



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Robert K. Sutton
Chairman

Date: December 16, 2021

MEMORANDUM

TO: Mitra Pedoeem
Department of Permitting Services

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

SUBJECT: Historic Area Work Permit #946470: 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** at the December 1, 2021 HPC meeting.

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

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

Applicant: Peter Feiden
Address: 7025 Eastern Avenue, Takoma Park

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made. Once work is complete the applicant will contact Michael Kyne at 301.563.3403 or michael.kyne@montgomeryplanning.org to schedule a follow-up site visit.





**APPLICATION FOR
HISTORIC AREA WORK PERMIT**
HISTORIC PRESERVATION COMMISSION
301.563.3400

FOR STAFF ONLY:
HAWP# 946470
DATE ASSIGNED _____

APPLICANT:

Name: Peter Feiden
Address: 7025 Eastern Ave.
Daytime Phone: 202-316-3372

E-mail: petefeiden@aol.com
City: Takoma Park Zip: 20912
Tax Account No.: 01065707

AGENT/CONTACT (if applicable):

Name: Peter Feiden
Address: _____
Daytime Phone: _____

E-mail: _____
City: _____ Zip: _____
Contractor Registration No.: _____

LOCATION/PREMISE: MIHP # of Historic Property _____

REVIEWED
By Michael Kyne at 5:55 pm, Dec 16, 2021

Is the property located within an historic district? Yes/Dis
No/Indiv

Is there an Historic Preservation/Land Trust/Environmental Easement map of the easement, and documentation from the Easement holder?

Are other Planning and/or Hearing Examiner Approvals /Reviews (Conditional Use, Variance, Record Plat, etc.?) If YES, include in supplemental information.

APPROVED
Montgomery County
Historic Preservation Commission

Building Number: 7025 Street: 7025 Eastern Ave.
Town/City: Takoma Park Nearest Cross Street: Holly Ave.
Lot: P3 Block: 7 Subdivision: 025 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:

- | | | |
|--|--|--|
| <input type="checkbox"/> New Construction | <input checked="" type="checkbox"/> Deck/Porch | <input type="checkbox"/> Shed/Garage/Accessory Structure |
| <input type="checkbox"/> Addition | <input type="checkbox"/> Fence | <input type="checkbox"/> Solar |
| <input checked="" type="checkbox"/> Demolition | <input type="checkbox"/> Hardscape/Landscape | <input type="checkbox"/> Tree removal/planting |
| <input type="checkbox"/> Grading/Excavation | <input type="checkbox"/> Roof | <input checked="" type="checkbox"/> Window/Door |
| | | <input type="checkbox"/> Other: _____ |

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

Peter Feiden

March 23, 2021

Signature of owner or authorized agent

Date

HWAP 946470

Abutting Properties:

7019 Eastern Avenue
Takoma Park, Md. 20912

7027 Eastern Avenue
Takoma Park, Md. 20912

7105 Holly Avenue
Takoma Park, Md. 20912

7112 Cedar Avenue
Takoma Park, Md. 20912

REVIEWED

By Michael Kyne at 5:55 pm, Dec 16, 2021

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Montgomery County

Historic Preservation Commission



Robert G. Patton

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

This is a residential property on Eastern Avenue, and is one of the original Victorian homes of the then new settlement of Takoma Park. It was strategically built across Eastern Avenue from the recently built B&O railroad line and its station in Takoma, D.C., now the site of a metro station. It is one of less than 50 remaining original homes from the early development of Takoma Park in the 19th Century.

The house was built in 1889 as a single family home, and expanded in 1998 with a kitchen addition in the rear. The house was modified with the enclosure of the front porch likely 75 years ago. For a number of years it appears to have been used as a multiple unit building. It was converted back to single family use by the previous owner in the 1970s-80s. After our purchase of the property in 1989 the property was restored to its original grandeur in stages with, among other things, the opening up and restoration of the front porch and removal of aluminum siding with restoration of existing shingles and lapped siding. The chimneys and floors were restored and all systems updated. Existing moldings and details were long gone so we installed new period wood molding throughout.

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

The project is to replace a total of 16 first and second floor windows on the front facade, side and rear facades. The current windows appear to have been installed from 1960 - 1988 by previous owners. They have a variety of designs and details and are from various manufacturers, and in no way were selected with historic preservation/restoration in mind. They are also not energy efficient. None of the windows are original to the house, so we are not able to know the original design other than that they were double hung. Most of the original exterior casings are still evident. We propose to use Anderson Series 400 windows that will fit appropriately within window jambs and are of the appropriate size based on existing framing and casing where apparent. The windows will be 2 over with true divided light. While we do not know the original detail, this is one that was common at the time and one that would fit aesthetically.

REVIEWED
By Michael Kyne at 5:55 pm, Dec 16, 2021

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Work Item 1: Window Replacements 3000

Description of Current Condition: sixteen (16) windows in the original part of the house are a variety of sizes and styles dating from the 1960s to the 1980s.

Proposed Work: Replace these sixteen windows with double hung two over two windows with true divided light, to create consistency and design similar to what would have existed at construction.

Work Item 2: _____ X

Description of Current Condition:

Proposed Work:

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Work Item 3: _____

Description of Current Condition:

Proposed Work:

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

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

REVIEWED

By Michael Kyne at 5:55 pm, Dec 16, 2021

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Montgomery County

Historic Preservation Commission



HAWP 946470

General Description of the Project:

7025 Eastern Avenue was built in 1889 and is one of the original Victorian houses in the oldest part of Takoma Park. A kitchen addition was added to the rear of the house in 1998. Beginning in the first half of the 20th century the house was broken up into smaller units or configured for rental rooms. The exterior of the house has been largely restored in the past 20 years, notably with the elimination of the enclosure of the wrap-around front porch and the removal of the aluminum siding and restoration of the original wood exterior with its detail. We now want to replace a total of 16 double hung windows in the original part of the house, none of which are original.

The first and second floor windows on the front, southern, and northern facade are a variety of styles, having been replaced at various points in time during the 1960s through 1980s (before we owned the property). There are a total of 5 styles, none of which were meant to reflect the original period design. These had been installed in the original locations of double hung windows, and much of the original external casing remains. In some instances the openings appear to have been reduced or slightly enlarged to accommodate these window replacements. There are a total of 8 windows on the first floor and 8 windows on the second floor. Twelve (12) of the windows to be replaced are double hung and 4 are solid picture windows.

As noted, there are no original windows in the house so we do not know their particular design other than that they were double-hung. However, we are proposing to replace all the windows with double-hung windows 2 over 2 (vertically divided with true divided light), which we understand were common at the time and are consistent with several other Victorians in the area.

REVIEWED
By Michael Kyne at 5:55 pm, Dec 16, 2021

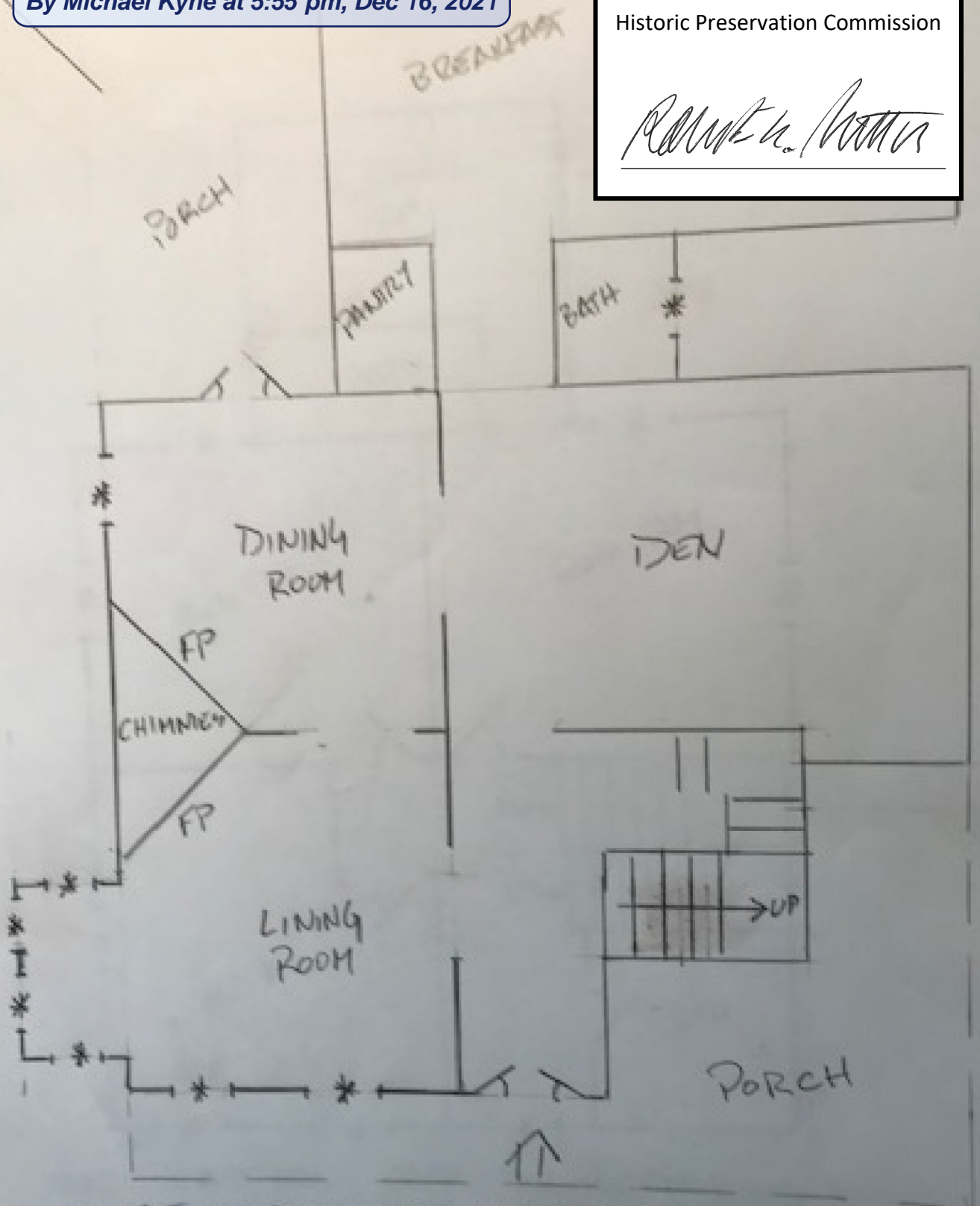
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7025 EASTERN AVE. TAKOMA PARK, MD 20912

STREET ↓

FIRST FLOOR

* REPLACEMENT WINDOW

REVIEWED

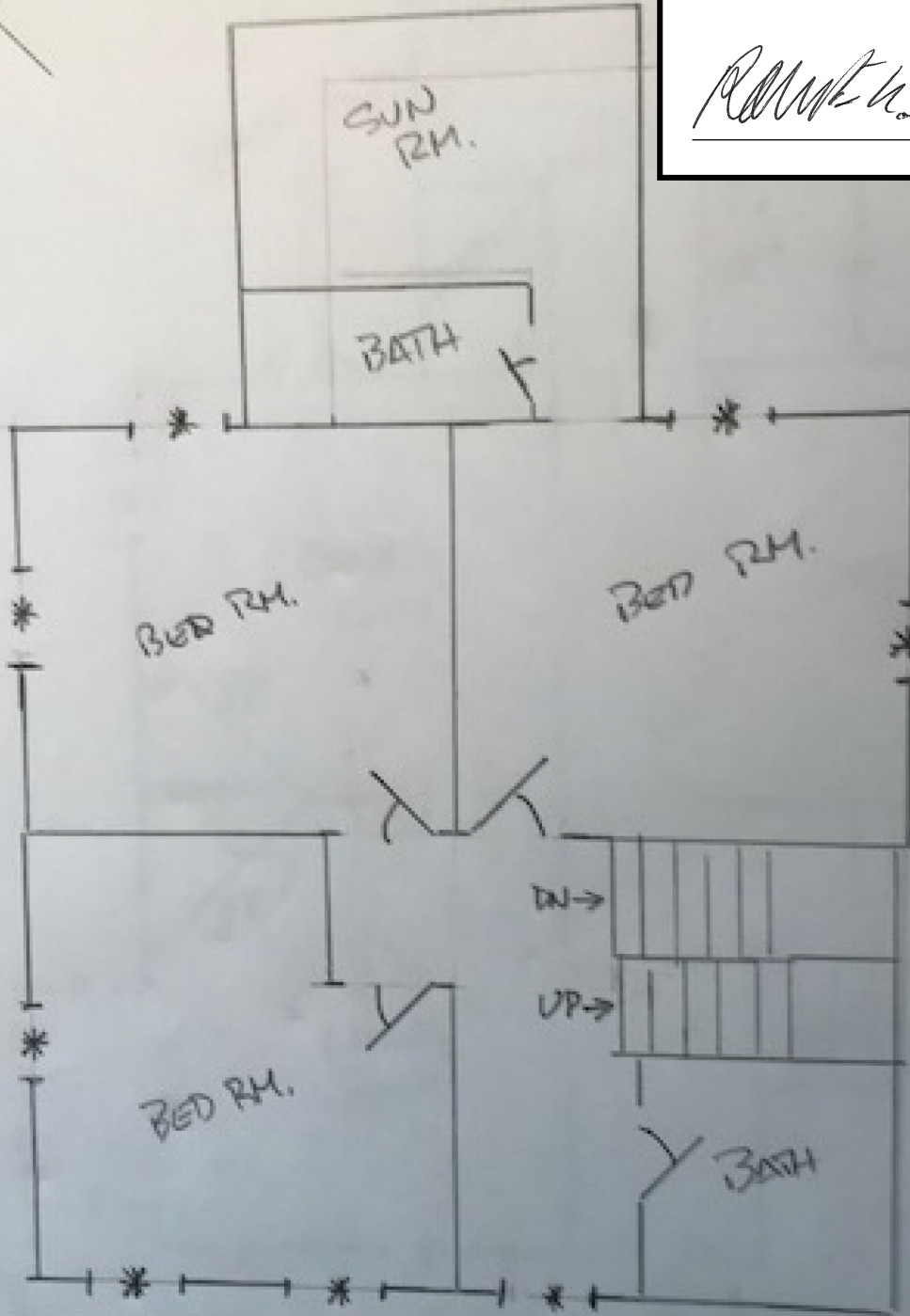
By Michael Kyne at 5:55 pm, Dec 16, 2021

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Montgomery County

Historic Preservation Commission

Robert H. [Signature]



7025 EASTERN AVE. TAKOMA PARK, MD 20912
SECOND FLOOR

STREET ↓

* WINDOW REPLACEMENT

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Robert H. Adams



REVIEWED

By Michael Kyne at 5:57 pm, Dec 16, 2021

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Robert H. Porter



REVIEWED
By Michael Kyne at 5:57 pm, Dec 16, 2021

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Historic Preservation Commission

Robert H. [Signature]



REVIEWED
By Michael Kyne at 5:57 pm, Dec 16, 2021

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Robert H. [Signature]

compare

1 WINDOW (BATH ROOM)

Custom-size windows are available in 1/4" (3) increments.

Cottage or reverse cottage look available for all widths and all heights based on a 60/40 proportion.

Custom widths - 2'-4 1/2" (832) to 2'-8 1/2" (1120)
Custom heights - 2'-8 1/2" (832) to 4'-4 1/2" (1664)

Table of Woodwright® Double-Hung Window Sizes
Scale 1/4" (3) = 1'-0" (305) = 1:96

Window Dimension	2'-0 1/4" (549)	2'-1 1/4" (601)	2'-2 1/4" (732)	2'-3 1/4" (803)	2'-4 1/4" (854)	2'-5 1/4" (905)	2'-6 1/4" (956)	2'-7 1/4" (1007)	2'-8 1/4" (1058)
Minimum Rough Opening	2'-10 1/4" (542)	2'-9 1/4" (604)	2'-8 1/4" (765)	2'-8 1/4" (800)	2'-10 1/4" (847)	2'-9 1/4" (897)	2'-2 1/4" (948)	2'-8 1/4" (1070)	2'-10 1/4" (1172)
Unobstructed Glass (lower sash only)	15 1/4" (397)	18 1/4" (466)	23 1/4" (590)	25 1/4" (651)	27 1/4" (702)	29 1/4" (752)	31 1/4" (803)	33 1/4" (854)	35 1/4" (905)

CUSTOM WIDTHS - 2'-4 1/2" to 2'-8 1/2"

Window Dimension	2'-0 1/4" (549)	2'-1 1/4" (601)	2'-2 1/4" (732)	2'-3 1/4" (803)	2'-4 1/4" (854)	2'-5 1/4" (905)	2'-6 1/4" (956)	2'-7 1/4" (1007)	2'-8 1/4" (1058)
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15 WINDOWS

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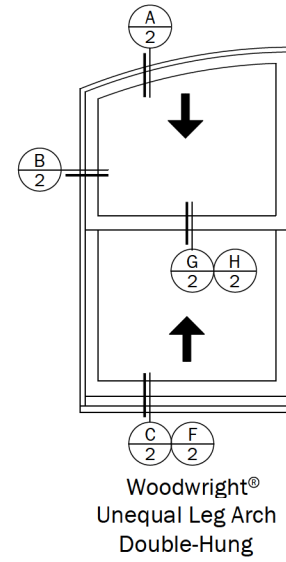
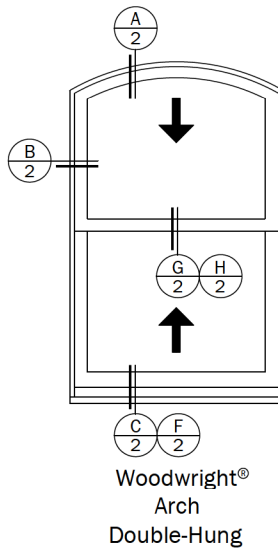
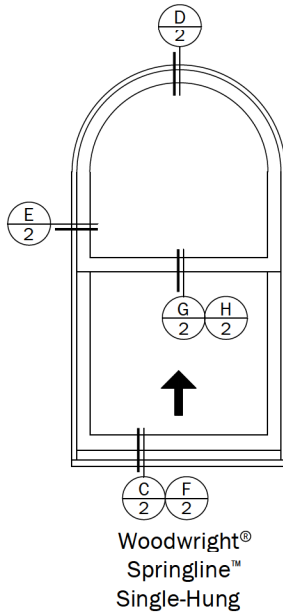
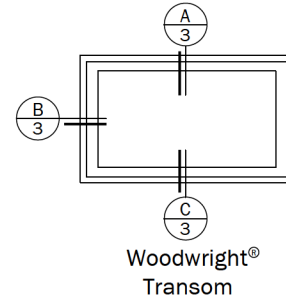
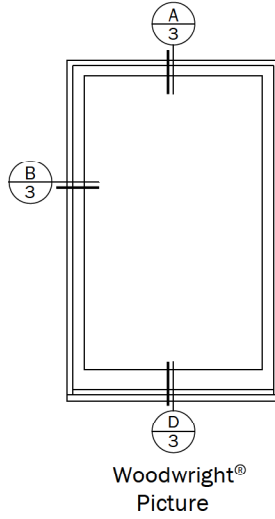
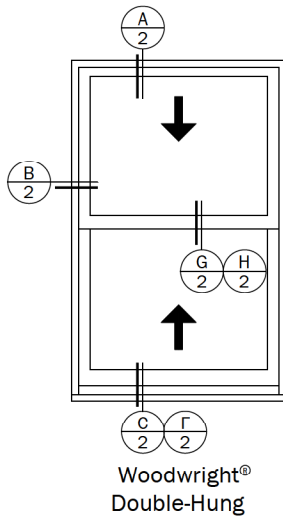
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Robert H. [Signature]

• Window Dimension* shows what is ordered. Same in lower dimension.
• Minimum Rough Opening* dimensions may need to be increased to allow for use of flashing strips, backing, sill panelling, brackets, fasteners or other items.
• Measurements in parentheses are in millimeters.
• Sill to maximum clear opening size of 2 1/2" (64) in 2 1/2" (64) and clear opening height of 1 1/2" (38).

400 SERIES

Woodwright® Double-Hung Full-Frame Windows



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By Michael Kyne at 5:55 pm, Dec 16, 2021

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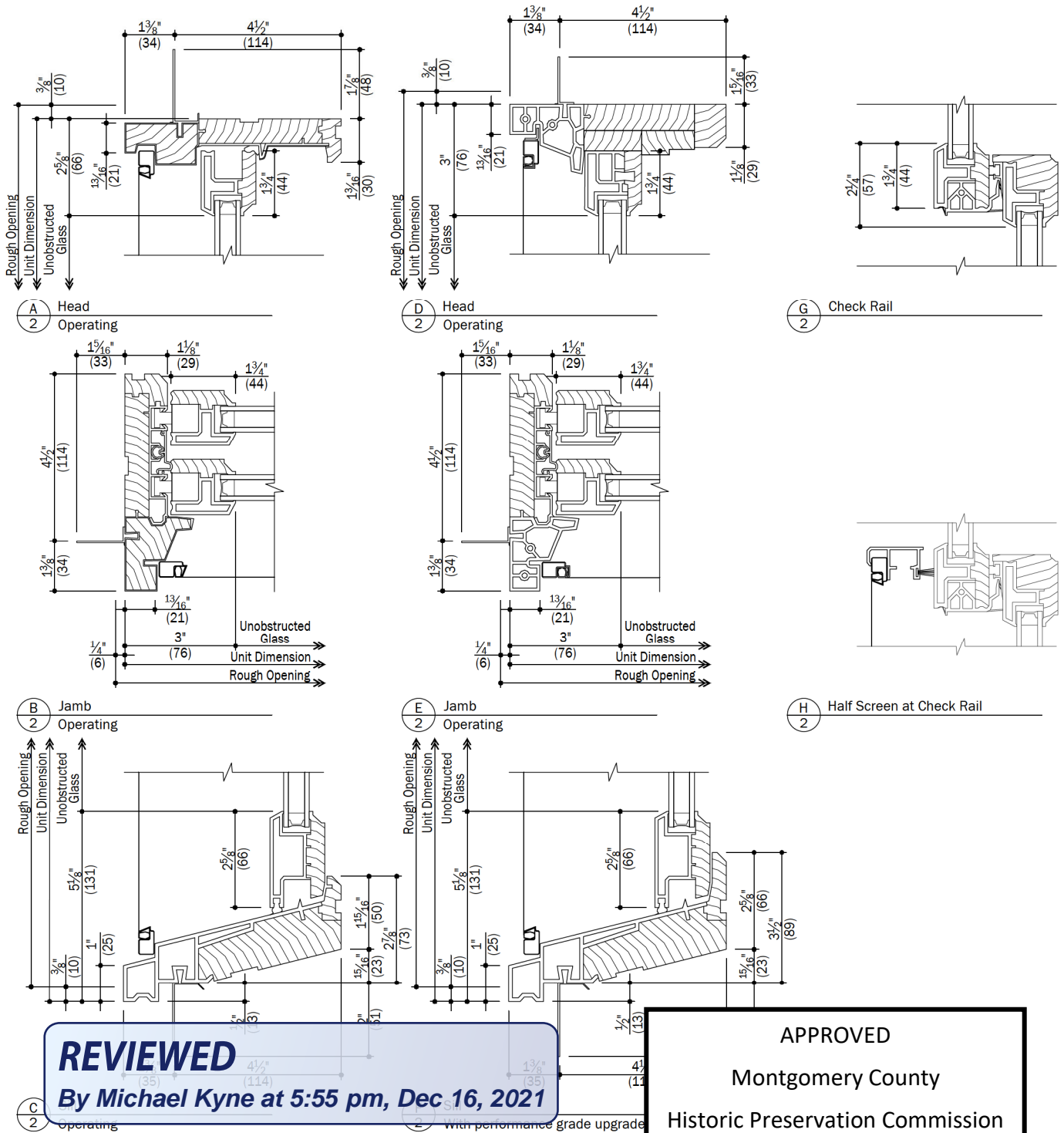
Notes:
Details have been optimized for use in architectural software and do not match manufacturing specifications.
Dimensions in parentheses are in millimeters.

See Pages 4 Thru 6 for Accessories

400 SERIES



Woodwright® Double-Hung Full-Frame Windows



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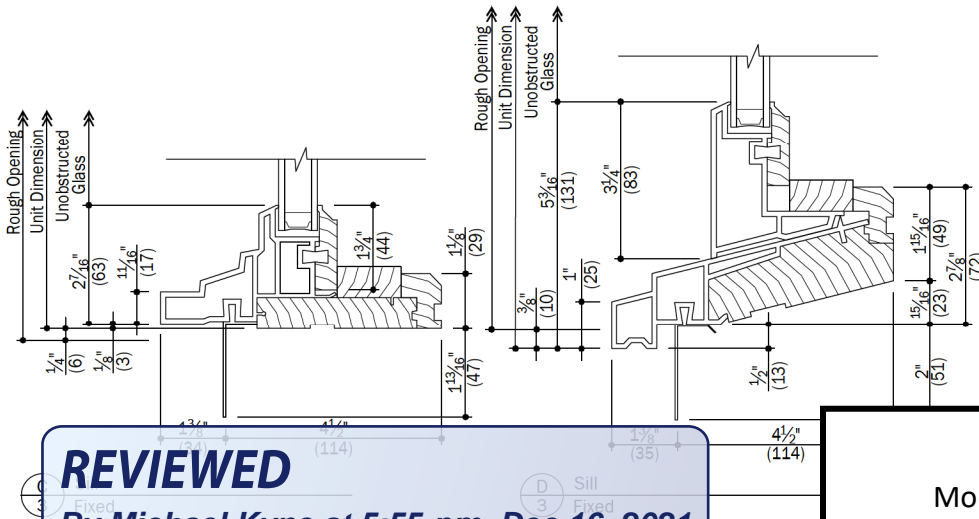
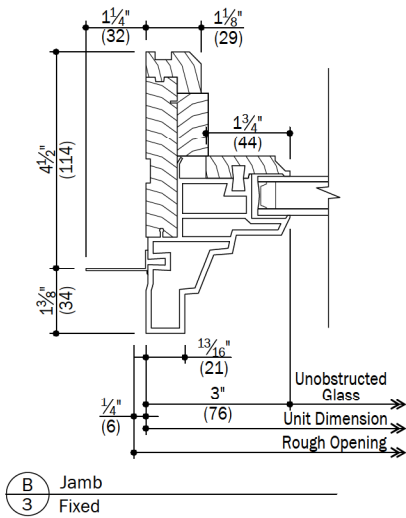
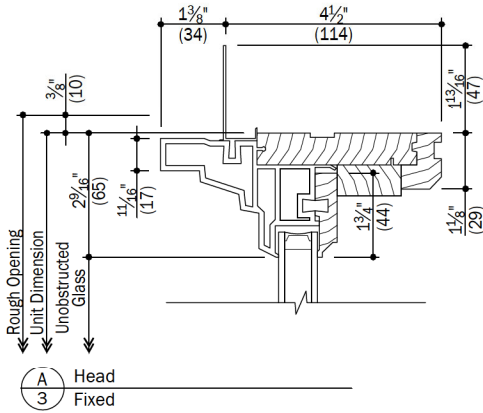
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 Montgomery County
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See Pages 4 Thru 6 for Accessories

400 SERIES

Woodwright® Double-Hung Full-Frame Windows



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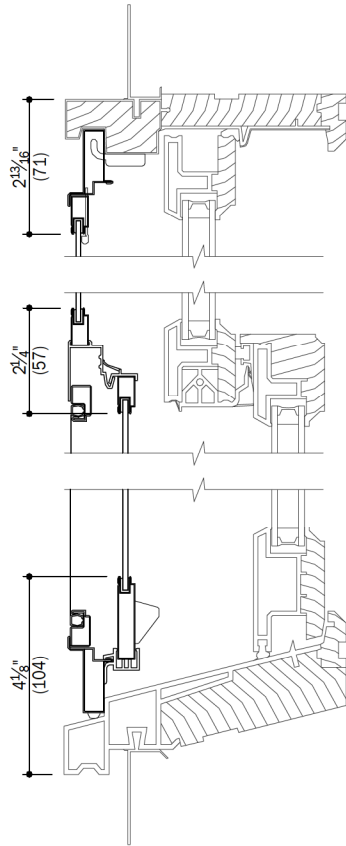
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See Pages 4 Thru 6 for Accessories

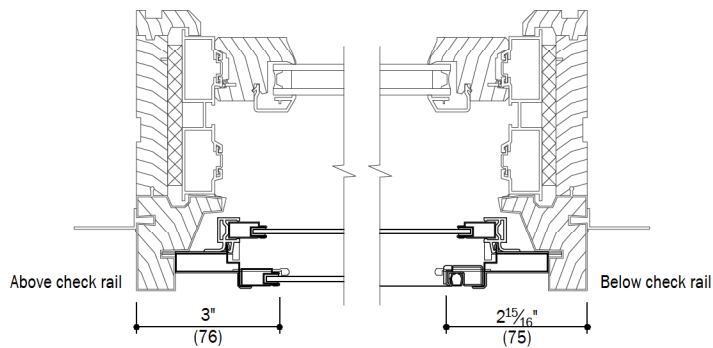
400 SERIES



Woodwright® Double-Hung Full-Frame Windows Accessories



A
4 Storm/Insect Screen Combination Unit



B
4 Storm/Insect Screen Combination Unit

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Notes:

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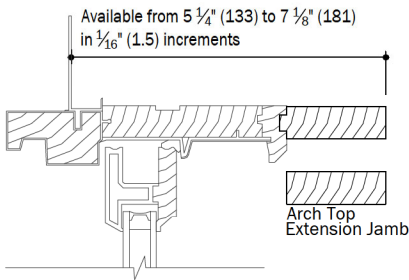
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Montgomery County
Historic Preservation Commission

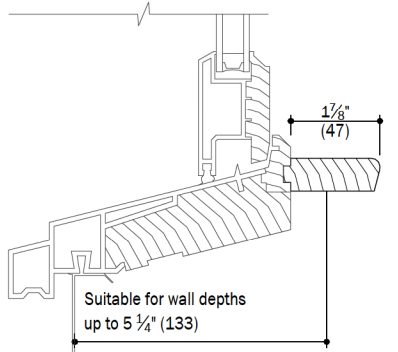


400 SERIES

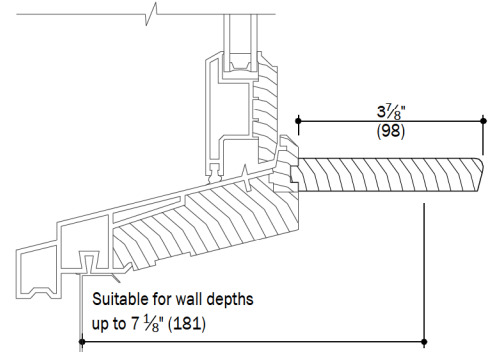
Woodwright® Double-Hung Full-Frame Windows Accessories



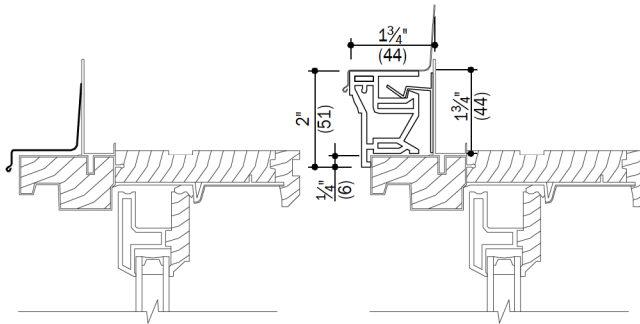
A Extension Jamb



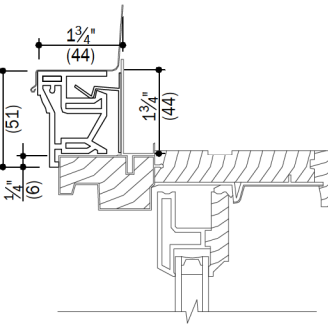
D 4 9/16" Stool



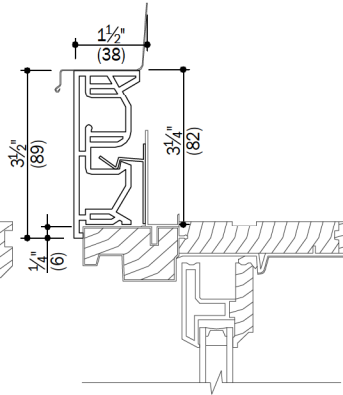
J 6 9/16" Stool



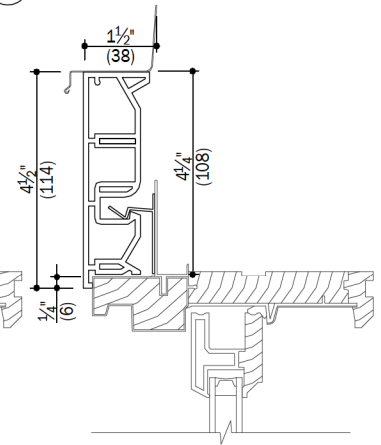
B Drip Cap



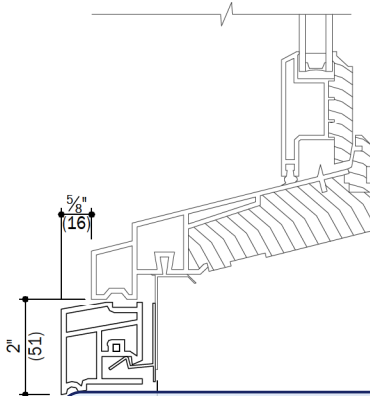
E 2" Brick Mould



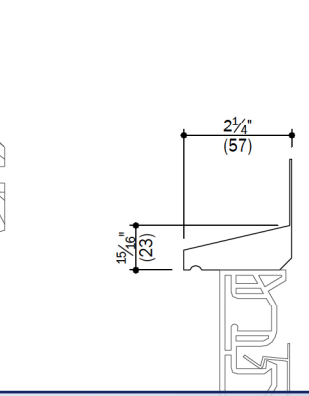
G 3 1/2" Flat Casing



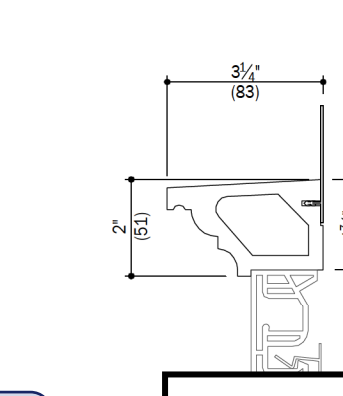
K 4 1/2" Flat Casing



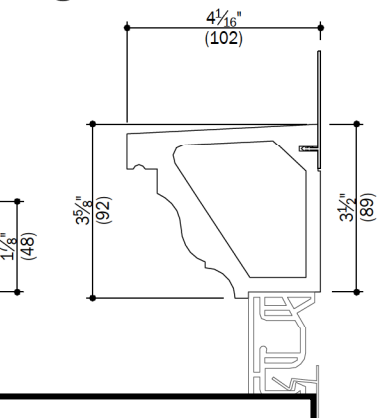
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F Decorative Drip Cap



H 2" Cornice



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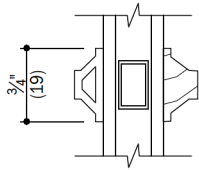


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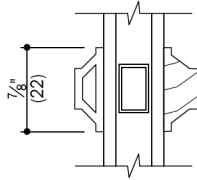
400 SERIES



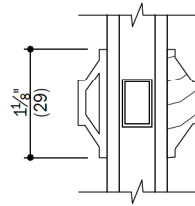
Woodwright® Double-Hung Full-Frame Windows Accessories



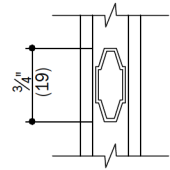
A
6 3/4" Full Divided Light



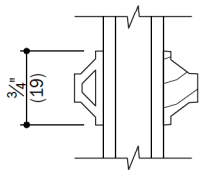
E
6 7/8" Full Divided Light



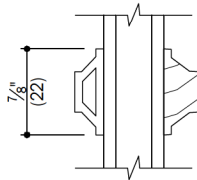
J
6 1 1/8" Full Divided Light



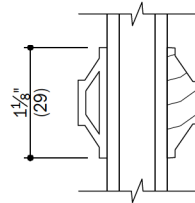
M
6 3/4" Finelight



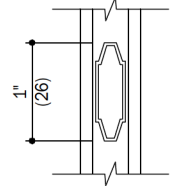
B
6 3/4" Simulated Divided Light
Removable interior is available



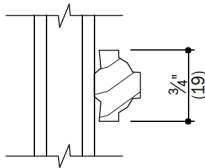
F
6 7/8" Simulated Divided Light
Removable interior is available



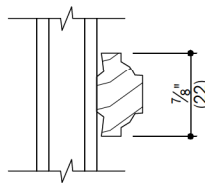
K
6 1 1/8" Simulated Divided Light
Removable interior is available



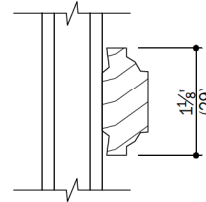
N
6 1" Finelight



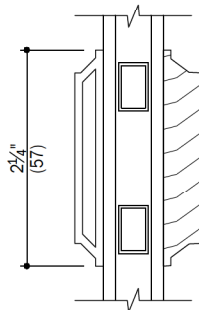
C
6 3/4" Removable Interior Grille



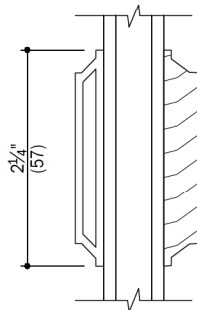
G
6 7/8" Removable Interior Grille



L
6 1 1/8" Removable Interior Grille



I
6 2 1/4" Full Divided Light
REVIEWED
Only available on picture units
By Michael Kyne at 5:55 pm, Dec 16, 2021



H
6 2 1/4" Simulated Divided Light
Simulated check rail
Only available on picture units


Notes:

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Montgomery County
Historic Preservation Commission



16
2) = 1' (305)
e 06 of 06



Maryland
DEPARTMENT OF PLANNING
MARYLAND HISTORICAL TRUST

REVIEWED
By Michael Kyne at 5:55 pm, Dec 16, 2021

Public Review
for your property.

APPROVED
Montgomery County
Historic Preservation Commission


We have:

_____ Approved your application

Approved your application with conditions (please see the second page)

Reviewer Contact Information and Notes:

Date: 8/31/2021
Dana Marks, (410) 697-9551, dana.marks@maryland.gov
Let me know if you have any questions, and good luck with your project!

Maryland Historical Trust
Historic Revitalization Tax Credit
HOMEOWNER CERTIFICATION APPLICATION
PART 1 – EVALUATION OF SIGNIFICANCE

RECEIVED
APR 02 2021
Revised 06/01/2019
By _____

MHT Project Number (MHT office use only) 2021-077

Instructions: Fill out this form in accordance with the application instructions. No certification determination will be made until this form is complete. Please note that it is not necessary for owners of individually listed National Register properties to complete a Part 1 Application.

1. Property Name Peter Feiden/Mary Joel Holin
Street 7025 Eastern Ave.
City Takoma Park Zip 20912 County Montgomery

State Legislative District 20 MHT Easement property? Yes No Unknown

Check all designations that apply:

- National Register historic district
- National Register individual listing
- Local historic district
- Local individual listing
- Pending National Register or local designation (must submit documentation justifying historic district or individual listing)

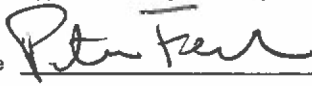
Name of Historic District Takoma Park Historic District
(if applicable)

2. Nature of request (check only one box)
 Contribution to the building contributes to the significance of the above-named historic district and is eligible for the tax credit.
 Property has been individually designated under local law and is eligible for the tax credit.
 Pending the outcome of a pending National Register or local designation that the structure will be a certified historic structure.

REVIEWED
By Michael Kyne at 5:55 pm, Dec 16, 2021

APPROVED
Montgomery County
Historic Preservation Commission


3. Project Contact (if different from applicant)
Name _____ Company _____
Street _____ City _____
Zip _____ Telephone _____ Email Address _____

4. Applicant
I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that the structure is not owned by the State of Maryland, a political subdivision of the State or the Federal government and that [check one box as applicable] (1) I am the fee-simple owner of the above-described property or (2) if I am not the fee-simple owner of the above-described property, the fee-simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which either is attached to this application form and incorporated herein, or has been previously submitted. I understand that intentional falsification of factual representations in this application is subject to civil penalties and imprisonment for up to 10 years pursuant to Tax General Article, §§ 13-703 and 13-1002(b), Annotated Code of Maryland.
Name Peter Feiden Signature  Date Marh 23, 2021
Street 7025 Eastern Ave. City Takoma Park State Md
Zip 20912 Telephone 202-316-3372 Email Address petefeiden@aol.com

MHT Official Use Only

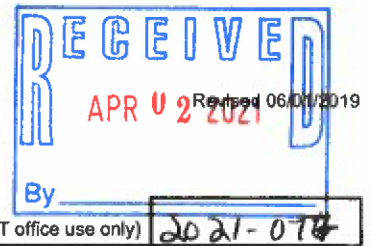
The Maryland Historical Trust has reviewed the *Historic Revitalization Tax Credit Application- Part 1* for the above-named property and has determined that the property:

- Is a "certified historic structure."
- Appears to meet "certified historic structure" criteria, pending official National Register or local designation
- Is not a "certified historic structure" because it is not individually listed in the National Register or designated under local law; does not contribute to the significance of the above-named historic district; or is a structure pending National Register or local designation that does not appear to meet "certified historic structure" criteria.
- Is not adequately documented in the application and therefore cannot be reviewed.

Date 8/31/21 Maryland Historical Trust Authorized Signature 

MHT comments attached

Maryland Historical Trust
Historic Revitalization Tax Credit
**HOMEOWNER CERTIFICATION APPLICATION
PART 2 - DESCRIPTION OF REHABILITATION**



Instructions: Fill out this form in accordance with the application instructions. This page must bear the applicant's original signature and must be dated. The Maryland Historical Trust's certification decision is based on the descriptions in this application form. In the event of any discrepancy between the application form and other supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form shall take precedence.

1. **Property Name** Peter Feiden/Mary Joel Holin
Street 7025 Eastern Ave.
City Takoma Park **Zip** 20912 **County** Montgomery
State Legislative District 20 **MHT Easement property?** Yes No Unknown
 Listed individually in the National Register of Historic Places or as an individual local designation; date of listing _____
 Located in a National Register or locally designated historic district; name of district Takoma Park Historic District
 Part 1 - Evaluation of Significance submitted? **Date submitted** March 23, 2021 **Date of certification** _____ (if applicable)

2. **Project Data**
 Primary/secondary residence Mixed-use residential/commercial Owner-occupied residential co-op unit
Date of building construction 1889 **Floor area before / after rehabilitation** 3000 / 3000 sq ft
Start date (estimated) June 1, 2021 **Completion date (estimated)** June 30, 2021

REVIEWED
By Michael Kyne at 5:55 pm, Dec 16, 2021

APPROVED
Montgomery County
Historic Preservation Commission
[Signature]

3. **Project Contact (if different from applicant)**
Name _____ **Company** _____
Street _____ **City** _____
Zip _____ **Telephone** _____ **Email Address** _____

4. **Applicant**
I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that the structure is not owned by the State of Maryland, a political subdivision of the State or the Federal government and that [check one box as applicable] (1) I am the fee-simple owner of the above-described property or (2) if I am not the fee-simple owner of the above-described property, the fee-simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which either is attached to this application form and incorporated herein, or has been previously submitted. I understand that intentional falsification of factual representations in this application is subject to civil penalties and imprisonment for up to 10 years pursuant to Tax General Article, §§ 13-703 and 13-1002(b), Annotated Code of Maryland.
Name Peter Feiden **Signature** *[Signature]* **Date** March 23, 2021
Street 7025 Eastern Ave. **City** Takoma Park **State** Md
Zip 20912 **Telephone** 202-316-3372 **Email Address** petefeiden@aol.com

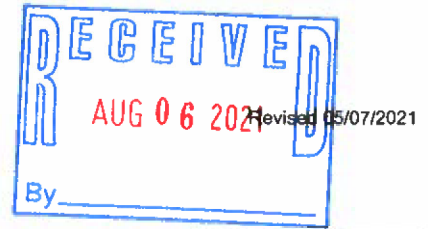
MHT Official Use Only
The Maryland Historical Trust has reviewed the *Historic Revitalization Tax Credit Application - Part 2* for the above-named property and has determined that the proposed rehabilitation described herein:

is consistent with the Secretary of the Interior's Standards for Rehabilitation. A final certification can be issued only after the rehabilitation work is completed as herein described and a Part 3 Application is submitted and approved.
 is consistent with the Secretary of the Interior's Standards for Rehabilitation if the attached conditions are met. A final certification can be issued only after the rehabilitation work is completed as herein described and a Part 3 Application is submitted and approved.
As Amended
 is not consistent with the Secretary of the Interior's Standards for Rehabilitation and therefore certification is denied.
 Is not adequately documented in the application and therefore cannot be reviewed.

8/31/21 **Date** *[Signature]* **Maryland Historical Trust Authorized Signature**

MHT conditions or comments attached

Maryland Historical Trust
Historic Revitalization Tax Credit
**HOMEOWNER CERTIFICATION APPLICATION
AMENDMENT FORM**



MHT Project Number (MHT office use only) **2021-077**

Instructions: Use this sheet to amend an application already submitted. This page must bear the applicant's original signature and must be dated.

1. Property name 7025 Eastern Ave.
Property address 7025 Eastern Ave., Takoma Park, Md. 20912

2. This form includes additional information requested by MHT for an application currently on hold.
 updates applicant or contact information.
 amends a previously submitted Part 1 Part 2 Part 3 application.

Summarize information here; continue on following page if necessary.

Further information is hereby provided:

Specification of the two over two window configuration

Description of the wood composite material

Clarification on which windows will be replaced and their respective dimensions

REVIEWED
By Michael Kyne at 5:55 pm, Dec 16, 2021

APPROVED
Montgomery County
Historic Preservation Commission



3. Project Contact (if different from applicant)
Name _____ Company _____
Street _____ City _____ State _____
Zip _____ Telephone _____ Email Address _____

4. Applicant

I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that the structure is not owned by the State of Maryland, a political subdivision of the State or the Federal government and that [check one or both boxes, as applicable] (1) I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and/or (2) if I am not the fee simple owner of the above-described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which either is attached to this application form and incorporated herein, or has been previously submitted. I understand that intentional falsification of factual representations in this application is subject to civil penalties and imprisonment for up to 10 years pursuant to Tax General Article, §§ 13-703 and 13-1002(b), Annotated Code of Maryland.

Name Peter Feiden Signature  Date 7/25/21
Organization _____
Street 7025 Eastern Ave City Takoma Park State MD
Zip 20912 Telephone 202-316-3372 Email Address petefeiden@aol.com

MHT Official Use Only

The Maryland Historical Trust has reviewed this amendment to the Historic Revitalization Tax Credit Application and has determined that the amendment:

- is consistent with the Secretary of the Interior's Standards for Rehabilitation.
 is consistent with the Secretary of the Interior's Standard for Rehabilitation if the attached conditions are met.
 is not consistent with the Secretary of the Interior's Standards for Rehabilitation.
 updates the information on file and does not affect the certification.

Date 8/31/21 Maryland Historical Trust Authorized Signature 

MHT conditions or comments attached

CONDITIONS SHEET

Historic Revitalization Certification Application

MHT Project Number: 2021-077

Property Name and Address 7025 Eastern Avenue, Takoma Park, MD 20912

The rehabilitation of this property as described in the Heritage Preservation Certification Application will meet the Secretary of the Interior's *Standards for Rehabilitation* and the requirements of §5A-303(h) of the State Finance and Procurement Article of the Annotated Code of Maryland provided that the following condition(s) is/are met:

1. The proposed replacement of sixteen (16) non-historic windows with Andersen Woodright Double-Hung windows with a two-over-two light configuration and true divided lights is appropriate. If the proposed replacement windows are no longer available, product information and specification sheets for a new proposed replacement window must be submitted on an Amendment form for review and approval prior to undertaking any window replacement.

REVIEWED

By Michael Kyne at 5:55 pm, Dec 16, 2021

APPROVED

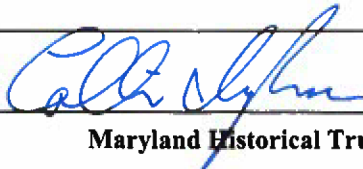
Montgomery County

Historic Preservation Commission



Please note that failure to comply with any of the above conditions may result in a denial of final certification.

Date

8/31/21 

Maryland Historical Trust Authorized Signature

**HOMEOWNER CERTIFICATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION**

MHT Project Number (MHT office use only)

Instructions: Fill out this form in accordance with the application instructions. This page must bear the applicant's original signature and must be dated. The Maryland Historical Trust's certification decision is based on the descriptions in this application form. In the event of any discrepancy between the application form and other supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form shall take precedence.

1. Property Name Peter Feiden/Mary Joel Holin

Street 7025 Eastern Ave.

City Takoma Park Zip 20912 County Montgomery

State Legislative District _____ MHT Easement property? Yes No Unknown

Listed individually in the National Register of Historic Places or as an individual local designation; date of listing _____

Located in a National Register or locally designated historic district; name of district Takoma Park Historic District

Part 1 – Evaluation of Significance submitted? _____ Date submitted March 23, 2021 Date of certification (if applicable) _____

2. Project Data

Primary/secondary residence Mixed-use residential/commercial Owner-occupied residential co-op unit

Date of building construction 1889 Floor area before / after rehabilitation 3000 / 3000 sq ft

Start date (estimated) June 1, 2021 Completion date (estimated) June 30, 2021

Check RECEIVING ANY OF THE FOLLOWING ADDITIONAL FUNDING

By Michael Kyne at 5:55 pm, Dec 16, 2021 (i.e. grants or _____)

*Estimated qualified rehabilitation expenditures are capped at \$250,000 and should not include additional state/local funding, insurance reimbursements or ineligible expenses including new construction, site work, appliances, etc. *Estimated Q _____

APPROVED

Montgomery County

Historic Preservation Commission

3. Project Contact (if different from applicant)

Name Peter Feiden Company _____

Street _____ City _____

Zip _____ Telephone _____ Email Address _____

4. Applicant

I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that the structure is not owned by the State of Maryland, a political subdivision of the State or the Federal government and that [check one box as applicable] (1) I am the fee simple owner of the above described property or (2) if I am not the fee-simple owner of the above-described property, the fee-simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which either is attached to this application form and incorporated herein, or has been previously submitted. I understand that intentional falsification of factual representations in this application is subject to civil penalties and imprisonment for up to 10 years pursuant to Tax General Article, §§ 13-703 and 13-1002(b), Annotated Code of Maryland.

Name Peter Feiden Signature _____ Date March 23, 2021

Street 7025 Eastern Ave. City Takoma Park State Md

Zip 20912 Telephone 202-316-3372 Email Address petefeiden@aol.com

MHT Official Use Only

The Maryland Historical Trust has reviewed the *Historic Revitalization Tax Credit Application* – Part 2 for the above-named property and has determined that the proposed rehabilitation described herein:

- is consistent with the Secretary of the Interior's Standards for Rehabilitation. A final certification can be issued only after the rehabilitation work is completed as herein described and a Part 3 Application is submitted and approved.
- is consistent with the Secretary of the Interior's Standards for Rehabilitation if the attached conditions are met. A final certification can be issued only after the rehabilitation work is completed as herein described and a Part 3 Application is submitted and approved.
- is not consistent with the Secretary of the Interior's Standards for Rehabilitation and therefore certification is denied.
- Is not adequately documented in the application and therefore cannot be reviewed.

Date _____ Maryland Historical Trust Authorized Signature _____

MHT conditions or comments attached

**HOMEOWNER CERTIFICATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION**

Property name Peter Feiden/Mary Joel Holin

Property address 7025 Eastern Ave. Takoma Park, Md. 20912

5. Detailed description of rehabilitation work Use this page to describe all work or create a comparable format with this information.
Number items consecutively to describe all work, including building exterior and interior, additions, site work, landscaping, and new construction.

Number	Feature	Date of Feature
--------	---------	-----------------

Describe existing feature and its condition

The first and second floor windows on the front, southern, and northern facade are a variety of styles, having been replaced at various points in time during the 1960s through 1980s (before we owned the property). There are a total of 5 styles non of which were meant to reflect the original period design. These had been install in the original locations of double hung windows, and much of the original external casing remains. In some instances the openings appear to have been reduced or slightly enlarged to accommodate these window replacements. There are a total of 8 windows on the first floor and 8 windows on the second floor. All but 4 are double-hung (4 in the living room were replaced with picture windows).

Photo numbers _____ Drawing numbers _____

Describe work and impact on feature

There are no original windows in the house so we do not know their particular design other that they were double-hung. However, we are proposing to replace all the windows with double-hung windows 2 over 2 (vertically divided), which we understand was common at the time, and which would be visually appearing.

Number	Feature	Date of Feature
--------	---------	-----------------

Describe existing feature and its condition

REVIEWED
By Michael Kyne at 5:55 pm, Dec 16, 2021

Photo numbers _____

Describe work and impact on feature

Drawing num _____

APPROVED
Montgomery County
Historic Preservation Commission



**HOMEOWNER CERTIFICATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION**

Property name Peter Feiden/Mary Joel Holin

Property address 7025 Eastern Ave. Takoma Park, Md. 20912

5. Detailed description of rehabilitation work Use this page to describe all work or create a comparable format with this information.
Number items consecutively to describe all work, including building exterior and interior, additions, site work, landscaping, and new construction.

Number	Feature	Date of Feature
--------	---------	-----------------

Describe existing feature and its condition

Photo numbers _____ Drawing numbers _____

Describe work and impact on feature

REVIEWED
By Michael Kyne at 5:55 pm, Dec 16, 2021

APPROVED
Montgomery County
Historic Preservation Commission

Number	Feature
--------	---------

Describe existing feature and its condition

Photo numbers _____ Drawing numbers _____

Describe work and impact on feature

**HOMEOWNER CERTIFICATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION**

Property name Peter Feiden/Mary Joel Holin

Property address 7025 Eastern Ave. Takoma Park, Md. 20912

5. Detailed description of rehabilitation work Use this page to describe all work or create a comparable format with this information.
Number items consecutively to describe all work, including building exterior and interior, additions, site work, landscaping, and new construction.

Number	Feature	Date of Feature
--------	---------	-----------------

Describe existing feature and its condition

Photo numbers _____ Drawing numbers _____

Describe work and impact on feature

REVIEWED
By Michael Kyne at 5:55 pm, Dec 16, 2021

APPROVED
Montgomery County
Historic Preservation Commission


Number	Feature
--------	---------

Describe existing feature and its condition

Photo numbers _____ Drawing numbers _____

Describe work and impact on feature

**HOMEOWNER CERTIFICATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION**

Property name Peter Feiden/Mary Joel Holin

Property address 7025 Eastern Ave. Takoma Park, Md. 20912

5. Detailed description of rehabilitation work Use this page to describe all work or create a comparable format with this information.
Number items consecutively to describe all work, including building exterior and interior, additions, site work, landscaping, and new construction.

Number	Feature	Date of Feature
--------	---------	-----------------

Describe existing feature and its condition

Photo numbers _____ Drawing numbers _____

Describe work and impact on feature

REVIEWED
By Michael Kyne at 5:55 pm, Dec 16, 2021

APPROVED
Montgomery County
Historic Preservation Commission

Number	Feature
--------	---------

Describe existing feature and its condition

Photo numbers _____ Drawing numbers _____

Describe work and impact on feature

HOMEOWNER CERTIFICATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION

MANDATORY APPLICATION CHECKLIST

Property Address _____

Instructions: After completing your Part 2 application, print and fill out this checklist to ensure that your application contains at least the minimum documentation required for MHT staff review. This checklist is based on the detailed information included in the Homeowner Instructions. Read and check each line carefully; **the application review period will not begin until a completed application with checklist is submitted.**

- APPLICATION FORM-** I filled in all applicable fields. I understand that MHT staff may not fill in any missing information on behalf of me; therefore if my application is missing information it will be returned.
- SIGNATURE-** I signed and dated the application and Mandatory Application Checklist after printing.
- DESCRIPTION OF REHABILITATION WORK-** I have described ALL proposed work planned for the next 24 months to the interior and exterior of my property, including ineligible work items that I do not anticipate receiving a tax credit for. I understand that all work must meet the Secretary of the Interior's *Standards* and be reviewed and approved by MHT.
- SUPPLEMENTARY MATERIALS-** If applicable to my project, I have attached site plans, demolition plans, architectural plans, HVAC plans, replacement window/door drawings and/or product specifications.
- PHOTOGRAPHS-** I have included 1 set of clear, color photographs on 4"x6" photo paper. The entire property, including the **interior and exterior** of all structures is included. I have also included details of areas where work will be undertaken. Photographs are numbered and clearly labeled (including address, date of photograph, and brief description). I understand that poor quality, improperly labeled and/or mounted photographs will not be accepted.
- REVIEW FEE-** I have included a \$10 Part 2 review fee with the check made payable to the Maryland Historical Trust.
- DUPLICATE COPY OF ALL APPLICATION MATERIALS-** I have made a complete copy of all materials for my records.

<input checked="" type="checkbox"/>	I attest that I have read and understand the Historic Revitalization Tax Credit Application and Instructions.
Name <u>Peter Feiden</u>	Signature _____ Date <u>Mar. 23, 2021</u>

SEND THE COMPLETED APPLICATION TO:

REVIEWED
Maryland Historical Trust
1000 ...
Crownsville, MD 21032
attn: Bonnie Baden
By Michael Kyne at 5:55 pm, Dec 16, 2021

APPROVED
Montgomery County
Historic Preservation Commission

Peter Feiden
7025 Eastern Ave.
Takoma Park, Md. 20912

July 27, 2021

Dana Marks
Preservation Officer
Tax Credit Program
Maryland Historical Trust

Thank you for your email of July 21. I have enclosed an amendment form.

Regarding your inquiry, I am submitting the following as part of this amendment:

1. Specification of the two-over-two window configuration. I have enclosed the dimension sheet and further construction specifications.
2. Further information from the manufacturer on the composite material.
3. Clarification of which windows will be replaced. I have drawn floor plans for the first and second floors (not perfectly to scale). I have shown the windows to be replaced with the larger windows (Anderson WDH 2662) in RED, and the one to be replaced with the smaller window (WDH 26310) in BLUE. I think this is the most helpful way to clarify the work to be undertaken.

Thank you for your continuing help with this application.

Sincerely,

Peter Feiden

REVIEWED

By Michael Kyne at 5:55 pm, Dec 16, 2021

APPROVED

Montgomery County
Historic Preservation Commission



Robert G. Hutter

**HOMEOWNER CERTIFICATION APPLICATION
AMENDMENT FORM**

Property name 7025 Eastern Avenue, Takoma Park, Md. 20912.

Property address 7025 Eastern Avenue, Takoma Park, Md. 20912

We have observed that a number of restored Victorian houses in Takoma Park have six over one windows, and in the absence of any direct information we thought this would be the most suitable detail.

REVIEWED

By Michael Kyne at 5:55 pm, Dec 16, 2021

APPROVED

Montgomery County

Historic Preservation Commission



Robert L. Patton

Kyne, Michael

From: Peter Feiden <petefeiden@aol.com>
Sent: Friday, November 19, 2021 11:01 AM
To: Kyne, Michael
Subject: Fwd: 7025 Eastern Ave., Takoma Park, MHT tax credit No: 2021-077

[EXT] **REVIEWED** Exercise caution when opening attachments.
By Michael Kyne at 5:55 pm, Dec 16, 2021

Here are related email correspondence.

-----Original Message-----

From: Peter Feiden <petefeiden@aol.com>
To: dana.marks@maryland.gov <dana.marks@maryland.gov>
Sent: Sun, Jul 25, 2021 10:25 am
Subject: Re: 7025 Eastern Ave., Takoma Park, MHT tax credit No: 2021-077

Thanks. I will get this out shortly. Peter

-----Original Message-----

From: Dana Marks -MDP- <dana.marks@maryland.gov>
To: Peter Feiden <petefeiden@aol.com>
Sent: Wed, Jul 21, 2021 4:11 pm
Subject: Re: 7025 Eastern Ave., Takoma Park, MHT tax credit No: 2021-077

Peter,

Thank you for providing more information, clarifying that you intend to use a two-over-two window configuration with true divided lights of a wood composite material. Please submit a new amendment form explaining these changes to your project. Be sure to include the following:

- Specification on the two-over-two window configuration
- Description of the wood composite material
- Clarification on which windows will be replaced and their respective dimensions (this could simply be a list to support the photographs you have already submitted and the original Part 2)
- Cover letter informing us that you and I have been in contact regarding this application and to send the amendment to my attention

Please let me know if you have any further questions and I look forward to working with you on this project.

All the best,
Dana

On Thu, Jul 15, 2021 at 11:29 AM Peter Feiden <petefeiden@aol.com> wrote:
Dana,

Thanks for your response. I want to respond to your concerns.

As to the window configuration, I am fine with two over two windows as you suggest.

I confirmed with Anderson that the 400 series windows have both options for divided light -- simulated and true. I would plan to use true divided lights.

I also confirmed that the 400 series windows are made of a wood composite, and not vinyl.



Accordingly I would like to again amend the application with this change in the light configuration and clarification regarding the type of divided light window material.

Peter Feiden

REVIEWED

By Michael Kyne at 5:55 pm, Dec 16, 2021

APPROVED
Montgomery County
Historic Preservation Commission



-----Original Message-----

From: Dana Marks -MDP- <dana.marks@maryland.gov>

To: Peter Feiden <petefeiden@aol.com>

Sent: Fri, Jul 9, 2021 4:10 pm

Subject: Re: 7025 Eastern Ave., Takoma Park, MHT tax credit No: 2021-

Dear Mr. Feiden,

Thank you for submitting additional photos and an amendment further addressing your proposed window replacement project. After further review, we still have some concerns with the scope of the proposed work.

Based on the design and construction date of your house, it is unlikely that a six-over-one light configuration ever existed. In the absence of historic documentation or further justification, we cannot approve the six-over-one light configuration. Alternatively, one-over-one or two-over-two light configurations are acceptable, as they currently exist, albeit with non-original windows. The result would be a simplified building feature consistent with styles from the building's and historic district's period of significance.

Furthermore, the proposed Andersen Woodright Double-Hung Windows appear to be simulated divided lights (SDL) based on specifications available online. Replacement of true divided light windows with SDL windows is not approvable. Generally, SDLs do not accurately replicate true divided light windows in a residential setting and do not comply with the Secretary's *Standards*.

It is also unclear what material(s) will be used for the replacement windows. Vinyl is not a historic window material and is not an appropriate replacement material, as it does not possess the same visual qualities of the missing historic feature (i.e., the original historic windows). However, wood or aluminum clad wood are both acceptable.

If energy efficiency is a concern, the installation of caulking, weather-stripping and sealing gaps between walls and existing window frames will greatly reduce air and/or water infiltration. Replacing deteriorating glazing compound will also help to seal air leaks. Additionally, MHT encourages the use of interior or exterior storm windows, provided that the visual impact be kept to a minimum. Not only do storm windows help reduce heat loss, they can also protect the historic windows from weathering. Product information for any storm windows would need to be submitted on an Amendment form for review and approval prior to replacement.

This project as proposed and amended to date is not approvable and shall remain on hold. Should you wish to bring your project into compliance with the *Standards*, please heed the comments provided above and in my previous letter from May 12. Please submit another amendment form with appropriate replacement windows with an acceptable light configuration (or historic documentation supporting six-over-one) and product information including light division arrangement and materials.

All the best,
Dana

On Wed, Jun 2, 2021 at 10:46 AM Dana Marks -MDP- <dana.marks@maryland.gov> wrote:

Good afternoon Mr. Feiden,

Thank you for the update; I have received your email. Please let me know if you have any further questions and we will be on the lookout for your Amendment form and updated materials.

All the best,

Dana

On Wed, Jun 2, 2021 at 9:57 AM Peter Feiden <petefeiden@aol.com> wrote:

This is to advise that I plan to comply with your request in your letter of May 12, 2021. I will be sending off a new package with an Amendment form today or tomorrow. Sorry for any delay but I had been away.

Please confirm that you have received this email.

Thank you for your assistance,

Peter Feiden

--

Dana Marks

Preservation Officer, Tax Credit Programs

Maryland Historical Trust / Maryland Department of Planning

100 Community Place

Crownsville, MD 21032

(410) 697-9551

dana.marks@maryland.gov

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Dana Marks

Preservation Officer, Tax Credit Programs

Maryland Historical Trust / Maryland Department of Planning

100 Community Place

Crownsville, MD 21032

(410) 697-9551

dana.marks@maryland.gov

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Dana Marks

Preservation Officer, Tax Credit Programs

Maryland Historical Trust / Maryland Department of Planning

100 Community Place

Crownsville, MD 21032

(410) 697-9551

dana.marks@maryland.gov

REVIEWED

By Michael Kyne at 5:55 pm, Dec 16, 2021

APPROVED

Montgomery County

Historic Preservation Commission

