

THE TOWN OF HERNDON - BUILDING ON HERNDON'S HERITAGE NEW HERITAGE PRESERVATION DISTRICT GUIDELINES



WHO ARE WE? WPA + CPG

PRINCIPALS



Mel Price, AIA, LEED AP
WPA
Principal-In-Charge
Primary Contact



Paige Weiss Pollard
CPG
Architectural Historian and
Historic Architect

DESIGN TEAM



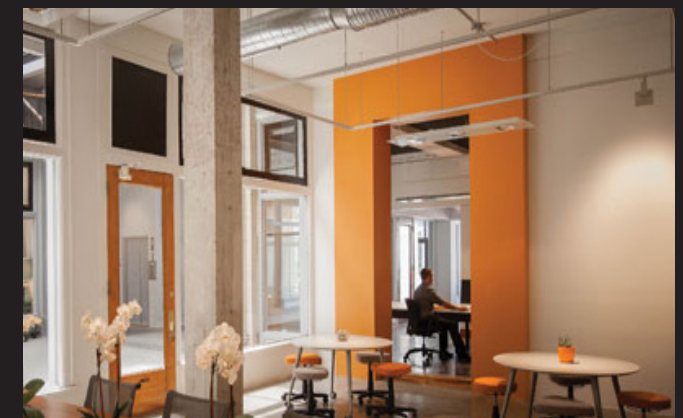
Peter Johnston
WPA
Project Visualization/
Urban Design/ GIS



Katie Paulson
CPG
Architectural Historian
and Historic Architect



Beth White
WPA
Educational Designer



WHAT ARE WE DOING?

PUBLIC OUTREACH | WORK SESSIONS | WEBSITE

BUILDING  HERNDON'S HERITAGE
TOWN OF Herndon
VIRGINIA


YOUR TOWN WANTS YOUR INPUT!
As a business owner in Herndon's Heritage Preservation District, you are invited to participate in the development of the District's **NEW DESIGN GUIDELINES**

Friday, October 19, 2018, 12pm—1pm
ArtSpace Herndon, 750 Center Street, Herndon

Meet with the project staff and consultants to discuss ongoing updates to the town's Preservation Program. Discussion points include:

- Understanding principles guiding creation of design guidelines
- Overview of process for developing and implementing new design guidelines
- Your ideas and suggestions for revising design guidelines

More Info:
703-787-7380 | community.development@herndon-va.gov | Herndon-va.gov/HeritagePreservation

BUILDING  HERNDON'S HERITAGE

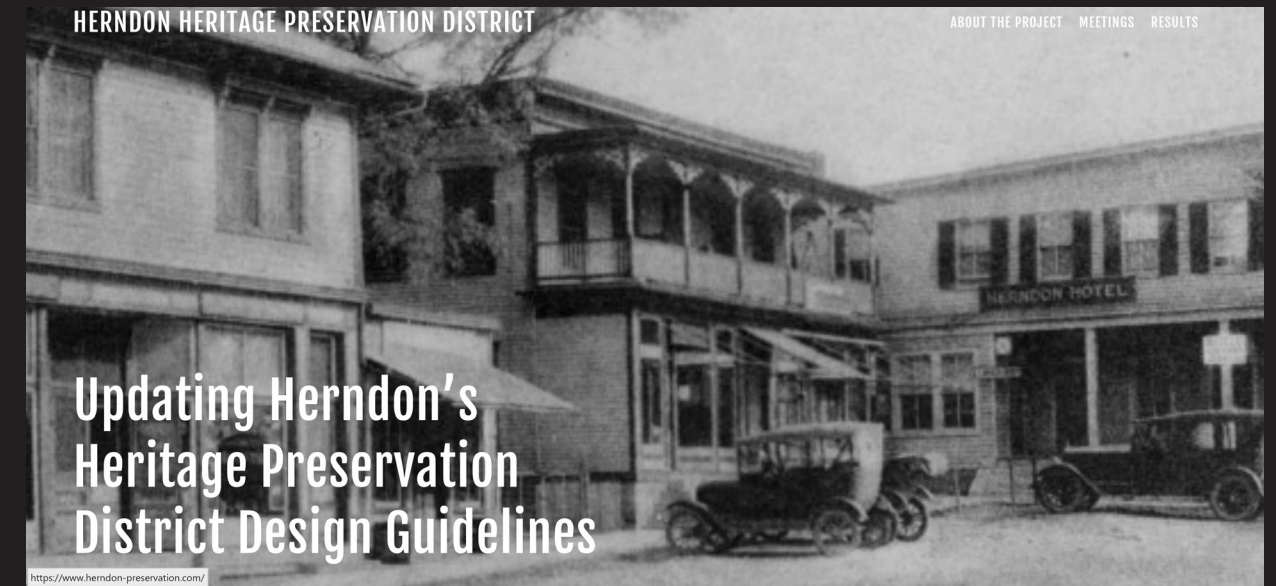
District property owners, residents, & business owners are encouraged to attend!

- UPCOMING PUBLIC EVENTS -
for the
- Development of New Heritage District -
- DESIGN GUIDELINES -

PUBLIC OUTREACH MEETING
Saturday, October 20, 2018
10:00am—12:00pm
Herndon Municipal Center Lobby, 777 Lynn Street
Come meet the consultants, learn about the project and help shape the guidelines! Kids welcome!

CONSULTANT OPEN HOURS
Friday, October 19, 2018
1:00pm—5:00pm
ArtSpace Herndon, 750 Center Street
Stop by to speak with the consultants while they work in town drafting the new guidelines!

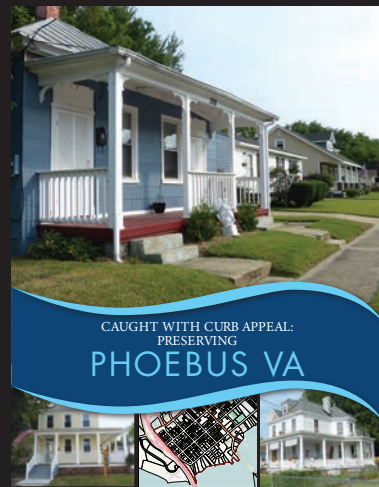
TOWN OF Herndon
VIRGINIA



www.herndon-preservation.com

WHAT ARE WE DOING?

NEW GUIDELINES | OUTREACH & EDUCATION PLAN



CHARACTER

Period of Significance: 1874-1937

Phoebus was originally a settlement that developed in the 17th century along the banks of Middle Creek as a response to the growing tobacco industry in the region between Hampton and Norfolk. In 1874, it became an incorporated town called "Chester" in honor of British City County and the current guidelines plan was laid. The town continued to grow through the Reconstruction period with the addition of railroad and streetcar lines, assisting in the development of current commercial centers like Midway Street (flanked by supporting residential areas).

In 1960, Chesterfield City Code was changed to Phoebus in honor of Harrison Phoebus, who developed the Phoebus Beach, a major tourist attraction at Old Point Comfort, which facilitated both business and leisure travel through the town. In 1962 it was renamed by the City of Hampton. After the completion of the Hampton Beach Bridge Tunnel in 1977, development within Phoebus came to a halt due to the deterioration of roads through the town.

QUEEN ANNE

In Phoebus, the Queen Anne examples come in a variety of forms. The majority of examples feature front porches, but these range in style from full one story front facing to partial two story. There are also a few examples of wrap around porches.

- Car9 approval recommendations for Queen Anne houses include:
 - Repair historic wood details, particularly decorative elements on porches and chimneys particularly patterned designs.
 - Maintain historic wood, particularly shutters.
 - If replacement is required, do so in kind.
 - Highlight decorative features with period-appropriate paint palette (see General Guide for examples and suggestions).
 - Finishes can be painted woodier pickers or cast-iron/iron.

Simply pitched roof of irregular shape, with a chimney, and a decorative front porch.

Painted shingles.

HOUSING TYPES & CHARACTERISTICS

The prevalent housing types in Phoebus represent those that were popular during its main growth in the town of the 20th century (1900-1930).

The following recommendations have been written to comply with the Standards (see back cover for details). If your review is recommending to the district, these recommendations are still best practice to ensure a cohesive streetscape throughout the district as a whole.

Asymmetrical facade with varied or full-width porch, which is usually one story wide or both side-walk.

1 | City Approval Guide: PHOEBUS, VA

Signage

- Primary horizontal signage should be placed in the facade band above the first floor level.
- Projecting and blade signs should be placed near entrances or on corners.
- The lower portions of awnings and canopies provide good placement for pedestrian-oriented signage.

Placement Options

Signage

- Clean, simple signage is easiest for customers to read and is more memorable.
- Many materials are suitable for long-lasting, beautiful signage: translucent plastic, wood, and stone are the only options.
- Multiple colors and locations can be used to provide visibility to pedestrians and visibility in automobiles; maximum signs and graphics can be incorporated in the Storefront Entrance.

Examples

Street Types and Patterns

Public Right-of-Way

The preferred pattern for the public right-of-way must ensure adjustments to existing conditions:

- Option 1: Limited pedestrian space on the street.
- Option 2: Providing a red bank for the building facade.

Secondary streets are in green and main streets are in black.

Public Right-of-Way

The preferred pattern for the public right-of-way must ensure adjustments to existing conditions:

- Rectangular grid of streets is the typical condition.
- Angled or curved streets are an exception.
- Two street types.
- Pedestrian-friendly with slow-moving traffic.
- Service-oriented with fast-moving traffic.

Accommodate Configuration

- A minimum 20' x 20' to be used for building with buffer and landscape elements in the parking area.

Street Types and Patterns

4

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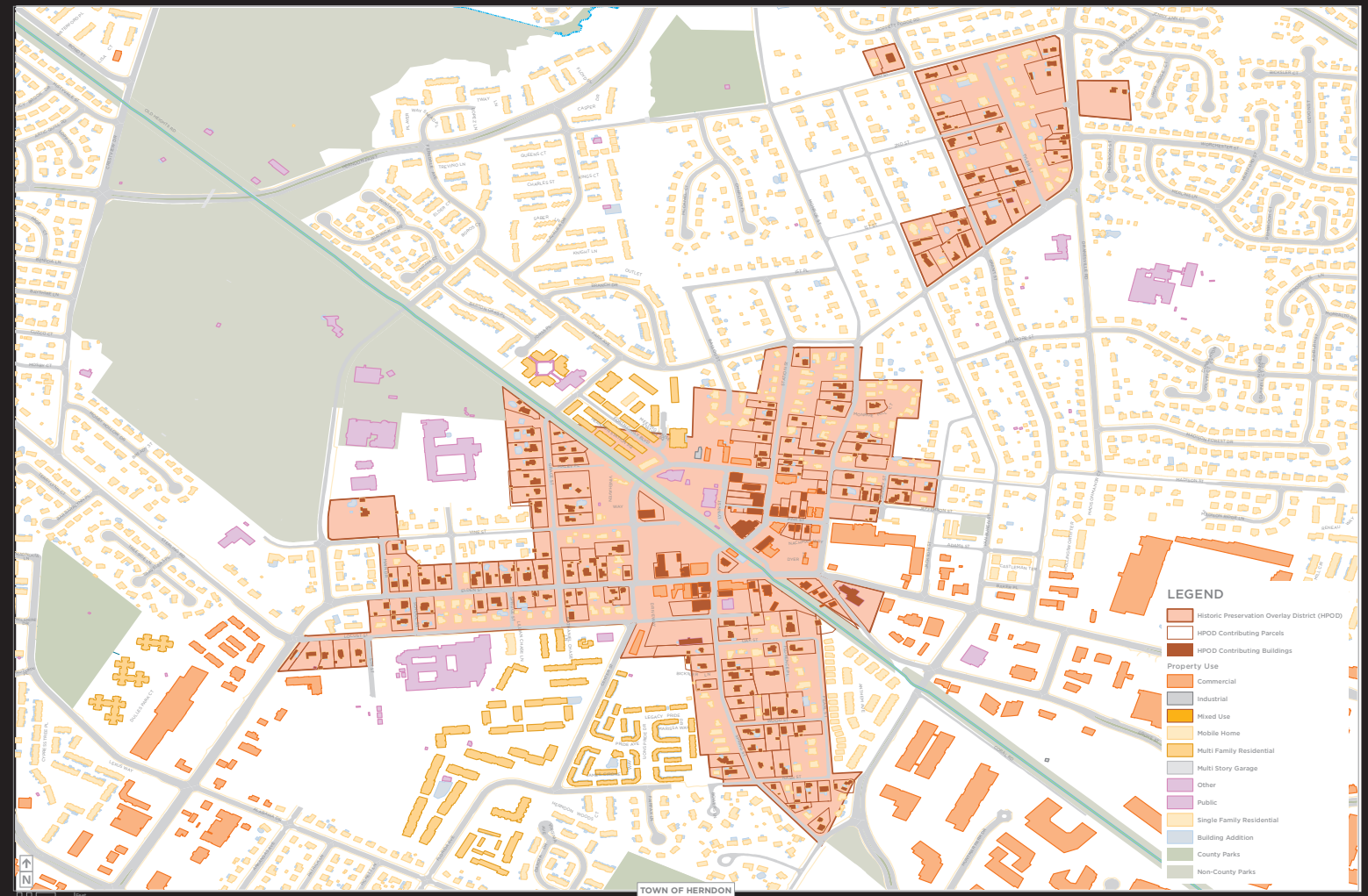
STAFF & BOARD TRAINING

PROJECT SCHEDULE

September	October	November	January	March	April	May
<ul style="list-style-type: none">PROJECT KICK-OFF MEETINGWORK PLAN & TIMELINE	<ul style="list-style-type: none">PROJECT WEBSITEFIRST PUBLIC OUTREACH MEETINGPRELIMINARY HPRB MEETINGPRELIMINARY TOWN COUNCIL MEETING	<ul style="list-style-type: none">HPRB WORK SESSIONTOWN COUNCIL WORK SESSION	<ul style="list-style-type: none">DRAFT OF GUIDELINES AND MANUAL	<ul style="list-style-type: none">DRAFT OF EDUCATIONAL AND OUTREACH MATERIALSSECOND DRAFT OF GUIDELINES AND MANUALSECOND DRAFT OF EDUCATIONAL AND OUTREACH MATERIALS	<ul style="list-style-type: none">TOWN COUNCIL PUBLIC HEARINGHPRB TRAININGDELIVER FINAL GUIDELINES AND MANUAL	<ul style="list-style-type: none">DELIVER FINAL EDUCATIONAL AND OUTREACH MATERIALSPROJECT CLOSE-OUT

PURPOSE OF LOCAL HERITAGE DISTRICTS & DESIGN GUIDELINES

1. What are the STRENGTHS in being a local heritage district?
2. What is a LOCAL PRESERVATION ORDINANCE?
3. What are LOCAL DESIGN GUIDELINES and how to develop them?
4. What TREATMENT is best for a historic property?



HISTORIC DISTRICTS 101

Secretary of the Interior's Standards for Rehabilitation (*SIMPLIFIED*)

1. Use
2. Character
3. Time
4. Significance
5. Features
6. Repair over Replace
7. Treatments
8. Archaeology
9. Compatibility
10. Reversibility

POSITIVE ECONOMIC IMPACTS OF HISTORIC PRESERVATION

- Jobs
- Property Values
- Heritage Tourism
- Environmental Impact/Sustainability
- Social Impact
- Downtown Revitalization

BENEFITS OF BEING IN A LOCAL HERITAGE DISTRICT:

- Property investment protection
- Economic benefits
- Better quality design
- Reduced long-term maintenance
- Business recruitment potential
- Social benefits

SUCCESSFUL DESIGN GUIDELINES PROVIDE:

- A basis for making fair decisions
- Consistency in design review
- Potential incentives for investment
- Property value enhancement
- A tool for education

OVERVIEW OF PUBLIC MEETING ACTIVITIES

- Small Group Work
- Pin-ups to provide individual feedback
- Opportunity to ask consultants questions

WPA + CPG GOALS FOR TODAY

- Leave Herndon with a clear understanding of the Community's Preservation Philosophy
- Listening and Learning

Small Group Breakouts

IDENTIFY YOUR PRESERVATION STRATEGY

1. What qualities of Herndon do you want to Protect?
2. How can we leverage Historic Herndon to create value in the Community?
3. What are the benefits of preservation?

BREAKOUT SESSION: POSITIVES

- What do you love about living/working in the Herndon Heritage District?
- What is sacred?

BREAKOUT SESSION: **NEGATIVES**

- What do you dislike about living/working in the Herndon Heritage District?
- What drives you crazy?

BREAKOUT SESSION: **ASPIRATIONS/IMPROVEMENTS**

- What can we do to improve your experience in navigating the Guidelines and process?

DELIVERABLES

- EASILY ACCESSIBLE
- CLEAR PRESENTATION OF STANDARDS
- GRAPHICALLY APPEALING
- MINIMAL TEXT

Using the Coastal Character District Pattern Book

The steps in using the pattern book are illustrated below for single family detached and semi-detached houses. The same sequence of steps should be used on larger buildings.

- 1. Find your site's type of addition in the Community and Site Patterns chapter, Buildable Area, Front Facade Zone.**
 - Most finished facade
 - Area in which porches are encouraged
- 2. Locate Parking.**
 - Parking must be behind the front facade zone
 - Garages facing the street must be 20' behind the front facade on the main street and 20' behind the porch on the side street
- 3. Use building blocks to place building.**

Applications

Resilient House

- 01 - Permeable Paving**
 - Reduce runoff by allowing stormwater to drain through the surface into the ground
 - Used as driveway and pathway paving
- 02 - Rain Barrels**
 - Collect and store water for irrigation and watering, reduce city water usage
 - Location A allows water from the main house, Location B allows water from the Carriage House
 - Rain barrels should be screened from view
- 03 - Rain Garden**
 - Reduce runoff while creating an attractive amenity that allows stormwater to be filtered and absorbed into the ground
 - Consists of indigenous plant species
- 04 - Vegetable Garden**
 - Should be located to the rear of the lot and screened from street view
 - This location may also be used as a rain garden
- 05 - Solar Panels**
 - Should be located on a pitched roof on the most southern oriented face for solar energy harvesting
- 06 - Raised Bed**
 - Consult FEMA guidelines for your site and locate the occupied beds on elevated and/or the front zone
- 07 - Carriage House**
 - The ground floor should be designated for car parking, storage, or other non-residential uses
- 08 - Operable Shutters**
 - Shutters should be aesthetic and functional to provide protection during severe storm scenarios
 - Shutters should be placed on all windows on all levels

Using the Coastal Character District Pattern Book

- 4. Determine landscaping and site design for water management.** Appropriate landscape design and site treatment for front facade areas to screen parking and provide water management
- 5. Place porches and other front facade elements.**
- 6. Select Architectural Style and Follow the Patterns.**
 - Classic Tidewater Coastal
 - Urban Coastal
 - Modern Coastal

Signage

- Primary horizontal signage should be placed in the facade band above the first floor level
- Projecting and blade signs should be placed near entrances or on corners
- The outer perimeter of awnings and canopies provide good placement for pedestrian oriented signage

Placement Options

Signage

- Clean, simple signage is easiest for customers to read and is more memorable
- Many materials are suitable for long-lasting, beautiful signage; translucent plastic and vinyl are not the only options!
- Multiple scales and locations can be used to provide visibility to pedestrians and viewers in automobiles; maximum sizes and quantities can be referenced in the Zoning Ordinance.

Examples

Street Types and Patterns

Pedestrian Friendly

Streets that are 4 lanes or fewer, with typical vehicular speeds of 30mph or less.

The pedestrian space is protected by a combination of landscape buffers and on-street parking.

- Acceptable Configuration
 - If less than 20' 0" to back of building, use bump-out landscape elements in the parking lane

Street Types and Patterns

The preferred pattern for the public right-of-way may require adjustments to existing conditions

- Option 1: Extend pedestrian zone into the street
- Option 2: Provide a set back for the building facade

Secondary streets are in green and main streets are in black.

Street Pattern and Street Type

- Rectangular grid of streets are the typical condition
- Arched or curved streets are an exception
- Two street types
- Pedestrian friendly with slow moving traffic
- Vehicle oriented with fast moving traffic

Site Amenities

- Commercial sites can utilize amenities to attract customers and blend in well with the contextual neighborhood.
- Publicly accessible and visible
- The outer perimeter of awnings and canopies provide good placement for pedestrian oriented signage

Placement Options

- 1. Paving Materials**
 - Paving of areas intended for pedestrian and vehicular circulation should not be all asphalt.
 - Areas with high pedestrian traffic should have paving that reduces:
 - Heat Island Effect
 - rate of surface runoff
 - vehicular speeds
- 2. Screening Options**
 - Foliage can be used for parking screening
 - When parking is located within 10' of right-of-way, an opaque wall is to be used for screening.
 - Dumpsters as well as Loading Docks require screening by opaque walls
- 3. Open Space/Garden**
 - Gardens should be placed in visible areas of the site
- 4. Pedestrian Facilities**
 - Bike Racks
 - Provide shelter for the bicycle as well as the cyclist when locking and unlocking
 - Outdoor Seating
 - Publicly Accessible Seating

DELIVERABLES

Using the Outdoor Dining Guidelines

1
Identify Your Outdoor Dining Configuration

2
Layout Your Barrier

3
Select Your Furniture and Fixtures

4
Add Flooring and Signage

Outdoor Dining Configuration



- eating and drinking non-alcoholic beverages 
- ABC approved 

Overview

Permitted outdoor dining configurations:

- Attached (Full)
- Attached (Half)
- Detached
- Non-Barrier
- Parklet

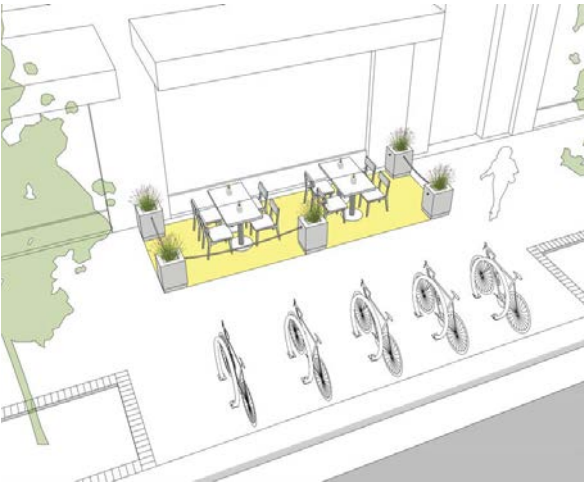
The appropriate configuration is determined by several factors, including sidewalk width, adjacent parking, proximity to tree wells, the amount of pedestrian activity, etc. The appropriate configuration will be determined on a case-by-case basis. Applicants are encouraged to consult the Downtown Norfolk Council about the appropriate configuration for their location before developing their application.



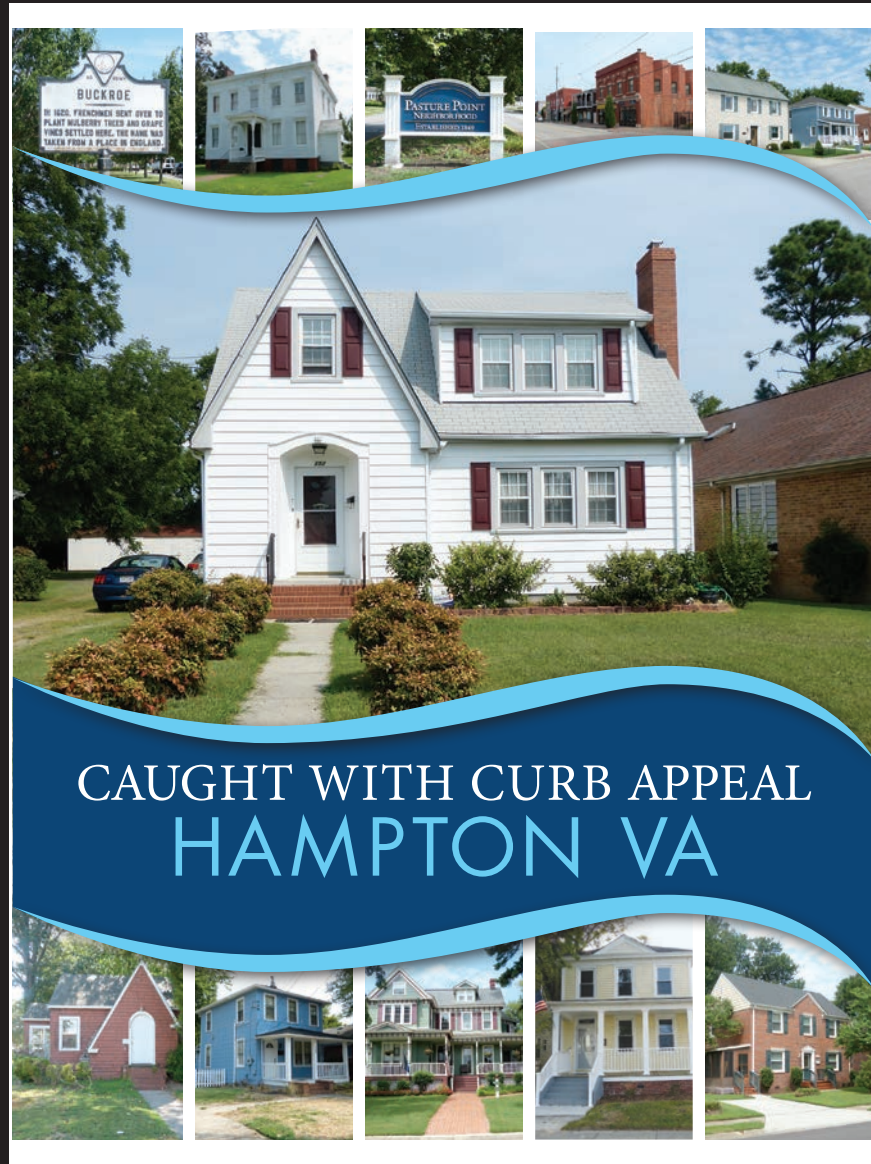
Attached (Full)

The Attached (Full) is the most common configuration. It is located immediately adjacent to the building and is surrounded by a barrier where necessary.

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DELIVERABLES



OVERVIEW OF GRANT PROGRAM

The Curb Appeal Matching grants are available to all single-family and duplex residential properties located within the specified revitalization areas. Eligible applicants include renters (with written permission from the property owner), owner-occupants, and investors. **The grant program provides applicants with matching grants.** Awards will range from a minimum of \$250 to a maximum of \$5,000. Only one grant will be awarded per each property annually. Only the cost of materials will be considered if the labor is not completed by a licensed contractor. Only residential single family homes are eligible for Curb Appeal Matching Grant Program.

For the Hampton Curb Appeal Matching Grant Program, projects should follow the Secretary of the Interior's Standards for Rehabilitation (detailed in Appendix A) as closely as possible to preserve and strengthen each neighborhood's historic architectural character. These Standards were created to inform appropriate work on historic buildings. They are used in relation to the Historic Preservation Tax Incentives program, but are often applied to local districts and neighborhoods to encourage the retention of historic fabric.

In addition to stressing the importance of adhering to the Standards, the program also requires that alterations are consistent with the individual style guides for each neighborhood. To ensure appropriate projects, a list of grant eligible improvements is provided:

- Projects must be completed within six months
- The scope of work must include improvement to one or more of the following:
 - Architectural details (addition, repair, and/or restoration)
 - Exterior painting and/or cleaning
 - Doors, windows, and shutters (addition, repair, and/or restoration)
 - Landscaping
 - Decorative entrance features (lighting, mailbox, house numbers, etc)
 - Fencing

The following work is not eligible for the grant program:

- Improvements that damage the building
- Improvements that are inappropriate or incompatible with the historic context of the neighborhood
- Improvements on the interior of the property
- Sidewalk repair
- Installation of chain link fencing
- Improvements that cannot be completed within 6 months

HAMPTON, VA | 1

GENERAL CURB APPEAL STRATEGIES

The purpose of the grant program is to provide a means for homeowners to improve the curb appeal of their homes. Creating curb appeal involves simple exterior improvements that enhance the value of your home and neighborhood. Within the eligible neighborhoods, the program seeks to create cohesive streetscapes by providing guidance to homeowners on the styles and features of their homes. The architectural styles primarily include Colonial Revival, Craftsman, Folk Victorian, Italianate, and Queen Anne, and are outlined and described in each supplementary neighborhood guide.

While specific guidelines will be provided for the prominent styles in each of the participating neighborhoods, below are general guidelines that can increase curb appeal in any neighborhood:

PAINT

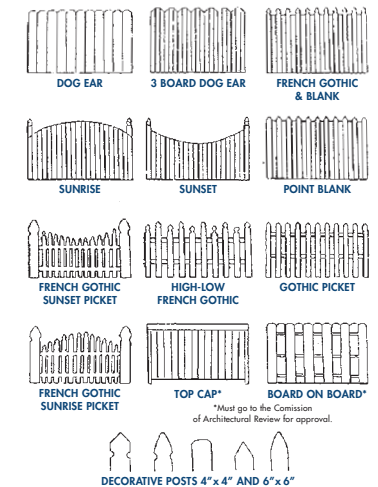
- Unpainted surfaces should remain unpainted, while painted surfaces should be cleaned and repainted. Prior to painting, remove cracked and peeling paint and repair any damage to the surface. Caulk and fill holes, prime the surface, and add a finish coat for sunlight protection.
- Most 19th- and early 20th-century homes should usually utilize a three-color paint palette: Body (or wall), trim, and accent (or sash and door).
- When choosing colors, remember that traditional exterior colors often emulated natural building materials, such as wood, stone, brick, tile, stucco, and metals such as copper and bronze.
- Research appropriate paint colors for the era of your home. Hire someone to analyze paint chips to determine the original color or refer to historic color charts and select colors used during the period your home was constructed. This will help return your home to a historically accurate appearance. Additionally, consider the color of your roof, brick and mortar or siding, as well as doors and windows prior to choosing a color.



2 | Caught with Curb Appeal

FENCING

- Where appropriate, front yard fencing can be up to four feet in height and should be made of open materials, such as wood picket, masonry, or wrought iron, to maintain the view of the façade of the house. See specific neighborhood guides for appropriate designs and materials for each neighborhood.
- Wood privacy fences up to six feet in height may be appropriate in side/rear yards.
- Chain link fences should not be used, but existing fencing can be maintained or repaired.
- All wood fences should be painted or stained in a color complimentary to the exterior of the house.



DELIVERABLES



CAUGHT WITH CURB APPEAL: PRESERVING PHOEBUS VA



CHARACTER

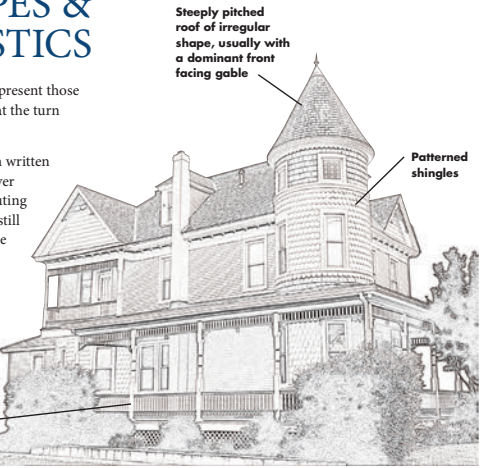
(Period of Significance: 1874-1957)
Phoebus was originally a settlement that developed in the 17th century along the banks of Mill Creek as a stopover between Hampton and Norfolk. In 1874, it became an incorporated town called Chesapeake City within Elizabeth City County and the current gridiron plan was laid. The town continued to grow through the Reconstruction period with the addition of railroad and streetcar lines, assisting in the development of a central commercial corridor (Mellen Street) flanked by supporting residential areas. In 1900, Chesapeake City's name was changed to Phoebus in honor of Harrison Phoebus, who developed the Hygeia Hotel, a major tourist attraction at Old Point Comfort, which facilitated both business and leisure travel through the town. In 1952 it was annexed by the City of Hampton. After the completion of the Hampton Roads Bridge Tunnel in 1957, development within Phoebus came to a halt due to the elimination of traffic through the town.

HOUSING TYPES & CHARACTERISTICS

The prevalent housing types in Phoebus represent those that were popular during its main growth at the turn of the 20th century (1900-1930).
The following recommendations have been written to comply with the Standards (see back cover for details). If your resource is noncontributing to the district, these recommendations are still best practice to ensure a cohesive streetscape throughout the district as a whole.

QUEEN ANNE

- In Phoebus, the Queen Anne examples come in a variety of forms. The majority of examples feature front porches, but these range in style from full one story front facing to partial two story. There are also a few examples of wrap around porches.
- Curb appeal recommendations for Queen Anne homes include:
 - Repair historic wood details, particularly decorative elements on porches and cladding, particularly patterned shingles.
 - Maintain historic roofs, particularly slate. If replacement is required, do so in kind.
 - Highlight decorative features with period-appropriate paint palettes (see General Guide for examples and suggestions).
 - Fences can be painted wooden pickets or cast/wrought iron.



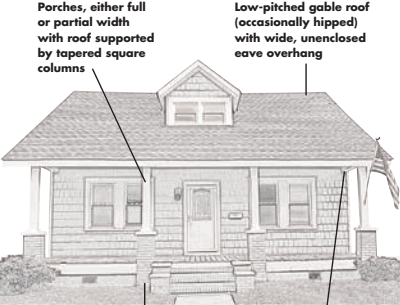
Steeply pitched roof of irregular shape, usually with a dominant front facing gable

Patterned shingles

Asymmetrical facade with partial or full-width porch, which is usually one story high and extended along one or both side walls

FOLK VICTORIAN

- In Phoebus, the Folk Victorian examples are typically one story with a full front porch and standing seam metal roofs. Porch roofs vary from flat to shed to shallow hipped roofs.
- Curb appeal recommendations for Folk Victorian homes include:
 - Repair historic wood details, especially on front porches. Repair or replace damaged or missing elements.
 - Highlight decorative features with period-appropriate paint palettes (see General Guide for examples and suggestions).
 - Maintain historic metal roofs. If replacement is required, do so in kind.
 - Fences can be painted wooden pickets or cast/wrought iron.



Porches, either full or partial width with roof supported by tapered square columns

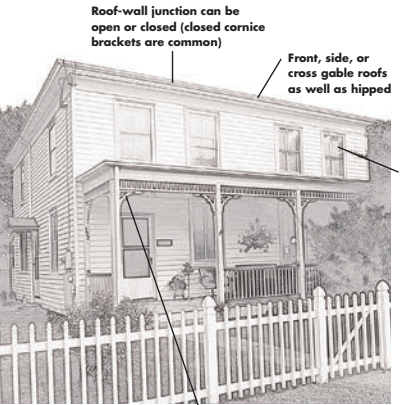
Low-pitched gable roof (occasionally hipped) with wide, unenclosed eave overhang

Columns frequently extend to ground level - no break at porch floor level

Decorative false beams or braces under gables

CRAFTSMAN

- In Phoebus, Craftsman homes are primarily bungalows; however, there are some foursquare examples throughout the district.
- Curb appeal recommendations for Craftsman homes include:
 - Remove modern coverings from eaves to expose character-defining details, such as shallow profile brackets or exposed rafter tails. Use period-appropriate paint palettes to highlight details (see General Guide for examples and suggestions).



Roof-wall junction can be open or closed (closed cornice brackets are common)

Front, side, or cross gable roofs as well as hipped

Simple window surrounds, sometimes with a pediment

Basic house forms (symmetrical I-houses or L-shaped)

Lace-like corner brackets and jigsaw-cut trim; ornamental detail is confined to the porch and main cornice

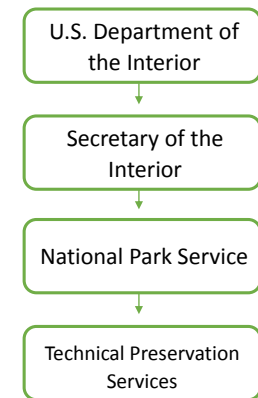
- Exterior brick elements should remain unpainted in Craftsman examples.
- Retain original windows as feasible. If replacement is required, match existing window dimensions exactly.
- Fences should be made of painted or stained wood. Cast iron is not an appropriate fencing material for Craftsman examples. In some cases, small brick or stone walls can be used to separate the front yard from the public sidewalk.

TRAINING



Standards & Guidelines

Origins and Organization: Federal Level



In 1966 the passage of the National Historic Preservation Act (NHPA) established a national preservation program and procedural protections for historic resources. Under the act, the Secretary of the Department of the Interior was given the responsibility to support and uphold this law by maintaining the National Register of Historic Places and overseeing the establishment and operations of state and local governments. The National Park Service (NPS) assists the Secretary of the Interior (SOI) in these roles by providing technical assistance, training opportunities, and administering grants.

- SUSTAINABILITY
- APPROPRIATE USE OF MODERN BUILDING MATERIALS
- CONTRIBUTING VS. NON-CONTRIBUTING STRUCTURES
- USE OF HISTORIC TAX CREDITS
- DESIGN ASSISTANCE

PROJECT SCHEDULE

September	October	November	January	March	April	May
<ul style="list-style-type: none"> PROJECT KICK-OFF MEETING WORK PLAN & TIMELINE 	<ul style="list-style-type: none"> PROJECT WEBSITE FIRST PUBLIC OUTREACH MEETING PRELIMINARY HPRB MEETING PRELIMINARY TOWN COUNCIL MEETING 	<ul style="list-style-type: none"> HPRB WORK SESSION TOWN COUNCIL WORK SESSION 	<ul style="list-style-type: none"> DRAFT OF GUIDELINES AND MANUAL 	<ul style="list-style-type: none"> DRAFT OF EDUCATIONAL AND OUTREACH MATERIALS SECOND DRAFT OF GUIDELINES AND MANUAL SECOND DRAFT OF EDUCATIONAL AND OUTREACH MATERIALS 	<ul style="list-style-type: none"> TOWN COUNCIL PUBLIC HEARING HPRB TRAINING DELIVER FINAL GUIDELINES AND MANUAL 	<ul style="list-style-type: none"> DELIVER FINAL EDUCATIONAL AND OUTREACH MATERIALS PROJECT CLOSE-OUT

QUESTIONS & ANSWERS

THANK YOU!

TOLERANCE FOR MATERIAL CHANGES

Before



After - Option 1



After - Option 2



TOLERANCE FOR MATERIAL CHANGES

Before



After



TOLERANCE FOR MATERIAL CHANGES

Before



After - Option 1



After - Option 2



NEW CONSTRUCTION DESIGN

What do you want Herndon to look like in the future?

(This is your choice and there is a spectrum of possibilities)



Colonial Williamsburg
designed to fit into the historic period



Freemason Street | Norfolk, VA
transitional



Slover Library | Norfolk, VA
contemporary