

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7025 Eastern Avenue, Takoma Park	Meeting Date:	12/1/2021
Resource:	Contributing Resource (Takoma Park Historic District)	Report Date:	11/24/2021
Applicant:	Peter Feiden	Public Notice:	11/17/2021
Review:	HAWP	Tax Credit:	Yes
Permit Number:	946470	Staff:	Michael Kyne
PROPOSAL: Window replacement			

STAFF RECOMMENDATION:

☒ **Approve**
☐ **Approve with conditions**

ARCHITECTURAL DESCRIPTION:

SIGNIFICANCE: Contributing Resource within the Takoma Park Historic District
STYLE: Queen Anne
DATE: c. 1885-95

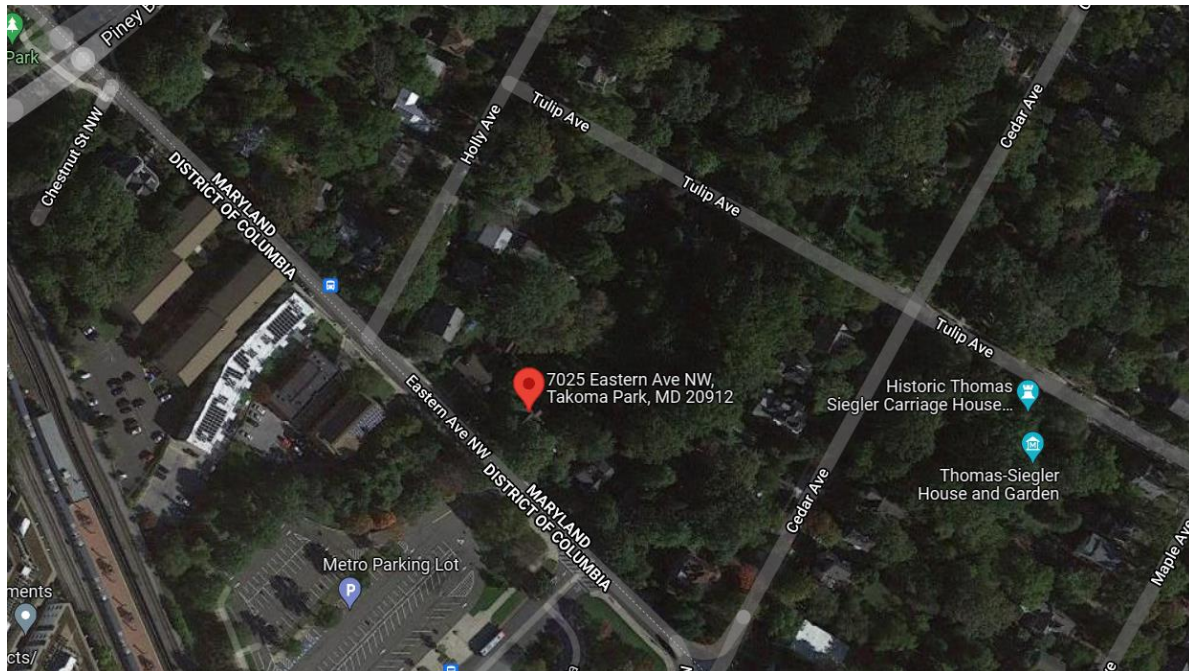


Fig. 1: Subject property.

PROPOSAL:

The applicant proposes to replace 16 windows at the subject property. The existing windows are non-historic replacement windows, which were installed between 1960 and 1988 and exhibit a variety of styles. The proposed new windows will be 2-over-2 double-hung Fibrex-clad wood windows, with permanently affixed SDL muntins on the interior and exterior and internal spacer bars (Andersen's Full Divided Light option).

The applicant has also submitted a state tax credit application to MHT for the proposed window replacement.

APPLICABLE GUIDELINES:

IV. The Expedited Staff Report format may be used on the following type of cases:

2. Modifications to a property, which do not significantly alter its visual character.

Montgomery County Code; Chapter 24A-8

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

Secretary of Interior's Standards for Rehabilitation

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

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

STAFF RECOMMENDATION:

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), (1), (2) & (d), having found that the proposal is consistent with the *Takoma Park Historic District Guidelines*, and therefore will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A;

and with the *Secretary of the Interior's Standards for Rehabilitation* #2 and #9;

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

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

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make any alterations to the approved plans. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or michael.kyne@montgomeryplanning.org to schedule a follow-up site visit.



FOR STAFF ONLY:
HAWP# 946470
DATE ASSIGNED _____

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

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 OF BUILDING/PREMISE: MIHP # of Historic Property _____

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

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

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

Building Number: 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

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.

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.
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Work Item 2: _____X

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

Description of Current Condition:	Proposed Work:
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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	*	*	*	*	*		*

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.

5° 00' 45" 00" E ~ 96.25°

BLK 007
M.130.96 \$

PART OF LOT 4

N 29° 15' 00" E - 133.29

Grass

1000 over

320

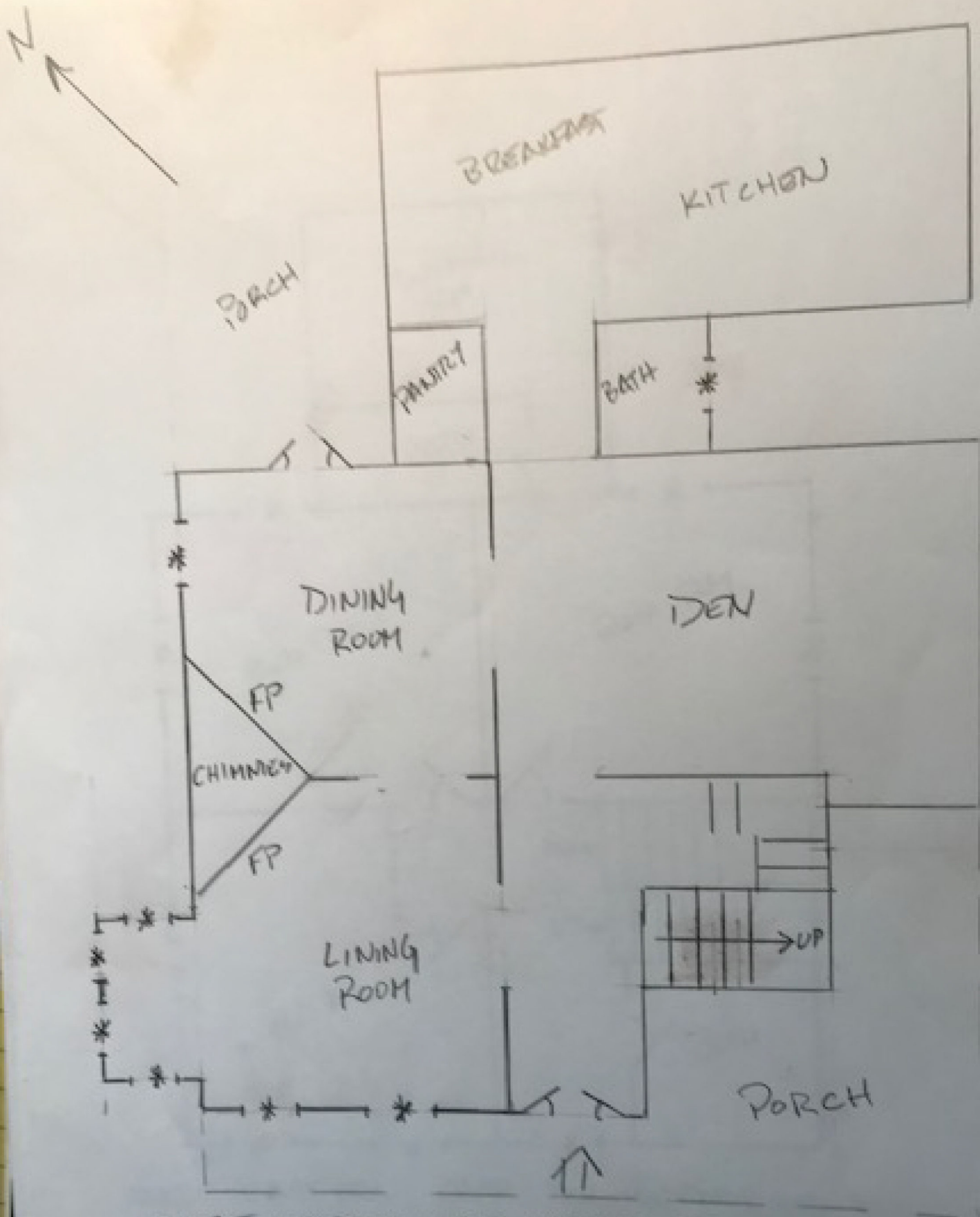
CONF. 500

PART 2
1-21-7

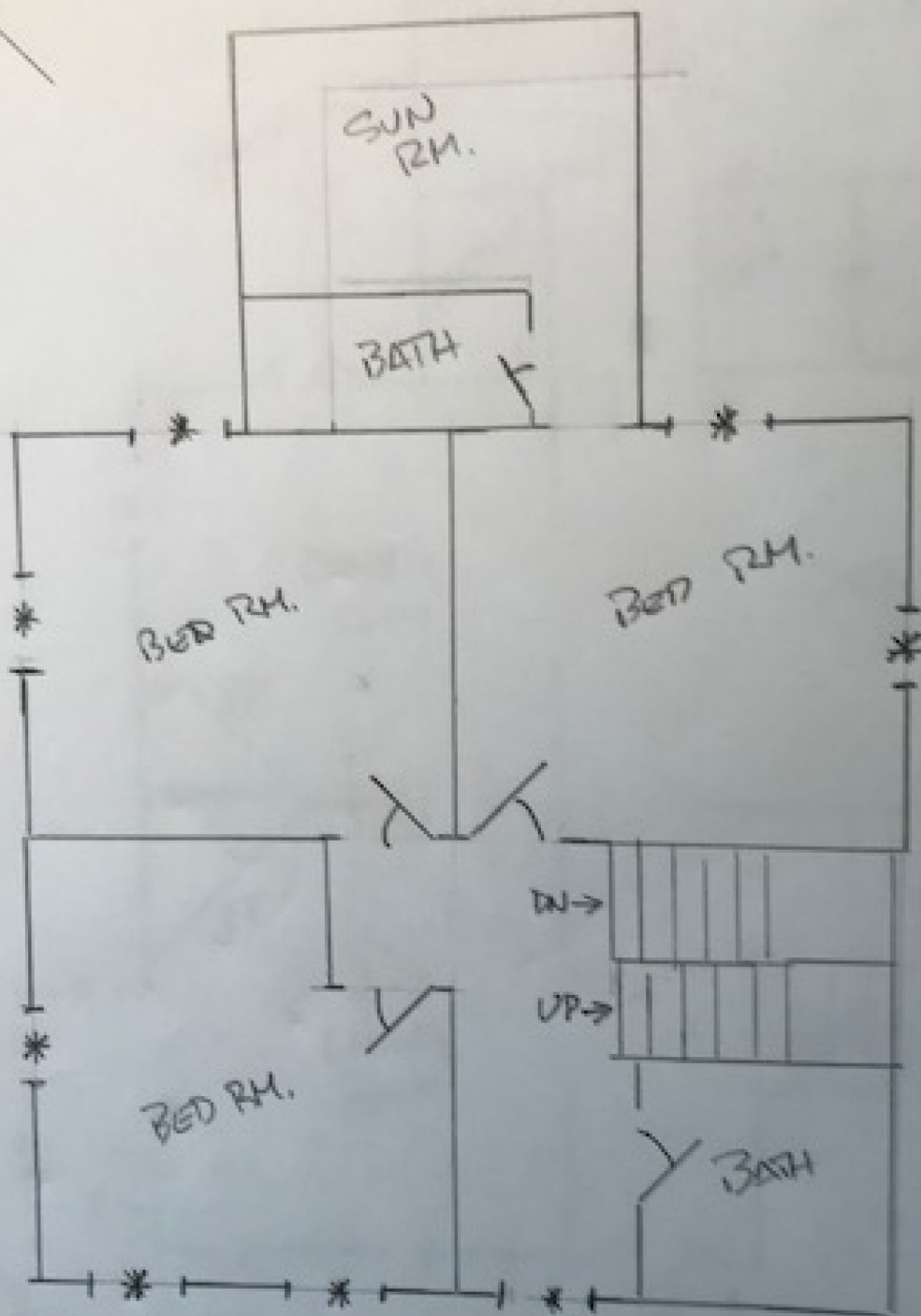
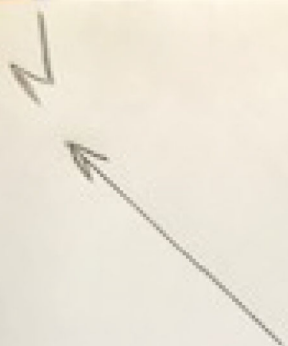
~~N 5° 00' 00" W = 100.00~~

DISTRICT 15 AVENUE
COLUMBIA

529°15'00"N ~ 160.38°



7025 EASTERN AVE. TAKOMA PARK, MD 20912
 STREET ↓ FIRST FLOOR * REPLACEMENT WINDOW



7025 EASTERN AVE. TAKOMA PARK, MD 20912
SECOND FLOOR

STREET ↓

* WINDOW REPLACEMENT









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

Cottage or reverse cottage with
quarters for all workers and all things
based on a shared proposition

1. $\frac{1}{2} \log_2 1000 \approx 9.97$ bits/symbol
 2. $\frac{1}{2} \log_2 1000 \approx 9.97$ bits/symbol
 3. $\frac{1}{2} \log_2 1000 \approx 9.97$ bits/symbol

Window Dimension	2'-0 5/8"	2'-1 1/8"	2'-5 1/8"	2'-7 1/8"	2'-9 1/8"	2'-11 1/8"	3'-1 1/8"	3'-5 1/8"	3'-9 1/8"
	(549)	(601)	(757)	(803)	(854)	(905)	(956)	(1057)	(1159)
Minimum Rough Opening	3'-10 1/8"	3'-2 1/8"	2'-8 1/8"	2'-8 1/8"	2'-10 1/8"	3'-0 1/8"	3'-2 1/8"	3'-8 1/8"	3'-10 1/8"
	(542)	(604)	(765)	(803)	(887)	(917)	(968)	(1070)	(1172)
Unobstructed Glass (lower sash only)	15 1/8"	22 1/8"	25 1/8"	25 1/8"	27 1/8"	29 1/8"	31 1/8"	35 1/8"	39 1/8"
	(387)	(568)	(642)	(642)	(697)	(737)	(802)	(902)	(1000)

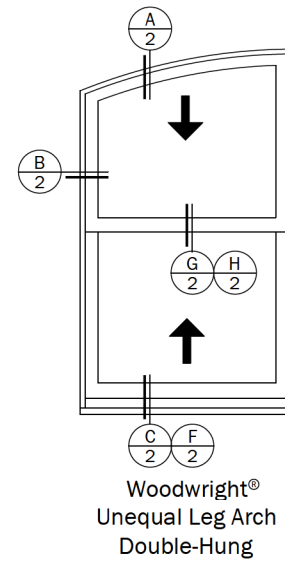
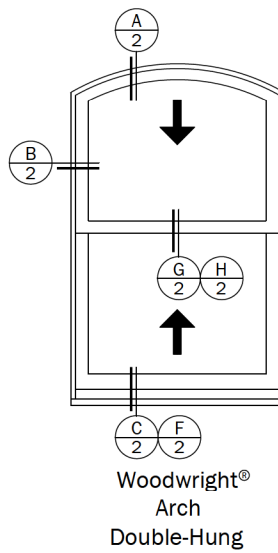
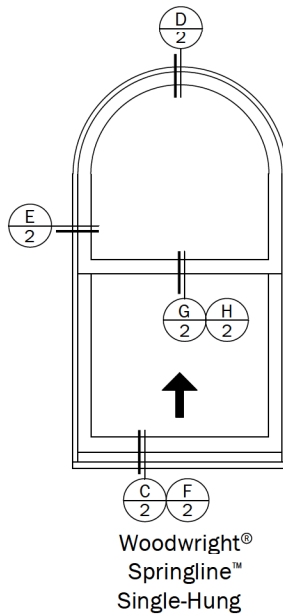
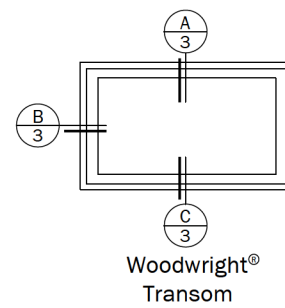
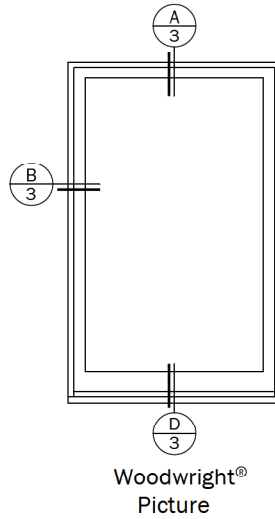
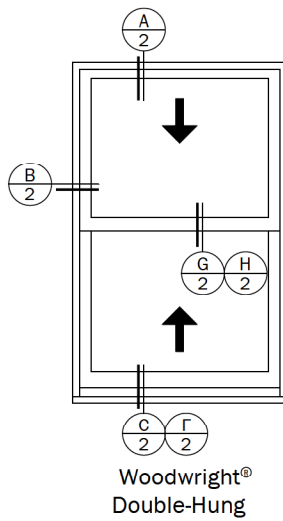
CUMULATIVE WEIGHTS — 1.4 kg to 11.8 kg

[illegible]

- * Minimum dimension¹ always refers to minimum frame in frame dimension.
 * Minimum rough opening² dimensions may need to be increased to allow for use of insulating wraps, flashing, air gassing, brackets, fasteners or other items.
 * Dimensions in parentheses are in millimeters.
1. Not a forced clear opening with 1.1 ft, 3, or 2.5 ft, clear opening with 2" (50.8) and clear opening height of 24" (610).
 2. 3-2014 AIAA Series Product Guide

400 SERIES

Woodwright® Double-Hung Full-Frame Windows



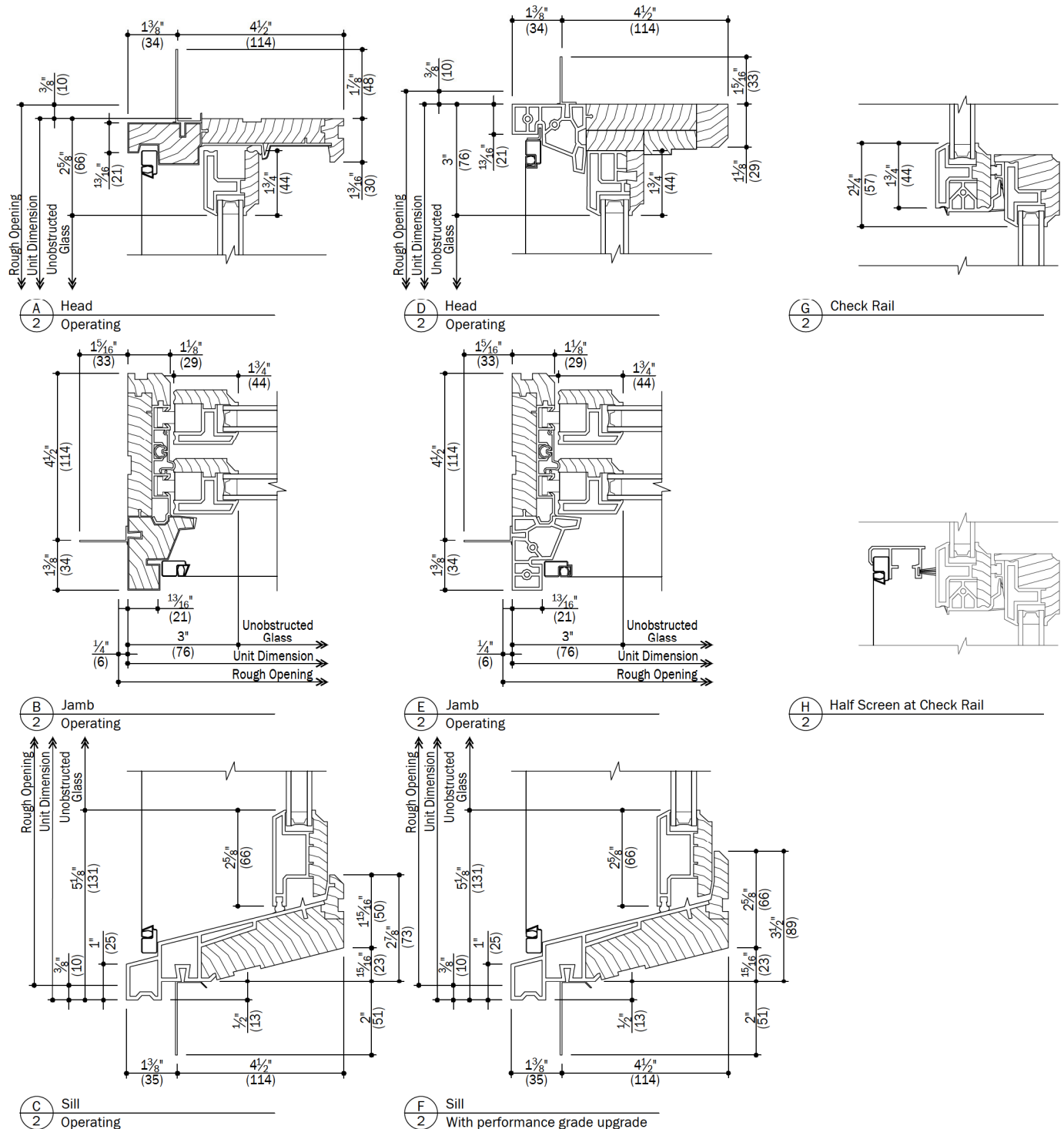
Notes:

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



Notes:

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See Pages 4 Thru 6 for Accessories

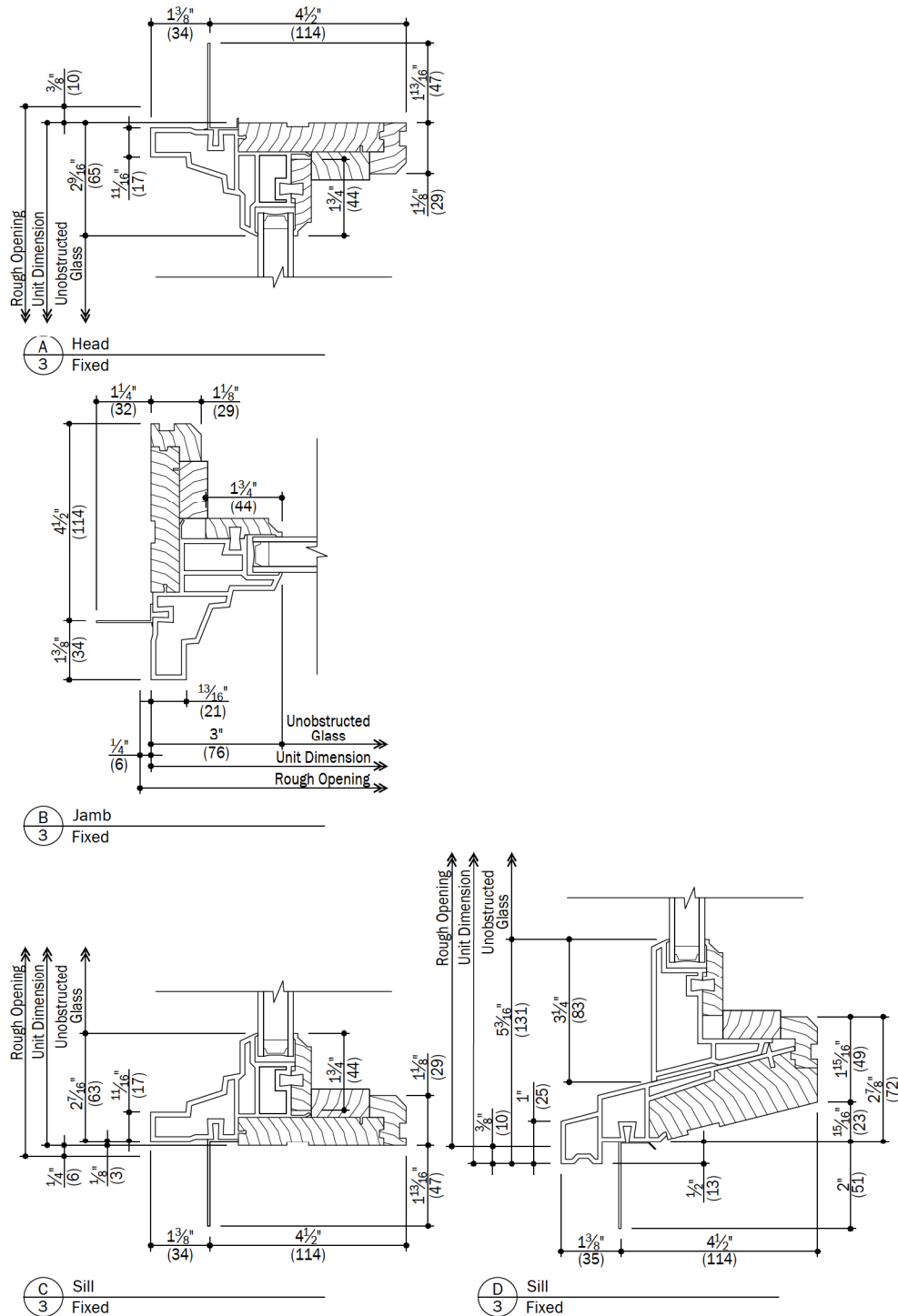
Andersen Windows, Inc. reserves the right to change drawing specifications without notice

Date: 10/04/16
Scale: 3" (76) = 1' (305)

File: AW 400 Series Sections Woodwright Page 02 of 06

400 SERIES

Woodwright® Double-Hung Full-Frame Windows



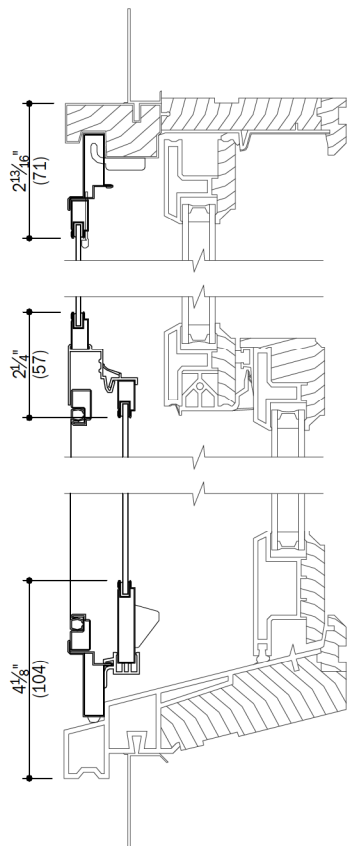
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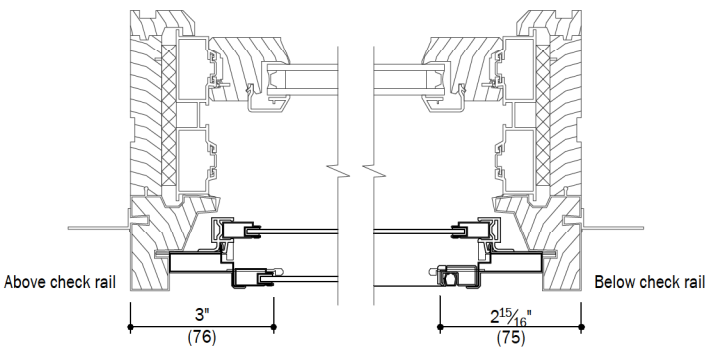
See Pages 4 Thru 6 for Accessories

400 SERIES

Woodwright® Double-Hung Full-Frame Windows Accessories



A
4 Storm/Insect Screen Combination Unit

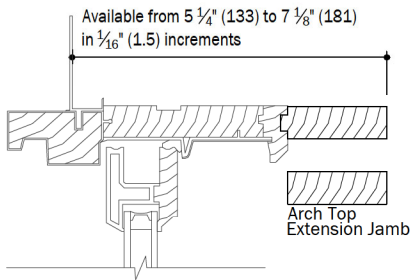


B
4 Storm/Insect Screen Combination Unit

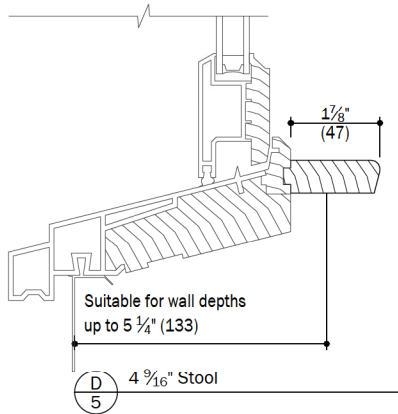
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Dimensions in parentheses are in millimeters.

400 SERIES

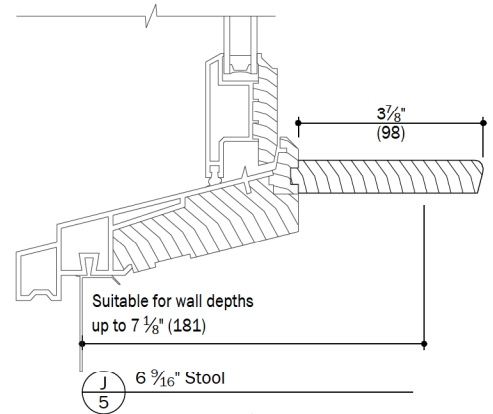
Woodwright® Double-Hung Full-Frame Windows Accessories



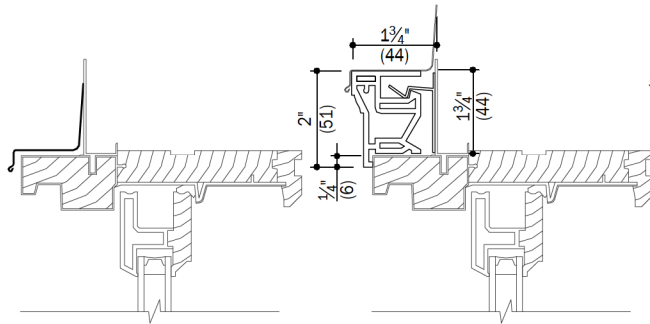
A
5 Extension Jamb



D
5 4 9/16" Stool

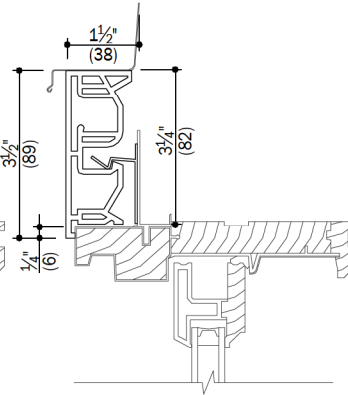


J
5 6 9/16" Stool

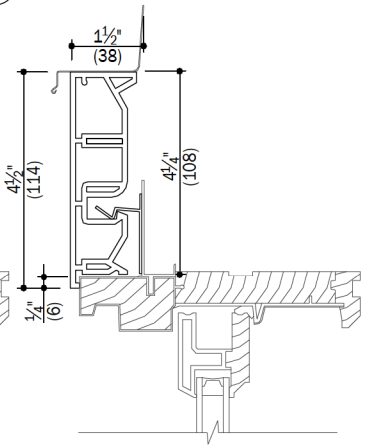


B
5 Drip Cap

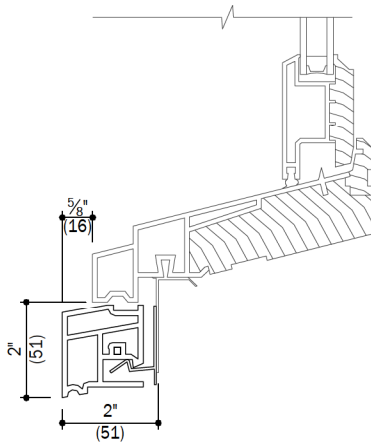
E
5 2" Brick Mould



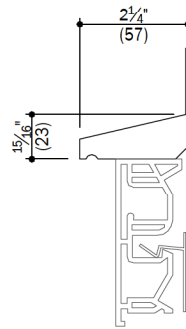
G
5 3 1/2" Flat Casing



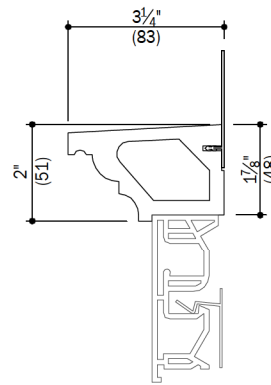
K
5 4 1/2" Flat Casing



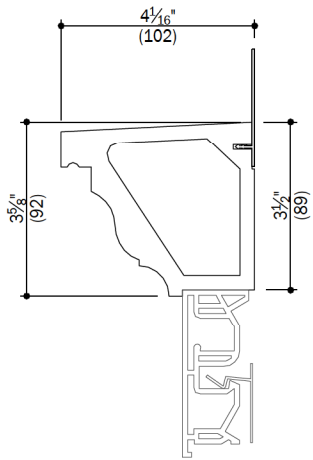
C
5 Sill Nose



F
5 Decorative Drip Cap



H
5 2" Cornice



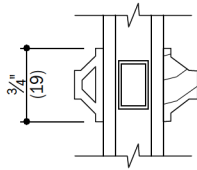
L
5 3 5/8" Cornice

Notes:

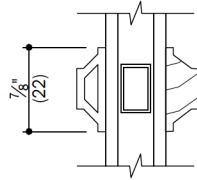
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400 SERIES

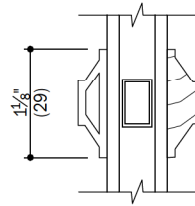
Woodwright® Double-Hung Full-Frame Windows Accessories



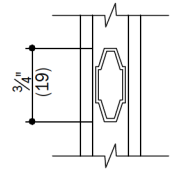
A
6 3/4" Full Divided Light



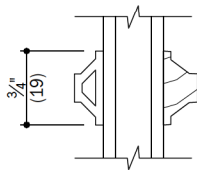
E
6 7/8" Full Divided Light



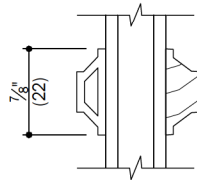
J
6 1 1/8" Full Divided Light



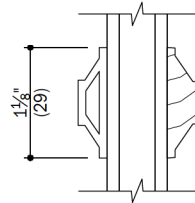
M
6 3/4" Finelight



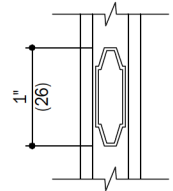
B
6 3/4" Simulated Divided Light
Removable interior is available



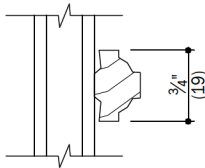
F
6 7/8" Simulated Divided Light
Removable interior is available



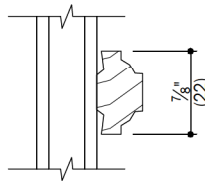
K
6 1 1/8" Simulated Divided Light
Removable interior is available



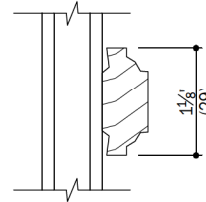
N
6 1" Finelight



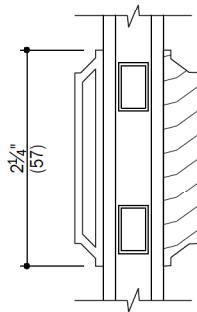
C
6 3/4" Removable Interior Grille



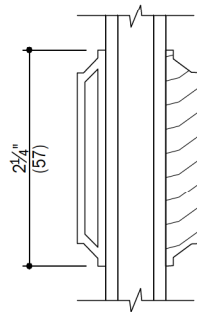
G
6 7/8" Removable Interior Grille



L
6 1 1/8" Removable Interior Grille



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



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

Notes:

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



Maryland
DEPARTMENT OF PLANNING
MARYLAND HISTORICAL TRUST

Thank you for submitting the Maryland Historic Revitalization Tax Credit Application for your property.

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



Revised 06/01/2019

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)

- ☒ Certification that the building contributes to the significance of the above-named historic district.
- ☐ Certification that the structure has been individually designated under local law and is eligible for the National Register (designation documentation required).
- ☐ Preliminary determination that the structure will be a certified historic structure pending the official National Register or local designation.

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 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 Peter Feiden 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:

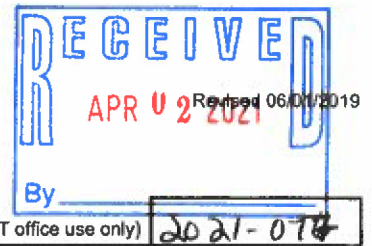
- ☒ Is a "certified historic structure."
- ☐ Appears to meet "certified historic structure" criteria, pending official National Register or local designation
- ☐ Is not a "certified historic structure" because it is not individually listed in the National Register or designated under local law; does 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.

8/31/21
Date

Colin G. [Signature]
Maryland Historical Trust Authorized Signature

☐ MHT comments attached

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

CHECK IF YOU ANTICIPATE RECEIVING ANY OF THE FOLLOWING ADDITIONAL FUNDING FOR THE PROPOSED PROJECT

☐ Insurance claim reimbursement funds ☐ Other local and/or state funding (i.e. grants or loans) Specify funding source _____
 *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 Qualified Rehabilitation Expenditures** \$30,000

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 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** *Peter Feiden* **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

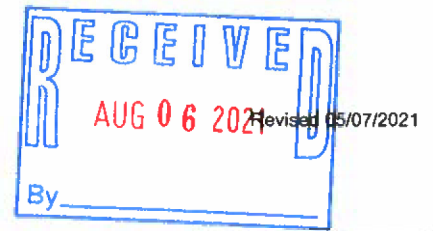
The Maryland Historical Trust has reviewed the *Historic Revitalization Tax Credit Application - Part 2* for the above-named property and has determined that the proposed rehabilitation described herein:

- ☐ 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** *Colleen* **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

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

Maryland Department of Planning
MARYLAND HISTORICAL TRUST
100 Community Place, Crownsville, Maryland 21032 <http://mht.maryland.gov>

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.

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

Date

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 IF YOU ANTICIPATE RECEIVING ANY OF THE FOLLOWING ADDITIONAL FUNDING FOR THE PROPOSED PROJECT

☐ Insurance claim reimbursement funds ☐ Other local and/or state funding (i.e. grants or loans) Specify funding source _____

*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 Qualified Rehabilitation Expenditures \$30,000

3. Project Contact (if different from applicant)

Name Peter Feiden 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 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

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

Number	Feature	Date of 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

Number	Feature	Date of 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

Number	Feature	Date of 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.



I attest that I have read and understand the Historic Revitalization Tax Credit Application and Instructions.

Peter Feiden

Name _____ Signature _____ Date Mar. 23, 202

SEND THE COMPLETED APPLICATION TO:

Maryland Historical Trust
100 Community Place
Crownsville, MD 21032
attn: Bonnie Baden

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

MHT Project Number (MHT office use only)

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 Avenue, 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.

As to the photos enclosed, these consist of a new set to show each room, including bathrooms, foyer, and hallways, As to the photos enclosed, these consist of a new set to show each room, including bathrooms, foyer, and hallways, basement, and landings from at least 2 perspectives, as well as additional photos of the house exterior. Note that there is no attic in the house.

Regarding the existing windows: On the first and second floor there are only double-hung windows, with the exception of 4 windows in an alcove of the living room, where the previous owner replaced them with plate glass. On the third floor there are 6 casement windows. I installed these perhaps 20 years ago to replace existing poor quality casement windows that clearly were not original. There is no way to know if the original windows were casements, as we have never been able to find an old photo of the house. The current casement windows are of high quality. They are double-paned with true divided lights.

I had proposed six over one windows. These would be Anderson windows WDH 2662. The six over one is an option for this window, although the specification sheet that Anderson provides only shows this as six over six. I regret any confusion. I have no way of knowing the detail of the existing windows as none exist and there is no photo history. The two two over two windows in the Living Room were reportedly intalled in the late 1980s to replace picture windows like the ones that had.

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 June 3, 2021
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 _____ Maryland Historical Trust Authorized Signature _____

☐ MHT conditions or comments attached

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 absense of any direct information we thought this would be the most suitable detail.

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

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

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

-----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: 2021-077

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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