

Site: M:26/10/64

Green / Headley / Lai House

21 Wall Street

Built: 1892 Builder: Edwin M. West Private

This is one of three cottage residences financed by Frances Green and constructed by her brother, Edwin M. West, on the west side of Wall Street. It has been the most severely altered by the removal of its second floor balcony, decorative sawn wood shingling and bracketing, and by the application of aluminum siding.

Maryland Historical Trust

State Historic Sites Inventory Form

1. Name (indicate preferred name)

historic

and/or common The Green / Headley / Lai House

2. Location

street & number 21 Wall Street

 not for publication

city, town Rockville

 vicinity of

congressional district 8

state Maryland

county Montgomery

3. Classification

Category	Ownership	Status	Present Use	
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input checked="" type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
	<input checked="" type="checkbox"/> not applicable	<input checked="" type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other:

4. Owner of Property (give names and mailing addresses of all owners)

name Dr. and Mrs. Harry Lai

street & number 21 Wall Street

telephone no.:

city, town Rockville

state and zip code

Maryland 20850

5. Location of Legal Description

courthouse, registry of deeds, etc. Montgomery Co. Land Records liber 3911

street & number Montgomery Co. Courthouse folio 796

city, town Rockville

state

Maryland

6. Representation in Existing Historical Surveys

title National Register of Historic Places 1974

date City of Rockville Historic District 1974 federal state county local

depository for survey records City of Rockville

city, town Rockville

state

Maryland

7. Description

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		date of move _____

Prepare both a summary paragraph and a general description of the resource and its various elements as it exists today.

The house at 21 Wall faces east with a uniform setback established by the other houses on the street. Most of these date from the late 19th century and have decorative features of the Queen Anne style. Large trees and extensive shrubbery cover the rear of the property, especially at the southwestern corner. A rear, two-story garage is at the extreme northwestern corner accessed by an asphalt driveway, shared with 19 Wall, on the north side of the house. A decorative iron gate remains at the front of the house with shrubbery on either side.

This 2-and-1/2-story 3-bay by 2-bay frame house has a hipped roof with lower gables at the southeastern and southwestern corners, and at the center of the north facade. A rear two-story addition extends to the west from the northwestern corner and a one-story enclosed porch at the southwestern corner. This forms a rectangular plan.

The roof of the house is covered in a patterned slate roof with the exception of the porches which have seamed tin roofs. The house sits on a stone foundation with the rear addition on a brick foundation. Most of the windows are two-over-two sashes. There is one exterior brick chimney.

When originally constructed, this house reflected Queen Anne stylistic characteristics similar to the neighboring houses. These characteristics were removed in 1974 when aluminum siding and shutters were applied. Only the original window openings, roof material, exterior chimney, and basic house form remain.

The east (front) facade has a projecting gable front once termed a "Rockville bay." The second story is rectangular-shaped with paired one-over-one windows centered in the bay. This appears to be cantilevered over the first story because of the slanted sides on either side of the first-story bay. Single two-over-two windows are found on each of the three sides of the first story bay. A one-story, flat roofed, porch extends across the remaining 2 bays of the first story and is supported by two Doric columns. This covers an exterior door with transom and a single-light horizontal window to the upper right of the front door. Above the door is a two-over-two double-hung sash window.

At the southwestern corner of the house, the south side of the one-story enclosed porch is visible. The south facade is three bays wide. In the west bay is a two-over-two window centered on each story under a gable. A smaller window is found in the middle bay on the second story; two-over-two windows are on each story of the east bay.

Continued on attachment 7.1

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Lai House
Attachment 7.1

The rear or west facade has a projecting rear, gabled addition at the northwestern corner. This addition has a one-story shed-roofed porch covering an exterior door in its first bay, first story. An even fenestration of two-over-two windows on both stories completes the addition's facade. The west side of the one-story enclosed porch "squares off" the southwestern corner.

The north facade has single two-over-two windows on each story of the slightly projecting gable side. This same pattern is on the rear addition. An exterior brick chimney rises between the gable side and the addition, with a rounded shoulder between the first and second stories.

Garage

At the northwestern corner of the property is a two-story frame garage with sliding doors. Centered in the gable is a six-over-six window. The garage is in good condition.

DETRIMENTAL MODIFICATION OF A HOUSE: A CASE STUDY

On the opposite page are two drawings of a Queen Anne style house built by Edwin West in the late 1880's and having features in common with many of the older homes in Rockville.

The first sketch shows the house as it was originally designed, with an attractive and harmonious quality due to the effective use of a few simple elements: the "Rockville bay" made elegant by such details as curved brackets and pent gable; the terraced platform balcony with spindled balustrade situated on the porch roof; the variegated pattern of the roof shingles; and the use of scalloped shingles on the gable, set off by distinctive trim from the wood clapboarding below.

In the second sketch, the elegant simplicity and proportional unity of the original design have been disrupted by drastic modifications of detail and texture. The scale provided by the roofing patterns and scalloped shingles has disappeared, and the four-inch wood clapboarding has been replaced with nine-inch synthetic siding, giving a coarser appearance overall. Small but essential design elements such as the terraced balcony and the gable window have also been destroyed. Perhaps the most significant loss of all is that of the curved brackets; without them, the once-graceful two-story bay has become an awkward and disjointed form.

M: 26/10/64
The Lai House
Attachment 7.2

Discussion of Modifications of 21 Wall Street
Rockville Historic District Architectural Design Guidelines

21 Wall Street Before and After Alterations
Rockville Historic District Architectural Design Guidelines



ORIGINAL DESIGN

UNSYMPATHETIC MODIFICATION

8. Significance

Survey No. M:26/10/64

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/humanitarian
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input checked="" type="checkbox"/> other (specify) <i>Local History</i>
		<input type="checkbox"/> invention		

Specific dates 1892 **Builder/Architect** Edwin West, Builder

check: Applicable Criteria: A B C D
and/or
Applicable Exception: A B C D E F G
Level of Significance: national state local

Prepare both a summary paragraph of significance and a general statement of history and support.

Significance
The cottage residences lining Wall Street are representative of the vernacular architecture of Rockville between 1887 and 1930. Three adjoining houses were built by Edwin M. West over a four year period and present a unified streetscape of size, scale, and massing, although details vary.

History and Support

The subject house is one of several in "R.T.Veirs' Addition to Rockville" which were financed by Frances Green and constructed by her architect/builder brother Edwin West. 1/ This house was built as Mrs. Green's own residence and is slightly larger than the two adjacent houses, #15 built in 1887 and #19 built in 1891.

Mrs. Green sold the house in April, 1899 for \$2000 to several members of the Waring family. 2/ The widowed Anna Hays, her brother, Confederate veteran Henry Basil Waring, and his daughter Josephine Waring lived there. They also purchased part of the vacant lot to the south to increase their yard. 3/ Josephine Waring inherited the house; in 1912 she married a Washington newspaperman and moved to D.C.

Fannie Brand purchased the property in 1920, owning it until her death in 1938, when her heirs sold the house to Bradford Headley. The Headley family lived there for thirty years. 4/

The current owners, Dr. and Mrs. Harry Lai, purchased 21 Wall Street in 1969. In 1974, aluminum siding was applied to the house; the brackets, balustraded balcony, shaped shingles and other Queen Anne details which characterize West's houses were removed.

Footnotes:

1. The financial arrangements for #15, which Mr. West purchased directly from the Williams estate, are not known. The other houses which were West and/or Green property are 314 and 318 West Montgomery.
2. Montgomery County Land Records TD 8/168 (1899).
3. Montgomery County Tax Assessments 1899: Anna Hays & Josephine Waring --- south 50 feet of Lot 14 @ \$150 plus \$1,300 improvements, north 51 feet of Lot 15 (unimproved) from T.C.Groomes.
4. Land Records, op. cit., 300/24 (1920) and 701/300 (1938).

9. Major Bibliographical References

Survey No. M-26/10/64

Montgomery County Land, Will, and Plat Records and Tax Assessments.
Montgomery County Sentinel; Rockville Historic District Architectural Design Guidelines, page 56-57.

10. Geographical Data

Acreeage of nominated property ~~14,140~~ square feet

Quadrangle name _____

Quadrangle scale _____

UTM References do NOT complete UTM references

A	<input type="text"/>	<input type="text"/>	<input type="text"/>
	Zone	Easting	Northing

B	<input type="text"/>	<input type="text"/>	<input type="text"/>
	Zone	Easting	Northing

C	<input type="text"/>	<input type="text"/>	<input type="text"/>
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D	<input type="text"/>	<input type="text"/>	<input type="text"/>
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E	<input type="text"/>	<input type="text"/>	<input type="text"/>
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F	<input type="text"/>	<input type="text"/>	<input type="text"/>
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G	<input type="text"/>	<input type="text"/>	<input type="text"/>
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H	<input type="text"/>	<input type="text"/>	<input type="text"/>
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Verbal boundary description and justification

South 50 feet of lot 14 in "R.T. Veirs' Addition to Rockville" and the north 51 feet of lot 15, fronting on Wall Street.

List all states and counties for properties overlapping state or county boundaries

state	code	county	code
state	code	county	code

11. Form Prepared By

name/title	Anne W. Cissel / Dwayne Jones, Architectural Description		
organization	Peerless Rockville	date	August 1985
street & number	P.O. Box 4262	telephone	762-0096
city or town	Rockville	state	Maryland 20850

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to: Maryland Historical Trust
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ROCKVILLE, MD 20851

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M: 26/10/64
Green/Headley/Lai house
21 Wall St.
Rockville
8-85 E facade