

# Montgomery County Historic Preservation

## Staff Report

<p><b>ADDRESS:</b> 102 E Lenox Street, Chevy Chase</p> <p><b>RESOURCE:</b> Chevy Chase Village Historic District</p> <p><b>APPLICANT:</b> William and Susan Kirby</p> <p><b>REVIEW:</b> HAWP</p> <p><b>CASE NO.:</b> 1159309</p> <p><b>PROPOSAL:</b> Window replacement</p>	<p><b>MEETING DATE:</b> 6/10/2026</p> <p><b>REPORT DATE:</b> 6/3/2026</p> <p><b>PUBLIC NOTICE:</b> 5/27/2026</p> <p><b>TAX CREDIT ELIGIBLE:</b> No</p> <p><b>STAFF:</b> Laura DiPasquale</p>
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### Staff Recommendation

Staff recommends the HPC deny the HAWP application.

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### Architectural Description

**Significance:** Contributing Resource within the Chevy Chase Village Historic District

**Date:** 1916-27

**Style:** Vernacular

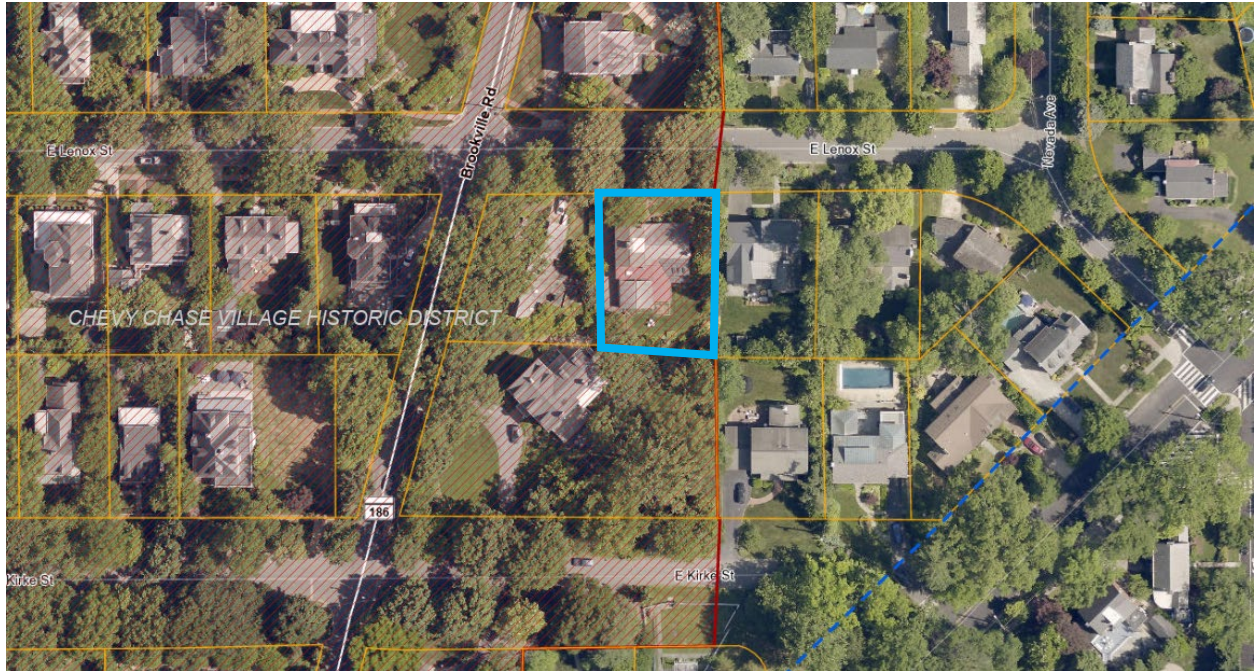


Figure 1: The location of the subject property (outlined in blue) within the Chevy Chase Village Historic District (outlined and hatched in red).



Figure 2: Front elevation of the subject property (May 2026, Historic Preservation Division).

## Proposal

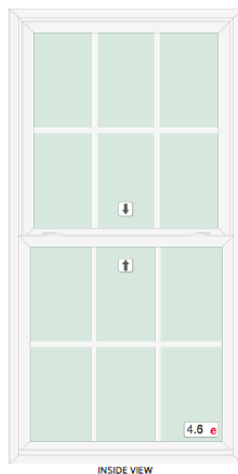
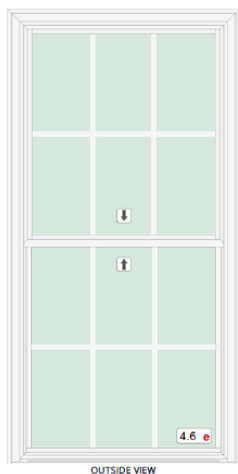
The applicants propose to replace six existing vinyl windows on the front elevation and one existing vinyl window on the east (left) side elevation with new ProVia Aspect vinyl windows with internal grids. The applicants also propose to install new wood trim to the perimeter of the seven windows.



Figure 3: Annotated photograph showing the locations of the windows to be replaced.

### YOUR PROFESSIONAL-CLASS PRODUCT

Aspect AP500 Series 501 - Double Hung



#### QUOTE INFORMATION

Job: Kirby  
 Order #15023957-1  
 Qty: 2

#### DETAILS

**Aspect Window - AP500 Series**  
 501 - Double Hung  
 White  
 Exact Size: 31 1/2" x 61 1/2"  
 Constant Force Roller Tilt Balance System  
 Snap-In Frame Sash Stops  
 Double Profile SA Locks  
 White Vent Locks  
 White Hardware  
 INNERGY Thermal Sash Reinforcement  
 Roll Form Bottom Screen (White) with BetterVue Screen Mesh  
 Sill Extender (4 Sides) (Exterior)  
 1/2" Drywall Return (4 sides) (White Only)  
 Comfortech DLA-HC  
 Double Strength Glass (1/8" per pane)  
 3/4" IG Thickness  
 Colonial Flat Grid - 2V x 1H  
 White Grids

Figure 4: Specification for one of the proposed ProVia Aspect AP500 Series 501 vinyl replacement windows.

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## Applicable Guidelines

When reviewing alterations and new construction within the Chevy Chase Village Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the historic preservation review guidelines in the approved and adopted amendment for the Chevy Chase Village Historic District (*Guidelines*), *Montgomery County Code Chapter 24A (Chapter 24A)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

### ***Chevy Chase Village Historic District Guidelines***

#### **Contributing Resource:**

A resource which contributes to the overall character of the district and its streetscape, but which is of secondary architectural and historical significance. A resource may be classified as contributing if it is a common or ubiquitous example of an architectural style that is important to the historic district, or if it was an outstanding resource that, while still identifiable as a specific architectural style, has lost some degree of its architectural integrity due to alterations. Contributing resources add to the overall streetscape due to their size, scale, and architectural character. The *Guidelines* state five basic policies that should be adhered to, including:

1. Preserving the integrity of the Chevy Chase Village Historic District. Any alterations should, at a minimum, perpetuate the ability to perceive the sense of time and place portrayed by the district.
2. Preserving the integrity of contributing structures. Alterations should be designed in such a way that the altered structure still contributes to the district.
3. Maintaining the variety of architectural styles and the tradition of architectural excellence.
4. Design review emphasis should be restricted to changes that will be visible from the front or side public right-of-way, or that would be visible in the absence of vegetation or landscaping.
5. Alterations to the portion of a property that are not visible from the public-right-of-way should be subject to a very lenient review. Most changes to the rear of the properties should be approved as a matter of course.

The *Guidelines* break down specific projects into three levels of review - Lenient, Moderate and Strict Scrutiny for Outstanding and Contributing Resources:

**“Lenient Scrutiny”** means that the emphasis of the review should be on issues of general massing and scale, and compatibility with the surrounding streetscape, and should allow for a very liberal interpretation of preservation rules. Most changes should be permitted unless there are major problems with massing, scale or compatibility.

**“Moderate Scrutiny”** involves a higher standard of review than “lenient scrutiny.” Besides issues of massing, scale and compatibility, preserving the integrity of the resource is taken into account. Alterations should be designed so that the altered structure still contributes to the district. Use of compatible new materials, rather than the original building materials, should be permitted. Planned changes should be compatible with the structure’s existing design, but should not be required to replicate its architectural style.

“**Strict Scrutiny**” means that the planned changes should be reviewed to ensure that the integrity of the significant exterior architectural or landscaping features and details is not compromised. However, strict scrutiny should not be “strict in theory but fatal in fact” i.e. it does not mean that there can be no changes but simply that the proposed changes should be reviewed with extra care.

- Exterior trim (such as moldings on doors and windows) on contributing resources should be subject to moderate scrutiny if it is visible from the public right-of-way, lenient scrutiny if it is not. Exterior trim on outstanding resources should be subject to strict scrutiny if it is visible from the public right-of-way.
- Windows (including window replacement) should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not. For outstanding resources, they should be subject to strict scrutiny. Addition of compatible exterior storm windows should be encouraged, whether visible from the public right-of-way or not. Vinyl and aluminum windows (other than storm windows) should be discouraged. Addition of security bars should be subject to lenient scrutiny. Whether visible from the public right-of-way or not.

#### **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.
  - (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.

### ***Secretary of the Interior's Standards for Rehabilitation***

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will 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 will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

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## **Staff Discussion**

The subject property is a Contributing resource in the Chevy Chase Village Historic District. The vernacular Colonial Revival building was constructed between 1916 and 1927 and served as a carriage house/garage for the c. 1899 John L. Weaver house at 101 E. Kirke Street and was a private residence by 1952.<sup>1</sup> The existing windows on the property are vinyl with internal grids (sandwich muntins) and appear to pre-date the designation of the Chevy Chase Village Historic District Expansion in 1998. The proposed windows are vinyl ProVia Aspect AP500 Series 501 double-hungs with six-over-six flat internal grids.

Staff notes that the applicants originally questioned whether a HAWP was required for the window replacement. Chapter 24A-6(a)(1) states that Historic Area Work Permits are required for “constructing, reconstruction, moving, relocating, demolishing, or in any manner modifying, changing, or altering the exterior features of an historic site or an historic resource located within an historic district.” Chapter 24A-6(b) states that exceptions to this rule include “any ordinary maintenance, repair of exterior features, any customary farming operations or any landscaping, which will have no material effect on historic resource located within an historic district, of which such features are a part..” Chapter 24A-04-01-01(f) goes on to define ordinary maintenance as “work on an historic site or an historic resource within a historic district

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<sup>1</sup> The amended 1927-63 Sanborn map shows the property as a 2-story garage with an attached one-story dwelling unit. A newspaper article in the Birmingham Post Herald from 1952 notes that the home address of Yvonne Bugnard and Christopher A. Norred following their marriage will be 102 E. Lenox Street, Chevy Chase, MD, after November 15<sup>th</sup>, 1952.

which does not alter in any way the exterior features of the subject property, including the architectural style, design, and general arrangement of the exterior, as well as the nature, texture, details, and dimensions of building materials, windows, doors, siding, etc. This definition applies, whenever appropriate, to the appurtenances and environmental setting of an historic site or resource, as well as to the building, structure, or object itself.” Staff finds that the full replacement of the vinyl windows with equally incompatible new vinyl windows with wood trim constitutes an alteration to the property and is subject to the Historic Area Work Permit review.

Per the *Guidelines*, window replacements on Contributing resources are to be reviewed with moderate scrutiny if the windows are visible from the public right-of-way, as the windows proposed for replacement are. Although the definition of moderate scrutiny allows for the use of compatible substitute materials, the *Guidelines* explicitly discourage the use of vinyl windows on Contributing resources, and as such, staff finds that vinyl is not a compatible substitute material per the *Guidelines* and Chapter 24A-8(b)(2). Staff finds that the proposed vinyl replacement with internal grids also runs counter to the *Standards*. *Standard 6* states that “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.” Staff finds that the original windows of this property are missing and the original window configuration is unknown, but that vinyl windows were first produced in Germany in 1954 and introduced to the United States during the 1960s and did not gain wide usage until the 1970s. Therefore, staff finds that vinyl would not have been the original window material for a building constructed between 1916-1927. Staff finds that the age and style of the building and the proportions of the window openings would suggest the original windows were double-hung wood windows, with true divided lights (simulated divided lites were not common until a period that postdates even the introduction of vinyl windows), and that a compatible replacement window would approximate the appearance of traditional wood windows.

The Secretary of the Interior’s *Standards for the Treatment of Historic Properties Guidelines for Rehabilitating Historic Buildings* extrapolates upon the more succinct *Standards* and lists treatments that are recommended and not recommended regarding window replacement. These guidelines recommend “replacing incompatible, non-historic windows with new windows that are compatible with the historic character of the building,” and when designing for missing historic features, using a design that is “compatible with the size, scale, material, and color of the historic building.”

Staff finds that, in addition to material concerns, the design of the proposed windows is incompatible for use on a historic building. Staff finds that the proposed ProVia Aspect vinyl windows do not replicate the profiles, dimensions, or finish of traditional wood windows. Staff finds that the proposed windows have internal grids that create an excessively flat appearance, lack a traditional putty slope relationship between the glazing and sash, have an overly narrow and sash proportions, and include multiple steps in the exterior sash that are not found in traditional wood sash. Staff notes that the HPC has approved aluminum-clad windows with simulated-divided-lights on Contributing resources in the Chevy Chase Village Historic District where the applicants have demonstrated that the proposed windows replicate the

profiles, dimensions, finish and other visual qualities of traditional wood windows, but staff has been unable to find a record of the approval of a HAWP for vinyl window replacement or installation or issuance of a letter confirming such work would not require a HAWP.<sup>2</sup>

Staff finds that replacing the existing incompatible, non-historic windows with new, equally incompatible windows runs counter to the *Guidelines, Standards*, and Chapter 24A-8(b)(2).

Staff notes that the description of work in the application also includes replacing the existing aluminum window trim with wood, but does not include details on the dimensions or installation of the proposed wood trim.

Chapter 24A-8(b) states that 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;
  - Staff finds that the use of vinyl windows on a Contributing resource in the Chevy Chase Village Historic District substantially alters the exterior features of the historic resource owing to the incompatibility of the material, failing to satisfy this section of the Chapter and *Standard 2*.
- (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;
  - Staff finds that the use of vinyl windows on a Contributing resource in the Chevy Chase Village Historic District is incompatible with the character and nature of the historic resource and is detrimental to the purposes of this chapter, failing to satisfy this section of the Chapter.
- (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;
  - Staff finds that the applicants fail to demonstrate that the work aids in the protection, preservation and public or private utilization of the historic resource in a way that is compatible with the historical and architectural value of the resource or district. Staff finds that there are numerous available products, including substitute materials, that can adequately replicate the appearance of historic wood windows and would be compatible with the historic resource and the district Guidelines.

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<sup>2</sup> HAWP approval for replacement of wood windows with aluminum-clad windows at 8 E. Lenox Street: [https://mcatlas.org/tiles6/06\\_HistoricPreservation\\_PhotoArchives/HAWP/12-20-2023/8%20East%20Lenox%20Street,%20Chevy%20Chase%20-%201048169%20-%20Approval.pdf](https://mcatlas.org/tiles6/06_HistoricPreservation_PhotoArchives/HAWP/12-20-2023/8%20East%20Lenox%20Street,%20Chevy%20Chase%20-%201048169%20-%20Approval.pdf)

- (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied;
  - Staff finds that the applicants fail to demonstrate that the proposal is necessary in order to remedy an unsafe condition or health hazard.
- (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
  - Staff finds that the applicants fail to demonstrate that the proposal is necessary in order that the owner not be deprived of reasonable use of the property or suffer undue hardship.
- (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.
  - Staff finds that the applicants do not demonstrate that the general public welfare is better served by granting the permit.

Absent a finding of appropriateness under Chapter 24A-8(b), staff finds that, 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, and must be denied under Chapter 24A-8(a).



Figure 5: Photograph of one of the existing vinyl windows on the subject property.

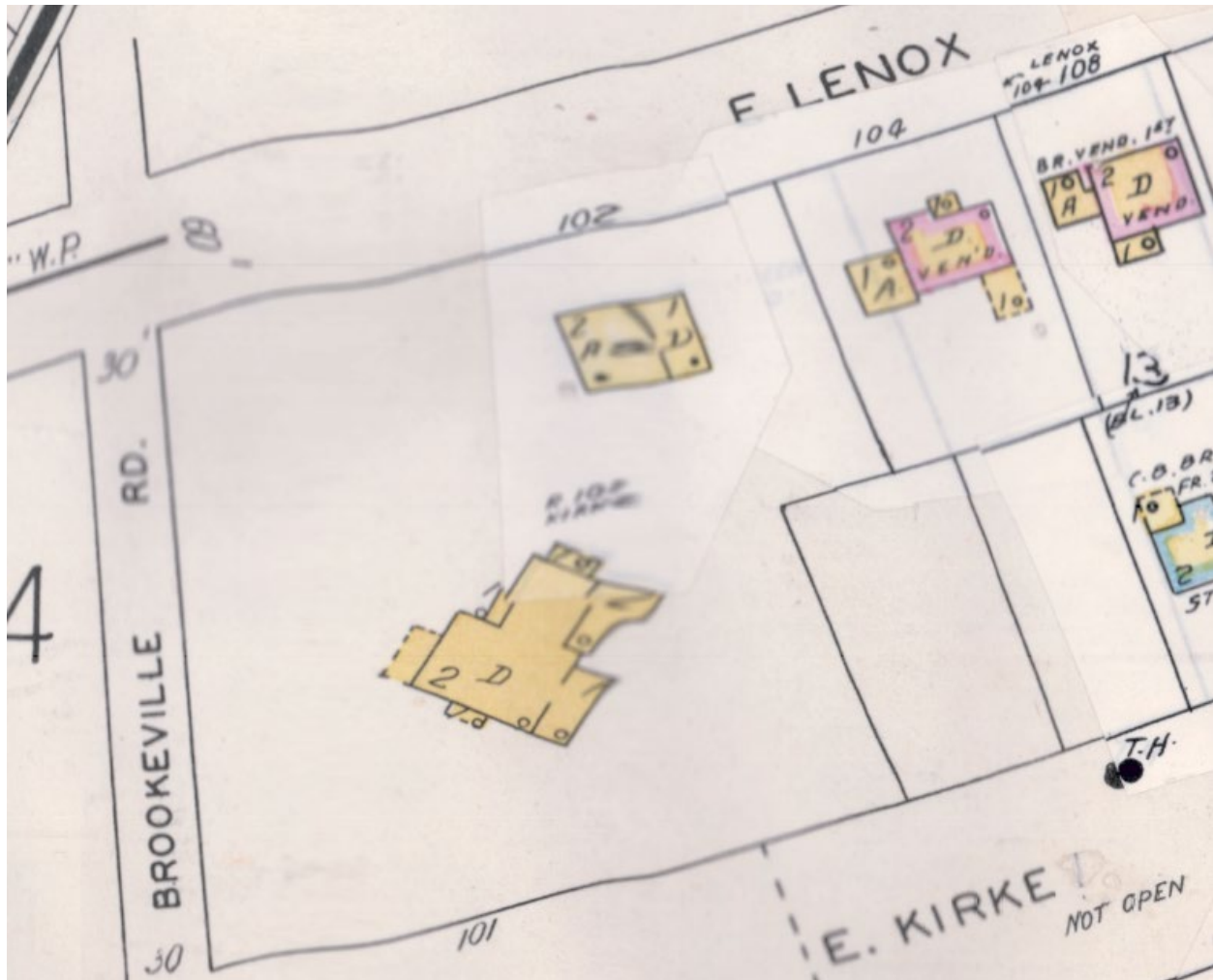


Figure 6: 1927 (amended until 1963) Sanborn map showing the building at 102 E. Lenox Street serving as a dwelling and garage on the property of 101 E. Kirke Street.

### Staff Recommendation

Staff recommends that the HPC deny the application under 24A-8(a), having found that the proposal is inappropriate, inconsistent with, and detrimental to the preservation, enhancement, and ultimate protection of the historic resource and is incompatible in character with the historic resource and the purposes of Chapter 24A,

and the *Chevy Chase Village Historic District Guidelines*;

and with the *Secretary of the Interior's Standards for Rehabilitation #2, #6, and #9*.

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

Single family residence, former carriage house for 101 E. Kirke long ago, presumed original building from perhaps 1899 with several additions. Considered as "eclectic" classification home as I remember when the historic district was created.

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

The proposed work is to replace the six windows that are present on the north (Lenox street facing) side of the home plus one similar window on the east side (around to the left when facing the front door). These windows in the house are more than thirty years old. These cannot be opened or closed without difficulty and at least three not at all. The new windows that we are proposing to use are as close like for like replacement.

In addition to replacing the seven windows, the six of which are located at the front of the house, we propose replacing the existing aluminum trim on the window frames with wood. This will allow the windows to more closely resemble the earlier structural appearance of the window trim.

Work Item 1: Seven windows

Description of Current Condition:  
See above description. These windows in the house are more than thirty years old. These cannot be opened or closed without considerable difficulty and at least three not at all. The new windows that we are proposing to use are as close like for like replacement.

Proposed Work:  
Replace as possible like for like windows, with substitution of wood trim in place of existing aluminum trim on the window frames.

Work Item 2: \_\_\_\_\_

Description of Current Condition:

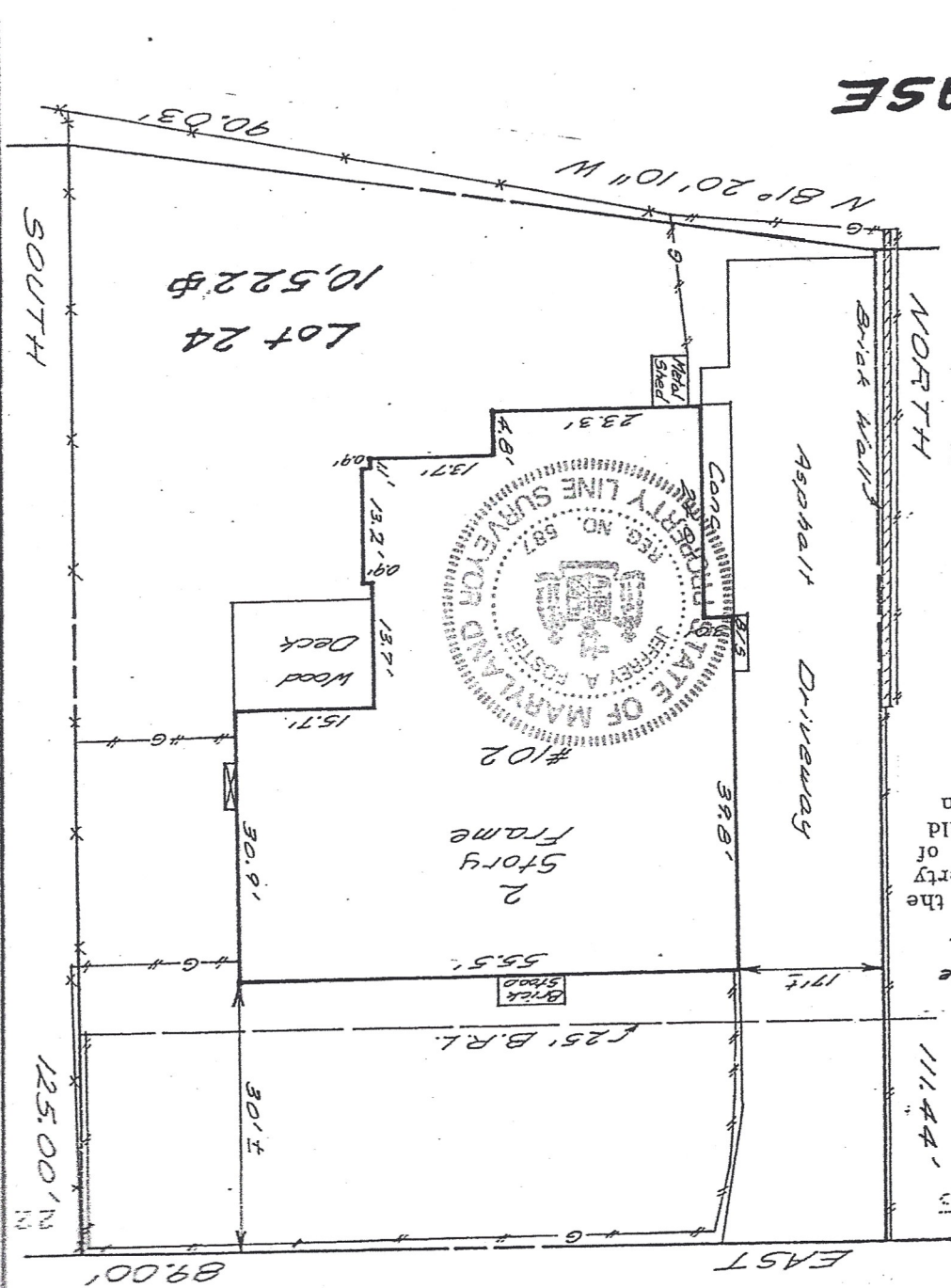
Proposed Work:

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

Description of Current Condition:

Proposed Work:

E. LENOX STREET  
(60' R/W)



- Notes :
1. H.I.D. Flood Panel Not Available For Village of Chevy Chase.
  2. Setback distances as shown to the principal structure from property lines are approximate. The level of accuracy for this drawing should be taken to be no greater than plus or minus 1.5 Feet.

LOCATION DRAWING  
LOT 24  
BLOCK 35  
SECTION TWO  
MONTGOMERY CO.  
MARYLAND  
CHEVY CHASE



Shade portion to indicate North

Applicant: William + Susan Kirby  
102 E. LENOX ST, CHEVY CHASE

# CONTRACT



Fred<sup>SM</sup>, a Division of CASE<sup>®</sup> DESIGN/REMODELING, INC.  
4701 Sangamore Rd., Bethesda, Md. 20816  
701 Park Ave., Falls Church, Va. 22046  
1327 14th Street NW, Ste. 200 Washington, DC 20005  
119 N. Washington St., Alexandria, VA 22314  
1(800) 566-9373



DC License #2242

MD License #138200

VA License# 039723A

Project Name:  
Mr. William Kirby  
Ms. Susan Kirby  
102 E. Lenox Street  
Chevy Chase, Maryland 20815  
301.215.9079  
snkirby@gmail.com

Date: 03/26/2026

**Consultant: Brian Knipp, CKBR, UDCP**  
Maryland Contractor Salesperson License: 109281  
DC Contractor Salesperson License: 420315000169

**This will be your THIRTY-THIRD project with Fred<sup>SM</sup> and Case<sup>®</sup>.**

The following is a CONTRACT for material and labor to be supplied by the contractor at the request and order of the homeowner. We hereby propose to perform remodeling and/or repair at the above-mentioned premises per the following descriptions, scope, specifications, allowances, exclusions, and general conditions.

Owner provided records indicate this House was built before 1978 and lead paint may be present. This Contract does not include testing for lead paint and lead paint is presumed to be present in the work area. We have included the work required to be compliant with the EPA Renovation, Repair, and Painting Rule.

## **ARTICLE 1: Scope of Work**

### **Area 1: Exterior Window Replacement and Exterior Storm Door Repair**

- Provide site and ground protection, as necessary, to prevent the migration of dust.
- Remove the (5) pairs of shutters on the front of the home and set aside for later re-installation.
- Remove the (6) windows from the front of the home, and (1) window on the left of the home (primary bedroom) and haul away, to include the aluminum trim wrap.
- Furnish and install (7) new ProVia Aspect windows to the front of the home per the attached configuration sheet.
- Furnish and install new wood 5/4" trim to the perimeter of the (7) windows.
- Re-install the existing shutters, where removed.
- Point up, then prep, prime and paint the new exterior window trim with two coats of Benjamin Moore regal select interior latex paint.
- Furnish and install (2) new chains to the (2) storm doors to prevent the wind from catching and pulling them open.
- Adjust the strike on the (1) storm door on the right side of the home.
- Haul away all job-related debris.



## **GENERAL NOTES:**

- Any task not listed as a specific line item in one of the above Area's is expressly NOT INCLUDED in this Contract.
- Any deviation, addition, or removal from the scope of work set forth in any of the above Area's will only be performed after a written Change Order is signed by all parties and may include additional costs.
- The start and completion dates set forth below in this Contract are valid so long as this Contract is fully executed and all contractual obligations, including, but not limited to, the receipt of the Signing Payment, are met within 3 days of presentation and/or execution. Contracts cannot be processed, start and completion dates cannot be held, and projects

# CONTRACT



Fred<sup>SM</sup>, a Division of CASE<sup>®</sup> DESIGN/REMODELING, INC.  
4701 Sangamore Rd., Bethesda, Md. 20816  
701 Park Ave., Falls Church, Va. 22046  
1327 14th Street NW, Ste. 200 Washington, DC 20005  
119 N. Washington St., Alexandria, VA 22314  
1(800) 566-9373



DC License #2242      MD License #138200      VA License# 039723A

Project Name:  
Mr. William Kirby  
Ms. Susan Kirby  
102 E. Lenox Street  
Chevy Chase, Maryland 20815  
301.215.9079  
snkirby@gmail.com

Date: 03/26/2026

**Consultant: Brian Knipp, CKBR, UDCP**  
Maryland Contractor Salesperson License: 109281  
DC Contractor Salesperson License: 420315000169

cannot be scheduled until a fully executed Contract with Signing Payment are received by Case/Fred and all selections have been made.

- If the project requires a Permit, Case will need a copy of the Plat for the property. This Plat is the responsibility of the client to obtain. If one cannot be obtained, the property will need to be surveyed at client's expense.
  - If the actual cost exceeds the allowance amount included, the additional cost shall become additional over and above the Contract amount set forth below.

## **ARTICLE 2: Time of Commencement and Completion**

Work to start approximately the week of: 06/01/2026, and will be substantially completed approximately the week of: 06/26/2026.

Note: Start and completion dates are subject to the delivery of materials, weather, permitting, any Owner supplied items, material selections and the General Conditions which follow. In the event this contract is not executed within 3 business days of presentation, these dates are subject to change.

## **ARTICLE 3: Contract Sum**

The total cost of the above work, complete in accordance with the above specifications is: **\$24,492.00**

## **ARTICLE 4: Payment Schedule**

Note: Due to fluctuations in material and commitments with suppliers and subcontractors, the contract sum can only be guaranteed for 3 business days after presentation. Contracts executed after this time are subject to adjustments in pricing. Further, all prices shown on an Options List are subject to change after the start of construction. If Owner(s) elect to postpone the start of construction by a period of 60 days or more, Case reserves the right to update the costs to reflect current pricing at the time of commencement. Any difference in cost (including profit) shall be billed to the Owners through an addendum. Payment is due and payable immediately on the date upon which the following occur. Interest shall thereupon accrue at 1-1/2 percent per month:

1. Signing Draw:	\$ 8,000.00
2. Start of Work:	\$ 6,500.00
3. Start of Painting:	\$ 6,500.00
4. Substantial Completion of Work:	\$ 3,492.00

## **ARTICLE 5: Substantial Completion**

Note: "Substantial Completion" as defined herein, is the date upon which the work is sufficiently complete in accordance with the Contract so that the Owner can occupy or utilize the Work or designated portion thereof, for the use for which it is intended. Notice of substantial completion will be provided to the Owner in the form of an invoice less twice the value of unfinished details, if any. Upon completion of unfinished details, Owner(s) will be presented with a final bill. The Owner(s) shall make this final payment within ten (10) days from date of the invoice.

A -- East facing bedroom window

B -- Far left 1<sup>st</sup> floor window

C -- 2<sup>nd</sup> from left 1<sup>st</sup> floor window

D -- 2<sup>nd</sup> from right 1<sup>st</sup> floor window

E -- Far right 1st floor window

F -- Two 2<sup>nd</sup> floor window

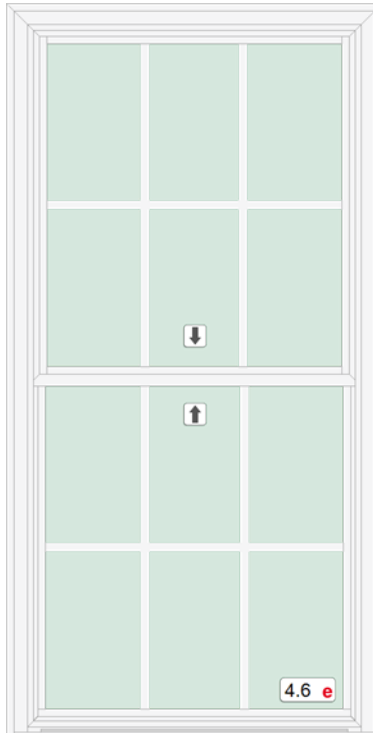


# YOUR PROFESSIONAL-CLASS PRODUCT

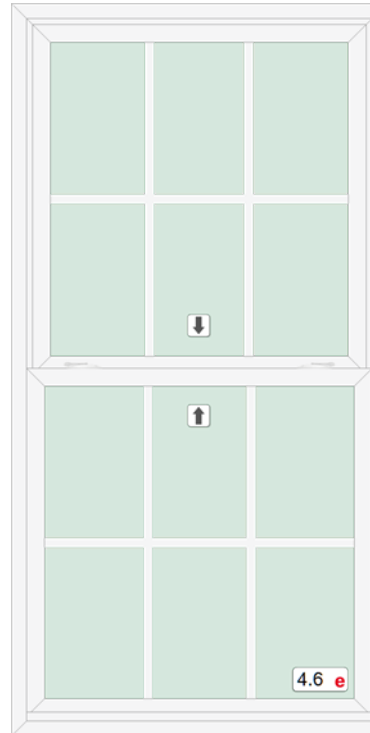
Aspect AP500 Series 501 - Double Hung

## QUOTE INFORMATION

Job: Kirby  
Order #15023957-1  
Qty: 2



OUTSIDE VIEW



INSIDE VIEW

## DETAILS

### Aspect Window - AP500 Series

501 - Double Hung

White

Exact Size: 31 1/2" x 61 1/2"

Constant Force Roller Tilt Balance System

Snap-In Frame Sash Stops

Double Profile SA Locks

White Vent Locks

White Hardware

INNERGY Thermal Sash Reinforcement

Roll Form Bottom Screen (White) with BetterVue Screen Mesh

Sill Extender (4 Sides) (Exterior)

1/2" Drywall Return (4 sides) (White Only)

ComforTech DLA-HC

Double Strength Glass (1/8" per pane)

3/4" IG Thickness

Colonial Flat Grid - 2V x 1H

White Grids

## INFORMATION AND WARNINGS

Hard Coat Low-E is on glass surface #4 and requires care when cleaning. See the linked knowledge base article for more information and cleaning instructions.

### SIZING

Opening Width Range: 31 3/4" to 32"  
Opening Height Range: 61 3/4" to 62"  
Window Size: 31 1/2" x 61 1/2"  
United Inches: 94  
Egress Size: 26 1/2" x 24 23/32"  
Egress Square Foot: 4.5535  
Egress Meets Criteria: No  
Top Sash Size: 27 1/2" x 29 5/16"  
Top Glass Size: 25 11/16" x 27 9/16" x 3/4"  
Top Glass Viewable Size: 24 11/16" x 26 9/16"  
Bottom Sash Size: 28 1/2" x 30 5/16"  
Bottom Glass Size: 26 11/16" x 28 9/16" x 3/4"  
Bottom Glass Viewable Size: 25 11/16" x 27 9/16"  
Bottom Screen: 27 15/16" x 30 3/4"

### Structural

N/A

### ENERGY

#### ENERGY PERFORMANCE RATINGS

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

0.24      0.24

#### ADDITIONAL PERFORMANCE RATINGS

Visible Transmittance      Condensation Resistance

0.43      48.00

Air Infiltration (cfm/ft2)

<= 0.08

ENERGY STAR

North-Central Region

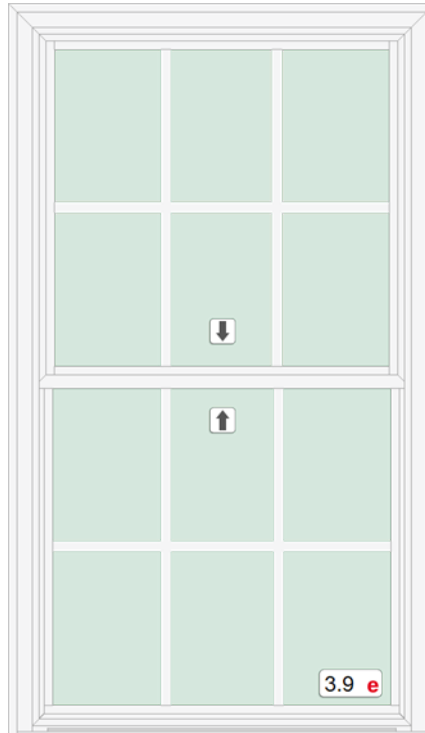
CPD: PRD-N-101-01051-00002

# YOUR PROFESSIONAL-CLASS PRODUCT

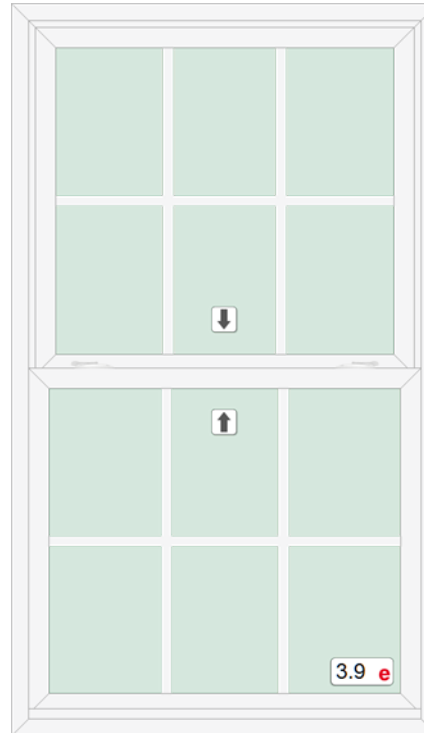
Aspect AP500 Series 501 - Double Hung



800.669.4711  
2150 State Route 39  
Sugarcreek, OH 44681



OUTSIDE VIEW



INSIDE VIEW

## QUOTE INFORMATION

Job: Kirby  
Order #15023957-2  
Qty: 2

## DETAILS

### Aspect Window - AP500 Series

501 - Double Hung

White

Exact Size: 31 1/2" x 54"

Constant Force Roller Tilt Balance System

Snap-In Frame Sash Stops

Double Profile SA Locks

White Vent Locks

White Hardware

INNERGY Thermal Sash Reinforcement

Roll Form Bottom Screen (White) with BetterVue Screen Mesh

Sill Extender (4 Sides) (Exterior)

1/2" Drywall Return (4 sides) (White Only)

ComforTech DLA-HC

Double Strength Glass (1/8" per pane)

3/4" IG Thickness

Colonial Flat Grid - 2V x 1H

White Grids

## INFORMATION AND WARNINGS

Hard Coat Low-E is on glass surface #4 and requires care when cleaning. See the linked knowledge base article for more information and cleaning instructions.

### SIZING

Opening Width Range: 31 3/4" to 32"  
Opening Height Range: 54 1/4" to 54 1/2"  
Window Size: 31 1/2" x 54"  
United Inches: 86  
Egress Size: 26 1/2" x 20 31/32"  
Egress Square Foot: 3.8634  
Egress Meets Criteria: No  
Top Sash Size: 27 1/2" x 25 9/16"  
Top Glass Size: 25 11/16" x 23 13/16" x 3/4"  
Top Glass Viewable Size: 24 11/16" x 22 13/16"  
Bottom Sash Size: 28 1/2" x 26 9/16"  
Bottom Glass Size: 26 11/16" x 24 13/16" x 3/4"  
Bottom Glass Viewable Size: 25 11/16" x 23 13/16"  
Bottom Screen: 27 15/16" x 27"

### Structural

N/A

### ENERGY

#### ENERGY PERFORMANCE RATINGS

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

0.24

0.24

#### ADDITIONAL PERFORMANCE RATINGS

Visible Transmittance      Condensation Resistance

0.43

48.00

Air Infiltration (cfm/ft2)

<= 0.08

ENERGY STAR

North-Central Region

CPD: PRD-N-101-01051-00002

# YOUR PROFESSIONAL-CLASS PRODUCT

Aspect AP500 Series 501 - Double Hung



800.669.4711  
2150 State Route 39  
Sugarcreek, OH 44681

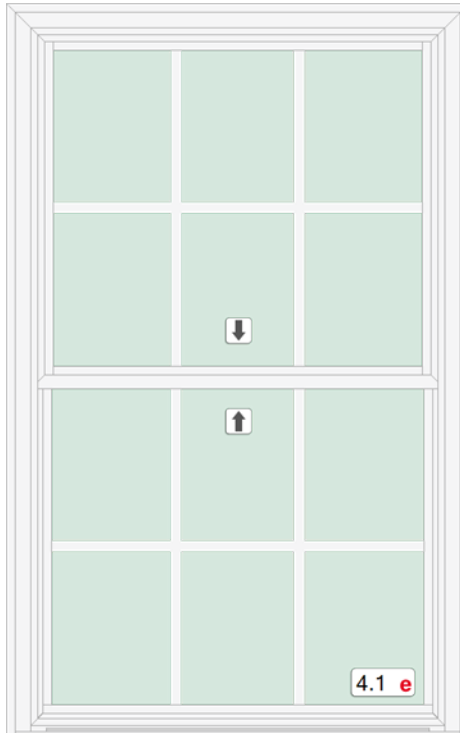
## QUOTE INFORMATION

Job: Kirby  
Order #15023957-3  
Qty: 2

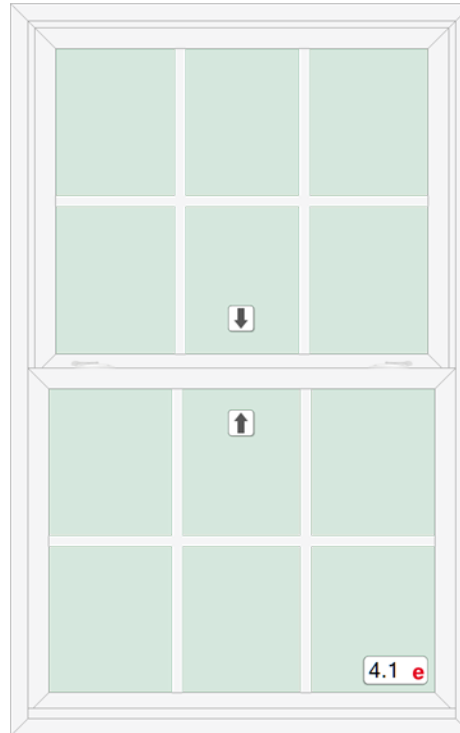
## DETAILS

### Aspect Window - AP500 Series

- 501 - Double Hung
- White
- Exact Size: 33 1/2" x 53"
- Constant Force Roller Tilt Balance System
- Snap-In Frame Sash Stops
- Double Profile SA Locks
- White Vent Locks
- White Hardware
- INNERGY Thermal Sash Reinforcement
- Roll Form Bottom Screen (White) with BetterVue Screen Mesh
- Sill Extender (4 Sides) (Exterior)
- 1/2" Drywall Return (4 sides) (White Only)
- ComforTech DLA-HC
- Double Strength Glass (1/8" per pane)
- 3/4" IG Thickness
- Colonial Flat Grid - 2V x 1H
- White Grids



OUTSIDE VIEW



INSIDE VIEW

### SIZING

- Opening Width Range: 33 3/4" to 34"
- Opening Height Range: 53 1/4" to 53 1/2"
- Window Size: 33 1/2" x 53"
- United Inches: 87
- Egress Size: 28 1/2" x 20 15/32"
- Egress Square Foot: 4.0560
- Egress Meets Criteria: No
  - Top Sash Size: 29 1/2" x 25 1/16"
  - Top Glass Size: 27 11/16" x 23 5/16" x 3/4"
- Top Glass Viewable Size: 26 11/16" x 22 5/16"
- Bottom Sash Size: 30 1/2" x 26 1/16"
- Bottom Glass Size: 28 11/16" x 24 5/16" x 3/4"
- Bottom Glass Viewable Size: 27 11/16" x 23 5/16"
- Bottom Screen: 29 15/16" x 26 1/2"

### Structural

N/A

### ENERGY

#### ENERGY PERFORMANCE RATINGS

U-Factor (U.S./I-P)	Solar Heat Gain Coefficient
0.24	0.24

#### ADDITIONAL PERFORMANCE RATINGS

Visible Transmittance	Condensation Resistance
0.43	48.00
Air Infiltration (cfm/ft2)	
≤ 0.08	

ENERGY STAR

North-Central Region

CPD: PRD-N-101-01051-00002

## INFORMATION AND WARNINGS

Hard Coat Low-E is on glass surface #4 and requires care when cleaning. See the linked knowledge base article for more information and cleaning instructions.

# YOUR PROFESSIONAL-CLASS PRODUCT

Aspect AP500 Series 501 - Double Hung



800.669.4711  
2150 State Route 39  
Sugarcreek, OH 44681

## QUOTE INFORMATION

Job: Kirby

Order #15023957-4

Qty: 1

## DETAILS

### Aspect Window - AP500 Series

501 - Double Hung

White

Exact Size: 39 1/2" x 60"

Constant Force Roller Tilt Balance System

Snap-In Frame Sash Stops

Double Profile SA Locks

White Vent Locks

White Hardware

INNERGY Thermal Sash Reinforcement

Roll Form Bottom Screen (White) with BetterVue Screen Mesh

Sill Extender (4 Sides) (Exterior)

1/2" Drywall Return (4 sides) (White Only)

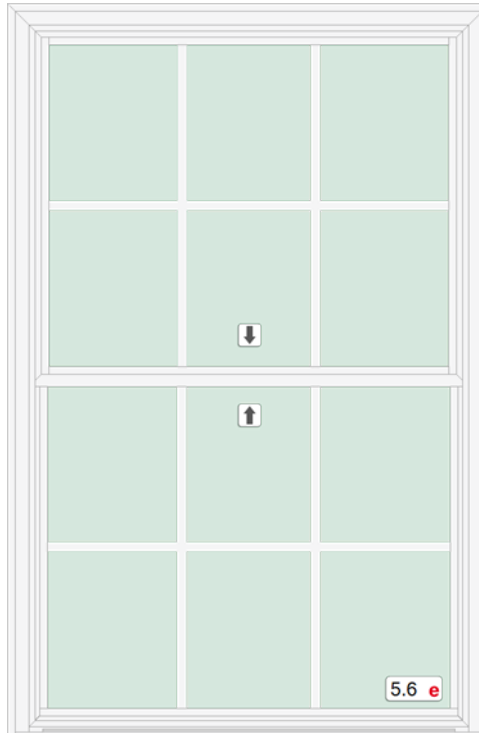
ComforTech DLA-HC

Double Strength Glass (1/8" per pane)

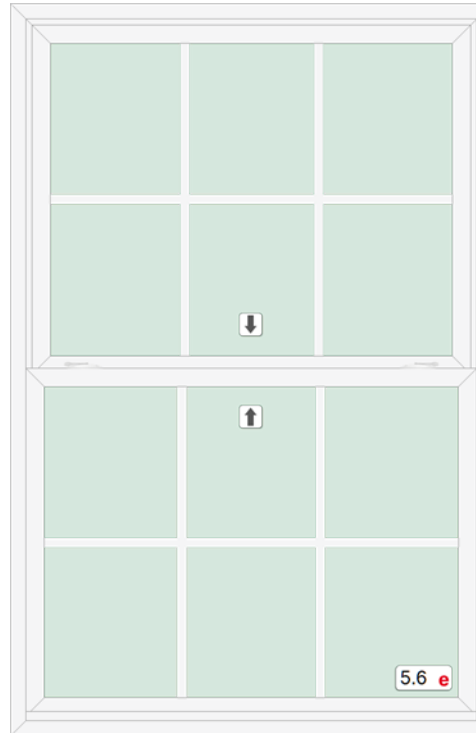
3/4" IG Thickness

Colonial Flat Grid - 2V x 1H

White Grids



OUTSIDE VIEW



INSIDE VIEW

### SIZING

Opening Width Range: 39 3/4" to 40"  
Opening Height Range: 60 1/4" to 60 1/2"  
Window Size: 39 1/2" x 60"  
United Inches: 100  
Egress Size: 34 1/2" x 23 5/32"  
Egress Square Foot: 5.5538  
Egress Meets Criteria: No  
Top Sash Size: 35 1/2" x 28 9/16"  
Top Glass Size: 33 11/16" x 26 13/16" x 3/4"  
Top Glass Viewable Size: 32 11/16" x 25 13/16"  
Bottom Sash Size: 36 1/2" x 29 9/16"  
Bottom Glass Size: 34 11/16" x 27 13/16" x 3/4"  
Bottom Glass Viewable Size: 33 11/16" x 26 13/16"  
Bottom Screen: 35 15/16" x 30"

### Structural

N/A

### ENERGY

#### ENERGY PERFORMANCE RATINGS

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

0.24      0.24

#### ADDITIONAL PERFORMANCE RATINGS

Visible Transmittance      Condensation Resistance

0.43      48.00

Air Infiltration (cfm/ft2)

<= 0.08

ENERGY STAR

North-Central Region

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## INFORMATION AND WARNINGS

Hard Coat Low-E is on glass surface #4 and requires care when cleaning. See the linked knowledge base article for more information and cleaning instructions.













