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**HISTORIC PRESERVATION REVIEW BOARD  
STAFF REPORT AND RECOMMENDATION**

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Landmark/District:	<b>Scheele-Brown Farmhouse</b> (pending nomination)	<input checked="" type="checkbox"/> Agenda
Address:	<b>2207 Foxhall Road NW</b>	<input type="checkbox"/> Consent
		<input checked="" type="checkbox"/> Concept
Meeting Date:	<b>September 24, 2015</b>	<input checked="" type="checkbox"/> Alteration
Case Number:	<b>15-500</b>	<input checked="" type="checkbox"/> Move
Staff Reviewer:	<b>Frances McMillen</b>	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

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Applicant Chantal Attias, with drawings prepared by Rich Markus Architects, requests concept review for relocating the house at 2207 Foxhall Road within its existing lot and constructing a sizable addition to the rear of the house.

This is an informational presentation, as the property has a landmark nomination pending but has not yet been heard by the Board. The landmark application is not being reviewed at this time; the property owner is seeking feedback on the proposal prior to the landmark hearing.

### **Property Description**

Constructed in the latter half of 1865, 2207 Foxhall Road it is a simple vernacular house with traces of Greek Revival influence, and is rare surviving example of the modest farmhouses that typified the rural areas surrounding Washington prior to the proliferation of suburban subdivisions after the 1870s. The house was built for the farming family of Augustus Daniel Scheele and was subsequently occupied by the family of butcher and farmer Walter Brown. The original construction included the main block and the catslide-roofed rear wing. In 1903, the house was moved to its present location from a site about 150 feet to the north-northeast.

The building is a two-story, three-bay-wide (nearly 32 feet) side-gable balloon-framed house with a rear ell, a full front porch, and an enclosed, rear, kitchen porch. With its rear wing, it is roughly L-shaped in plan. The main block is single-pile, i.e., one room (approximately seventeen feet) deep, with a center hall flanked by two rooms. The building is clad in stucco with white-painted wood trim. It has a symmetrical façade with a central main entrance with sidelights. The house has small later additions at the rear, including a one-story sunroom, a small extension of the rear wing, and a second-story bathroom. The building stands about 55 feet east of Foxhall Road NW and faces west. Because it was moved in 1903, its foundation dates to that time, as does the front porch, with its Tuscan-order columns. While the chimneys were probably replaced in the move, they appear remarkably close to the form and placement depicted in an 1865 photo of the house under construction. The move and surrounding development have somewhat diminished the farmhouse's integrity, but the house remains on its original parcel and retains its original orientation.

### **Proposal**

The proposal calls for moving the house 12' to the west and 40' to the north of its current location. The enclosed rear porches, pantry shed addition, kitchen chimney, and the second-story bathroom would be demolished. A covered walkway at the rear of the house would connect the building to a

garage and a two-story addition. The addition would consist of two-story front-gable wings joined by a recessed flat roof central volume. The addition would be clad in stucco and siding. The property would be enclosed by a privacy fence.

### **Evaluation**

In December 2014, the Board reviewed an earlier proposal (HPA #15-066) to relocate the house to a new lot to be subdivided from a portion of the Field School property located immediately to the north of the site. The move would have required the demolition of the enclosed rear porches, pantry shed addition, and the second-story bathroom. The proposal included the Field School accepting the donation of the building, which is connected to the history of the school parcel, allowing the applicant to redevelop the lot with a larger house. The Board approved the move and the proposed demolition.

The proposal has been revised since it was reviewed by the Board last year. The applicant is retaining ownership of the house and proposes to incorporate the building into their plans for a new house on the property.

### **Relocation and Fencing**

At its current location, the house is set-back a good distance from Foxhall Road providing the building with privacy from the street. The proposal calls for moving the house 40' towards Foxhall Road creating a modest front yard and buffer between the road and the building. Because of concerns over safety and privacy at the new location, the plans have recently been updated to include a tall privacy fence enclosing the property. At the front and sides of the house the proposed fence would be metal. Given the concerns about privacy and safety the applicant is encouraged to rethink the proposed location of the house. Setting the building further back in the lot is recommended to provide a greater distance between the house and the street. This would allow for more privacy and a high fence along the front of the property would no longer be necessary.

### **Garage**

Locating the garage within the addition is recommended. As currently proposed, the garage is uncomfortably close to the farmhouse. Situating the garage within the new building will provide needed breathing room between the farmhouse and the addition and would simplify the program for the site.

### **Addition**

Several aspects of the addition's design are in need of further development. Currently there are expanses of blank wall that would benefit from additional windows or detailing. The applicant is encouraged to continue working with staff on the design of the connection between the farmhouse and the addition. The size of the proposed covered walkway is more of a commercial or institutional character than residential. A lighter, narrower covered walkway or trellis between the two buildings is recommended.

### **Recommendation**

*The HPO recommends that the proposal be modified to increase the setback of the relocated historic house from the street, eliminate the front yard privacy fence, relocate the garage within the mass of the rear addition, and lighten the connecting covered walkway.*