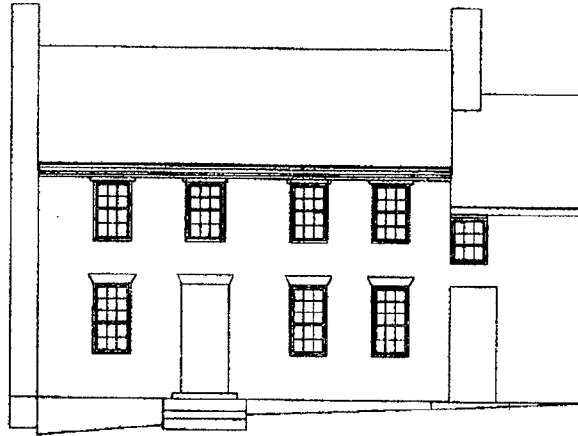


14-63 DORSEY-WARFIELD House
1998 Restoration Report

**HISTORIC PRESERVATION
GRANT**

FY 1998

14/63



John T. Warfield House

Restoration Report

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December 15, 1998

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Scope of Report

Report Overview

Our firm, at the request of the Historic Medley District was asked to provide a study of the John T. Warfield House at 7901 Warfield Road, Gaithersburg, Maryland. We have visited the site several times during 1998 and have recorded, observed and assessed the overall condition of the house. This study provides analysis and recommendations relative to the proposed restoration and future addition to the house in order to enable its preservation and use as a modern residence. Our study includes: as built drawings and photographs of the residence, architectural drawings for a future addition, recommendations for restoration, and installation of new plumbing, mechanical and electrical systems with minimal impact on the historical integrity of the house.

Building Description

The John T. Warfield House at 7901 Warfield Road, Gaithersburg, Maryland was built ca. 1804. The house is a rare and excellent example of an early Federal, late Colonial brick house. It was built and occupied by the same family for seven generations. The building was recently purchased by the Historic Medley District which plans to restore the building and prepare a nomination of the house to the Montgomery County Master Plan for Historic Preservation.

The house is a two story, brick load bearing masonry building with a four bay asymmetrical facade. Attached to the main house is a one story kitchen wing with a freestanding masonry chimney at one end and former loft. Another one and a half story (mud room) wing consisting of a second entrance and winder stair up to a bedroom is attached to the east side of the main house.

The main house has two gable end freestanding chimneys at each end. The masonry exterior walls are double wythe brick masonry, laid in flemish bond with interior plaster finish. The foundation is field stone. The first and second floor framing consists of 3x7 oak joists at approximately 20" on center with wood flooring. The attic floor framing is 3x7 oak joists at 24" on center with 3x4 roof rafters at 24" on centers. The kitchen and mud room wings are structurally similar to the main house.

The windows are nine over six double hung on the first floor and six over six on the second floor. The doors are wood paneled of differing designs. The cornice of the house is corbeled brick with no guttering. The original roof has been replaced with asphalt shingles over 1/2" plywood decking.

The interior of the house consists of wood flooring, base and trim, plaster walls and ceilings. The main house in plan has two first floor rooms divided by a staircase, which is enclosed by vertical beaded board partition wall. The stairs rise from the north to the south, with a landing which is approached from both rooms. The fireplace in the west room has a beaded board surround with a freestanding mantel supported by two columns and a concave reeded frieze band. The fireplace in the east room is simpler,

with fluted pilasters. The east room also has a chair rail of beaded fascia, capped with a roll molding. The doors have low panels. The second floor consists of a west bedroom with a fireplace, a stair hall way, a bathroom with tub, sink and water closet and a small bedroom east of the stairway. A second stairway over the main stair leads up to an unfinished attic. The kitchen wing is an open room with a large cooking fireplace, a hot water heater, kitchen sink cabinet, refrigerator, and washer and dryer. The flooring is sheet vinyl , walls are plaster and ceiling is vinyl soffit. The mud room wing has a entry vestibule and winder stair to second floor bedroom that does not access the main house. Currently the house is heated only by a wood burning stove located in the first floor main house east fireplace and portable kerosene space heaters.

The plumbing vents and stacks leading to a septic system are located on the exterior of the building. The water supply lines are interior exposed cpvc. The hot water heater is a 50 gallon electric type.

The electrical wiring and lighting is minimal in the main house with switches, outlets and ceiling fixtures for each room. The kitchen wiring is surface mounted. Service to the electrical panel is overhead and located in the mud room wing.

General Observations

FOUNDATION

The house foundation is local field stone assumed to be laid directly on earth with no footings. The condition of the stone work is good in most areas with no visible signs of deterioration or cracking. Quality and workmanship are remarkable for the age of the building.

MASONRY WALLS

The exterior masonry walls laid in flemish bond are red clay moulded brick. Generally the masonry walls are in good condition with few settlement cracks, and spalling brick. The mortar, probably a lime and sand mixture, is deteriorating in many areas. The building has had doors and windows removed and installed in various sections with infill brick evident. The chimneys above the roof have been rebuilt with what appears a cement mortar. The quality of workmanship on this work is poor. The brick cornice is in fair condition with several signs of mortar deterioration noted.

ROOF

The original roof has been replaced recently with a new plywood deck and 20 year black asphalt shingles over asphalt roofing felt. The original roof type was not apparent. There is a bastard roof condition between the mud room and the kitchen wing that contributes to a leak and maintenance problem. The house at present does not have a gutter and downspout drainage system.

WINDOWS AND DOORS.

The double hung wood windows are in good working order with the exception of the wood sills that are water damaged and rotted. The second floor window lintels are wood and appear to be in good condition. The first floor window and door lintels are flat jack arches. Most are in fine condition, a few have been repaired with cement mortar. The doors on the south side are wood low panel with transom glass. The door on the north side is a wood low six panel with wood frame and no transom. The door to the kitchen is a modern wood flush panel door with a single square 12x12 lite. All doors with the exception of the north door have modern screen/storm doors.

PORCHES / ENTRANCES

Evidence of former front and back porches are visible. No documentation of size or architectural characteristics were available at the time of this report was prepared.

STRUCTURAL SYSTEM

The house consists of load bearing masonry walls and simple span wood floor and roof framing. The main house shows very little signs of settlement or structural instability. The floor and roof framing appear to be in excellent condition. The kitchen wing floor framing appears to show signs of damage and rot. The kitchen roof framing shows slight signs of sagging but is in good condition. The mud room floor is badly deteriorated along with the wood stairs to the second level. The second level floor and roof framing is in fair condition and warrants further study beyond the scope of this report.

INTERIOR SPACES, FEATURES AND FINISHES

The interior of this house is a fascinating example of preservation through constant use. The features and finishes in the main house are virtually intact and original. The floors, wood mouldings, doors, fireplaces, stairs, paneling have been well maintained. The interior does show signs of deterioration with respect to the plaster walls and ceilings in some areas.

MECHANICAL SYSTEMS: HEATING, AIR CONDITIONING, ELECTRICAL, AND PLUMBING

The house shows no signs of ever having and currently does not have a central heating and air conditioning system. The house is heated by a wood burning stove insert in the east chimney and by portable space heaters.

Electrical service via overhead wire starts in the mud room at a modern electrical panel. The power wiring is not visible in most areas but appears to be of several types, surface mounted metal conduit, metallic tubing and romex. The distribution is limited to ceiling light fixtures in most rooms with convenience outlets and switches sparingly located throughout the house. The kitchen has a oven outlet, and wiring for a washer, dryer, and hot water heater.

The plumbing system for the house is on a septic system with a monitored pump station which distributes the sewage to a field located on the east side of the house. The kitchen plumbing consists of a sink with the waste and vent lines located on the exterior west side. A second floor full bath also has its waste and vent stack located on the exterior side of the house.

Description of Proposed Renovations and Addition

It is understood that the Historic Medley District, Inc. proposes to restore and plan for a future addition to the Warfield house to preserve and update it to use as a residence. The following is a proposed outline of work and cost for the renovations and addition to the existing house to accommodate the planned use:

EXTERIOR

Remove concrete walkway at east side of house in order for grade to be lowered below existing first floor framing. This would prevent further water and insect damage. Remove portion of asphalt driveway. Install brick or flagstone walkways and install gravel driveway at portions of removed asphalt driveway.	\$5000
General site clean up and landscaping.	\$2000
Repoint and repair exterior masonry.	\$7500
Install half round gutter and downspouts.	\$2000
Renovate front entry porch.	\$1500
Repair and repaint wood doors and windows. Replace Kitchen door.	\$5000

INTERIOR

Repair damaged wood framing at Mud room wing.	\$5000
Repair plaster and repaint interior of house.	\$12000
Repair and refinish wood floors	\$3000
Repair and reline masonry chimneys	\$1500
Restore fireplace mantels.	\$1500

MECHANICAL SYSTEMS

Provide and install new heating and air conditioning system to accommodate existing house and proposed addition. \$15000

Provide new plumbing system and fixtures to accommodate existing house and proposed addition. This includes new master bath and hall bath on second level, half bath, laundry room and kitchen on first level. \$20000

Provide and install new underground electric service, 1 -200 amp panel, new whole house and new addition wiring , devices and light fixtures. \$12000

TOTAL ESTIMATED COST FOR RENOVATIONS \$93000

NEW KITCHEN AND BEDROOM WING ADDITION

Based on enclosed preliminary plans the new addition would consist of stone veneer foundation wall on concrete footings to match existing house with wood frame 1 1/2 story addition clad with wood siding and asphalt roofing. The construction of the wing would require the demolition of a portion of the mud room wing. This would allow for the correction of structural and roof condition problems in this area of the house. The new addition is proposed to add 640 square feet to the house for a new total square footage of 2200 square feet. \$95000

TOTAL COST FOR RENOVATIONS AND ADDITION \$188000

Conclusions

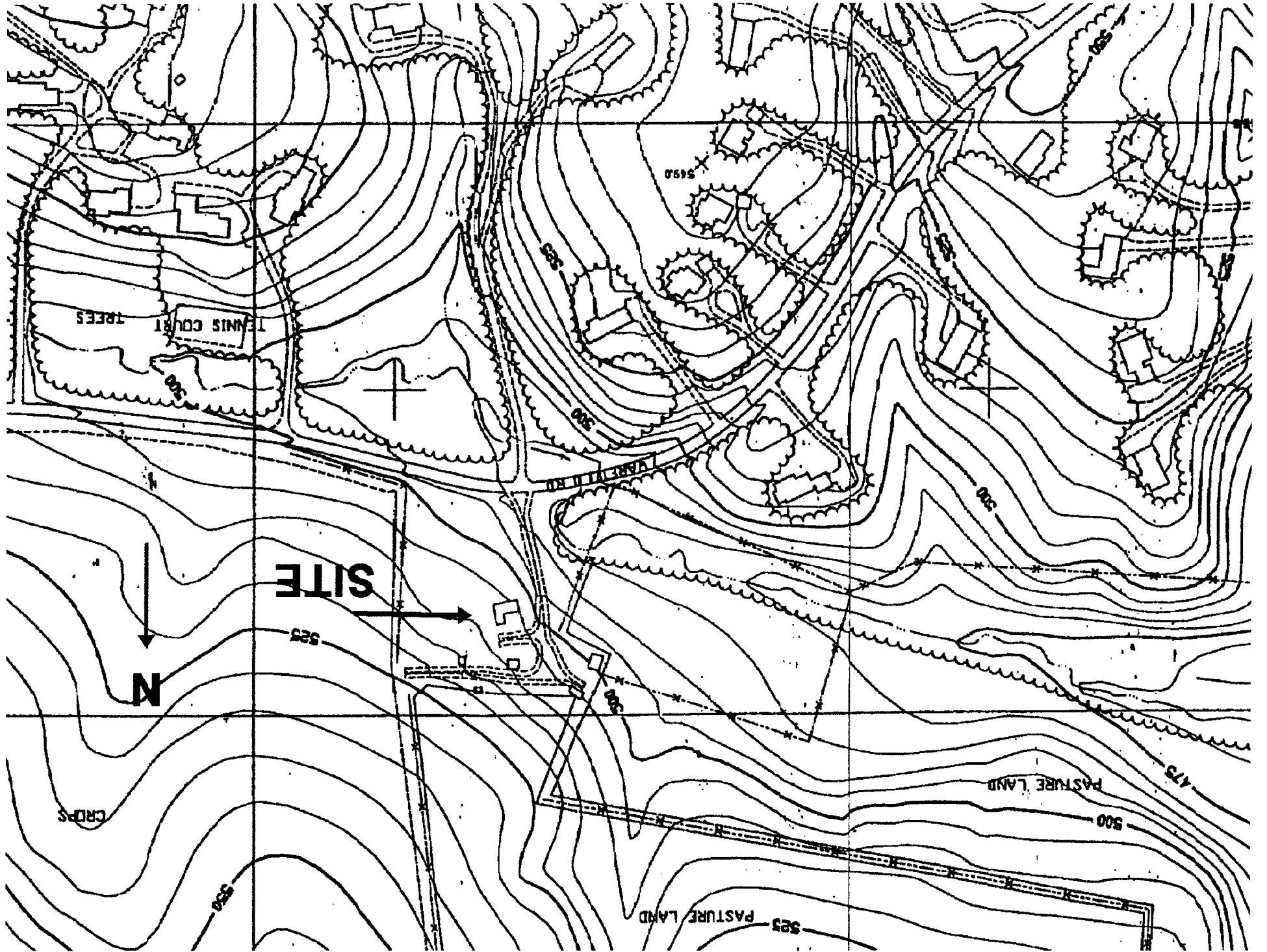
The proposed rehabilitation to the Warfield house will be an expensive project as indicated by the outline scope of work and estimated costs. The historical value of the Warfield house must be considered in the decision on preserving this project. The rehabilitation and restoration of this rare historic structure located in Montgomery County is of extreme importance in keeping the window into the past open for future generations.

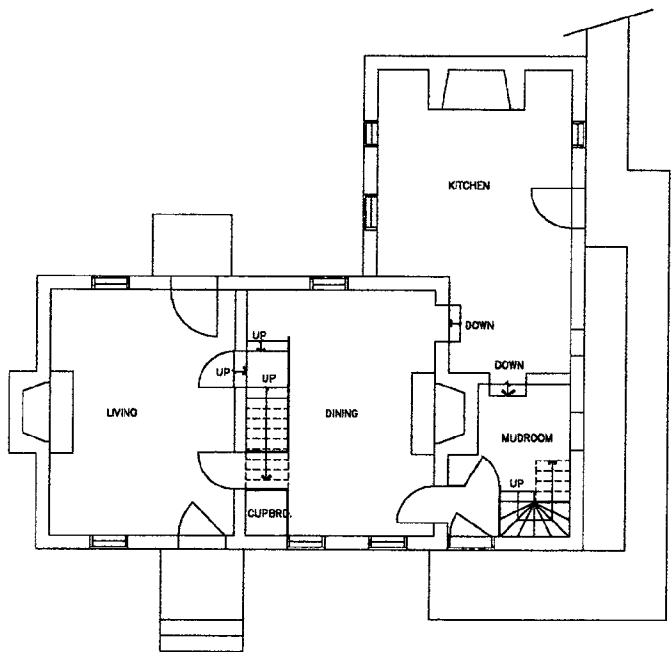
This report focused on rehabilitation of the Warfield House by recognizing an urgency to preserve the intact historically significant characteristics and acknowledging the need to alter the structure for modern residential use. After careful analysis and study of the site and building, the proposed addition was located at the east side to minimize the impact on the major facade and character of the house. The new addition is sited to be subordinate from the main house and still function in plan with the continuing residential use of the building. The rehabilitation will be done to preserve in place this historical resource and allow for a new addition that will be compatible yet differentiated so as to protect the integrity of the Warfield House.

Attachments

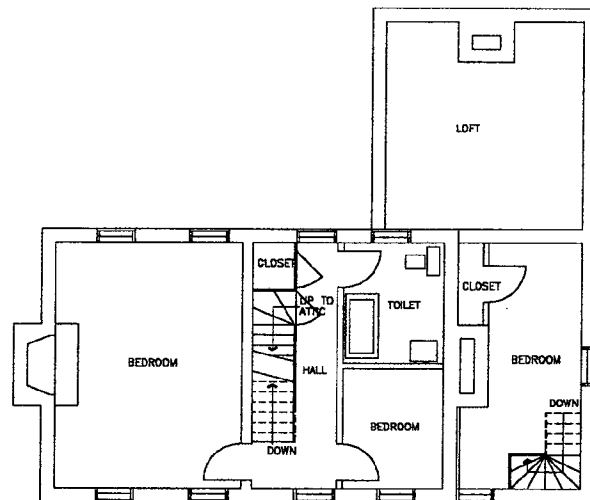
No. 1- Drawings

SP1	Site Location Map
A1	Existing First and Second Floor Plan
A2	Existing Elevations
A3	Proposed First and Second Floor Plan
A4	Proposed Elevations

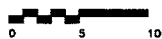




EXISTING FIRST FLOOR PLAN



EXISTING SECOND FLOOR PLAN



NORTH



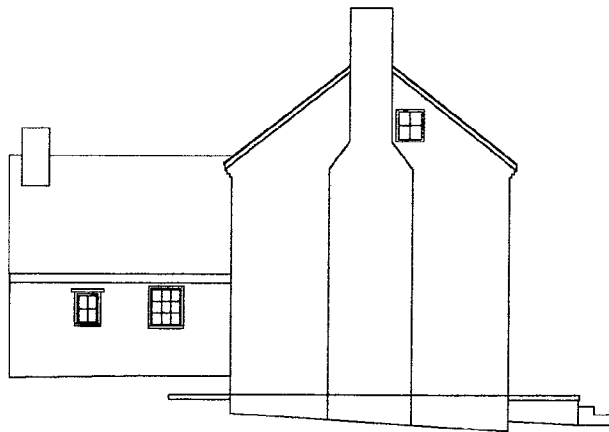
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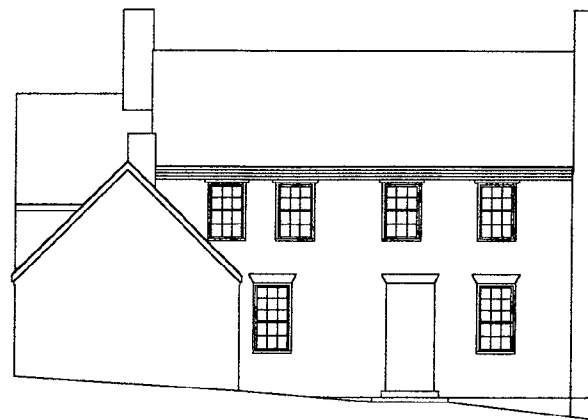
EXISTING
FLOOR PLANS

HERITAGE HOLEY DISTRICT
JOHN T. WARFIELD HOUSE
7001 WARFIELD ROAD
Cathlamet, Maryland

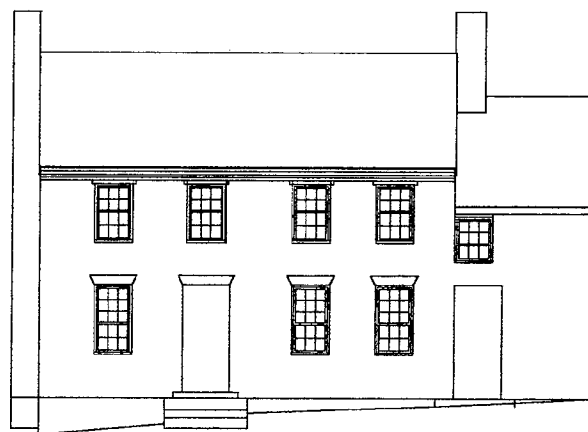
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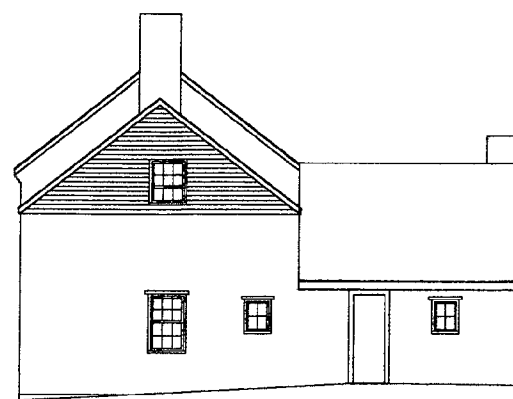
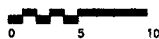
LEFT SIDE ELEVATION



REAR ELEVATION



FRONT ELEVATION



RIGHT SIDE ELEVATION

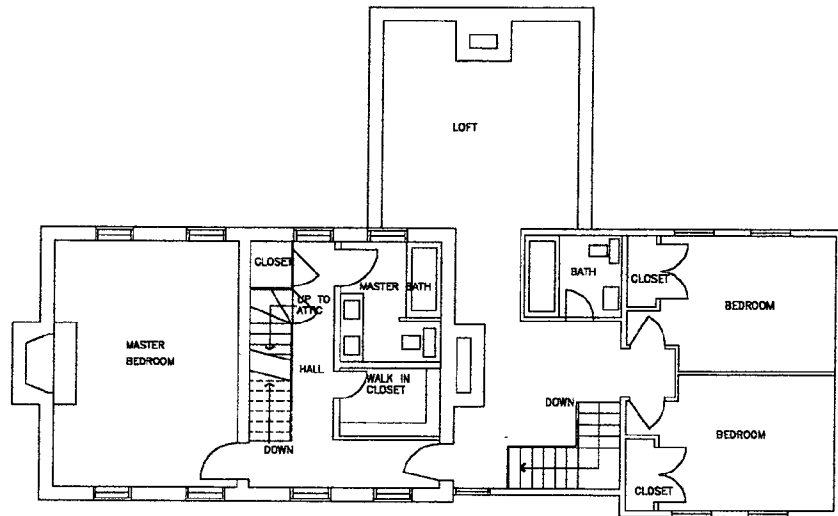
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10.16.08

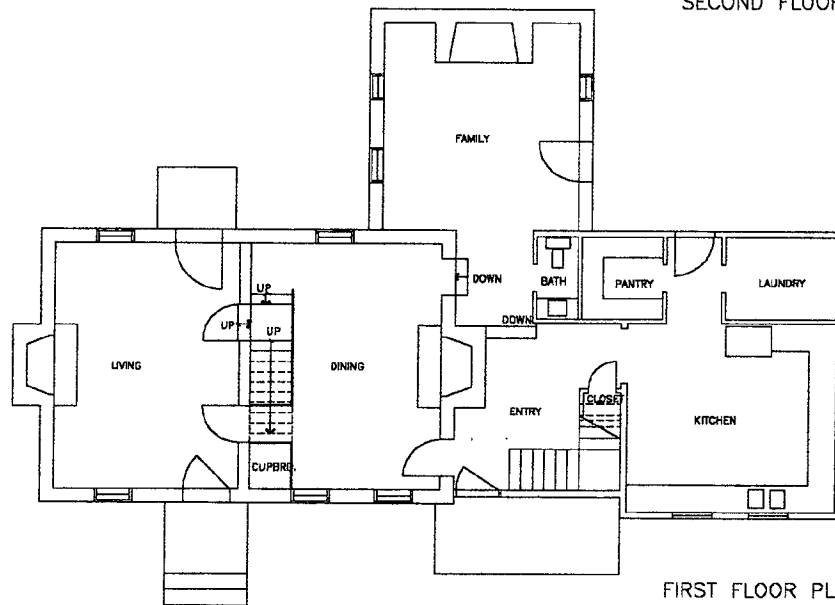
EXISTING
ELEVATIONS

HISTORIC MIDDLE DISTRICT
JOHN T. WARFIELD HOUSE
7901 WARFIELD ROAD
Gallatinville, Maryland

A2



SECOND FLOOR PLAN



FIRST FLOOR PLAN



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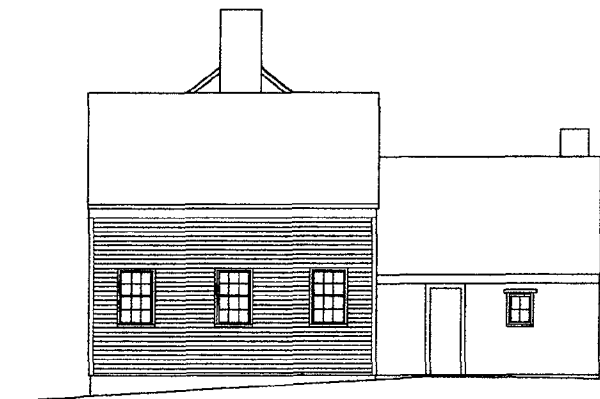
PROPOSED
FLOOR PLANS

HISTORIC KEMLEY DISTRICT
JOHN T. WARFIELD HOUSE
7801 WARFIELD ROAD
Cockeysville, Maryland

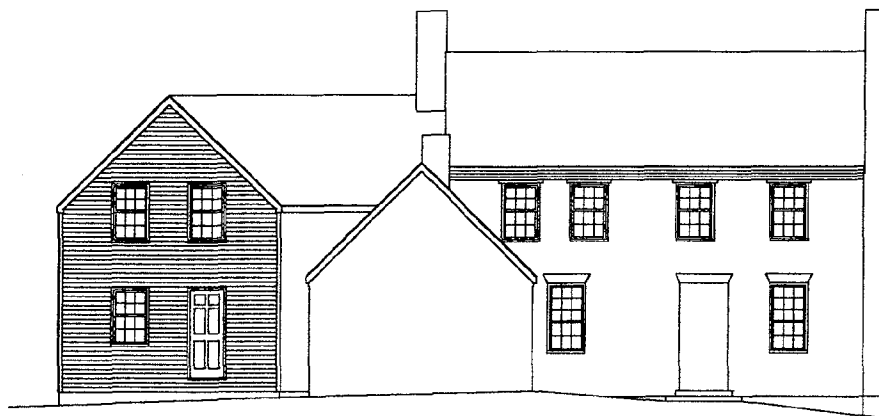
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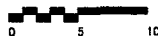
SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



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12.16.88

PROPOSED
ELEVATIONS

HISTORIC MEDLEY DISTRICT
JOHN T. WARFIELD HOUSE
7911 WARFIELD ROAD
Gallatin, MT 59714

A4

Attachments

No. 2 - Photographs

Photo 1	South and East Elevation
Photo 2	North Elevation
Photo 3	West Elevation and Window
Photo 4	Exterior Doors



EAST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



TYPICAL WINDOW



WEST ELEVATION



NORTH DOOR



SOUTH DOOR