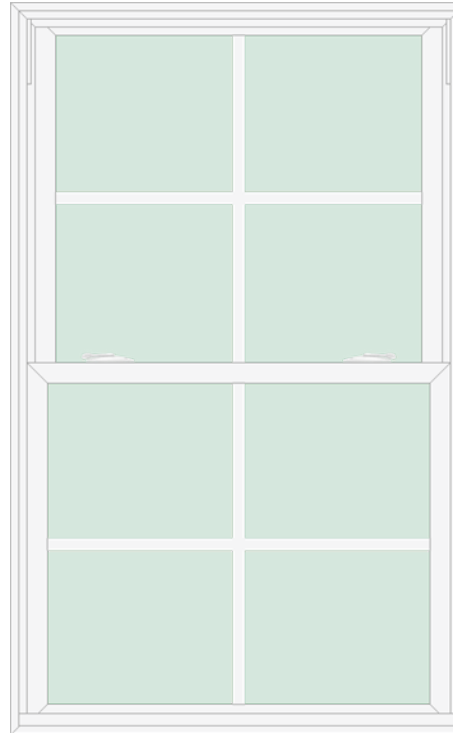
INFORMATION AND WARNINGS

Integral nail fin has not been selected. Nail fin cannot be added later.

Installation Instructions



OUTSIDE VIEW



INSIDE VIEW

SIZING

- Opening Width Range: 28 1/4" to 28 1/2"
- Opening Height Range: 45 1/4" to 45 1/2"
- Window Size: 28" x 45"
- United Inches: 73
- Egress Size: 23 1/16" x 15 5/16"
- Egress Square Foot: 2.4524
- Egress Meets Criteria: No
- Top Sash Size: 23 13/16" x 21 1/4"
- Top Glass Size: 22 1/4" x 19 3/4" x 3/4"
- Top Glass Viewable Size: 21 3/16" x 18 3/4"
- Bottom Sash Size: 24 13/16" x 22 1/4"
- Bottom Glass Size: 23 1/4" x 20 3/4" x 3/4"
- Bottom Glass Viewable Size: 22 3/16" x 19 3/4"
- Bottom Screen: 23 15/16" x 22 1/8"

Structural

- Air:**
- 0.13 cfm/ft² @ 1.57 psf
- ASTM E 283
- Water:**
- 5.43 psf
- ASTM E 547
- Structural:**
- R-PG35 118mph
- AAMA/WDMA/CSA 101/I.S.2/A440-08 and 11
- DP 35

ENERGY

- | ENERGY PERFORMANCE RATINGS | |
|---|-----------------------------|
| U-Factor (U.S./I-P) | Solar Heat Gain Coefficient |
| 0.29 | 0.26 |
| ADDITIONAL PERFORMANCE RATINGS | |
| Visible Transmittance | Condensation Resistance |
| 0.49 | 59.00 |
| Air Infiltration (cfm/ft ²) | |
| <= 0.13 | |

STC: 25; OITC: 22; Acoustic Test Report: f2960.01-113-11

YOUR PROFESSIONAL-CLASS PRODUCT

Legacy 20-Gauge Smooth Steel Entry Door with Clear Glass



877.389.0835
2150 State Route 39
Sugarcreek, OH 44681



OUTSIDE VIEW



INSIDE VIEW

QUOTE INFORMATION

Job: Batch, Chloe
Tag: Entry Door
Qty: 1

DETAILS

Legacy Single Entry Door in FrameSaver Frame

32" Nominal Width
78" Custom Unit Height
Unit Size: 33 9/16" x 78"
Frame Depth: 7"
2" Flat Brickmold - Shipped Unattached
Adjust Brickmold Width: 9" [45 1/4" Overall]
Right Hand Inswing - Inside Looking Out
2 Panel 430 Style 20-Gauge Smooth Steel Door
ComforTech DLA
Colonial Contoured Internal Grid - 2V x 2H
Snow Mist White Grids
Snow Mist White Inside and Outside

Hardware

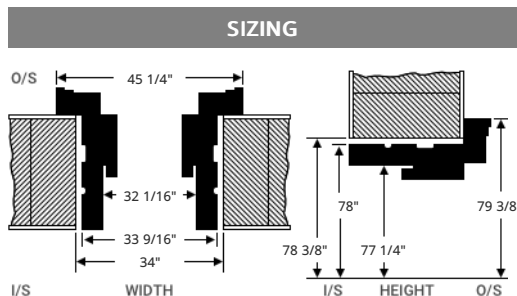
All Hardware in Antique Brass Finish
Georgian Lockset (2 3/8" Backset)
Thumbturn Deadbolt (2 3/8" Backset)

Frame

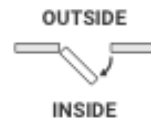
Textured Mountain Berry Red Aluminum Frame Cladding
Snow Mist White Inside Frame
Mill Finish ZAC Auto-Adjusting Threshold (7 13/16" Depth)
Zinc Chromate Ball Bearing Hinges (Complements Bright and Antique Brass)
Security Plate
Poplar Flat Casing (6" x 1") - Snow Mist White
Poplar Quarter Round (1/2" x 3/4") Shoemold - Snow Mist White

INFORMATION AND WARNINGS

Brickmold will be shipped loose and will need to be installed in the field. On inswing doors with brickmold cladding and brickmold that is shipped loose, ProVia recommends that caulking be applied where the brickmold meets the frame. No caulking has been selected. Flat casing over 5" require additional lead time.



HANDING



Installation Instructions



ENERGY

ENERGY PERFORMANCE RATINGS

U-Factor (U.S./I-P)	Solar Heat Gain Coefficient
0.25	0.08

ADDITIONAL PERFORMANCE RATINGS

Visible Transmittance	-
Air Infiltration (cfm/ft ²)	<= 0.04

The ProVia logo features a stylized green leaf icon to the left of the brand name "ProVia" in a bold, white, sans-serif font. Below the brand name, the tagline "THE PROFESSIONAL WAY" is written in a smaller, all-caps, white, sans-serif font.

ProVia
THE PROFESSIONAL WAY

ECOLITE WINDOWS
& PATIO DOORS



ECOLITE™ WINDOWS & PATIO DOORS



SHOWN ON THE COVER
White EcoLite™ Single Hung Window

SHOWN ON THIS PAGE
White EcoLite 2-Lite Sliding Patio Door



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THE PROFESSIONAL WAY

ProVia® caters to a niche within the window and door market that demands a high degree of customization coupled with outstanding quality. Our company defines the products that meet this demand as “professional-class.” We have found success by adhering to a set of core values that guide us as we develop rewarding, long-term relationships with our employees, customers and homeowners.



Our Mission: To Serve, By Caring for Details In Ways Others Won't



**DOORS | WINDOWS
SIDING | STONE | ROOFING**



Doing Business Since 1977



1,900+ Associates Nationwide



Multi-Time ENERGY STAR® Partner of the Year Award Winner



90%+ Windows & Doors are ENERGY STAR® Certified



2,100,000 sq. ft Total Manufacturing / Warehouse Space



8,500 Tons of Metals, Paper, Glass and Vinyl (Window and Siding) Recycled Annually

INDUSTRY ASSOCIATION

ProVia is a proud member of the Window and Door Manufacturers Association (WDMA) and American Architectural Manufacturers Association (AAMA) - leading voices in our industry. As such, we support advocacy in building code and ASTM standard arenas, quality materials, installation and design in Doors and Windows.



ACCREDITATION AND TESTING

ProVia products are voluntarily third-party tested and rated in several energy performance categories through the National Fenestration Rating Council and meet or exceed standards governed by the American Architectural Manufacturers Association.



Why Choose Vinyl

YOUR VERSATILE WINDOW SOLUTION

EcoLite™ windows are constructed of SunShield® vinyl, made with a compound proven to perform better than alternative building materials. Vinyl ensures long-lasting color retention and low maintenance, plus the added confidence of a warranty against rotting, cracking, pitting, corroding and peeling. The vinyl is resistant to rot, insect and microbial damage, never requires painting and is easy to clean.



LOW MAINTENANCE

Vinyl is the low-maintenance choice for residential use.



SUPERIOR WEATHERABILITY

The vinyl compound is uniquely formulated to withstand the harsh effects of weather, UV light and southern exposure.



COLOR RETENTION

Pharmaceutical-grade compounding and blending systems provide consistency, so you can rely on superior color and weatherability.



DESIGNED TO PERFORM

Industry partnerships and on-going research into new technologies ensure the vinyl compound exceeds industry standards, outperforms the competition, and works together to offer best-in-class technology.





WINDOW FEATURES

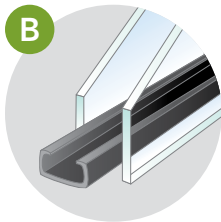


The Components



FRAME

EcoLite™ windows are constructed with a 3/4" white vinyl frame. Both the sash and frame are welded for increased strength.



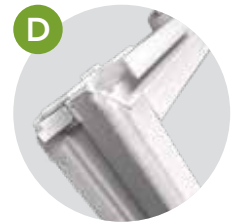
GLASS PACKAGE

EcoLite windows feature a 3/4" Low E with Argon Insulated Glass (IG) Unit utilizing Intercept® Blackline Spacer.



HARDWARE

Two surface-mounted sweep locks and tilt latches are added to both lock and tilt the sashes inward.



DUAL BARRIER-FIN WEATHERSTRIPPING

This weatherstripping provides a barrier against air, water, dust and noise.



ACCESSORIES

An accessory groove is located on the interior and exterior of the window, providing a way to snap in different trim options.



ROLL FORMED SCREEN WITH BETTERVUE® MESH

This fiberglass mesh is very durable and flame retardant, providing an enhanced view, increased insect protection and improved airflow.



EXTRUDED SLOPED SILL

The sill is integrated into the window, providing a way for water to easily drain to the exterior of the home.



EXTERIOR GLAZING

The glazing bead is located on the exterior of the window to provide an overall cleaner look from the interior of the home.

PATIO DOOR FEATURES

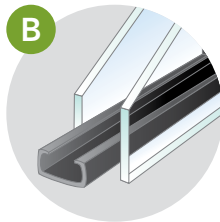


The Components



FRAME

Welded white 3 $\frac{1}{16}$ " frame with integrated nail fin and reinforced mechanical sash



GLASS PACKAGE

EcoLite patio doors feature a 1" Low E with Argon Insulated Glass (IG) Unit utilizing Intercept® Blackline Spacer with tempered glass.



HARDWARE

White, single point hardware with no keylock is standard. Handleset with keylock is optional.



SLIDING SYSTEM

Patented sliding system feature with four adjustable 1" wheels



PROFILE

Strong, multi-chamber profile with interior and exterior accessory grooves



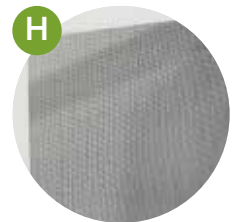
SILL

Bottom sill protector for optimal drainage



FOOTLOCK (OPTIONAL)

This secondary security feature locks the active sash at the sill in two positions: completely closed or slightly open to allow air in.



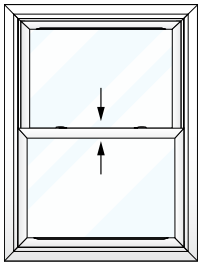
SCREEN

EcoLite patio doors feature an aluminum screen frame with bottom track operation and BetterVue® fiberglass mesh.

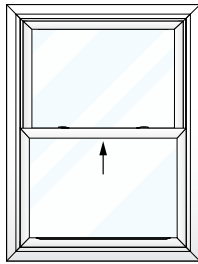
TYPES

Windows

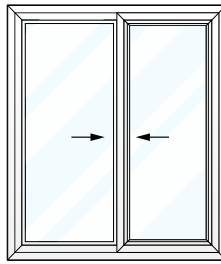
DOUBLE HUNG



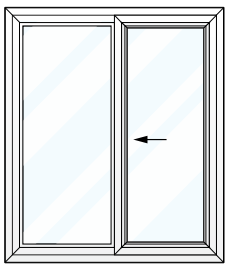
SINGLE HUNG



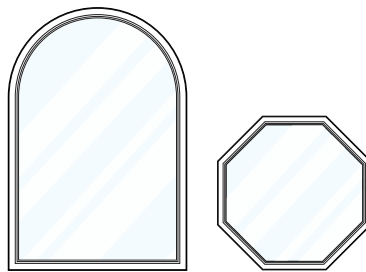
SLIDER



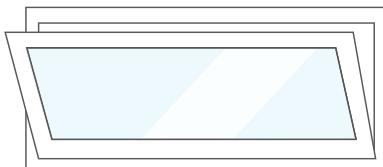
SINGLE SLIDER



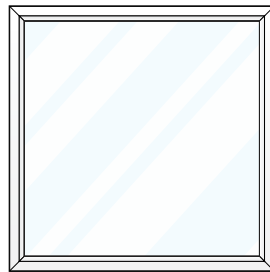
ARCHITECTURAL SHAPES



HOPPER

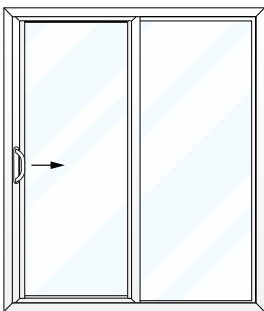


PICTURE



Patio Doors

2-LITE



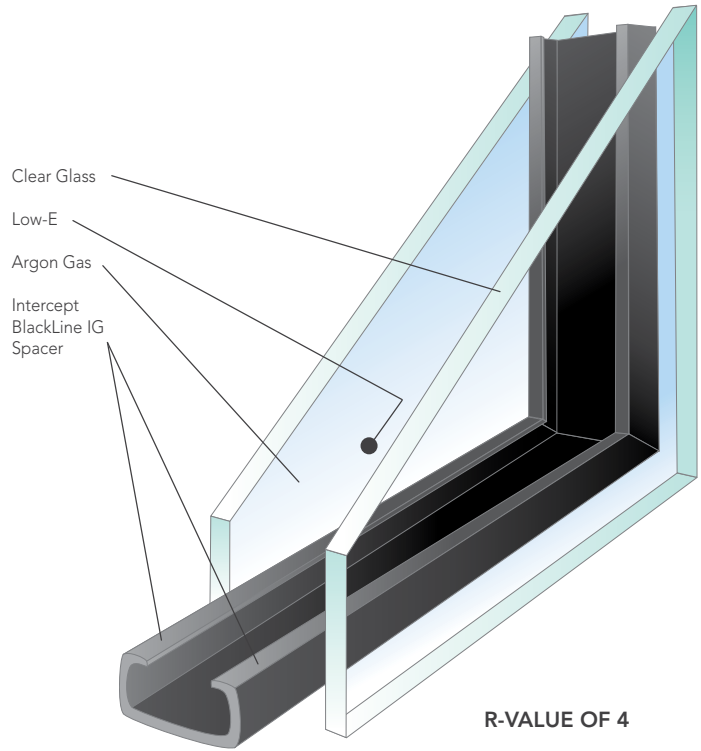
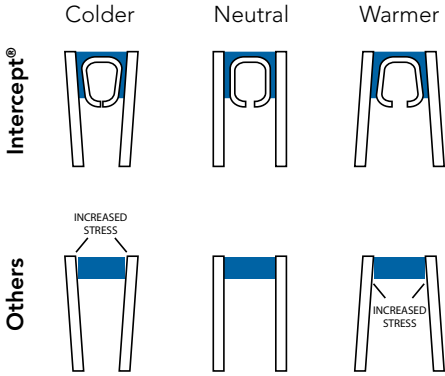
Available Sizes:
72" x 80"
60" x 80"
No Sidelites or Transoms



GLASS PACKAGE

Featuring Intercept Blackline IG Spacer System

EcoLite™ windows and patio doors have been independently tested and certified. An Intercept® Blackline glazing system improves thermal performance for less heat loss, warmer glass temperature and reduced interior condensation.



The Blackline spacer features a patented one-piece u-channel design offering superior flexibility with no load on sealant, virtually eliminating seal failure. The unique black coating creates an aesthetically pleasing sight line at the edge of the glass.

UNDERSTANDING THE NFRC LABEL

The NFRC label for the ecoLite window includes the following information:

- Product: ecoLite
- Configuration: 401 - Double Hung
- Coatings: Low-E w/Argon
- Glazing: Double Glaze - Low-E w/Argon
- Frame: Vinyl
- Product ID: PRD-N-96-00053-00001

ENERGY PERFORMANCE RATINGS	
U-Factor (U.S./I-P)	Solar Heat Gain Coefficient (SHGC)
A 0.30	B 0.32
ADDITIONAL PERFORMANCE RATINGS	
Visible Transmittance	Air Infiltration (cfm/ft²)
C 0.57	D ≤ 0.3
Condensation Resistance	
E 56	—

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 product and does not warrant the suitability of any product for any specific use. Consult manufacturers literature for other product performance information. - www.nfrc.org

- A U-Factor** – Insulating value of the entire window system. Lower numbers reflect better insulating value.
- B Solar Heat Gain Coefficient (SHGC)** – Amount of heat from the sun passing through the glass. Lower numbers indicate glass is keeping heat from entering your home. SHGC is measured on a scale from 0 to 1.
- C Visible Transmittance** – Amount of visible light passing through the glass. Higher numbers indicate glass is allowing more light to enter your home. Visible transmittance is measured on a scale from 0 to 1.
- D Air Infiltration** – How much air is entering or escaping through the window. Lower numbers indicate air is kept from entering or escaping.
- E Condensation Resistance** – Amount of moisture it takes for glass to condensate when exposed to extreme interior and exterior temperature changes. Higher numbers indicate better resistance to condensation. Condensation resistance is scored on a scale of 0 to 100.

For example purposes only. Numbers will vary based on the window or patio door package chosen.

PRIVACY AND TINT

Privacy Options

Choose from two different types of glass if you need light to filter in, yet want to maintain privacy. These glass styles look great in rooms where privacy is important.



Gluechip



Obscure Pebble

Actual privacy levels will vary depending on your distance from the glass and also the amount of light in the room in comparison to the light outside your home. For extra privacy, contact customer service to add an extra pane of privacy glass to your window or patio door order.

Tint Options

Tinted glass can help reduce UV transmittance, solar heat gain and glare. Tinted glass options can give a room a whole new look, providing its own unique set of benefits. Be sure to choose the right one for your home.



Clear Glass



Bronze

High visible light transmittance
Warm glow to interior décors
Complements brick and stone
Ultraviolet light protection



Green

Subdues interior brightness
High visible light transmittance



Gray

Excellent glare control
Exceptional protection against interior fabric and color fading
Ultraviolet light protection

INTERNAL GRIDS

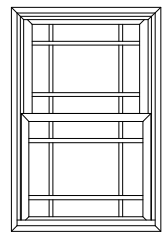
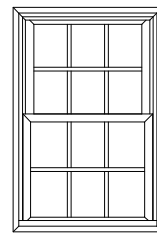
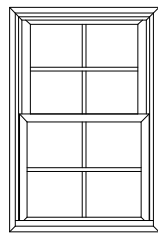
The style of grids you choose can make a big impact on your home's appearance. Grids look great on the front side of a house or in accent windows throughout the home. You can choose from several grid patterns including variations of Colonial, Cottage and Prairie styles.



Contoured



Flat



Cottage



Colonial



Prairie



2½" Colonial Style MasterFit Trim
Painted Snow Mist White

WARRANTY HIGHLIGHTS

This is not the complete warranty. Please read the entire warranty by scanning the QR code on the next page.



BASIC WINDOW OR PATIO DOOR UNIT - LIFETIME TRANSFERABLE

The rigid vinyl in the window or patio door is warranted against chipping, cracking, peeling, pitting, blistering or warping, for as long as you own and live in the Home in which the product was originally installed.



INTERIOR PAINT/STAIN FINISH - 10 YEAR

ProVia® further warrants the factory-applied paint or stain finish on the interior wood components against flaking, checking, blistering or peeling and defects in material and workmanship for a period of ten (10) years from date of installation. Damage to the paint or stain finish caused by condensation and normal wear are not covered.

** This is for interior wood casing and jamb extensions.*



HARDWARE - LIFETIME

ProVia further warrants the moving parts, such as balances on double-hung windows and locking mechanisms in all units, for as long as the original purchaser owns and lives in the Home in which the product was originally installed, if those parts are not free from defects in material and workmanship under conditions of normal use and wear.



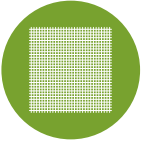
PATIO DOOR HANDLES - 1 YEAR

Patio door handles with a painted finish are warranted against flaking, checking, blistering or peeling for a period of (1) year from date of installation.



INSULATED GLASS UTILIZING INTERCEPT® SPACER - 20 YEAR

ProVia further warrants the insulated glass units utilizing Intercept spacer in its vinyl windows or patio doors against defects resulting in material obstruction of vision as the result of film formation between the interior glass surfaces caused by failure of the air-tight seal, for a period of twenty (20) years from date of installation. Small spots, marks, lint, and scratches not exceeding applicable glass manufacturing specifications imposed by Federal Specification 1036-90 will not constitute defects under this warranty.



SCREENS - LIFETIME

Further, ProVia will replace under conditions of normal use, for as long as the original purchaser owns and lives in the Home in which the product was originally installed, the fiberglass, aluminum or SeeVue stainless steel screening if it is not free from rotting, staining, or rusting.



NON-RESIDENTIAL & MULTI-FAMILY APPLICATIONS

Where the structure in which the product is installed is not a single family residence occupied by the purchaser, or is owned by a public or private corporation for profit or non-profit, an unincorporated association or other business entity of any type recognized by law, a church, a school, a governmental or public authority, the time periods stated in this warranty shall be limited as follows: Basic Window or Patio Door Unit – 5 Year (non-transferable); Hardware - 1 Year; Insulated Glass – 10 Year (glass breakage not included); Internal Blinds – 5 Year; Screens – 5 Year; and Finishes – 1 Year.



COASTAL APPLICATIONS

For products that are installed in a Coastal region the time periods stated in this warranty shall be limited as follows: Non stainless steel hardware mechanisms in Casement Window & Patio Door units - 5 year mechanical warranty; Aged Bronze, Bright Brass or Satin Nickel Patio Door Handles – 10 Year Finish. Definition of Coastal Regions: For information and maps of Coastal regions please go to www.provia.com/coastalwarranty.



View the Complete
Warranty on
provia.com



“To serve, by caring for details in ways others won’t.” It’s not just our mission, but a way of letting our light shine every day at ProVia®. We continually strive to put these words into action by providing unmatched quality and service. The P-icon symbolizes each employee’s commitment to devoting the utmost care, pride and quality into each building product we manufacture...it’s The Professional Way.



At ProVia, we manufacture energy efficient products and exercise corporate environmental stewardship by recycling, reducing pollution emissions and much more. In fact, our company has received repeated awards from the Environmental Protection Agency such as Partner of the Year - Sustained Excellence for outstanding efforts in energy savings.



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DEPARTMENT OF PERMITTING SERVICES

Marc Elrich
County Executive

Rabbiah Sabbakhan
Director

HISTORIC AREA WORK PERMIT APPLICATION

Application Date: 12/19/2024

Application No: 1097741
AP Type: HISTORIC
Customer No: 1510200

Comments

My quality of life has been affected daily by these issues that need replacement and I have finally saved just enough to address them before my financial situation changes for the worse. I desperately need the help they will provide in temperature and pest control, and security.

Affidavit Acknowledgement

The Homeowner is the Primary applicant
This application does not violate any covenants and deed restrictions

Primary Applicant Information

Address 198 Market ST
Brookeville, MD 20833
Homeowner Batch (Primary)

Historic Area Work Permit Details

Work Type RESREP

Scope To replace an entry door on the left side of the house that does not fully close, has many cracks and flaws, lets cold weather and pests in - with a door as of close in style as possible. To replace an attic window on the right side of the house that has been poorly installed and lets in many bugs. To reinstate two Work smaller historic windows in the attic on the left side of the house that had been removed and covered by siding and vents for a fan.