

Site: M:26/12/4

Brewer/Offutt/WINX House

8 Baltimore Road

Built: 1878 Builders: W.E.Pumphrey and G. Cator Restricted

This Italianate building was constructed in 1878 as the residence of William Brewer on land he developed as the "Third Addition to Rockville". The mansion was also the long-time home of 20th century Rockville Mayor Lee Offutt. Radio Station WINX has occupied the house since 1954, altering the facades and fenestration, but the cupola, dormers, and bracketing remain.

Maryland Historical Trust State Historic Sites Inventory Form

1. Name (indicate preferred name)

historic Brewer/Offutt House

and/or common WINX

2. Location

street & number 8 Baltimore not for publication

city, town Rockville vicinity of 8 congressional district

state Maryland county Montgomery

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input checked="" type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture <input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" 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 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 checked="" 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 type="checkbox"/> no	<input type="checkbox"/> military <input type="checkbox"/> other:

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

name United Broadcasting Company, Inc.

street & number 4733 Bethesda Avenue, Suite 808 telephone no.: 652-7707

city, town Bethesda state and zip code Maryland 20814

5. Location of Legal Description

courthouse, registry of deeds, etc. Montgomery County Land Records liber 1979

street & number Montgomery Co. Courthouse folio 131

city, town Rockville state Maryland

6. Representation in Existing Historical Surveys

title National Register of Historic Places

date 1978 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 type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved date of move _____
<input checked="" type="checkbox"/> fair	<input type="checkbox"/> unexposed		

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

The subject house faces south/southwest on an angle that once allowed an unobstructed view to the old main street and fairgrounds. Large deciduous trees shade the lot that is located on a cul-de-sac of Baltimore Road and is adjacent the intersection of Veirs Mill Road, Rockville Pike, Hungerford Drive (Route 355), and Jefferson Street. St. Mary's Cemetery is immediately to the southeast, across the cul-de-sac.

This 2-and-1/2-story, frame house has a Georgian plan with a brick and stone parged foundation. A two-story rear frame addition, with gable roof, extends from the northeast corner and rests on a brick foundation. The main block has a low-pitched hipped roof covered in asphalt shingles. Four hipped-roof dormers and a center cupola highlight the roof. These all have slate-shingled siding and sash windows that have been blocked in. A brick veneer sheaths the house on the south, east, and west facades. The original novelty siding is exposed on the north (rear) of the main block. A wide cornice with medium-sized brackets on the front continues around the house with a slightly varied cornice on the addition. Interior brick chimneys with decorative tops are on either side of the cupola; a brick flue is on the interior ridge of the rear addition.

When built in 1878, the house was designed in the popular Italianate style. Some of the features present at that time included carved brackets under the eaves, hipped roof and dormers, cupola, and front and rear porches with brackets and turned columns. Turn-of-the-century photographs and real estate advertisements indicate that these features were present on this house until the mid-20th century. Today, the house retains some of its original Italianate characteristics, but many of these are hidden beneath applied alterations. The most obvious changes are on the south and west facades, especially the window replacements.

The south (front) facade is three bays wide. Large, single-pane windows replaced paired sash windows in the first bay of the first and second stories and the third bay of the first story. A modern clear glass door with side glass panels is in the center bay of the first floor. This is surrounded by an arched door frame and wooden pilasters with dentiled capitals. In the center of the door frame is a wooden ornament similar to a keystone. Paired one-over-one windows with wooden surrounds are in the third bay of the second story. The brick veneer covers another window opening in the center bay of the second story. Eight carved brackets decorate the eaves that are applied to a wide wooden cornice. A hipped-roofed dormer is centered on the roof and visible from this facade.

Continued on Attachment 7.1

The west facade of the main block is two bays wide. Each bay has a single-paned glass window with the exception of the first bay, second story where the window opening is covered by the brick veneer. Another hipped-roof dormer is centered on the roof. The west facade of the rear addition is three bays wide with single, two-over-two and six-over-six windows in the first and second bays of both stories. A single sash window is located in the third bay, first floor.

The two bays visible on the main block of the north facade are punctuated with two-over-two windows and an exterior door with transom. A projecting one-story porch covers one-half of the rear facade, including the doorway, and connects to the rear addition and the main block. The seamed tin roof of the porch is supported by a single chamfered wooden column. Wooden lattice panels stretch from the column to the house where jig-sawn brackets complete the decorative features.

The two-bay rear gable-roofed addition overhangs approximately 3 feet on the second story. An exterior, wooden door is in the first bay of the first story, while two small, square, four-light windows are on the second story. The attic vent is highlighted with a semi-circle decorative grill. There is a returned cornice.

The addition on the east facade is two bays wide. Single sash windows are in each bay. The first story windows are blocked; the second story ones are six-over-six. The first bay of the second story projects approximately one foot from the wall. There are three bays on the brick-veneered main block of the house. Each of the bays has a two-over-two sash window with wooden surrounds. A three-sided bay extends from the second and third bays of the first floor. Each of the sides has a two-over-two window similar to the others. This facade has an even fenestration that appears to be unaltered.

Interior

Although the interior is affected by the exterior alterations, many interior original features remain intact. The basic floor plan is still evident. Staircase newels and balusters are in place, as are the moldings and baseboards. The second-story newel post is especially distinctive. Some room arrangements also have been changed, and acoustical tiles and paneling have been applied. Most of the interior alterations appear to be reversible.

8. Significance

Survey No. M.26/12/4

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 type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input checked="" type="checkbox"/> other (specify) Local history

Specific dates 1878 Builder/Architect Pumphrey & Gator, Builders.

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

Radio Station WINX occupies what was once the handsome Italianate residence constructed by William Brewer. This is the only remaining house of the five built on Baltimore Road on land adjacent to the new Baltimore & Ohio Depot platted by Mr. Brewer as "The Third Addition to Rockville".

History and Support

In anticipation of the opening of the Rockville station on the Metropolitan Branch of the B&O Railroad in 1873, The Montgomery County Sentinel published several editorials concerning the impact of the railroad on the village. The need for civic improvement and new housing was stressed, and the Sentinel was encouraged by investment in Brewer's new addition near the depot where "Preparations are being made to have six to eight houses erected on the lots recently sold."

1/

Brewer's "Third Addition to Rockville" is located on parts of the 1734 land grant called "Haymond's (or Hammond's) Addition". 2/ Baltimore Road ran through this area to intersect with the Georgetown Turnpike, and the development on Haymond's Addition lay at its eastern junction with the City Road where prominent attorney John Brewer had lived in the 1840s and 50s. After his death in 1869 the heirs agreed to partition the estate, and his son William chose this 10 acre parcel at the west end, where the railroad line was planned. 3/

William Brewer was an attorney like his father, and he also published the Montgomery County Advocate newspaper. 4/ He formed the Rockville Building Association to finance new housing in the town and encourage private development. The Mayor and Council incorporated Brewer's "Third Addition" to Rockville in 1872.

Continued on attachment 8.1

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WINX

Attachment 8.1

William Brewer retained ownership of lots 5 & 6 of his addition. These lots are on a slight rise in elevation, commanding a view of the fairgrounds and the town, and convenient to the business district. The only evidence to date the construction of this 10 room, frame dwelling is a brief note in The Advocate in July, 1878: "Pumphrey and Cator to build for William Brewer opposite St. Mary's." (The house does not appear on the 1879 Hopkins Atlas possibly because it was under construction. It does not appear in the tax records until its sale in 1885.)

Brewer died suddenly at age 39, and his residence was sold at public auction. "Commodore" Oscar Badger paid \$5,000 for the mansion described in the sale advertisement as "one of the most desirable residences in town." 5/ Pure water at the kitchen door, beautiful young shade trees, terraced yard and convenience to the depot were all mentioned in the Advocate advertisement.

The house changed hands again in 1888 when Miss Jennie Codwise purchased the house for the sum of \$6,300. Miss Codwise was the sister of Beverly Codwise, one of the building superintendents of the B&O; she lived there for a number of years but later rented the house to Town Councilman Lee Offutt.

Mr. Offutt purchased the house in 1900 6/ and from this comfortable home he served six terms as Mayor of Rockville (1906-1916 and 1918-1920). A photograph owned by WINX ca. 1915 shows the painted frame house with its broad front porch, bracketed cornice and cupola. It was during this time that the Offutts lost both their children, their only son dying of typhoid in 1914 while a student at St. Mary's College. It is ironic that Mayor Offutt had been leading the fight to rid Rockville of its cesspools and outhouses for several years and that in 1914 construction of Rockville's new sewer system was underway after a typhoid epidemic in 1912 had brought the issue to crisis proportions. 7/

Lee Offutt died in 1929. His widow Mary Clements Offutt remained in the house for many years, where she continued her participation in the activities of St. Mary's Church across the street, serving as the Church's unofficial historian. At her death she left the bulk of her estate to a servant of 60 years as well as a sizeable bequest to her Church. 8/

Richard Eaton, founder and President of the United Broadcasting Company Inc., purchased the Offutt house for a studio and office in 1954. 9/ The front porch was removed and the front three-quarters of the house veneered in brick, with plateglass picture windows replacing the Victorian ones on the south and east facades. (See photograph 8.3) Over the next 12 years, adjacent houses on Baltimore Road were also purchased by the company.

continued on 8.2

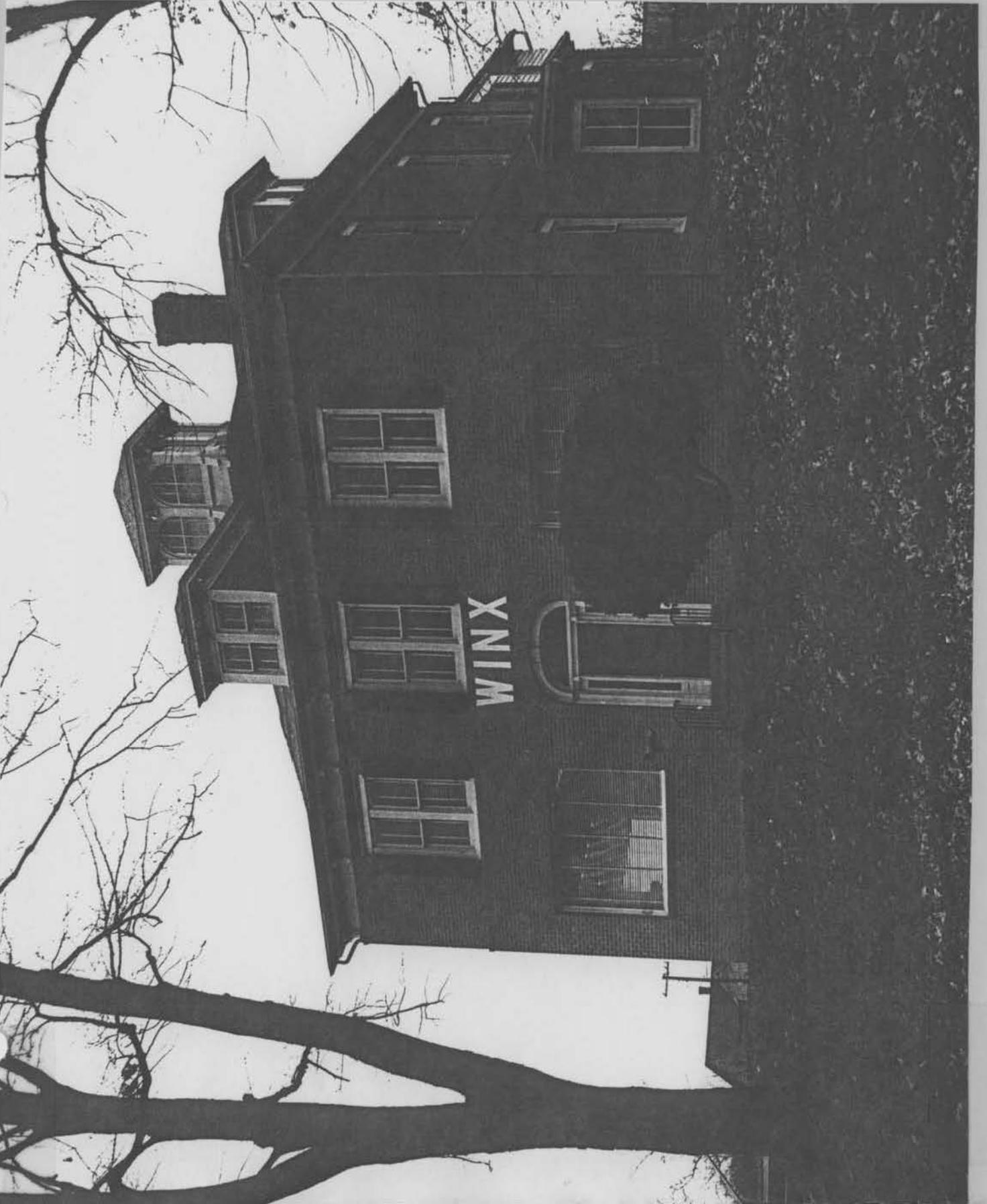
Since the 1976 National Register Nomination for the "Third Addition to Rockville and Old St. Mary's Church and Cemetery" was written, #12, #14, and #18 Baltimore Road have been demolished; only Wire Hardware at one end of the block and WINX at the other remain. This block of Baltimore Road is now isolated by the closing of its intersection with Hungerford Drive/355 and the circuitous route needed to reach it. But this isolation has resulted in an oasis a few yards from roaring traffic, a peaceful tree-lined street that preserves the 19th century in its church, depot, hardware store, and residence.

Footnotes:

1. Montgomery County Sentinel, April 4 and 11, 1873.
2. Spelled both ways in various records and in 1841 listed as Cameron's Addition.
3. Survey dated November 18, 1873 shows 10 acres, 2 rods (Montgomery County Historical Society). Plat for Thied Addition at Plat B/57 shows 21 lots on 8-1/2 acres.
4. The Montgomery County Advocate first appeared in 1872; it continued publication under A.Almoney until 1927.
5. Montgomery County Judgment Record, Equity #598 at EBP 16/333.
6. Montgomery County Land Records TD 14/ 465 (1900)
7. Minutes of the Mayor and Town Council from 1905 on show repeated attempts to deal with sewage problem in ordinances. City Record Book No. 3, December 1913 reports application to the State Legislature for a bond to finance construction of the sewer system; City map showing sewer hook-up to each house is dated June 24, 1914.
8. Montgomery County Sentinel, June 7, July 26, 1962.
9. Mr. Eaton was a Harvard-educated Quaker who moved back to the United States from Europe in 1940 after the loss of his newspaper chain when the Germans invaded France. In this area he started the first U.S. black radio station (WOOK). Eventually UBC owned 9 radio stations and cable television systems. Litigation over Mr. Eaton's estate has continued since his death in 1981. (Washington Post, July 14, 1985.,p. C1, col.9.)

M: 26/12/4
WINX
Attachment 8.3

Brewer/Offutt House after WINX alterations ca. mid-1950s.
Photo courtesy of Charles Brewer.





RICHARD H. ANDREWS
424-8282
1608 FARRAGUT AVE.
ROCKVILLE, MD 20851

0085-19-6

M-26/12/4
Rear, Brewer-
Offutt house
8 Baltimore Road
Rockville 8/85



RICHARD H. ANDREWS
424-8282
1608 FARRAGUT AVE.
ROCKVILLE, MD 20851

0885-16-8

M: 26/12/4
Brewer-Offutt House
8 Baltimore RD
Rockville 8/85