

prelim. 35/24 44 Wellesley Circle,
Reading House

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

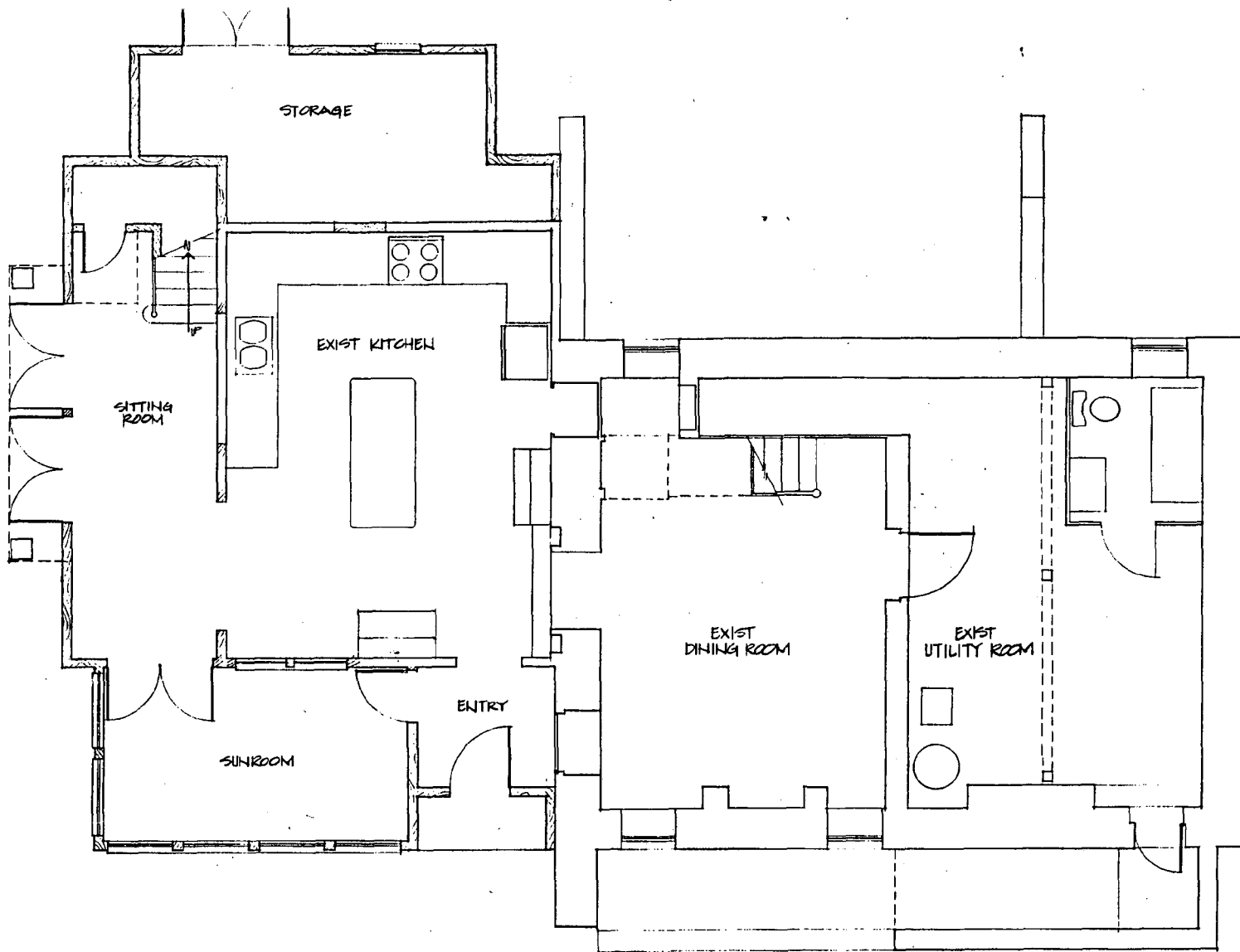
The addition is very well designed; its simple, austere character is entirely appropriate to the architectural style of the house. The roof pitch matches that of the original. A decision on the sash configuration has not yet been made. The staff recommends that the triple sash on the top floor of the 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

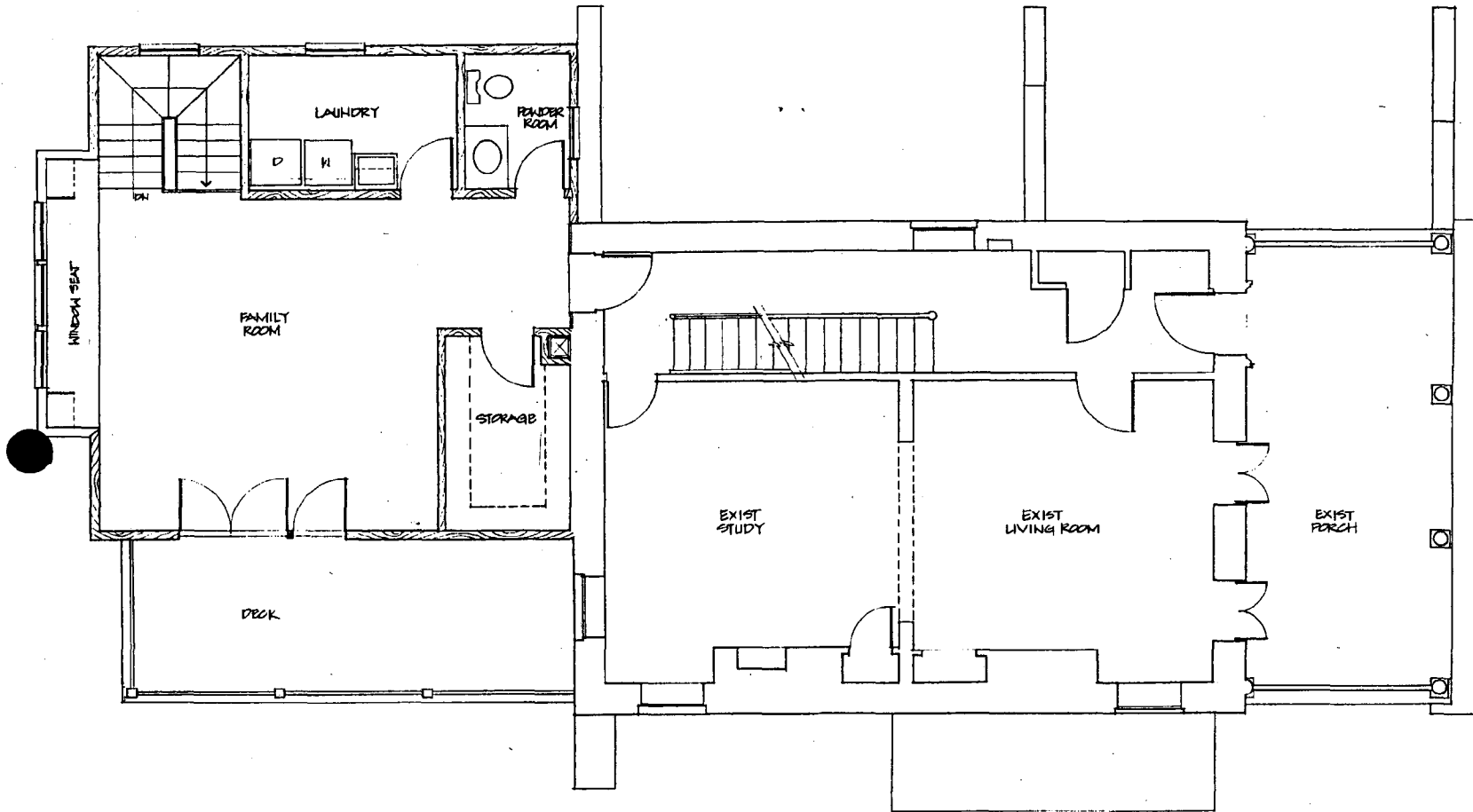
The staff finds the proposal is well-designed and consistent with the character of additions to Greek Revival-style houses from the nineteenth century to the present. The rear elevation is the most contemporary in character, but the staff finds this an appropriate approach. Although recommending that 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.



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

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

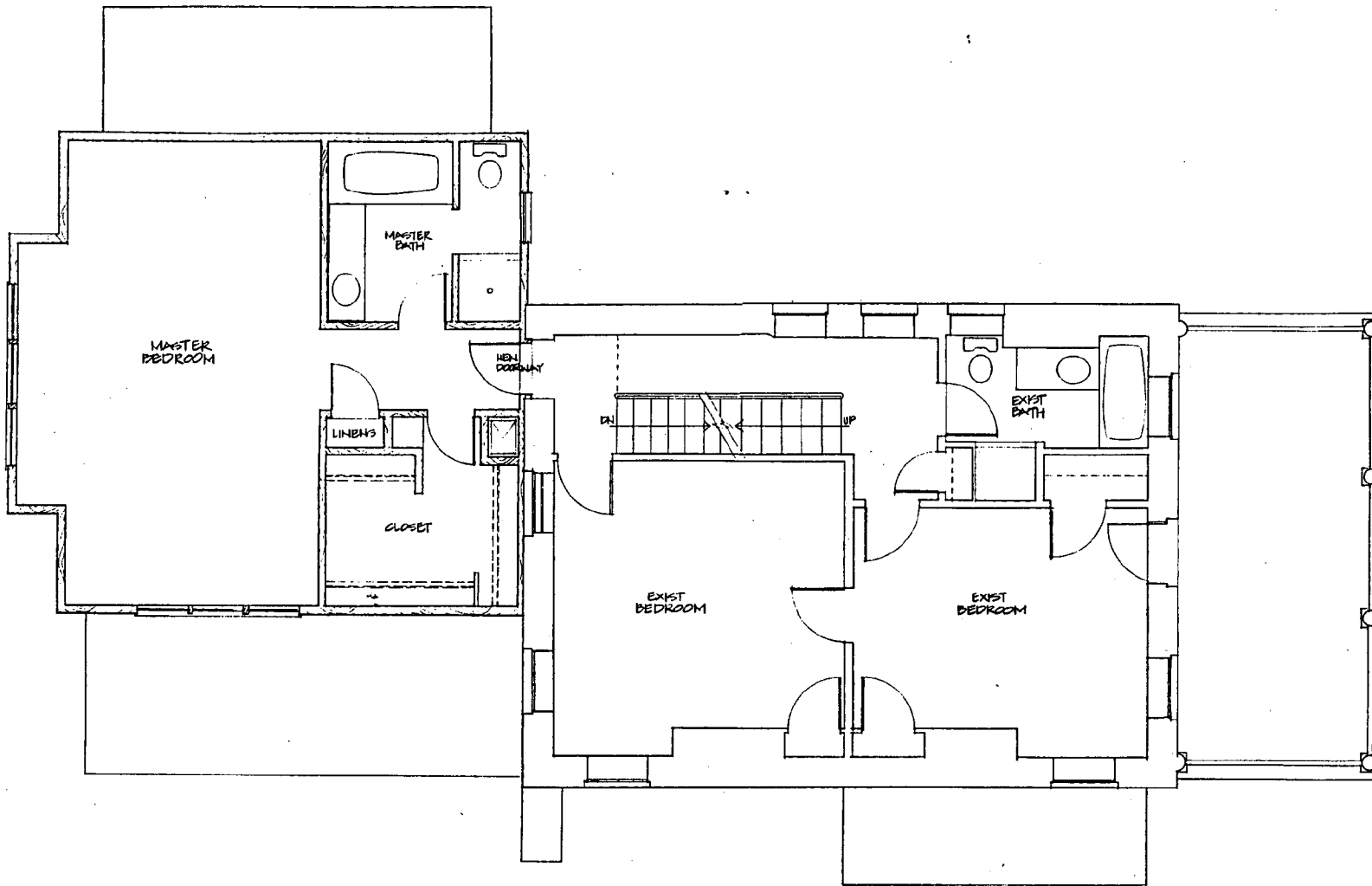
ADDITION AND RENOVATIONS
BRINTNALL RESIDENCE
 44 WELLESLEY CIRCLE
 GLEN ECHO MARYLAND 20812



FIRST FLOOR PLAN
14-01-03

HARRIS Associates
7904 FLOWER AVENUE
TAKOMA PARK MARYLAND 20912
301-587-6303

ADDITION AND RENOVATIONS
BRITNALL RESIDENCE
44 WELLESLEY CIRCLE
GLEN ECHO MARYLAND 20812



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

HARRIS Associates
 7904 FLOWER AVENUE
 TAKOMA PARK MARYLAND 20912
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ADDITION AND RENOVATIONS
BRINTNALL RESIDENCE
 44 WELLESLEY CIRCLE
 GLEN ECHO MARYLAND 20812

35

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



PRELIMINARY
CONSULTATION
SUBMITTAL

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.

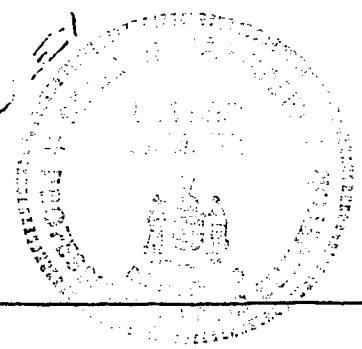
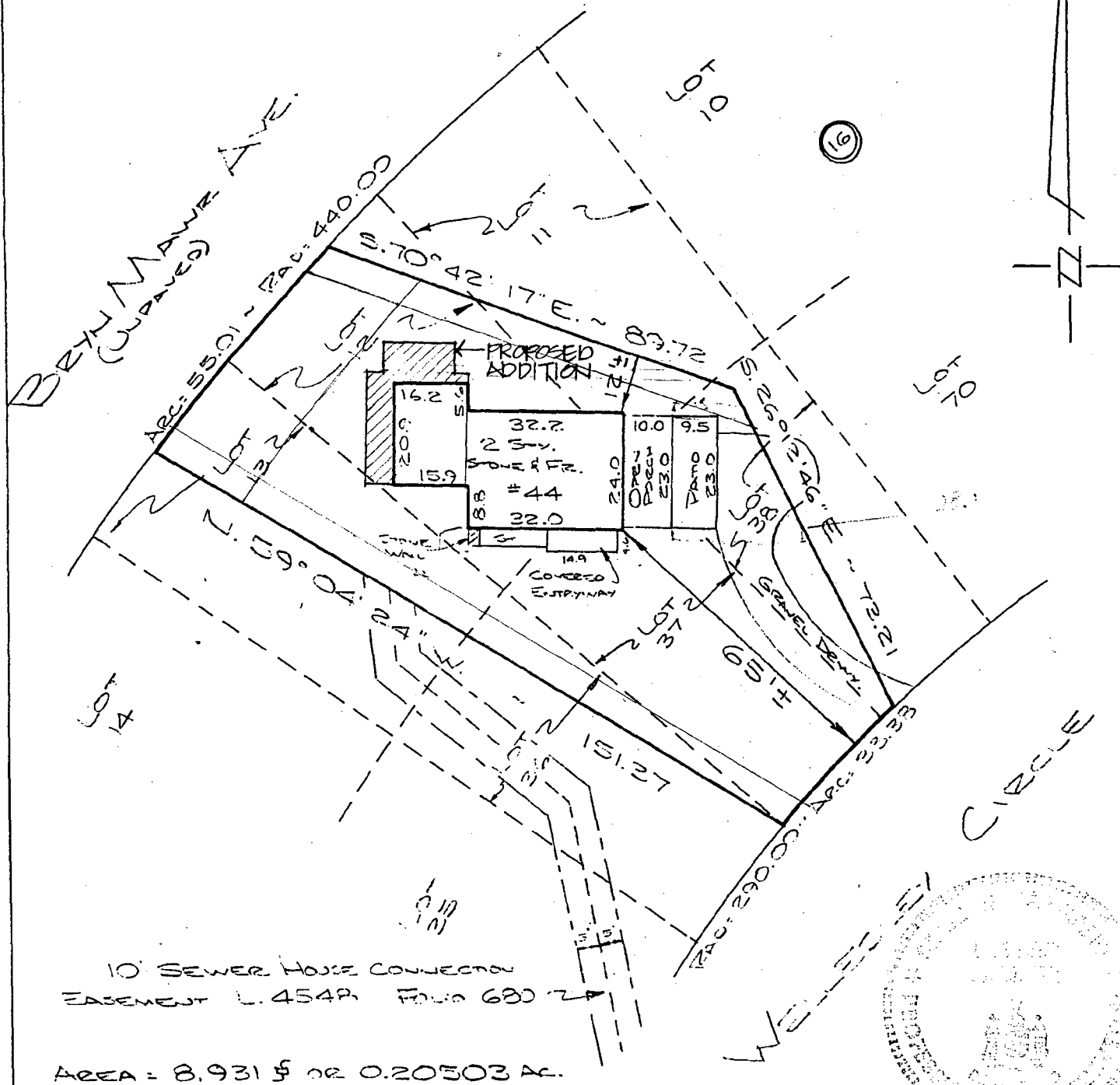
It should be noted that the original house has been altered considerably on the exterior. At one time the house was a hotel and had a large addition on the rear and the porch wrapped around both sides of the building. Openings have been changed and these changes are visible in the stonework. Some of 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.

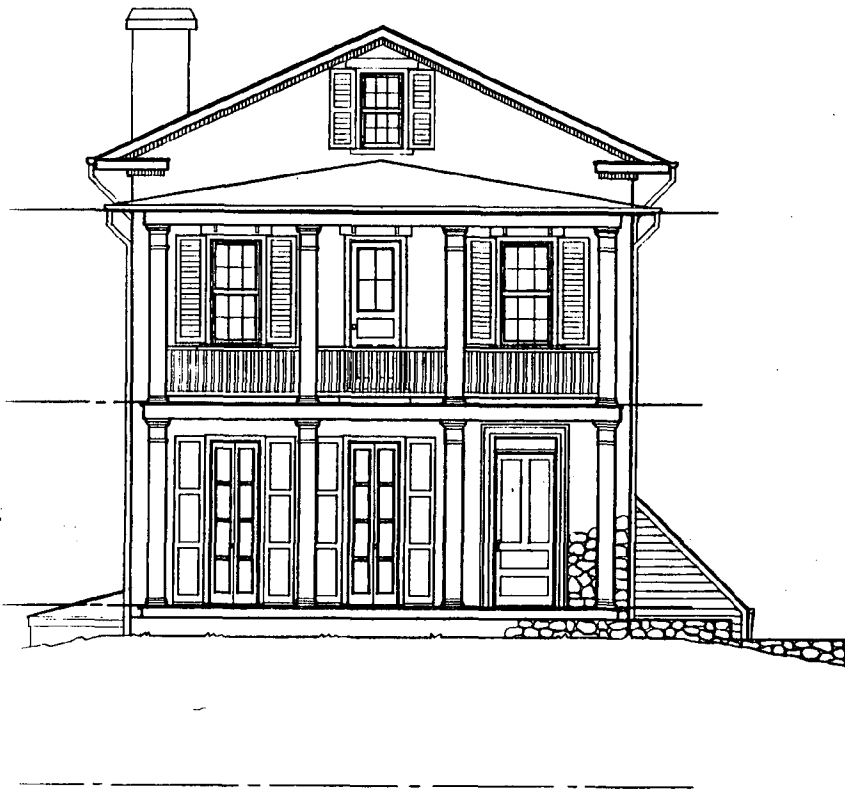
Enclosed are the following:

Site Plan
Photographs
Existing Elevations
Proposed Elevations
Proposed Plans

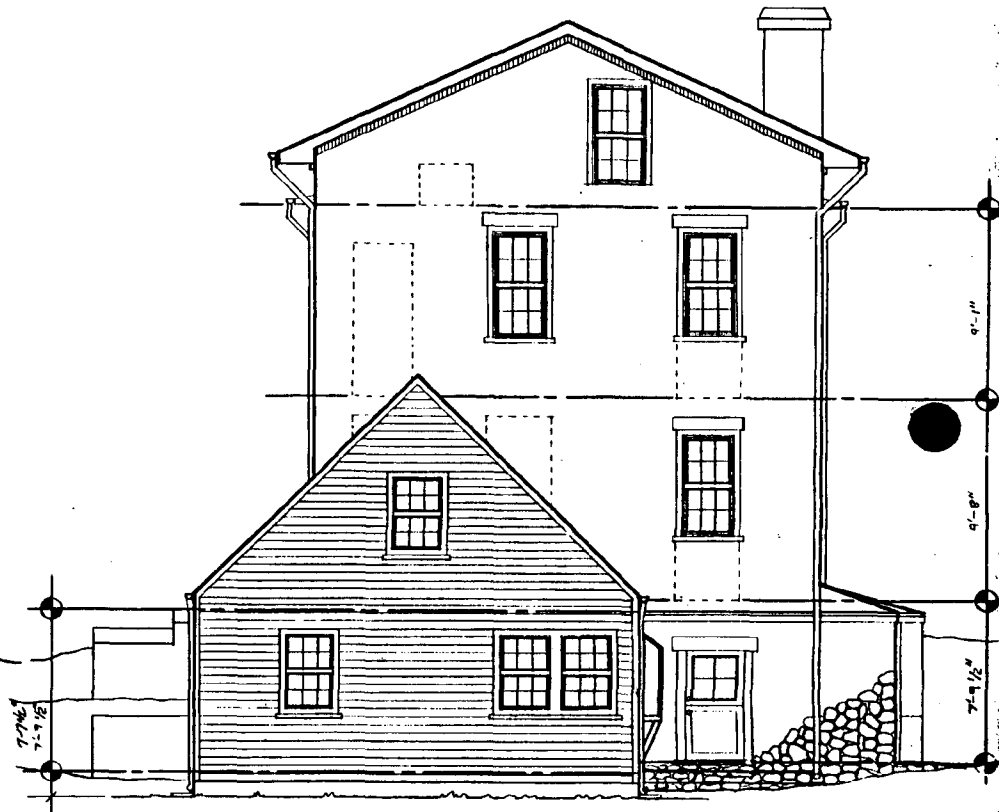


CAPITOL SURVEYS

<p>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.</p>	<p style="text-align: center;">HOUSE LOCATION LOT 27 & PARTS BLOCK 16 OF LOTS 11, 12, 13, 36 & 37 NATIONAL CHATAUQUA OF GLEN - ECHO MONTGOMERY COUNTY, MARYLAND</p> <p style="text-align: center;">Recorded in Plat Book B Plat 17 Scale 1" = 30'</p>	<p>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.</p> <p style="text-align: right;"><i>Louis Corbin</i> LOUIS CORBIN Registered Land Surveyor Maryland No. 1961</p>
<p>DATE: FEB. 27, 1985</p>	<p>CASE: 129-85</p>	<p>FILE: 13830</p>



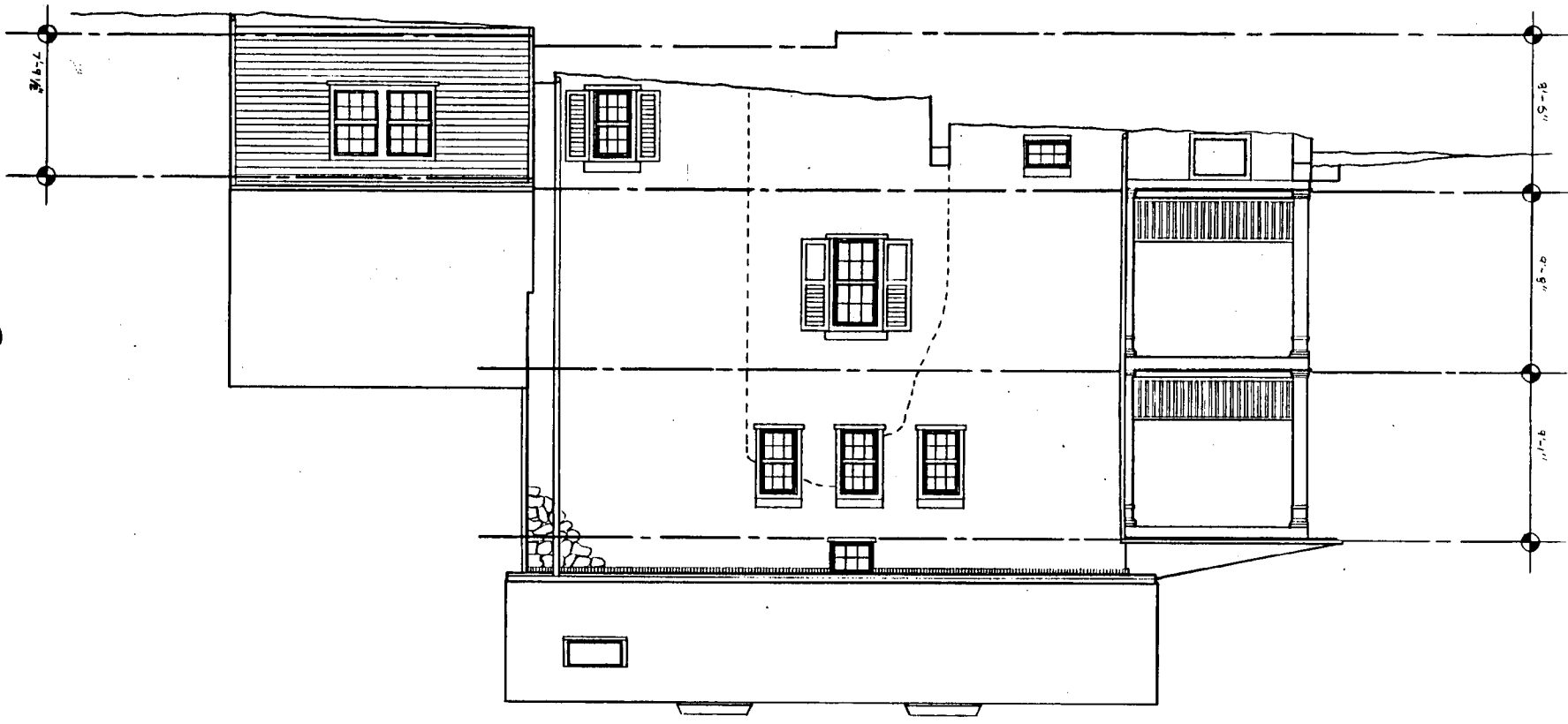
EXISTING
FRONT ELEVATION
SCALE: 1/2" = 1'-0"

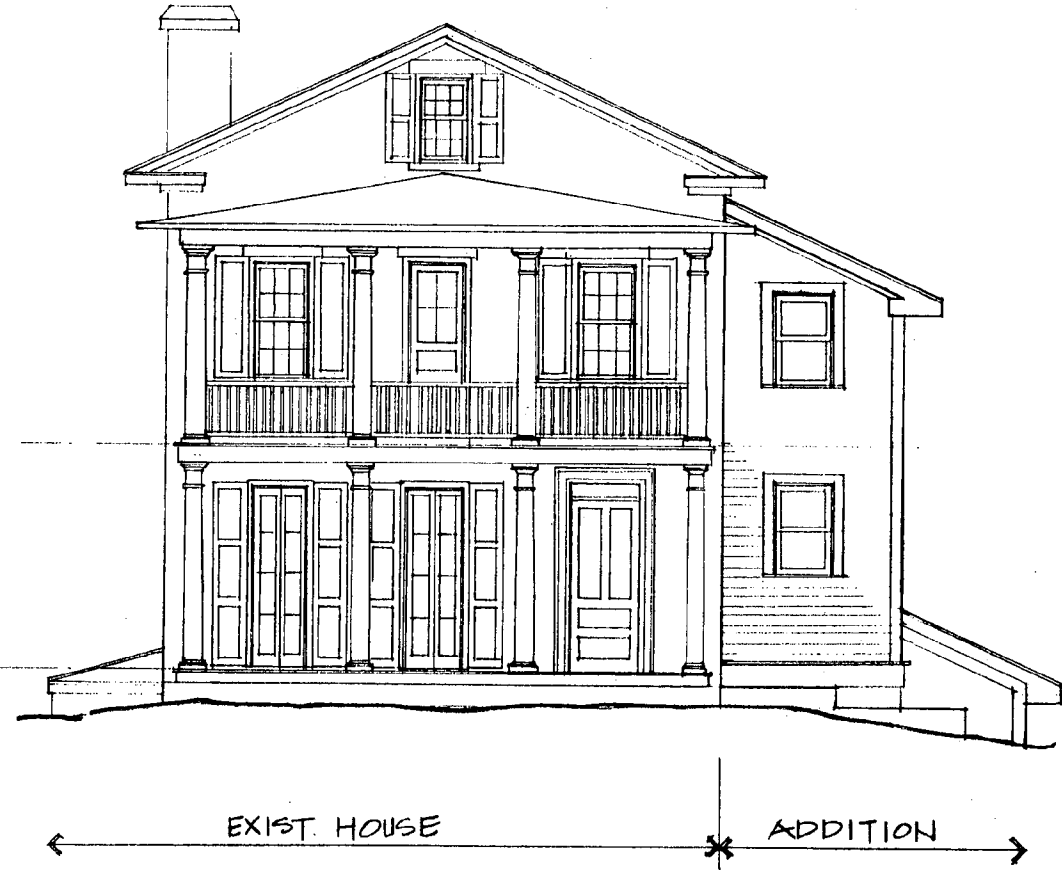


EXISTING
REAR ELEVATION
SCALE: 1/4" = 1'-0"

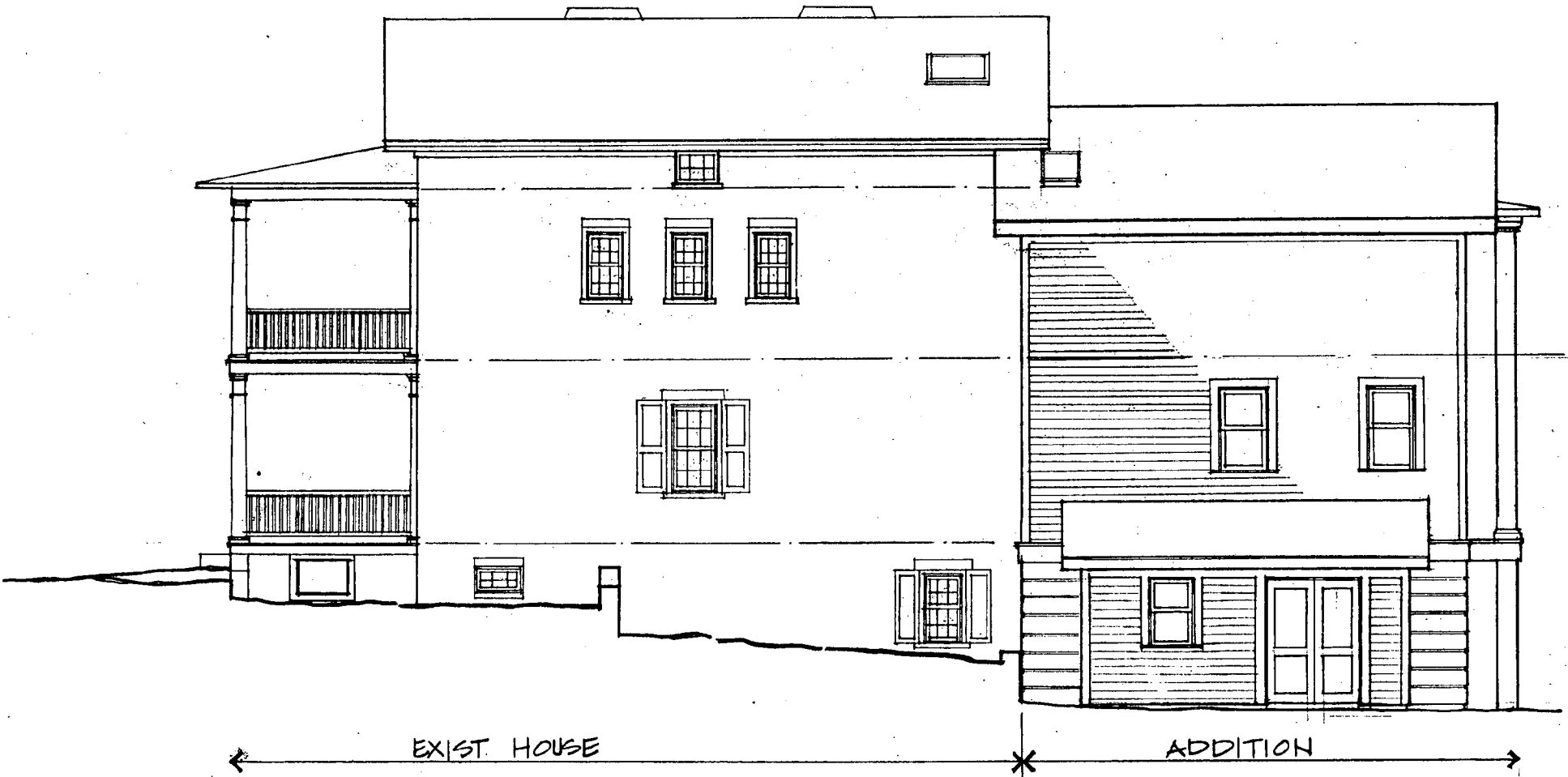
BRINTNALL

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





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



NORTH ELEVATION

1/8" = 1'-0"



3 SOUTH ELEVATION
1/8" = 1'-0"



4 WEST ELEVATION
1/8" = 1'-0"

HARRIS
A S S O C I A T E S
Architecture
Historic Preservation

MEMORANDUM

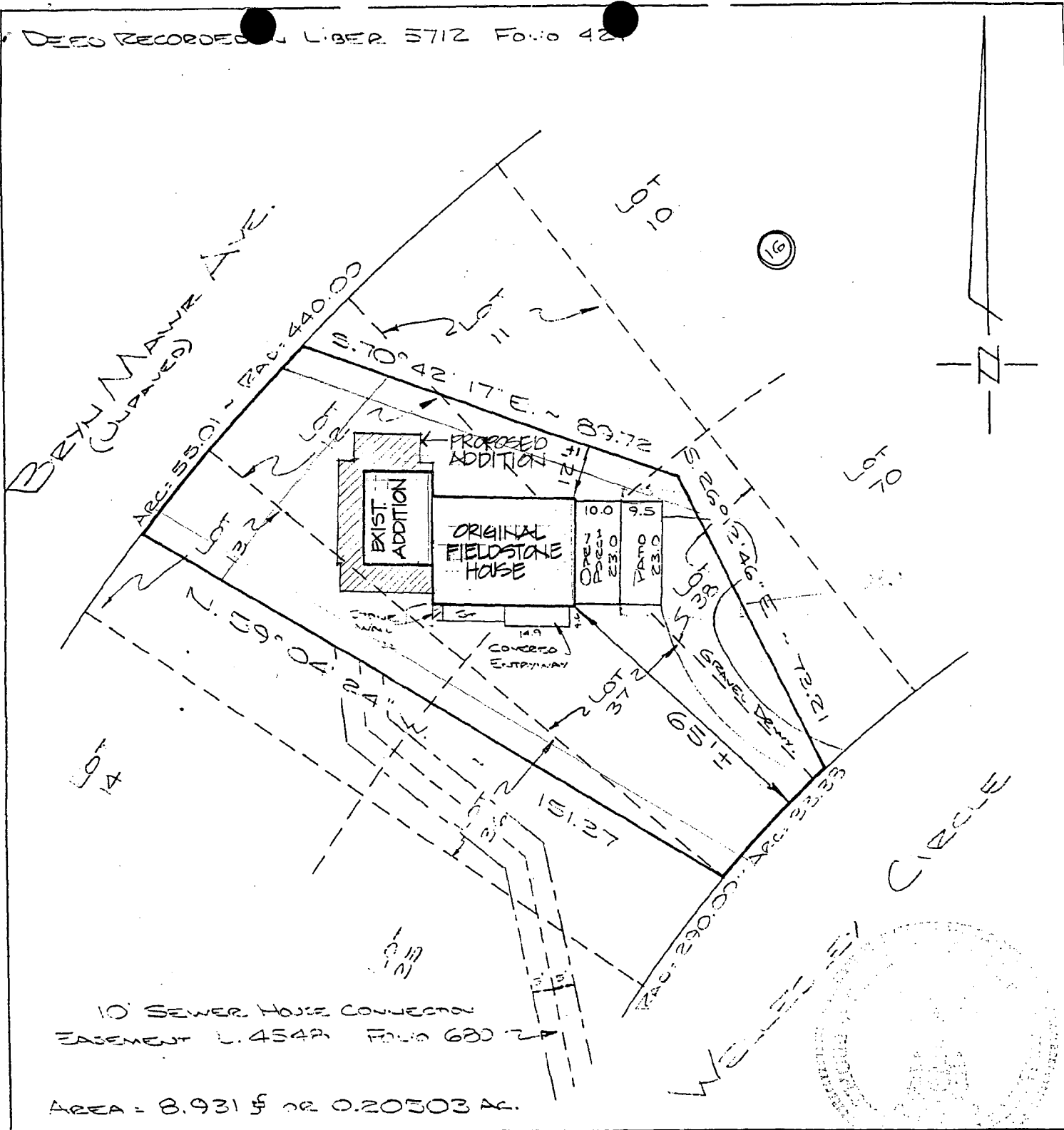
To: Montgomery Country Historic Preservation Commission

From: Ellen Pratt Harris AIA *EPH*

Re: Preliminary Review
Brintnall Residence
Reading House
44 Wellesley Circle
Glen Echo

Date: May 27, 1992

Please substitute the attached plans for those included in your packets. The site plan contained an error and the floor plans were not copied completely.



10' SEWER HOUSE CONNECTION
EASEMENT L. 4542 FOLIO 680 2

AREA = 8.931 SF OR 0.20503 AC.

CAPITOL SURVEYS

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

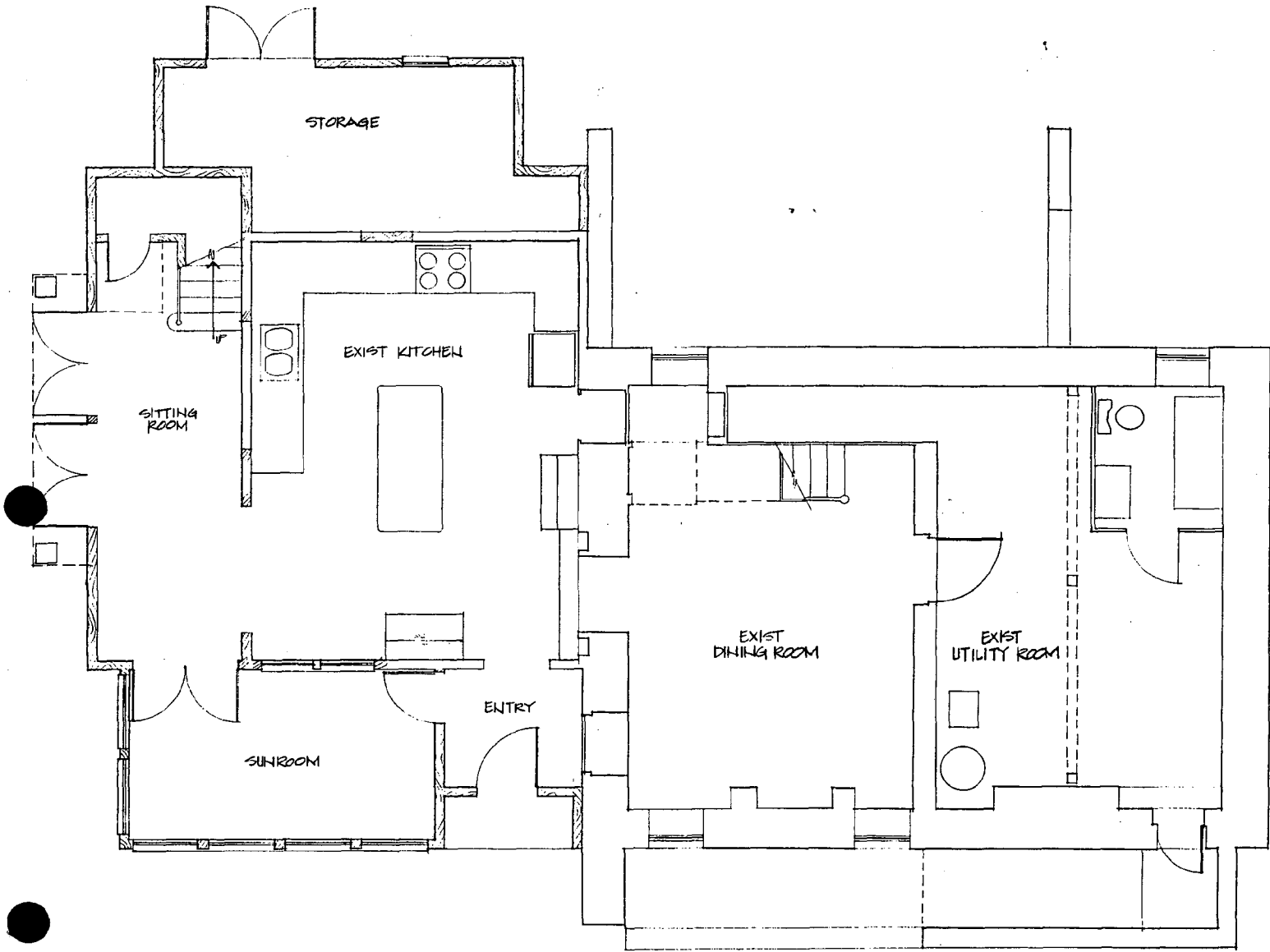
I hereby certify that the position of all of the existing improvements on the above described property have been established by a transit tape measurement and that unless otherwise shown there are no visible encroachments.

Louis Cohen
LOUIS COHEN
Registered Land Surveyor
Maryland 1961

DATE: FEB. 27, 1985

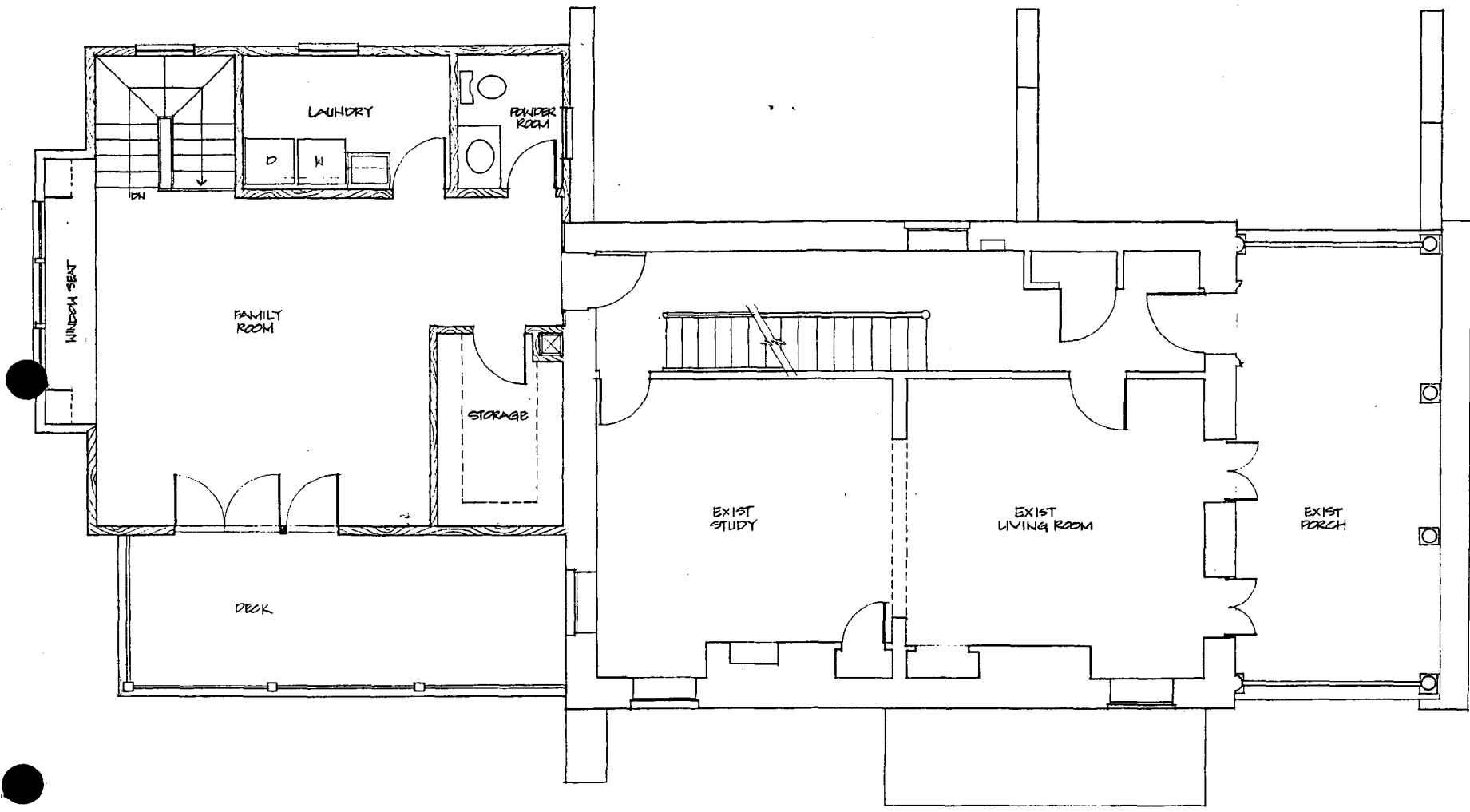
CASE: 129-85

FILE: 13830



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

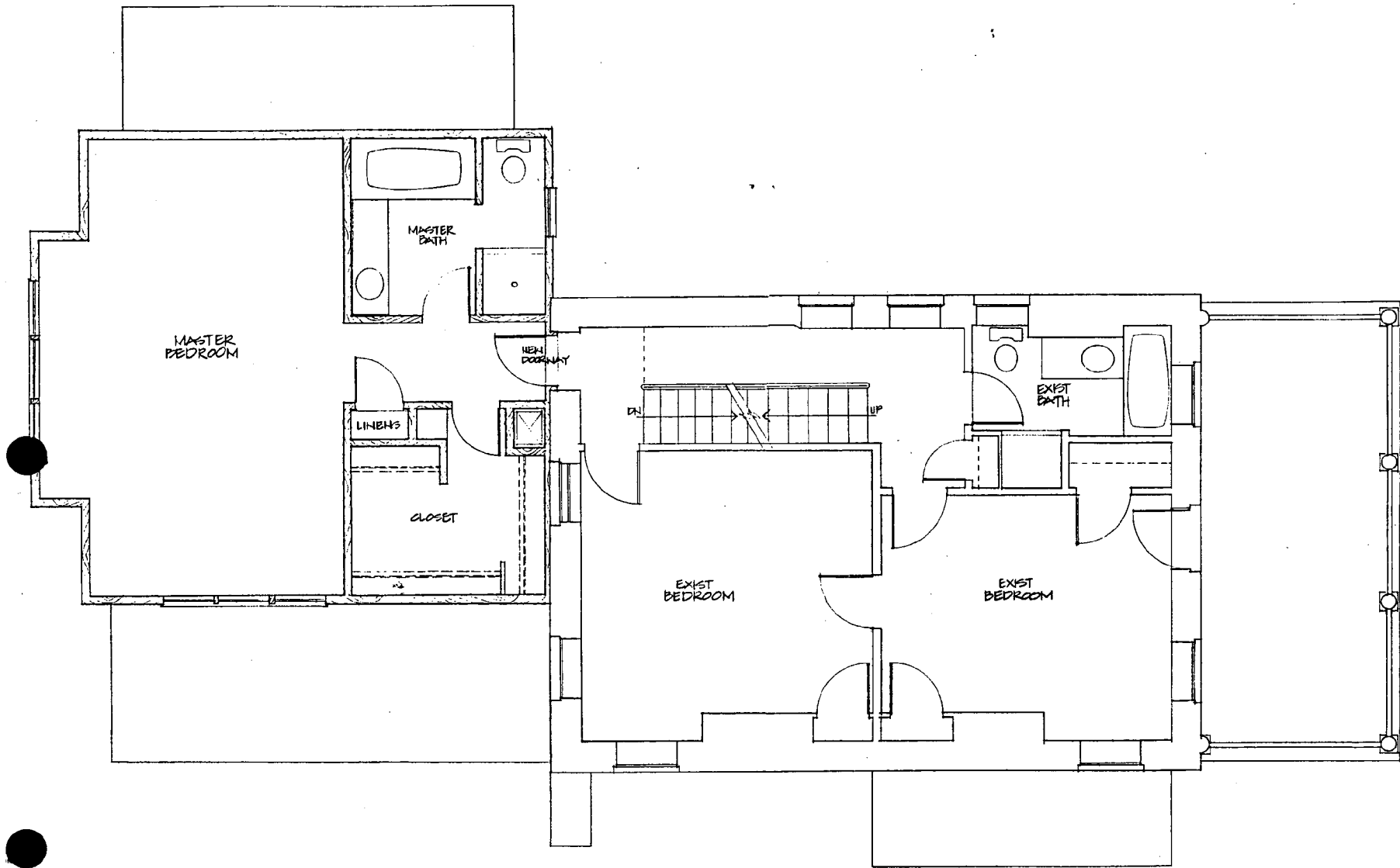
	<p>HARRIS Associates 7904 FLOWER AVENUE TAKOMA PARK MARYLAND 20912 301-587-6503</p>		<p>ADDITION AND RENOVATIONS BRINTNALL RESIDENCE 44 WELLESLEY CIRCLE GLEN ECHO MARYLAND 20812</p>		
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FIRST FLOOR PLAN
 1/4" = 1'-0"

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ADDITION AND RENOVATIONS
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SECOND FLOOR PLAN
 1/4" = 1'-0"

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

East (Front) Elevation

South Elevation

BRINTNALL RESIDENCE
44 Wellesley Circle
Glen Echo, Maryland

West (Rear) Elevation

BRINTNALL RESIDENCE
44 Wellesley Circle
Glen Echo, Maryland



North Elevation

BRINTNALL RESIDENCE
44 Wellesley Circle
Glen Echo, Maryland



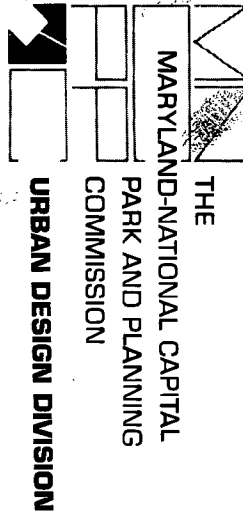
Southwest (Left) Neighbor



East Elevation and Northern (Right) Neighbor

BRINTNALL RESIDENCE
44 Wellesley Circle
Glen Echo, Maryland

8 Georgia Avenue • Silver Spring, Maryland 20910-3760



44 Wellesley Circle
Glen Echo

Receiving house 35/24

Preliminary consultation:
5/27/92