

A.R. MARANI, INC.

BUILDERS & CONTRACTORS, SINCE 1992

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Pallottine Seminary at Green Hill - Restoration / Renovation

Address:

2009 Van Buren Street
West Hyattsville, MD 20782
Completion Date – October, 2013
Square Footage – 17,350

Owner:

Society of the Catholic Apostolate
C/O: Pallottine Brothers

Architect:

Martinez + Johnson Architecture

Project Description

The Seminary is an historic building that dates from 1794, and was the ancestral home of the Riggs banking family of Washington, DC. The interior was in poor condition and had been remodeled on several occasions. Therefore, only the exterior façade required historical restoration while the majority of the interior was gutted and reconstructed to the owner's requirements. The main entrance porch roof was supported by 6 round wood columns, approximately 30'-0" in height. The column bases and the columns themselves had been severely water damaged and needed to be repaired.

In addition the columns had settled. The porch roof was repaired and restored, along with the badly rusted railings and stone stair treads. The exterior stone walls were repointed, all the windows were either repaired, restored, or replaced, the cornice was restored and the slate roof, gutters and downspouts repaired. All were done to historical requirements. The interior of the building required structural repairs to the wood floor and roof framing. An elevator was installed, requiring underpinning of surrounding masonry walls. New electrical systems and mechanical systems were installed with each of the Seminarians rooms having individual controls.

The building also had a sprinkler system installed. Site work included installation of 8" water line for the fire hydrant and sprinkler system, installation of a concrete and brick handicap ramp and resurfacing of the 1,000 foot driveway. New entry paving, repairs to the steel gate, an automatic gate opener and repairs to lawns and landscaping were also included.

