

10/59-05D 25901 Frederick Rd  
Hyattstown Historic District



THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

Date: August 18, 2005

MEMORANDUM

TO: Hector & Carmen Villegas *H*  
25901 Frederick Road, Hyattstown

FROM: Tania Tully, Senior Planner *Tt*  
Historic Preservation Section

SUBJECT: Historic Area Work Permit Application #386838

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Your Historic Area Work Permit application for window replacement was **Approved with Conditions** by the Historic Preservation Commission at its August 17, 2005 meeting. Enclosed is a transmittal memorandum stating conditions (if any) of approval.

When you file for your building permit at DPS, you must take with you the enclosed forms. These forms are proof that the Historic Preservation Commission has reviewed your project. For further information about filing procedures or materials for your county building permit review, please call DPS at 240-777-6370.

If your project changes in any way from the approved plans, either before you apply for your building permit or even after the work has begun, please contact the Historic Preservation Commission staff at 301-563-3400.

Please also note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DPS/Field Services at 240-777-6210 or online at <http://permits.emontgomery.org> of your anticipated work schedule.

Thank you very much for your patience and good luck with your project!



THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

Date: August 18, 2005

**MEMORANDUM**

TO: Robert Hubbard, Director

FROM: Tania Tully, Senior Planner <sup>TGT</sup>  
Historic Preservation Section

SUBJECT: Historic Area Work Permit #386838

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The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved with Conditions.**

1. The replacement windows will be wood or wood clad double hung.
2. The windows will be either 2/2 SDL windows with muntins that are permanently bonded to the interior and exterior of the insulating glass simulating a divided light appearance;  
OR
3. 1/1 windows without muntins

The HPC staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE APPROVED HISTORIC AREA WORK PERMIT (HAWP).

Applicant's Mailing Address: Hector & Carmen Villegas  
18126 Metz Dr  
Germantown, MD 20874

Property Address: 25901 Frederick Road, Hyattstown

This HAWP approval is subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the Montgomery County DPS Field Services Office at 240-777-6210 or online at <http://permits.emontgomery.org> prior to commencement of work and not more than two weeks following completion of work



RETURN TO DEPARTMENT OF PERMITTING SERVICES  
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850  
240/777-6370

DPS - #8

**HISTORIC PRESERVATION COMMISSION**  
**301/563-3400**

**APPLICATION FOR  
HISTORIC AREA WORK PERMIT**

Contact Person: Joe Spayd  
Daytime Phone No.: 240-793-5778

Tax Account No.: 522217476

Name of Property Owner: Hector & Carmen Villegas Daytime Phone No.: 301-674-0922

Address: 18126 Metz Dr Germanstown MD 20874  
Street Number City State Zip Code

Contractor: Joe Spayd Phone No.: 240-793-5778

Contractor Registration No.: MHIC 72115

Agent for Owner: Carmen D. Villegas Daytime Phone No.: 301-252-8633

**LOCATION OF BUILDING/PREMISE**

House Number: 25901 Frederick Rd Street: \_\_\_\_\_

Town/City: Clarksburg MD 20871 Nearest Cross Street: Frederick Rd

Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_

Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

**PART ONE: TYPE OF PERMIT ACTION AND USE**

1A. CHECK ALL APPLICABLE:

- Construct
- Extend
- Alter/Renovate
- Move
- Install
- Wreck/Raze
- Revision
- Repair
- Revocable

CHECK ALL APPLICABLE:

- A/C
- Slab
- Room Addition
- Porch
- Deck
- Shed
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)
- Other: \_\_\_\_\_

1B. Construction cost estimate: \$ 400.00 per window

1C. If this is a revision of a previously approved active permit, see Permit # \_\_\_\_\_

**PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS**

2A. Type of sewage disposal: 01  WSSC 02  Septic 03  Other: \_\_\_\_\_

2B. Type of water supply: 01  WSSC 02  Well 03  Other: \_\_\_\_\_

**PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL**

3A. Height \_\_\_\_\_ feet \_\_\_\_\_ inches

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

- On party line/property line
- Entirely on land of owner
- On public right of way/easement

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

[Signature]  
Signature of owner or authorized agent

6/10/05  
Date

Approved:  WITH CONDITIONS For Chairperson, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: Julia O'Malley Date: 8/17/05

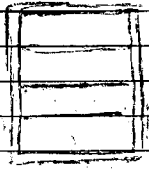
Application/Permit No.: 386838 Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE  
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

**1. WRITTEN DESCRIPTION OF PROJECT**

a. Description of existing structure(s) and environmental setting, including their historical features and significance:

Wood frame windows 2 over 2



b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:

Replace windows with white double hung windows that will match existing windows, color, grids, & size

**2. SITE PLAN**

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

**3. PLANS AND ELEVATIONS**

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- a. *Schematic construction plans*, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- b. Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

**4. MATERIALS SPECIFICATIONS**

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

**5. PHOTOGRAPHS**

- a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

**6. TREE SURVEY**

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

**7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS**

For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301/279-1355).

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.  
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE. AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.



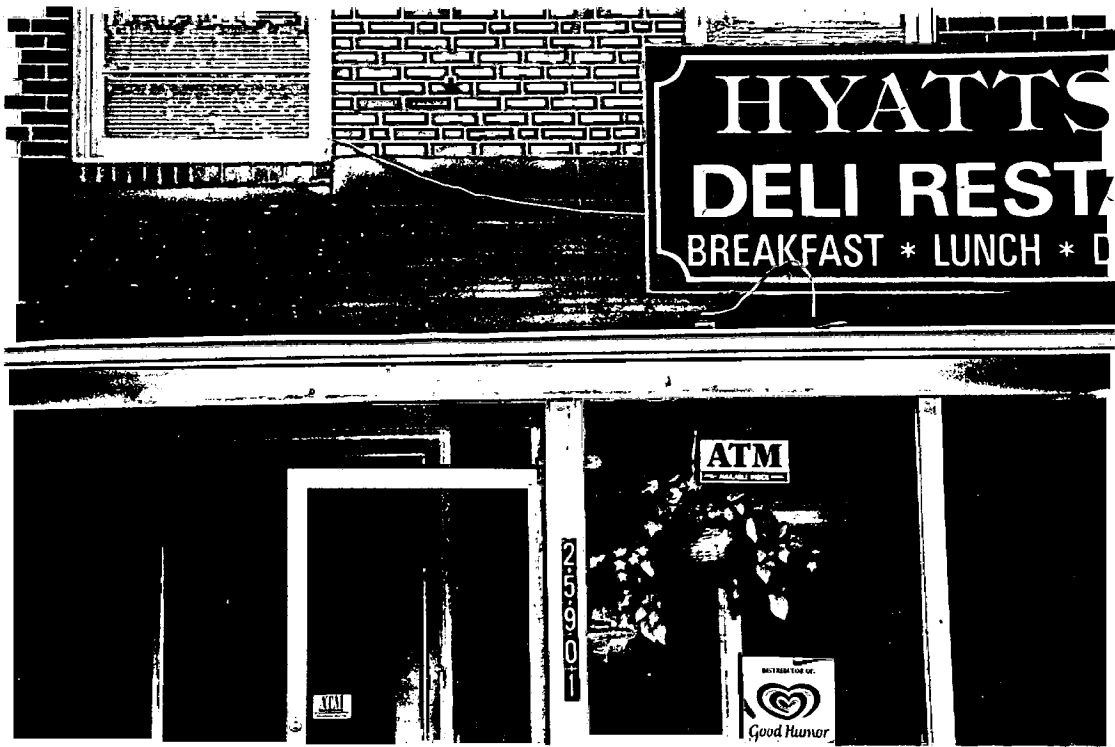
25901 Frederick Rd.

Neighbors Windows on

side same Eundthun

036 NA 00ANA0N NNN 0 0073

<No. 36>



**HYATT'S**  
**DELI RESTAURANT**  
BREAKFAST \* LUNCH \* DINNER

**ATM**  
— THE FINANCIAL FRONT —

**ATM**

BEST TREAT TOO!  
**Good Humor**



25901 Frederick Rd.

035 NA BRADON NUN 0 0073

<No. 35>

66191



FRONT - IN

25901 Frederick Rd.

Windows Framing

Rt. 355

034 NA 0ANA0N NNN 0 0073

<No. 34>



033 NA 0ANABN NNN 0 0073

<No. 33>

66189

25901 Frederic Rd.







June 27, 2005

Hector and Carmen Villegas  
18126 Metz Drive  
Germantown, MD 20874

Dear Mr. and Mrs. Villegas:

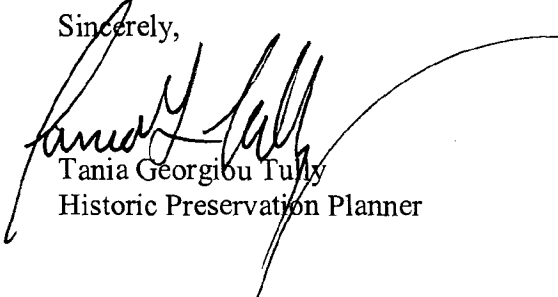
We are in receipt of your Historic Area Work Permit (HAWP) application dated June 10, 2005 for window replacement at 25901 Frederick Road, a non-contributing resource in the Hyattstown Historic District. As we discussed via telephone, the application is incomplete and cannot be processed at this time. Below, I have listed specifically what is needed to complete the application.

- Current photographs of the building. Make sure that each of the windows proposed for replacement is in at least one of the photographs.
- Written description of the condition of the existing windows.
- Specification sheet for the proposed replacement windows. This should include the manufacturer name, model name and/or number, number of window divisions, and technical drawings. This should be readily available from the manufacturer or sales representative.
- Addresses of the adjacent and confronting properties.

I strongly urge you to propose using wood windows that are clad in vinyl or aluminum, rather than all vinyl. In my experience, the Commission does not approve all vinyl replacement windows and I expect that a request to do so would be denied. You may however, choose not to take my suggestion.

Once the above information is received the application will be placed on the agenda for the next available meeting of the Historic Preservation Commission. We look forward to receiving the information needed to complete your application and proceed with the review. Please call 301-563-3400 if you have any questions.

Sincerely,



Tania Georgiou Tully  
Historic Preservation Planner



240-777-6370



THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

June 27, 2005

July 6  
July 27-Aug. 17

Renew license for  
lead paint

Hector and Carmen Villegas  
18126 Metz Drive  
Germantown, MD 20874

Dear Mr. and Mrs. Villegas:

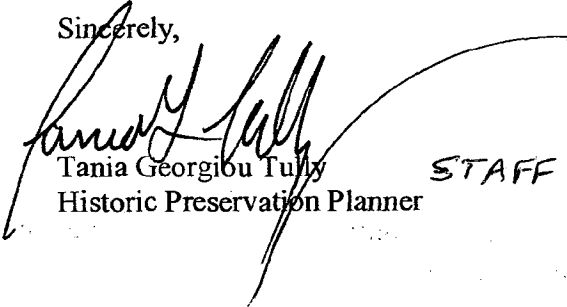
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Sincerely,

  
Tania Georgiou Tully  
Historic Preservation Planner

STAFF member

July 20, 2005

Attention: Historic Preservation Commission  
RE: Window Replacement Request  
Second Review  
Additional Information Requested Enclosed

I Debi Froble, reside at 25901 Frederick Road; a non-contributing resource in the Hyattstown Historic District; as the tenant, I requested for the new functional windows for one reason only: they are inefficient! Examples: none of them open and close without tools (if I had to escape my home in a emergency situation throw a window, it would not be an option) I do not feel safe because none of the windows are capable of locking. All nine of the windows have thick gaps that they shake and vibrate. The gaps are placing me in distress with my electric bill. In the winter, I keep my thermostat on 90° to feel 70°. The summer and present my thermostat is set on 50° to feel 78°. I've been throwing money literally threw the deep cracks of my windows.

I desperately urge that you approve this request and put me out of my misery.

If you need further information, you may reach me at 301-537-3878. Thank you

Sincerely,  
Debi Froble

## Existing Window description

Windows are wooden double hungs with 2 over 2 vertical lights.

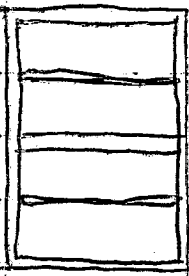
Frames are falling apart.

Neither top or bottom sashes open without use of a prybar. In with case only bottom sashes open and can only be closed with a hammer.

The tracks the sashes ride in are aluminum which is bent and painted shut.

Note! None of the windows have screens.

Dove windows can make a ~~vinyl~~ vinyl replacement window to match existing windows.



Sales Rep.

Joe Spayd

240-793-8741

Addresses: adjacent and confronting properties

next door on right: Hot Springs Spa  
(commercial)  
25811 Frederick Rd.

next door on left: 25924 Frederick Rd  
Condemned

across the street: 25904 Frederick Rd.

across the street intersecting Rt. 109 & Frederick  
25814 Frederick Rd. Rd.

25901 Frederick Rd Apt. 2 has Apt. 1 across  
the hall

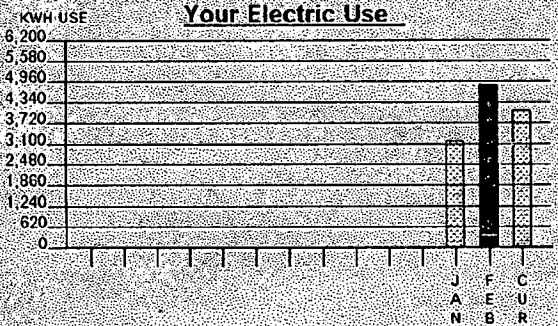
Below is the Hyattstown Deli Restaurant  
next to Deli is the Dirty Dawg Grooming  
under apt. 1 is All state Farm Insurance Company

Name: **FROBLE, DEBORAH L**  
Service Location: **25901 FREDERICK RD  
CLARKSBURG MD 20871**

Mail Payments to:  
800 CABIN HILL DRIVE  
GREENSBURG, PA 15606

**Electric Account Number**  
**2 12 20 482 06900 7**  
Please Use When Calling or Writing

Residential Rate Code 100-R Check Digit 9358 Page 1 of 2



**Your Last Bill**

Account Balance Last Bill	570.46
Payment Due	\$339.25
Payment Received	0.00
Allegheny Late Payment Charge	2.44
Account Balance Remaining	\$572.90

**Total Current Charges**

Allegheny Power Current Charges	288.40
Current Billing Charges	\$288.40
Account Balance	\$861.30

**Security Deposit Payment Due**

FEB 28, 2005	86.00
MAR 28, 2005	85.00
APR 06, 2005	85.00
APR 06, 2005	85.00

05 MONTHS 05  
 ACTUAL READING ESTIMATED/CUSTOMER  
 > Your average cost per day this bill is \$9.01  
 > Average Monthly Usage: 3934 KWH

**TOTAL PAYMENT DUE \$1202.30**

Your next Meter Reading is scheduled for MAY 04, 2005.

\*\*\* See Next Page for Detailed Information

**Meter Reading Information #13241531**

Present APR 05, 2005 - Estimated Reading	5887
Previous MAR 04, 2005 - Actual Reading	1749
Total KWH Used for 32 Days	4138

*Handwritten notes:*  
 Need 387.  
 Today 100.00  
 5th 198. - next 3 bills  
 25th  
 692

Billing Date	Total Payment Due After Due Date	Late Payment Charge If Paid After Due Date	Due Date	Total Payment Due
APR 06, 2005	\$1206.32	\$4.02	APR 26, 2005	\$1202.30



For More Information About Your Bill, See Reverse Side  
 Or Call: 1-800-ALLEGHENY (1-800-255-3443)

Name: FROBLE, DEBORAH L  
 Service Address: 25901 FREDERICK RD  
 Location: CLARKSBURG MD 20871

Mail Payments to:  
 800 CABIN HILL DRIVE  
 GREENSBURG, PA 15606

**Electric Account Number**  
**2 12 20 482 06900 7**  
 Please Use When Calling or Writing

Residential Rate Code: 100-R Check Digit: 9358 Page 2 of 2

General Information

Your Allegheny Power average Price to Compare  
 which includes generation and transmission is 4.47  
 cents per kWh.

Allegheny Power Charges

<b>Current Basic Charges:</b>	
KWH: 4138	
Generation Charge at .03907 per KWH	161.67
Transmission Charges at .00554 per KWH	22.92
<b>Distribution Charges:</b>	
Customer Charge	5.00
Electric Universal Service Fee	0.37
KWH Charge at .01691 per KWH	69.97
Temporary Customer Choice Credit	18.37 CR
Cogeneration PURPA Surcharge	23.55
Montgomery County Surcharge	20.09
MD Environmental Surcharge	0.63
Franchise Tax	2.57
<b>Current Allegheny Power Charges</b>	<b>288.40</b>

\*\*\* See First Page For TOTAL PAYMENT DUE



For More Information About Your Bill, See Reverse Side  
Or Call: **1-800-ALLEGHENY (1-800-255-3443)**

**Electric Account Number**

**2 12 20 482 06900 7**

Please Use When Calling or Writing

Time  
Service  
Location  
**FROBLE, DEBORAH L  
25901 FREDERICK RD  
CLARKSBURG MD 20871**

Mail Payments to:  
800 CABIN HILL DRIVE  
GREENSBURG, PA 15606

Residential Budget      Rate Code 100-R      Check Digit 0385      Page 2 of 2

**General Information**

Our Allegheny Power average Price to Compare  
which includes generation and transmission is 4.47  
cents per kWh.

If you want to be contacted by alternative electric  
suppliers in Md., call us at 1-800-255-3443 to have  
our name included on our Interested Customers  
list. Once listed, these suppliers may contact you to  
offer their electric supply.

**Allegheny Power Charges**

**Current Basic Charges:**

KWH: 3231	
Generation Charge at .03907 per KWH	126.24
Transmission Charges at .00554 per KWH	17.89
<b>Distribution Charges:</b>	
Customer Charge	5.00
Electric Universal Service Fee	0.37
KWH Charge at .01672 per KWH	54.03
Temporary Customer Choice Credit	14.35 CR
Cogeneration PURPA Surcharge	19.25
Montgomery County Surcharge	15.69
MD Environmental Surcharge	0.49
Franchise Tax	2.00
<b>Current Allegheny Power Charges</b>	<b>226.61</b>

**\*\*\* See First Page For TOTAL PAYMENT DUE**

*4/26 - 2011  
not off April 4*



Name: **FROBLE DEBORAH L**  
 Service Location: **25901 FREDERICK RD  
 CLARKSBURG MD 20871**

Mail Payments to:  
 800 CABIN HILL DRIVE  
 GREENSBURG, PA 15606

**Electric Account Number**  
**2 12 20 482 06900 7**  
 Please Use When Calling or Writing

Residential Budget      Rate Code: 100-R      Check Digit: 1395      Page 2 of 2

**General Information**

Remember, you must keep your payments up-to-date or your account may be removed from the Average Payment Plan.

Your Allegheny Power average Price to Compare which includes generation and transmission is 4.47 cents per KWH.

**Allegheny Power Charges**

**Current Basic Charges:**

KWH: 4916	
Generation Charge at .03907 per KWH	192.07
Transmission Charges at .00554 per KWH	27.23
<u>Distribution Charges:</u>	
Customer Charge	5.00
Electric Universal Service Fee	0.37
KWH Charge at .01691 per KWH	83.13
Temporary Customer Choice Credit	21.83 CR
Cogeneration PURPA Surcharge	27.97
Montgomery County Surcharge	23.87
MD Environmental Surcharge	0.74
Franchise Tax	3.05
<b>Current Allegheny Power Charges</b>	<b>341.60</b>

**\*\*\* See First Page For TOTAL PAYMENT DUE**

*Dec 31*      *TOTAL*  
                   *568*  
*up*  
*March 4*  
*meter*      *1749*

*Electrical inspector*  
*4-18-98*  
*Revision*

*hot water heater*  
*Space heaters*

*235-*

*189*  
*185*  


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*378*  
*568*  


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*190*



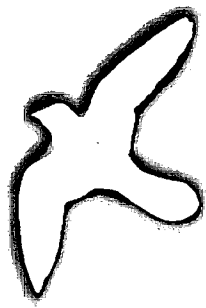
FROM  
MANUFACTURED

# Save Money! Windows

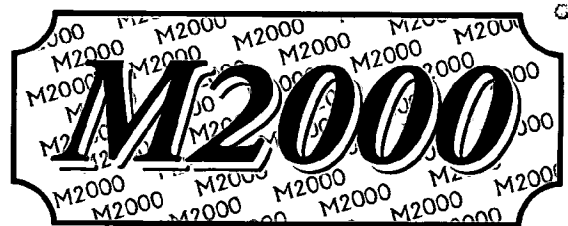
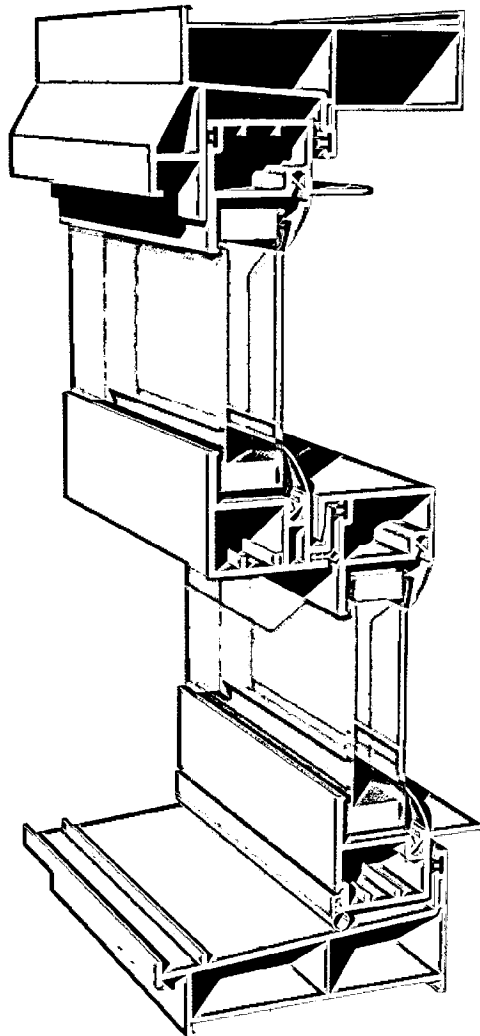


**M2000**

*Done Vinyl Windows*

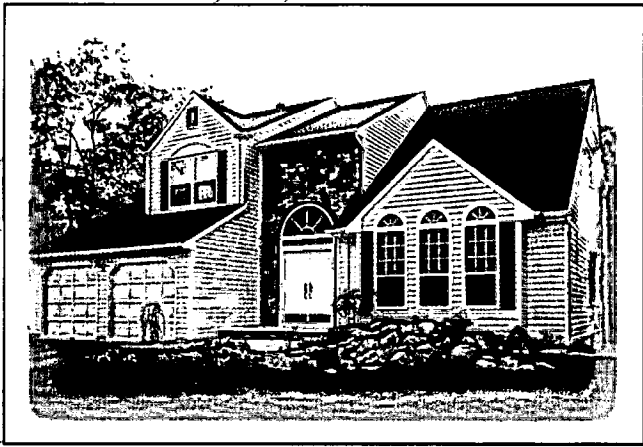


# **M2000** **FULLY WELDED** **REPLACEMENT WINDOW SYSTEM**



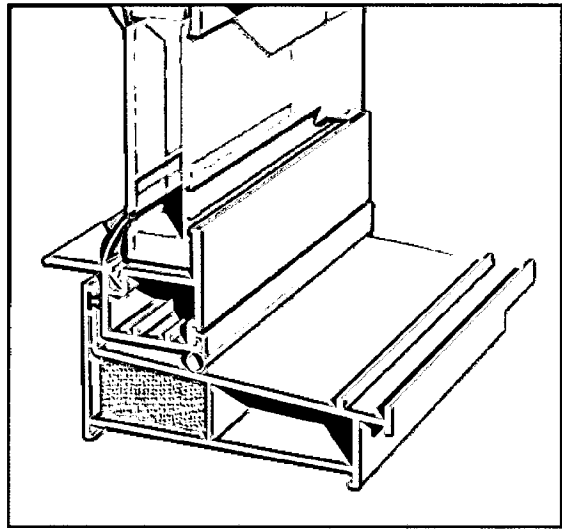
The fully welded M2000 Double Hung Window is designed to meet the demands of the most informed buyer. It represents the state of the art in today's advanced technology. It is manufactured with the highest quality, heavy duty vinyl extrusions for extreme durability and weather resistance.

The M2000 also incorporates the Intercept Warm Edge Spacer System. This provides the utmost in glass structural integrity and thermal efficiency. When your home deserves the finest, choose the M2000. It's the window for the 21<sup>st</sup> century.

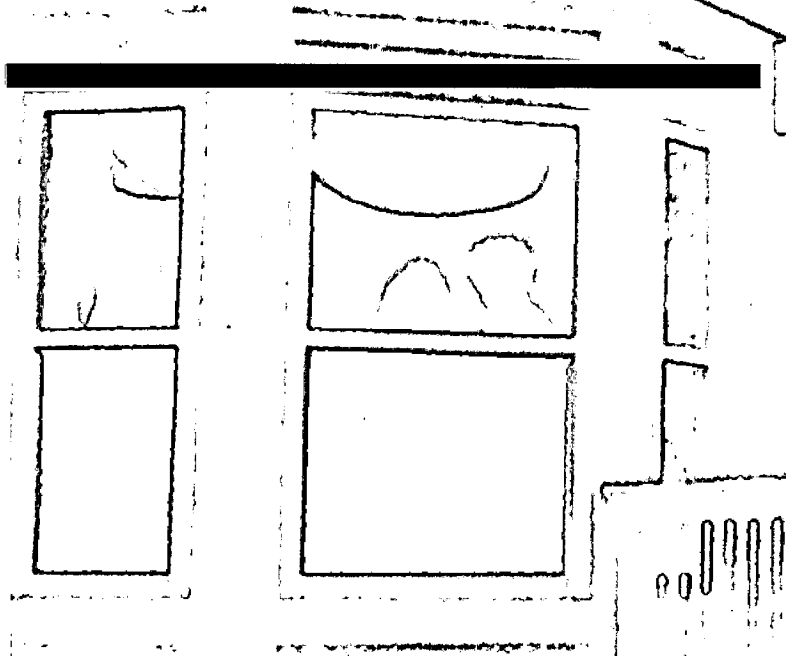


## Foam Filled Frame

Filling the vinyl extrusions with foam can increase the window's thermal efficiency by reducing the heat and cold transfer through the frame members.



Close-up of optional foam filled frame



## Features and Benefits

- Fusion welded frame and sash units are strong and weather tight.
- Interlocking meeting rail uses our new "Tri-Seal" system making your home more energy efficient.
- Mitered internal contoured glazing beads.
- Colonial or diamond grids available.
- Integra Latch system for slim sight lines and maximum glass area to let more light into your home.
- Sloped sill for efficient water control.
- 3-1/4" deep jamb for no-mess easy replacement of existing wood windows.
- Available in European White and Tan.
- 3/4" Glass with Intercept Warm Edge Spacer System.
- Night latches in top sash.
- Impact modified PVC profiles are designed for maximum thermal performance.
- Optional Low-E glass with argon or krypton gas for maximum thermal performance.
- Range of products - double-hungs, sliders, picture windows and hoppers.
- AAMA and NFRC test data available upon request.
- Tilt in top and bottom sash for easy cleaning.
- Balance covers available with block and tackle balance system.



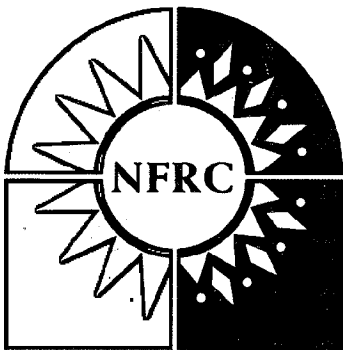
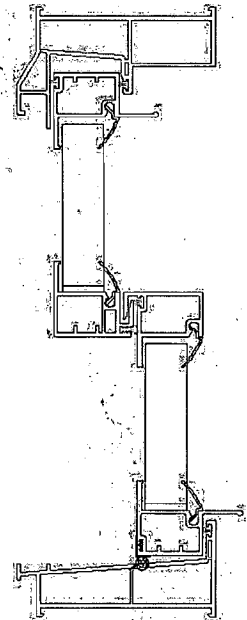
# Vinyl Replacement Window System

When choosing your windows, ask the following questions:

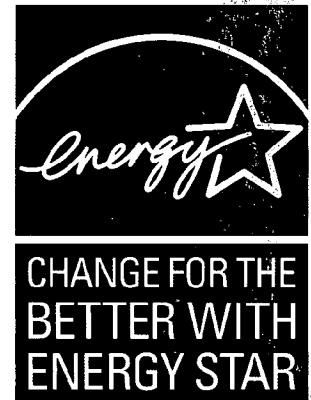
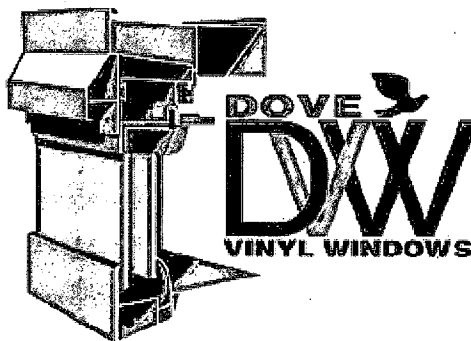
## CHECKLIST

- Is the window rot resistant?
- Is the window colored throughout?
- Is the window multi-chambered in design?
- Does the window have dual weather seals?
- Is the window weeped internally?
- Is the window corrosion resistant?
- Is the window fitted directly into the opening?
- Is the window made from impact modified materials?
- Is there a choice of color?
- Is the material a high thermal insulator?
- Is the window NFRC certified?
- Does the window meet Energy Star specifications?
- What is the length of the warranty?
- Is the warranty transferable?

CROSS SECTION OF OUR  
DOUBLE HUNG WINDOW



National Fenestration  
Rating Council



**Electric Account Number**

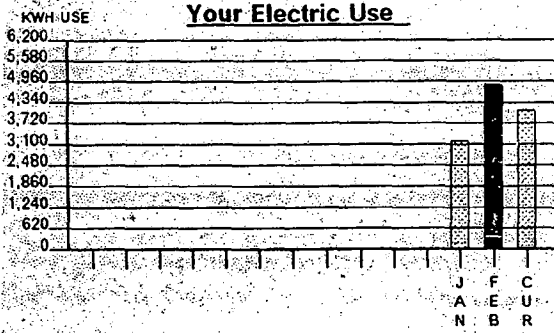
**2 12 20 482 06900 7**

Please Use When Calling or Writing

Customer Name: **FROBLE, DEBORAH L**  
Address: **25901 FREDERICK RD**  
**CLARKSBURG MD 20871**

Mail Payments to:  
**800 CABIN HILL DRIVE**  
**GREENSBURG, PA 15606**

Residential Rate Code 100-R Check Digit 9358 Page 1 of 2



**Your Last Bill**

Account Balance Last Bill	570.46
Payment Due	\$339.25
Payment Received	0.00
Allegheny Late Payment Charge	2.44
Account Balance Remaining	\$572.90

**Total Current Charges**

Allegheny Power Current Charges	288.40
Current Billing Charges	\$288.40

Account Balance **\$861.30**

05 MONTHS 05  
 ■ ACTUAL READING ■ ESTIMATED/CUSTOMER  
 > Your average cost per day this bill is \$9.01.  
 > Average Monthly Usage: 3934 KWH.

**Security Deposit Payment Due**

FEB 28, 2005	86.00
MAR 28, 2005	85.00
APR 06, 2005	85.00
APR 06, 2005	85.00

Your next Meter Reading is scheduled for MAY 04, 2005

**TOTAL PAYMENT DUE \$1202.30**

**Meter Reading Information #13241531**

\*\*\* See Next Page for Detailed Information

Present APR 05, 2005 - Estimated Reading	5887
Previous MAR 04, 2005 - Actual Reading	1749
Total KWH Used for 32 Days	4138

*Need 387*

*Today 100.00  
5th 198. - next 3 bills  
25th*

*692*

Billing Date	Total Payment Due After Due Date	Late Payment Charge If Paid After Due Date	Due Date	Total Payment Due
APR 06, 2005	\$1206.32	\$4.02	APR 26, 2005	\$1202.30



For More Information ABOUT YOUR BILL, See Reverse Side  
Or Call: 1-800-ALLEGHENY (1-800-255-3443)

Service  
Address

FROBLE, DEBORAH L  
25901 FREDERICK RD  
CLARKSBURG MD 20871

Mail Payments to:  
800 CABIN HILL DRIVE  
GREENSBURG, PA 15606

**Electric Account Number**  
**2 12 20 482 06900 7**  
Please Use When Calling or Writing

Residential      Rate Code 100-R      Check Digit 9358      Page 2 of 2

General Information

Your Allegheny Power average Price to Compare  
which includes generation and transmission is 4.47  
cents per kWh.

Allegheny Power Charges

<b>Current Basic Charges:</b>	
KWH: 4138	
Generation Charge at .03907 per KWH	161.67
Transmission Charges at .00554 per KWH	22.92
<b>Distribution Charges:</b>	
Customer Charge	5.00
Electric Universal Service Fee	0.37
KWH Charge at .01691 per KWH	69.97
Temporary Customer Choice Credit	18.37 CR
Cogeneration PURPA Surcharge	23.55
Montgomery County Surcharge	20.09
MD Environmental Surcharge	0.63
Franchise Tax	2.57
<b>Current Allegheny Power Charges</b>	<b>288.40</b>

\*\*\* See First Page For TOTAL PAYMENT DUE

Mail Payments to:  
800 CABIN HILL DRIVE  
GREENSBURG, PA 15606

**Electric Account Number**  
**2 12 20 482 06900 7**  
Please Use When Calling or Writing

Residential Budget      Rate Code 100-R      Check Digit 1395      Page 2 of 2

FROBLE, DEBORAH L  
25901 FREDERICK RD  
CLARKSBURG MD 20871

General Information

member, you must keep your payments  
-to-date or your account may be removed from  
Average Payment Plan.

ur Allegheny Power average Price to Compare  
which includes generation and transmission is 4.47  
cents per kWh

*Dec 31*      *TOTAL*  
*568.*  
*UP*  
*MARCH 4*  
*DOWN*      *174.9*  
*Water*

Allegheny Power Charges

<b>Current Basic Charges:</b>	
KWH: 4916	
Generation Charge at .03907 per KWH	192.07
Transmission Charges at .00554 per KWH	27.23
<b>Distribution Charges:</b>	
Customer Charge	5.00
Electric Universal Service Fee	0.37
KWH Charge at .01691 per KWH	83.13
Temporary Customer Choice Credit	21.83 CR
Cogeneration PURPA Surcharge	27.97
Montgomery County Surcharge	23.87
MD Environmental Surcharge	0.74
Franchise Tax	3.05
<b>Current Allegheny Power Charges</b>	<b>341.60</b>

\*\*\* See First Page For TOTAL PAYMENT DUE

*Electrical Inspector*  
*4-18-08*  
*ALLISON*

*hot water heater*  
*Space heaters*

*235-*

*189*  
*185*  
*378*  
*568*  
*10*

*11*  
*568*  
*378*  
*190*





THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

June 27, 2005

Hector and Carmen Villegas  
18126 Metz Drive  
Germantown, MD 20874

Dear Mr. and Mrs. Villegas:

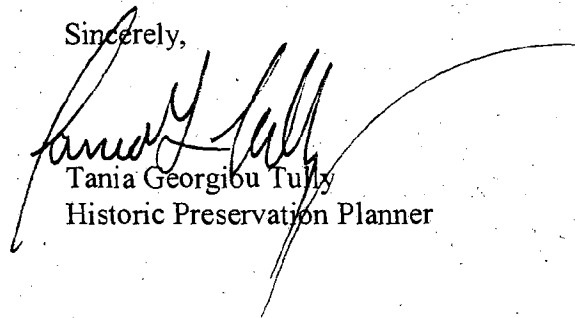
We are in receipt of your Historic Area Work Permit (HAWP) application dated June 10, 2005 for window replacement at 25901 Frederick Road, a non-contributing resource in the Hyattstown Historic District. As we discussed via telephone, the application is incomplete and cannot be processed at this time. Below, I have listed specifically what is needed to complete the application.

- Current photographs of the building. Make sure that each of the windows proposed for replacement is in at least one of the photographs.
- Written description of the condition of the existing windows.
- Specification sheet for the proposed replacement windows. This should include the manufacturer name, model name and/or number, number of window divisions, and technical drawings. This should be readily available from the manufacturer or sales representative.
- Addresses of the adjacent and confronting properties.

I strongly urge you to propose using wood windows that are clad in vinyl or aluminum, rather than all vinyl. In my experience, the Commission does not approve all vinyl replacement windows and I expect that a request to do so would be denied. You may however, choose not to take my suggestion.

Once the above information is received the application will be placed on the agenda for the next available meeting of the Historic Preservation Commission. We look forward to receiving the information needed to complete your application and proceed with the review. Please call 301-563-3400 if you have any questions.

Sincerely,



Tania Georgibu Tully  
Historic Preservation Planner



RETURN TO: DEPARTMENT OF PERMITTING SERVICES  
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850  
240/777-6370

DPS - #8

**HISTORIC PRESERVATION COMMISSION**  
**301/563-3400**

**APPLICATION FOR**  
**HISTORIC AREA WORK PERMIT**

Contact Person: Joe Spayd  
Daytime Phone No.: 240-793-5778

Tax Account No.: 522217476  
Name of Property Owner: Hector & Carmen Villegas Daytime Phone No.: 301-674-0922  
Address: 18126 Metz Dr Germantown MD 20874  
Street Number City State Zip Code  
Contractor: Joe Spayd Phone No.: 240-793-5778  
Contractor Registration No.: MHIC 72115  
Agent for Owner: Carmen D. Villegas Daytime Phone No.: 301-252-8633

**LOCATION OF BUILDING/PREMISE**

House Number: 25901 Frederick Rd Street: Frederick Rd  
Town/City: Clarksburg MD 20871 Nearest Cross Street: Frederick Rd  
Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_  
Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

**PART ONE: TYPE OF PERMIT ACTION AND USE**

1A. CHECK ALL APPLICABLE:  Construct  Extend  Alter/Renovate  A/C  Slab  Room Addition  Porch  Deck  Shed  
 Move  Install  Wreck/Raze  Solar  Fireplace  Woodburning Stove  Single Family  
 Revision  Repair  Revocable  Fence/Wall (complete Section 4)  Other: \_\_\_\_\_

1B. Construction cost estimate: \$ 400.00 per window  
1C. If this is a revision of a previously approved active permit, see Permit # \_\_\_\_\_

**PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS**

2A. Type of sewage disposal: 01  WSSC 02  Septic 03  Other: \_\_\_\_\_  
2B. Type of water supply: 01  WSSC 02  Well 03  Other: \_\_\_\_\_

**PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL**

3A. Height \_\_\_\_\_ feet \_\_\_\_\_ inches  
3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:  
 On party line/property line  Entirely on land of owner  On public right of way/easement

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

Signature of owner or authorized agent

6/10/05

Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission  
Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Application/Permit No. 386838 Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

**HISTORIC PRESERVATION COMMISSION STAFF REPORT**

<b>Address:</b>	25901 Frederick Road, Hyattstown	<b>Meeting Date:</b>	8/17/2005
<b>Applicant:</b>	Hector & Carmen Villegas (Debi Froble, Agent)	<b>Report Date:</b>	8/10/2005
<b>Resource:</b>	Non-Contributing Resource Hyattstown Historic District	<b>Public Notice:</b>	8/3/2005
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	None
<b>Case Number:</b>	10/59-05D	<b>Staff:</b>	Tania Tully
<b>PROPOSAL:</b>	window replacement	<b>RECOMMENDATION:</b>	Approve with Conditions

---

**STAFF RECOMMENDATION:**

Staff is recommending approval with the following conditions:

- The replacement windows will be wood double hung.
- The windows will be either 2/2 SDL windows with muntins that are permanently bonded to the interior and exterior of the insulating glass simulating a divided light appearance;  
OR  
1/1 windows without muntins

**PROJECT DESCRIPTION**

**SIGNIFICANCE:** Non-contributing Resource within the Hyattstown Historic District  
**STYLE:** Modern Commercial  
**DATE:** 1930s-40

This non-contributing resource contains commercial operations on the lower level and two rental residential units on the second level. Existing windows are horizontally divided 2/2 wood windows.

**PROPOSAL:**

Replace existing wood windows with vinyl windows.

**APPLICABLE GUIDELINES:**

When reviewing alterations and new construction within the Hyattstown Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These

documents include the *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.

***Montgomery County Code; Chapter 24A***

- A HAWP permit should be issued if the Commission finds that:
  1. The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district.
  2. The proposal is compatible in character and nature with the historical archaeological, architectural or cultural features of the historic site or the historic district in which a historic resource is located and would not be detrimental thereto of to the achievement of the purposes of this chapter.
- In the case of an application for work on a historic resource located within a 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 surrounding historic resources or would impair the character of the historic district.

**STAFF DISCUSSION**

As a non-contributing resource, the changes to 25901 Frederick Road are reviewed for effects to the context and setting of the Historic District and are afforded the most lenient level of review. With this in mind, replacing the windows in general does meet the applicable review guidelines. However, staff cannot support the proposed vinyl windows. Vinyl is not an appropriate material for the district and is incompatible with historic context. Staff recommends a condition of approval that specifies wood windows, but allowing for the option of muntins that are permanently bonded to the interior and exterior of the insulating glass simulating a divided light appearance (2/2) or windows without muntins (1/1).

**STAFF RECOMMENDATION:**

Staff recommends that the Commission **approve** the HAWP application as being consistent with Chapter 24A-8(b)(1) & (2):

and with the *Secretary of the Interior's Standards for Rehabilitation*.

and provided the conditions listed on Circle 1 are met;

and with the general condition applicable to all Historic Area Work Permits that **the applicant will present 3 permit sets of drawings to HPC staff for review and stamping prior to submission for permits (if applicable)**. After issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will arrange for a field inspection by calling the DPS Field Services Office at 240-777-6370 prior to commencement of work and not more than two weeks following completion of work.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES  
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850  
240/777-6370

DPS - #8

**HISTORIC PRESERVATION COMMISSION**  
**301/563-3400**

**APPLICATION FOR  
HISTORIC AREA WORK PERMIT**

Contact Person: Joe Spayd  
Daytime Phone No.: 240-793-5778

Tax Account No.: 522217476  
Name of Property Owner: Hector & Carmen Villegas Daytime Phone No.: 301-674-0922  
Address: 18126 Metz Dr Germantown MD 20874  
Street Number City State Zip Code  
Contractor: Joe Spayd Phone No.: 240-793-5778  
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Agent for Owner: Carmen D. Villegas Daytime Phone No.: 301-252-8633

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Town/City: Clarksburg MD 20871 Nearest Cross Street: Frederick Rd  
Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_  
Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

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1A. CHECK ALL APPLICABLE:  Construct  Extend  Alter/Renovate  A/C  Slab  Room Addition  Porch  Deck  Shed  
 Move  Install  Wreck/Raze  Solar  Fireplace  Woodburning Stove  Single Family  
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1B. Construction cost estimate: \$ 400.00 per window  
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3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:  
 On party line/property line  Entirely on land of owner  On public right of way/easement

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

Carmen D. Villegas  
Signature of owner or authorized agent

6/10/05  
Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission  
Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Application/Permit No.: 386838 Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

**SEE REVERSE SIDE FOR INSTRUCTIONS**

3

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE  
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

**1. WRITTEN DESCRIPTION OF PROJECT**

a. Description of existing structure(s) and environmental setting, including their historical features and significance:

*Wood frame windows 2 over 2*



b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:

*Replace windows with white double hung windows that will match existing windows, color, grids, & size*

**2. SITE PLAN**

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

**3. PLANS AND ELEVATIONS**

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- a. **Schematic construction plans**, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- b. **Elevations (facades)**, with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

**4. MATERIALS SPECIFICATIONS**

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

**5. PHOTOGRAPHS**

- a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

**6. TREE SURVEY**

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

**7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS**

For **ALL** projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301/279-1355).

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.  
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

240-777-6370



THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

June 27, 2005

July 6  
July 27-Aug. 17

Renew license for  
lead paint

Hector and Carmen Villegas  
18126 Metz Drive  
Germantown, MD 20874

Dear Mr. and Mrs. Villegas:

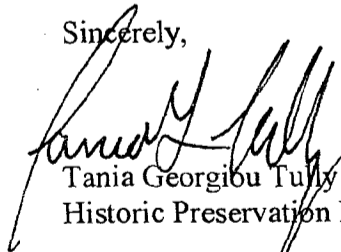
We are in receipt of your Historic Area Work Permit (HAWP) application dated June 10, 2005 for window replacement at 25901 Frederick Road, a non-contributing resource in the Hyattstown Historic District. As we discussed via telephone, the application is incomplete and cannot be processed at this time. Below, I have listed specifically what is needed to complete the application.

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Sincerely,

  
Tania Georgiou Tully  
Historic Preservation Planner

STAFF member

5

July 20, 2005

Attention: Historic Preservation Commission  
RE: Window Replacement Request  
Second Review  
Additional Information Requested Enclosed

I Debi Froble, reside at 25901 Frederick Road; a non-contributing resource in the Hyattstown Historic District; as the tenant, I requested for the new functional windows for one reason only: they are inefficient! Examples: none of them open and close without tools (if I had to escape my home in a emergency situation throw a window, it would not be an option) I do not feel safe because none of the windows are capable of locking. All nine of the windows have thick gaps that they shake and vibrate. The gaps are placing me in distress with my electric bill. In the winter, I keep my thermostat on 90° to feel 70°. The summer and present my thermostat is set on 50° to feel 78°. I've been throwing money literally threw the deep cracks of my windows.

I desperately urge that you approve this request and put me out of my misery.

If you need further information, you may reach me at 301-537-3878. Thank you

Sincerely,  
Debi Froble

6



## Existing Window description

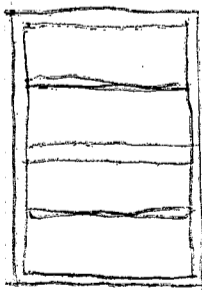
Windows are wooden double hungs with 2 over 2 vertical lights.

Frames are falling apart. Neither top or bottom sashes open without use of a prybar in which case only bottom sashes open and can only be closed with a hammer.

The tracks the sashes ride in are aluminum which is bent and painted shut.

Note! None of the windows have screens

Dove windows can make a ~~vinyl~~ vinyl replacement window to match existing windows.



Sales Rep.  
Joe Spayol  
240-793-8741

8

Below is the Hypothetical Belli Restaurant  
next to Belli is the Dinty Moore Grocery  
under apt. 1 is the state down insurance company

25901 Frederick Rd Apt 2 has Apt. 1 across  
the hall

Across the street intersecting Rt. 109 & Frederick  
25814 Frederick Rd. Rd.

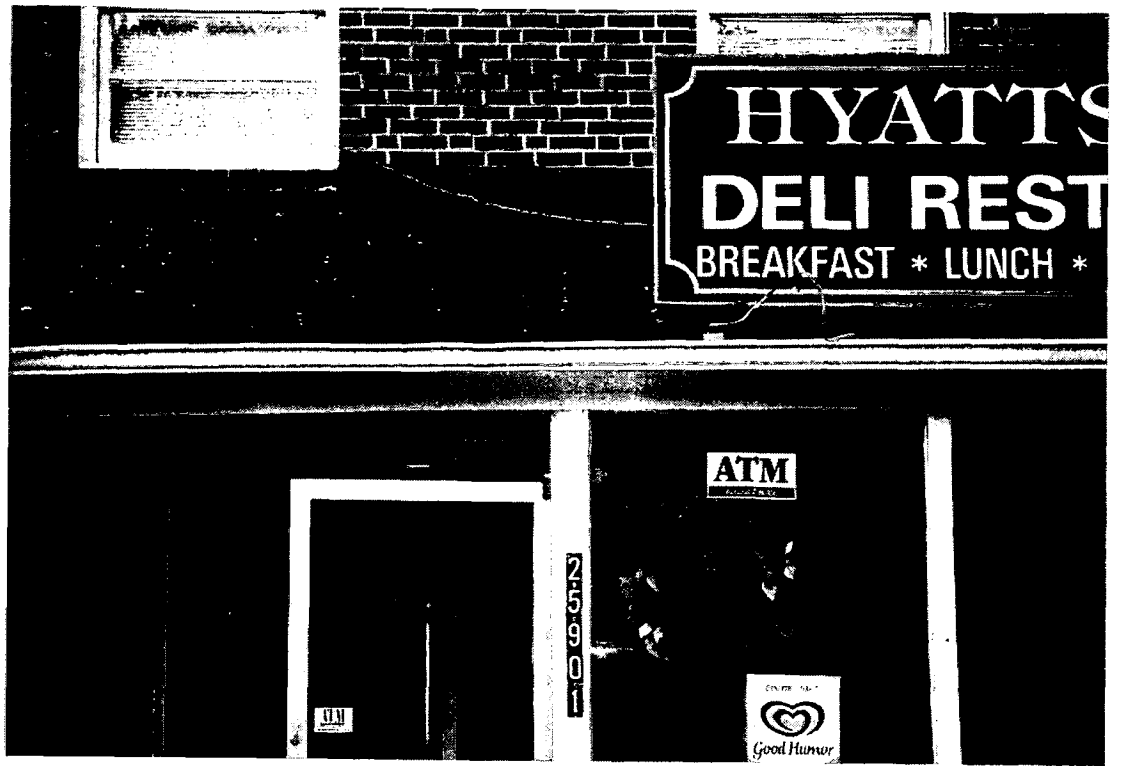
Across the street : 25904 Frederick Rd.

next door on left : 25924 Frederick Rd  
condemned

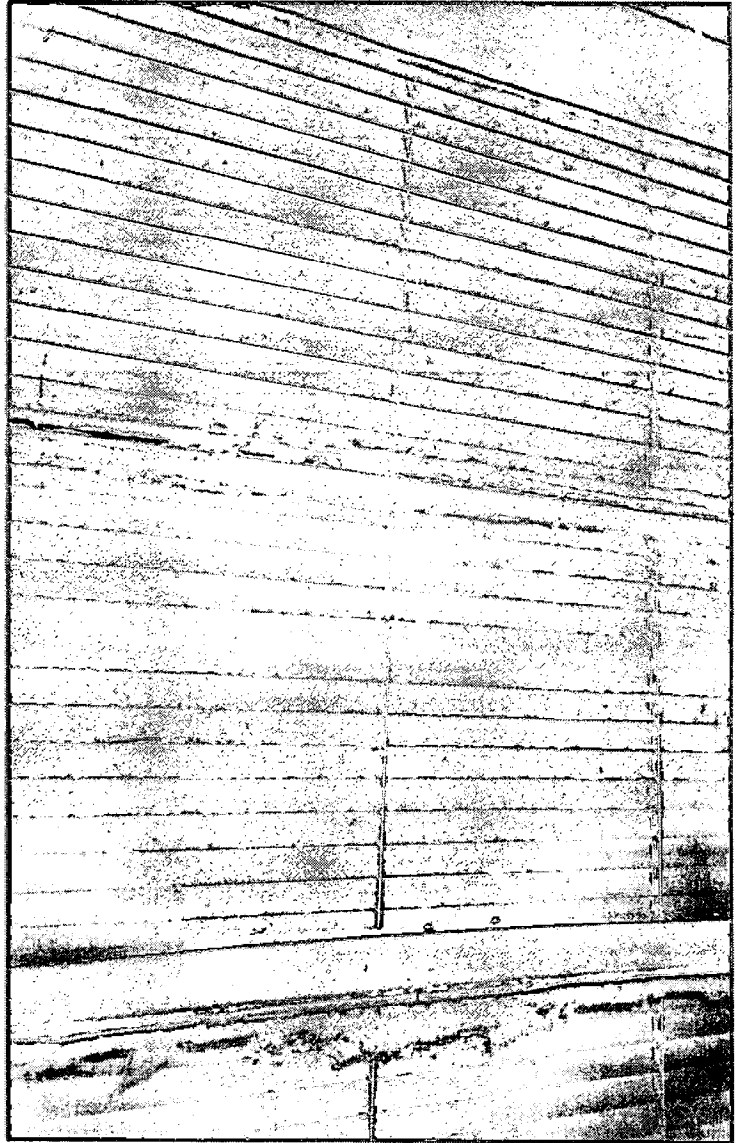
25811 Frederick Rd.

next door on right : Hot Spring Spa  
(commercial)

Address adjacent and neighboring  
properties



(9)



10

(M)

