



The development standards require: 9,000 sq. ft. minimum lot size; 25% maximum lot coverage; 30-foot front setback (or established setback up to 60 feet); 20-foot side setback with side street abutting; 11 feet if land abutting. Rear setback is 25 feet. The maximum lot width at the front setback line is 80 feet. The maximum height of the main building can not exceed 35 feet.

**City of Rockville Permits Required:**  
HDC Certificate of Approval

**BACKGROUND**

*Historic, archeological, or architectural value and significance of the site or structure and its relationship to the historic, archeological, or architectural significance of the surrounding area.*

➤ **Contributing Resource in the West Montgomery Avenue Historic District**

**Significance:** This house was built c. 1900 and replaced the “Kellogg Mansion” which was built on the site c. 1889 and destroyed by fire in 1898. It served as the rented quarters of the Montgomery Country Club from 1911 to 1915. It was sold to William Reuben Pumphrey after 1930 who remodeled it to accommodate his family’s funeral business which he moved here from elsewhere in the City.

**Background History:** This large neo-classic house is situated at the southwest corner of Williams Street on West Montgomery Avenue. The south façade has been altered to accommodate the activities of the funeral home business that occupies the building. It has a projecting gable end with an enclosed former second story porch. The alterations proposed are limited to replacement of modern windows on the rear porch and two small bathroom windows on the rear façade of the main building.

**AERIAL VIEWS OF AFFECTED RESOURCES:**



West façade



Rear (south) façade



East facade

**VIEWS OF AFFECTED AREAS OF THE BUILDING:**



East façade of former porch. Upper windows on east (identified with arrow) to be replaced with unit of three.



West façade of porch. Upper and lower windows on west (identified with arrows) to be replaced with unit of three.  
  
Two upper story bathroom windows on rear façade of main building to be replaced with singles.



Two sets of upper windows to each be replaced with a unit of three. Lower window to be replaced with single.

Rear facade

**DISCUSSION OF THE PROPOSED PROJECT:**

*The relationship of the exterior architectural features of the structure to the remainder of the entire structure and to the surrounding area.*

The rear porch was enclosed at some time to create additional office space for the business. The aluminum jalousie windows that are to be replaced are not original to the house and do not complement the original windows extant on the other facades. The old windows do not close properly and allow water to seep in and provide poor insulation.

The 17 one-over-one replacement windows will match existing original windows on the main building and will fit the current window openings. They will not have shutters because the window openings do not allow enough room. The windows will consist of:

- 2 replacement units of three 10' 5 3/4" wide x 4' 7" high at the rear of the building (6 windows);
- 2 replacement units of three 10' 5 3/4" wide x 4' 7" high at the east and west sides of the building (6 windows);
- 3 single 2' 11" wide x 4' 7" units; two on the west lower level and one on the south lower level (3 windows);
- 2 single 1'5" wide x 2' 11 5/16" high units to replace the two small bathroom windows on the south side (2 windows).

(See Anderson brochure, included with application, for examples of proposed units, including double and triple unit configurations.)

**MATERIALS:**

*The general compatibility of exterior design, scale, proportion, arrangement, texture, and materials proposed to be used.*

The replacement windows proposed are double-hung Anderson 400 series vinyl-clad wood windows, single pane on each sash (no grilles) to match existing windows on the main building. The old windows will be removed and the replacements will fill in the existing space. The trim will be removed for installation and then reinstalled where possible. Where any replacement trim is needed, it will match as closely as possible.

**OTHER CONSIDERATIONS:**

*To any other factors, including aesthetic factors, which the Commission deems to be pertinent, including items such as cost, tax credits, options, and alternative plans.*

Eligible for tax credits.

**STAFF RECOMMENDATION AND COMPLIANCE WITH GUIDELINES:**

Staff finds that the proposed alterations meet the Secretary of Interior Standards # 9, which states that “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”. The proposed alterations also meet the City of Rockville Technical Guide # 3, *Windows and Doors*.

**DRAFT MOTION OF APPROVAL/DENIAL :**

Finding application HDC2005-00333, for replacement of modern aluminum windows at the rear of the building at 300 West Montgomery Avenue with double-hung windows that are compatible with the main portion of the building, in compliance with the Secretary of Interior Standard 9 and in compliance with City of Rockville Guideline # 3, *Windows and Doors*, I move approval of the application with the following conditions:

- 1.
- 2.

Attachments: Certificate of Approval application with Anderson window brochure and existing conditions photographs, window replacement contract, supplemental letter and pictures detailing window locations.