



Frederick, Maryland's Historic

Tyler Spite House

112 West Church Street

**Offered for lease or sale**

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## The Historic Tyler Spite House

The stately mansion at 112 West Church Street is not called by a family name, nor by a name indicative of its grandeur. Instead, it's locally known as the "Spite House" because it was built when Dr. John Tyler decided it would be an annoyance to have Record Street extend along the side of his existing residence. Dr. Tyler purchased the adjoining lot and built "the spite house" in 1814.

The property features a stately foyer with an impressive 3 story curved staircase. To the left of the central hall is two-story east wing. The main level of this wing is the grand salon which opens to a lovely front garden fenced in cast iron and crowned with a beautiful fountain. To the right is the living room and music room. All three rooms have 12 foot ceilings, original carved woodwork and exquisite fireplaces framed by carved, marble mantels.

Beyond the formal rooms is the 2-story rear wing. The main level of this wing encompasses the office, dining room and kitchen. The wood floor in the dining room is inlaid with an intricate star pattern. Although extensively renovated, the gourmet kitchen blends harmoniously with the house. The cavernous fireplace in the kitchen is reminder of the homes past. The L-shaped side porch overlooks the beautiful garden with brick patterned walks and mature trees. A recent addition to this wonderful outdoor space is a free-form pool and pergola.

The second and third floors have enormous, bright bedrooms and spacious bathrooms in each hall. The property has 17 rooms, 7 bedrooms, 4 full baths, 3 half baths, 9 fireplaces and over 9,200 square feet, plus a full basement that's not included in this square foot figure. It has been placed on the National Register of Historic Places and has been awarded a plaque from the Frederick County Landmarks Foundation.

There is off-street parking for seven vehicles on the Property.

I purchased the Property in the fall of 2006 at the same time as I purchased the historic Terrace House at 307 Upper College Terrace in Frederick. After two and a half years of renovating both homes, we decided to move from our home in Braddock Heights to the Terrace House and put the Tyler Spite House on the market in the summer of 2009.

The home is priced at \$200/SF and can be rented for \$16/SF/year, plus operating costs. Both of these figures are well below the cost of replacing the structure (without including the high value of the large lot) and represent one of the best real estate values in Frederick, where fine historic homes frequently sell for prices in excess of \$300/SF.

Additional information is available on the web at: <http://www.innseekers.com/InnsForSaleDetails.cfm?ID=172>

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