

35/24-92A 44 Wellesley Circle, Glen Echo  
Reading House



# Historic Preservation Commission

51 Monroe Street, Suite 1001, Rockville, Maryland 20850  
217-3625

## APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # \_\_\_\_\_

NAME OF PROPERTY OWNER Katal and Michael Brinkhall TELEPHONE NO. 301-581-6174  
(Contract/Purchaser) (Include Area Code) 301-482-2513

ADDRESS 44 Wellesley Circle Silver Spring Maryland 20912 CITY STATE ZIP

CONTRACTOR to be determined TELEPHONE NO. \_\_\_\_\_

PLANS PREPARED BY Harris Associates CONTRACTOR REGISTRATION NUMBER \_\_\_\_\_  
Ellen H Harris AIA TELEPHONE NO. 301-581-6505  
(Include Area Code)

REGISTRATION NUMBER \_\_\_\_\_

LOCATION OF BUILDING/PREMISE

House Number 44 Street Wellesley Circle

Town/City Silver Spring Election District 07

Nearest Cross Street Connell View

Lot 16 Block 16 Subdivision National Antiquaries Silver Spring

Liber \_\_\_\_\_ Folio \_\_\_\_\_ Parcel \_\_\_\_\_

1A. TYPE OF PERMIT ACTION: (circle one)

Construct	<input checked="" type="checkbox"/> Extend/Add	Alter/Renovate	Repair	Circle One: A/C	Slab	Room Addition
Wreck/Raze	Move	Install	Revocable	Porch	Deck	Fireplace
			Revision	Fence/Wall (complete Section 4)	Shed	Solar
						Woodburning Stove
						Other _____

1B. CONSTRUCTION COSTS ESTIMATE \$ 100,000.00

1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # \_\_\_\_\_

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY PEPCO

1E. IS THIS PROPERTY A HISTORICAL SITE? Yes

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENSO/AOOITIONS

2A. TYPE OF SEWAGE DISPOSAL

01 <input checked="" type="checkbox"/> WSSC	02 <input type="checkbox"/> Septic
03 <input type="checkbox"/> Other _____	

2B. TYPE OF WATER SUPPLY

01 <input checked="" type="checkbox"/> WSSC	02 <input type="checkbox"/> Well
03 <input type="checkbox"/> Other _____	

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

4A. HEIGHT \_\_\_\_\_ feet \_\_\_\_\_ inches

4B. 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/easement \_\_\_\_\_ (Revocable Letter Required).

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 (agent must have signature notarized on back) \_\_\_\_\_ Date \_\_\_\_\_

APPROVED  For Chairperson, Historic Preservation Commission

DISAPPROVED \_\_\_\_\_ Signature Albert B Randall Date 7.22.92

APPLICATION/PERMIT NO: 92 7024579 FILING FEE: \$ \_\_\_\_\_

DATE FILED: \_\_\_\_\_ PERMIT FEE: \$ \_\_\_\_\_

DATE ISSUED: \_\_\_\_\_ BALANCE \$ \_\_\_\_\_

OWNERSHIP CODE: \_\_\_\_\_ RECEIPT NO: \_\_\_\_\_ FEE WAIVED: \_\_\_\_\_

SEE REVERSE SIDE FOR INSTRUCTIONS



FOR OFFICE USE ONLY

ZONING

Classification R60  
Sheet Number 208 NW7  
Board of Appeals \_\_\_\_\_  
Checked By PSN

# Building Permit Application

NAME OF APPLICANT Kabel and Michael Brintnall DAYTIME TELEPHONE NO. 202-499-2512  
(Include Area Code)  
ADDRESS 44 Wellesley Circle Glen Echo Maryland 20812  
CITY STATE ZIP  
CONTRACTOR to be determined CONTRACTOR REG. NO. \_\_\_\_\_  
CONTRACTOR ADDRESS \_\_\_\_\_ TELEPHONE NO. \_\_\_\_\_  
(Include Area Code)  
PLANS PREPARED BY Harris Assoc. REGISTRATION NO. \_\_\_\_\_ TELEPHONE NO. 301-587-6503

LOCATION OF BUILDING/PREMISE  
HOUSE NUMBER 44 STREET Wellesley Circle  
TOWN/CITY Glen Echo ELECTION DISTRICT \_\_\_\_\_  
NEAREST CROSS STREET Cornell Avenue  
LOT 37 part 11, 12, 13 BLOCK 16 OR LIBER \_\_\_\_\_ FOLIO \_\_\_\_\_ PARCEL \_\_\_\_\_  
SUBDIVISION National Chataqua of Glen Echo

PART ONE:  
1A. TYPE OF PERMIT ACTION  
 Construct  Extend/Add  Alter/Renovate  
 Demolish  Move  Install  Repair  
1B. ACTIVITY: (Circle as many as apply)  
Finish Basement  Room Addition  Pool  Hot Tub  
Spa  Porch  Deck  Fireplace  Shed  Slab  
Woodburning Stove  Fence/Wall (complete Part Three)  
Other \_\_\_\_\_  
1C. CONSTRUCTION COST ESTIMATE \$ 160,000.00  
1D. IS THIS A SINGLE FAMILY HOME? Yes IS THIS A TOWNHOUSE? No  
1E. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT GIVE PERMIT NO. \_\_\_\_\_  
1F. IS THIS PROPERTY IN A MUNICIPALITY, SPECIAL TAXING DISTRICT OR HOMEOWNER'S ASSOCIATION?  Yes  No  
If YES, PLEASE SPECIFY \_\_\_\_\_  
1G. IS THIS PROPERTY A HISTORICAL RESOURCE?  Yes  No If YES:  Master Plan  Atlas

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS  
2A. TYPE OF SEWAGE DISPOSAL  
01 (  ) WSSC 02 ( ) Septic  
03 ( ) Other \_\_\_\_\_  
2B. TYPE OF WATER SUPPLY  
01 (  ) WSSC 02 ( ) Well  
03 ( ) 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:  
1. On party line/property line \_\_\_\_\_  
2. Entirely on land of owner \_\_\_\_\_  
3. On public right of way/easement \_\_\_\_\_ (Revocable Letter Required).

### TO BE READ BY APPLICANT

Any information that the applicant has set forth in this application that is false or misleading may result in the rejection of this application. A condition for the issuance of this permit is that the proposed construction will comply at all times with the plans as approved by all applicable government agencies.  
I hereby declare and affirm, under the penalty of perjury, that all matters and facts set forth in this building permit application are true and correct to the best of my knowledge, information and belief.

6/12/13 Michael Brintnall

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 44 Wellesley Circle                      Meeting Date: 7/22/92  
Resource: Reading House                              Review: HAWP/Alt.  
Case Number: 35/24-92A                              Tax Credit: Partial  
Public Notice: 7/9/92                                 Report Date: 7/15/92  
Applicant: Michael & Isabel Brintnall            Staff: Nancy Witherell

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The applicants appeared before the Commission at its May 27, 1992, meeting for a preliminary consultation on a proposed rear addition for the Reading House, a Greek Revival-style stone farmhouse built in the early 1850s. The property is individually designated on the Master Plan for Historic Preservation. The applicants also intend to perform maintenance and repair work to the historic house, including painting and re-roofing, which is eligible for the historic preservation tax credit. The previous submission and staff report are attached.

The proposal is similar to that seen by the Commissioners in May, but with the following changes made as a result of the meeting:

- 1) the footprint of the rear addition has been reduced by eliminating the sunroom and deck on the south elevation at the rear; a one-story entry and French doors are proposed instead;
- 2) the ganged windows and doors on the upper two levels of the south elevation have been changed to four single sash windows; the second story windows have been made slightly smaller and lower to avoid the eaves;
- 3) other changes in window openings have been made, including the addition of three sashes on the rear (west) elevation and a second skylight on the north elevation of the addition.

In addition, the applicants propose using double-glazed, double-hung, one-over-one wood sash windows in the addition.

STAFF DISCUSSION

The Commission's discussion at the May meeting focused on the size and placement of the rear addition, and secondarily on the design and materials of the addition. Several Commission members thought the proposed addition was too large for the existing house to be consistent with the purposes of Chapter 24A. Others

thought it was appropriate at its proposed size. Others stressed the appropriateness of off-setting the addition so that the rectilinear character of the house was maintained.

The general architectural character of the addition was endorsed, as was the theoretical reversibility of the addition. The only proposed cut in the rear masonry wall is in the location of a previous cut. One window opening on that elevation would be blocked in a reversible fashion.

The staff notes that the current proposal is designed to respond to the issues raised by the Commission members, although the reduction in size occurs on the ground level of the south elevation, when the Commissioners' concerns were for the projection and height of the addition's north elevation.

Overall, however, the staff finds the project to be well-designed, with sufficient contrast (in the change in materials and the off-set nature of the addition) and compatibility (in the scale of the windows and the slope of the roof) to be consistent with the Secretary of the Interior's Standards. In the staff's opinion, the austere, rectilinear quality of the addition would complement but not overwhelm the architectural character of the historic house, which would retain its architectural and historic integrity.

#### STAFF RECOMMENDATION

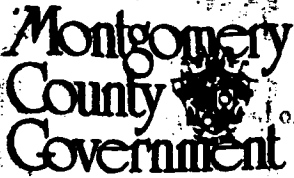
The staff recommends that the Commission find the proposal consistent with the purposes of Chapter 24A, particularly 24A-8(b)2:

The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site . . . and would not be detrimental thereto or to the achievement of the purposes of this chapter;

and with the Secretary of the Interior's Standards #9 and #10:

New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

New additions . . . shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.



# Historic Preservation Commission

51 Monroe Street, Suite 1001, Rockville, Maryland 20850  
217-3625

## APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # \_\_\_\_\_

NAME OF PROPERTY OWNER Isabel and Michael Brintnall TELEPHONE NO. 301-229-6792  
(Contract/Purchaser) (Include Area Code) 102-483-1512

ADDRESS 44 Wellesley Circle Glen Echo Maryland 20812  
CITY STATE ZIP

CONTRACTOR to be determined TELEPHONE NO. \_\_\_\_\_  
CONTRACTOR REGISTRATION NUMBER \_\_\_\_\_

PLANS PREPARED BY Harris Associates TELEPHONE NO. 301-581-6507  
Ellen Pratt-Harris AIA (Include Area Code) \_\_\_\_\_  
REGISTRATION NUMBER \_\_\_\_\_

LOCATION OF BUILDING/PREMISE

House Number 44 Street Wellesley Circle

Town/City Glen Echo Election District 07

Nearest Cross Street Cornell Avenue

Lot part 11, 12, 13 Block 16 Subdivision National Chataaugua of Glen Echo

Liber \_\_\_\_\_ Folio \_\_\_\_\_ Parcel \_\_\_\_\_

1A. TYPE OF PERMIT ACTION: (circle one)

Construct  Extend/Add  Alter/Renovate  Repair  Porch  Deck  Fireplace  Shed  Solar  Woodburning Stove   
Wreck/Raze  Move  Install  Revocable  Revision  Fence/Wall (complete Section 4)  Other

Circle One: A/C Slab Room Addition

1B. CONSTRUCTION COSTS ESTIMATE \$ 160,000.00

1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # \_\_\_\_\_

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY PEPCO

1E. IS THIS PROPERTY A HISTORICAL SITE? Yes

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL

01  WSSC 02  Septic  
03  Other \_\_\_\_\_

2B. TYPE OF WATER SUPPLY

01  WSSC 02  Well  
03  Other \_\_\_\_\_

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

4A. HEIGHT \_\_\_\_\_ feet \_\_\_\_\_ inches

4B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

1. On party line/Property line \_\_\_\_\_

2. Entirely on land of owner \_\_\_\_\_

3. On public right of way/assessment \_\_\_\_\_ (Revocable Letter Required).

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.

SUPPLEMENTAL APPLICATION FOR HISTORIC AREA WORK PERMIT  
REQUIRED ATTACHMENTS

1. WRITTEN DESCRIPTION OF PROJECT

- a. Description of existing structure(s) and environmental setting, including their historical features and significance:

The property is a c. 1853 Greek Revival stone house. It was originally built as a farm house and was converted into a summer hotel early in the twentieth century, with a large frame addition on the rear and a tower with cupola added to the front. These alterations have since been removed, the front porch has been rebuilt, and another addition was added to the rear in the 1950s.

The house now sits on a town lot in Glen Echo, with modern houses surrounding it. The western site of the property abuts a undeveloped street and parkland. To southwest, is a stone building that was once the summer kitchen for the house, which is now a private residence.

The house is significant as it is the original farmhouse for the area that now includes the Town of Glen Echo and Glen Echo Park.

- b. General description of project and its impact on the historic resource(s), the environmental setting, and, where applicable, the historic district:

The work of this project includes repairs to the original fieldstone house with like materials and the expansion of the 1950s rear addition.

Repairs to the existing structure will include wood repair and painting of the windows and porch. The existing asphalt shingle roof will be covered with new asphalt shingles and new gutters and downspouts will be installed. An existing skylight on the north side of the house will be replaced with a new operable roof window.

The addition will remove the existing roof of the current addition, expand the footprint and add an additional floor. The exterior will be all wood materials, including double hung insulated glass windows, siding and trim. It will have an asphalt roof that will match the new shingles on the existing house.

The addition will be constructed so that it is a "reversible" alteration that can be removed. The only changes that will be physically made to the west, or rear wall, of the existing house is to cut a new doorway and to enclose one window at the second floor level. The doorway is at the location of a former doorway and the window will be left in place and covered over.

2. Statement of Project Intent:

Short, written statement that describes:

- a. the proposed design of the new work, in terms of scale, massing, materials, details, and landscaping:

The new addition is composed of details and materials that are appropriate for the Greek Revival period. The massing is similar to the massing of the existing house, with similar small lean-to additions.

- b. the relationship of this design to the existing resource(s):

The addition directly abuts the existing house on the west facade and encompasses the existing 1950s addition.

- c. the way in which the proposed work conforms to the specific requirements of the Ordinance (Chapter 24A):

The proposed work conforms with Historic Preservation Ordinance criterion 24A-8(b) 1 and 2 and with the Secretary of the Interior's Standards for Rehabilitation, standards 9 and 10.

3. Project Plan:

Site and environmental setting, drawn to scale (staff will advise on area required). Plan to include:

- a. the scale, north arrow, and date;
- b. dimensions and heights of all existing and proposed structures;
- c. brief description and age of all structures (e.g., 2 story, frame house c.1900);
- d. grading at no less than 5' contours (contour maps can be obtained from the Maryland-National Capital Park and Planning Commission, 8787 Georgia Avenue, Silver Spring; telephone 495-4610); and
- e. site features such as walks, drives, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

4. Tree Survey: If applicable, tree survey indicating location, caliper and species of all trees within project area which are 6" in caliper or larger (including those to be removed).

*Note: Tree Survey is not applicable. No trees will be affected.*



5. Design Features: Schematic construction plans drawn to scale at 1/8" = 1'-0", or 1/4" = 1'-0", indicating location, size and general type of walls, window and door openings, roof profiles, and other fixed features of both the existing resource(s) and the proposed work.
6. Facades: Elevation drawings, drawn to scale at 1/8" = 1'-0", or 1/4" = 1'-0", clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for 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.
7. Materials Specifications: General description of materials and manufactured items proposed for incorporation in the work of the project.
8. Photos of Resources: Clearly labeled color photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
9. Photos of Context: Clearly labeled color photographic prints of the resource as viewed from the public right-of-way and from adjoining properties, and of the adjoining and facing properties.

Previously submitted to MNCPPC

Color renderings and models are encouraged, but not generally required.

Applicant shall submit 2 copies of all materials in a format no larger than 8 1/2" x 14"; black and white photocopies of color photos are acceptable with the submission of one original photo.

10. Addresses of Adjacent 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 lie directly across the street/highway from the parcel in question. If you need assistance obtaining this information, call the Department of Assessments and Taxation, at 279-1355.

1. Name Victor Gilinsky  
Address 40 Wellesley Circle  
City/Zip Glen Echo, Maryland 20812
2. Name Frances and Cardyn Grant-Suttie  
Address 41 Wellesley Circle  
City/Zip Glen Echo, Maryland 20812

# Recycled Husky® Xerocopy



PAPER / PAPIER / PAPEL

White 20 lb.  
8.5" x 11"  
500 sheets

Blanc 20 lb  
8,5" x 11"  
500 feuilles

Blanco 75 g/m<sup>2</sup>  
21.6 cm x 27.9 cm  
500 hojas

Item  
Article  
Artículo **3160**



Image / Imagen ▼



7 23382 31608 7

Made in U.S.A. / Fabriqué aux États-Unis  
Hecho en EE.UU.

3. Name John Kern  
Address Wissoming Road  
City/Zip Bethesda MD 20816

4. Name Western neighbor is a right of way for  
an undeveloped street w/ MNCPPC land beyond.  
Address \_\_\_\_\_  
City/Zip \_\_\_\_\_

5. Name \_\_\_\_\_  
Address \_\_\_\_\_  
City/Zip \_\_\_\_\_

6. Name \_\_\_\_\_  
Address \_\_\_\_\_  
City/Zip \_\_\_\_\_

7. Name \_\_\_\_\_  
Address \_\_\_\_\_  
City/Zip \_\_\_\_\_

8. Name \_\_\_\_\_  
Address \_\_\_\_\_  
City/Zip \_\_\_\_\_

1757E



REMOVE EX.  
WINDOWS  
(TYP.)

NOTE: EX.  
PLANTINGS TO  
BE REMOVED BY  
OWNER PRIOR  
TO CONSTRUCTION

REMOVE EX.  
CABINETS +  
COUNTER +  
SALVAGE

REMOVE EX.  
GREENHOUSE  
WINDOW

REMOVE VINYL  
FLR

REMOVE EX.  
HD STEP  
REMOVE EXIST DOOR  
+ SALVAGE

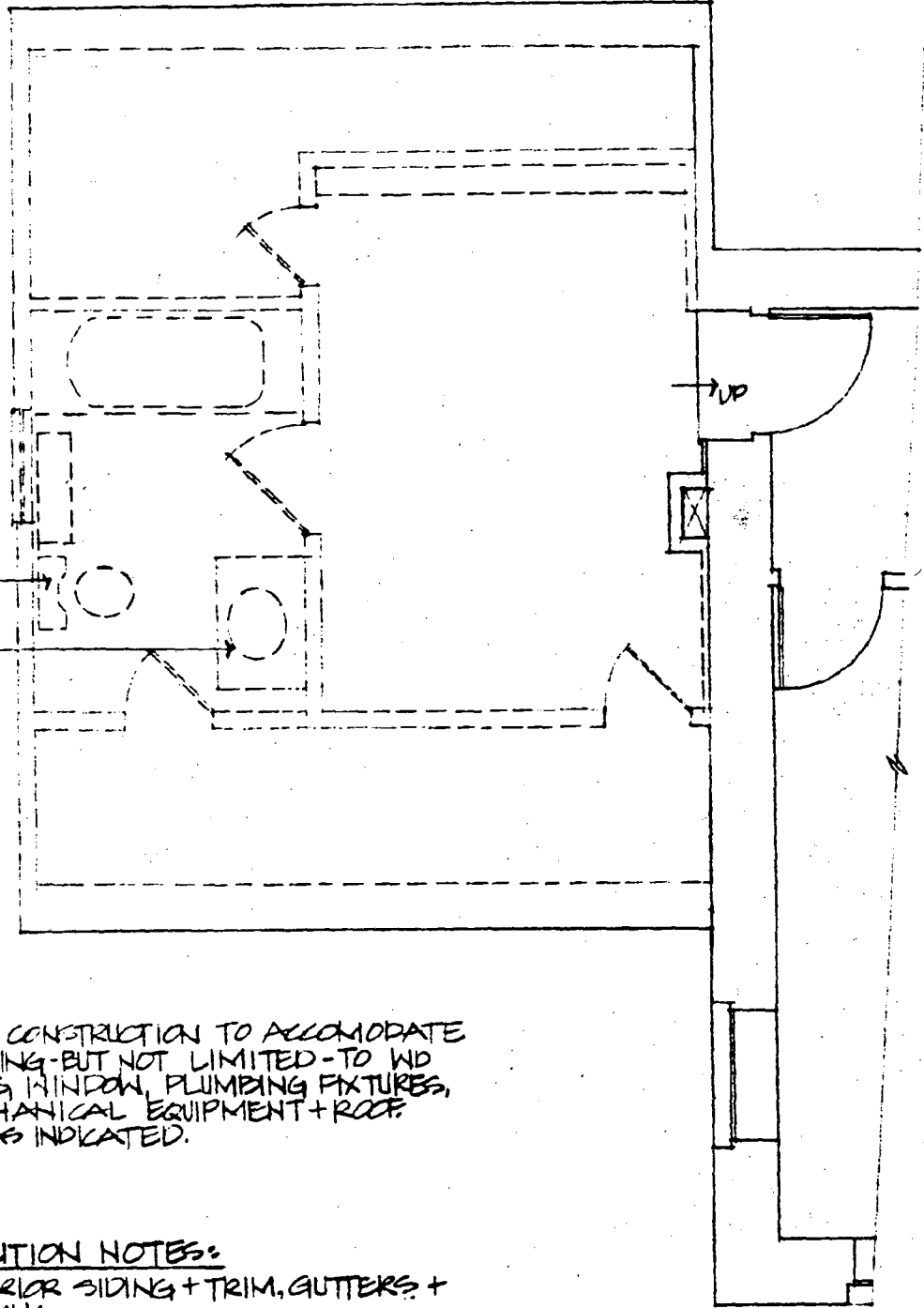
REMOVE SCREEN  
DOOR

REMOVE EX  
STONE STEPS

REMOVE EX. STONE  
PATIO

LOWER LEVEL DEMOLITION

SALVAGE TOILET →  
SALVAGE MARBLE SINK →



NOTE:  
REMOVE ALL EXIST CONSTRUCTION TO ACCOMMODATE  
NEW WORK INCLUDING - BUT NOT LIMITED - TO WD  
PARTITIONS, DOORS, WINDOW, PLUMBING FIXTURES,  
ELECTRICAL + MECHANICAL EQUIPMENT + ROOF.  
SALVAGE ITEMS AS INDICATED.

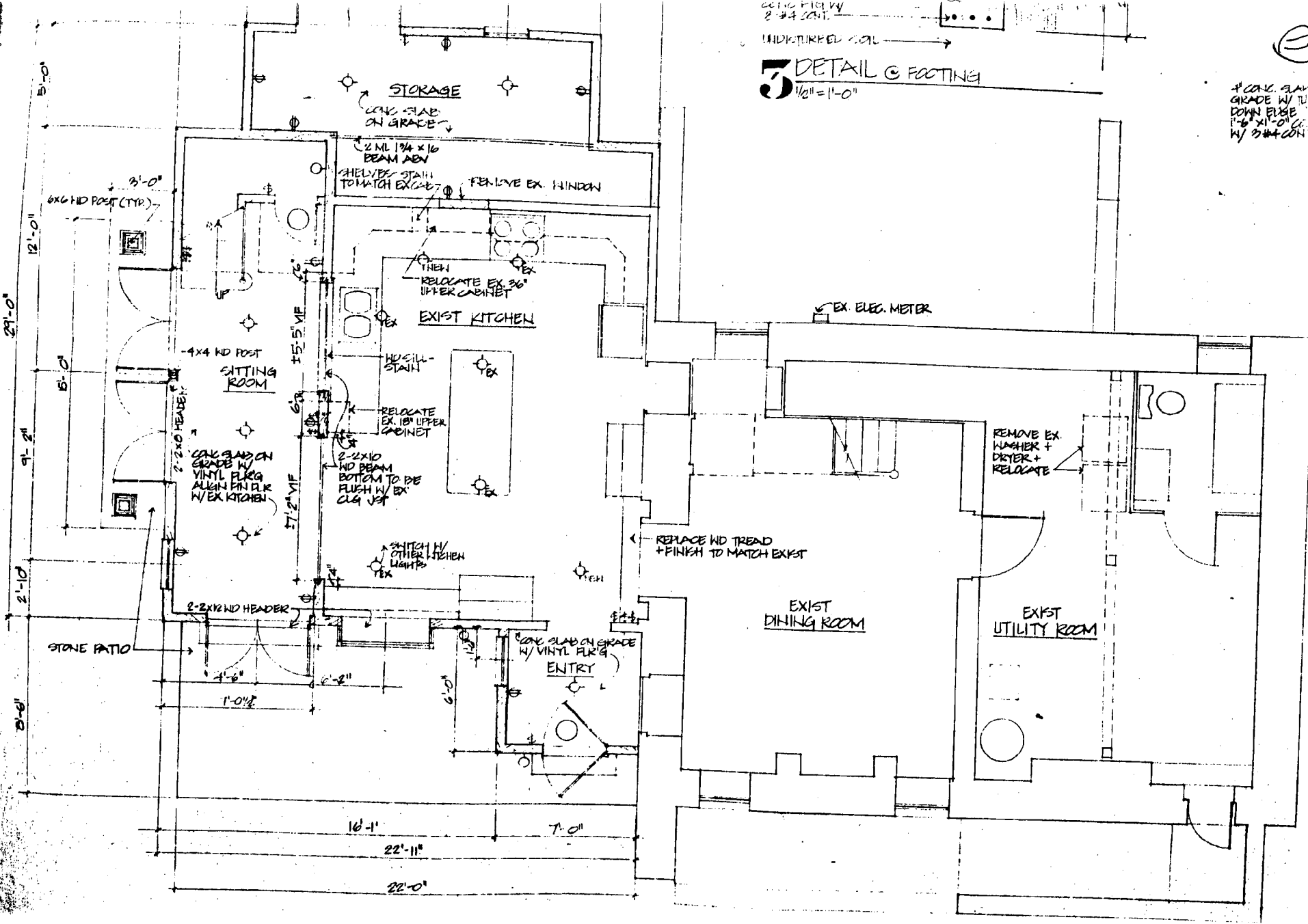
EXTERIOR DEMOLITION NOTES:  
REMOVE ALL EXTERIOR SIDING + TRIM, GUTTERS +  
DOWNSPOUTS, + ROOFING.

# 9 FIRST FLOOR DEMOLITION

1/4" = 1'-0"

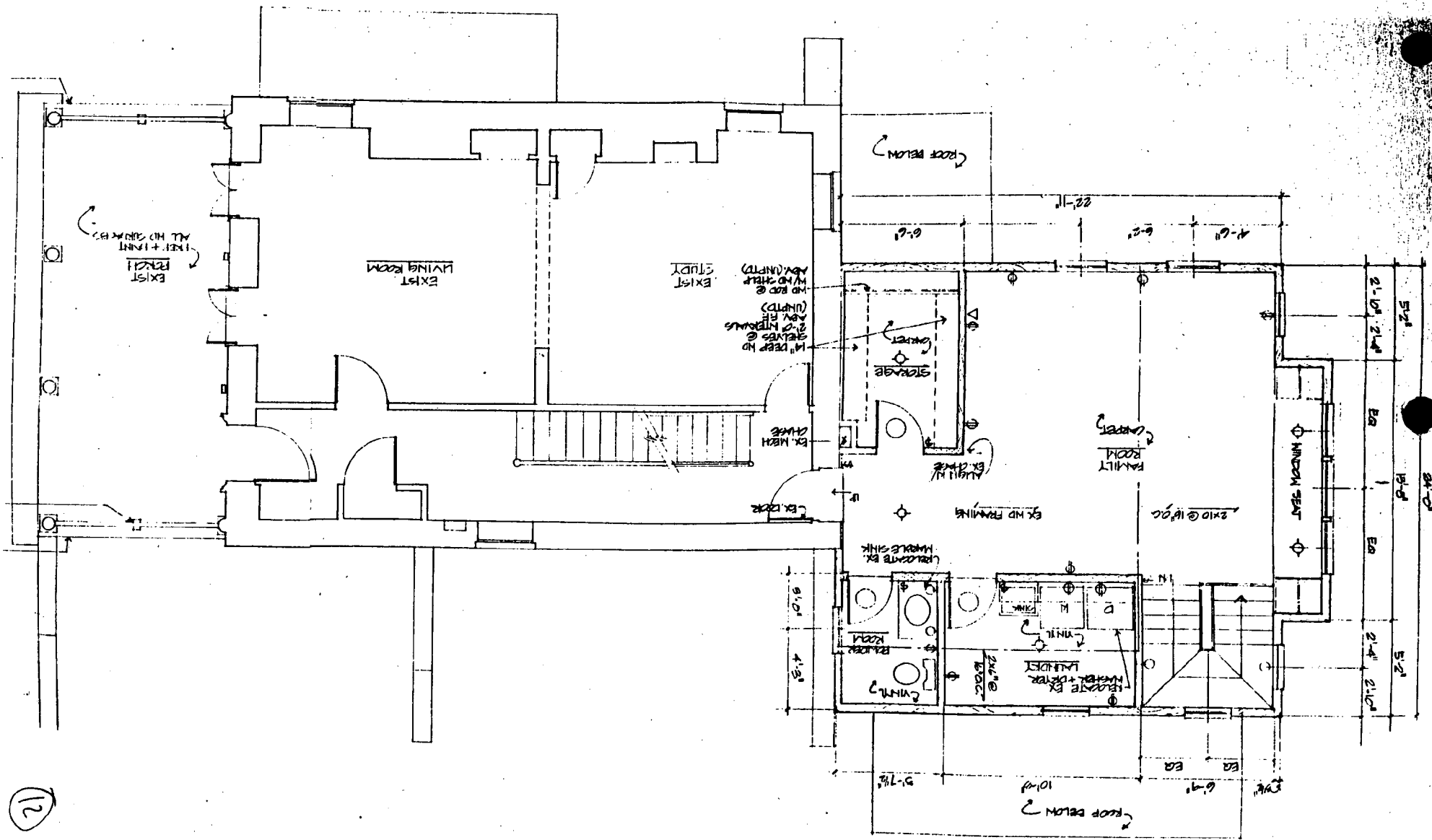
CONC. FLOOR W/ 2 #4 CON.  
 UNDISTURBED SOIL  
**3** DETAIL @ FOOTING  
 1/2" = 1'-0"

CONC. SLAB GRADE W/ 2" DOWN EDGE 1'-6" X 1'-0" W/ 2 #4 CON.



LOWER LEVEL

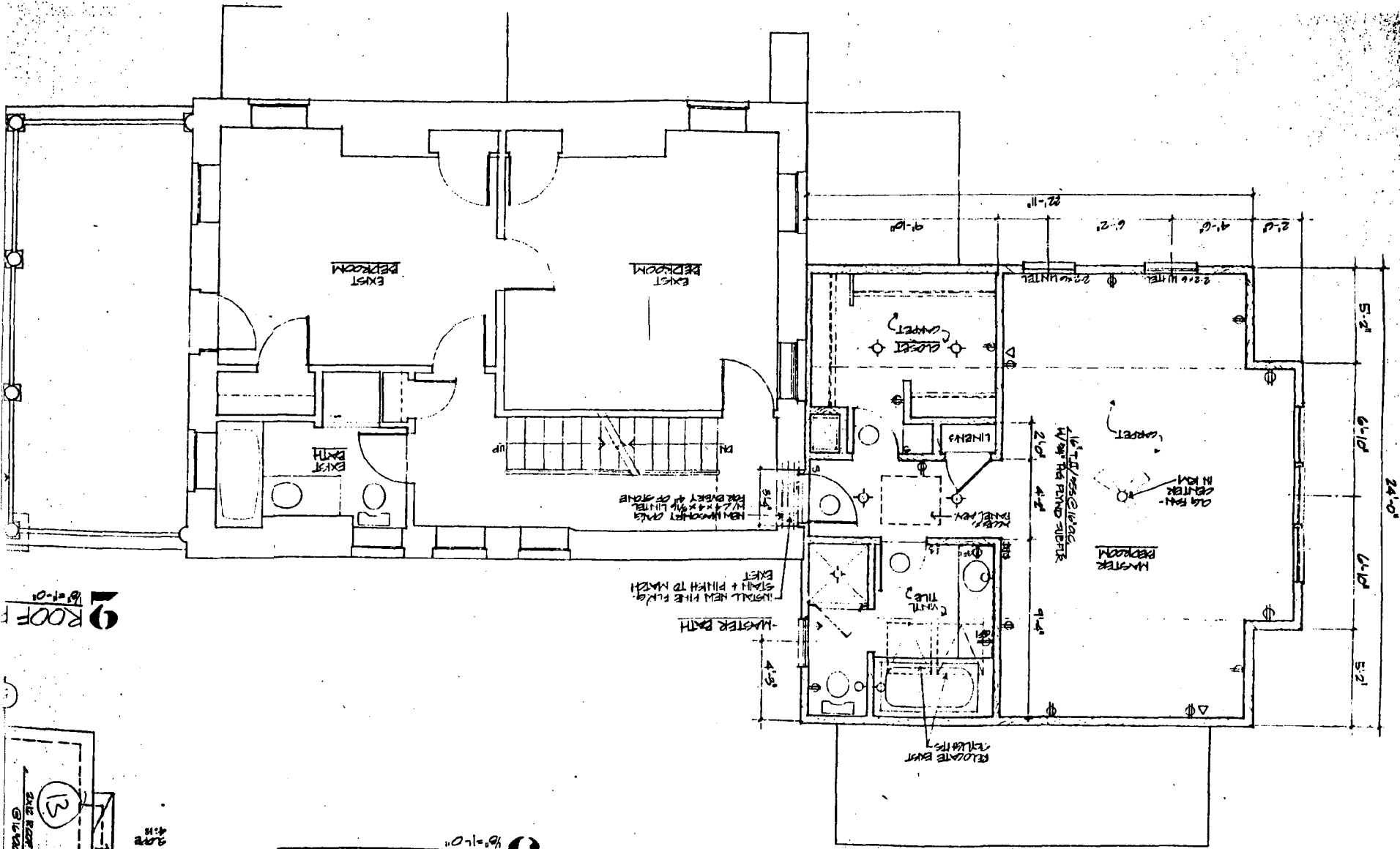
FIRST FLOOR PLAN



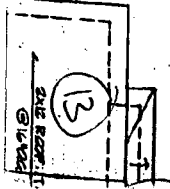
12



SECOND FLOOR LEVEL



2 ROOF



4.11

NO. 1 INDOOR



ASPHALT SHINGLES  
OVER EX ROOF

REPAIR, PREP + PAINT  
EX. WOOD PORCH--SEE  
NOTES ON PLANS

PREP + PAINT EX.  
WD WINDOWS + SHUTTERS  
(TYP.)

ALUM GUTTERS + DS.  
(TYP.)

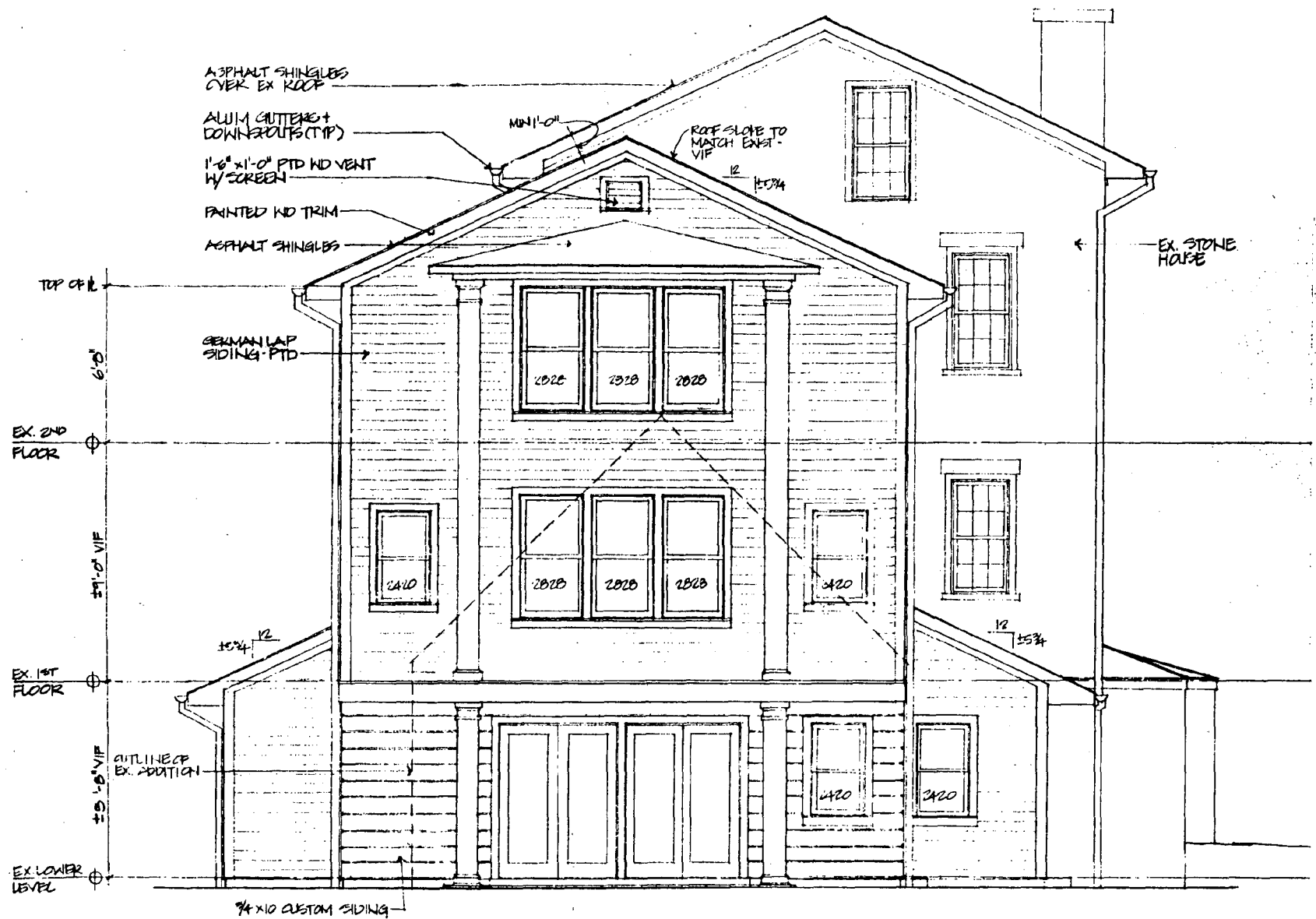
PAINTED WD TRIM

GERMAN LAP WD  
SIDING - PTD

EAST ELEVATION



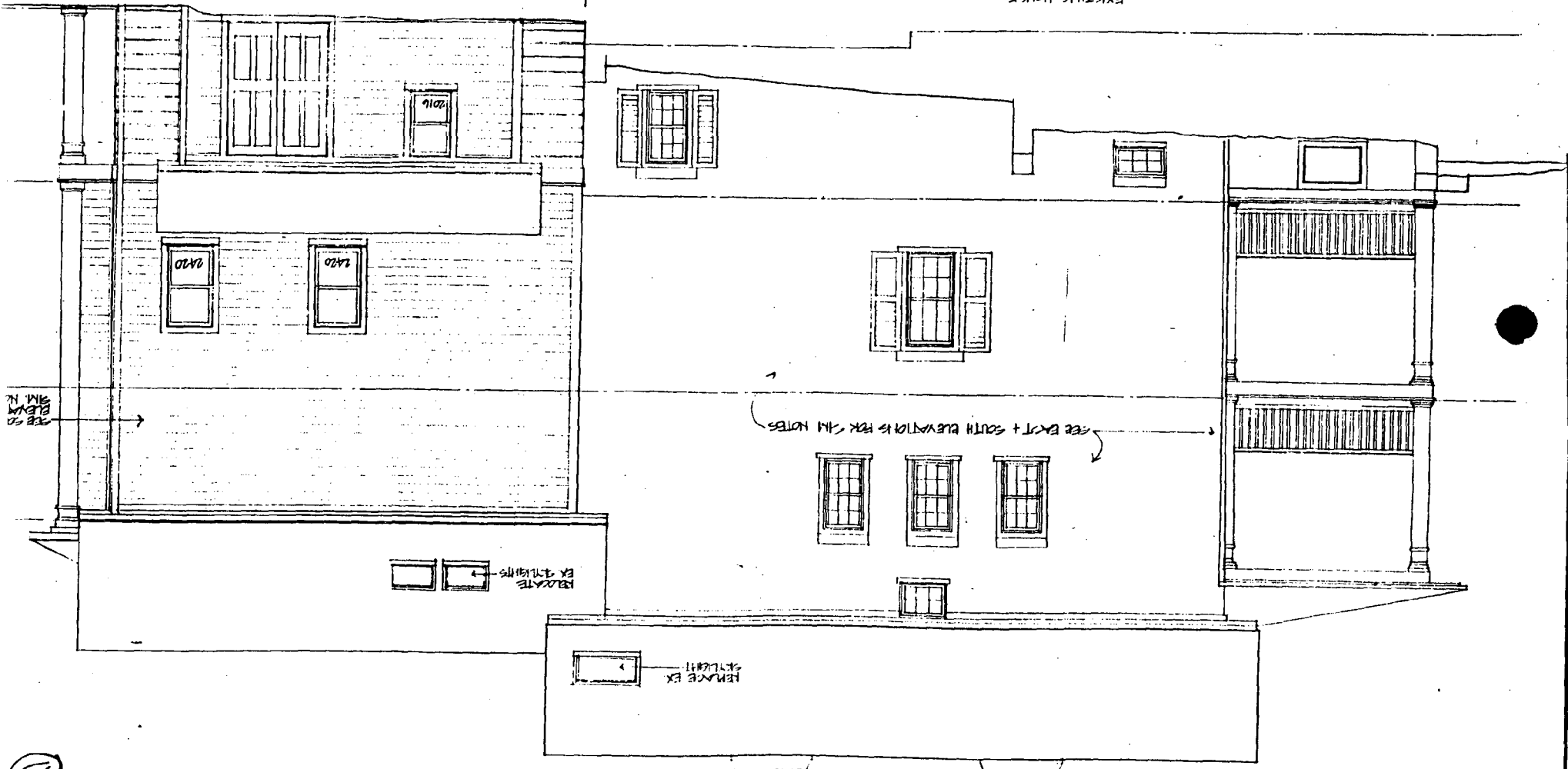
1 SOUTH ELEVATION  
1/4" = 1'-0"



**1** WEST ELEVATION  
 1/4" = 1'-0"

1/4" = 1'-0"  
NORTH ELEVATION

EXISTING HOUSE      ADDITION



3



Southwest (Left) Neighbor



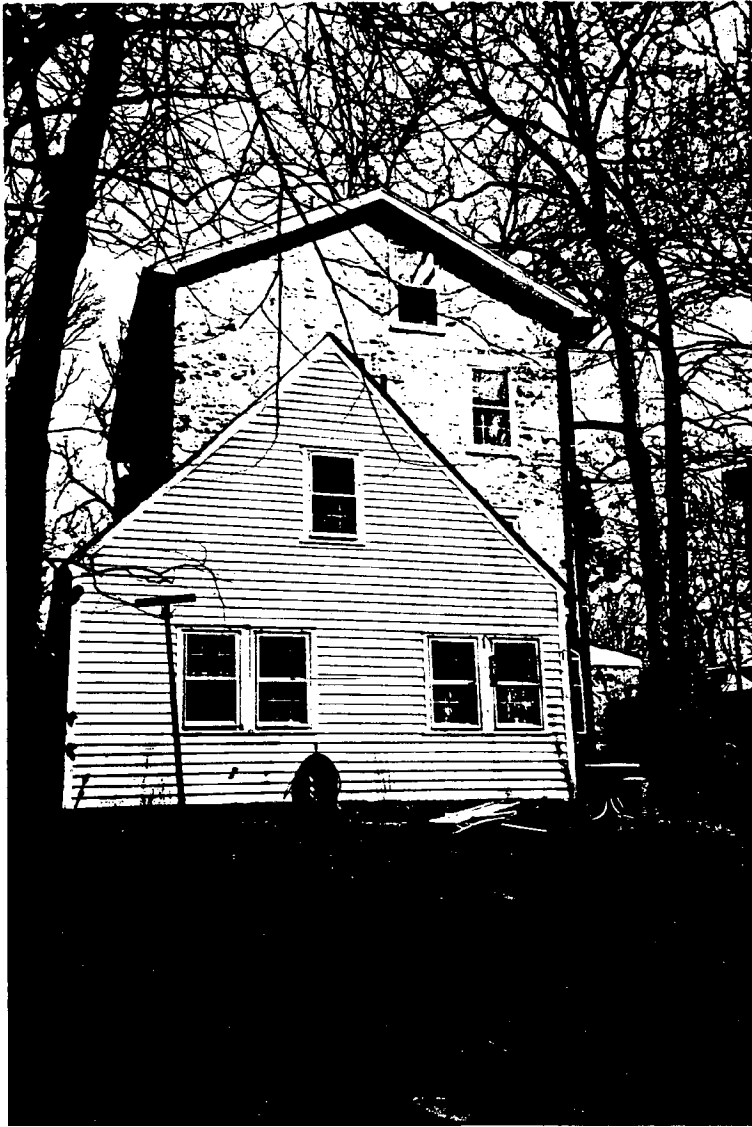
East Elevation and Northern (Right) Neighbor

**BRINTNALL RESIDENCE**  
44 Wellesley Circle  
Glen Echo, Maryland



North Elevation

**BRINTNALL RESIDENCE**  
44 Wellesley Circle  
Glen Echo, Maryland



West (Rear) Elevation

**BRINTNALL RESIDENCE**  
44 Wellesley Circle  
Glen Echo, Maryland

70



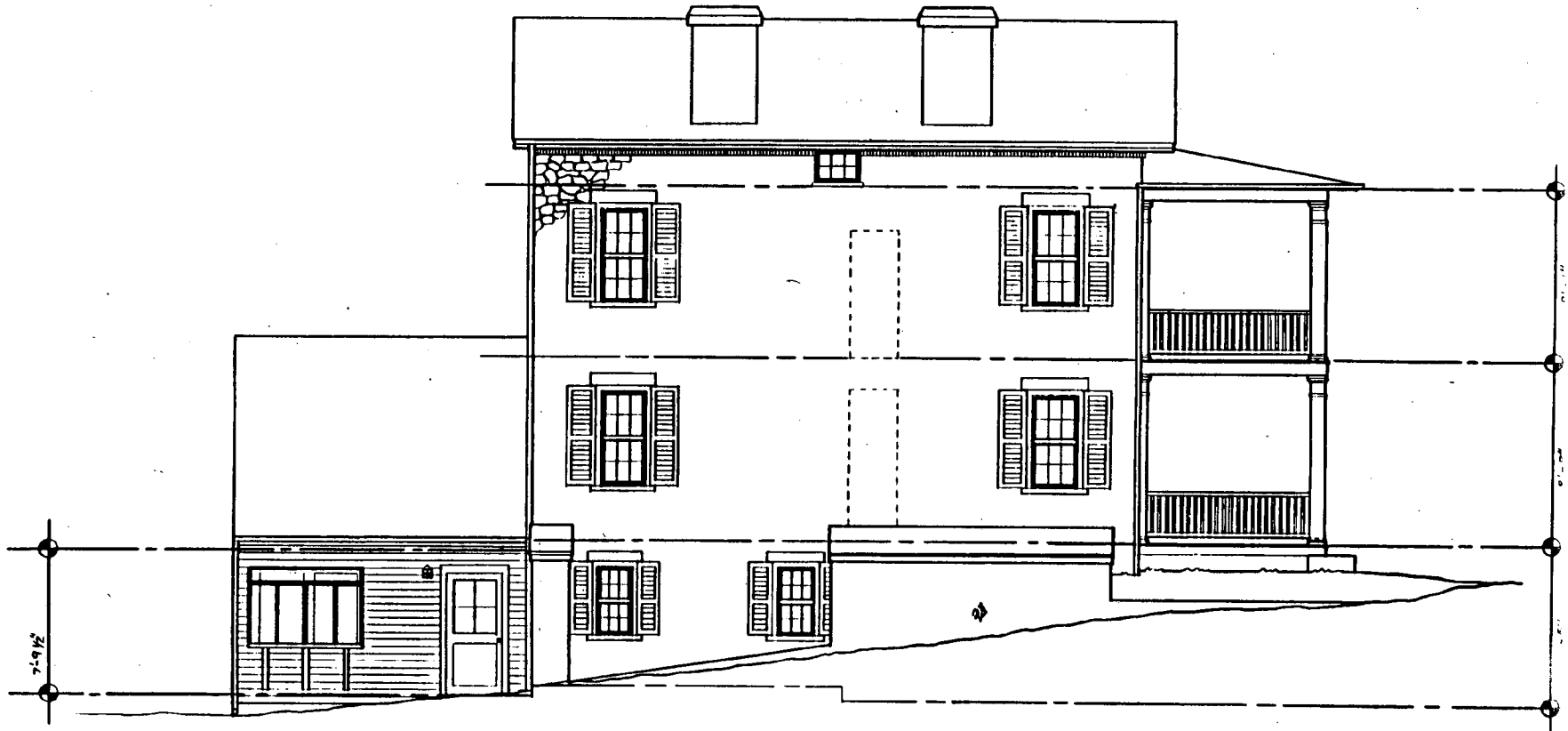


East (Front) Elevation



South Elevation

**BRINTNALL RESIDENCE**  
44 Wellesley Circle  
Glen Echo, Maryland

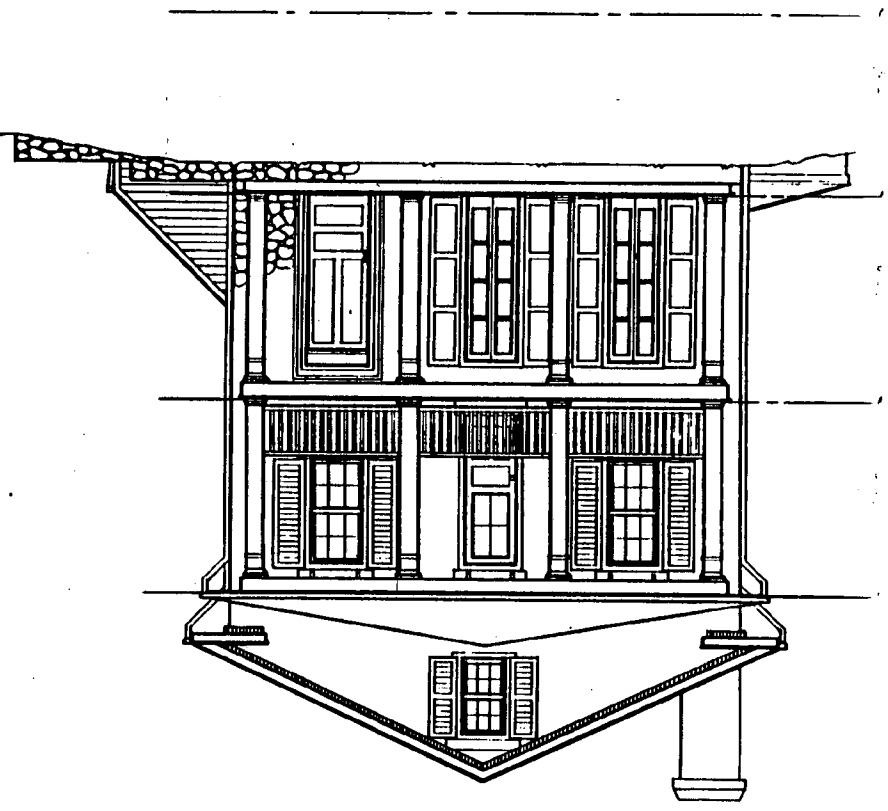
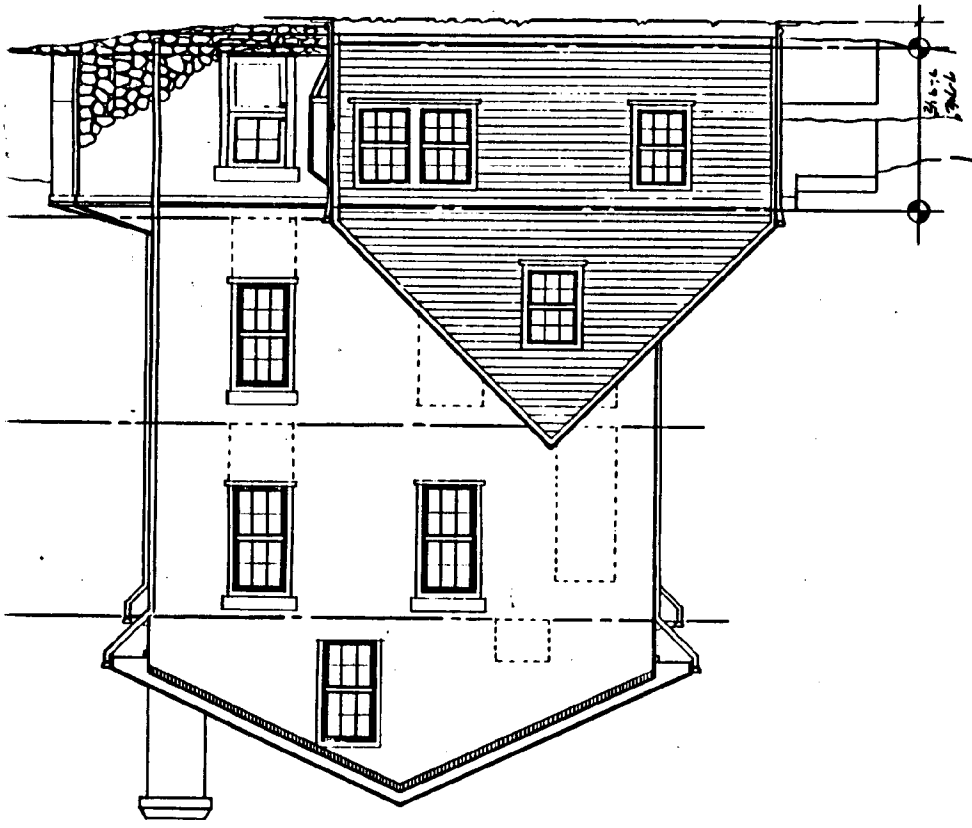


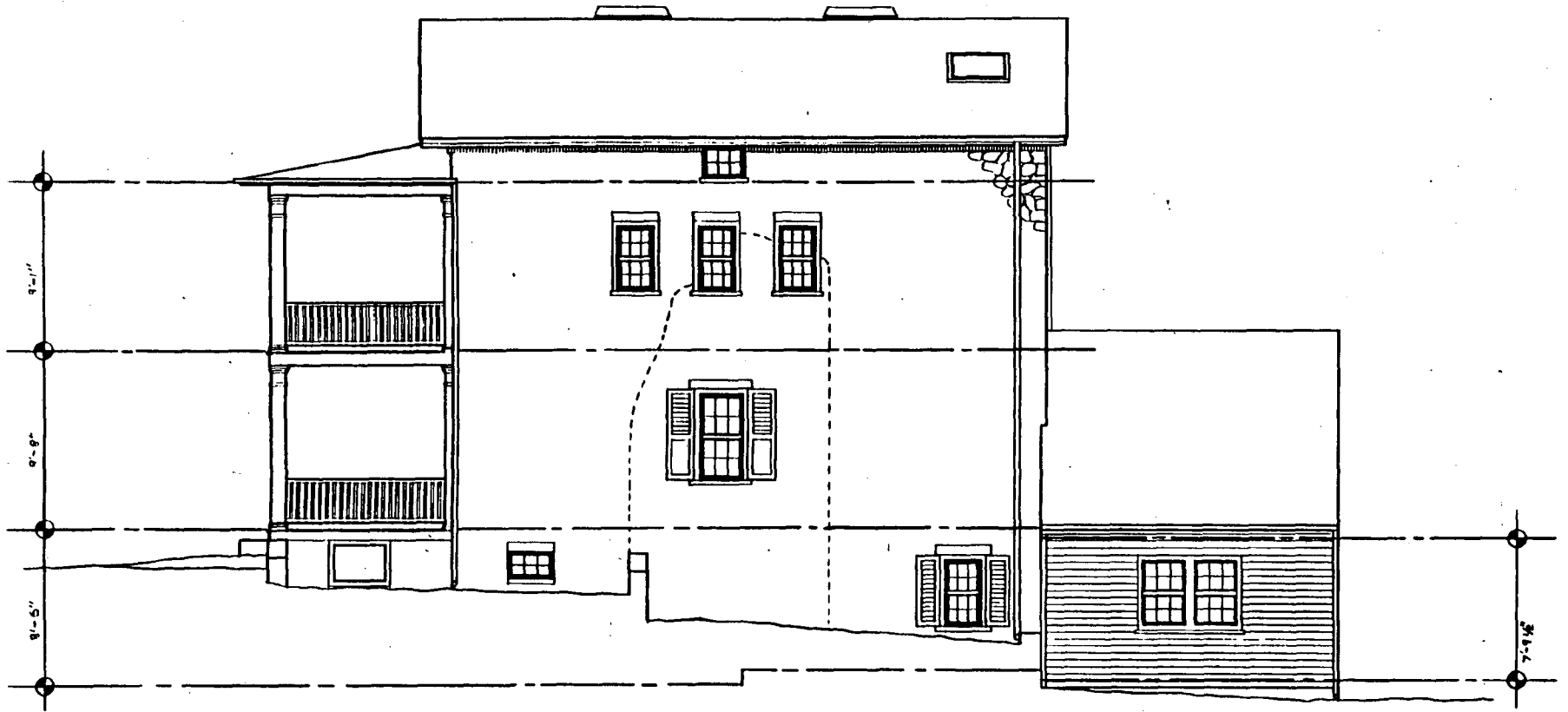
EXISTING  
SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"

BRINTNALL

EXISTING  
BRINTNALL BUILDING  
SCALE: 1/4" = 1'-0"

EXISTING  
BRINTNALL BUILDING  
SCALE: 1/4" = 1'-0"





EXISTING  
SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"

BRINTNALL

preliminary  
consultation  
submission

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 44 Wellesley Circle

Meeting Date: 5/27/92

Resource: Reading House

Review: Prelim. Consultation

Case Number: N/A

Tax Credit Eligible: Partial

Public Notice: 5/13/92

Staff: Nancy Witherell

Applicants: Michael & Isabel Brintnall Report Date: 5/20/92

Reading House, an individually-designated property on the Master Plan for Historic Preservation, is a stone Greek Revival-style former hotel dating from the early 1850s. Although subsequent alterations have been made to the house, notably the removal of a wrapped porch and the change of some masonry openings, the house is a remarkably fine example of construction in Montgomery County in the decade before the Civil War. A kitchen addition at the rear dates from the 1950s.

The applicants propose a project of two parts: wood repairs and painting, replacement of the roof with a new asphalt roof, repair of a skylight, and replacement of gutters and downspouts. This work is eligible for the tax credit in the future.

The more significant part of the proposal is the construction of a frame addition at the rear. This new work would partially incorporate the existing frame rear addition. The proposed new addition would extend the existing rear addition by approximately 6' to the rear and 8' to the side, and would extend its height to three stories.

STAFF DISCUSSION

The addition is very well designed; its simple, austere character is entirely appropriate to the architectural style of the house. The roof pitch matches that of the original. A decision on the sash configuration has not yet been made. The staff recommends that the triple sash on the top floor of the south elevation be redesigned; single openings are characteristic of this house and should be maintained on the sides, if not on the rear elevation. The fact that the addition is offset is a matter of some concern for the staff, as well as the size of the addition. In general, the steep grade change from front to rear is advantageous to the proposed addition. The use of a rusticated base in frame construction is unusual, but the staff finds that a strong horizontal base helps to reduce the apparent height of the addition.

The Secretary of the Interior's Standards recommends that additions not disturb existing fabric and be removable in the future. This proposed addition meets the Standards in this regard. As shown on the elevations, the existing masonry openings will be used to connect the addition, one that is now closed will be reopened, and one window will be blocked in a revocable manner. The

offset of the addition results in the continued use of the other windows on the rear elevation.

STAFF RECOMMENDATION

The staff finds the proposal is well-designed and consistent with the character of additions to Greek Revival-style houses from the nineteenth century to the present. The rear elevation is the most contemporary in character, but the staff finds this an appropriate approach. Although recommending that the HPC approve this proposal at this preliminary level, the staff urges the applicants to restudy the dimensions of the addition to see if any reduction can be achieved.

## MEMORANDUM

To: Ms. Nancy Witherell  
Maryland National Capital Park and Planning Commission

From: Ellen Pratt Harris AIA *EPH*  
Harris Associates  
301-587-6503P

Re: Preliminary Review  
Brintnall Residence  
(The Reading House)  
44 Wellesley Circle  
Glen Echo, Maryland

The work of this project includes repairs to the original fieldstone house with like materials and the expansion of a 1950s rear addition.

It should be noted that the original house has been altered considerably on the exterior. At one time the house was a hotel and had a large addition on the rear and the porch wrapped around both sides of the building. Openings have been changed and these changes are visible in the stonework. Some of the existing windows and the front porch are probably not original construction, although they at least date from the 1950s time period.

Repairs to the original house are to be with like materials and details. These will include wood repairs and painting of the windows, trim and porch. The existing asphalt shingle roof will be replaced with a new asphalt shingle roof. The gutters and downspouts will also be replaced with aluminum and drainage away from the house will be improved. An existing skylight on the north side of the house will be repaired or replaced.

The addition will remove the existing roof of the current addition, expand the footprint and add an additional floor. The exterior will be all wood materials including wood double hung insulated glass windows, siding and trim. It will have a asphalt roof that will match the replacement roof for the original house. The addition will be constructed so that it is a "reversible" alteration and that it can be removed. The only changes that will be physically made to the west, or rear wall, of the original house is to cut a new doorway and to enclose one window at the second floor level. The doorway is at the location of a former doorway and the window will be left in place and covered over with interior shutters.

Enclosed are the following:

- Site Plan
- Photographs
- Existing Elevations
- Proposed Elevations
- Proposed Plans

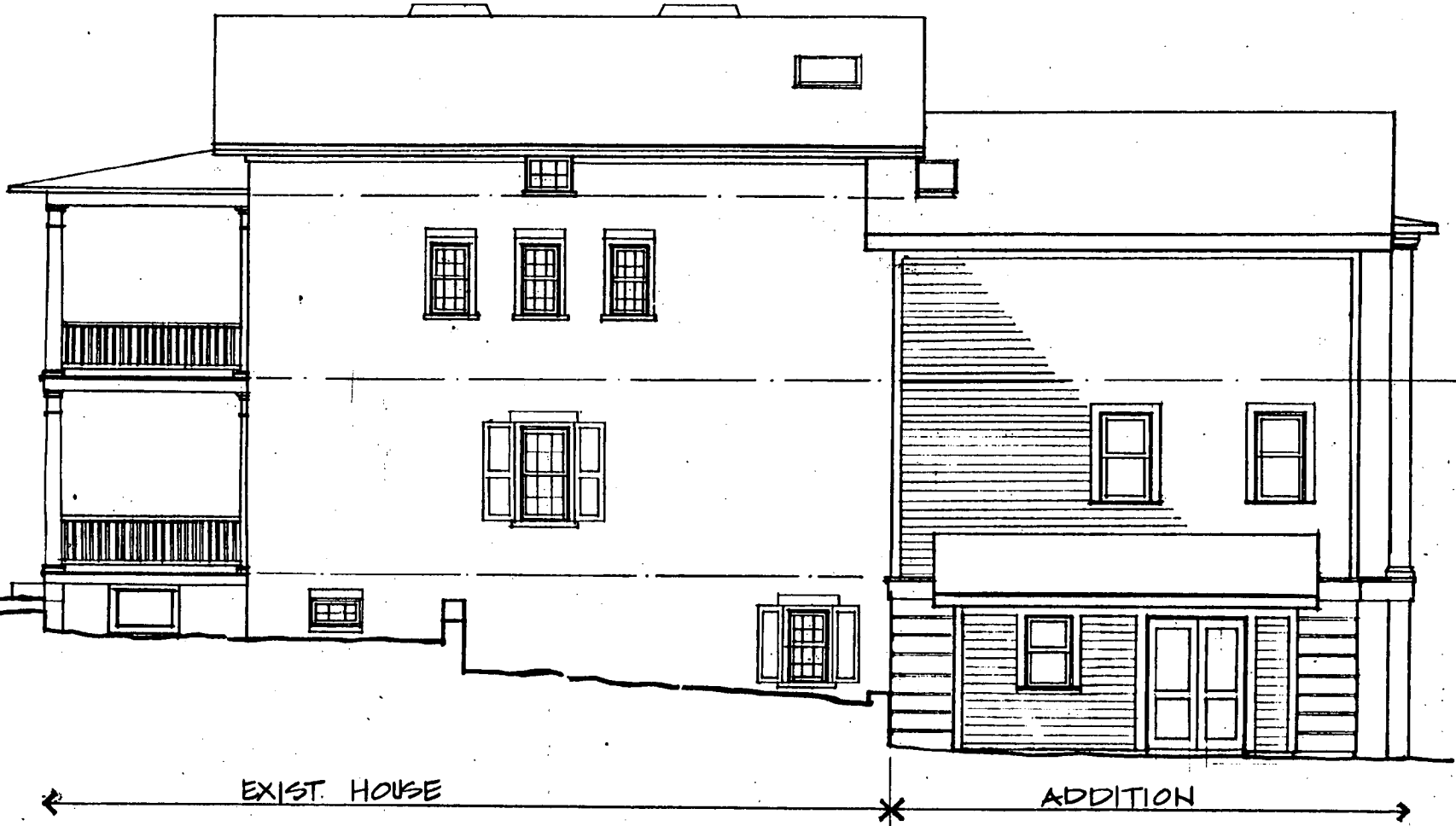


← EXIST. HOUSE

\* ADDITION →

**1** EAST ELEVATION  
 $\frac{1}{8}'' = 1'-0''$



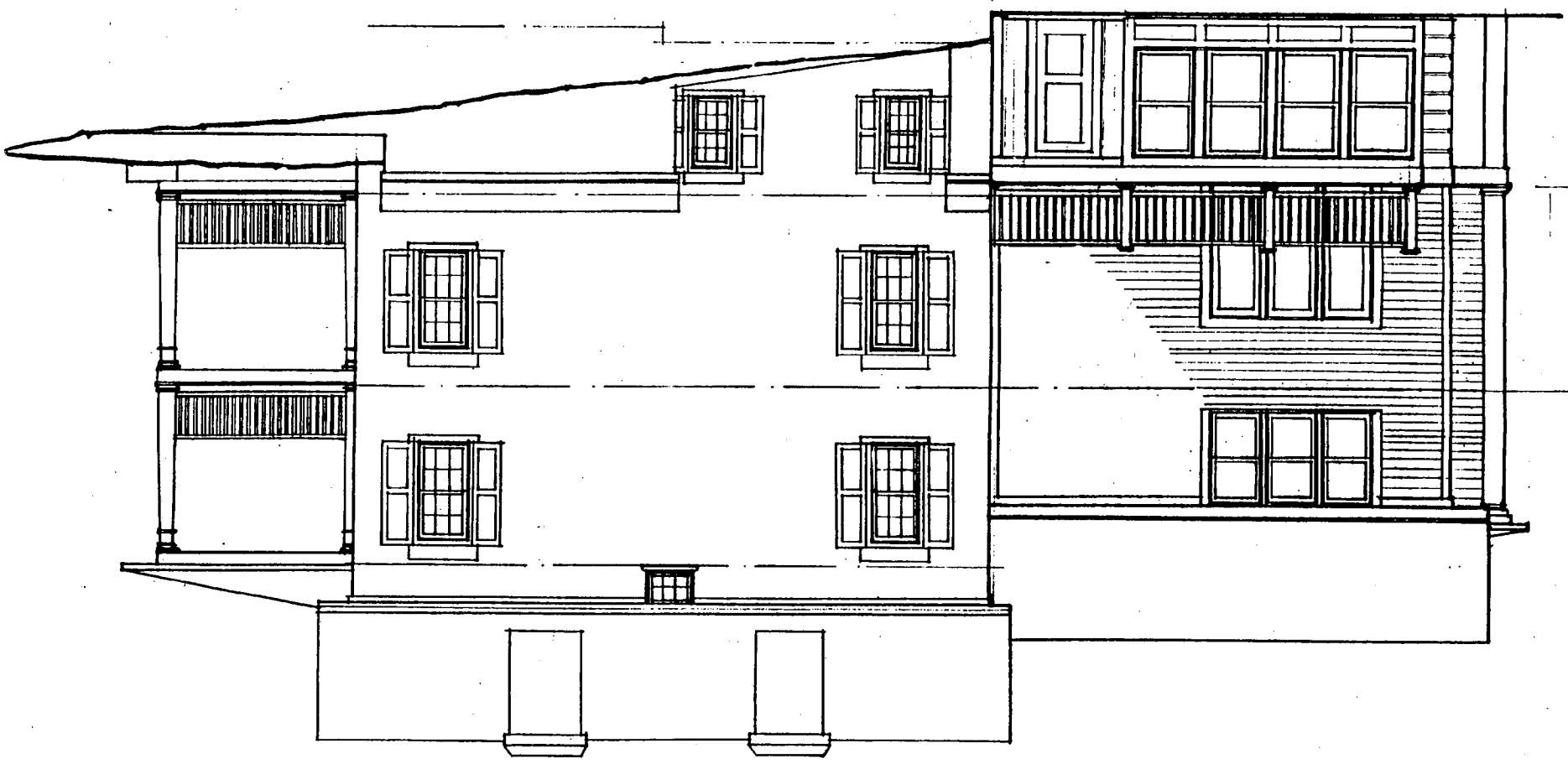


← EXIST. HOUSE \* ADDITION →

 NORTH ELEVATION  
1/8" = 1'-0"

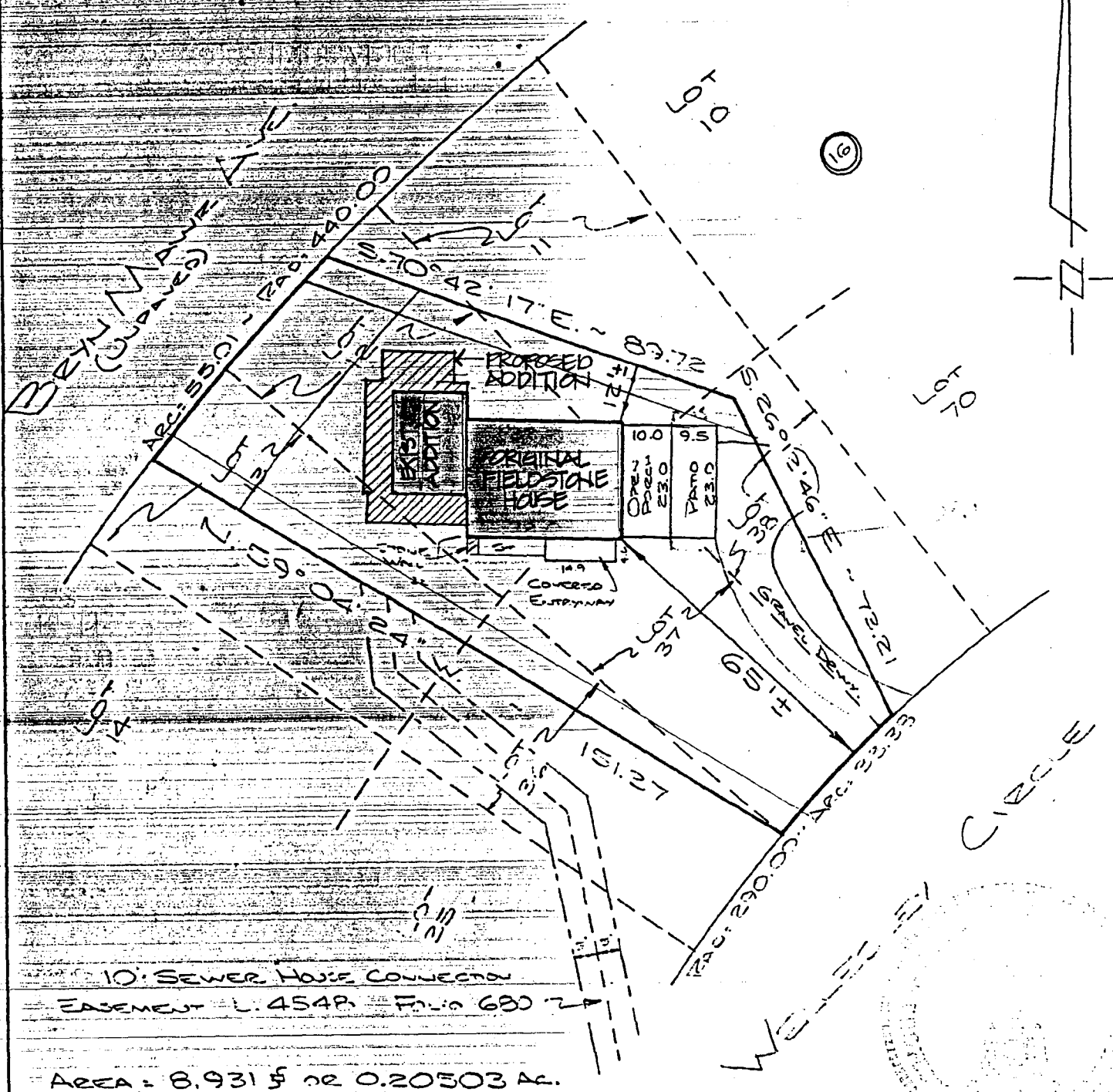
10-11-01  
SOUTH ELEVATION

EXIST HOUSE                      \*                      ADDITION





**4** WEST ELEVATION  
1/2" = 1'-0"



10' SEWER HOUSE CONNECTION  
EASEMENT L. 4548 FOLIO 680

AREA = 8,931 ± OR 0.20503 AC.

### CAPITOL SURVEYS

NOTE: This drawing is not intended to establish property lines nor is the existence of corner markers guaranteed. All information shown hereon taken from the land records of the county or city in which the property is located.

HOUSE LOCATION  
LOT 27 & PART BLOCK 16  
OF LOTS 11, 12, 13, 36 & 37  
NATIONAL CHATAUQUA OF  
GLEN ECHO  
MONTGOMERY COUNTY, MARYLAND  
Recorded in Plat Book B Plat 17 Scale 1" = 30'

I hereby certify that the position of all of the existing improvements on the above described property have been established by a transit tape measurement and that unless otherwise shown there are no visible encroachments.

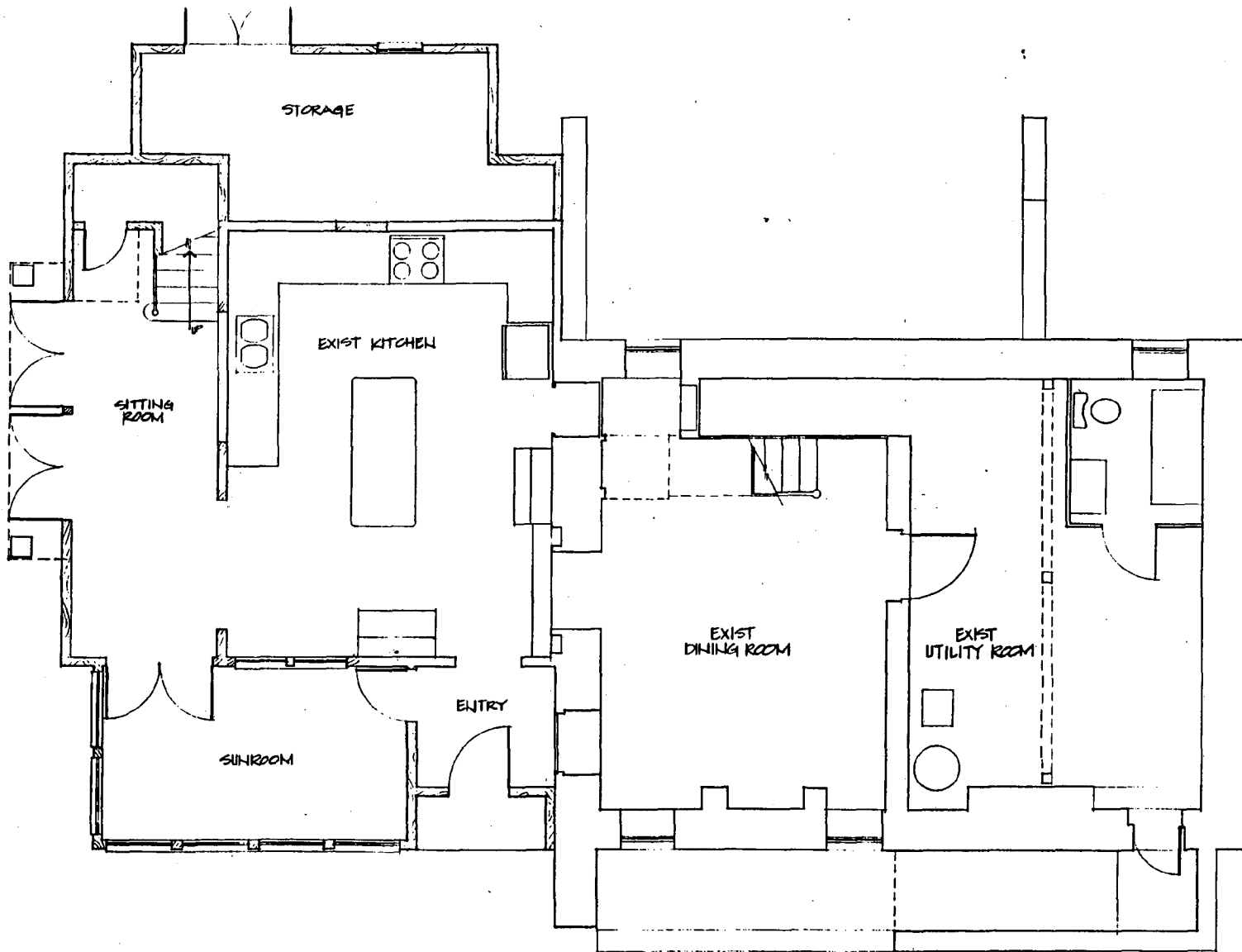
*[Signature]*  
LOUIS COHEN  
Registered Land Surveyor  
Maryland No. 1961

DATE: FEB. 27, 1985

CASE: 129-85

FILE: 12830

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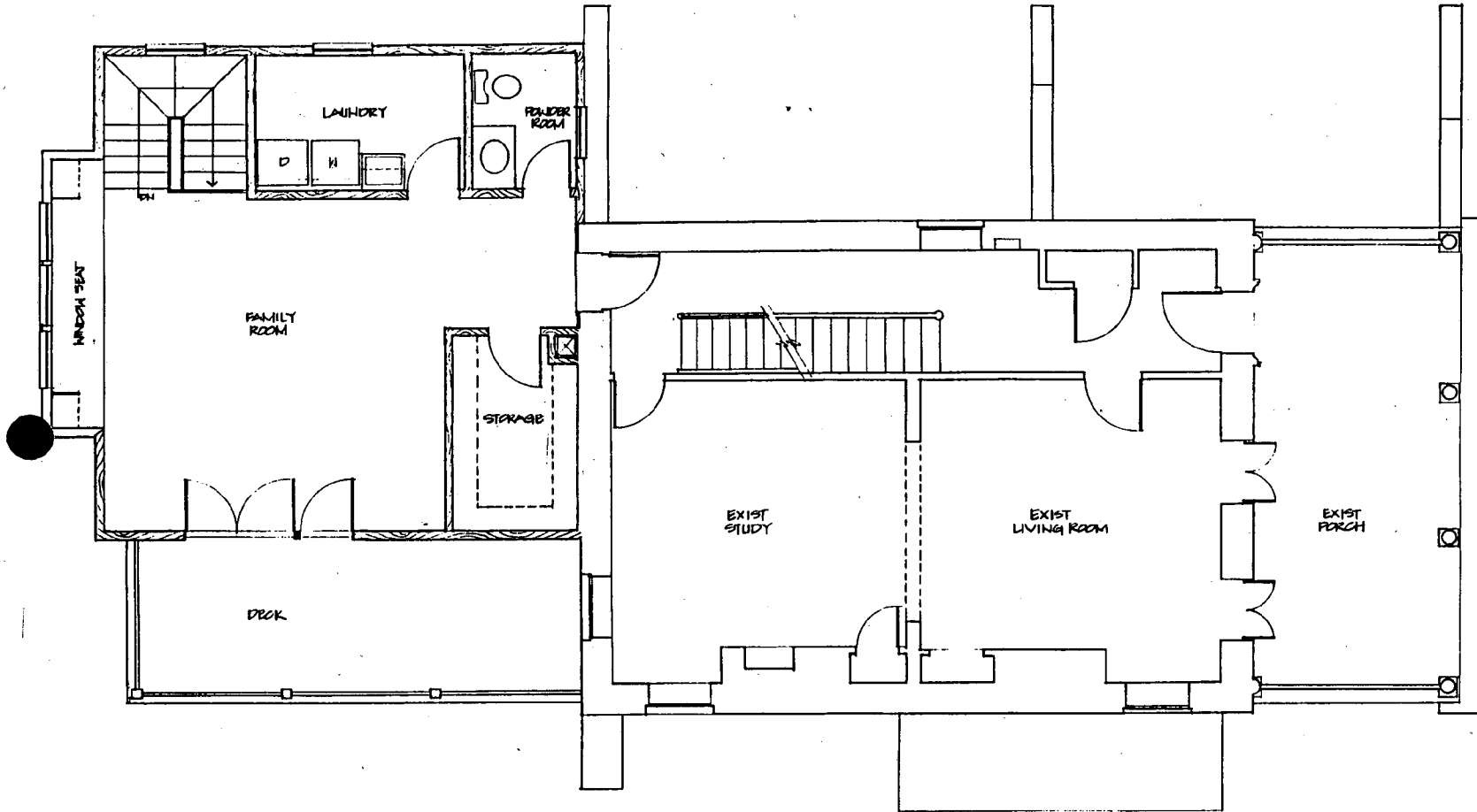


LOWER LEVEL PLAN  
 1/4" = 1'-0"

33

**HARRIS Associates**  
 7904 FLOWER AVENUE  
 TAKOMA PARK MARYLAND 20912  
 301-587-6503

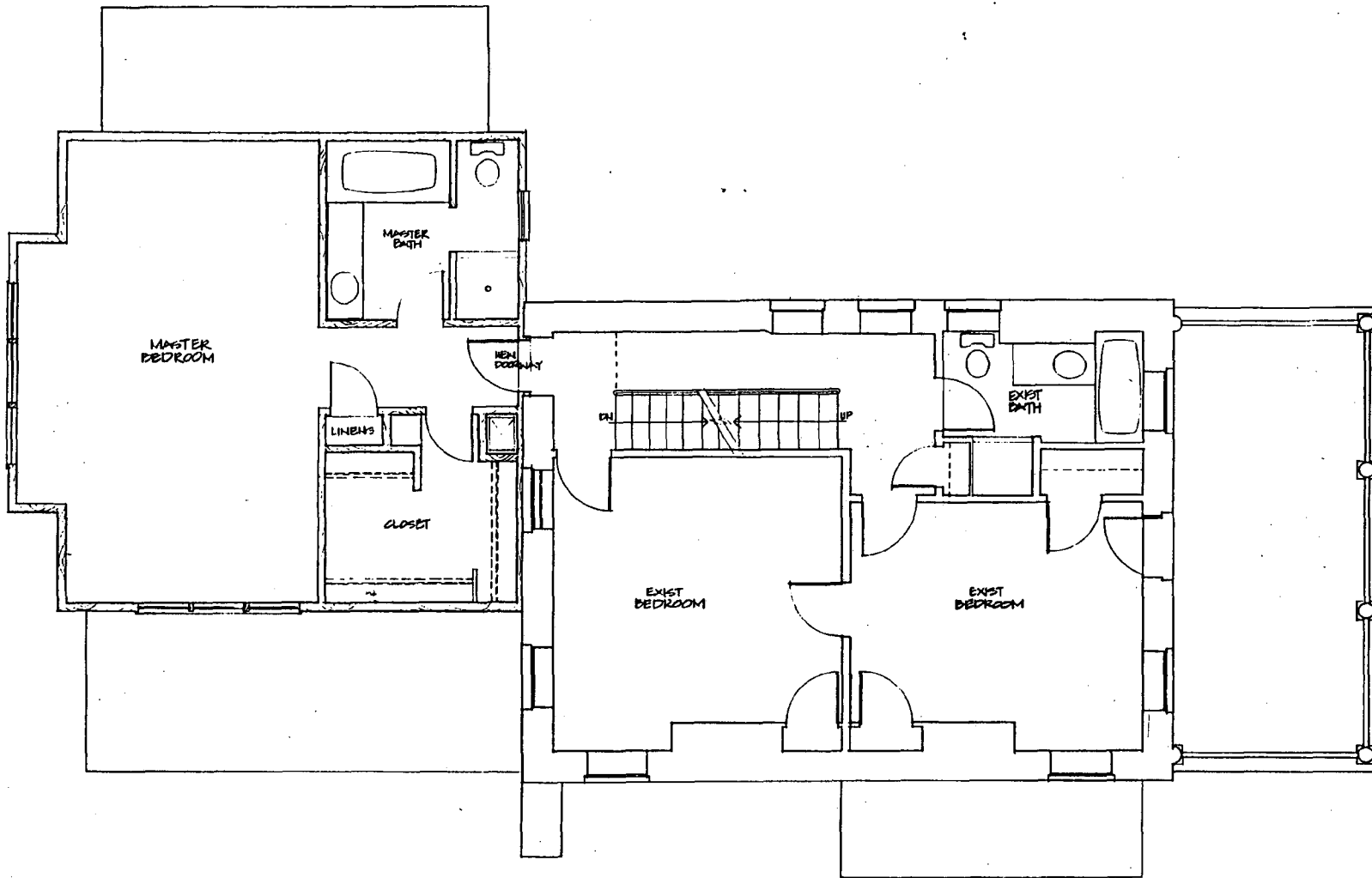
ADDITION AND RENOVATIONS  
**BRINTNALL RESIDENCE**  
 44 WELLESLEY CIRCLE  
 GLEN ECHO MARYLAND 20812



FIRST FLOOR PLAN  
1/4" = 1'-0"

**HARRIS Associates**  
7904 FLOWER AVENUE  
TAKOMA PARK, MARYLAND 20912  
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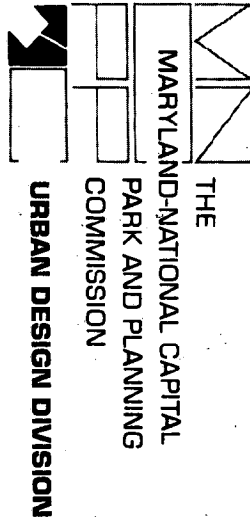


SECOND FLOOR PLAN  
 12/1/01

**HARRIS Associates**  
 7904 FLOWER AVENUE  
 TAKOMA PARK, MARYLAND 20912  
 301-587-6503

ADDITION AND RENOVATIONS  
**BRINTNALL RESIDENCE**  
 44 WELLESLEY CIRCLE  
 GLEN ECHO, MARYLAND 20812

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44 Wellesley Circle  
Glen Echo  
Reading House 35/24-92A

HPC Review: 1.22.92

See slides in preliminary  
consultation file