

Site: M: 26/10/45

The Old Episcopal Rectory

223 West Montgomery Avenue

Built: 1874-75

Builder: Joseph Haney

Private

Many of the original architectural elements mentioned in the existing specifications and contract for the construction of this house are extant. Its vernacular touches using the Italianate vocabulary are still in evidence, although the house has been enlarged several times. From its construction until 1952 it housed the Episcopal Rectors and their families; its site was donated to the Church by Miss Margaret J. Beall and platted as "The Rectory Lot" in the subdivision of her estate.

Maryland Historical Trust State Historic Sites Inventory Form

Survey No. M-26/10/45

Magi No. 1650612504

DOE yes no

1. Name (indicate preferred name)

historic The Old Episcopal Rectory

and/or common

2. Location

street & number 223 West Montgomery Avenue not for publication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 William Duncan and Lori Barnet

street & number 223 West Montgomery Avenue telephone no.: 279-7444

city, town Rockville state and zip code Maryland 20850

5. Location of Legal Description

courthouse, registry of deeds, etc. Montgomery Co. Land Records liber 6464

street & number Montgomery Co. Courthouse folio 232

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, Md.

city, town Rockville, state Maryland

7. Description

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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
<input checked="" 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 subject house faces south on West Montgomery Avenue in a row of late-19th century houses with consistent deep setbacks. A number of large deciduous trees, located near and around the house, shade the sizeable lot. Cement steps from the West Montgomery sidewalk lead to a brick front walk.

A main block and three additions comprise this house that was constructed in several stages in the late 19th century. The two-story main block (c. 1874) is in form a two-thirds Georgian or side-hall plan. A rear two-story addition with low-pitched roof sloping to the east appears to be constructed at approximately the same time and may be the original kitchen. The second 2-1/2-story, 2-by-1-bay cross gable addition extends to the east of the main block, but is set back from the front facade of the main block. The third addition is a 1-1/2 story, gable-roofed 1-by-1 bay building connected by a semi-enclosed, covered passageway. These probably were built in 1888. The house and all additions are set on a brick foundation and covered with a tin seamed roof. The cross gable addition, however, is covered with a patterned tin roof.

The original sheathing on the house was German siding. At a later date, horizontal clapboard was installed over the original. Currently, there is a third layer: asbestos shingle with a scalloped lower edge. The rear building has horizontal clapboard siding.

BN A
The three-bay south facade of the main block has Italianate stylistic elements. These include the four decorative braces supporting the overhanging eave, exposed rafters, and decorative window and door surrounds. An off-center brick chimney rises above the center bay. The second-story has a single 2-over-2 sash window in each bay. Elongated 2-over-2 sash windows are in the first and second bays of the first floor; a wooden exterior door with glass storm door and clear light transom above is in the third bay. Ornate lamps are located on either side of the front door. Wooden steps and railing lead to the front door. Most windows have louvered plastic shutters.

The two-bay south facade of the recessed addition has a 2-over-2 sash window in each second-story bay and 2-over-2 elongated sash window in each first-story bay. A 1-over-1 attic window is centered in the gable pediment which is enclosed with a decorative frieze and architrave that match the cornice decoration. All the windows have flat lintels and louvered shutters.

The west facade includes the gable end of the main block and the taller side of the rear addition. It is three bays wide with 2-over-2 sash windows in each bay of both floors.

Continued on attachment 7.1

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The Old Episcopal Rectory
Attachment 7.1

The north facade consists of the two-bay rear addition with asymmetrical window placement that includes single 2-over-2 sash windows on first and second stories, second bay, and a single one-light window in the first bay, second story. Single 2-over-2 sash windows occupy the first and second stories of the one bay east addition. Brick flues are found on the north, west, and northeast corners.

The one-bay east facade has a 2-over-2 sash window on both floors and a 1-over-1 window in the pediment. The pediment features and window surrounds are similar to the south facade of this addition.

Probably original to the first addition (rear two-story) were two porches facing east. The upper one appears to have been enclosed about the time the horizontal clapboard siding was added to the main house as there is no German siding on the east or north side of the addition. Alternatively, this addition could have been added at the same time as the clapboard siding. The present owners enclosed the lower porch in 1985.

A one-car garage which once stood to the north (behind) the rear building was removed by the Deans.

8. Significance

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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 checked="" 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 checked="" 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 type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

Specific dates 1874-75 **Builder/Architect** Joseph Haney, 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 vernacular building constructed to house the Rector of Christ Episcopal Church is particularly interesting for the existence of specifications and contracts submitted by the local carpenter and preserved by the Church Vestry. Despite some later minor additions to the building, its use as the Rectory until 1952 followed by a thirty year ownership by one family has allowed the building to retain most of the original architectural elements.

History and Support

The first Parsonage erected by members of Christ Church was built in 1833 on the south side of Darnestown Road. The Vestry Ledger Book records the pledges and donations to this cause, along with payments for such things as "33 panes of glass".^{1/} But during the Civil War and for some years thereafter, the Church suffered from intermittent vacancies in the pastorate, an unsettled congregation and the consequent lack of funds.^{2/} Margaret Beall's decision to subdivide her 67 acre estate and to donate Lot #10 as a "Rectory Lot" allowed the Vestry to sell the old building to an outgoing pastor in lieu of past salaries owed him.^{3/}

Bids for the construction of a 22-1/2 by 31-1/2 ft. two-story frame building with 14 X 16 ft. kitchen were submitted by three local house-joiners/carpenters; the contract for the new Rectory was awarded to Joseph Haney at a cost of \$2,093.00. (See attached Specifications 8.2, 8.3, 8.4, 8.5) The bids were undated; however, from the following Minute Book entry it appears that construction began in 1874:

November 9, 1874 — Resolved that R.T. Brown be called as Rector of this Parish provided he will come for \$600 a year and use of the Parsonage when finished.

By 1887, the fortunes of the congregation had improved to the extent that a new Gothic-style Church was nearing completion on the site of the original 1821 Church. In the same year a two-room addition was made to the Montgomery Avenue Rectory, along with "suitable stabling" and a 16 foot wide Rector's Alley leading from the rear of the building to Harrison Street.

Continued on attachment 8.1

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The Old Episcopal Rectory
Attachment 8.1

The Vestry was fortunate to have local architect/builder T.C. Groomes as a member of the congregation. Under his guidance necessary repairs and modifications were made, many of these improvements financed by the Ladies Guild. These included a steam heating system for \$445.00 in 1907; permission for the ladies to paint the Rectory "if they desire to do so" (1909); sewer hook-up and plumbing system (1914), and various porch and roof repairs. (1917-1919).

For 70 years the families of the various Rectors tenanted the house. Among them was Canon Rudd who not only beautified the Church with his masterful carvings of new rails and pulpit, but who planted a famed monochrome garden known as The Blue Garden behind the Rectory. During the 1940's asbestos shingle siding was installed on the house to cover the deteriorated original wood,^{4/} but by 1952 the Rectory required so much repair that the Vestry decided to sell the property to Mr. and Mrs. John Dean.^{5/}

The Deans modernized the interior and removed the front porch, but in their 32 year ownership retained most of the architectural detailing of bracketing, window and cornice trim. The present owners purchased the Rectory in 1984.

Footnotes:

1. Original Ledger for Christ Church 1821-1834. All other Minutes are taken from the original Register of Proceedings of the Vestry from October 5, 1829 to January 9, 1926.
2. Maude Wilson Betts, Piscataway to Prince George's Parish, a Church history privately published in 1975, p. 13.
3. Lot #10 of Beall's Subdivision was deeded to the Vestry by Margaret Beall and recorded in 1876 at Montgomery County Land Record EBP 14/207:
Feeling especial and deep interest in the prosperity and perpetuity of the Congregation of Christ Church... and desirous to promote the welfare of said Congregation ... (by) providing a lot of ground as a site for a Parsonage...
4. Interview with Mrs. Edna Black, widow of Reverend Raymond P. Black who served as Rector from 1940 to 1970.
5. Land Records 1718/179 (1952)

Plan and Specification for Ep passage
Front Building $22\frac{1}{2}$ by $31\frac{1}{2}$ feet deep to contain
2 rooms on floor with Hall running length
wise of house rooms to be 14×15 and 7 feet
in the clear up stairs to have 3 rooms including
Hall room Stairs to 10 and 9 feet the hall is
to have stairs run to second story roof to pitch
front & Back with aprain cornice in front front
weatherboard to be dressed and all other weatherboards
to be of rough siding the roof to be of tin
there will be 2 outside doors one 2×10 by 6×10
and one 3 by 7 with transom Six windows in lower
story 9 by 18 glass 4 light sash with Blinds Eight
windows in second story 9 by 16 glass 4 light sash
with Blinds Seven in side door to main building and
all lower doors to be 2×10 by 6×10 upper story to
be 2×8 by 6×8 . floor to run in centre of house
all window frames to be box frames for weights
trimming for main Building for windows and doors to
be of $4\frac{1}{2}$ in Band Mould which Board to be 6 in
with Mould on top ~~down~~ in first story plain
in second story Back Building to be 14 by 16 feet
two stories 9 and 8 feet with pantry on lower floor
 4 by 7 feet stairs to run in kitchen to room above
and ascend to puller under Back Building one outside

door 2 x 8 by 6 x 8 roof to be shed according
specifying of porch as above with main Building
the porch to be double running alongside of Back
Building and seven feet wide or project 7 on line
with main Building on floor to Back Building
Slide door 2 by 3 1/2 from Dining room to Kitchen
two windows in lower story 9 by 16 glass 2 light sash
two in second story 9 by 14 glass 2 light sash
all with Blinds Box Frames with weights trimmings
to be same as main Building. All sill for doors
to be of north Berlin pine and all ~~the~~ other
framing to be of the best virginia pine all flooring
to be of virginia fl porch floor to be of florida
pine upon porch to have Bolaster ground # Weather-
Boarding to be 3/8 solid wrought. front of main Building
to be pointed rough siding to be washed in side
work to be painted 3 coat work plain all plastering
to be 3 coat work foundation to be of stone with
suller under Back Building 6 feet deep in clear the wall
must be on an average of one foot 7/8 above
ground. All material mentioned in said contract
I propose to furnish and build in accordance
to said specification in a good substantial & work-
man manner for the sum of \$2093.00

Specification for Carpenters work done. All materials
to be furnished on the ground sills plates and post
and all other framing to be of sawed lumber
all white pine lumber to be furnished dressed
and all window & door frames mentioned in first
contract I will make by hand all doors sash &
Blinds to be bought from the factory ready
made, Roof to be of tin all moulding what
be bought the same I propose to do in the best
workmanlike manner for the sum of \$297.00

Any alteration to either contract or additional
work added will either be ^{done} ~~charged~~ by special contract
or by wages usual given by the day.

House 22½ by 31½ main house
 Kitchen 14 by 15 ft all two story
 you furnish material ready to fit up to work for sum 3750
 50 perch of stone wall
 575 ft ¼ rusticated siding around
 3570 ft ½ siding around
 two flues
 2700 ft flooring
 810 yds plastering
 1000 ft ¼ w pine beam
 Saw work 2 hrs nail & C 50
 freight about \$36
 19 windows 9x18 and 9x16
 11 Doors 2 ft 10 x 6 ft 10 & 6 ft 8 x 4 ft 8
 2000 ft of shutters
 14 squares tin
 painting
 Brackets & C
 Sawling from Dept #15:
 6500 ft framing

Dimensions of framing
 110 scantling 20 ft long 3x4
 60 joist 16 ft long — 2x10
 30 ceiling joist 16 ft long 2x6
 30 rafters 18 ft long 2x6
 6 post 20 ft long 4x6
 20 braces 8 ft long 4x4
 2 sills 32 ft long 6x8. 2 sills 23 ft long 6x8
 2 sills 16 ft long 6x8. 2 sills 14 ft long 6x8
 4 plates 32 ft long 4x6 4 plates 23 ft long 4x6
 4 plates 16 ft long 4x6 4 plates 14 ft long 4x6



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

0695-13-3

223 W Montgomery Ave.
Rockville
South Facade
M:26/10/45 6/85 #1072



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

Back Building
Rockville
223 W. Montgomery Ave.
NE facade

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06P5-13-4