

Traditional Neighborhoods Plan Book



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Chapter 1 — Olde Huntersville



Olde Huntersville Civic League



History, Legacies and Building the Future

OLDE HUNTERSVILLE: HISTORY AS A GUIDE TO A SUSTAINABLE FUTURE

Introduction by Raymond L. Gindroz, FAIA

HISTORY, LEGACIES AND BUILDING THE FUTURE

Huntersville is one of the most intact late 19th century / early 20th century neighborhoods in the City. As you walk around the neighborhood, you feel a strong sense of history. The houses with their tall windows, gabled roofs and deep porches, tell the story. These traditional houses are oriented to the street so neighbors come in contact with each other often and know what is going on in the street. This was and continues to be a neighborly community with people looking out for each other. Although the neighborhood has had some difficult times, these traditions are carried on by current residents. For example, residents do not refer to houses by their address, but rather by the name of the original or well-known owner. Some of the streets are named for prominent citizens who lived there, for example Dr. Anderson's house is on Anderson Street. This strong sense of community identity is one of the neighborhood's key assets. Sociologists call this cohesiveness "Social Capital". Communities with strong social capital are best able to cope with change and to be the most supportive of residents. This cohesiveness is also fragile. It needs to be supported and re-enforced. Because the architectural character of the community plays a key role in community identity, it is critical to ensure that new construction continues and re-enforces that character.

A BRIEF HISTORY

1880-1950

In the post-Civil War economy, trains brought coal to the Lamberts Point docks, a deep-water port. The railroad tracks ran along the edge of what would become the Huntersville community and, together with the surrounding industrial uses, would shape the development of Huntersville. The neighborhood was developed without an overall plan by either a developer or the City, which resulted in an irregular street pattern. This is part of its charm and its individual identity. Church Street was, and still is, the main route into town and Chapel Street was an important connector. In the early years, the street pattern was partially filled in with scattered wood frame houses, typically on smaller lots. Industrial uses were located along the tracks, especially in the northern portion of the neighborhood. A Jewish cemetery was established along Tidewater Drive during this period. A botanical and zoological park, Lesner's Park, was developed adjacent along Church Street. Lesner Park was eventually sold and became the site of a brewery (which later closed and is now developed with townhomes).

In the era of segregation, Huntersville was a self-sufficient community with places to work, shop, worship and educate. Shops were located within walking distance, many along Church Street or Chapel Street, but there were also corner shops and a beauty parlor in one of the homes. Huntersville was the one of the most cosmopolitan areas in the City with many African American, Asian, Jewish and Eastern European families and businessmen. The John T. West School, the first public high school for African Americans was built in 1906 to serve the community.

The design of the houses with their front porches, gabled roofs, large windows and architectural features created an effective framework for residents to build a strong sense of community. The emphasis was on the front of the house and the front porch which encouraged interaction among neighbors. People looked after each other and developed a great deal of social capital. There were several social clubs and community service organizations, such as the Bachelor's Club and the Tents, which further strengthened the sense of community identity.

Huntersville was one of the first neighborhoods where African Americans could buy a house. It was the only African American neighborhood to be annexed by the City. The neighborhood was home to many leading citizens:

- Mr. P.B. Young established the Norfolk Journal and Guide, the City's first African American newspaper
- Mr. Robinson was an educator and first president of the NAACP
- Mr. D.J. Jaycox and Mr. Dungree were educators
- Mr. Dinkins was a theater director who studied abroad and started the Black Actors Guild
- Ms. Ida B. May was a magistrate
- Dr. Wesley Anderson was a podiatrist

The neighborhood was home to so many educators that some thought it should be named "Teachersville".

1960-1980

Housing choice for African Americans became possible due to the passage of civil rights laws and fair housing efforts. This led many leading citizens of Huntersville to move to the suburbs, as well as the children of longtime residents. As the older generation aged, it became more difficult to maintain houses and as children inherited houses, they rented them out, often without effective management. Over time, new poorly designed and built houses and apartments were inserted into the neighborhood, detracting from the character of the community. Typically, front yards became parking lots and garages were placed where the front porch used to be. The neighborhood went into decline.

1980-Present

The Olde Huntersville Development Corporation (OHDC) was established in 1984 to revitalize the neighborhood. James Rouse, founder of the Enterprise Foundation, came to Huntersville and provided technical support and training to set up the OHDC. The Norfolk Redevelopment and Housing Authority supported the early efforts of the OHDC. The OHDC provided 130 homeownership opportunities through both restoration of existing homes and new infill construction. It was a bootstrap self-help effort in which members did their own construction work and recruited potential home owners.

In addition to housing rehabilitation and construction, the OHDC supported many cultural programs including a community choir, computer literacy classes, and Tidewater Community College classes. The OHDC also invested in people by organizing efforts to plant flower gardens on vacant lots, with help from master gardeners from the Garden Club as part of the "Flower Power" program. The OHDC also participated in the Model Cities Program and helped secure the redevelopment programs for the larger area. That larger area was also called Huntersville and included a much larger area than just the historic neighborhood. To avoid confusion, the historic neighborhood is now called Olde Huntersville.

A PATH FORWARD

The Olde Huntersville Civic League has already begun the work of identifying challenges to the neighborhood and has set a plan in motion with their Olde Huntersville Neighborhood Strategic Plan. In support of the neighborhood, the City embarked on this Plan Book effort to address some of the issues related to the housing stock. Specifically, some new houses compromise the character of the community with blank walls, poor proportions, and concrete front yards. In addition, there is an abundance of vacant lots, most only 25 feet in width. The overall goal is to bring new homeowners to Olde Huntersville by constructing new, affordable homes that are compatible with the neighborhood character.

The most important resource for a community is the social capital provided by the way in which neighbors come together to solve problems and to build programs for the future. The legacy of the Olde Huntersville

Civic League and the OHDC will be a key part of moving forward. In the course of this process, participants strongly voiced opinions about architecture. They stressed the importance of the appearance of the house from the street. It should have a front porch and a front yard with flowers, it should not have a garage entered from the street or a concrete parking pad. The house should fit into the historic character with the right types of windows. To ensure future development contributes to the historic character of the neighborhood, the following recommendations are offered:

1. Build an architecture that supports community identity.
 - a. Houses should be oriented to the street as a social space with a flower filled and landscaped front yard.
 - b. Parking should be behind the houses: when 25 foot lots are together, it is possible to have a shared driveway to provide access to the parking space or garage in the rear. For single 25 foot lots, options should be explored to add one or more properties to enable existing houses to have a side yard and access to parking in the back of the lot.
 - c. Large porches with a minimum depth of 6 feet.
 - d. Consistent architectural character: Windows with vertical proportions, pitched roofs or Italianate detailing for flat roofs, appropriate eave details.
 - e. Materials consistent with tradition.
2. Celebrate the history of Huntersville and the many civic leaders who lived in the neighborhood.
 - a. Street names: A few of the streets are named after these leading citizens. As the program moves forward, consider naming more of the streets after these citizens.
 - b. Names on houses: In some historic districts, the names of original owners or of leading citizens who lived in the house are placed on a plaque.
3. Implement the program strategically. Options to concentrate efforts should be explored including the potential to have a block-by-block strategy or to build on current strengths such as development along Church Street.

We would like to thank members of the Olde Huntersville Development Corporation and the Olde Huntersville Civic League for their collaboration in producing this House Plan Book. We believe that it will prove useful because of their determination to preserve the essential values and character of the community.

Purpose

The Plan Book is intended to make it easy for potential homeowners to build their dream home in the beautiful, historic Olde Huntersville neighborhood. It follows the hard work that the residents have done to write and begin to implement the Olde Huntersville Neighborhood Strategic Plan. It is the first City of Norfolk initiative to give residents tools to make building affordable and well-designed houses on narrow lots possible without going through the rigorous and time-consuming Non-Standard Lot Review process or the Special Exception process. The Plan Book also provides opportunities for renters to become owners in the neighborhood, and makes a way for the neighborhood to grow from within. The houses shown on these pages are beautiful, customizable, market-rate homes that fit into the architectural character of the neighborhood. There are three, four, and five-bedroom plans with options for accessible bedrooms, perfect for aging-in-place.

The Plan Book aims to meet several goals of the Olde Huntersville Neighborhood Strategic Plan:

Goal 1	Enhance Image and Appearance
Goal 2	Support and Enhance Economic and Business Development
Goal 4	Improve Physical Conditions of the Neighborhood
Goal 7	Create Safe and Walkable Streets
Goal 8	Enhance Neighborhood Marketability

Overview

The Plan Book should be used by existing Olde Huntersville residents, potential homeowners interested in building and making their home in the neighborhood, and builders who are invested in contributing to the success of the beautiful, historic neighborhood of Olde Huntersville.

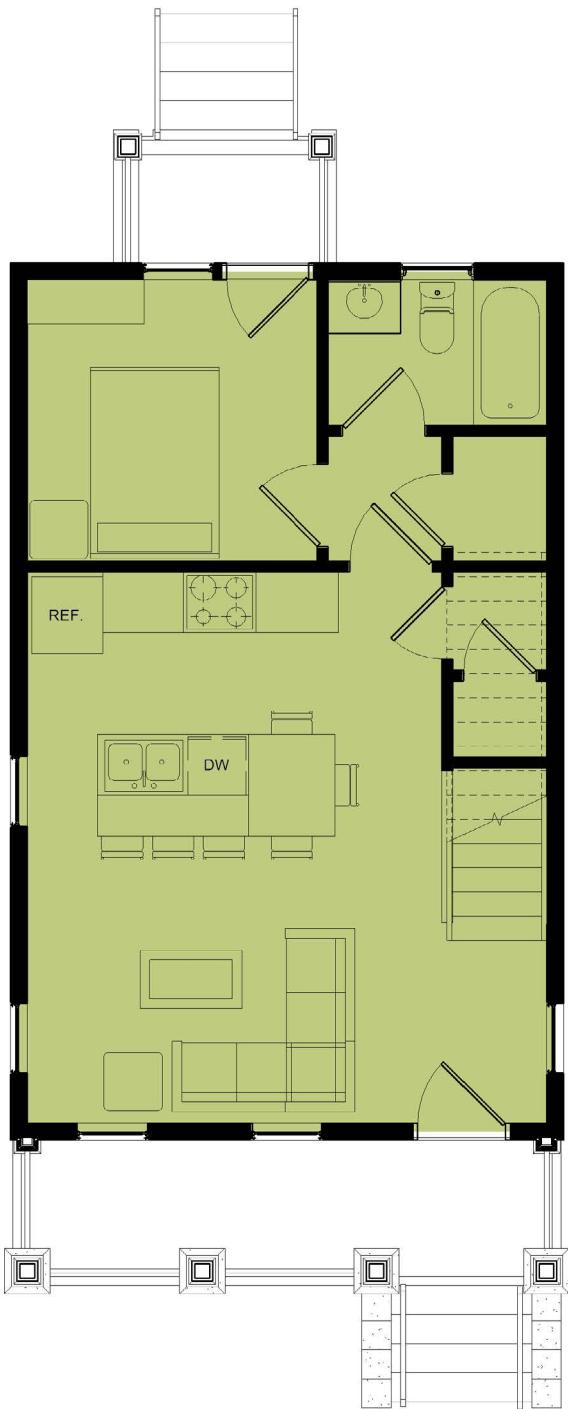
Once you have chosen your Plan and Elevation options from the Plan Book, head over to the City of Norfolk Development Services Center located on the first floor of City Hall at 810 Union Street, Norfolk, VA 23510. If you'd like to call ahead to ask questions, you can reach a Planner at (757) 664-4752 or planning@norfolk.gov. Once you've arrived at Development Services, let someone know you'd like to build a house from the Olde Huntersville Plan Book and give them the plan number. They will pull a full set of approved, signed and sealed plans for you. It's best to have your builder/contractor fill out the permit. As the property owner, you may chose to perform the work and obtain the permit yourself but you will need to submit an affidavit accepting responsibility for all work performed under the permit. Be sure to go to www.norfolk.gov to find out about inspections, fences, etc.

PLAN OPTIONS



30 foot-long House - 3 Bedrooms

Design No. 30.A



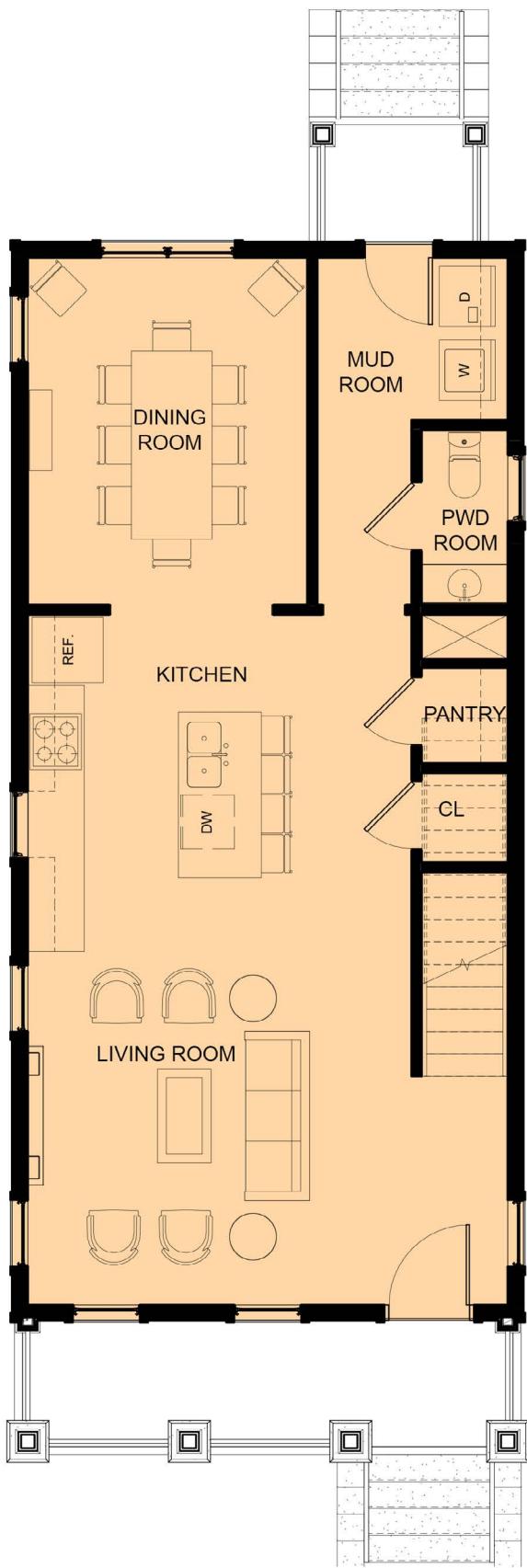
First Floor Plan



Second Floor Plan

40 foot-long House - 3 Bedrooms

Design No. 40.A



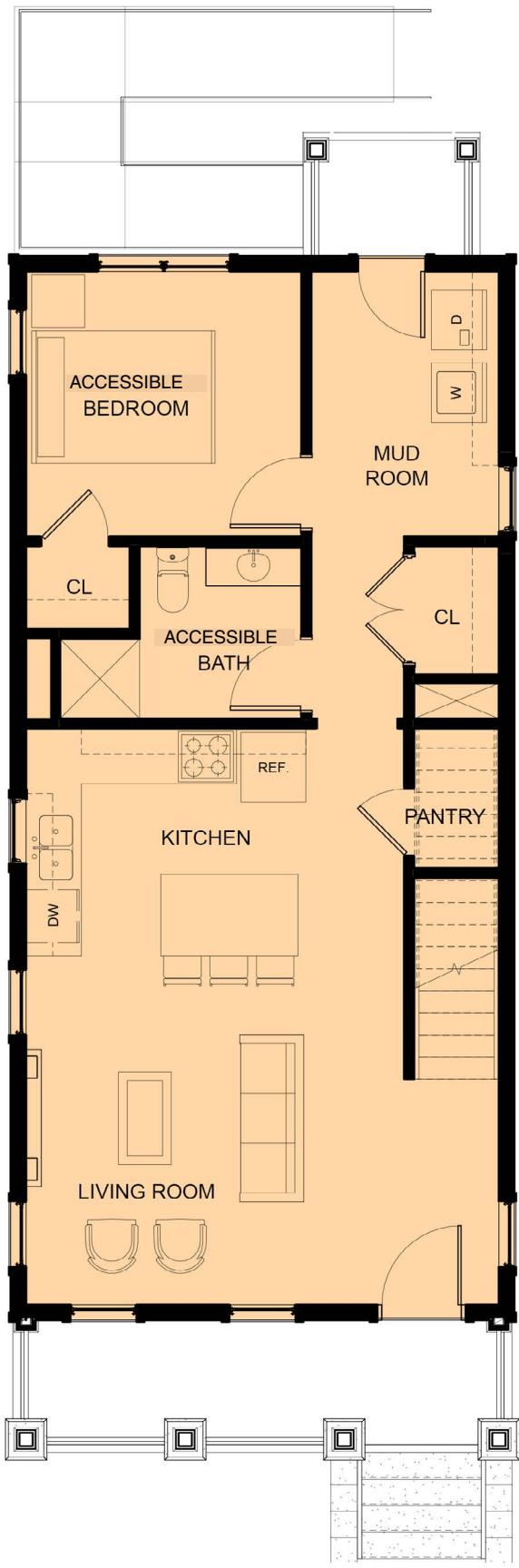
First Floor Plan



Second Floor Plan

40 foot-long House - 4 Bedrooms (1 first floor accessible)

Design No. 40.B



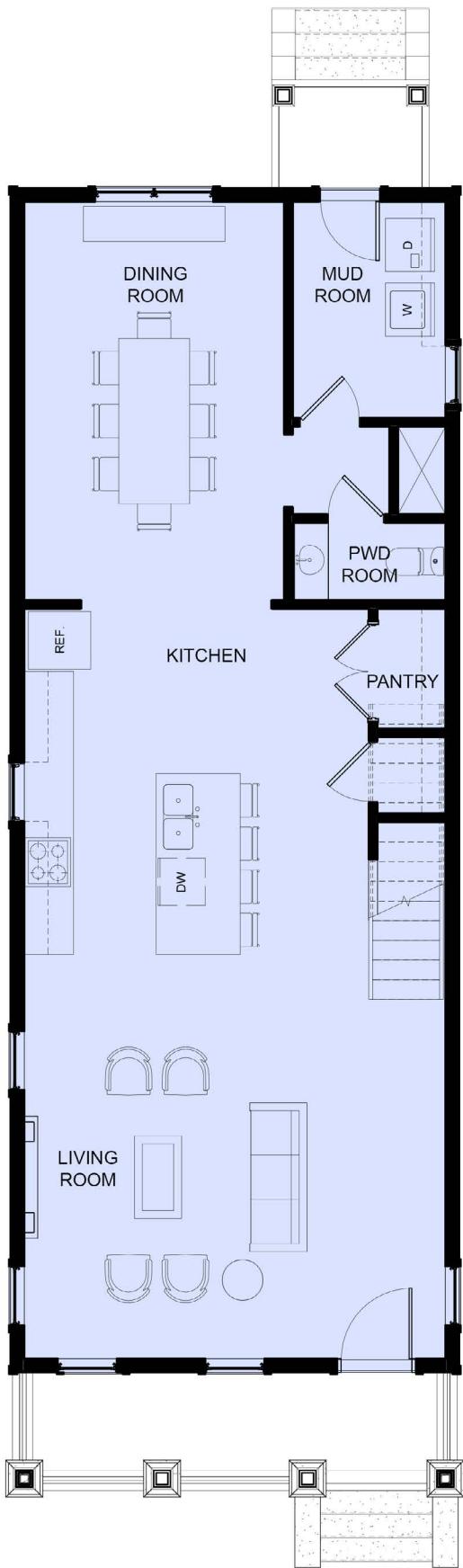
First Floor Plan



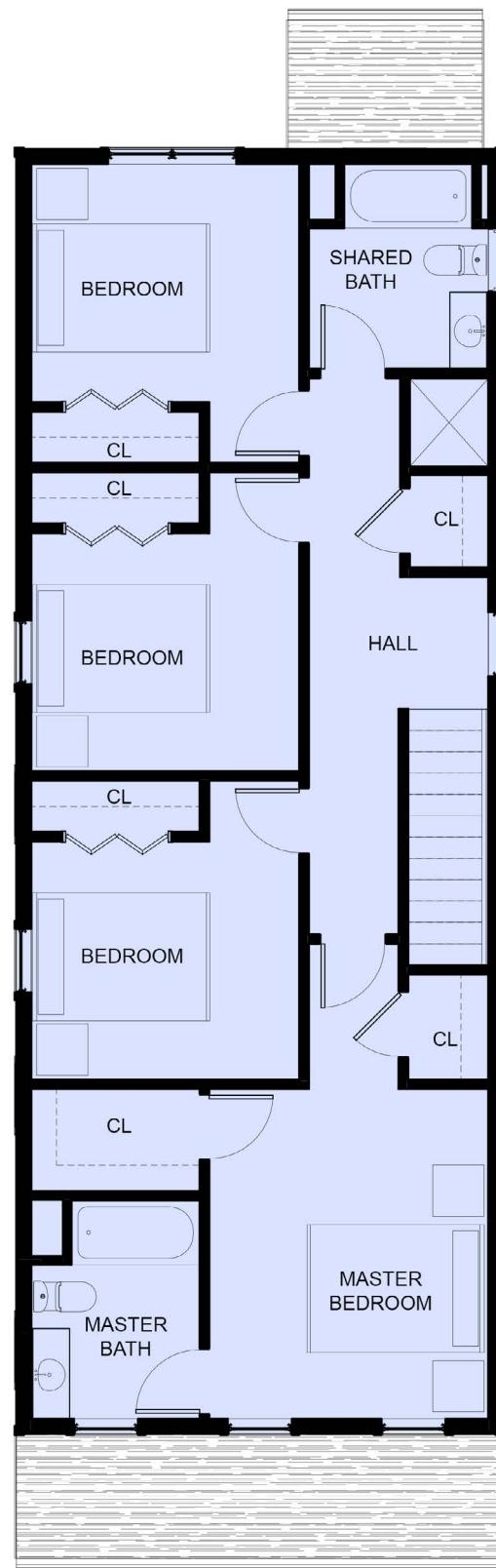
Second Floor Plan

50 foot-long House - 4 Bedrooms

Design No. 50.A



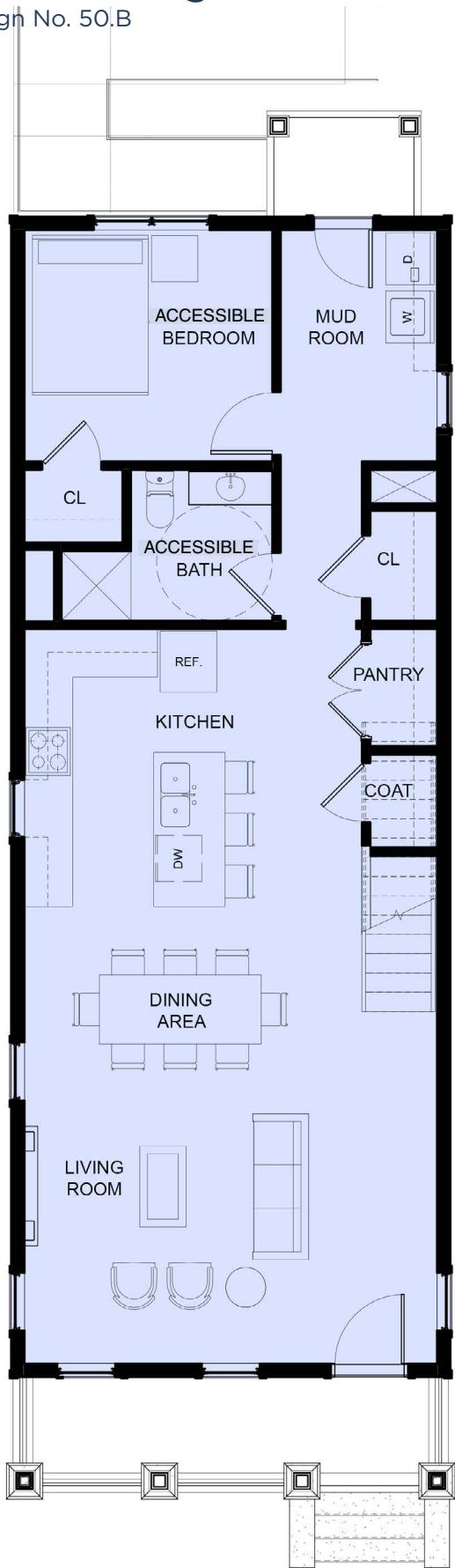
First Floor Plan



Second Floor Plan

50 foot-long House - 5 Bedrooms (1 first floor accessible)

Design No. 50.B



First Floor Plan



Second Floor Plan

ELEVATION OPTIONS

Gable Roof with Hipped Roof Porch



Perspective View



Front Elevation



Side Elevation

Rear Elevations



Design No. 1a_a

Design No. 1a_b

Design No. 1a_c

Gable Roof with Shed Roof Porch



Perspective View



Front Elevation



Side Elevation

Rear Elevations



Design No. 1b_a

Design No. 1b_b

Design No. 1b_c

Gable Roof with Hipped/Pedimented Roof Porch



Perspective View



Front Elevation



Side Elevation

Rear Elevations



Design No. 1c_a

Design No. 1c_b

Design No. 1c_c

Gable Roof with Hipped Roof Porch w/full-height columns



Perspective View



Front Elevation



Side Elevation

Rear Elevations



Design No. 1d_a

Design No. 1d_b

Design No. 1d_c

Hipped Roof with Hipped Roof Porch



Perspective View



Front Elevation



Side Elevation

Rear Elevations



Design No. 2a_a



Design No. 2a_b



Design No. 2a_c

Hipped Roof with Shed Roof Porch



Perspective View



Front Elevation



Side Elevation

Rear Elevations



Design No. 2b_a



Design No. 2b_b



Design No. 2b_c

Hipped Roof with Hipped/Pedimented Roof Porch



Perspective View



Front Elevation



Side Elevation

Rear Elevations



Design No. 2c_a



Design No. 2c_b



Design No. 2c_c

Hipped Roof with Hipped Roof Porch w/full-height columns



Perspective View



Front Elevation



Side Elevation

Rear Elevations



Design No. 2d_a



Design No. 2d_b



Design No. 2d_c

Low-pitch Roof with Hipped Roof Porch

Note: This option is not compatible with the 50 foot-long house plan



Perspective View



Rear Elevations



Design No. 3a_a



Design No. 3a_b



Design No. 3a_c

Low-pitch Roof with Shed Roof Porch

Note: This option is not compatible with the 50 foot-long house plan



Perspective View



Rear Elevations



Design No. 3b_a



Design No. 3b_b



Design No. 3b_c

Low-pitch Roof with Hipped Roof Porch & full-height columns

Note: This option is not compatible with the 50 foot-long house plan



Perspective View



Front Elevation



Side Elevation

Rear Elevations



Design No. 3d_a



Design No. 3d_b

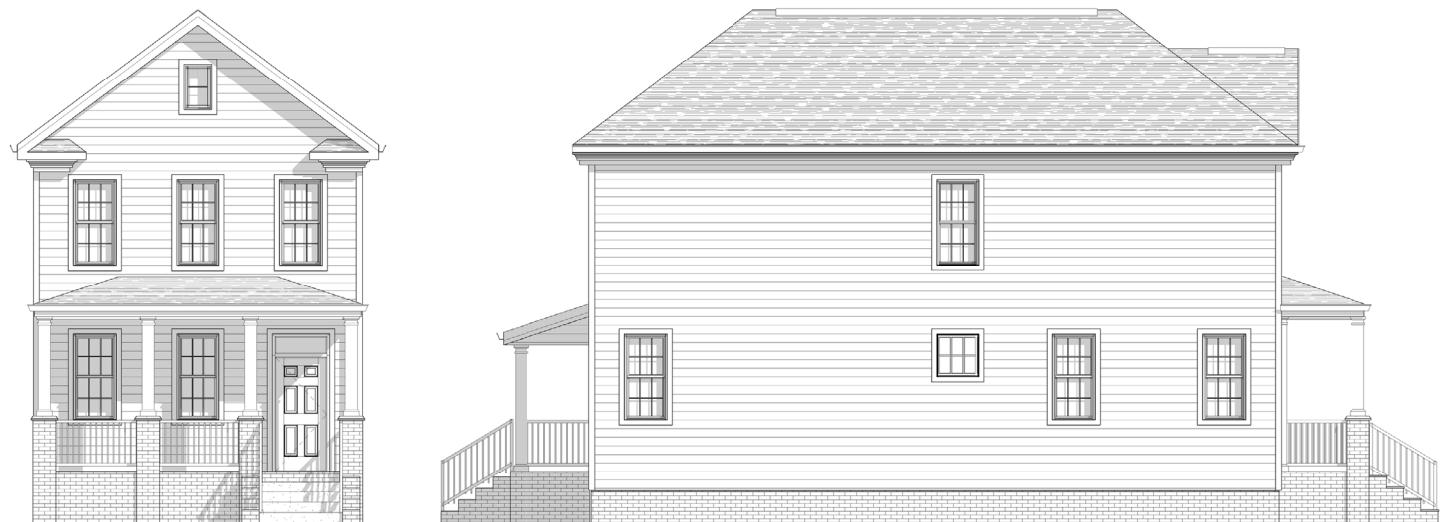


Design No. 3d_c

Hipped/Gable Roof with Hipped Roof Porch



Perspective View



Rear Elevations



Design No. 4a_a

Design No. 4a_b

Design No. 4a_c

Hipped/Gable Roof with Shed Roof Porch



Perspective View



Rear Elevations



Design No. 4b_a

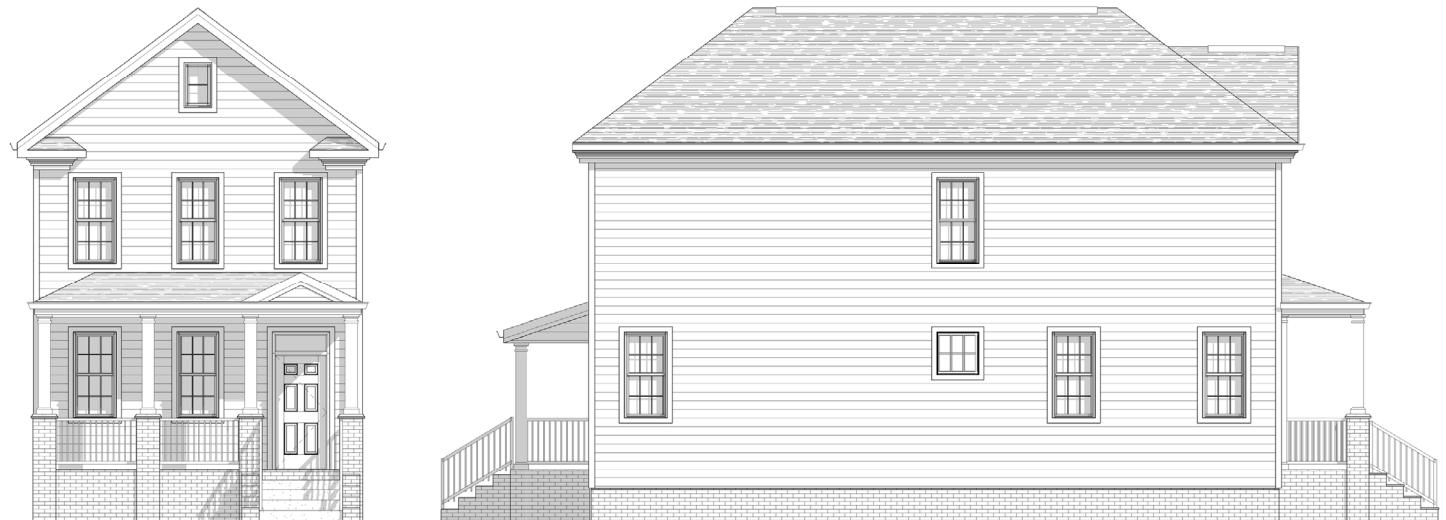
Design No. 4b_b

Design No. 4b_c

Hipped/Gable Roof with Hipped/Pedimented Roof Porch



Perspective View



Rear Elevations



Design No. 4c_a

Design No. 4c_b

Design No. 4c_c

Hipped/Gable Roof w/ Hipped Roof Porch & full-height columns



Perspective View



Front Elevation



Side Elevation

Rear Elevations

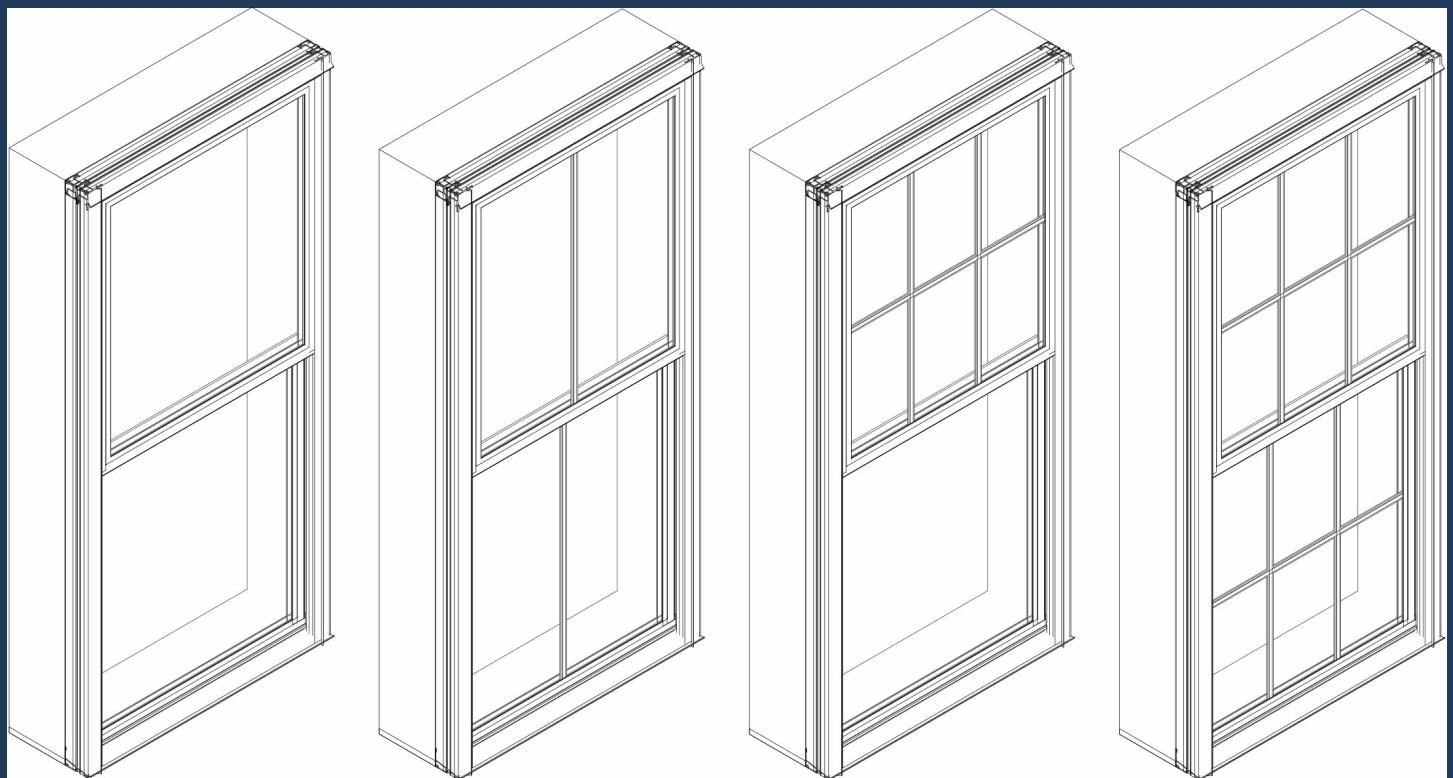


Design No. 4d_a

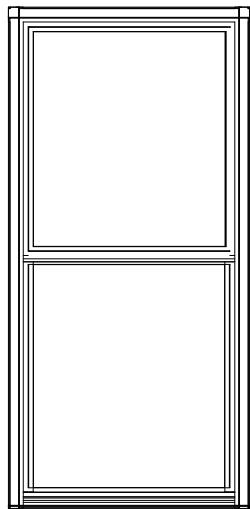
Design No. 4d_b

Design No. 4d_c

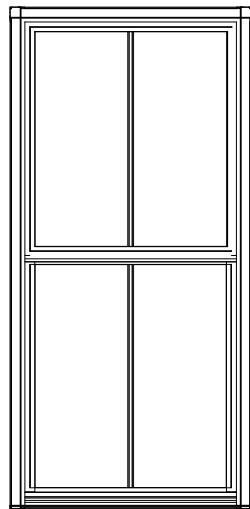
WINDOW OPTIONS



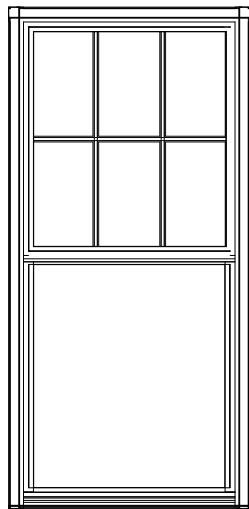
Window Types



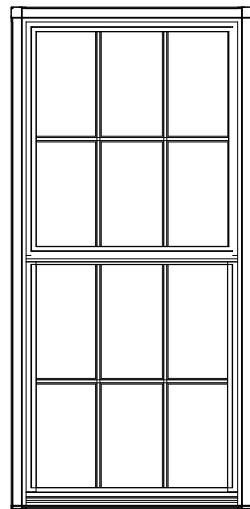
1 over 1



2 over 2



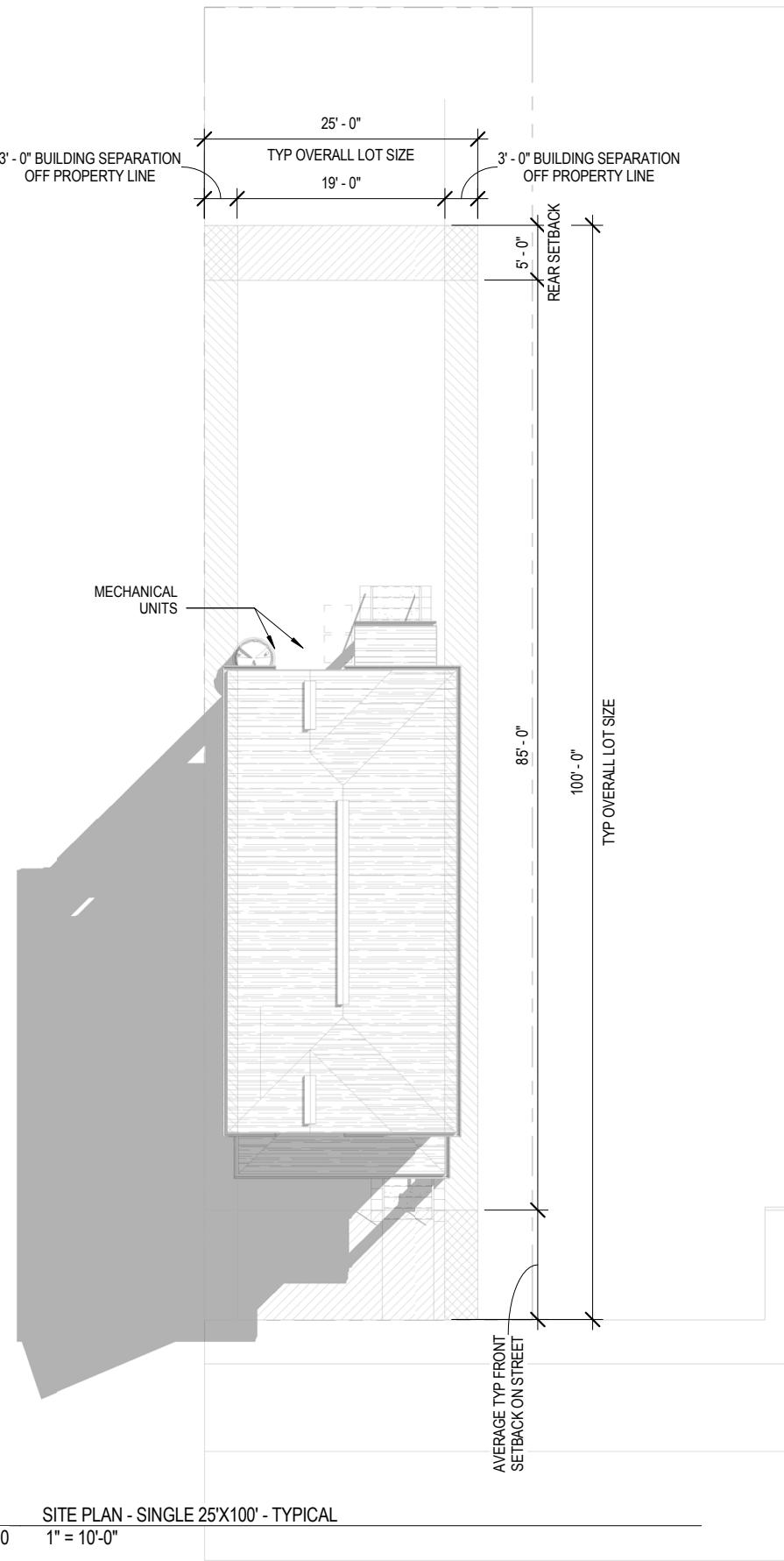
6 over 1

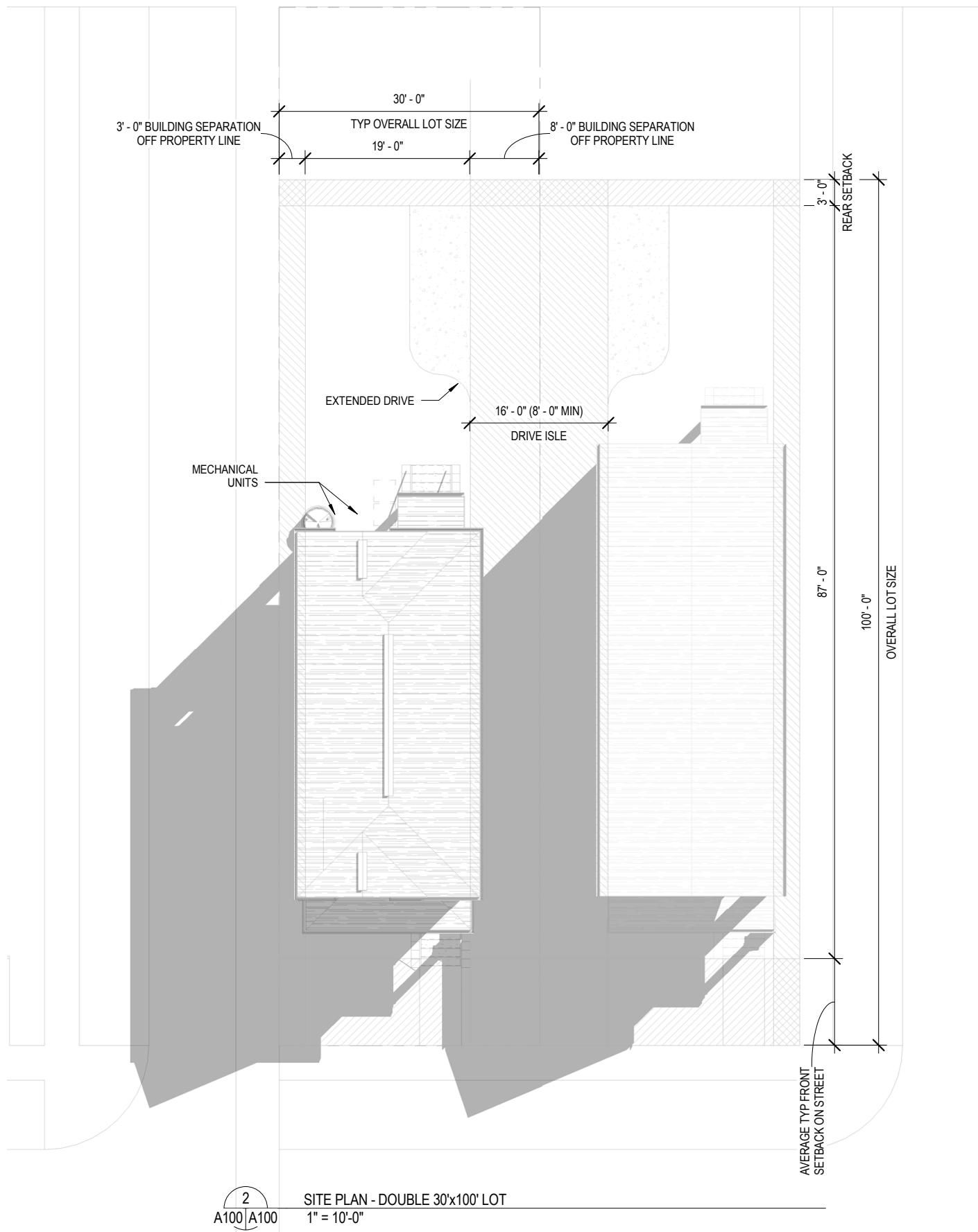


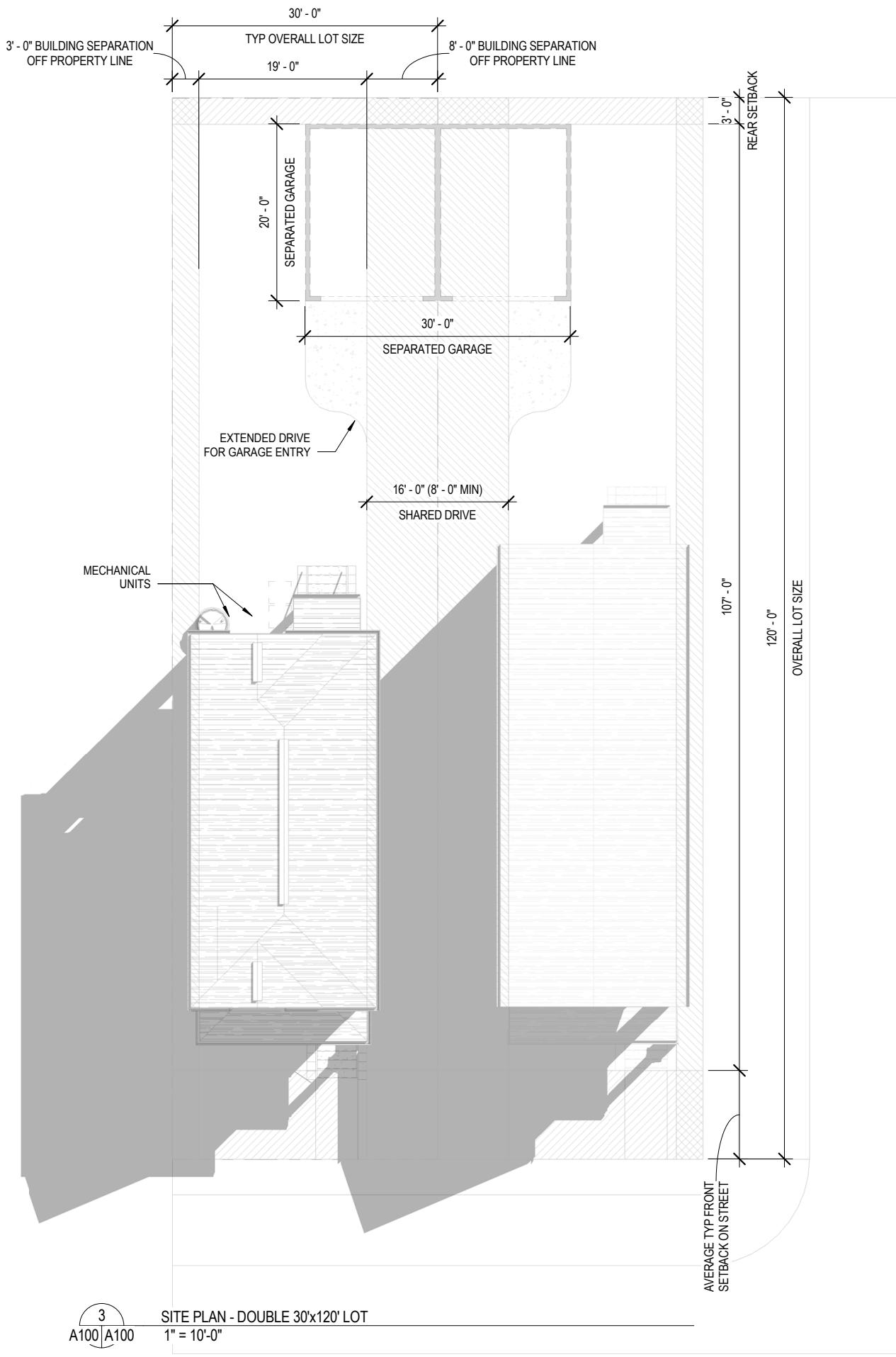
6 over 6

SITE PLACEMENT









EXTERIOR MATERIALS

Allowable Materials

note: indicates material only; color is up to the individual owner/builder

Roof



Architectural Shingles/
Slate Shingles

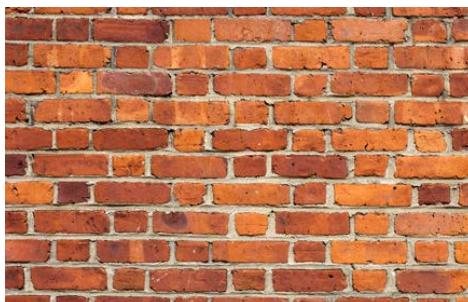


Cement or Terra Cotta
Shingles



Standing Seam

Cladding/Veneer - the following materials may all be used together (for example, brick base with siding at the first floor and shingles at the second floor)



Brick

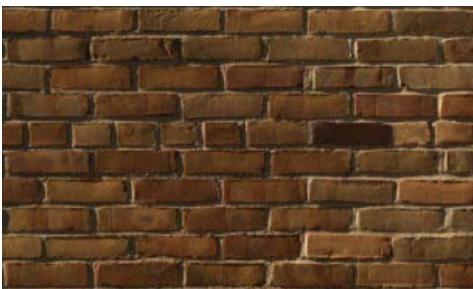


Cementitious Siding/
Painted Cedar Siding



Cementitious Shingles
Painted Cedar Shingles

Base



Brick - must be used at the
front porch base



Stucco/Parged finish - may
be used around the remain-
ing building perimeter

Chapter 2 — Bruce's Park



Bruce's Park Neighborhood



History, Legacies and Building the Future

BRUCE'S PARK: HISTORY AS A GUIDE TO A SUSTAINABLE FUTURE

Bruce's Park was started in 1901 by the Bruce Park Company of Norfolk, Virginia. The area at the time was a part of Norfolk County, now the City of Chesapeake. City records from 1902-1909 show African American families moving into the neighborhood. By 1910, the neighborhood development had expanded and by 1921, newspaper articles describe Bruce's Park as a "small colored settlement of thrifty folks, many of whom own their own homes, and are peaceful, hard workers." In 1923, the neighborhood and area became part of the City through annexation. At this time, the *New Journal and Guide* described the settlement of Bruce's Park as an asset to the City of Norfolk. "Each of these sections is the outgrowth of the ambition of race members for homeownership. Under the urge to own their own homes, the families moved into them when they were cheap country property, and it may be said that 75 per cent of the families are home owners or home buyers. They are tax payers, stable citizens and hard working people...Each settlement is dotted with its own business houses, such as small stores and shops. Many of these houses are beautiful and pretentious, some of them occupy two and three lots with some public improvements...Property values there are sure to rise." In 1925, the National Community League of Bruce's Park was created.

Newspaper articles from 1953 describe the residents of Bruce's Park (also referred to as Barraud Park at the time) protesting the rezoning of a portion of the neighborhood to commercial, demonstrating the community's strong activism and desire to retain the residential character of the area. When the Globe Iron facility was developed in 1958, it bifurcated Bruce's Park and Barraud Park/Cottage Heights. Where Globe Iron sits today, recreation fields, a retail store, water reservoir and two automobile garages once stood. Through the recently adopted *Broad Creek Refresh Plan: Building a Community of Choice*, the community established a clear vision to encourage compatible infill residential development in Bruce's Park and redevelop the Globe Iron sites into a mixed residential community (including Missing Middle Housing) with associated amenities, parks, and open spaces. With the opportunity to redevelop the now shuttered Globe Iron site, there is the chance to lift up the entire neighborhood and reconnect areas that have been divided by industrial uses.

Purpose

The Plan Book is intended to make it easy for potential homeowners to build their dream home in the Bruce's Park neighborhood. It follows the success of Chapter 1 of the Traditional Neighborhood Plan Book and the new homes that have been built in Olde Huntersville. This is the second City of Norfolk initiative to give residents tools to make building affordable and well-designed homes on narrow lots possible without going through the rigorous and time-consuming Non-Standard Lot Review process. The Plan Book also provides opportunities for renters to become owners in the neighborhood, and makes a way for the neighborhood to grow from within. The houses shown on these pages are beautiful, customizable, market-rate homes that fit into the architectural character of the neighborhood. There are three, four, and five-bedroom plans with options for accessible bedrooms, perfect for aging-in-place.

Overview

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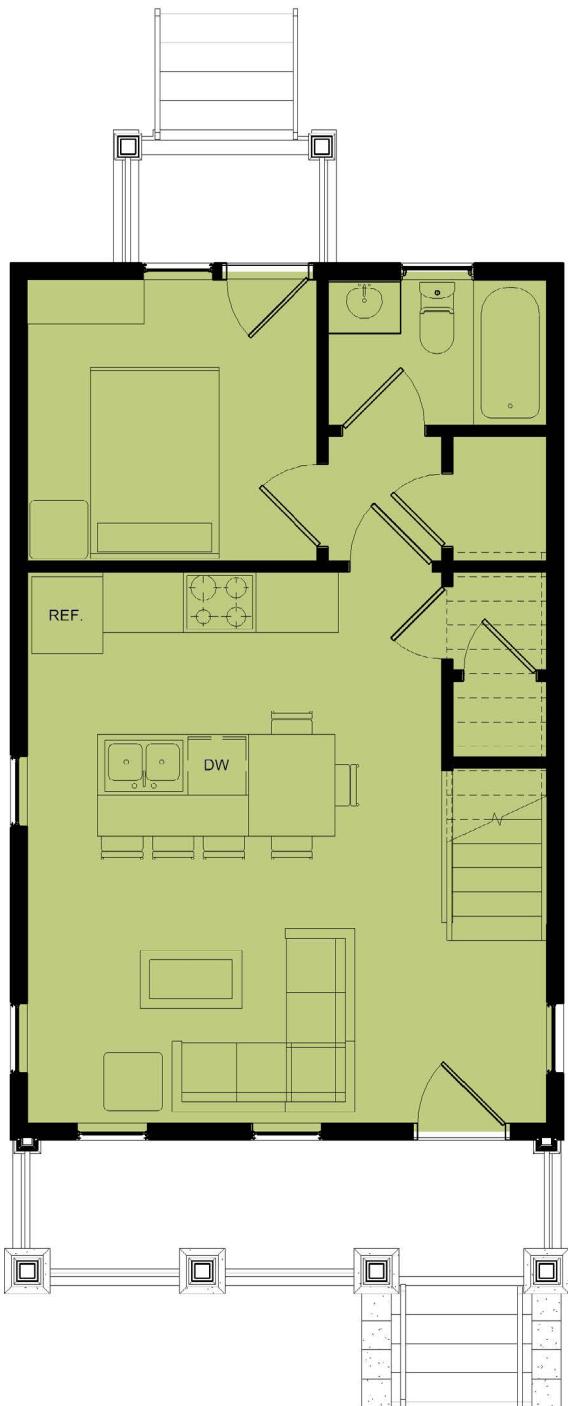
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PLAN OPTIONS



30 foot-long House - 3 Bedrooms

Design No. 30.A



First Floor Plan



Second Floor Plan

40 foot-long House - 3 Bedrooms

Design No. 40.A



First Floor Plan



Second Floor Plan

40 foot-long House - 4 Bedrooms (1 first floor accessible)

Design No. 40.B



First Floor Plan



Second Floor Plan

50 foot-long House - 4 Bedrooms

Design No. 50.A



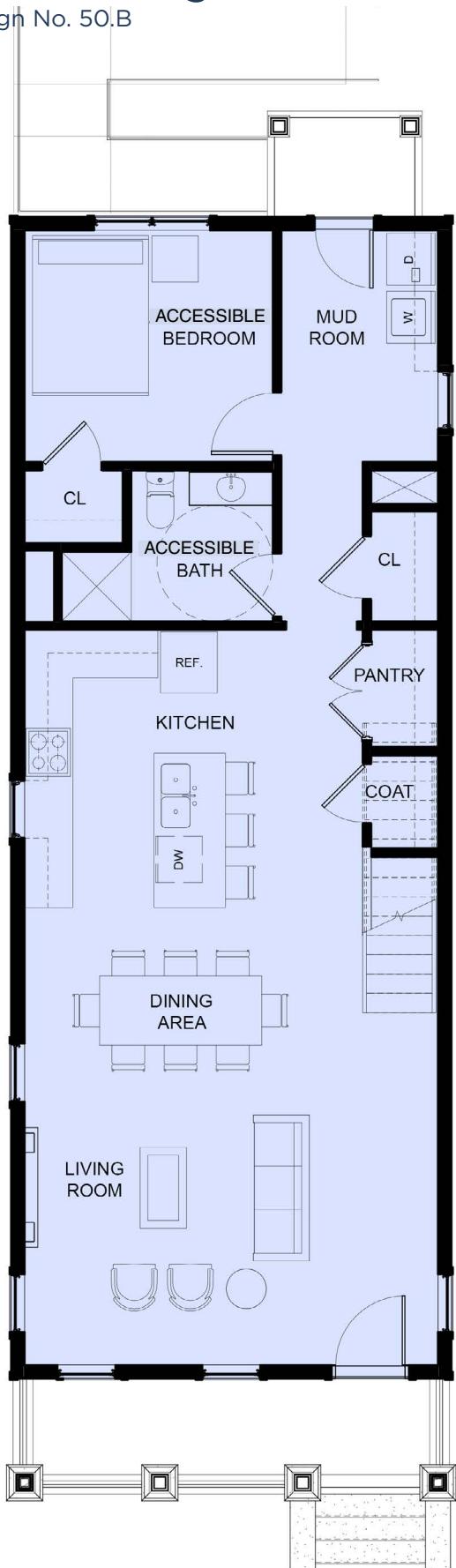
First Floor Plan



Second Floor Plan

50 foot-long House - 5 Bedrooms (1 first floor accessible)

Design No. 50.B



ELEVATION OPTIONS

2-Story Gable Roof with Shed Roof Porch



2-Story Gable Roof with Shed Roof Porch



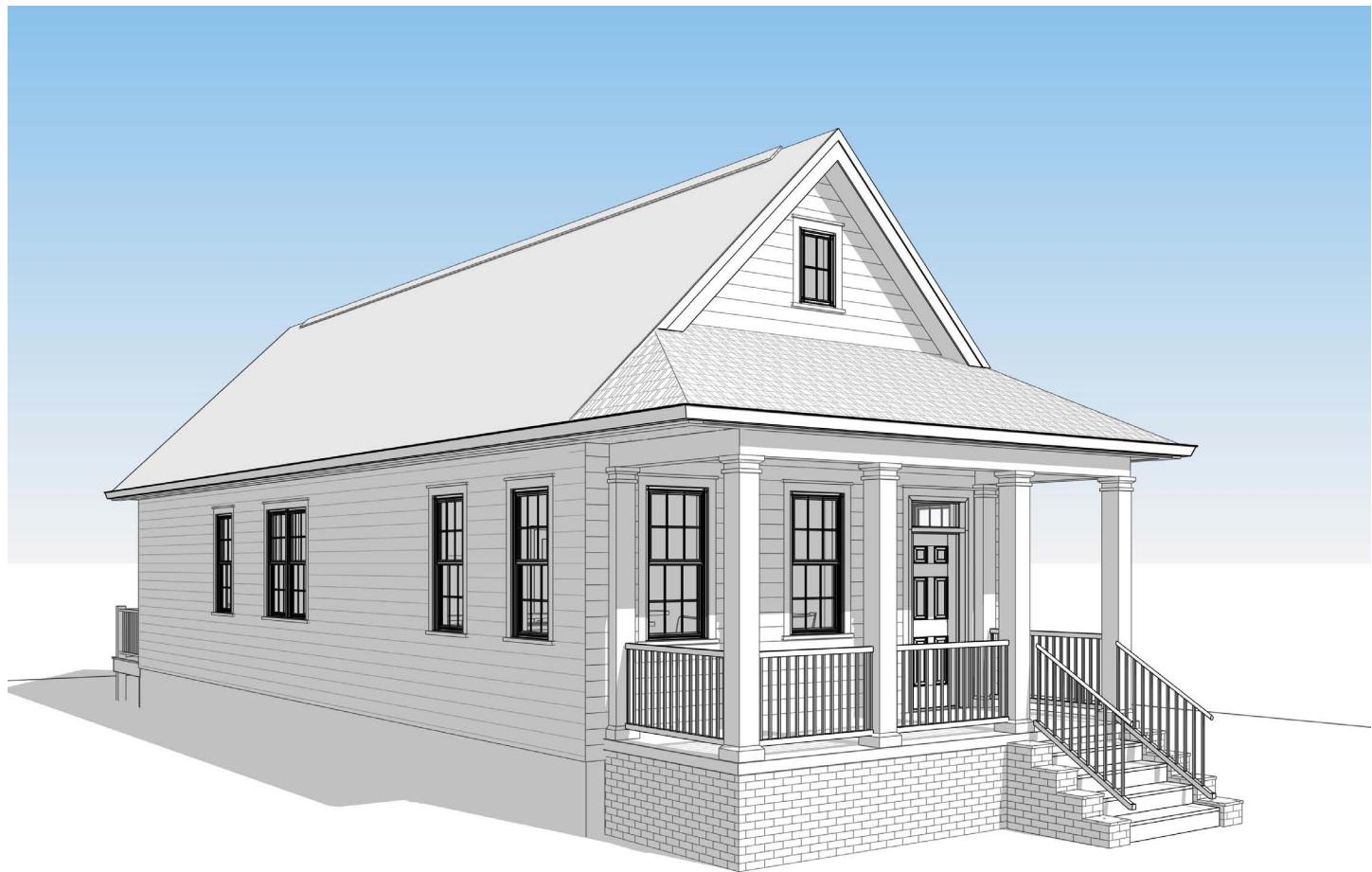
2-Story Gable Roof with Hipped Roof Porch



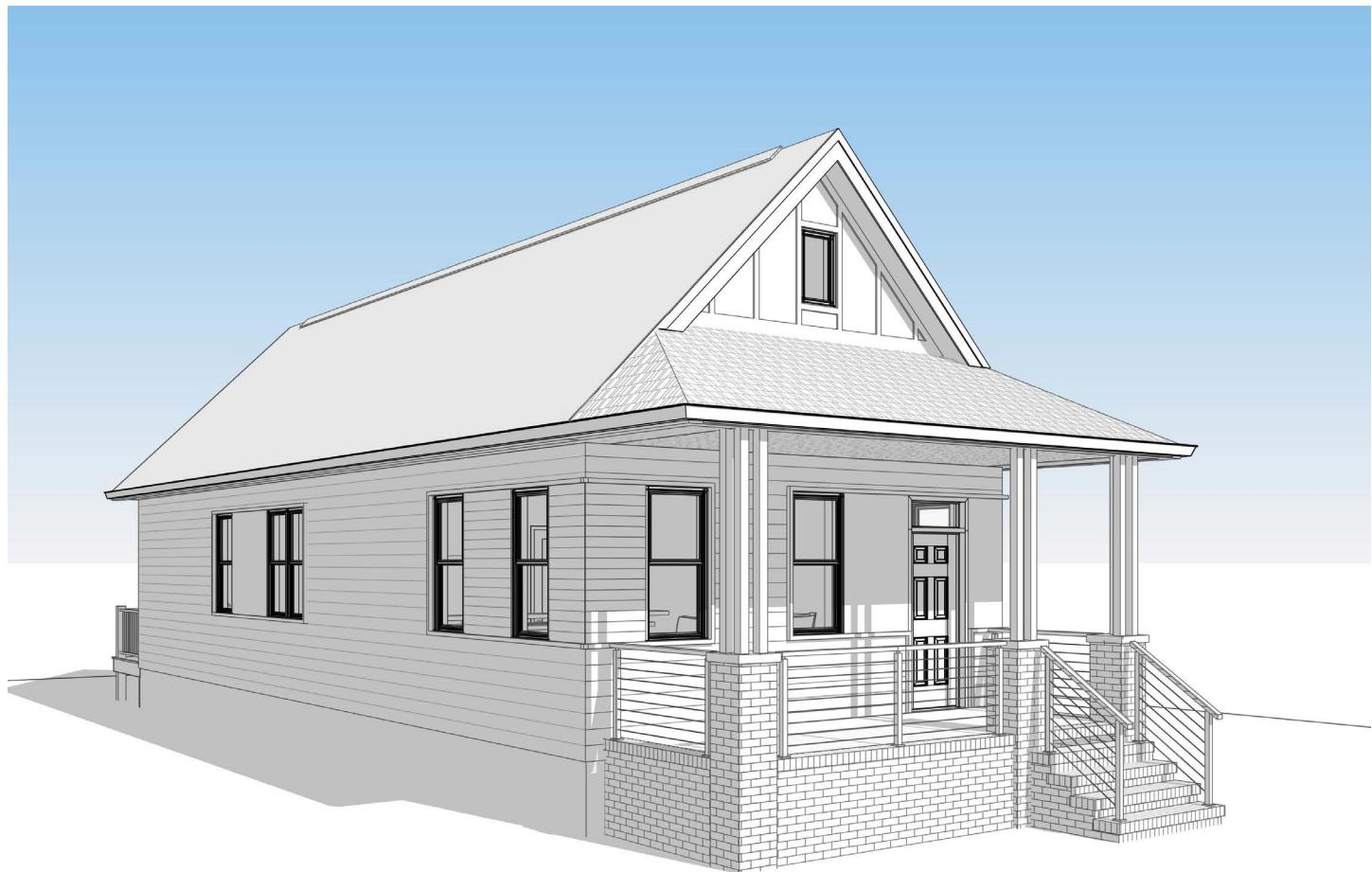
2-Story Gable Roof with Shed Roof Porch



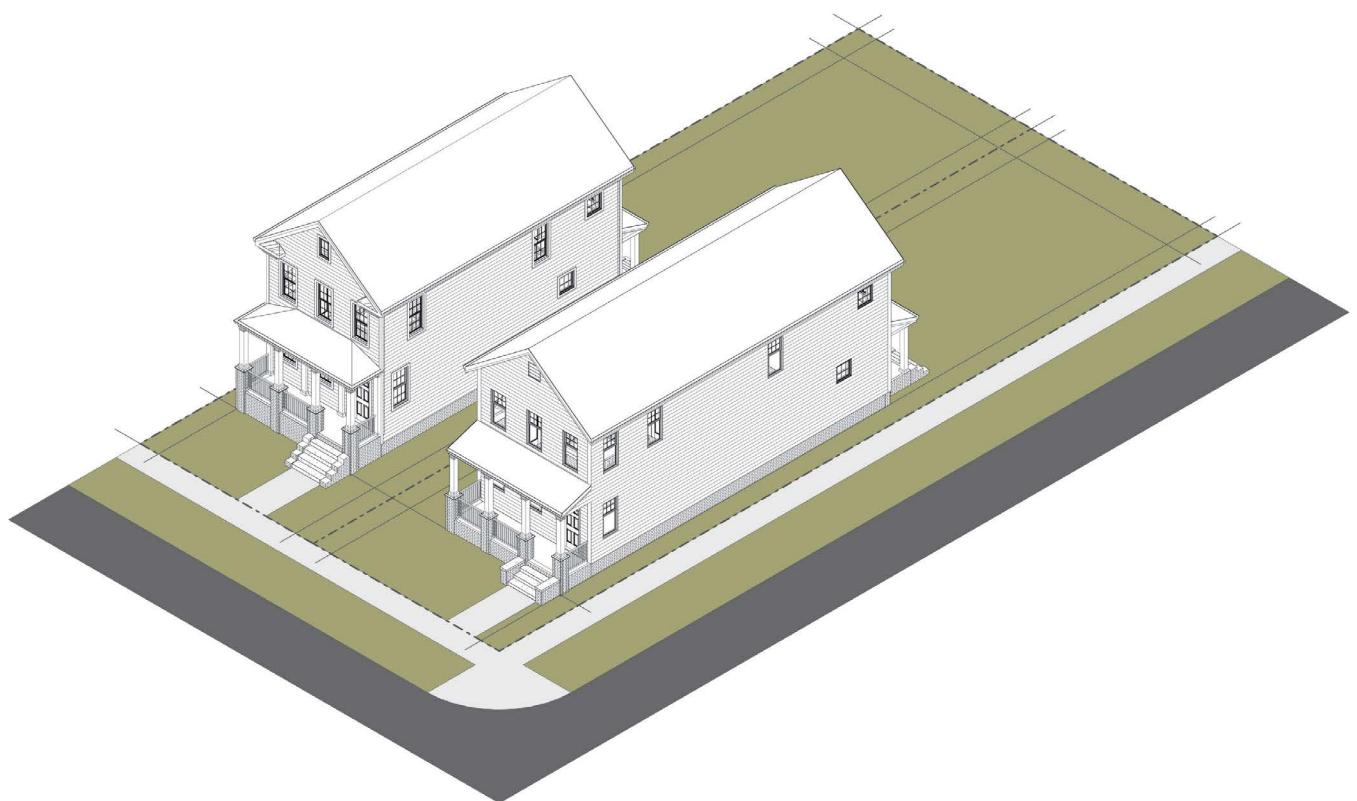
1-Story Cottage with Hipped Roof Porch

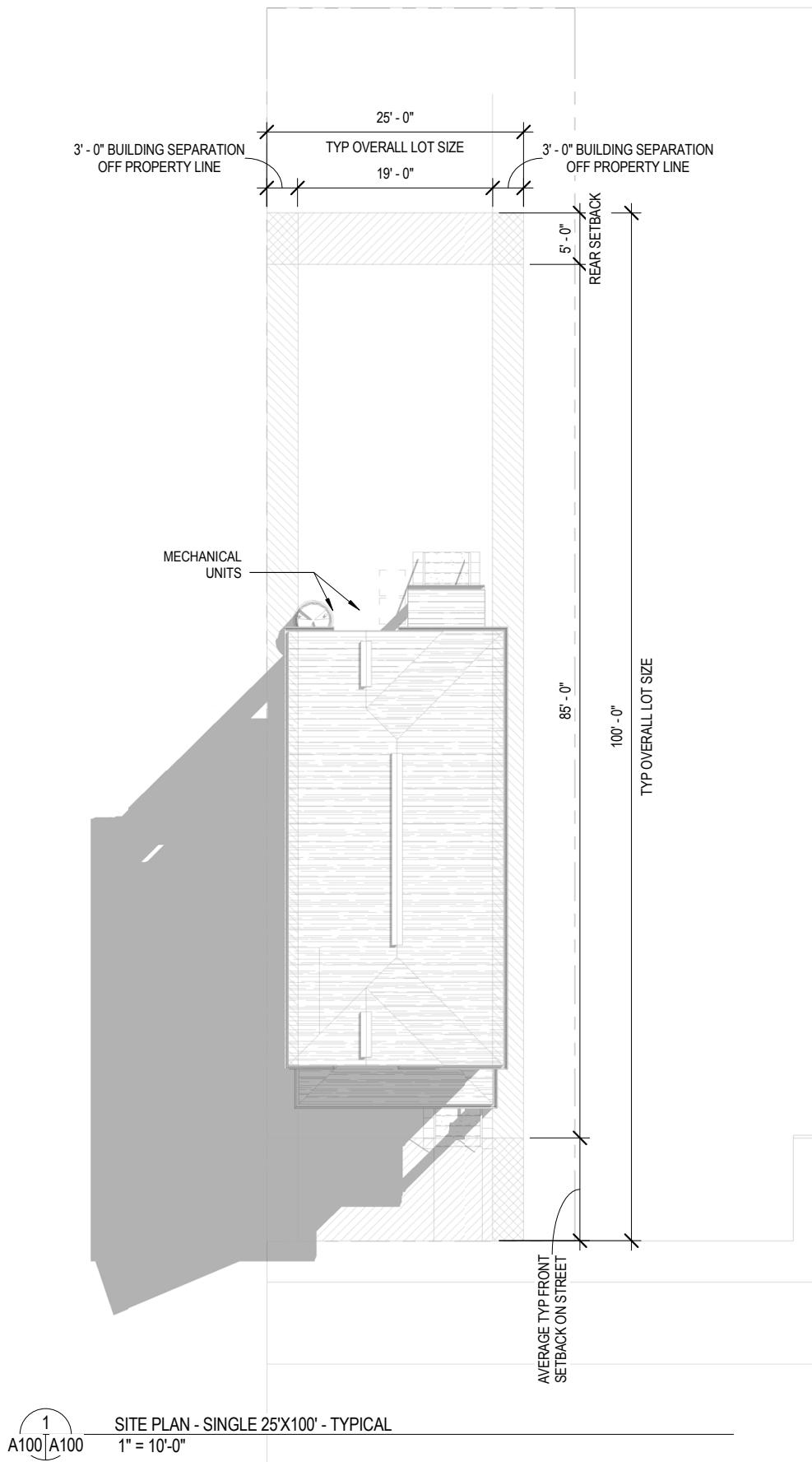


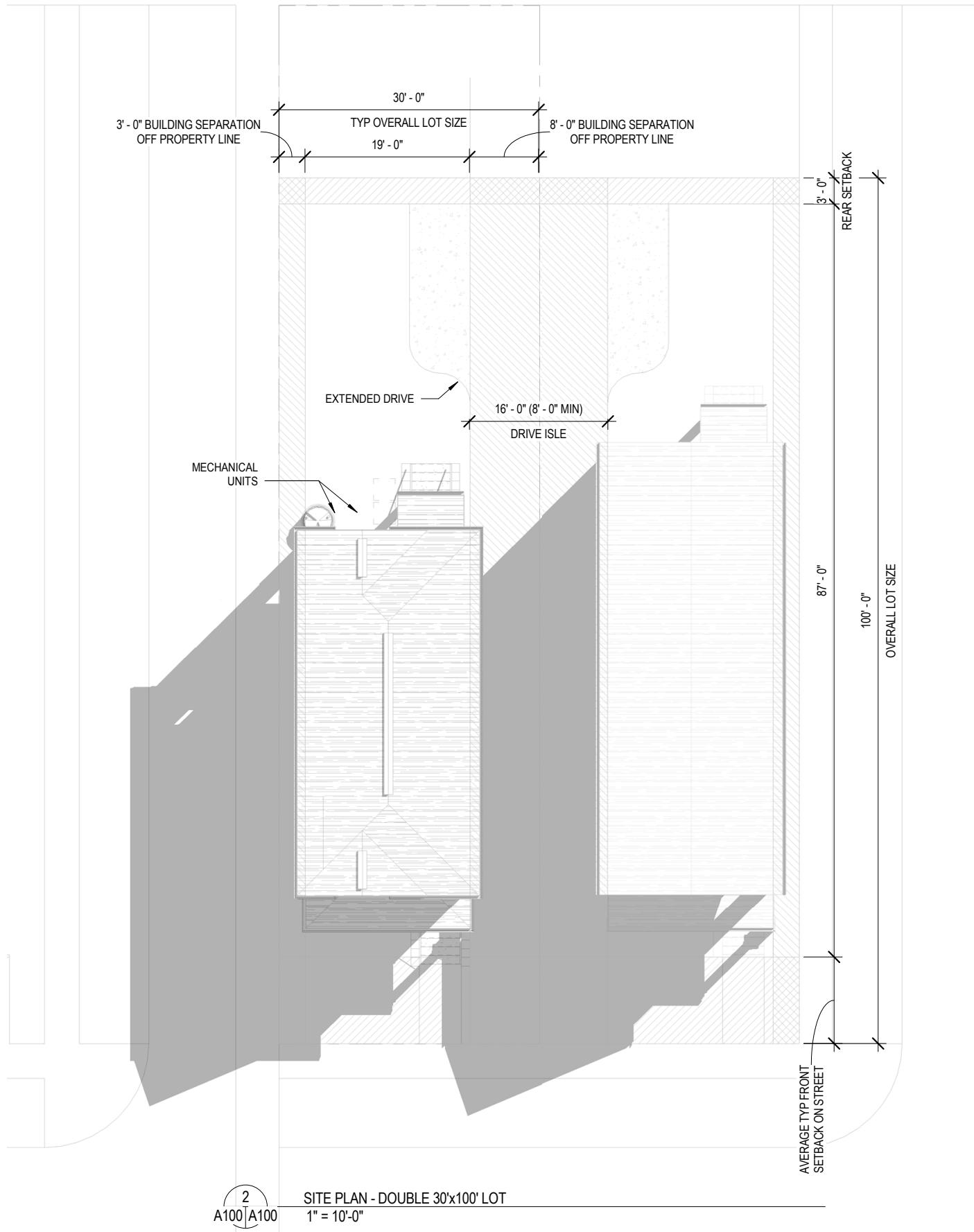
1-Story Cottage with Hipped Roof Porch

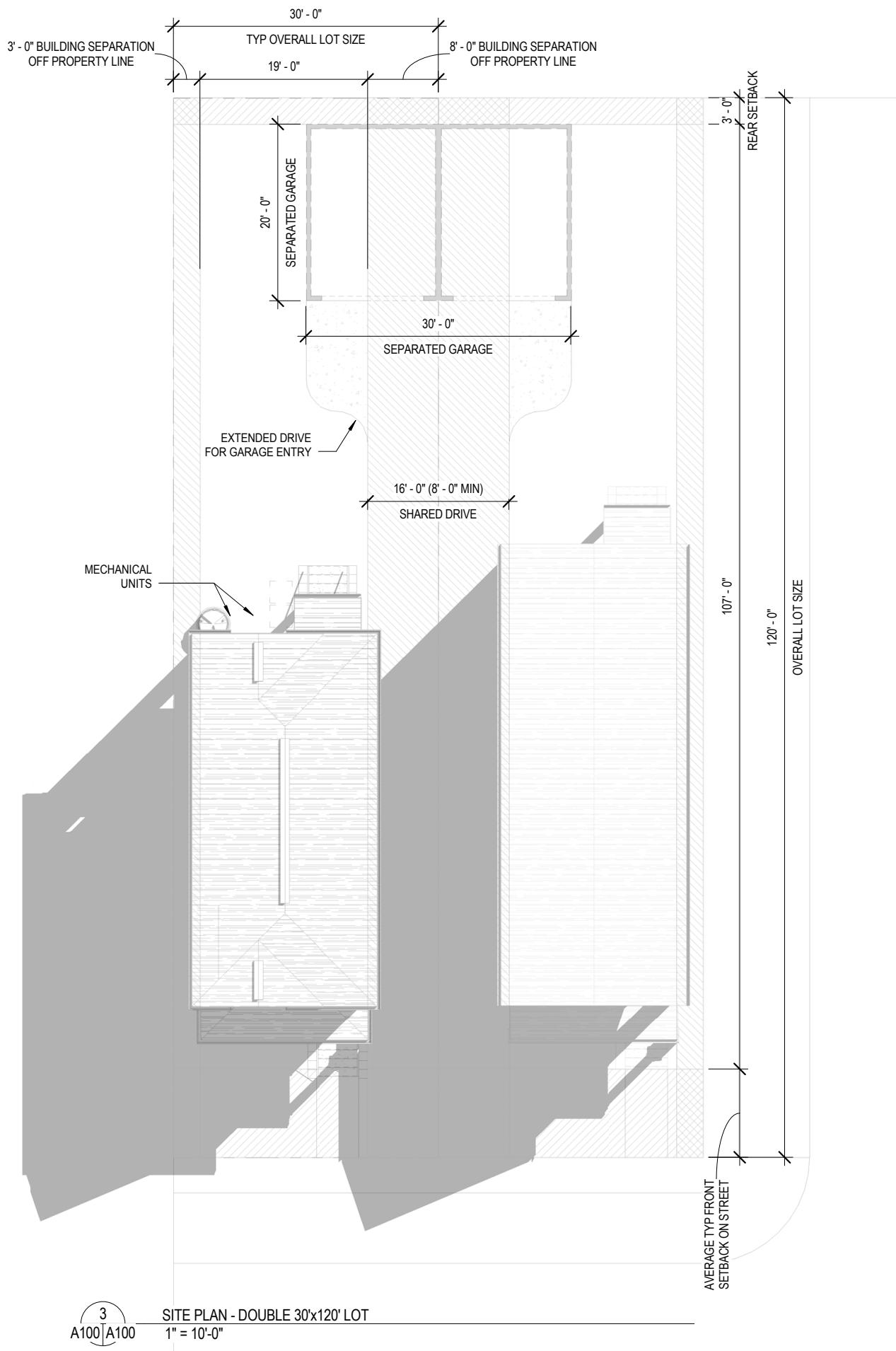


SITE PLACEMENT

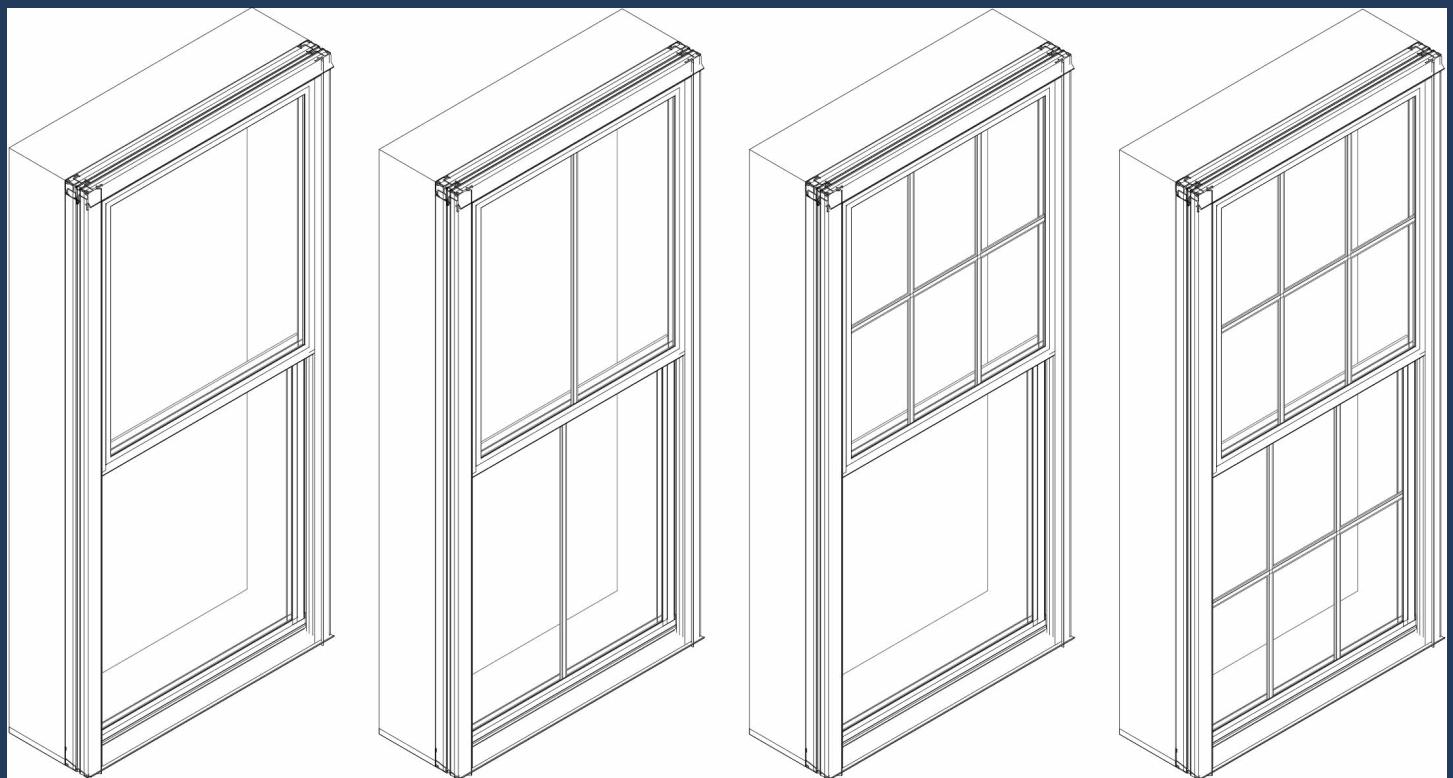




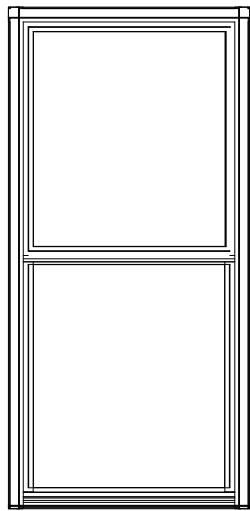




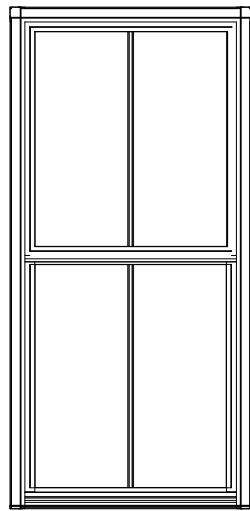
WINDOW OPTIONS



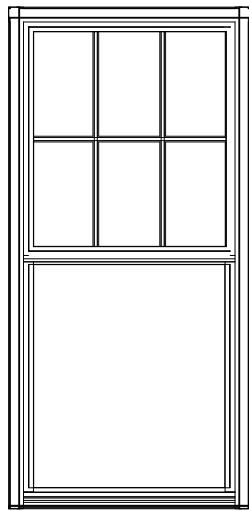
Window Types



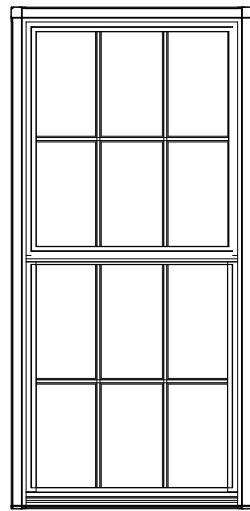
1 over 1



2 over 2



6 over 1



6 over 6

Window Types



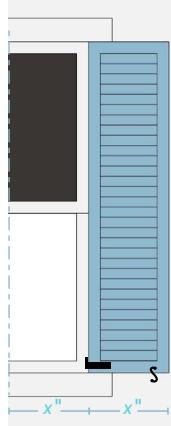
Brick lintel and sill made of stone, cast stone, concrete, or wood. Lintels should extend at least 4" beyond the edge of the masonry opening.



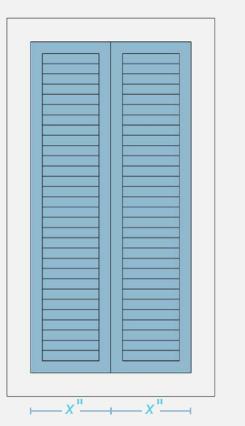
Brick lintels can be as simple as a single soldier course supported by a steel lintel behind. Other appropriate brick lintels include arches and jack arches. Brick sills are typically a single sloped rowlock.



Raised trim should surround windows in walls clad in siding.



Shutters, fixed or operable, should align with the edge of the window frame, and be sized to cover half of the window opening. Shutter dogs hold shutters open against the wall.



MATERIALS / DETAILS

APPROPRIATE WINDOW MATERIALS

Wood, aluminum clad, vinyl clad, fiberglass, aluminum storefront, and steel sash



Modern and contemporary designs should make use of contemporary windows such as aluminum and steel casement and awning windows.



EXTERIOR MATERIALS

Allowable Materials

note: indicates material only; color is up to the individual owner/builder

Roof



Architectural Shingles/
Slate Shingles

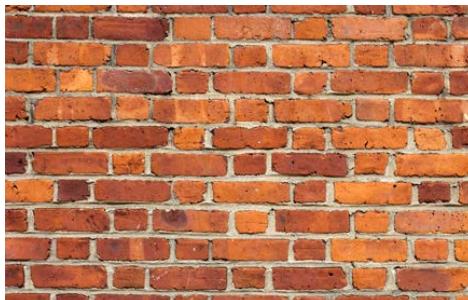


Cement or Terra Cotta
Shingles



Standing Seam

Cladding/Veneer - the following materials may all be used together (for example, brick base with siding at the first floor and shingles at the second floor)



Brick

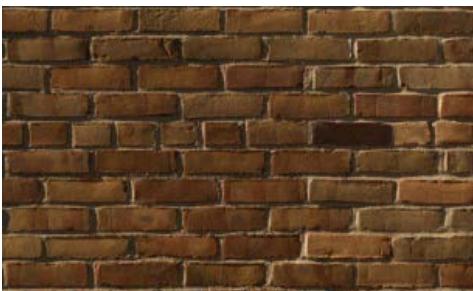


Cementitious Siding/
Painted Cedar Siding



Cementitious Shingles
Painted Cedar Shingles

Base



Brick - must be used at the
front porch base



Stucco/Parged finish - may
be used around the remain-
ing building perimeter

RESILIENT CONSTRUCTION & SUSTAINABLE DESIGN

Resilient Construction

note: indicates material only; color is up to the individual owner/builder

ACCESSIBILITY — ADA & UNIVERSAL DESIGN

Designing for accessibility ensures that buildings are usable throughout the life of the occupant. Buildings must be designed and constructed in accordance with ADA Guidelines. They should also be designed to allow occupants to recover from injuries, age gracefully, or enjoy visits from friends and family with disabilities.

TOTAL COST OF OWNERSHIP — INSULATION

Effective insulation installation at the time of construction is one of the best ways to decrease the cost of ownership or tenancy for occupants of the building by reducing their monthly energy costs. All buildings should be framed with a minimum of 6 inch exterior wall framing to provide a cavity deep enough for effective insulation. Roof framing should be a minimum of 12 inches deep for insulation and an air gap at the underside of the roof sheathing. Insulating elevated slabs, foundation walls, or the underside of the lowest floor, depending on the foundation type, also provide significant energy savings to the building occupants.

TOTAL COST OF OWNERSHIP — SOLAR

There are two ways to decrease cost of ownership when it comes to solar power:

1. Install solar panels at the time of construction. With the right sized system, solar power can reduce electricity costs for the occupants, and potentially pay back the owner for excess energy sold to the electric utility company. Additionally, solar power can be an effective form of resilience should the electrical service be disrupted for an extended period of time due to storms or other outages.
2. Pre-wire the building for the installation of solar power at a later date. This is a very inexpensive step to take during construction, but can be prohibitively expensive to install after the building is completed and occupied. If a solar power system is not affordable at the time of construction, it can be added on to the building later, but will be less expensive to install.



Solar panels installed on a french romantic cottage inspired home



Solar panels installed on a duplex

Sustainable Design

FLOOD RESISTANCE — ELEVATION

The most effective means of flood protection is elevating living spaces out of the flood plain. While all designated flood plains have a specific minimum elevation requirement, the majority of flood damage occurs in places which are not in a designated flood plain. For this reason, all residential buildings in Norfolk must be elevated a minimum amount regardless of whether or not they are located in a flood plain.



Rain barrel connected to a downspout

FLOOD RESISTANCE — RETENTION

Providing a rainwater storage on individual properties reduces the risk of flood damage in the entire City of Norfolk. Storing rainwater reduces the amount that the city's pipes need to drain in the event of a storm. This stored water, depending on the containment method, can then be used to water plants or wash vehicles, reducing the amount of city water used on each property.

Additionally, the City of Norfolk Public Works Department may offer a reduction in storm water fees as an incentive. For more information on rain capture, contact the Public Works Department.

Types of storm water retention include:

- 1. Rain Barrel or Cistern storage:** Providing a Rain Barrel or a Cistern (container larger than a rain barrel) will allow homeowners to use rainwater instead of city water for certain tasks. Rainwater is not as filtered, so tasks should be limited to washing appropriate items or watering plants.
- 2. Tree Preservation and Planting:** Trees absorb groundwater and release it into the atmosphere, reducing the risk of flooding. A mature oak, for example, can store upwards of 200 gallons (6+ bathtubs) daily. It is important to not damage mature trees during the construction process so that they can absorb water and cleanse the air.
- 3. Rain Garden:** A Rain Garden is a miniature version of tree planting, absorbing water that may otherwise flood the property. A rain garden is a collection of plants that can absorb water and beautify a yard. Each property is a unique case, and a professional should be consulted to ensure the correct species of plants are selected.



Rain garden planted to collect storm water. The stones in the foreground slow the water as it enters the garden to prevent it from washing soil away.



This home was built away from the existing trees on the site. The trees will help absorb groundwater, reducing the risk of flooding from heavy rain events.



WPA
WORK PROGRAM ARCHITECTS