EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 24 Montgomery Ave., Takoma Park  Meeting Date: 5/10/17
Resource: Contributing Resource  Report Date: 5/3/17
Takoma Park Historic District
Review: HAWP  Public Notice: 4/26/17
Case Number: 37/03-17M  Tax Credit: Partial
Applicant: David Christy  Staff: Dan Bruechert
Proposal: Foundation replacement and basement stair construction

ARCHITECTURAL DESCRIPTION
SIGNIFICANCE: Contributing Resource within the Takoma Park Historic District
STYLE: Vernacular
DATE: c.1885-95

The subject property is a two-story, L-shaped, wood-frame house. The front elevation is three bays wide with the gable-L to the right with paired one-over-one sash windows. On the left side of the front elevation there is a one-story wood porch to cover the front door and an additional pair of one-over-one sash windows. The house is built on a brick foundation that is showing some structural deficiencies.

PROPOSAL:
The current proposal calls for raising the house with hydraulic jacks so that the historic foundation can be removed. Once the foundation is removed, the cellar will be excavated to a uniform depth, and a new foundation will be installed with a brick veneer matching the appearance of the historic. This proposal will resolve structural deficiencies in the building, increase livable square footage, and retain the historic appearance of the house. A new exterior staircase and associated railing will be installed along the back, right side of the house, minimally visible from the public right-of-way.

On March 22, 2017, the Maryland Historic Trust (MHT) reviewed this proposed work and approved it as being consistent with the Secretary of the Interior’s Standards for Rehabilitation. Consistent with the Expedited Staff Report Policy, Staff is using the Expedited HAWP review form under the guidance of IV-1.
STAFF RECOMMENDATION:

__X__ Approval

_____ Approval with conditions.

Approval is based on the following criteria from Chapter 24A of the Montgomery County Code, Section 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 insure conformity with the purposes and requirements of this chapter, if it finds that:

__x__ 1. The proposal will not substantially alter the exterior features of an historic site, or historic resource within an historic district; or

__x__ 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

__x__ 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.
HISTORIC PRESERVATION COMMISSION
301/563-3400
APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Email: brian@bfmarch.com  Contact Person: Brian McCarthy

Tax Account No.: 13-01063877  Daytime Phone No.: 301-585-2222
Name of Property Owner: David Christy  Daytime Phone No.: 202-776-9868
Address: 24 Montgomery Ave, Takoma Park MD 20912

Contractor: TBD  Phone No.:  
Contractor Registration No.:  
Agent for Owner: Brian McCarthy  Daytime Phone No.: 301-585-2222

LOCATION OF BUILDING/PREMISES:
House Number: 24  Street: Montgomery Avenue
Town/City: Takoma Park  Nearest Cross Street: Hickory
Lot: 12  Block: 18  Subdivision: B.F. Gilbert's Addition

PART ONE: DESCRIPTION OF FACILITY TO BE ALTERED

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

1B. Construction cost estimate: $ 100,000

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 ☐ WSSC ☐ Septic ☐ Other: 
2B. Type of water supply: 01 ☐ WSSC ☐ Well ☐ Other: 

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height feet inches

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
☐ On party line/property line ☐ Entirely on land of owner ☐ On public right of way/assessment

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

Signature of owner or authorized agent: 2/1/2017

Approved:  

Disapproved:  

Signature:  

Date:  

Applications/Permit No.:  

Date Filed:  

Date Issued: 

SEE REVERSE SIDE FOR INSTRUCTIONS
THE FOLLOWING ITEMS MUST BE COMPLETED AND THE REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.

1. WRITTEN DESCRIPTION OF PROJECT
   24 Montgomery Avenue
   a. Description of existing structure(s) and environmental setting, including their historical features and significance:
      See attached memorandum - Addendum A

   b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:
      See attached memorandum - Addendum B

2. SITE PLAN
   Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:
   a. the scale, north arrow, and date;
   b. dimensions of all existing and proposed structures; and
   c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. PLAN AND ELEVATIONS
   You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.
   a. Schematic construction plans, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
   b. Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and features proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

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

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

6. TREE SURVEY
   If you are proposing construction adjacent to or within the drip line of any tree 8" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the site, location, and species of each tree of at least that dimension.

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS
   For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which is/are directly across the street/highway from the parcel in question.

PLEASE PRINT IN BLUE OR BLACK INK OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.
**HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING**
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

<table>
<thead>
<tr>
<th>Owner's mailing address</th>
<th>Owner's Agent's mailing address</th>
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<tr>
<td>David S. Christy, Jr.</td>
<td>Brian McCarthy</td>
</tr>
<tr>
<td>24 Montgomery Ave.</td>
<td>Bennett Frank McCarthy Arch. Inc.</td>
</tr>
<tr>
<td>Takoma Park, MD 20912</td>
<td>1400 Spring St. Suite 320</td>
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<tr>
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<td>Silver Spring MD 20910</td>
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<tr>
<td>Ferdinand Hoefner</td>
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<tr>
<td>96 Diann J. Corran</td>
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<tr>
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<tr>
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<td>T Hickory Avenue</td>
<td>Susan J. Hearn</td>
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<th>James G. &amp; M.P. Porter</th>
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</tr>
<tr>
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</tbody>
</table>

*Alice Grimes & Frank Gains*  
24 Hickory Avenue  
Takoma Park, MD 20912
BENNETT FRANK McCARTHY
architects, inc.
1400 Spring Street, Suite 320, Silver Spring, Maryland 20910-2755
(301) 585-2222 www.bfmarch.com fax (301) 585-8917

Memorandum

11 April 2017

To: Historic Preservation Commission (HPC)
   Maryland-National Capital Park & Planning Commission
c/o Department of Permitting Services, Montgomery County

From: Brian McCarthy

Re: Historic Area Work Permit for the Contributing Resource
   at 24 Montgomery Avenue, Takoma Park Historic District
   Addenda to HAWP: Written Description of Project

Addendum a.
The house is a 2-story wood frame vernacular style house in the Takoma Park historic district, sited
on a flat corner lot on a residential street with mature trees. The house was built in 1890 and is
registered as a Contributing Resource. The roofline features intersecting gables. There are one-story
porches at the front and side elevations. The house has painted wood lap siding, with traditional trim
painted in a contrasting color. The similarly styled one-car garage sits at the rear of the lot, with
access to Hickory Avenue.

Addendum b.
The Owners desire to correct the structural deficiencies of the existing brick foundation, comprised
of a 2 1/2 to 5 foot deep crawlspace under the main areas of the house, and a shallow crawlspace
under the existing first floor mudroom and powder room, a 1996 addition. There are cracks in both
the foundation walls and the footings. Foundation and footing repairs were made c. 1940-1950, and
in 1995 during construction of the 1996 addition.

The project will require removal of the existing substandard foundation and excavation for a new
foundation of a uniform depth throughout to create a cellar with a ceiling height of 8’. The new
CMU foundation will be placed on a continuous concrete footing, with exposed portion of the
foundation wall to be veneered with brick to match the existing brick foundation. The work will
provide a secure, dry cellar with utility and living spaces, and ensure that the house can remain
standing for decades to come.

The building footprint will be unaltered with the exception of a new exterior stair and areaway to the
new cellar at the west side, which will provide legal egress. The other proposed exterior visual
changes are new fiberglass cellar windows with metal window wells and a cellar vent at the rear
(below the mudroom) to be filled with glass block.

This project has received the approval of the Maryland Historical Trust, Heritage Rehabilitation Tax
Credit, MHT Project # 2016-166, approvals dated November 16, 2016 and March 22, 2017.
Maryland Historical Trust
Heritage Structure Rehabilitation Tax Credit
HOMEOWNER CERTIFICATION APPLICATION
AMENDMENT FORM

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  Christy-Friedman Residence
   Property address  24 Montgomery 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.

   We have revised the proposed scope of work to remove elements MHT found to be objectionable. In summary, these elements include the window in the second floor stairwell, and the removal of significant portions of interior bearing walls on the main level. We have also amended the submission to reflect fiberglass double hung windows at the cellar level, in lieu of the previously proposed aluminum casement windows. Please see page two for an itemized summary coordinated to our initial Part II application.

   Beyond the primary scope remains as previously described - demolition of existing failed foundations, construction of a new, deeper foundation, waterproofing, repair of termite damaged framing, and installation of a new boiler.

3. Project Contact (if different from applicant)
   Name  Brian McCarthy
   Company  Bennett Frank McCarthy Architects, Inc.
   Street  1400 Spring Street, Suite 320
   City  Silver Spring
   Zip  20910
   Telephone (301) 585-2222
   Email Address  brian@bfmarch.com

4. Applicant
   Name  David S Christy, Jr.
   Signature  Date 03/15/2017
   Street  24 Montgomery Avenue
   City  Takoma Park
   Zip  20912
   Telephone (202) 841-2937
   Email Address  dchristy@perkinscole.com

MHT Official Use Only
The Maryland Historical Trust has reviewed this amendment to the Heritage Structure Rehabilitation 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 Standards 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.

   3/22/17  Maryland Historical Trust Authorized Signature
   □ MHT conditions or comments attached

Maryland Historical Trust / 100 Community Place, Crownville, MD 21032 / mht.maryland.gov
HOMEOWNER CERTIFICATION APPLICATION
AMENDMENT FORM

Property name: Christy-Friedman Residence
Property address: 24 Montgomery Avenue, Takoma Park, MD 20912

Item #5
The existing window openings will be removed along with failing foundation walls as noted in item 1: New; larger double-pane; double hung windows will be installed directly under existing window openings on the first floor. We have revised our proposal to use Marvin Integrity fiberglass windows in lieu of wood in response to the dampness inherent in below grade applications as well as the history of termite damage. The impact on exterior elevations will be minimal as the alterations are predominately below grade and the window material will be dark and neutral in color. Larger openings will provide sufficient light and legal egress for the new cellar living space, storage and utility areas.

Item #11
Per your request, we’ve deleted the previously proposed wood, double hung window from second floor staircase, leaving the side facade in this area unaltered.

Item #12
Per your request, we’ve scale back the previously proposed large openings from the DR to the LR and Kitchen. Alterations are now limited to clearing cabinetry out of and an existing opening, and a short section of an adjacent wall, as shown, to provide a usable passageway between the DR and Kitchen. The north wall of the DR will remain.
Maryland Historical Trust  
Maryland Sustainable Communities Tax Credit  
HOMEOWNER CERTIFICATION APPLICATION  
PART 2 – DESCRIPTION OF REHABILITATION

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

1. Property Name  
   Christie-Friedman Residence  
   Street 24 Montgomery Avenue  
   City Takoma Park  
   Zip 20912  
   County Montgomery  
   State Legislative District 13  
   MHT Easement property? No  
   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 08/10/2016 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 1890  
   Floor area before/after rehabilitation 1,745 / 2,537 sq ft  
   Start date (estimated) 11/01/2016  
   Completion date (estimated) 07/01/2017

CHECK IF YOU ANTICIPATE RECEIVING ANY OF THE FOLLOWING ADDITIONAL FUNDING FOR THE PROPOSED PROJECT  
   □ Insurance claims reimbursement funds  
   □ Other local and/or state funding (i.e. grants or loans)  
   □ Specify funding source  
   *Estimated Qualified Rehabilitation Expenditures $130,000

3. Project Contact (if different from applicant)  
   Name Brian McCarthy  
   Company Bennett Frank McCarthy Architects, Inc.  
   Street 1400 Spring Street, Suite 320  
   City Silver Spring  
   Zip 20910  
   Telephone (301) 585-2222  
   Email Address brian@bfmarch.com

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 David S. Christy, Jr.  
   Signature  
   Date 7/25/16

   Street 24 Montgomery Avenue  
   City Takoma Park  
   Zip 20912  
   Telephone (202) 841-2937  
   Email Address dchristy@parkinscoie.com

MHT Official Use Only  
The Maryland Historical Trust has reviewed the Maryland Sustainable Communities 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 MHT conditions or comments attached

Maryland Historical Trust / 100 Community Plaza / Crownsville, MD 21032 / mht.maryland.gov
November 10, 2016

Shari Friedman and David Christy
24 Montgomery Avenue
Takoma Park, MD 20912

Re: 24 Montgomery Avenue, Takoma Park, MD 20912
Maryland Heritage Structure Rehabilitation Tax Credit
MHT Project No.: 2016-166

Dear Ms. Friedman and Mr. Christy,

After review of the original Part 2 application, supplemental documentation, and your response letter, MHT has determined that the construction of a new foundation, as proposed, will be eligible for the tax credit. This work directly affects the integrity of the historic property as a whole. Eligible work includes demolition of the existing foundation, construction of a new foundation, waterproofing, stabilization, joist repairs, wall repairs, and installation of a new boiler. Due to the nature of this project and existing condition of the property, the interior basement space is considered new construction; therefore costs associated with finishing the space are not eligible for the tax credit.

The approved Part 2 application and conditions are attached. Please note that a revised scope of work for the first floor wall demolition and window installation along the stairs must be submitted, per the Trust’s initial letter. In addition, if any work is to take place in the second floor bathrooms, as seen on the drawings, a detailed scope of work must also be submitted. If you have any questions regarding the Part 2 approval, conditions, or this letter, please feel free to contact me at (410) 514-7688 or megan.klem@maryland.gov.

Sincerely,

Megan J. Klem
Preservation Officer
Office of Preservation Services
Maryland Historical Trust

CC: Brian McCarthy, Bennett Frank McCarthy Architects, Inc.
Encl: Part 2 approval
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. Brick used for the new foundation must match the existing brick in design, size, color, texture, and other visual qualities, per Standard #6. The mortar must match the existing foundation mortar in color, texture, joint width, and joint profile, per Standard #6.

2. Please submit specification sheets / product information on the proposed basement windows on an Amendment form for MHT review and approval prior to installation.

3. The installation of a new window on the west elevation alters the character of the home and removes historic materials, which does not comply with Standard #2. MHT recommends the installation of a light fixture that causes less damage to the historic structure to provide additional light in this area. If a light fixture is to be installed, please submit specification sheet / product information and a description of where / how the light fixture will be installed on an Amendment form for review and approval prior to installation.

4. The removal of portions of the north and west dining room walls on the first floor does not comply with Standard #2. The historic layout of a home is significant to the architectural style and relationship between spaces. These walls must be retained.

   Standard #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.

   Standard #6: Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

Note: The costs associated with the construction of the areaway, exterior stair, finishing of the cellar, sewage ejector pump for cellar, and kitchen remodel are not eligible for the tax credit as these work items are either outside the footprint of the home or considered new construction or remodeling. The costs must not be included in the Part 3 eligible expenses.

Note: The proposed drawings show changes to the second floor bathrooms. If work is to take place in these locations, please include a scope of work on an Amendment form for MHT review and approval prior to starting.

Please note that failure to comply with any of the above conditions may result in a denial of final certification.
Maryland Historical Trust
Maryland Sustainable Communities Tax Credit

HOMEOWNER CERTIFICATION APPLICATION
PART 1 – EVALUATION OF SIGNIFICANCE

1. Property Name: Christy-Friedman Residence
   Street: 24 Montgomery Avenue
   City: Takoma Park
   Zip: 20912
   County: Montgomery
   State Legislative District: 13
   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: Brian McCarthy
   Company: Bennett Frank McCarthy Architects, Inc.
   Street: 1400 Spring Street
   City: Silver Spring
   Zip: 20910
   Telephone: (301) 585-2222
   Email Address: brian@bfrarchitecture.com

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, §§ 13-793 and 13-1020(h), Annotated Code of Maryland.

   Name: David S. Christy, Jr.
   Signature:
   Date: 7/29/2016
   Street: 24 Montgomery Avenue
   City: Takoma Park
   Zip: 20912
   Telephone: (202) 841-2937
   Email Address: dchristy@perkinscoie.com

MHT Official Use Only
The Maryland Historical Trust has reviewed the Maryland Sustainable Communities 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.

Maryland Historical Trust Authorized Signature

MHT comments attached

Maryland Historical Trust / 100 Community Place, Crownsville, MD 21032 / mht.maryland.gov
5. Description of physical appearance

The house is a 2-story wood frame vernacular style house, rectangular in shape, in the Takoma Park historic district, sited on a flat corner lot on a residential street with mature trees. The house was built in 1890 and is registered as a Contributing Resource. The roof line features a main gable roof intersected by both front and rear gables. There are a pair of one-story porches at the front and side. The house has painted wood lap siding, with traditional trim painted in a contrasting color, and 12' deep roof and gable overhangs. See photos #1-15 and drawings on EC-1(existing plans) and EC-2 (existing elevations.)

The house features the original columned front entry porch and regularly spaced double-hung windows at the first and second floors, that are a mix of two over two and one over one. The front door opens directly to the living room with a view to the main staircase, the kitchen and service areas beyond. To the right is the family room featuring an abandoned fireplace (photos #42-52.) The second story features three bedrooms and two bathrooms (photos #62-80.) A sympathetically styled carriage house was added to the property in 2011. Sited at the rear of the lot, with access to Hickory Avenue, the carriage house features a side entrance door with flanking windows and a bracketed roof overhang, with double carriage entry doors, side-hinged, at the gable end. See Site Plan and photos #7 and #14.

Changes made to the house since its original construction include a one-story rear addition, over a shallow crawl space, with an open covered porch on the east side (1996, photos #6-9.) On the interior, the addition provides a powder room and mudroom. The original house was built over a 2-1/2 foot deep crawl space. Over time successive efforts have been made to deepen the crawlspace in limited areas to accommodate utilities. Those efforts also involved unsuccessful measures to address the unstable foundation. At present there are no fewer than a half dozen cracks in the foundation walls and footings. All of the original windows (except at the basement) were replaced in 2008 with Pella wood windows, with the approval of the Montgomery County Historic Preservation Commission. The Owners' son tested high for lead and the original windows were found to have high lead content (paint.)

<table>
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<th>Source of date(s)</th>
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<td>Type of construction</td>
<td>Wood frame with masonry foundation</td>
<td>Date(s) of alteration(s)</td>
<td>1940, 1950, 1996, 2008 &amp; 2011</td>
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<tr>
<td>Has building been moved?</td>
<td>☒ no ☐ yes, specify date</td>
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</table>

6. Statement of significance

This structure has been assessed as a "Contributing Resource" in the Takoma Park Historic District. As a Contributing Resource, it is important to the overall character of the district and the street scene due to its size, scale and architectural character. Significant features include its painted wood lap siding, vernacular trim patterns, intersecting gables roofs, patterned porch rail and its porch columns.

The structure is similar to many of its neighbors in size, scale, building materials. There is a "sister" house at 20 Montgomery Avenue (photo #16) that was raised in 2013 to create a usable cellar, otherwise generally maintaining the historic appearance.

The Takoma Park District is a national historic district located at Takoma Park, Montgomery County, Maryland. The district area was platted in 1883 by developer Benjamin Franklin Gilbert, and promoted for its natural environment and healthy setting. Originally an early railroad suburb, the opening of streetcar lines led to the expansion of the district in the early 20th century. Takoma Park houses built between 1883 and 1900 are fanciful, turreted, multi-gabled affairs of Queen Anne architecture with Stick Style and Shingle Style influence.

7. Photographs and maps. Submit Interior and exterior photographs in accordance with the instructions. If located within a historic district, attach the official historic district boundary map with the location of the property clearly marked.
Maryland's National Register Properties

Takoma Park Historic District

Inventory No.: M: 37-3, PG:65-12
Date Listed: 7/18/1976
Location: Takoma Park, Montgomery County
Category: District
Period/Date of Construction: 1883-1920s

Open National Register Form

Show Boundary Map

Description: Takoma Park Historic District was platted in 1883 by developer Benjamin Franklin Gilbert, and promoted for its natural environment and healthy setting. Originally an early railroad suburb, the opening of streetcar lines led to the expansion of the district in the early 20th century. Takoma Park houses built between 1883 and 1900 were fanciful, turreted, multi-gabled affairs of Queen Anne, Stick Style, and Shingle Style influence. These first houses were substantial residences with spacious settings. Lots were deep and houses were set at least 40 feet from the street. By 1888, Takoma Park had a post office and a new railroad station, and the town's population had quadrupled by 1893. The start of streetcar service along Carroll Avenue in 1893 made the adjacent areas more attractive for residential development, leading to new subdivisions. The inexpensive electric streetcar, the availability of low-cost house plans and kit houses in combination with smaller lot sizes made homeownership in Takoma Park possible for individuals with more modest income levels than during the previous period. By 1922, the population soared to 4,144, making Takoma Park the tenth largest incorporated town in Maryland. The houses built in Takoma Park during the period between 1900 and 1930 reveal changing American tastes in house design from the elaborate ornamentation of the late-19th century dwellings to more practical, simplified designs. Many of these early-20th century houses reflect the aesthetics of the Arts and Crafts Movement, which emphasized the inherent nature of the building materials and structural elements for ornamentation. Similarly, they reflect a social trend towards a more informal, unpretentious style of living. Scores of Bungalows, and Craftsman-style houses and catalog-order houses were built in this era. After the turn of the 20th century, schools and libraries began to blossom, and several such community service buildings remain, although with new

Significance: The Takoma Park Historic District, divided into two sections, is a residential community founded in the early 1880s which retains the original relationship of suburban structures to each other and to the town as a whole. The intentions of the town's founder, B.F. Gilbert, to create a sylvan suburb within easy reach of Washington, D.C., have continued to the present day. The district is in two parts in order to isolate those areas of Takoma Park which best represent the historic character of the town. The individual structures possess a sense of cohesiveness of design expressed in the rhythm established by the large lot sizes in relation to the buildings on them; in the vernacular expression of the popular architectural styles of the late 19th through early 20th century, including Queen Anne, Georgian Revival, and bungalow styles, in the predominance of wood as the principal building material in both shingle and clapboard exteriors, in the historical associations of Takoma Park with the American suburban movement as well as with the Seventh Day Adventist Church who chose Takoma Park for its headquarters in 1903, and, finally, the integrity of the district derives from an intangible impact of time and place on visitors.
uses. Takoma Park's commercial districts retain their original early-20th century character. Most of these buildings are 1-2 story brick structures with simple ornamentation, although a few display characteristics of such styles as Art Deco and Tudor Revival.
Takoma Park official Historic District Boundary Map

Location of 24 Montgomery Avenue

Attachment to Part 1 - Evaluation of Significance
HOMEOWNER CERTIFICATION APPLICATION
PART 1 – EVALUATION OF SIGNIFICANCE

MANDATORY APPLICATION CHECKLIST

Property Address: 24 Montgomery Avenue, Takoma Park, 13, 20912

Instructions: After completing your Part 1 application, print and fill out this checklist to ensure that your application contains all 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 have filled in all applicable fields. I understand that MHT staff may not fill in any missing information on my behalf; therefore if my application is missing information it will be returned to me for completion.

☑ SIGNATURE - I have signed and dated the application.

☑ MAP - If located within a historic district, I have attached the official historic district boundary map and clearly marked the property's location within the district.

☑ PHOTOGRAPIHS - I have included 1 set of clear, color photographs on 4”x6” glossy photo paper. The entire property, including the interior and exterior of all structures is included. 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.

☐ MOVED BUILDINGS - My property was moved (or I plan to move it) and therefore I am submitting additional information in accordance with page 4 of the Homeowner Application Instructions.

☐ MULTIPLE BUILDINGS - My property contains multiple structures and therefore I am submitting additional information in accordance with page 4 of the Homeowner Application Instructions.

☑ 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 Maryland Sustainable Communities Tax Credit Application and Instructions.

Name: David S. Christy Jr. Signature: [Signature]
Date: 8/12/16

SEND THE COMPLETED APPLICATION TO:

Maryland Historical Trust
100 Community Place
Crownsville, MD 21032
attn: Bonnie Baden
Maryland Historical Trust
Maryland Sustainable Communities Tax Credit
HOMEOWNER CERTIFICATION APPLICATION
PART 2 - DESCRIPTION OF REHABILITATION

1. Property Name  Christy-Friedman Residence
    Street  24 Montgomery Avenue
    City  Takoma Park  Zip  20912  County  Montgomery

2. Project Data
   □ Primary/secondary residence  □ Mixed-use residential/commercial  □ Owner-occupied residential co-op unit
   Date of building construction  1890
   □ Start date (estimated) 11/01/2016  Completion date (estimated) 07/01/2017
   Floor area before / after rehabilitation  1,745 / 2,637 sq ft
   □ Insurance claim reimbursement funds  □ Other local and/or state funding (i.e., grants or loans)
   □ Specify funding source

3. Project Contact (if different from applicant),
   Name  Brian McCarthy
   Street  1400 Spring Street, Suite 320  City  Silver Spring  State  MD
   Zip  20910  Telephone (301) 585-2222  Email Address brian@bfmarch.com

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  David S. Christy, Jr.
   Street  24 Montgomery Avenue  City  Takoma Park  State  MD
   Zip  20912  Telephone (202) 841-2397  Email Address dchristy@perkinscole.com

MHT Official Use Only
The Maryland Historical Trust has reviewed the Maryland Sustainable Communities 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.

Maryland Historical Trust / 100 Community Place / Dunkirk, MD 21034 / mht.maryland.gov

Date  Maryland Historical Trust Authorized Signature
☐ MHT conditions or comments attached
 HOMEOWNER CERTIFICATION APPLICATION  
 PART 2 - DESCRIPTION OF REHABILITATION

Property name  Christy-Friedman Residence

Property address  24 Montgomery Avenue  
Takoma Park  
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.

<table>
<thead>
<tr>
<th>Number</th>
<th>Feature</th>
<th>Date of Feature</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Foundation</td>
<td>1890</td>
</tr>
</tbody>
</table>

**Describe existing feature and its condition:**
There are serious structural deficiencies in the existing masonry foundation, comprised of a 2 1/2 to 5 foot deep crawl space under the main areas of the house, and a shallow crawl space under the existing first floor mudroom and powder room, the 1996 addition. There are cracks in both the foundation walls and the footings. Foundation and footing repairs were made c.1940 - 1950, and in 1995 during construction of the 1996 addition. See notes A thru F on drawing #1/EC-1, photos #35 thru #41, and the structural engineer's report dated June 10, 2016.

**Photo numbers:** 18,19, 20, 21, 23 thru 41

**Drawing numbers:** 1/EC-1, 1/D-1, 1/A-1, 1/S-1, S-3 details

**Describe work and impact on feature:**
Remove existing substandard foundation. Excavate for and provide a new foundation with a uniform depth throughout creating a cellar with a ceiling height of 8'. Provide continuous concrete footing and a reinforced CMU foundation wall throughout. Provide reinforced concrete slab with vapor barrier. Exposed portions of the foundation will be veneered with brick to match existing. See Feature number 3. The work will provide a secure, dry and usable basement, and ensure that the house can remain standing for decades to come.

<table>
<thead>
<tr>
<th>Number</th>
<th>Feature</th>
<th>Date of Feature</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>2</td>
<td>Foundation waterproofing and drainage</td>
<td>1890</td>
<td></td>
</tr>
</tbody>
</table>

**Describe existing feature and its condition:**
None at existing foundation. The area is innervated with substantial springs/underground water flow. The lack of waterproofing and foundation drainage has led to a damp cellar, resulting in substantial termite damage to the first floor framing.

**Photo numbers:** 18, 21, 28 thru 41

**Drawing numbers:** 1/EC-1, 1/D-1, 1/A-1, 1/S-3

**Describe work and impact on feature:**
Provide 60 mil self-adhering membrane and Miradrain drainboard down to footing drain. Provide internal French drainage system covered by the new concrete slab over a vapor barrier. Drains will collect in a sump crock and discharge to the exterior. Waterproofing and vapor control will help maintain a dry cellar and extended life for the new building foundation and existing wood framing.

<table>
<thead>
<tr>
<th>Number</th>
<th>Feature</th>
<th>Date of Feature</th>
</tr>
</thead>
<tbody>
<tr>
<td>3</td>
<td>Brick foundation wall</td>
<td>1890</td>
</tr>
</tbody>
</table>

**Describe existing feature and its condition:**
The house features a four-to-five course brick foundation exposure above grade and below the water table. The brick condition has deteriorated due to water penetration and foundation settling.

**Photo numbers:** 4, 5, 18, 19, 20, 23, 26, 30, 34

**Drawing numbers:** 1-4/A-2, 1 & 2/S-3

**Describe work and impact on feature:**
Remove brick from existing foundation, salvaging suitable brick for reuse. Reinstall at new brick-faced foundation (above grade areas) with mortar joints to match existing. Provide replacement bricks, as required, matching in color and size. Rehabilitated brick veneer will preserve this original foundation detail.
Number 4  Feature First Floor Framing  Date of Feature 1890

Describe existing feature and its condition
The existing first floor wood framing has been structurally compromised. Structural repairs have been made in past decades in response to termite damage, however additional repairs are required. See structural engineers report (attached.)

Photo numbers 26, 27, 29, 30, 31, 32, 34, 40, 41  Drawing numbers 2/S-1, S-3 details

Describe work and impact on feature
Provide new steel beams; replace and/or sister wood joists, as shown on plans. Provide wood headers at new cellar windows. New framing will extend the life of the structure considerably.

Number 5  Feature Cellar windows with metal window wells  Date of Feature 1890

Describe existing feature and its condition
Cellar openings and window wells are presumed to be original. There are five non-original aluminum single-pane cellar windows (total) in the foundation wall, on three facades, placed directly under the band board. Each has a window well. The windows and walls are failing and allowing moisture into the cellar.

Photo numbers 13, 18, 19, 20, 21, 22, 23  Drawing numbers 1/EC-1, 1.2 & 4/EC-2; 1.2 & 4/A-2; 1/S-1

Describe work and impact on feature
The existing window openings will be removed along with failing foundation walls as noted in item 1. New, larger double-pane, aluminum casement windows will be installed directly under existing window openings on the first floor. We are proposing aluminum windows in lieu of wood in response to the dampness inherent in below grade applications as well as the history of termite damage. The impact on exterior elevations will be minimal as the alterations are predominantly below grade and the window material will be dark and neutral in color. Larger openings will provide sufficient light and legal egress for the new cellar living space, storage and utility areas.

Number 6  Feature Central Gas Boiler  Date of Feature 2005 replacement

Describe existing feature and its condition
The existing replacement boiler serves the first and second floor radiators. It is old and inefficient.

Photo numbers 26, 28  Drawing numbers 1/EC-1 and 1/A-1

Describe work and impact on feature
Replace existing boiler with high efficiency gas-fired boiler, extending radiant heat to the cellar, which will help maintain a dry and usable cellar. The boiler will also provide domestic hot water, replacing existing hot water heater.
HOMEOWNER CERTIFICATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION

Number 7
Feature: Areaway, Exterior stair & Cellar entry door
Date of Feature: Proposed
Describe existing feature and its condition
There is currently no exterior access to the existing cellar. The existing interior cellar stair is steep and narrow, and does not meet the current Residential Building Code, and a code compliant interior staircase is not feasible without substantial alteration to the main stair and the first floor above.

Photo numbers: 10, 11, 12, 13
Drawing numbers: 2/EC-1, 4/EC-2, 4/A-1, 4/A-2, 1/S-1, 3/S-3
Describe work and impact on feature
Provide new masonry, below-grade access stair with steel safety railing at new areaway along the west side, which will provide legal egress from the cellar. The new areaway will not be visible from the street, except for the safety railing above grade, to be partially visible from the front view. The exposed surfaces of the areaway will be veneered in brick.

Number 8
Feature: Steps from cellar to first floor
Date of Feature: c. 1940 - 1950
Describe existing feature and its condition
The existing wood stair consists of 7 steps, without railing, to a cellar area with a 5' head height.

Photo numbers: 26
Drawing numbers: 1/EC-1, 1/D-1, 1&2/A-1
Describe work and impact on feature
Provide new wood stair with railing, up two risers to new Cellar entry door, then return stair up 12 risers to existing first floor. The new stair will provide interior access to and from the Cellar.

Number 9
Feature: Cellar / crawlspace
Date of Feature: 1890
Describe existing feature and its condition
The original cellar was a 2 1/2' deep crawl space. As noted in Feature 1, foundation and footing repairs were made c. 1940 - 1950 which created a marginally accessible cellar. The existing cellar consists of conditioned crawl space with a 5' head height, as well as unexcavated areas. The cellar provides space for the gas boiler, hot water heater, sump pit, and electric, gas and water service.

Photo numbers: 26 thru 41
Drawing numbers: 1/EC-1, 1/A-1
Describe work and impact on feature
Provide new wood wall framing with perimeter insulation and drywall finish, drywall ceilings and wood doors for new cellar living space, which will include a bedroom, a bathroom with fixtures, TV/Rec room, laundry area, storage room and utility area. This feature will provide much needed living space with negligible impact on the home’s historic character. Expanding the living space in this manner avoids altering the structure’s character with an addition above grade.
Number 10  Feature  Sewage ejector pump at cellar  Date of Feature  Proposed
Describe existing feature and its condition
None exists at cellar.

Photo numbers 29  Drawing numbers 1/A-1

Describe work and impact on feature
The full bathroom and laundry in the deeper cellar will be below the existing invert elevation of the main house sanitary drain lateral to the street. Provide sewage ejector in new utility room to collect and lift effluent from cellar bathroom and laundry for discharge into existing lateral.

Number 11  Feature  Stairwell window between 1st & 2nd Floors  Date of Feature  Proposed
Describe existing feature and its condition
Existing west elevation has (7) total windows, including (2) windows each level (cellar, first floor & second floor) and one attic window. There is an existing mechanical chase to the attic level running between the window pairs. The existing stair to the second floor is narrow and steep with no natural illumination.

Photo numbers 12, 13 (both exterior) and 44, 80 (both interior)  Drawing numbers 3/E-1, 4/E-2, 3/D-1, 4/D-2, 3/A-1, 4/A-2

Describe work and impact on feature
Provide new wood Pella window to match existing windows in profile, but smaller in dimension as shown in drawings, located between the first and second floors in the stair well. The new window will provide natural light to a dark space. Impact to exterior facade will be minimal, especially because there is virtually no face-on view to the west (left side) elevation.

Number 12  Feature  Kitchen layout, dining room NW corner walls  Date of Feature  Various
Describe existing feature and its condition
The rear of the first floor consists of a kitchen in the original portion of the house and a mudroom/powder room in an addition (1986.) The kitchen portion of the house has been substantially altered and remodeled to accommodate and connect to the added mudroom. None of the kitchen elements are original, except the side window casing.

Photo numbers 44, 45, 51, 52, 53, 55, 56, 58  Drawing numbers 2/E-1, 2/D-1, 2/A-1

Describe work and impact on feature
Remove existing kitchen peninsula countertop and sink; relocate existing refrigerator to laundry alcove (laundry equipment to be relocated to new cellar); provide new kitchen countertop to create kitchen island. Remove part of north and west walls of dining room to open up kitchen view and access to dining room and mudroom. Provide new dropped beam in location of removed partial central bearing wall, to extend from existing chimney to powder room/mudroom wall.

Number 13  Feature  Rear window at NE foundation  Date of Feature  1986
HOMEOWNER CERTIFICATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION

Describe existing feature and its condition
The small 9" x 24"+/- opening ventilates the existing shallow crawlspace under 1996 addition. It is located below the existing mudroom north window.

Photo numbers 9, 35 Drawing numbers 1/A-1, 3/A-2

Describe work and impact on feature
Provide glass block at new cellar foundation in same location, centered under the existing window and expanded to 8" x 48". The glass block will provide natural light for proposed cellar TV Room. The feature will have minimal impact at the exterior elevation as it will be positioned between the wood water table trim and the grade.
June 10, 2016

Bennett Frank McCarthy Architects
1400 Spring Street
Suite 320
Silver Spring, MD 20910
Re: Foundation Condition – 24 Montgomery Ave – Takoma Park, MD.

To whom this may concern,

APAC Engineering Inc. has observed the existing condition of the exposed foundation wall and 1st floor framing members at the above referenced home. Per our agreement this was a visual inspection it can not be expected to disclose hidden defects.

**Observations and Opinions:**
1. The foundation wall on the West side of the home has been replaced at some point in the past with a CMU wall. There is noticeable vertical and diagonal step cracking in the South and West walls around the SW corner of the home.
2. The new CMU wall has discolorations indicating the presence of water.
3. The CMU wall is bowing inward.
4. The remainder of the cellar is not fully excavated. On the East and SE portions of the home there is a short foundation wall at the exterior and a 2nd half height foundation/retaining wall creating the limits of the cellar.
5. The half height foundation/retaining wall is leaning forward. We observed a crack at the corner of the wall just to the North of the chimney. We observed a vertical crack in the wall close to the center of the East wall.
6. Several floor joists were observed to be damaged.
7. The floor framing at the chimney is deteriorated and compromised.
8. There are several shoring beams and posts in the crawl space stiffening the 1st floor framing.
9. The home owner would like to lower the cellar floor to increase the usability of the space.
10. Structural Engineering Opinion: The more recent foundation wall on the West side of the home is showing signs of foundation settlement. In other words the foundation below that section of the home is moving downward more than the adjacent foundations. The more recent CMU wall and the half height foundation/retaining wall is moving laterally due to pressure acting against the walls from water in the soil behind the wall and the soil itself (hydrostatic and lateral earth pressure). Along the East side of the home as the foundation/retaining wall continues to fail it will cause the soil below the exterior walls of the home to shift and cause vertical settlement which will adversely affect the home. The two sources of movement in the foundations of the home need to be remediated with underpinning for vertical settlement and wall buttressing and reinforcement for hydrostatic and lateral earth pressure. Finally a new water management system should be placed in the cellar to help reduce humidity and reduce the risk of further deterioration in the 1st floor framing.

11. Structural Engineering Opinion: The shoring beams that are currently stiffening the 1st floor framing are not properly installed as in several instances lumber is placed in contact with the soil leaving the wood framing of the home susceptible to termites. The shoring beams and posts will need to be replaced with a proper system. The other framing discrepancies noted in our visit will need to be remediated as well.

Recommended Actions:
1. To remediate the foundations against vertical settlement and horizontal pressure we recommend that the foundation wall and footing be removed and replaced with a properly reinforced wall on a properly sized footing. The reason for this is twofold. First on the East side of the home the foundation of the perimeter walls needs to be lowered so it is below the influence line of the current cellar floor. Secondly removing and replacing the entire wall will provide more access to reinforce the wall with steel rebar and grout to address the horizontal forces described above. The work needs to be done in incremental sections similar to traditional underpinning.
2. Given the signs of water a new water management system will need to be proposed by the architect for the cellar.
3. The 1st floor framing will need to be remediated using normal sistering techniques. We also recommend that joist hangers be added to the connections between the wood framing members.

Sincerely,
APAC Engineering, Inc.

Robert A. Wixson, PE
President

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 25427, Expiration Date: 7/17/16.
Creek in the foundation wall

Water stain in the CMU wall
Vertical crack in the halfheight wall just north of the chimney