



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Jeffrey Hains
Chair

Date: March 30, 2026

MEMORANDUM

TO: Rabbiah Sabbakhan
Department of Permitting Services

FROM: Devon Murtha
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #1150206 – Window replacement

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved with two (2) conditions** at the March 25, 2026 HPC meeting. The conditions are

1. The applicant will submit final window specification to Staff to confirm window details.
2. The applicant will submit updated installation drawings showing the extent of the aluminum capping.

The HPC staff has reviewed and stamped the attached submission materials.

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: All Saints Church; John Joy (agent)
Address: 3 Chevy Chase Circle, Chevy Chase, MD 20815

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 Devon Murtha at 301-495-1328 or devon.murtha@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# 1150206

DATE ASSIGNED 3/2/26

APPLICANT:

Name: All Saints Church
Address: 3 Chevy Chase Circle
Daytime Phone: 7034086010

E-mail: john@joycustom.com
City: Chevy Chase Zip: 20815
Tax Account No.: 03248286

AGENT/CONTACT (if applicable):

Name: John Joy
Address: PO Box 9090
Daytime Phone: 7034086010

E-mail: john@joycustom.com
City: McLean VA Zip: 22102
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: 3 Chevy Chase Circle
Town/City: Chevy Chase MD Nearest Cross Street: Grafton Street
Lot: _____ Block: 3 Subdivision: 0008 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 | ☐ Deck/Porch | ☐ Shed/Garage/Accessory Structure |
| ☐ Addition | ☐ Fence | ☐ Solar |
| ☐ Demolition | ☐ Hardscape/Landscape | ☐ Tree removal/planting |
| ☐ Grading/Excavation | ☐ Roof | ☒ Window/Door |
| | | ☒ Other: <u>replace old windows</u> |

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

3/2/26
Date



REVIEWED

By Devon.Murtha at 4:02 pm, Mar 26, 2026

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

The property is made up of the main church building and the additional connected church building that was added in 1999.

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

We would like to replace the old tan metal casement windows with new tan metal casement windows (work item #1). On the building built in 1999 we would like to replace the 26-year-old brown metal windows with new brown metal windows (work item #2).



Work Item 1: <u>Tan Metal Windows</u>	
Description of Current Condition: Tan metal casement windows that are single pane, allow heat and cold to transfer into the building along with rainwater into the building in many places.	Proposed Work: Replace the tan metal windows with tan metal windows that are double pane which shield the spaces from heat and cold transferring into the building and don't leak water into the rooms and church offices.

Work Item 2: <u>Brown Metal Windows</u>	
Description of Current Condition: Brown metal double hung double pane windows are found in the 1999 addition.	Proposed Work: Replace the 26 years old brown metal double hung double pane windows with new brown metal double hung double pane windows.

Work Item 3: <u>n/a</u>	
Description of Current Condition:	Proposed Work:

APPROVED
Montgomery County
Historic Preservation Commission



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 Devon.Murtha at 4:02 pm, Mar 26, 2026

3 Chevy Chase Circle HAWP Narrative

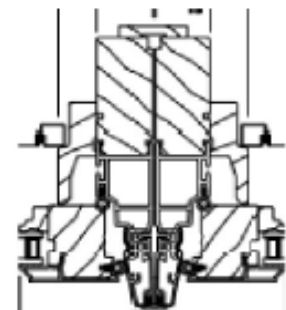
This proposal is for the replacement of 98 windows at 3 Chevy Chase Circle. These window replacements are generally located on two non-historic building additions, construction in the 1950s and 1990s. Three (3) windows are located on an historic portion of the church, constructed in 1926. These will not be touched at this time. Another submittal will be made at a later date.

1. 36 of windows will be replaced on the 1990s additions. These windows are being replaced due to air leaks and worn-out hardware after 26 years and they are no longer efficient. The existing windows are 6/6 double-hung sash aluminum-clad wood windows. The existing window frames will remain, and new double-hung aluminum-clad wood sash kits made by Trimline will be installed into the existing frames. We are taking out the request for the hallway windows marked E and F. They will be submitted at a later date.



2. 62 of windows will be replaced in the 1950s additions. These windows are being replaced due to rust on metal, only single pane creates moisture in the interior, extreme cold and heat all seasons and some are simply open to the elements. The existing windows are steel casement windows. The new windows will be a full-frame replacement with new aluminum-clad wood casement windows. The Mullions are in the following attachments:

Proposed vertical mull detail, typ:



SITE PLAN

Maps

3 Chevy Chase Cir, Chevy...

Directions

My Places



**3 Chevy Chase Cir, Chevy Chase,
MD 20815**

Directions

United States, MD · Montgomery Co. · Chevy Chase Village
38.967115, -77.078294

At this address

All Saints Church
All Saints Thrift Shop
All Saints Preschool

REPLACE
TAN METAL
WINDOWS

REPLACE
BROWN METAL
WINDOWS

5636
WESTERN AVE
CHEVY CHASE
MARYLAND

ADJACENT
#8 GRAFTON STREET
— CHEVY CHASE MD

ADJACENT
3903 OLIVER ST.
CHEVY CHASE MD.





DEPARTMENT OF PERMITTING SERVICES

Marc Elrich
County Executive

Rabbiah Sabbakhan
Director

HISTORIC AREA WORK PERMIT APPLICATION

Application Date: 3/2/2026

Application No: 1150206
AP Type: HISTORIC
Customer No: 1547763

Affidavit Acknowledgement

The Contractor is the Primary applicant authorized by the property owner
This application does not violate any covenants and deed restrictions

Primary Applicant Information

Address 3 CHEVY CHASE CIR
Chevy Chase, MD 20815

Othercontact Joy (Primary)

Historic Area Work Permit Details

Work Type ALTER

Scope of Work Replacing old windows with new windows to a church in Chevy Chase.



REVIEWED

By Devon.Murtha at 4:02 pm, Mar 26, 2026

NATMAD / All Saints Church - Nursery Phase

Typical exterior elevation:



Typical exterior window to stone set back (6 1/2", my apologies for the weak photography skills):



Typical interior elevation:



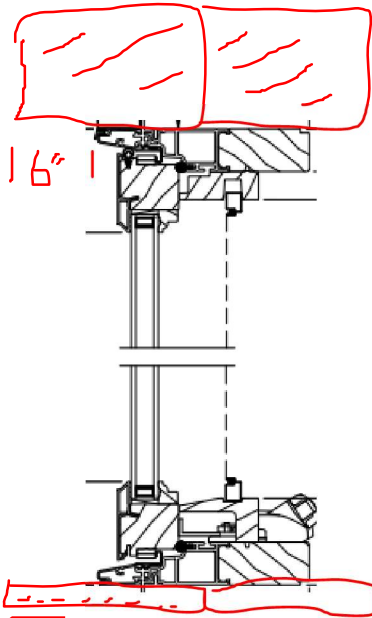
Quantities:

- (33) Mark Nursery A Make size 47 1/2" x 64", cut 2 wide x 5 high
- (12) Mark Nursery B Make size 47 1/2" x 63", cut 2 wide x 5 high
- (6) Mark Nursery C Make size 19 1/2 x 64, cut 2 wide x 5 high



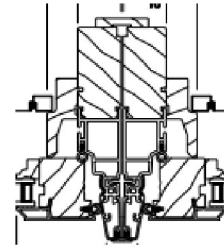
Proposed vertical
installation, typ:

Stone, typ. ←

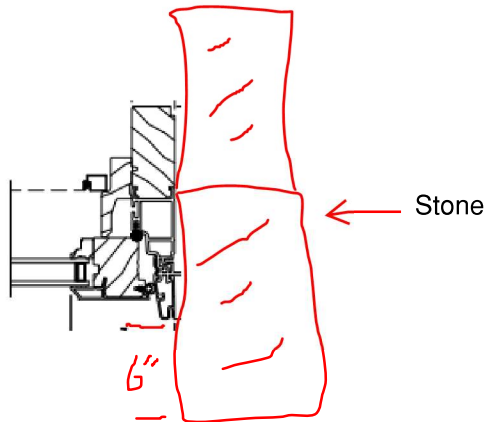


← Slate sill, typ.

Proposed vertical
mull detail, typ:



Proposed
horizontal
installation, typ:



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By Devon.Murtha at 4:02 pm, Mar 26, 2026



Nursery A

Nursery A

Nursery B

Nursery B

Nursery B

Nursery B

Nursery B

Nursery B

Nursery A

Nursery A

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Management, County
Historic Preservation Commission

REVIEWED

By Devon Murtha at 4:02 pm, Mar 26, 2026



REVIEWED

Nursery A



Nursery A

Nursery A

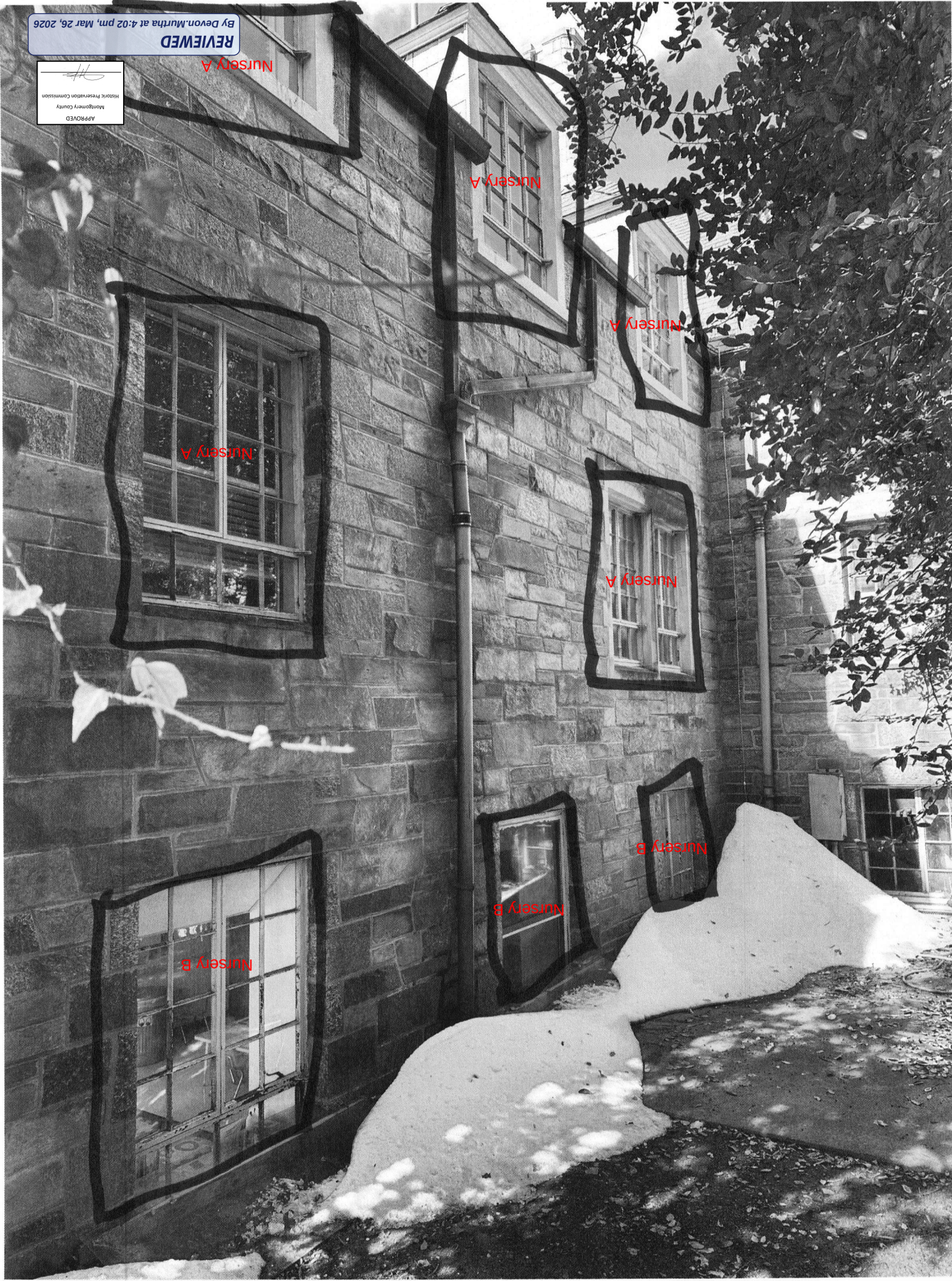
Nursery A

Nursery A

Nursery B

Nursery B

Nursery B

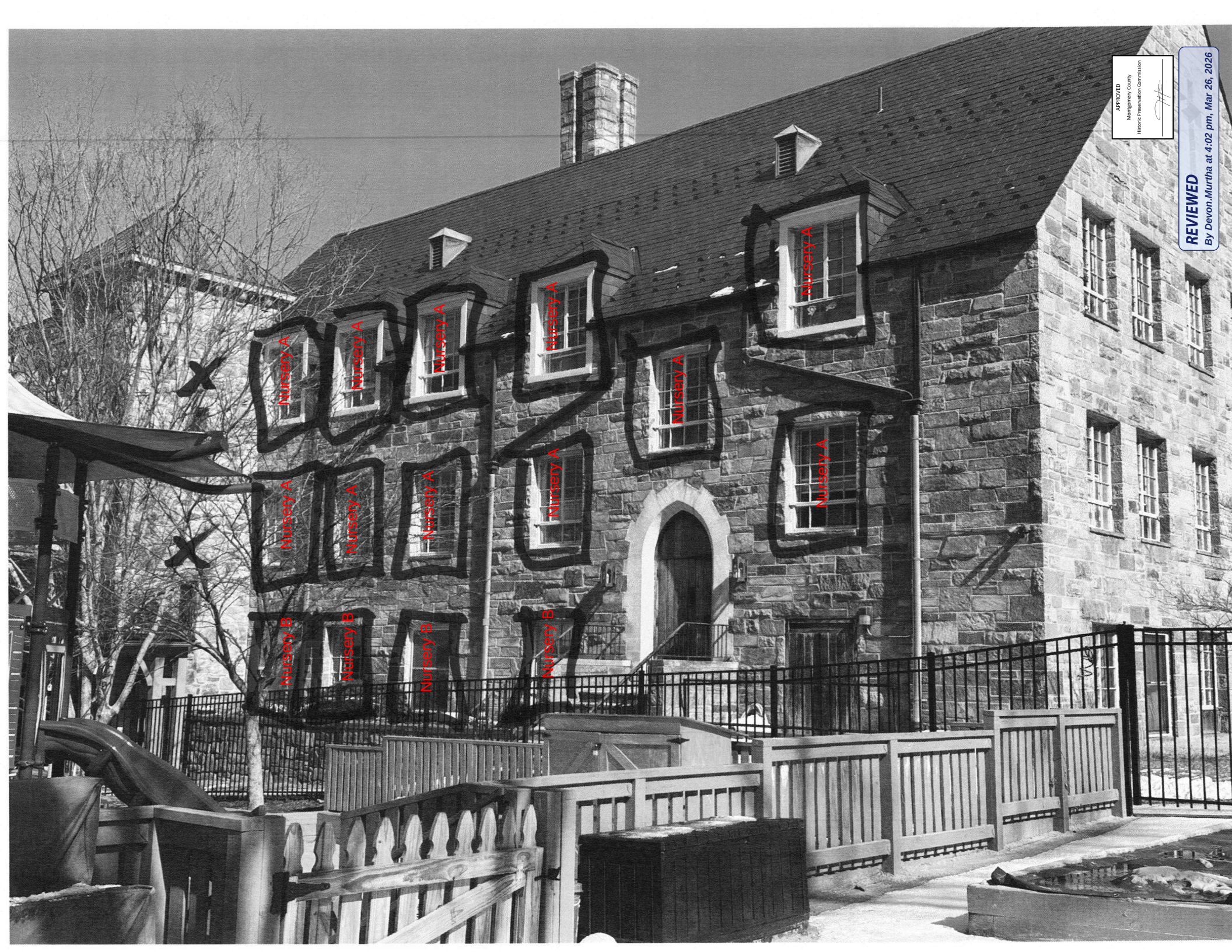




APPROVED
Management: County
Historic Preservation Commission

REVIEWED

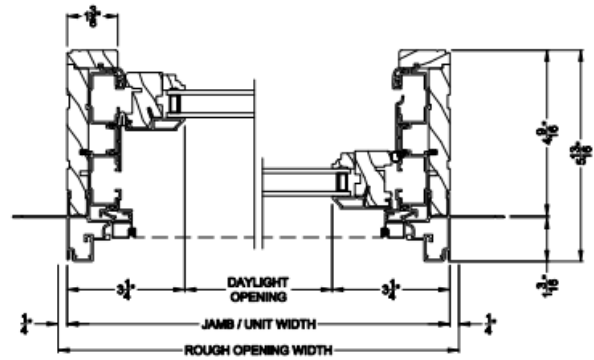
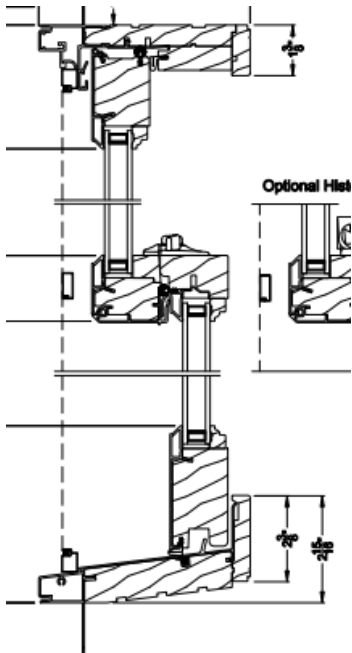
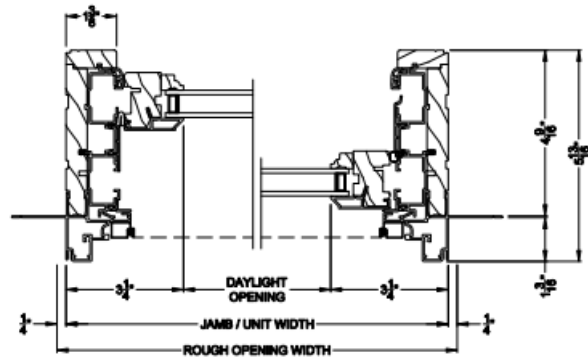
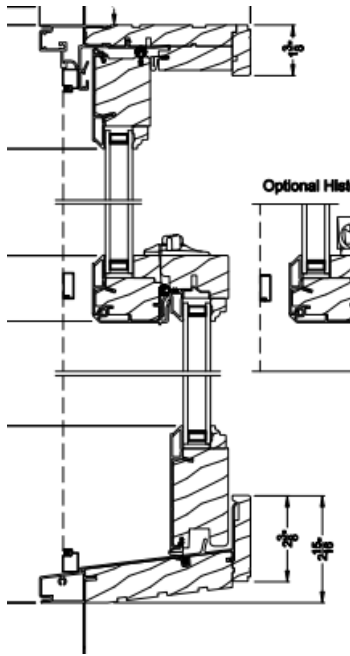
By Devon Murtha at 4:02 pm, Mar 26, 2026



APPROVED
Management: County
Historic Preservation Commission

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APPROVED
Montgomery County
Historic Preservation Commission

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NATMAD / All Saints Church - Tower Phase

Typical exterior elevation:



Typical exterior window to stone set back (6 1/2", my apologies for the weak photography skills):



Typical interior elevation:



Typical interior elevation:



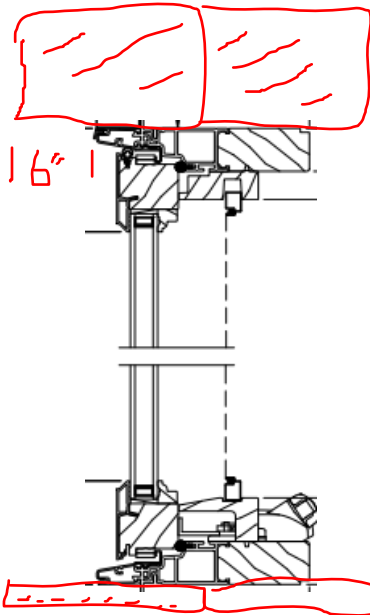
Quantities:

- (10) Mark Tower A Make size 40" x 64", cut 2 wide x 5 high
- (1) Mark Tower B Make size 40" x 47 3/4, cut 2 wide x 4 high



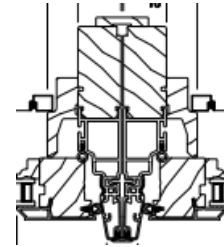
Proposed vertical
installation, typ:

Stone, typ. ←

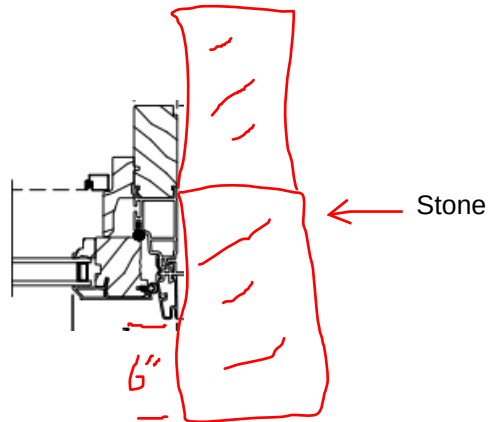


← Slate sill, typ.

Proposed vertical
mull detail, typ:



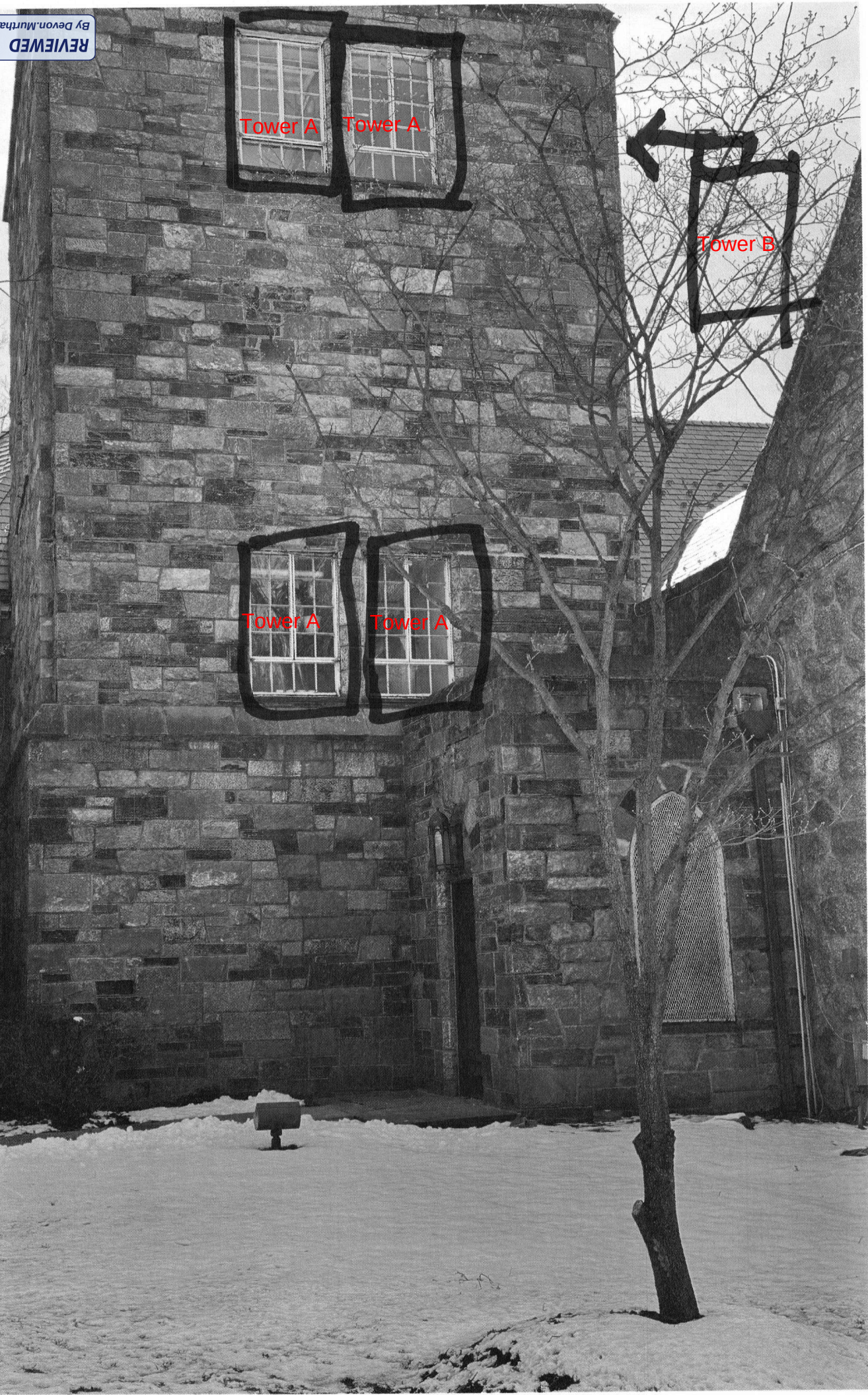
Proposed
horizontal
installation, typ:



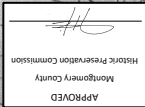
APPROVED
Montgomery County
Historic Preservation Commission


REVIEWED

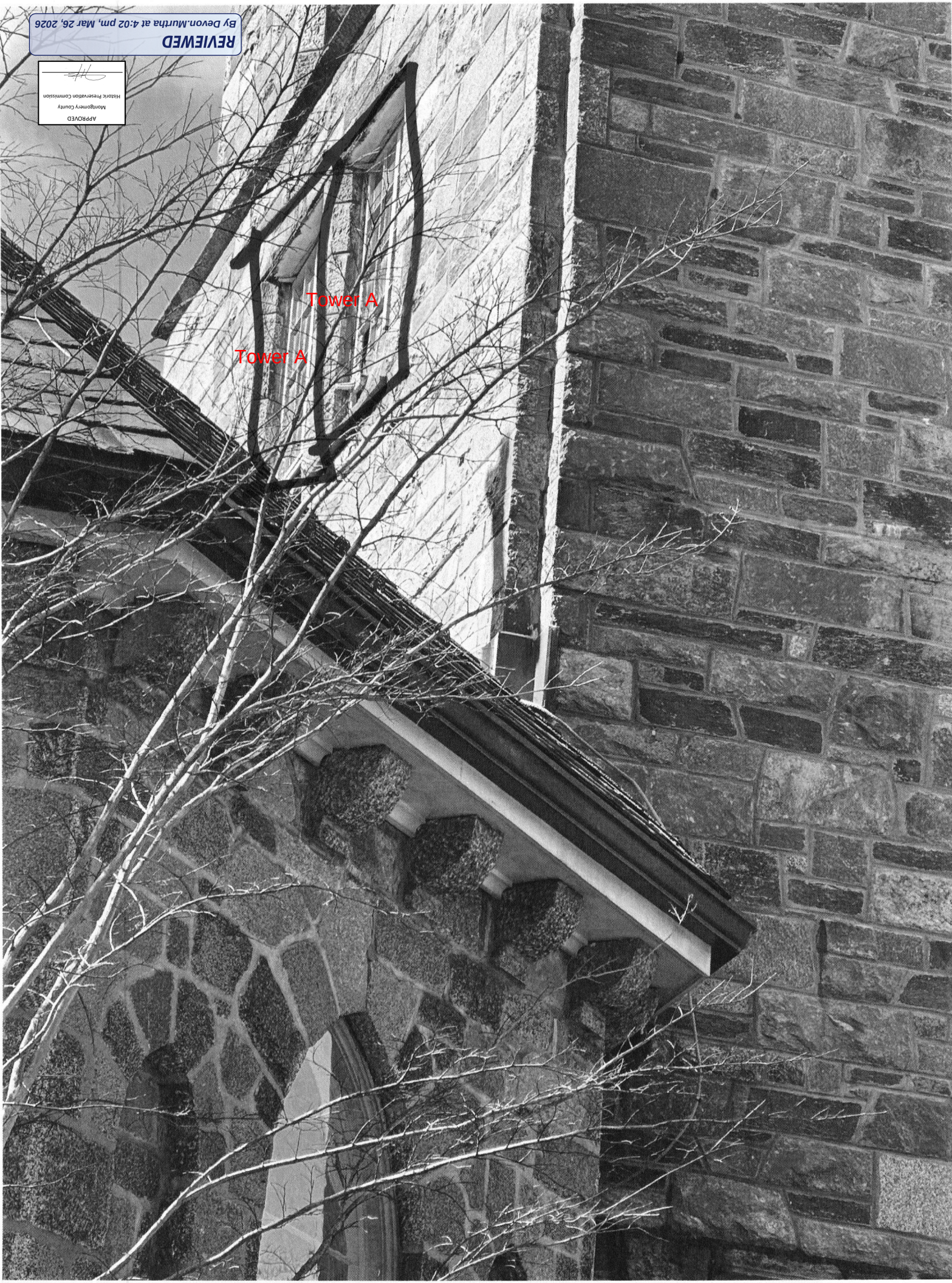
By Devon.Murtha at 4:02 pm, Mar 26, 2026







Tower A
Tower A



2-16-2026

Project Submittals Prepared For:

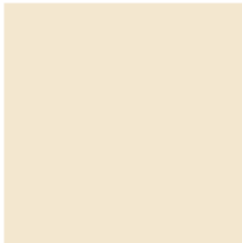
NATMAD, LLC

Project Name:

All Saints Church – **Tower**

1. General contract including materials sizing, specifications and scope of work attached. Specifics details highlight below

2. Exterior aluminum clad color: Cameo by Weather Shield Mfg:



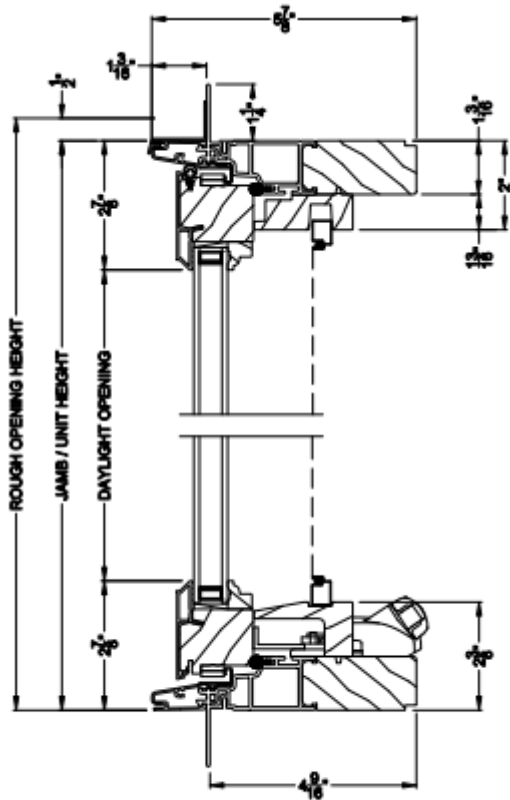
CAMEO

3. Head and sill general details:

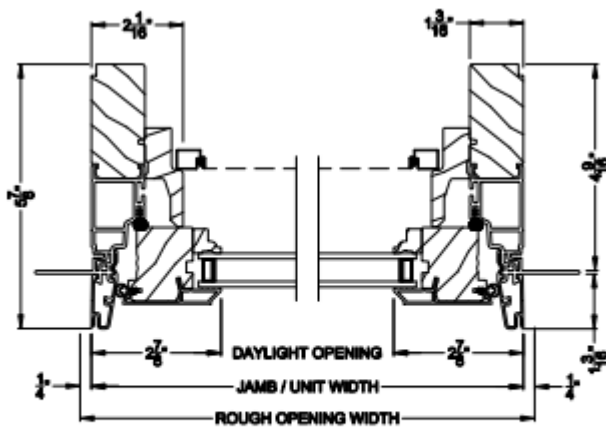


REVIEWED

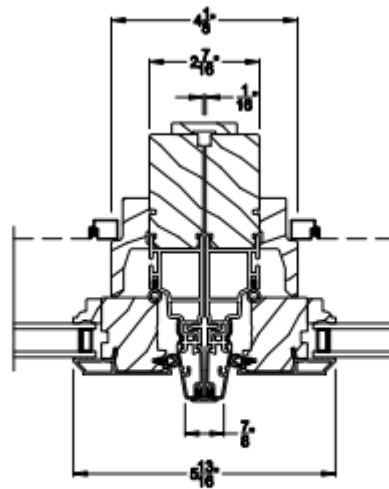
By Devon.Murtha at 4:02 pm, Mar 26, 2026



PREMIUM CASEMENT WINDOW (8211)
Vertical Section



PREMIUM CASEMENT WINDOW (8211)
Horizontal Section



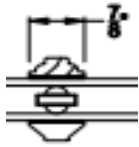
PREMIUM CASEMENT WINDOW
Vertical Mull Section

APPROVED
Montgomery County
Historic Preservation Commission

REVIEWED

By Devon.Murtha at 4:02 pm, Mar 26, 2026

4. Simulated Divided lite muntin bars, 7/8" putty profile exterior, colonial profile interior:



Distributed by: Quality Window and Door, Inc., Mike Hudson, Sales Rep





February 16, 2026
Richard Joy
NATMAD, LLC
8015 Glendale Rd.
Chevy Chase Village, MD 20815
703-298-3350
richard@richardjoy.com

MHIC License #50355
VA Class A License #2705042074A
DCHIC License #39707717

SALES & INSTALLATION AGREEMENT

Quality Window & Door, Inc. the "Contractor" and "the Owner" hereby agree to the following terms and conditions for the improvements located at: 3 Chevy Chase Circle, Chevy Chase, MD 20815

THE WORK

The work to be performed by the contractor including a list of specified materials described below:

Remove existing windows and prepare each opening to receive the new units. Dry set each window in place and shim units plumb and square. Secure the units in place and insulate between the new window frames and the existing openings. Apply aluminum transitional capping to exterior and caulk as required for an air and water tight installation. Caulk the interiors as required. Clean all work areas and haul away and properly dispose of all job related debris, including the old windows.

NATMAD, LLC to have a carpenter on site at all times to deal with potential issues outside the scope of work as described. Quality Window and Door will not supply or install any interior trim. Quality Window & Door is not responsible for the current condition of the interior plaster or patching/repair after installation

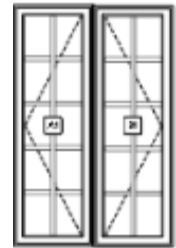
GENERAL SPECIFICATIONS: *WINDOWS, PATIO DOORS*

manufacturer: Weather Premium Series
exterior: Cameo aluminum clad
interior : Factory painted White latex over pine
glass: Low E 366 insulated; Silver glass spacers; Colonial glazing beads
grilles: 7/8" wide Simulated Divided lites
screens: White surround w/ charcoal fiberglass mesh
hardware: White nested cranks and locks
jamb depth: 4 9/16"
interior trim: NONE
exterior trim: Color matched aluminum capping as required

6700 Distribution Drive, Beltsville, MD 20705 800-595-9991
2820 Dorr Ave, Merrifield, VA 22031 703-204-1032



location	qty	nominal size	unit description	lite cut
Tower	10	40" x 64"	2-wide casements, Left/Right	2wx5h



Tower	1	40" x 47 3/4"	2-wide casements, Left/Right with tempered glass	2wx4h
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TOTAL UNITS 11

THE PRICE

The price the Owner agrees to pay the Contractor for the work is:

PAYMENT SCHEDULE

The owner agrees to pay the price for the work according to the following payment schedule:

Credit card payments subject to 3% processing fee.

All discounts have been applied to the prices above. This offer cannot be combined with any other offers or prior sales. This estimate is good for 30 days.

It is agreed that the owner may withhold a maximum of 5 percent of the contract price or an amount equal to agreed upon cost for punch list items that may remain after substantial completion.

6700 Distribution Drive, Beltsville, MD 20705 800-595-9991
2820 Dorr Ave, Merrifield, VA 22031 703-204-1032



Substantial completion is the stage in the progress of the job where the Work is sufficiently complete in accordance with the Contract Documents so that the Owner can utilize the Work for its intended use. Warranty claims or damaged products caused by the manufacturer are specifically excluded from substantial completion and are covered under the 5% retention. Back ordered or reordered items that cause delay in substantial completion will be removed from contract price and will be billed and paid for at the time of their installation.

Manufacturer and or contractor has the right to replace or repair defective product or components and correct and adjust operation after installation. This includes removal and reinstallation of product if deemed necessary by the manufacturer or contractor. Replacement of entire unit is at the sole discretion of the manufacturer. (see manufacturer's warranty)

MANUFACTURER'S WARRANTY: Should any manufacturer's products or components of products be determined by the manufacturer to contain defects in material or workmanship within the warranty period, the manufacturer will, at his option, repair the products or components at no charge, or provide replacement products or components at no charge, or refund the original purchase price containing the defective components. Decisions as to whether to repair, replace or refund shall be made by the manufacturer in its sole discretion. Replacements will be the closest equivalent current product and may not match the original exactly.

TIME OF PERFORMANCE: The estimated date of commencement of the work is 8-10 weeks from the date of receipt of this contract and deposit. The estimated time of completion is 2-4 day(s). These dates reflect the Contractors best estimate and assume normal job site and weather conditions, the availability of materials, the prompt cooperation of the owner, and free access to all work areas. The contractor is not responsible for conditions beyond its control; resulting delays shall not constitute abandonment of work. The Contractor shall not, under any circumstances be liable to the owner for damages due to delays or inconvenience.

CHANGES TO THE SCOPE OF WORK: Alterations or deviations from the above scope of work involving extra costs will be executed by written change order and will become an extra charge over and above the contract price. All changes are payable upon acceptance. All products provided by Quality Window & Door, Inc. are made to order and therefore are non-cancelable.

UNFORESEEN CONDITIONS: All hidden, concealed, or unforeseen conditions that must be repaired, replaced or overcome that result in an increase in cost to the original scope of work shall result in a change order to the work.

CONTRACTOR RESPONSIBILITIES: unless otherwise specified, all materials shall be new and free of defects and of good quality as determined by industry standards. All work will be carried on in an orderly manner, and skilled workmen will be employed throughout the course of the job. All material and workmanship will be equal or better to the materials and workmanship in the existing structure. Contractors standards are based on the National Association of Home Builder's Quality Standards for the Professional Remodeler. All work will be covered by applicable Workers Compensation Insurance. Upon completion of the work the contractor will remove all trash and material related to the work. The Contractor guarantees installation labor for two years. Material is guaranteed by the manufacturer and as specified in their written warranty.

OWNER RESPONSIBILITIES: The owner represents to the Contractor the improvements in the work are not in violation of any covenant, rule, regulation, restriction, or ordinance under local governmental law or property owner's association. The owner will be responsible for any permits if required. The owner shall be responsible for maintaining a policy of insurance with risk coverage for the property of the owner and the work including coverage for theft, vandalism and malicious mischief.

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2820 Dorr Ave, Merrifield, VA 22031 703-204-1032



MISCELLANEOUS PROVISIONS: In the event that the owner fails to make a scheduled payment when due, the Contractor shall have the right to suspend performance. If the Contractor shall default in its obligation by failing or neglecting to perform the work after receiving written notice from the owner, The owner may give the contractor ten days written notice of their intent to terminate the contract. If the Contractor does not take remedial action within this ten day period then the owner may terminate the contract. In the event that this contract is performed in Virginia then the owner acknowledges that they have read the Va. Dept. of Commerce statement of protections available through the Board of Contractors. In the event that this contract is performed in Maryland, notice is given that each contractor must be licensed by the MD Home Improvement Commission.

EXCLUSIONS: Unless otherwise specified the following items are specifically excluded from this agreement: building permit; drywall, plaster, masonry, or stucco repairs; interior caulking; paint preparation, sanding; filling of nail holes; painting; alarm disconnection or reinstallation; window treatment removal or reinstallation; air conditioner or security bar removal or reinstallation; interior or exterior shutter removal or reinstallation; removal of stickers; washing of windows or doors; electrical, plumbing; HVAC work; floor covering repairs of any kind; wall tile repairs of any kind. Lead abatement, mold remediation, or any hazardous material removal is specifically excluded from this contract.

PRE-FINISHED, PRIMED OR VINYL PRODUCT FINISHES: factory primed, painted, stained, or vinyl products may contain cosmetic imperfections or minor flaws in the wood, fiberglass, metal, composite or vinyl surface. This is not a defect in the product. If the finish does not meet manufacturer's specifications then at their discretion they may elect to provide on site repairs or touch up paint or finishing.

WINDOW TREATMENTS AND BLINDS: Unless otherwise specified Window treatments, blind removal or reinstallation are specifically excluded from this contract. window treatments or blinds that have not been removed prior to installation will be removed at the owner's expense at an additional charge of \$50 per item, per window. Quality Window & Door will take reasonable care but will not be liable for any damage that may occur when removing or reinstalling.

Breakables: We will take reasonable precautions to protect your property but will not be responsible for any breakables that are left in the work or access areas. Please remove them during construction.

CUSTOMER ACCEPTANCE

I have reviewed this document with a Quality Window & Door, Inc. salesperson and hereby certify that all information specified above is correct and accurately describes the materials and installation that I wish to order. By my signature I hereby release this material for production in accordance with this description.

I understand that no changes or cancellations may be made to this order after the date of acceptance.

6700 Distribution Drive, Beltsville, MD 20705 800-595-9991
2820 Dorr Ave, Merrifield, VA 22031 703-204-1032



I agree to pay for all materials and installation pursuant to this agreement in accordance to the payment schedule. I agree to pay interest at a rate of 1 1/2% per month on any outstanding balance and all costs incurred in collection, including attorney's fees equal to 1/3 of any balance due.

X _____
customer signature

X _____
date

print name

customer signature

date

print name

Mike Hudson

MHIC# _____ n/a

authorized signature for Quality Window & Door, Inc.





rev. 3-24-2026

Richard Joy
NATMAD, LLC
8015 Glendale Rd
Chevy Chase, MD 20815
703-298-3350
richard@richardjoy.com

MHIC License #50355
VA Class A License #2705042074A
DCHIC License #39707717

SALES & INSTALLATION AGREEMENT

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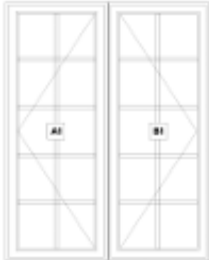
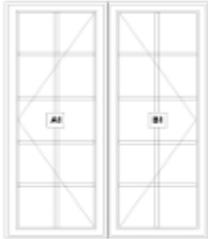
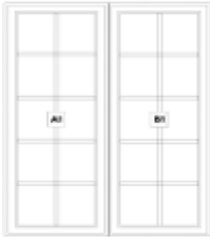
NATMAD, LLC. to have a carpenter on site at all times to deal with potential issues outside of the scope of work as described. Quality Window and Door will not supply or install any interior trim. Quality Window & Door is not responsible for current condition of the interior plaster or patching, repair after installation.

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GENERAL SPECIFICATIONS: *WINDOWS, PATIO DOORS*

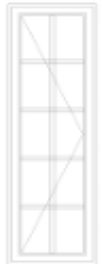
- manufacturer:** Weather Shield Premium Series
- exterior:** Cameo extruded aluminum clad
- interior :** Factory painted White latex over pine
- glass:** Low E 366 insulated; Silver spacers; Colonial glazing beads
- grilles:** 7/8" wide Simulated Divided lites
- screens:** White surround w/ charcoal aluminum mesh
- hardware:** White nested cranks and locks
- interior trim:** 4 9/16", except as noted
- exterior trim:** Cameo color matched transitional capping as required

location	qty	nominal size	unit description	lite cut
Nursery - Uppers	33	47 1/2" x 64"	2-wide casements, Left-Right	2 wide x 5 high
				
Nursery - Basement	9	47 1/2" x 63"	2-wide casements, Left-Right 3 1/4" jamb depths	2 wide x 5 high
				
Nursery - Basement	3	47 1/2" x 63"	2-wide casements, Fixed-Fixed 3 1/4" jamb depths	2 wide x 5 high
				

Nursery - Uppers	3	19 1/2" x 64"	1-wide casements, Left	2 wide x 5 high
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Nursery - Uppers	3	19 1/2" x 64"	1-wide casements, Right	2 wide x 5 high
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TOTAL UNITS	51
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THE PRICE

The price the Owner agrees to pay the Contractor for the work is:

NO Sales Tax Included

PAYMENT SCHEDULE

The owner agrees to pay the price for the work according to the following payment schedule:

UPON ACCEPTANCE
UPON SCHEDULING OF INSTALLATION
UPON SUBSTANTIAL COMPLETION
TOTAL PAYMENTS

Credit card payments subject to 3% processing fee.

All discounts have been applied to the prices above. This offer cannot be combined with any other offers or prior sales. This estimate is good for 30 days.

It is agreed that the owner may withhold a maximum of 5 percent of the contract price or an amount equal to agreed upon cost for punch list items that may remain after substantial completion.

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APPROVED
Montgomery County
Historic Preservation Commission

REVIEWED
By Devon Murtha at 10:22 am, Mar 30, 2026



RESERVED
FOR THOSE
REQUIRING
CLOSE
ACCESS

Rear C

Rear C

Rear B

Rear B

APPROVED
Montgomery County
Historic Preservation Commission



Rear C

Rear C

Rear A

Rear A

Rear C

Rear C

Rear A

Rear A

Rear C

Rear C

Rear A

Rear A

Rear C

Rear C

Rear A

Rear A

Rear C

Rear C

Rear A

Rear A

Rear C

Rear C

Rear A

Rear A

APPROVED
Montgomery County
Historic Preservation Commission

REVIEWED

By Devon.Murtha at 10:22 am, Mar 30, 2026



rev. 3-24-2026

Richard Joy
NATMAD, LLC
815 Glendale Rd
Chevy Chase, MD 20815
703-298335
richard@richardjoy.com

MHIC License #50355
VA Class A License #2705042074A
DCHIC License #39707717

SALES & INSTALLATION AGREEMENT

Quality Window & Door, Inc. the "Contractor" and "the Owner" hereby agree to the following terms and conditions for the improvements located at: 3 Chevy Chase Circle, Chevy Chase, MD 20815

THE WORK

The work to be performed by the contractor including a list of specified materials described below:

Remove existing windows and prepare each opening to receive the new units. Dry set each window in place and shim units plumb and square. Secure the units in place and insulate between the new window frames and the existing openings. Apply aluminum transitional capping to exterior and caulk as required for an air and water tight installation. Caulk the interiors as required. Clean all work areas and haul away and properly dispose of all job related debris, including the old windows.

NATMAD, LLC to have a carpenter on site at all times to deal with potential issues outside the scope of work as described. Quality Window and Door will not supply or install any interior trim. Quality Window & Door is not responsible for the current condition of the interior plaster or patching/repair after installation

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Hallway windows not approved as part of this HAWP

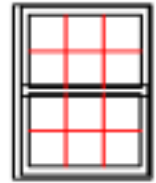
GENERAL SPECIFICATIONS: *WINDOWS, PATIO DOORS*

- manufacturer:** Weather Shield Premium Series
exterior: Craftsman Bronze extruded aluminum clad
interior : Factory painted White latex over pine
glass: Low E 366 insulated; Silver Spacers; Colonial glazing beads
grilles: 7/8" wide Simulated Divided lites
screens: White surround with charcoal fiberglass mesh (Double hung unit w/ Craftsman Bronze to match the exterior cladding)
hardware: Standard White nested (casements) and sash locks (double hung)
jamb depth: 4 9/16", except as noted
interior trim: NONE
exterior trim: Craftsman Bronze transitional capping as required

location	qty	nominal size	unit description	lite cut
Hallway	1	59" x 48"	2-wide casement, Left-Right	3 wide x 4 high
Hallway	1	46 3/4" x 48"	2-wide casement, Left-Right	2 wide x 4 high
The following are TrimLine SKC-150 Sash Kits, Bronze clad exterior, White prefinished pine interior, Low E argon, Oil Rubbed Bronze Restoration hardware, Vinyl jamb liners, 7/8" SDL, NO screens:				
Great Hall	12	32 x 70	Trimline Sash Kit Sash Opening	9 over 9
Kitchen	6	32 x 46	Trimline Sash Kit Sash Opening	6 over 6

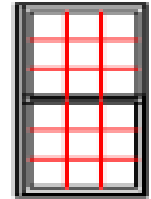
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Lower Rooms 18 32 x 58 Trimline Sash Kit Sash Opening

9 over 9



TOTAL UNITS 38

THE PRICE

The price the Owner agrees to pay the Contractor for the work is:

PAYMENT SCHEDULE

The owner agrees to pay the price for the work according to the following payment schedule:

UPON ACCEPTANCE
UPON SCHEDULING OF INSTALLATION
UPON SUBSTANTIAL COMPLETION
TOTAL PAYMENTS

Credit card payments subject to 3% processing fee.

All discounts have been applied to the prices above. This offer cannot be combined with any other offers or prior sales. This estimate is good for 30 days.

It is agreed that the owner may withhold a maximum of 5 percent of the contract price or an amount equal to agreed upon cost for punch list items that may remain after substantial completion.

Substantial completion is the stage in the progress of the job where the Work is sufficiently complete in accordance with the Contract Documents so that the Owner can utilize the Work for its intended use. Warranty claims or damaged products caused by the manufacturer are specifically excluded from substantial completion and are covered under the 5% retention. Back ordered or reordered items that cause delay in substantial completion will be removed from contract price and will be billed and paid for at the time of their installation.

Manufacturer and or contractor has the right to replace or repair defective product or components and correct and adjust operation after installation. This includes removal and reinstallation of product if deemed necessary by the manufacturer or contractor. Replacement of entire unit is at the sole discretion of the manufacturer. (see manufacturer's warranty)

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From: Mike Hudson <mikeqwd@aol.com>

Sent: Thursday, March 19, 2026 2:40 PM

To: Richard Joy <goosejoy@gmail.com>; Murtha, Devon <Devon.Murtha@montgomeryplanning.org>; John Joy <john@joycustom.com>

Subject: Re: March 25th HPC meeting

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Hi Devon and thank you,

Please see the attached window specs from both Weather Shield (Tower and Nursery phases) and Trimline (Rear phase) and let me know if these are sufficient.

As for capping, with the change to the sash kits in the Rear phase, we do not plan on having any capping in that area at all. As for the Tower and Nursery phases, we have sized the units as to also not have to do any capping, that we are aware of. If we get into a pinch where the old stones are not even and a caulk joint would be too large, we could do what we call transitional capping which is typically 1/2"-3/4" wide and just ties the new window to the building envelope. But again, that's not our plan.

Please let me know what else you need!

Mike Hudson,
Quality Window & Door, Inc.
6700 Distribution Dr.
Beltsville, MD 20705
Cell (443) 789-1003
Office (301) 595-9555

On Wednesday, March 18, 2026 at 05:22:57 PM EDT, Richard Joy <goosejoy@gmail.com> wrote:

From: John Joy <john@joycustom.com>

Sent: Wednesday, March 18, 2026 5:12 PM

To: Richard Joy <richard@richardjoy.com>

Subject: Fwd: March 25th HPC meeting

Sent from my iPhone

Begin forwarded message: