
ARCHITECTURAL GUIDELINES FOR 1801 FOXHALL NEIGHBORHOOD

I. Purpose for Architectural Guidelines:

The purpose of the Architectural Guidelines (the “Guidelines”) is to help maintain an architectural quality and continuity between the proposed residential development and the already established, existing communities of Wesley Heights, Spring Valley, and Colony Hill nearby. This encourages a sense of neighborhood, and aims to recognize, protect and enhance those built and natural features that make the combined neighborhood unique, and to enhance the community’s overall value.

Furthermore, its purpose is to provide guidance to homeowners, architects, and landscape architects working in the community through the common use of architectural scale, proportions, elements and materials. This is not intended to produce stylistic conformity but visual harmony.

These Guidelines will be used by the Developer and the Architectural Review Board of 1801 Foxhall Road Homeowners Association, Inc. (HOA) to guide and review the proposed improvements to the community. The Developer and then the Board of Directors of the HOA shall have the exclusive right to assess, revise, waive and enforce these guidelines.

The Guidelines are intended to guide the character of the initial development and subsequent changes over time. They address the siting of homes, the materials that may be used for the structures themselves, the landscaping, exterior lighting and all improvements on the lots.

They are intended to enhance, not replace the obligatory regulations that have a bearing on the community, such as zoning or building restrictions.

II. Architectural Review Committee:

The Developer and then the Architectural Review Committee (ARC) will review submissions of all proposed improvements for compliance with Guidelines. It will issue detailed responses to these submissions, issue letters of approval or disapproval, and provide requirements for re-submittal and/or approval as appropriate. Its enforcement will be as provided for in the Declaration of Covenants, Conditions, Easements and Restrictions for 1801 Foxhall Homeowners Association, Inc. Appeals may be submitted to the Board of Directors of the HOA.

Submission Requirements:

Submit sufficient drawings, sketches, photographs, specifications and /or other materials that clearly show the existing conditions and proposed new work/changes. As appropriate these submissions should clearly show all dimensions, materials, colors, drainage etc.

Compliance with these Architectural Guidelines is in addition to meeting all the requirements of all applicable Regulatory Agencies’ requirements.

III. *Historical Context of the 1801 Foxhall Residential development:*

A. *Colony Hill:*

Colony Hill is a neighborhood currently consisting of 41 homes, bounded by Foxhall Road to the west, Reservoir Road to the south, Glover Archbold Park to the east and part of Hoban Road to the north. The development of the neighborhood was started in 1931 by Harry K. Boss of the builders Boss and Phelps. It is immediately adjacent and to the south of the 1801 Foxhall Neighborhood.

According to the original brochure published by Boss and Phelps, the goal was to create, “a smart village of early American and Georgian homes”. The houses were to depict either the “puritanical stateliness of New England, or the breadth and cordiality of the South”.

B. *The Existing Houses in Colony Hill:*

As stated in the brochure, the houses represent various interpretations of the “colonial and Georgian” styles. Most of the houses are designed so that the principal ridge-line of the roof runs parallel to the street; however a few gables face the street. Most have a two-story, central mass. The rooflines although similar, vary in height and pitch. Most front doors face the street, sheltered by a variety of small porticos or door surrounds. A few houses have side entries, with garden walks or courts. Garage doors are typically set back from the road. Roofs are mostly gabled, with occasional hipped exceptions. Most houses have dormers bringing light into attic stories.

Most are faced in brick, predominately a burgundy red brick. Some have clapboard details, but a few frame houses exist. Most brick houses are left natural, but several are painted. Two notable exceptions to the general massing and materials found in the neighborhood are the neo-Grec houses at 1727 Hoban Road and 4407 Hadfield Lane that both have prominent gables facing the street and are framed construction.

The older houses are mostly found on lower Hoban Road and Hatfield Lane. Most of the houses have been expanded and added onto over the years, mostly in the rear. Much of this expansion has been in keeping with the original housing styles.

IV. *Architectural Guidelines for 1801*

A. *Overview:*

As designed, the new 1801 Foxhall Community is of low-density single-family houses, organized around a loose, flowing, looped street named Foxview Circle connected to the existing street grid at 45th Street and Hoban Road. The new streets follow the sloping contours of the site. The community is organized around this central loop road and has integral, open green areas. The streets all have sidewalks and crosswalks designed to foster pedestrian activity and neighborhood interaction.

The housing styles allowed are typical of those found in the nearby, established Washington, DC garden suburbs; such as, Colony Hill, Wesley Heights, and Spring Valley. At their foundations are the traditional styles found throughout New England, and the south. These may be interpreted in a traditional manner, subject to the appropriate use of the elements, proportions and details of the original styles and these standards. Contemporary designs are discouraged.

B. Architectural Guidelines:

1) Site Elements:

In addition to the side yard and rear yard setbacks required by zoning, a 25 feet front yard setback is required on all properties in this development.

- A) View Corridors:** View corridors are to be considered to enhance the openness of longer views where possible and protect the privacy and views of neighboring and nearby houses.
- B) Accessory Structures:** These are to be built of a standard, in a style and of materials that are sympathetic with the principal structure. This applies to all accessory structures including garden sheds, gazebos etc.
- C) Building Size, Height and Lot Coverage:** Building height, size and Lot Coverage is per the DC Zoning Requirements for R-1-B development.
- D) Building Mass:** Building mass is encouraged to be varied in relation to the adjacent and nearby structures.

2) Building Elements:

A) Setbacks, and Buffers Adjacent to Parkland:

- a. Front yard:** there is a mandatory 25 feet front yard setback for all properties in this development, including the matter-of-right properties along Hoban Road.
- b. Side yard:** per DC zoning, an 8 feet side yard setback is enforced.
- c. Rear yard:** per DC zoning, a 25 feet rear yard setback is enforced. Please refer to the municipal guidelines for how this is calculated.

NOTE: Lots that have rear or side yards abutting the Whitehaven Park on the North, or the Glover Archbold Park to the East, are subject to further controls. With the exception of approved required fences, no patios or decks or structures other than retaining walls and railings may be constructed within the Rear or Side Yards beyond the Building Restriction Line. Building Restriction Lines (BRL) on these Lots abutting parklands have been increased from the zoning regulation required depths. For Lots 11, 12, and 13 (DC Lots 904-906, respectively) rear yard BRL is 30 feet, for Lots 20 & 27 (DC Lots 888 and 893 respectively) the side yard BRL is 30 feet. The existing 8 feet black metal fence along the side of Lot 27 (DC Lot 893) must remain.

B) Grading:

Grading has been carefully designed throughout the development to adhere to the existing terrain as much as possible, and to accommodate mature and healthy existing trees to the extent possible. Additionally, the roadways were designed to take advantage of view corridors – to the Park for example - and specimen trees. Additionally, varied grading allows for more architectural variety in the siting and massing of the houses. Excessive additional grading is to be avoided.

C) Façade Alignment:

To maintain a defined streetscape within the community, a minimum of thirty percent (30%) of the front façade of every principal structure shall be on or within three feet of the front yard building restriction line. However, the ARC may, at its sole discretion, grant exceptions to this requirement when street curvature or tree-saving protocols make compliance difficult. Porches wider than 6 feet count as part of the building complying with the 30% frontage requirement.

Front doors are required to face the street on the front of the main structure and must open onto a paved walk. On the Lots numbered 1-4 (DC Lots 875-878, respectively) and 25-27 (DC Lots 891-893, respectively) (“Hoban Road Lots”), front doors must face Hoban Road. On Lots 5 (DC Lot 879) and 24 (DC Lot 890), front doors may face Hoban Road or Foxview Circle.

D) Fences:

Side and rear yard fences are allowed, but openness is preferred. Where fences are desired or needed, visually open rather than closed enclosures are preferred. Typically landscaping is preferred where enclosures are desired.

Limited front yard fences may be allowed. Further, front yard perimeter landscaping shall be no greater than 4 feet in height. (Foundation planting and specimen planting within the lot are excepted from this regulation.)

E) Retaining Walls:

Retaining walls not attached to houses may only be built faced with stone or brick. No exposed, parged or stuccoed poured concrete, concrete block, or wood retaining walls are allowed, except that retaining walls that are a natural extension of and attached to the main structure may be faced with like materials.

F) Sidewalks:

Sidewalks will be provided as part of the development. Any work associated with the building or renovating of a house in the development that necessitates partial removal or disturbance of an existing sidewalk shall also include patching and repairing to existing condition, the disturbed sidewalk at the owner’s expense.

G) *Driveways:*

Driveways should be of asphalt, brick, cut stone, or concrete pavers to the extent possible. Other finishes allowed include concrete with exposed aggregate finish, or asphalt with an applied gravel topping (“tar and chip”). Other finishes may be allowed if approved.

H) *Lead walks and steps:*

Lead walks and steps should be constructed of natural stone, brick or concrete pavers. Any hardscape feature that impacts either the minimum clearance zone (mcz) of a preserved specimen tree must be approved, with conditions if necessary, by the HOA in connection with an approved arborist.

I) *Landscape Development:*

It is recommended (but not required) that each Owner secure the service of a landscape architect. A landscape plan for each site must be submitted to the ARC for both schematic review, and then for final review and approval. This plan shall include all intended drainage, masonry, garden structures, exterior lighting, fencing and walls, and planting intended for the site.

The development has been designed to be naturalistic and to work as a whole. As such, site plans should be compatible with the house, but also be mindful of the adjacent properties so that a naturalistic street scape is maintained.

J) *Invasive Plant and Insect Control and Treatment:*

To limit the spread of invasive plant species, there are restrictions on what may and may not be planted in the development.

Trees and shrubs listed on the “**Approved Planting Guide**” may be used. This list should be adhered to throughout the development. The Developer or ARC may approve alternatives on a case by case basis.

K) *Tree Preservation:*

One of the major attributes of this site is the existing, mature, tree coverage that is in good health and that has been preserved in the design of this new neighborhood. The lot layout and grading has been carefully designed to allow for the maximum possible preservation of these trees.

Special restrictions apply for all sites containing one or more of these preserved specimen trees. There will be no cutting or disturbance of any roots within the Minimal Clearance Zone (mcz) of any existing tree to be saved. Any proposed disturbance within the Critical Root Zone (crz) can only be performed in conjunction with a certified consulting arborist.

L) Mailboxes:

Freestanding mailboxes are prohibited. Mail slots as an integral part of, or mailboxes attached to the houses, are required on lots 1-5 (DC Lots 875-879, respectively) and 24-27 (DC Lots 890-893, respectively), subject to the requirements of the US Postal Service. Other lots will use small clusters of mailboxes.

M) Site Lighting:

Site lighting will be reviewed by the HOA to ensure the quality and consistency of exterior lighting throughout the neighborhood, and to avoid light pollution. The goal is to restrict light spilling onto any adjacent property by the use of shielded fixtures.

N) Decks, Patios, and Terraces:

Decks, patios, and terraces constructed of natural stone or brick are preferred. Conventional wood decks may be used, if elegantly detailed to a standard approved by the HOA. Pressure treated framing members shall not be visible (except for framing which may be visible from below) and shall be wrapped with natural or painted finish lumber. This applies to edge banding of framing, stair stringers and all handrail components. Masonry terraces are preferred. Any deck, patio, or terrace element that impacts either root zones of a specimen tree must be approved by the HOA, with conditions if necessary, before any construction is begun.

O) Utility Meters, Emergency Generators and Antennae:

Utility meters and Emergency Generators may not be located on the front façade and are discouraged in any location plainly visible from the street. If their location is plainly visible from the street, screen planting must be used to address this to the HOA's satisfaction. This screen planting must also meet Utility Company standards, if any.

Any proposed visible, exterior antennae for radio or television, must be submitted to the HOA for approval.

P) Outdoor Mechanical Units:

No outdoor mechanical unit may be placed within three feet of any property line.

3. **Building Materials and Elements:**

A) **Exterior Walls:**

All exterior walls of structures shall be made of traditional building materials and appear solid. Acceptable materials include: natural brick (not cementitious) or painted brick, with contrasting mortar color; natural three-coat cementitious or painted (synthetic top coat allowed) stucco; painted siding (wood or 'hardiplank'); natural stone.

Stone is to be laid so as to have a structural, not veneered, appearance, either as coursed/squared stone masonry, or uncoursed fieldstone with a horizontal appearance. Cast stone or limestone details are allowed.

No metal or vinyl siding is allowed. T-111 and other grooved or grained plywood cladding products are also prohibited.

B) **Roofs:**

a. **Roof pitch:** the minimum roof pitch allowed for a gabled or hipped roof is 6:12. For simple pitched roofs (such as porches) leaning against the principal building, 3:12. Large, flat roofs are not allowed.

b. **Material:** allowable material includes slate, clay tile, and machine cut cedar shingles. Certain manufactured slate and high-end Architectural Asphalt Shingles may be approved by the HOA. Metal roofs (preferably copper or zinc-coated copper) are allowed over minimal areas (porches, bay windows, crickets, etc.) in flat seam or hand-worked standing seam.

c. **Rain leaders and gutters:** shall be copper, lead-coated copper, or powder-coated aluminum. Flashing, diverters, shall be compatible with the roofing material used, if approved by the HOA.

d. **Skylights:** skylights are discouraged. If used, they may not be visible from any adjacent street. It is preferable to use dormers and clerestory windows for this need instead.

C) **Chimneys:**

Chimneys are to be of masonry or stucco and compatible with the design of the house, including appropriate dimension and proportion to the house. If a metal flue is used, it must be enclosed in a masonry chimney structure. No direct vent fireplaces may be used in locations facing the street.

D) **Garages:**

Garage doors are to face side or rear yards wherever possible.

Carriage-styled garage doors are preferable. Single doors are preferable, at a maximum of 10 feet wide. If double doors are used, maximum width is 18 feet.

Glass vision panels in the tops of garage doors are encouraged.

E) Windows and Doors:

- a. The proportion of these elements shall be compatible with the architecture, and in keeping with the general overview of the character of the neighborhood.
- b. A minimum of 10% and maximum of 30% by area of any façade visible from a street may be fenestrated.
- c. A maximum of 30% of any façade facing Hoban Road may be fenestrated.
- d. Individual windows on the Front Elevation shall have vertical and not horizontal proportions and be operable double hung, provided however, (a) any window component of a bay window may have horizontal proportions and may have fixed windows, (b) decorative windows such as Palladian windows, transoms, octagons, half or full rounds and side light windows are also permitted, and (c) fixed windows may be used when windows are ganged together.
- e. Individual window openings in the Front Elevation may not exceed 4 feet wide by 8 feet tall, unless they are part of a bay window or the individual windows or other glazing are ganged together so that there is a minimum width of 3" between the glazing of adjacent windows.
- f. Windows, except bay windows, Palladian windows, transoms, octagons, half or full rounds, or other decorative windows in the Front Elevation shall be divided into openings no larger than 2 feet in height or width by muntins.
- g. No flush exterior doors. Exterior doors to be fenestrated or paneled.
- h. Glass shall be clear with a maximum 10% transmissivity reduction for energy control.
- i. No vinyl or metal windows are allowed. Windows and doors shall be solid or composite wood, or an approved synthetic material, and painted or clad.
- j. For all windows and fenestrated doors, only true divided lights or simulated divided lights may be used. No removable muntins or mullions are allowed.

F) Stoops and porches:

Porches both opened and screened are encouraged. The detailing of columns, posts, handrails, screen panels, and other components shall be appropriate to the design of the main house. Freestanding or attached classical columns and piers may be made of painted wood or fiberglass, and are to be faithful reproductions of the classical styles. Screening shall be made of dark-colored fiberglass or bronze.