

10 Pine Avenue, Takoma Pk.
Preliminary Consultation

= height may be a problem to that
= skylights not a problem
= pitch of roof?

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 10 Pine Avenue

Meeting Date: 9/27/95

Resource: Takoma Park Historic District

Review: PRELIMINARY CONSULTATION

Case Number: Not applicable

Tax Credit: No

Public Notice: 9/13/95

Report Date: 9/20/95

Applicant: Hugh and Moreen Taft-Morales

Staff: Robin D. Ziek

PROPOSAL: Demolish garage/build new garage

RECOMMEND: Proceed with HAWP

BACKGROUND

STYLE: Gothic Revival
DATE: c1888
SIGNIFICANCE: Outstanding Resource

HPC = OK to demolish
OK to rebuild
(w/ skylights, w/ double doors facing street)

PROJECT DESCRIPTION

The applicant proposes the demolition of an existing 19th century outbuilding, and the reconstruction of a new structure that will look similar to the existing structure. The applicant has investigated the potential for stabilizing and rehabilitating the original structure, and they conclude that it is costly, potentially hazardous, and they would still end up with less useable space than they would like.

The building is a simple 1-1/2 story structure with the gable-end facing the street, and a one-story shed addition on the south wall. The main building was constructed with brick foundations along the south and east sides; and there is no foundation in evidence along the north side, where the grade rises higher to the neighboring property. The entrance to the carriage house is on the west side, from a gravel driveway. The shed is built right on grade, with entry from the rear yard. (see section drawing) (13)

There is evidence of many alterations which have been made during the lengthy history of the outbuilding: various small doors and/or openings on north and south sides which may have been used by animals (chickens?), a hole for a stovepipe on the east wall, introduction of a concrete floor (which may have contributed to the buckling of the brick foundations), and an opening in the second floor indicating that the stairs may have been moved to their current location at the rear of the building, possibly when the concrete floor was installed.

The shed addition was built on grade, with chicken wire along the lower half of the south side. At the time of the construction of the shed, various doors were added and deleted to adapt to the additional barnyard function.

STAFF DISCUSSION

This outbuilding stands at a rakish angle in the corner of the property of this outstanding resource, and is a familiar landmark in the neighborhood. It has been slowly

height as proposed may be a problem (that)
skylights in new construction not a problem!
Pitch of roof? Details to be worked out.

(1)

deteriorating for many years, reflecting the recent past history of the property itself. The present owners purchased the property from the people who rehabilitated the residence after years of gentle neglect. Those owners were in residence for only a short time, and expended their efforts on the main house and did nothing to rehabilitate the outbuilding.

The applicant has three small children, and consider this outbuilding a potential and attractive hazard in its present condition. Therefore, they have undertaken an examination of their options in the rehabilitation of the structure.

Staff has worked with the applicant to assure that the structure is fairly evaluated for rehabilitation. The applicant has consulted with four different contractors, two of whom are well known in the Washington area for their specialty in historic preservation (Ortado, Blundell). (8) - (9)

Building evaluation

Staff has examined the building and noted the following existing conditions:

1) The building is in poor and unstable condition. The structure has failed to the extent that the building is racking, leaning towards the north and towards the west (see photograph #14). (31)

2) This racking is caused by structural failure: no foundation is in evidence along the north wall, and the brick foundations on the east and south wall are failing. The brick foundations walls haven't been repointed for years. The bricks are pushing out and acting as individual units. [There is no need for a foundation on the west side where the doors are located.] The outward pressure on the brick foundation may have been exacerbated by the additional weight from the concrete floor, pushing down and out on the brick foundations which are exposed approximately 3' above the rear yard grade. The concrete floor is clearly a later addition, as can be seen on the south side, where the concrete was held back from the wall studs, which extend below the level of the concrete floor.

3) The studs in the north wall are severely deteriorated at the base due to contact with the ground. The structural corner post at the SE corner has moved off of its failing foundation. The building is currently being shored up at the opposite NW corner on the interior to provide the structural support which the north wall should be providing.

4) The roof rafters are being pulled apart at the ridge line as they follow the movement of the walls. Currently, the roof is covered with asphalt shingles which have served their lifetime. [There is evidence that the original roofing material was wood shingles.]

5) The front doors have been cut down at an angle to respond to the severe racking, and would have to be completely redone once the racking angle is corrected.

6) The siding is severely deteriorated and/or missing at the rear (east side), and the lower portion of the north wall. There is also discoloration evidenced on the interior of the structure, indicating water infiltration and damage to the siding.

7) The structure has been modified several times through its history. Some of those modifications, such as the concrete floor, are probably contributing to the overall structural failure. The structure was probably built as a carriage house, and modified for use as an auto house. There is also evidence that the structure worked as a chicken house in conjunction with the shed attached to the south side. Possible modifications include relocation of loft stairs; modification of a window on the north side to reduce the size of the opening;

installation of a window on the east side; installation of a circular opening on the east side which was probably for a stove pipe; installation or adaptation of door on south side (either into shed, or just east of shed); installation of small door between shed and carriage house on south side (used to collect eggs?); small square opening in siding on the south side at the loft floor level.

Staff Assessment

The detached outbuilding, of varying function, was a typical feature of the 19th and early 20th century homes. Carriage houses, auto houses, and storage sheds are typical, and there are examples of these remaining in Takoma Park. There are a few carriage houses remaining (i.e., on Tulip, Cedar, Takoma Avenues), and many auto houses remaining (i.e., on Holly, Carroll, Sycamore Avenues). This particular structure is interesting because of its several iterations, and as such, it is illustrative of the changing needs of the families who lived at 10 Pine.

The outbuilding is currently in very poor condition, and will take substantial reconstruction just to stabilize. In addition, the building has undergone numerous alterations in the past, and the question arises as to which alterations would be preserved? With a new foundation, new structure, new siding, new roof, will the Commission agree that the old building has been saved?

STAFF RECOMMENDATION

The Commission has approved of demolition of outbuildings in the past, and Staff recommends that demolition of this outbuilding can also be approved. Rehabilitation of this structure would involve replacement of much of the original material and structure, and an essentially new building would result in any case.

The applicant proposes to rebuild an outbuilding at this location of a similar size and configuration. Construction of a new outbuilding of a similar size and configuration at this location would "respect the existing environmental setting and pattern of development at this property." (Takoma Park Guidelines, p. 15)

Staff would recommend, however, that the applicant be asked to undertake recordation of the structure to a standard approved by the Commission prior to demolition. There is a potential for archaeological information as well. This record could then be donated to the archives of Historic Takoma, to document a part of the history of this particular property.

New Construction

Staff recommends that the Commission approve construction of a new outbuilding which is one foot wider, 2 feet longer, and 1'-7" higher than the original structure; with a shed addition attached at the south side, which would be the same width as the existing structure, but 2 feet longer. Staff recommends that the applicant reuse the original window from the west facade of the existing building in the new west facade; that the Commission disapprove the use of skylights in the loft area of the new building, but that small windows on south side be approved. Staff also recommends that the double doors on the west side of the shed be disapproved, but that double doors could be approved on the south side of the shed.

Staff recommends that the Commission allow this project to proceed to HAWP.

Historic Preservation Commission
M-NCPPC
8787 Georgia Ave.
Silver Spring, MD 20910

September 16, 1995

Dear Historic Preservation Commission,

This letter is in regards to a preliminary consultation for the demolition and rebuilding of our outbuilding at 10 Pine Avenue in Takoma Park (Master Plan Site #3773 - Takoma Park Historic District). Enclosed for your consideration in advance of the September 27 meeting are the following:

- (I) Overview of problem and proposal
- (II) Contractors comments and estimates, and safety code issues.
- (III) Existing carriage house information
 - Plat
 - Examples of field drawings and measurements
 - Photocopy of photo with approximate measurements
 - Photographs #1 - #6 general exterior
 - #7 - #15 showing major structural problems
 - #16 - #27 exterior details
 - #28 - #45 interior
 - #46 - #52 shed
- Historical anecdotes
- (IV) Proposal for new structure
 - Plat drawing
 - Exterior elevations
 - List of intended materials
- (V) Procedural Issues

Please feel free to come by and see the carriage house any time, whether we are home or not. Thank you for your attention to this matter.

Sincerely,



Hugh Taft-Morales
10 Pine Avenue
Takoma Park, MD 20912
301-270-0069

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PROCEDURAL ISSUES

Due to the fact that we are on a corner lot, the existing carriage house is in violation of zoning codes. In order to replace this structure in the same spot with a new structure, however similar it may be to what exists now, we have to apply for a variance with the county. This process can take two or three months, so we are applying for a variance at the same time that we are requesting a preliminary hearing with the Historic Preservation Commission.

In addition, attached is a letter of support signed by neighbors.

5

July 29, 1995

To Whom It May Concern:

We are neighbors of Hugh and Maureen Taft-Morales, who reside at 10 Pine Avenue, Takoma Park, Maryland. They have informed us that they would like to build a new carriage house in the spot that an old one stands now. The old building is falling over and is in terrible condition. The Taft-Morales family has shared with us their plans for rebuilding a new carriage house and we wholeheartedly endorse and support their efforts. Their project will greatly enhance the neighborhood.

Sincerely,

Joe Lehlein

Joe Lehlein

11 Pine Ave.

TAKOMA PARK, MD

20912

Marsh Simon

1 Montgomery Ave.

Nancy O'Connell

8 Pine Avenue (No spiders)

Eric Bond

Eric Bond

8 Pine Ave

6

(I) OVERVIEW OF PROBLEMS AND PROPOSAL.

In January of 1995, we moved into 10 Pine Avenue after buying it with the existing carriage house conveying "as is". The structure was leaning precariously, and was unsafe. We wanted to save the building for historic reasons, and make the space on the second floor useable. We consulted with the members of the Historic Preservation Commission, especially Ms. Robin Ziek, about what options we could consider. We were given a list of General Contractors recommended by the Commission. After three months of consultation with three contractors from this list who specialized in historic renovation, and one contractor we have worked with in the past, we have concluded that it makes the most sense to take down the existing carriage house and build a new one in the same space closely resembling the existing structure, but more useable.

The major problems which exist with the present structure are as follows: 1) The entire foundation would probably have to be rebuilt; 2) the north wall and supporting beams would have to be repaired and replaced from about three feet height down to new footings; 3) the front (west) and back (east) walls would have to be replaced, with a new door built; 4) when replacing these walls and beams, the entire structure would have to be supported and stabilized, which could be dangerous and no assurances could be made that further major problems would not occur during the stabilization process; 5) the upstairs space as it exists could not be made habitable according to safety codes; 6) numerous other problems exist, such as the fact that it needs a new roof, new siding, patching of floor, double beaming of second floor so as to conform to building codes, and more. Further explanation of these problems can be found in following sections.

What we propose is to raze the structure, and rebuild a new structure which closely resembles the existing carriage house. We would like to make the new carriage house slightly larger (approximately 1' wider, 2' longer, and 2' taller) so as to make the upstairs a useable space which conforms to all safety codes. We would use similar materials and keep the style and color consistent with the existing structure. We would like to get more light into the upstairs by adding four small windows on the south side, and three skylights on the north side. (Further information regarding this proposal in the form of plat drawing, exterior elevations, and list of intended materials is given in section IV.)

(II) CONTRACTOR COMMENTS AND ESTIMATES

Dale Suder of Suder Construction

Mr. Suder was the first contractor to assess the carriage house. We have worked with him on other projects, including a major renovation of our previous house and trust his judgement. He estimated that if the carriage house could be saved, it would cost close to \$40,000 to stabilize it and renovate it so as to make the upstairs a useable space. He estimated that a new carriage house, similar to the old one, would cost about \$20,000 to build from scratch. He recommended building a new carriage house.

Stephen Ortado

Mr. Ortado said that the structure was not built to last more than a hundred years, that it had served its purpose, and that it was time to replace it. He said that it was probably already rebuilt one time before. The existing concrete slab floor was poured after it was built and was well above the footers.

The second floor was in pretty good shape, but the supporting first floor was in very poor condition. He said that each wall of the building had a different problem. The north wall supporting studs were wet and rotting away at the bottom. The studs were in the ground due to an old, sinking foundation. He said that he saw many centipedes and that there were probably termites. The west wall had been pushed out away from foundation. The south wall, especially on the west end, is on a foundation which is buckling out significantly. Mr. Ortado also said that the roof was probably at least 30 years old and would probably need to be replaced. The front door and door frame would have to be rebuilt. He thought that the shed was acting as a buttress, holding the garage up, and that if it was removed, the whole structure might collapse. He ended by saying that the building was presently unsafe.

Mr. Ortado said that he could probably replace the existing structure with a new one matching the old for about \$25,000, but that renovating the current one might be twice that.

Bryan Blundell, president of Dell Corporation

Mr. Blundell said that he thought the structure could probably be saved, although he did not examine the foundation closely or with a structural engineer. If we wanted to do anything to the upstairs space so as to make it more useable (such as raising the roof and/or putting in dormers), however, Mr. Blundell thought that it would not be worth trying to save what was left of the old structure. (*see comments of Alan Kerr, below)

Woody Gladman, from Craftworks Design

At first Mr. Gladman said that if we wanted to save the building he thought it might be possible. He said the interior roof structure was solid. The interior beams would have to be doubled up so as to pass county safety codes. He thought that he could stabilize the existing structure for about \$15,000 - \$25,000 and finish the interior for an additional \$10,000 - 12,000. We told him we were leaning in that direction.

When he returned with a structural engineer, however, he no longer thought that saving the structure was feasible. The engineer said that the major problems were that the foundation on the south side was falling apart and that one main support in the back corner would have to be replaced. The engineer saw that the many different problems the building had would make the cost of merely stabilizing and renovating the exterior nearly \$60,000. Even at that cost, the engineer said that there was no guarantee that the structure could be saved.

* Alan Kerr of Montgomery County Building Codes

In consultation with Alan Kerr, it became apparent that even if we could save the building as it is, there would be numerous code exceptions we would have to get. While we probably could get exceptions for light, stairway, and egress issues, we would not be able to get around the fact that the upstairs is in violation of headroom codes by a wide margin. This is a safety issue which Mr. Kerr said would probably not be granted an exception. In this case, we would have to raise the roof and/or put in dormers to conform to code for a habitable space. This additional burden makes even the most optimistic appraisal by Mr. Blundell point us toward building a new structure.

EXISTING CARRIAGE HOUSE INFORMATION (cont.)

HISTORICAL ANECDOTES

We are the fourth owners of this 108 year old house. The previous and third owners, Peter and Kathleen Flory, said that the carriage house was built at the same time as the house. They were told by the second owner whom they purchased it from that the building was used to house animals. The upstairs of the building was a hay loft.

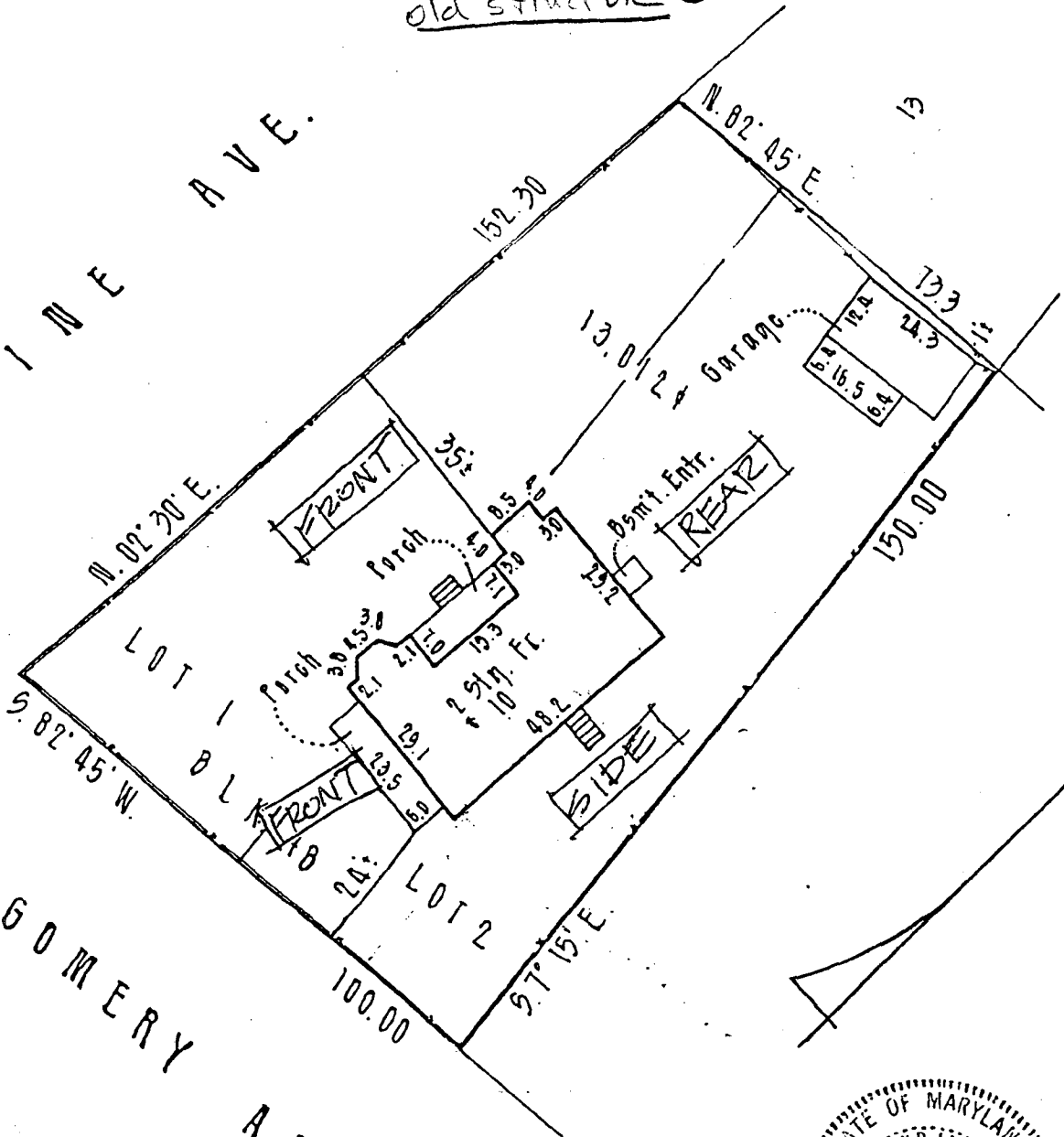
EXISTING CARRIAGE HOUSE INFORMATION

PLAT and FIELD DRAWINGS AND MEASUREMENTS

11

old structure

PINE AVE.
MONTGOMERY AVE.



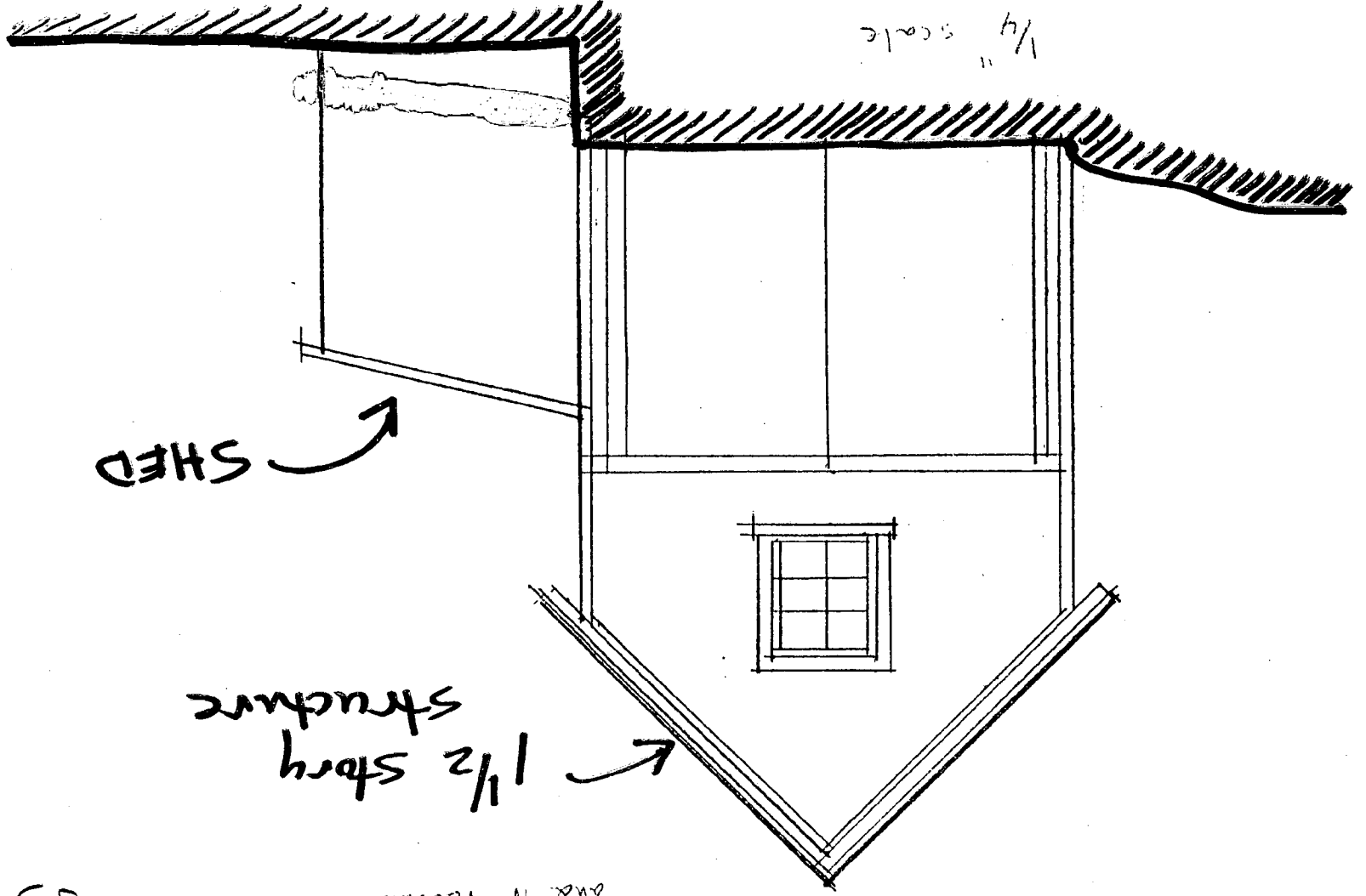
HOUSE LOCATION
 LOTS 1 and 2, BLOCK 18
 B.F. GILBERT'S ADDITION TO
 TAKOMA PARK
 MONTGOMERY COUNTY, MD



SURVEYOR'S CERTIFICATE I HEREBY CERTIFY THAT THE POSITION OF THE EXISTING IMPROVEMENTS ON THE ABOVE DESCRIBED PROPERTY HAS BEEN CAREFULLY ESTABLISHED BY ACCEPTED FIELD PRACTICES TO THE BEST OF MY KNOWLEDGE AND BELIEF. <i>Jefferson D. Lawrence</i> JEFFERSON D. LAWRENCE REGISTERED LAND SURVEYOR MARYLAND # 5216	REFERENCES PLAT BK. A PLAT NO. 2		ANDJON ASSOCIATES 7 Brookes Avenue Calhersburg, Maryland 20877 (301) 840-9010		
	LIBER FOLIO	DATE OF SURVEYS		SCALE: 1" = 30'	
		WALL CHECK:		DRAWN BY:	
		HSE. LOC.: 2-22-89		JOB NO.: 12580	
BOUNDARY:					

Property shown hereon is not in a flood plain per existing records unless otherwise indicated.

12



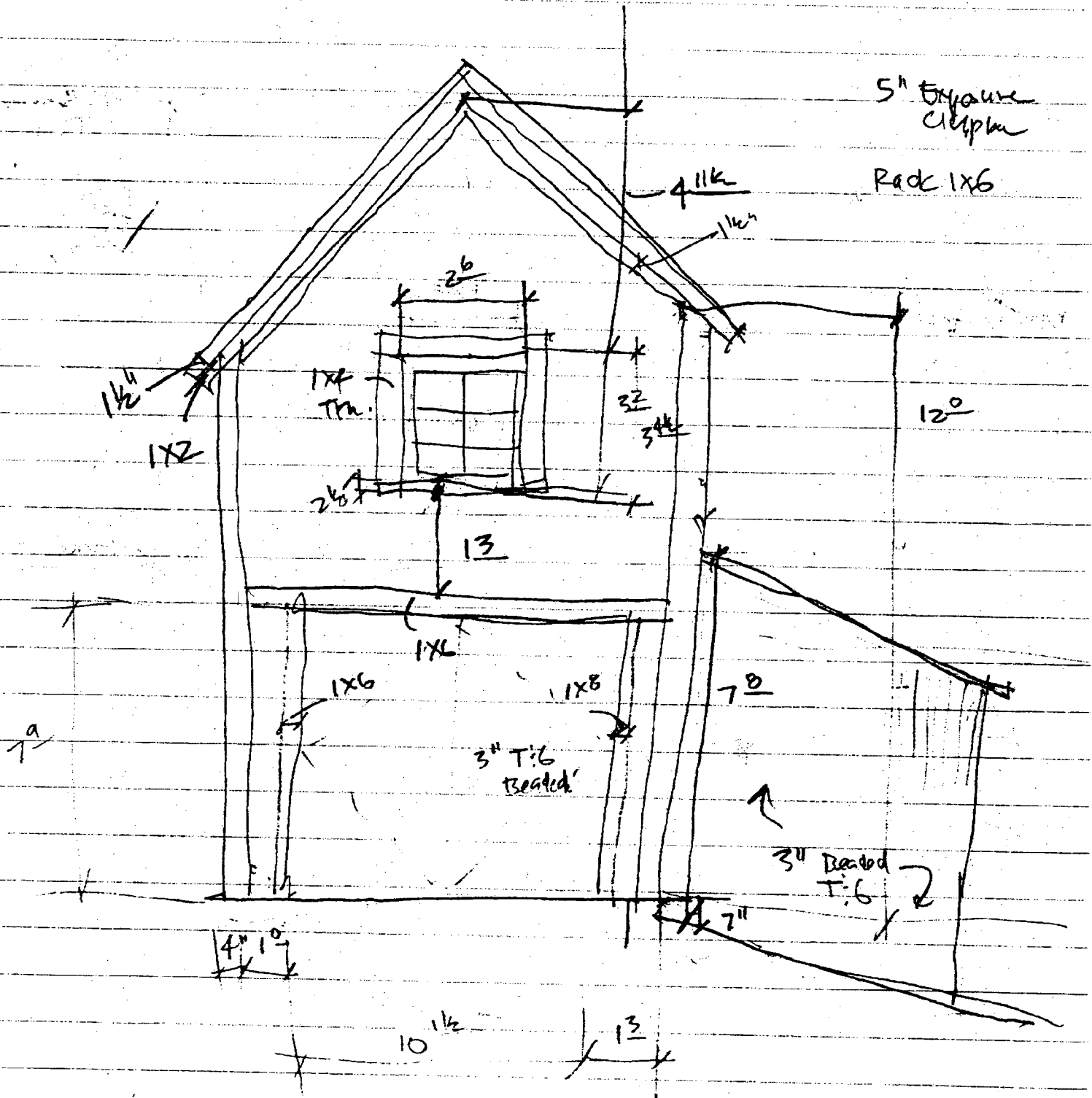
SHED ↗

↖ 1 1/2 story structure

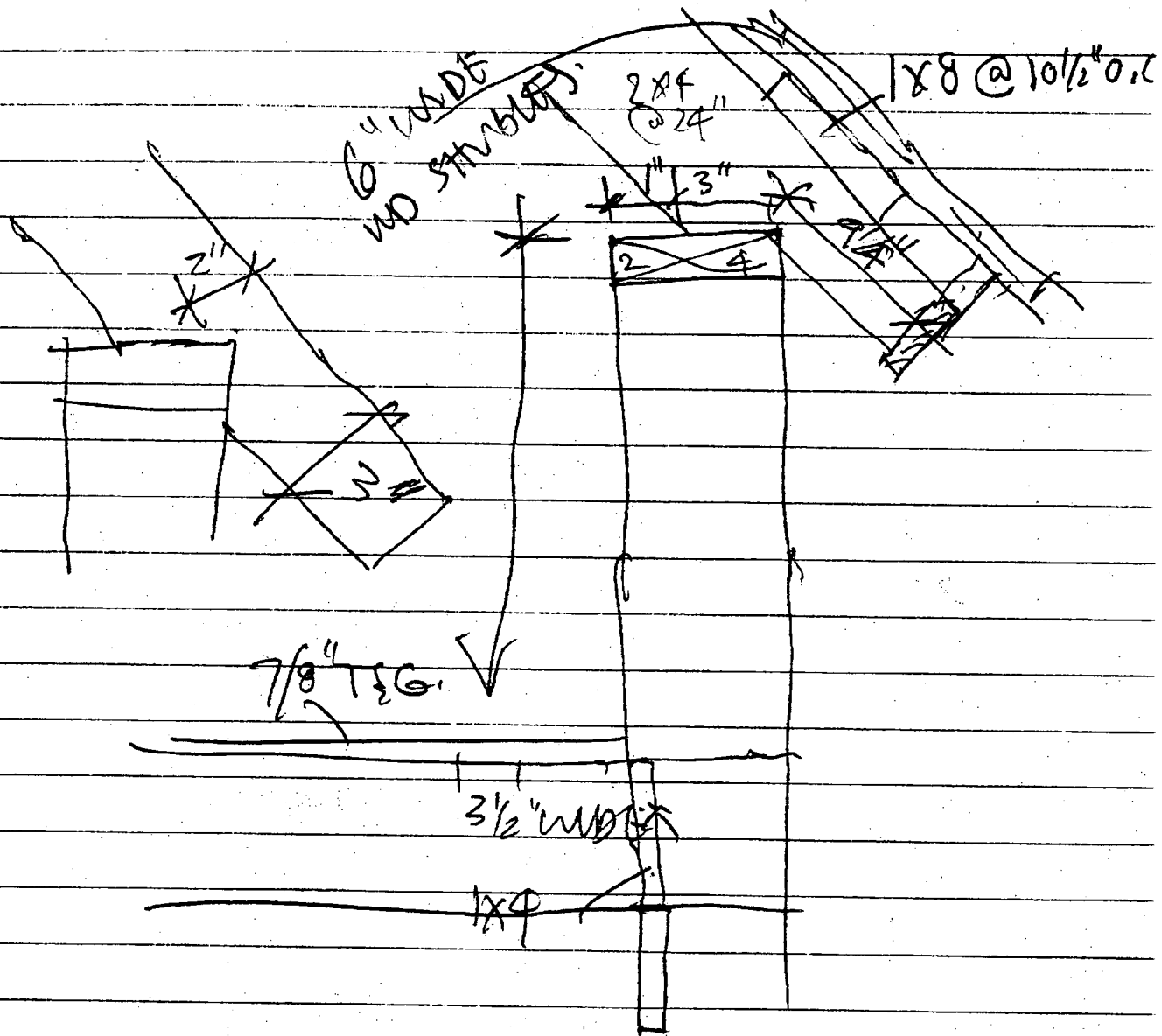
old structure
(what existing building would look like if it was not leaning and if foundations weren't sinking)

Examples of Fieldwork
 Measurements of existing structure

WATER STRE 2x4" 2x4" o/c



3" T:6



15

PROPOSAL FOR NEW CARRIAGE HOUSE (cont.)

LIST OF INTENDED MATERIALS

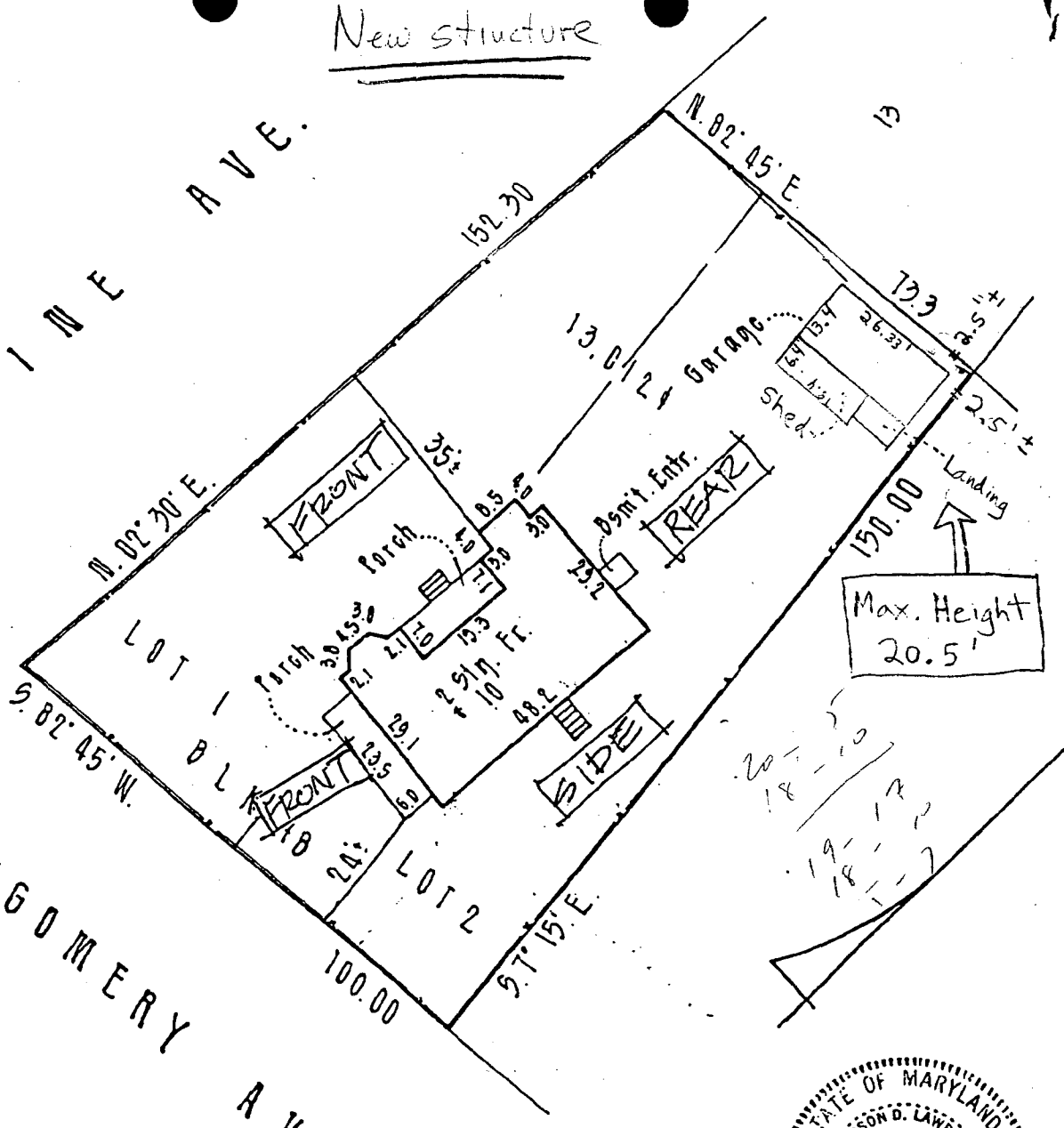
Wood clapboard - 5" exposure to match existing, painted
Front window - reuse existing
New windows - wood
Roofing - asphalt shingles
Trim - corner boards to match existing
Main door - pair of hinged wooden doors - tongue and groove,
beaded similar to existing

PROPOSAL FOR NEW CARRIAGE HOUSE

PLAT DRAWING and EXTERIOR ELEVATIONS

New structure

PINE AVE.
MONTGOMERY AVE.



HOUSE LOCATION
 LOTS 1 and 2, BLOCK 18
 B.F. GILBERT'S ADDITION TO
 TAKOMA PARK
 MONTGOMERY COUNTY, MD



SURVEYOR'S CERTIFICATE I HEREBY CERTIFY THAT THE POSITION OF THE EXISTING IMPROVEMENTS ON THE ABOVE DESCRIBED PROPERTY HAS BEEN CAREFULLY ESTABLISHED BY ACCEPTED FIELD PRACTICES TO THE BEST OF MY KNOWLEDGE AND BELIEF. <i>Jefferson D. Lawrence</i> JEFFERSON D. LAWRENCE REGISTERED LAND SURVEYOR MARYLAND # 5216	REFERENCES PLAT BK. A PLAT NO. 2		ANDJON ASSOCIATES 7 Brookes Avenue Gaithersburg, Maryland 20877 (301) 840-9010		
	LIBER FOLIO	DATE OF SURVEYS		SCALE: 1" = 30'	
		WALL CHECK:		DRAWN BY:	
		HSE. LOC.: 2-22-89		JOB NO.: 12589	
BOUNDARY:					

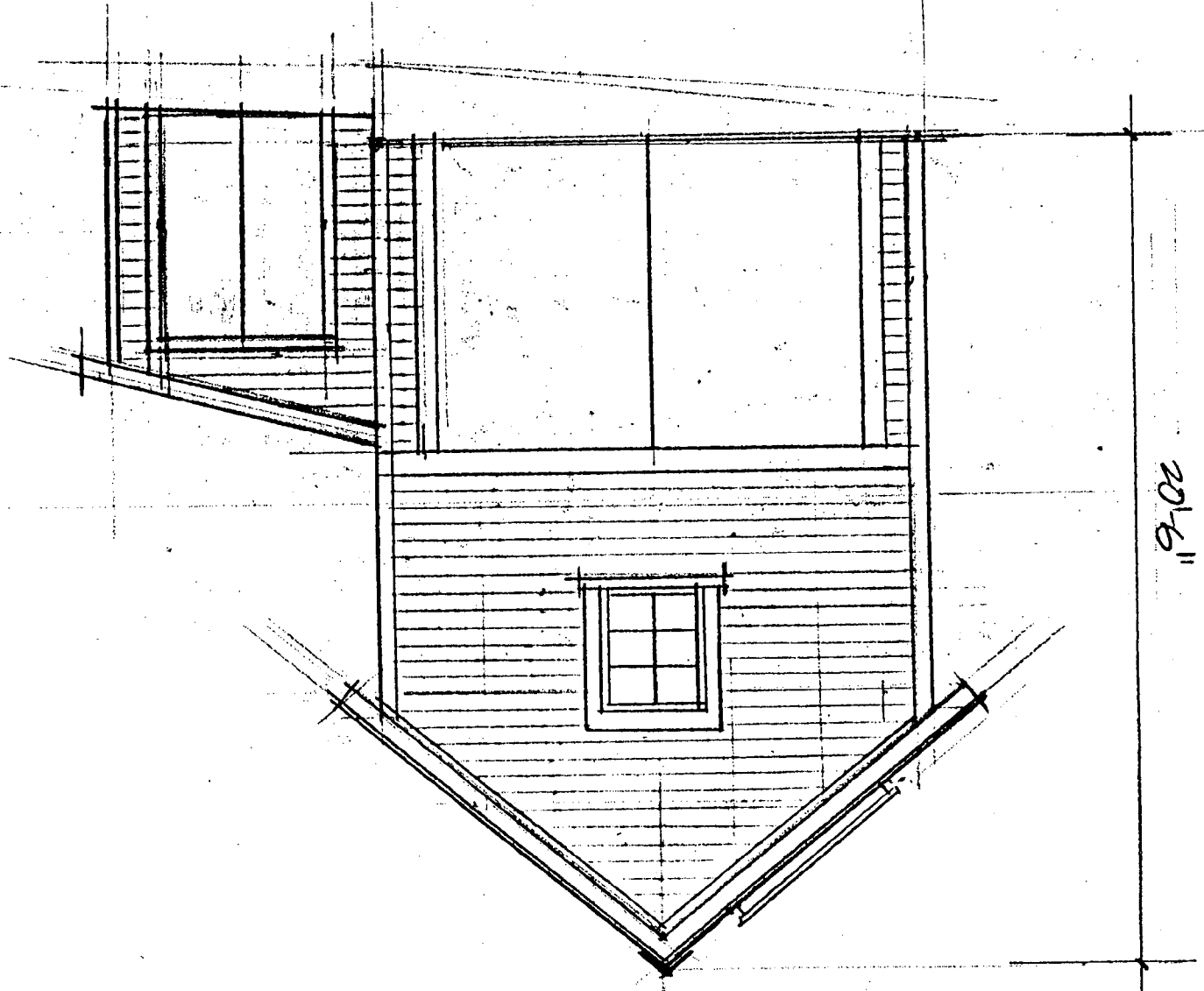
Property shown hereon is not in a flood plain per existing records unless otherwise indicated.

19

STUDIO ARCHITECTURE
1111 11th Avenue
Tel: 212 477 1000
212 477 1000

WEST ELEVATION

20

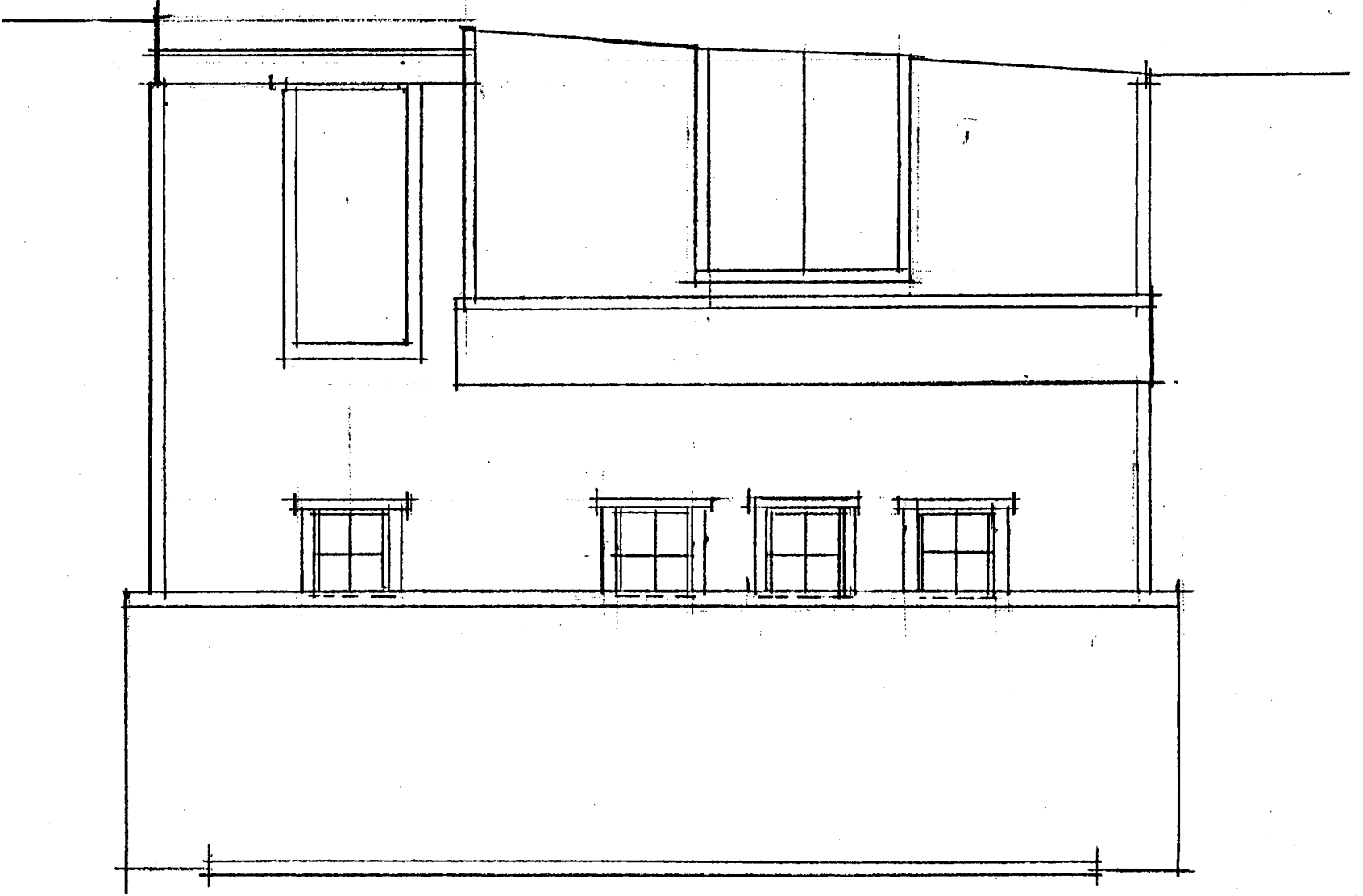


Scale
1/4" = 1'

New Structure

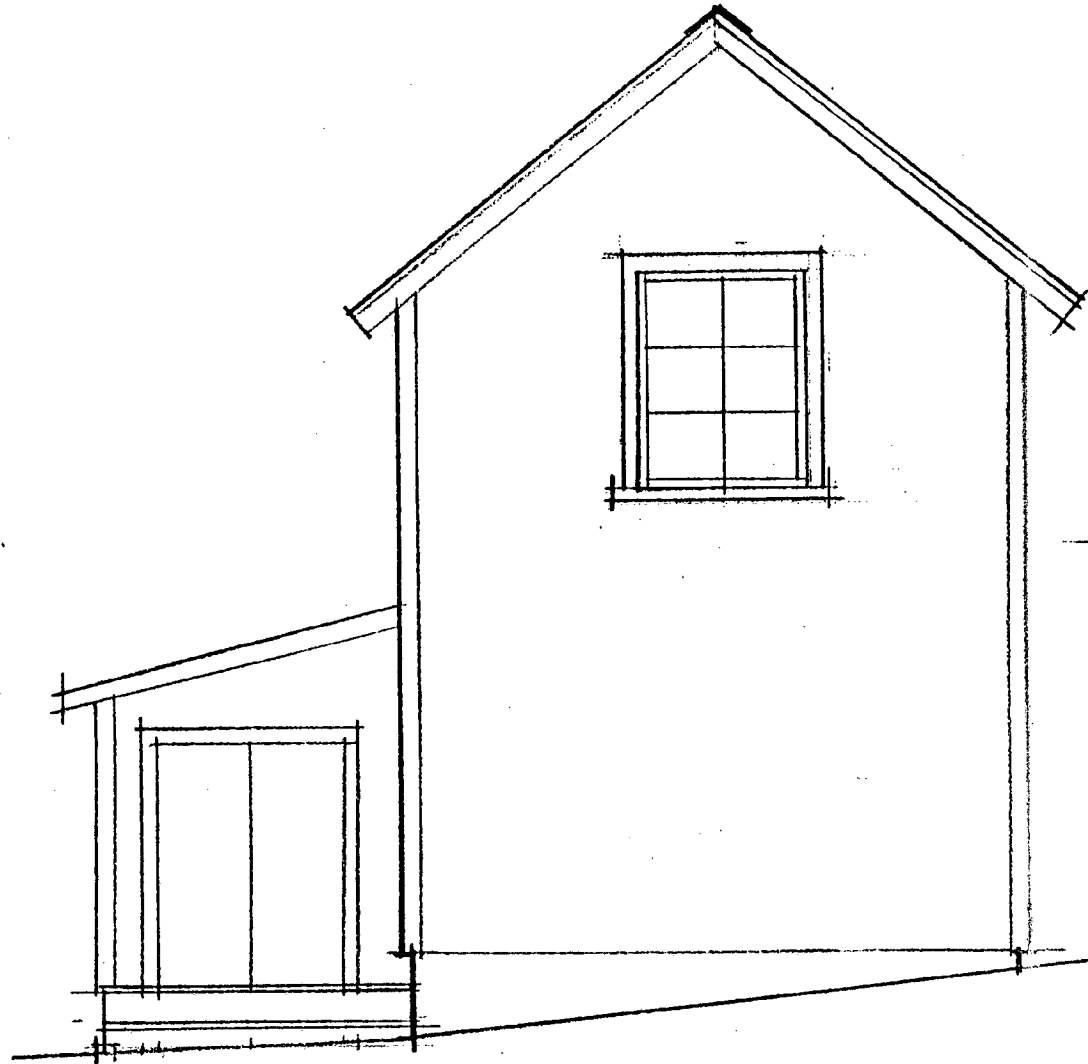
SOUTH ELEVATION 1/4" = 1' Scale

21



New Structure

New structure



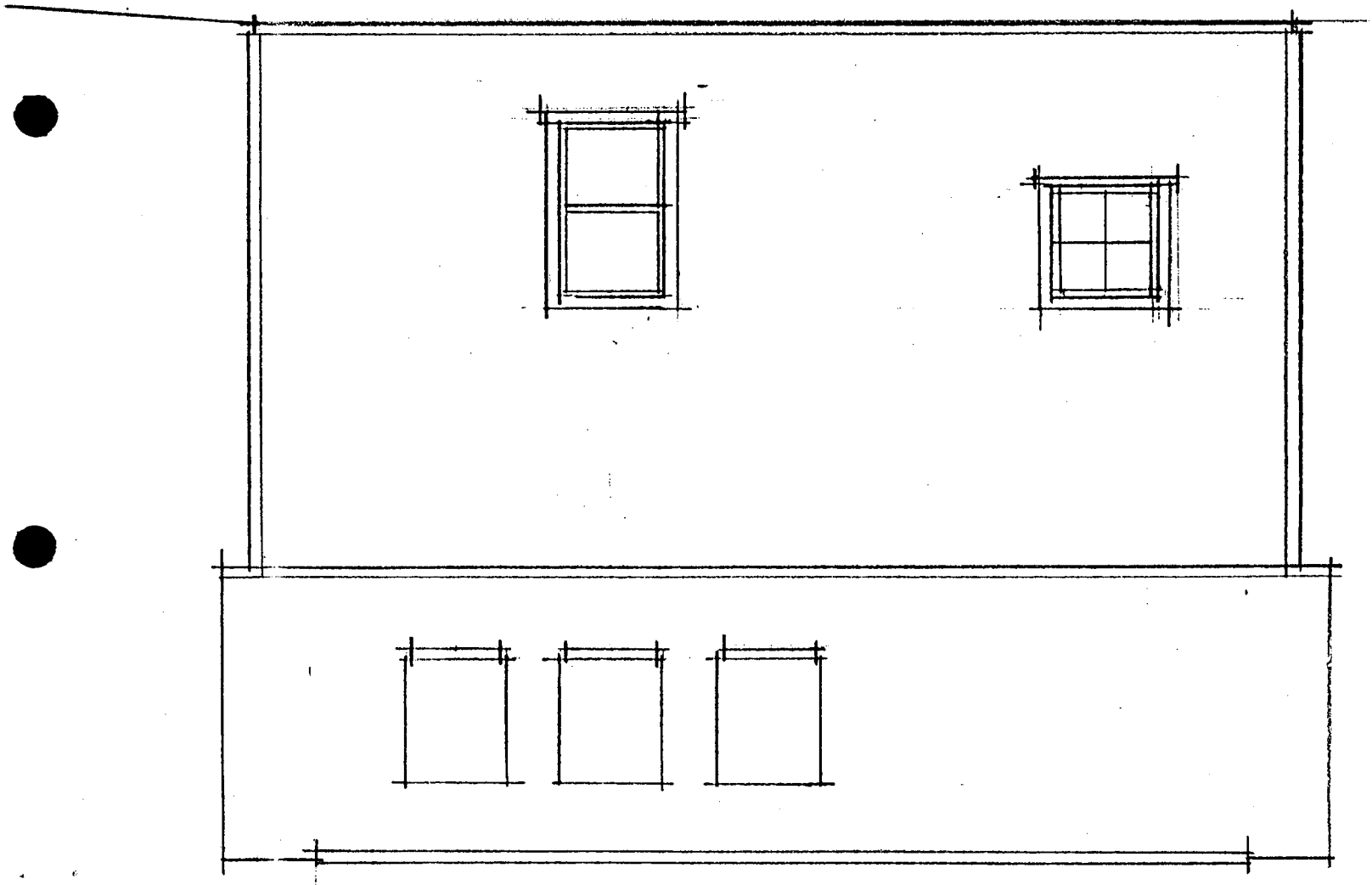
EAST ELEVATION

1/4" = 1' Scale

22

1/4" = 1' Scale

NORTH ELEVATION



Neas Street Ave.

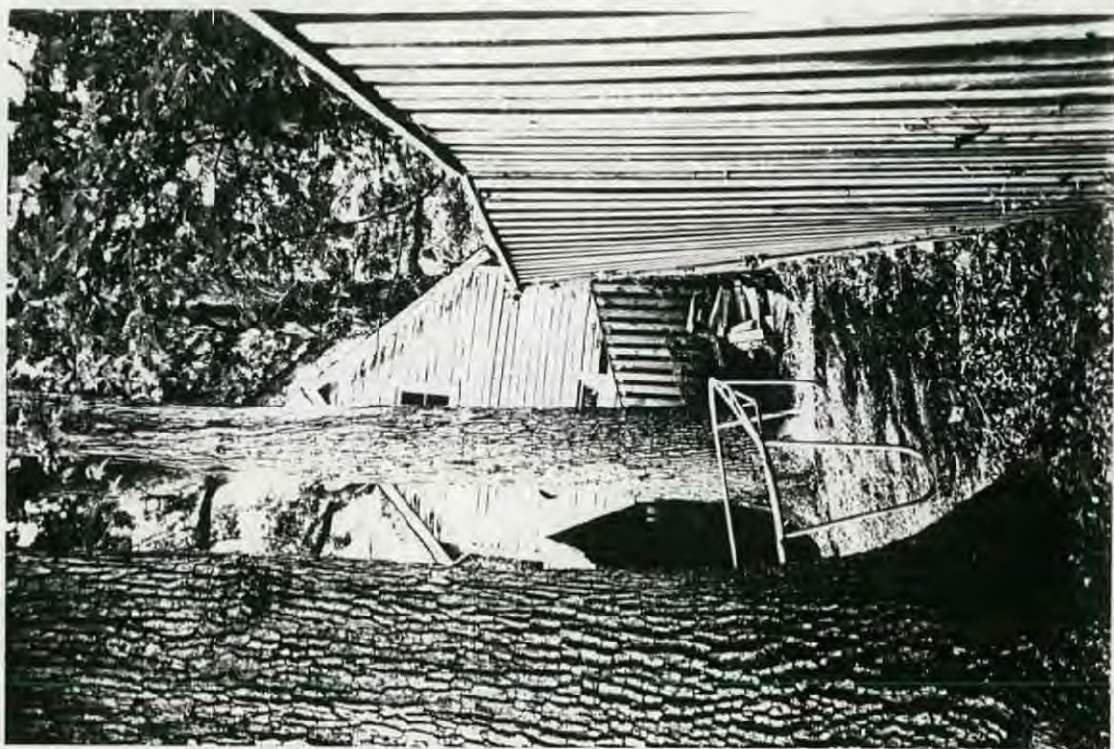
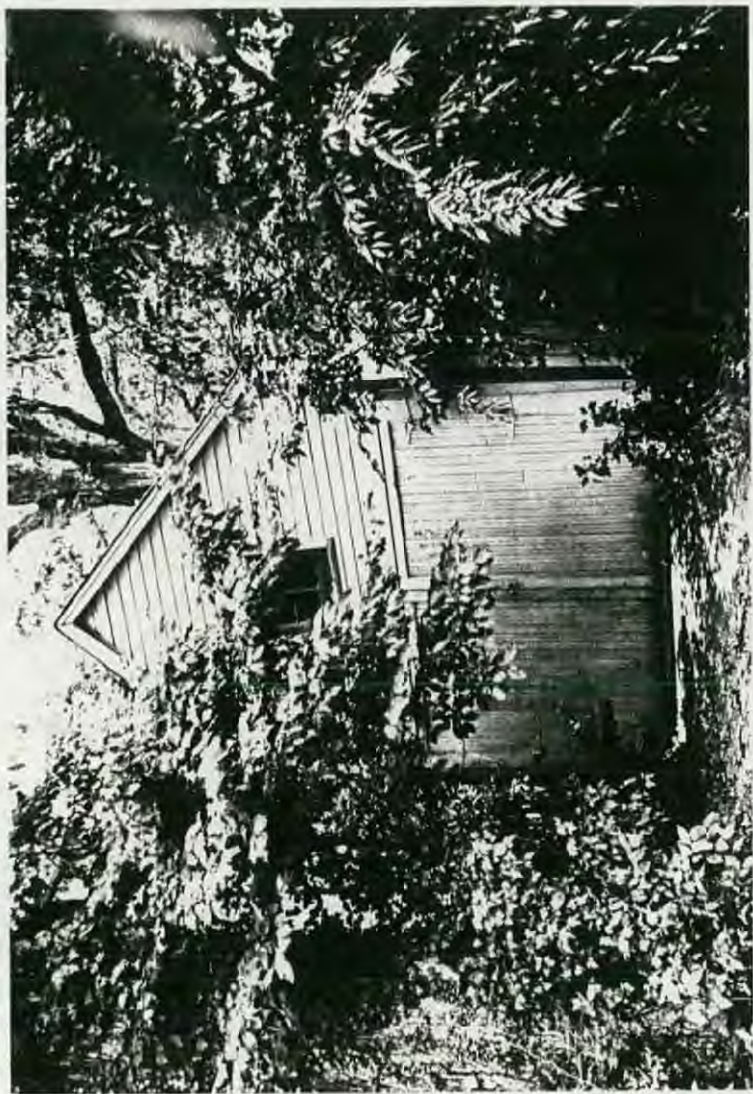
EXISTING CARRIAGE HOUSE INFORMATION (cont.)

PHOTOGRAPHS

- #1 - #6 general exterior
- #7 - #15 showing major structural problems
- #16 - #27 exterior details
- #28 - #45 interior
- #46 - #52 shed

We would be happy to supply the Historic Preservation Commission with more photographs if necessary.

52



(5)

↑
1
2

(6)

↑

1
2



(1)

NE →
6054



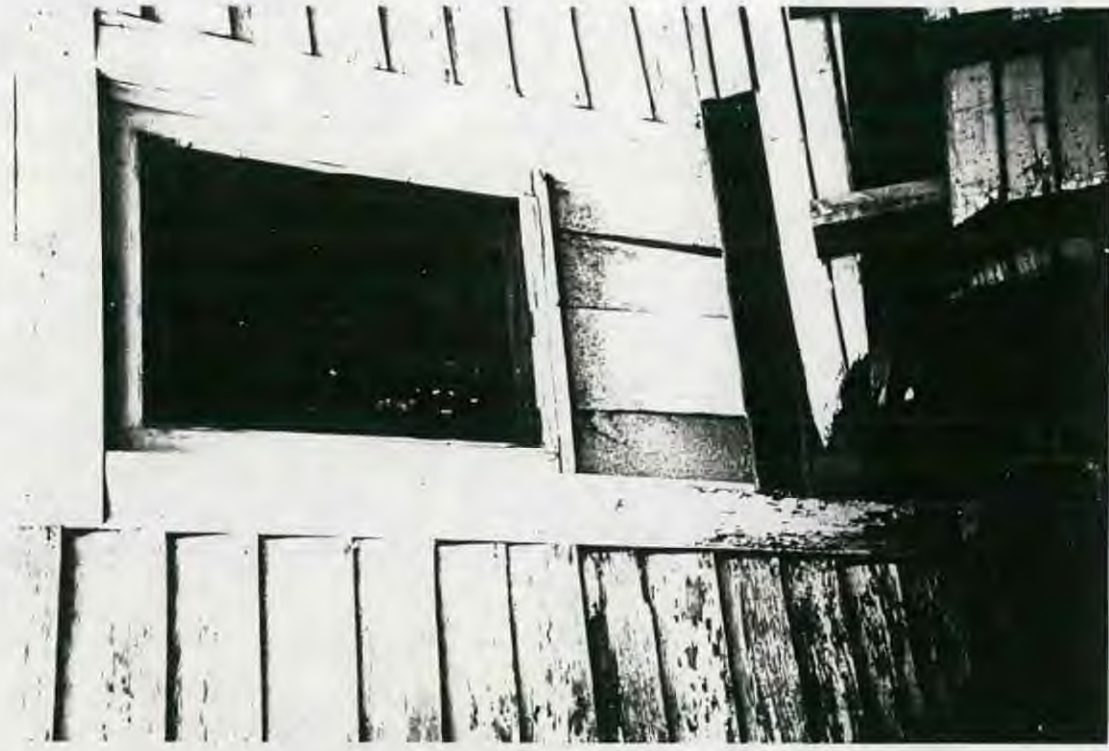
(26)



27

50
50
↑

(Note wall)



^

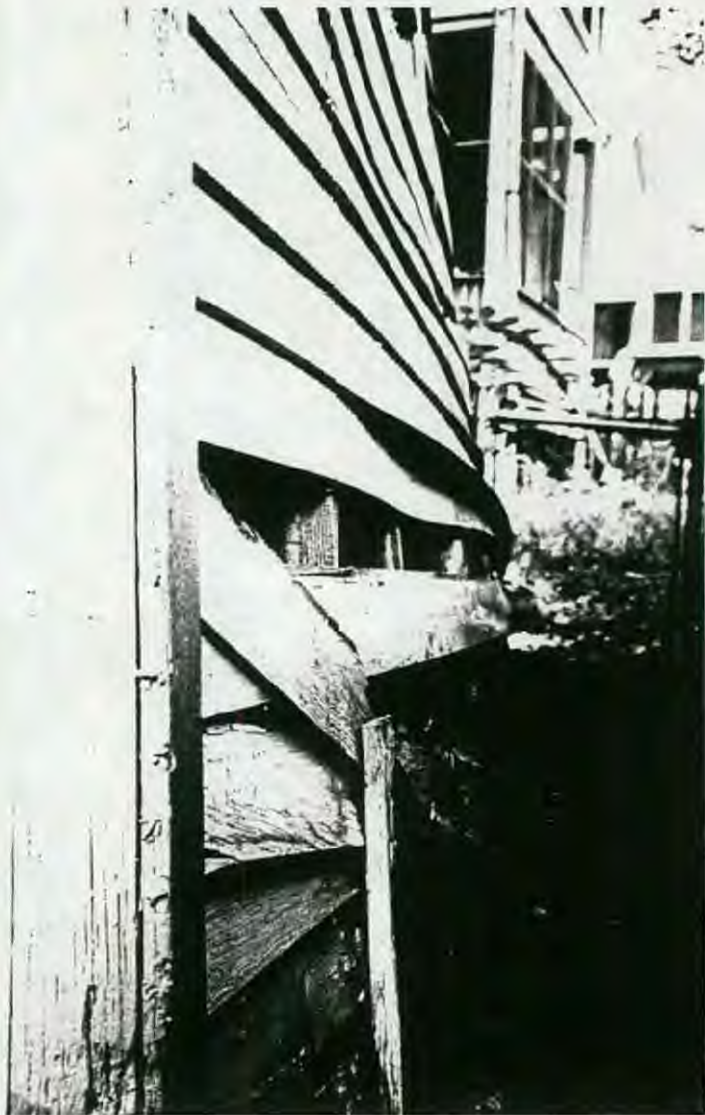
L
G
D

^

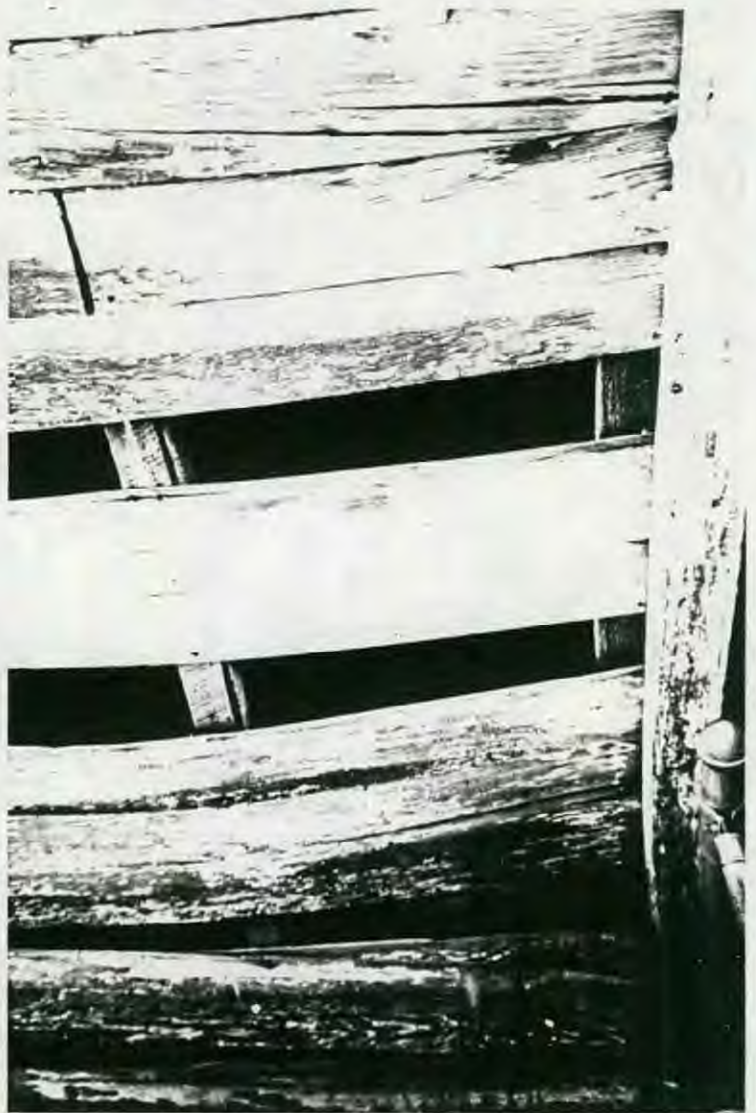
L
G
D

East exterior - building out

2nd - 11' x 11'



11' x 11' - 2nd floor
11' x 11' - 1st floor





Handwritten text, possibly a date or location, partially obscured.

(30)

Handwritten text, possibly a date or location, partially obscured.



← NW corner

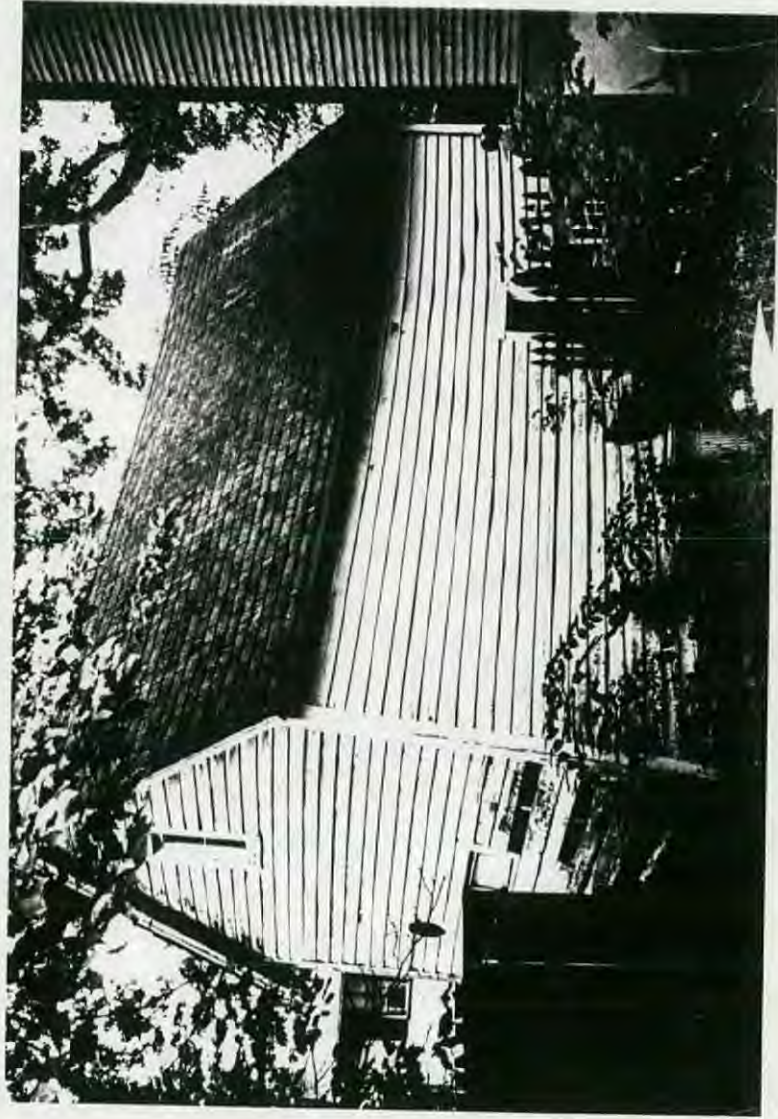
(NW)

hanging from
denture in place

at

View from NE

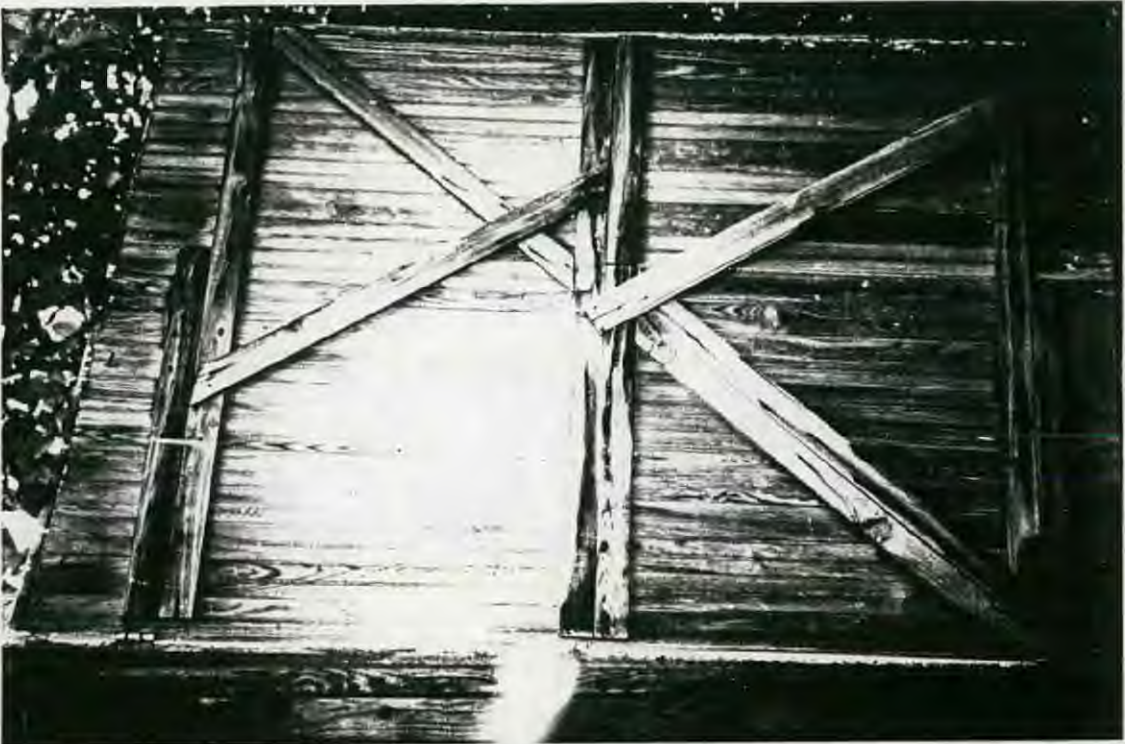
(NE)



(31)

View of SW 1/4

v



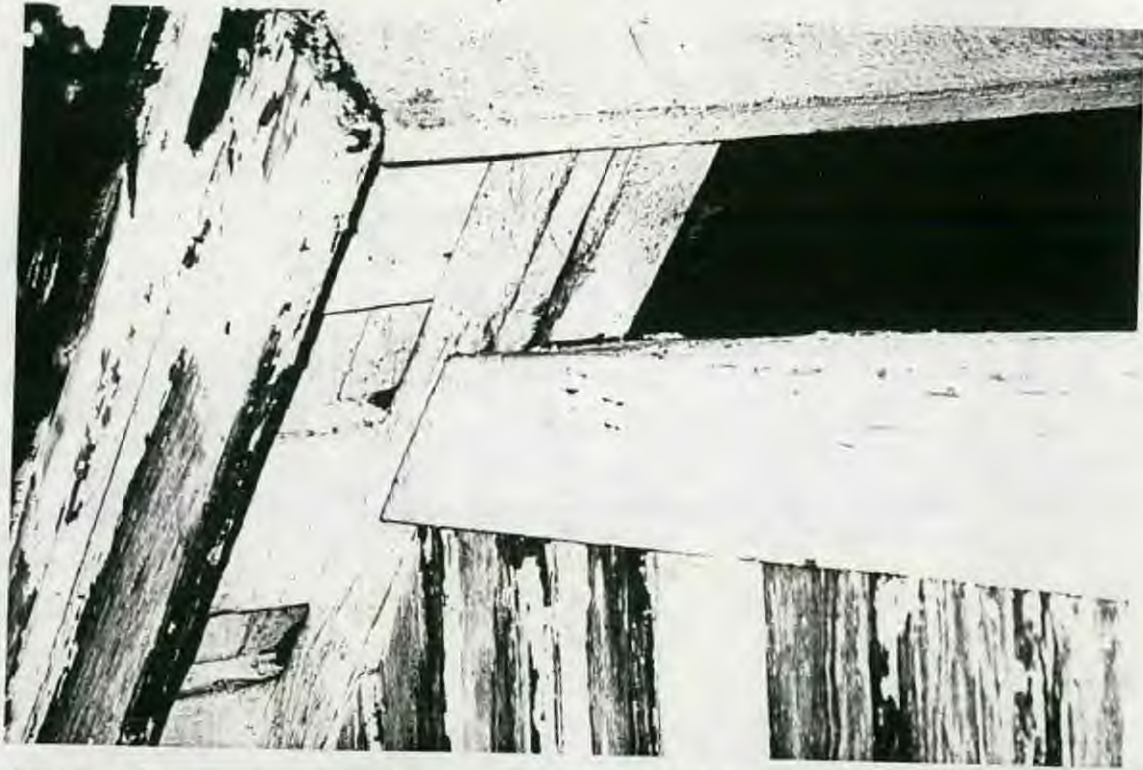
w

← NW →
← NE →



(33)

7
Faint handwritten text, possibly "Faint" or "Faintly"



(34)

WCS

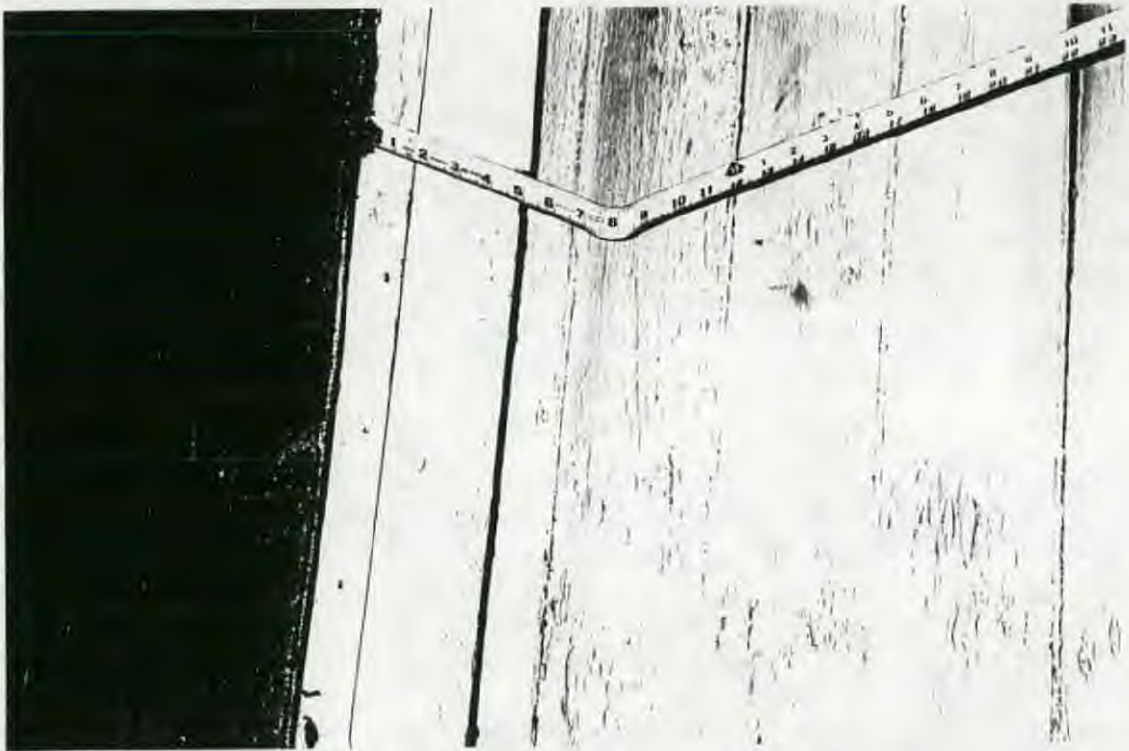
1946-47



35

LWC

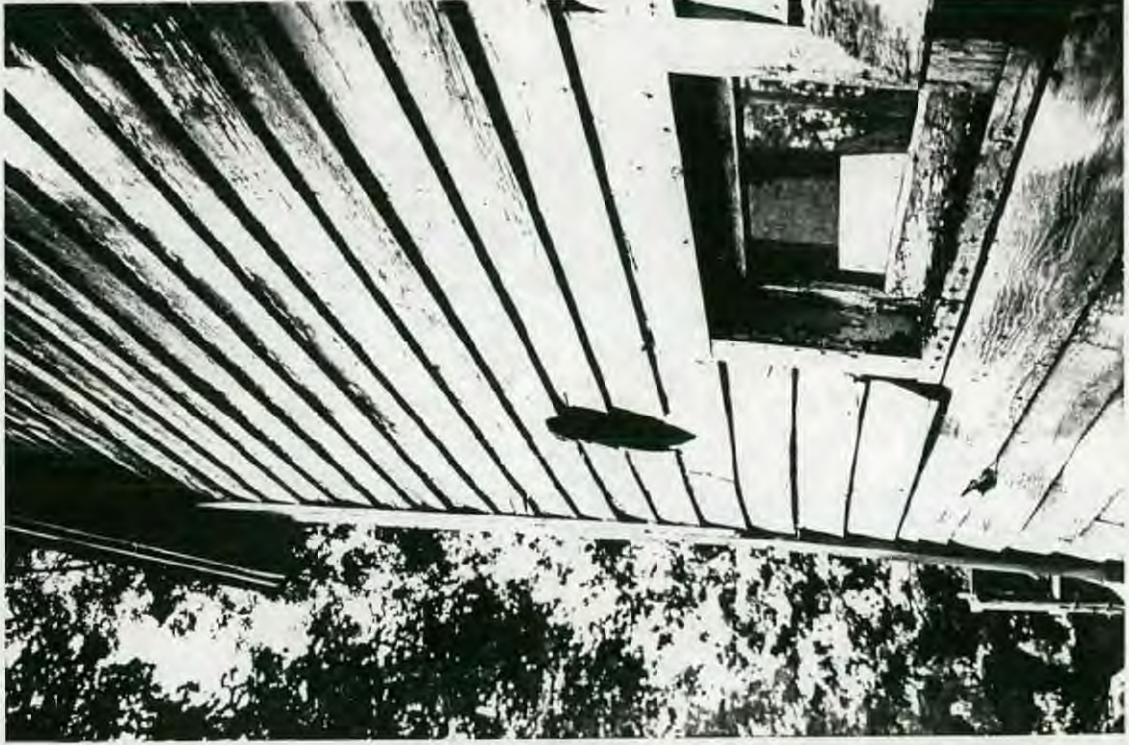
1947-48



East side →

19-10-51
A. J. ...

Window ...
↓



26

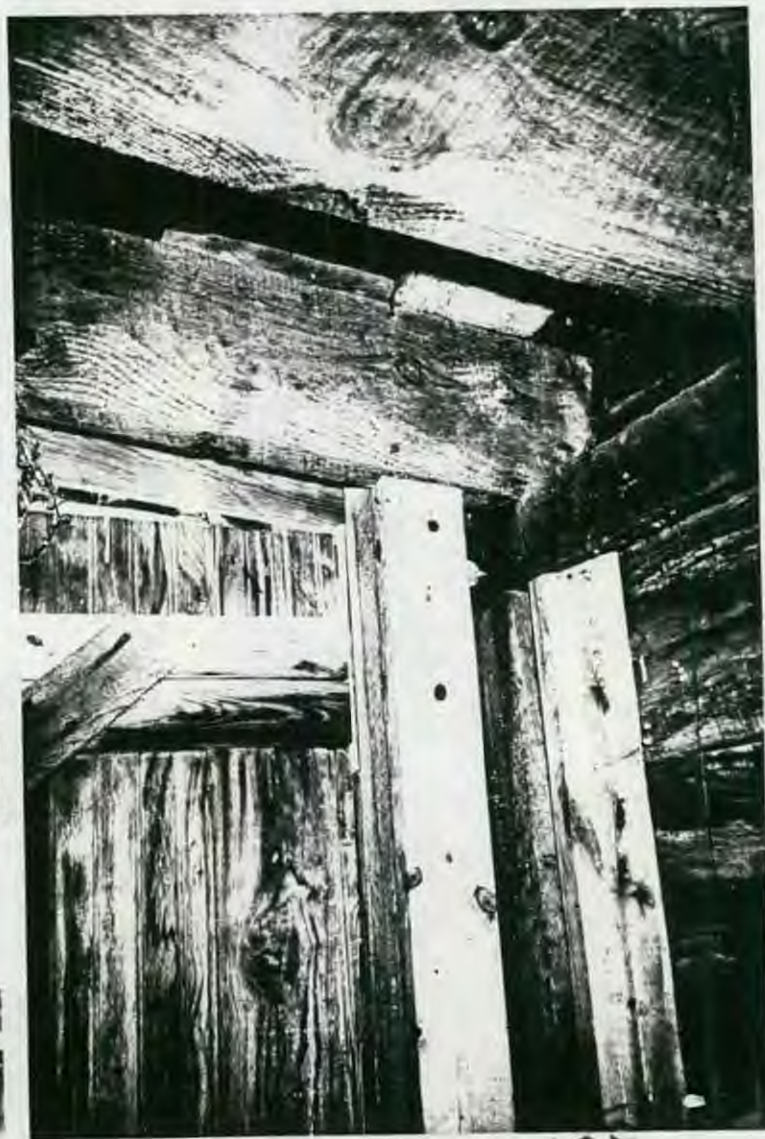
See page 104

104

V



(37)



Antenna
New



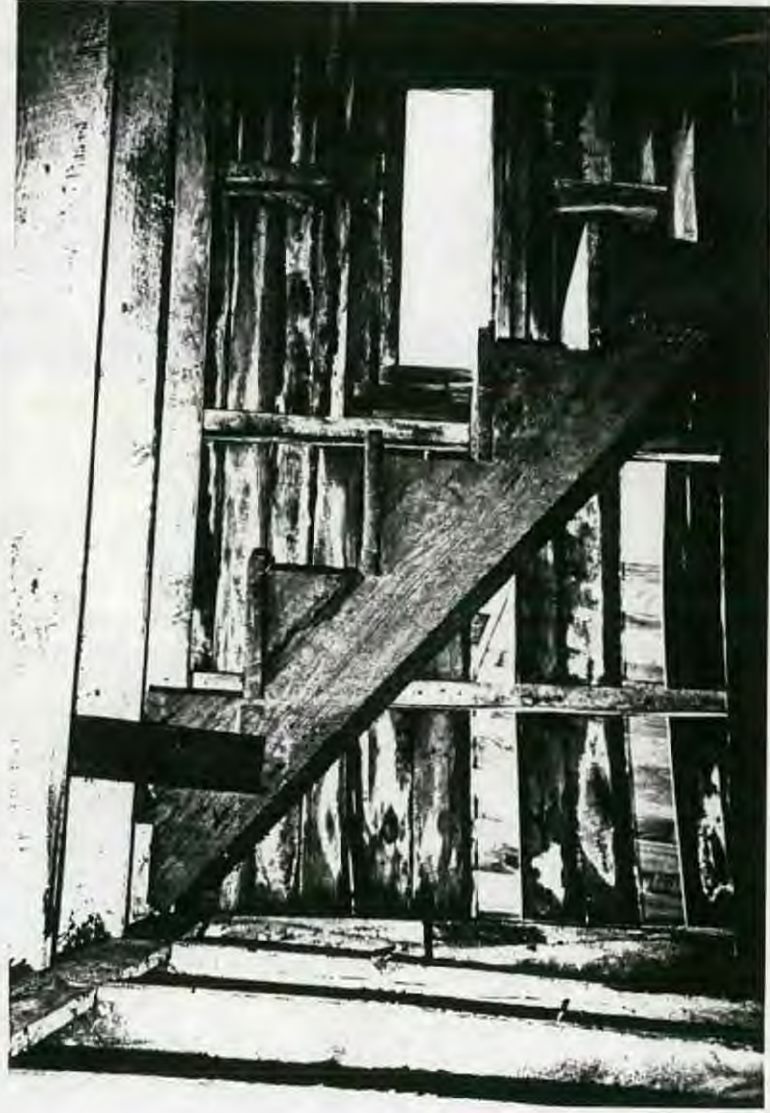
Antenna
New



(39)

Sta - in east wall

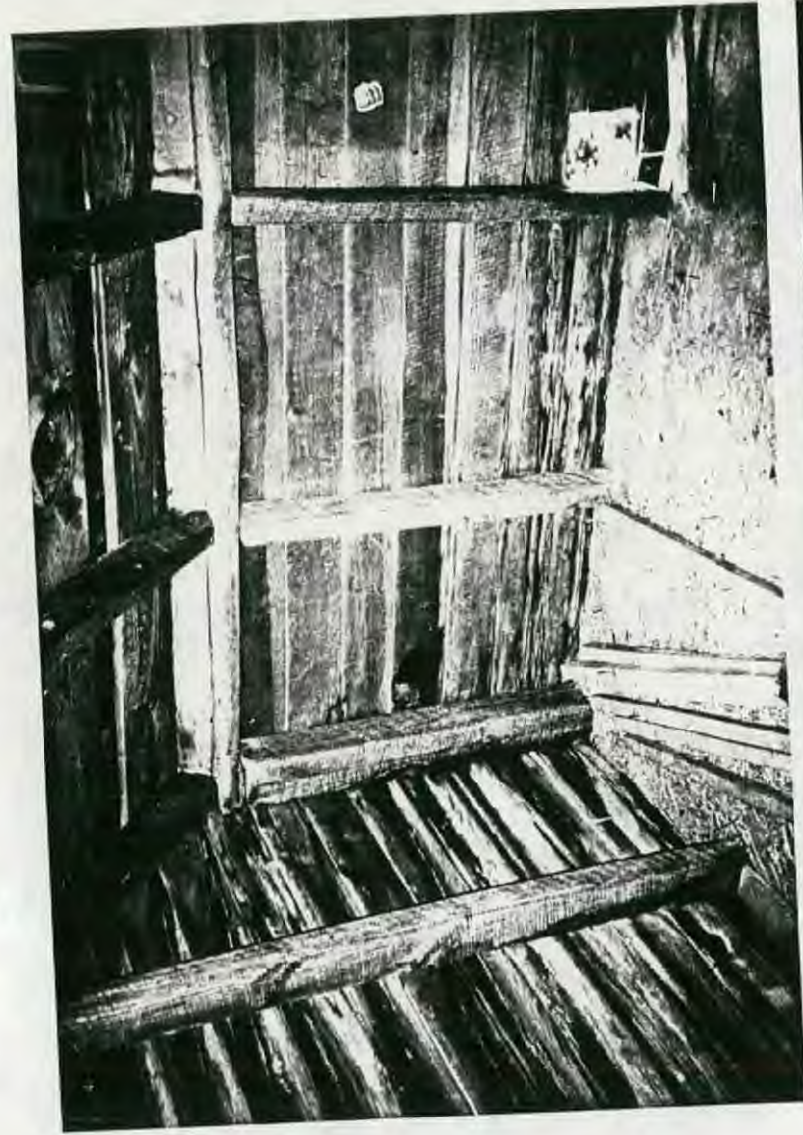
1931





SE corner of structure
(1950 - 1951)
1000 ES

✓



(A2)



V. ...
...

Part on ...

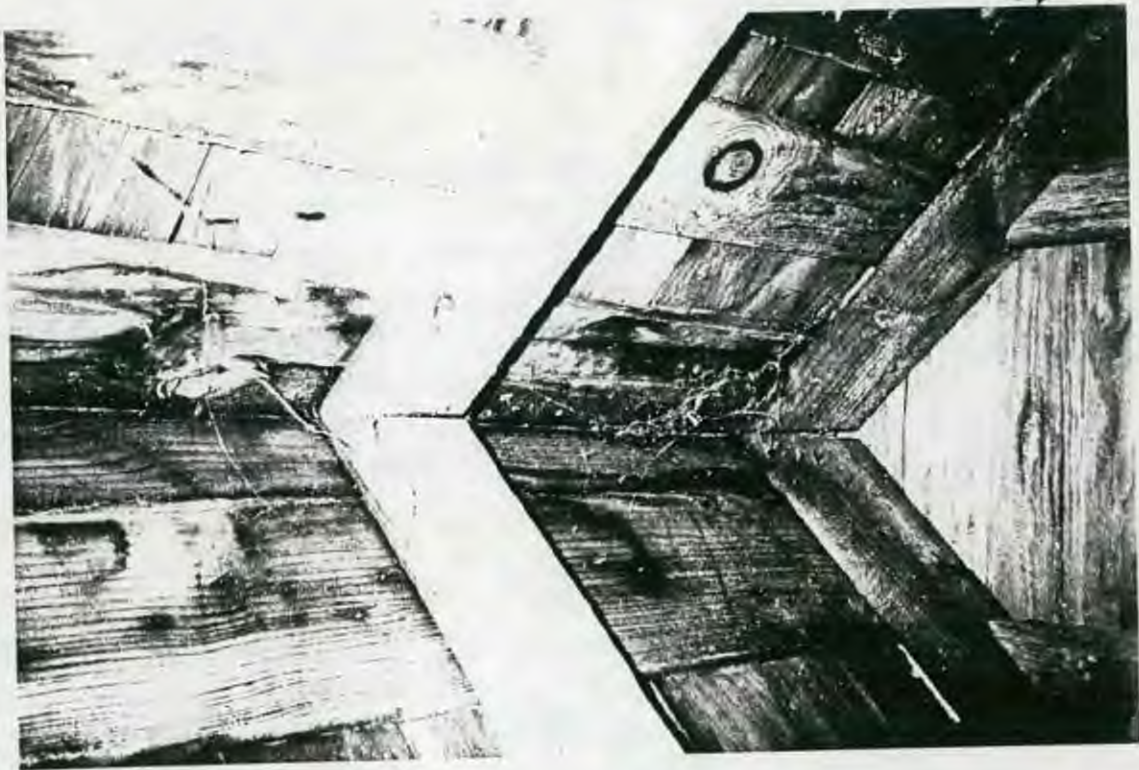
... wood ...
...



Remains of L.



AC



60-1
100-100

45

27



15
 16
 17

Hand ...
↓
5/15/50
↑
Basement



45

(11)



(12)



(13)



①

West →
exterior



②

East →
exterior

52



③

NE →
corner



④

NW →
corner

26



⑤

South
exterior →



⑥

View from
SW →
(note
historic
garden)

27

(Note window on exterior
which is boarded up on interior.)

7



Interior of North Wall

Wood is wet and rotting.
Foundation is sunk well
below concrete slab 6"-8"

8



Exterior of North Wall

Grade is higher on outside
than concrete slab on inside.
Wood well covered by dirt.

East exterior - bulging out.
Siding warped and
broken.

9



Signs of Fire damage
on boards behind exterior.

10



29

11



12



→
Foundation wall near SE corner is buckling out.

13



↑
SE corner foundation sinking - leading main support to be nearly off the foundation entirely.

Interior photo shows where support used to be

↙ (30)



(14)

← NW exterior corner
support tilting forward.
(Note measuring tape
hanging vertically to
demonstrate slant
of structure.)

View From NE
(Note bow in
the roof line.)



(15)

(31)

West exterior -
door open



16



Interior of SW hinged door,



17



32

Exterior hinges

(Note double headed door panels)

NW

SW

(19)

(51)



(33)

Eaves of west exterior



NW

(26)



SW

(27)



(34)

Eave measurements
on Northern exterior.

(22)



West exterior
window and eaves.

(23)



(35)

East exterior



(24) (Note hole where stove pipe
once came out. Also small First Floor window.)

(25) East exterior
window and eaves.
↓



South exterior
with back door open.

(26)



Window on
North exposure.

(27)



(37)

Beams on ceiling -
SW interior.

(28)



Beams on ceiling -
NW interior.

(29)



(28)

Hole in ceiling on south side of 1st floor. (Possibly used to throw hay down to animals.) (30)

Interior of North wall and beams. (Note boarded up window). (31)



(39)

Stairs on east wall of

first floor interior. (Note covered slope
pipe hole) ↙

↓



(32)



(33)

(Note →
Missing
Siding)

(40)

Interior of second Floor.
View from east to west.

34



35



41

SE corner of second floor interior
(Note square hole in south wall)

36



37

North wall
knee
wall. →



42

(38)

Roof near
west wall
of second
floor
interior.
→



(39)

View of hole in
floor near south
wall (viewed from
second floor). →



(43)

(40) View out of
west window
on second floor.



(41) Roof on south side viewed
from interior. (Note wood shingles
overlapping -- under newer asphalt
shingles). ↓



Remains of bin in SW
corner of second floor. ↘

(42)



(43)

Top of
bin frame.



(45)

(44)

Ceiling
and top
of east
wall -
2nd floor
interior.



(45)

Ceiling
and top
of west
wall -
2nd floor
interior.



(46)



46

Shed on
south exterior -
door closed,



47

Shed -
door
open,



47

Shed interior.

Hatch door, probably used to remove eggs. ↓

(49) Boarded door on wall between shed + main structure. ↓

(48)



(50)

Shed interior viewed from west to east - looking out the door.



(48)



(51)



↑
Shed interior -
base of east wall,
(Note small 1' x 2"
hinged door)

(52)

Shed interior -
south wall near
SW corner,



(49)

Ms. Robin Ziek
M-NCPPC
8787 Georgia Ave.
Silver Spring, MD 20910

September 16, 1995

Dear Robin,

Enclosed is all what you recommended I send you. I am sorry that I could not get this to you earlier. Thank you for your help, and I'll talk with you soon.

Sincerely,



Hugh Taft-Morales
10 Pine Avenue
Takoma Park, MD 20912