Traditional Neighborhoods Plan Book

Chapter 1 - Olde Huntersville

THE CITY OF NORFOLK

Table of Contents

History, Legacies and Building the Future 4

Purpose 7

Overview 7

Plan Options 9

Elevation Options 15

Window Options 47

Site Placement 51

Exterior Materials 55

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 become 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.

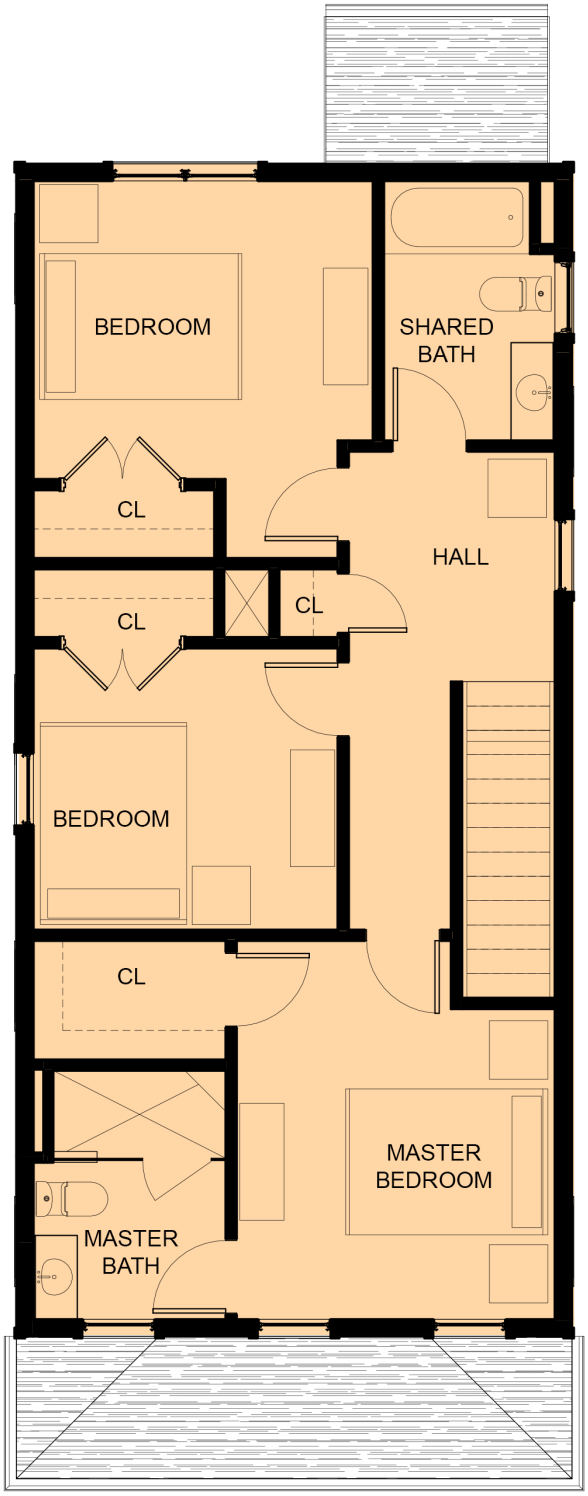
Once you have chosen your Plan and Elevation options from the Plan Book, head over to the City of Norfolk Development Services Center located on the first floor of City Hall at 810 Union Street, Norfolk, VA 23510. If you'd like to call ahead to ask questions, you can reach a Planner at (757) 664-4752 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

40 foot-long House - 3 Bedrooms

Design No. 40.A

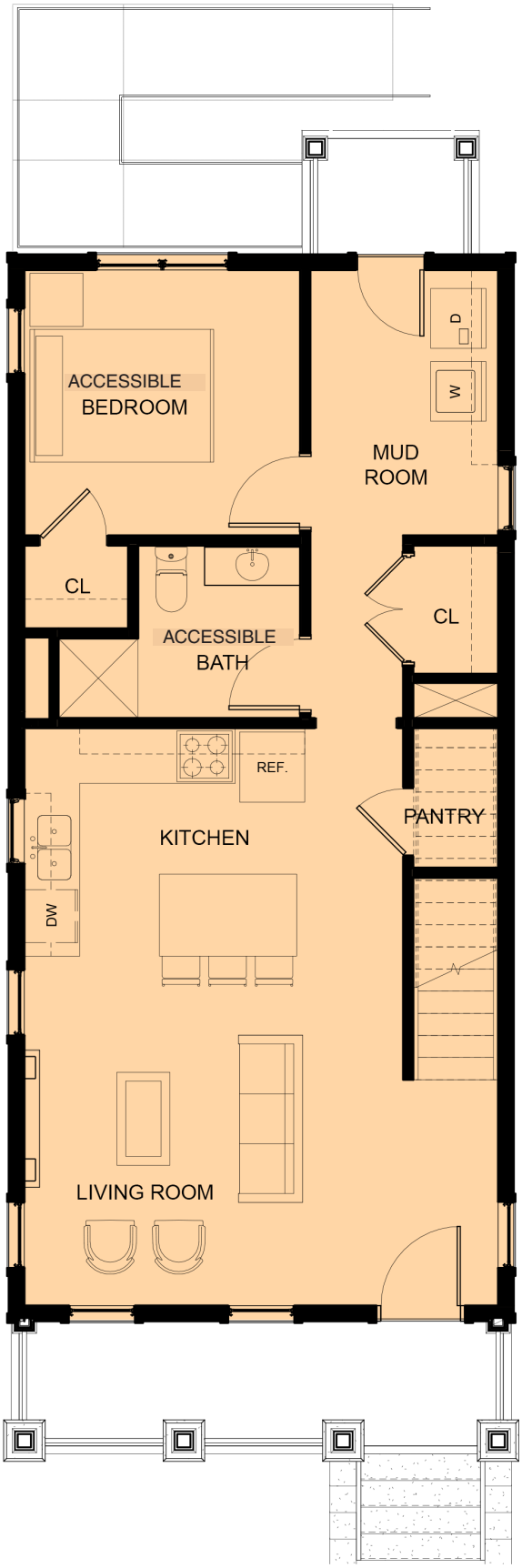
First Floor Plan



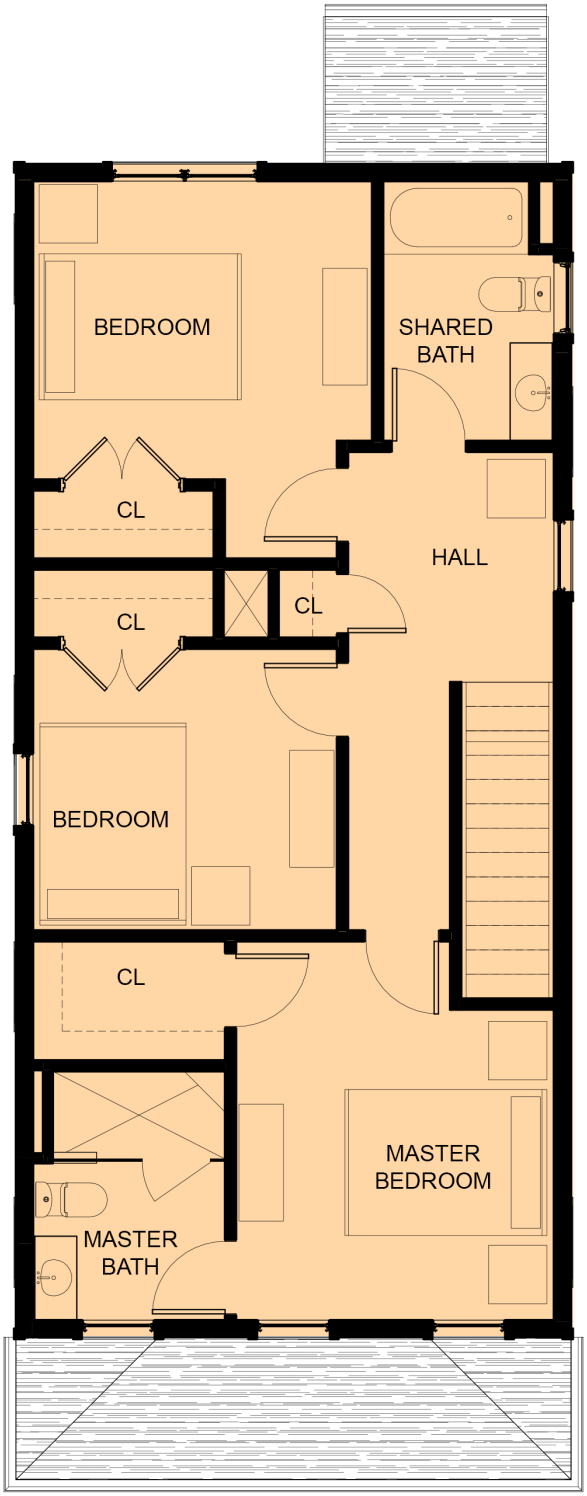
Second Floor Plan

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

Design No. 40.B



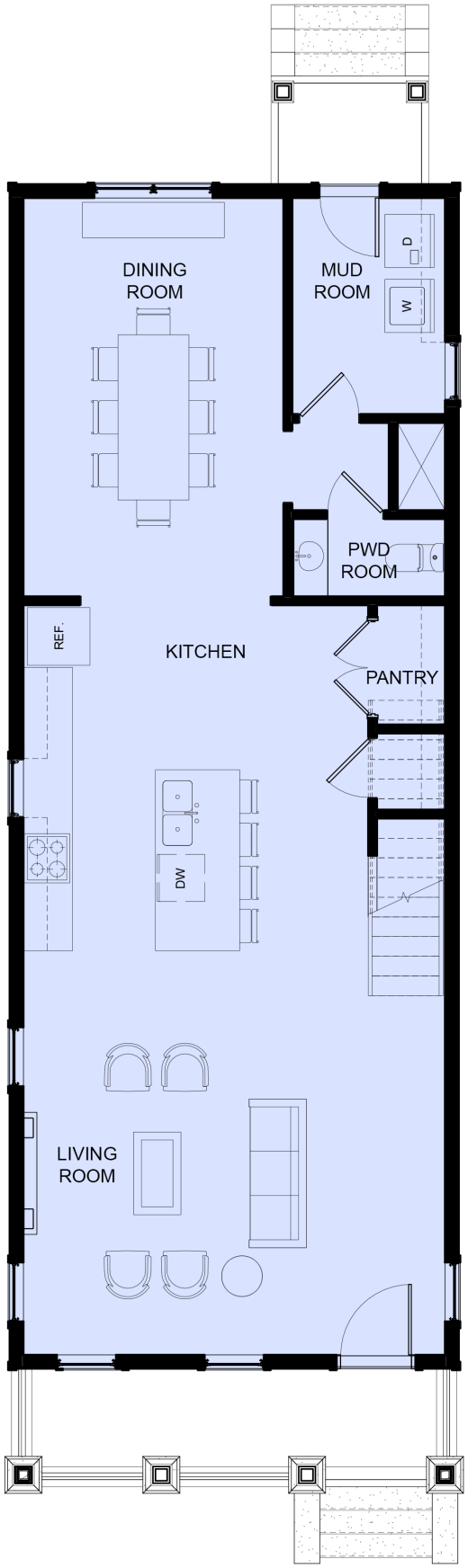
First Floor Plan



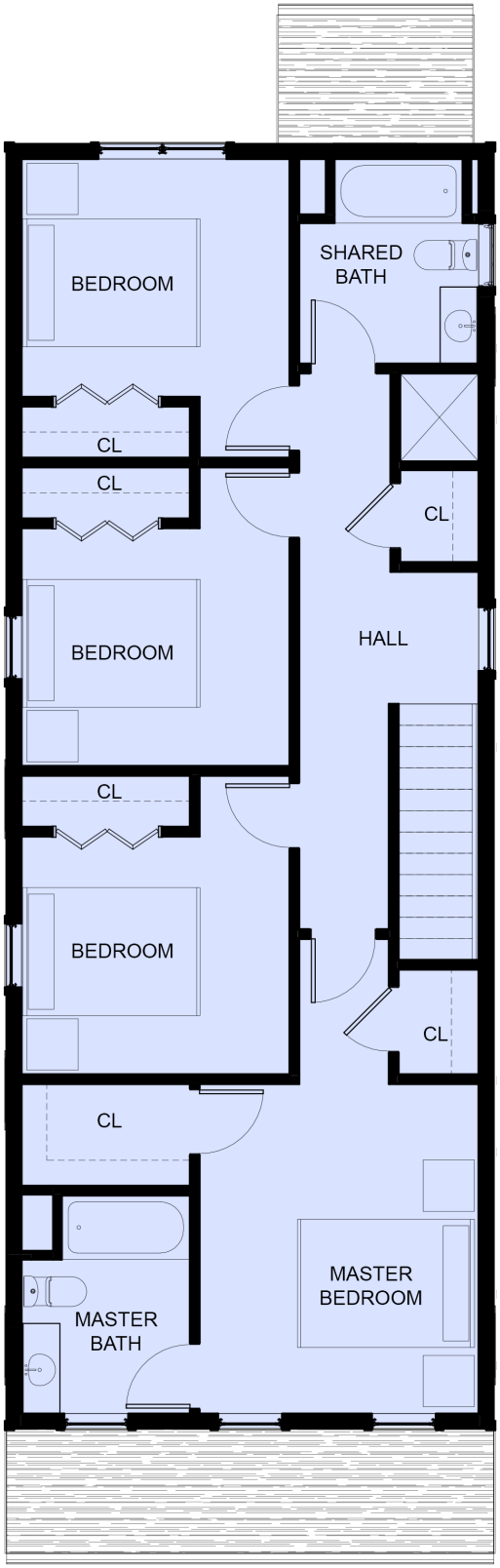
Second Floor Plan

50 foot-long House - 4 Bedrooms

Design No. 50.A



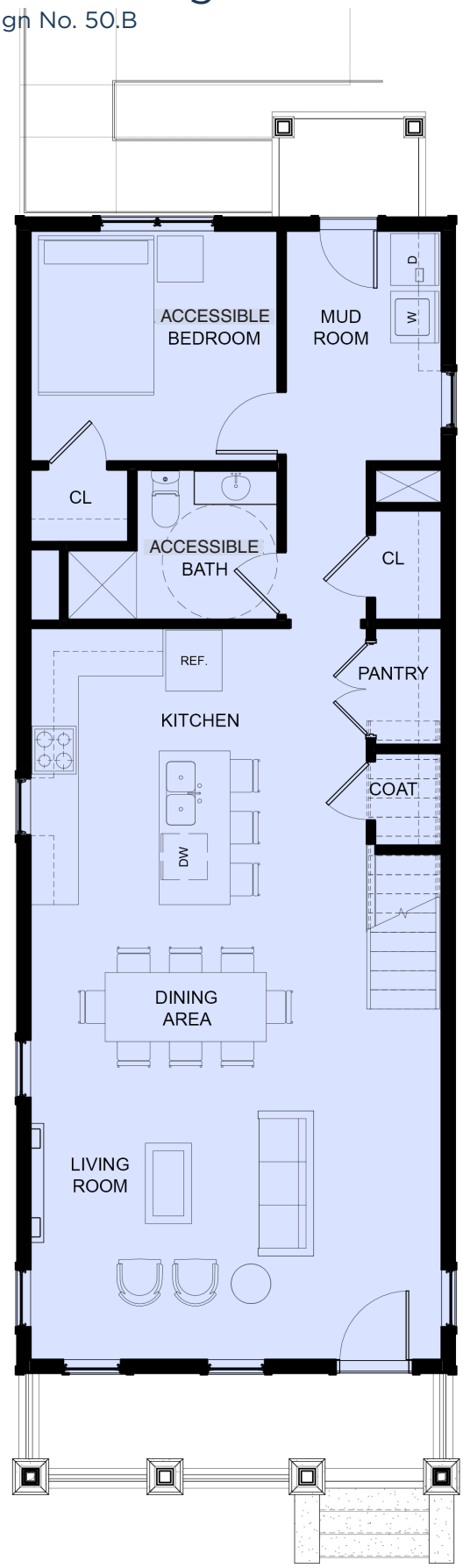
First Floor Plan



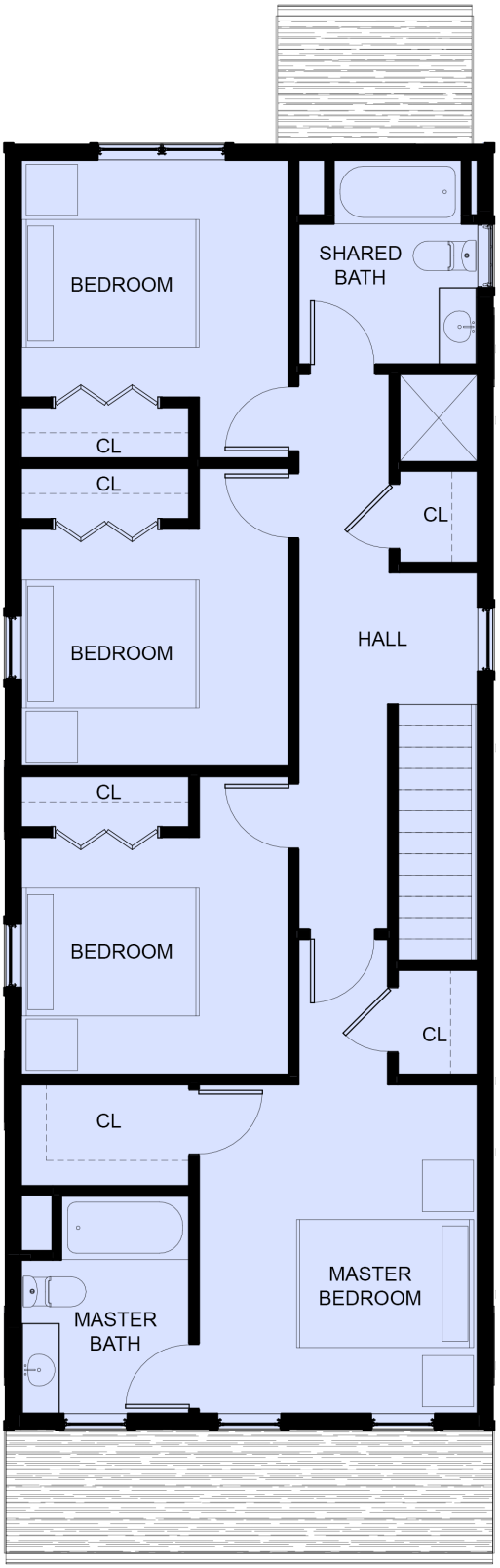
Second Floor Plan

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

Design No. 50.B



First Floor Plan



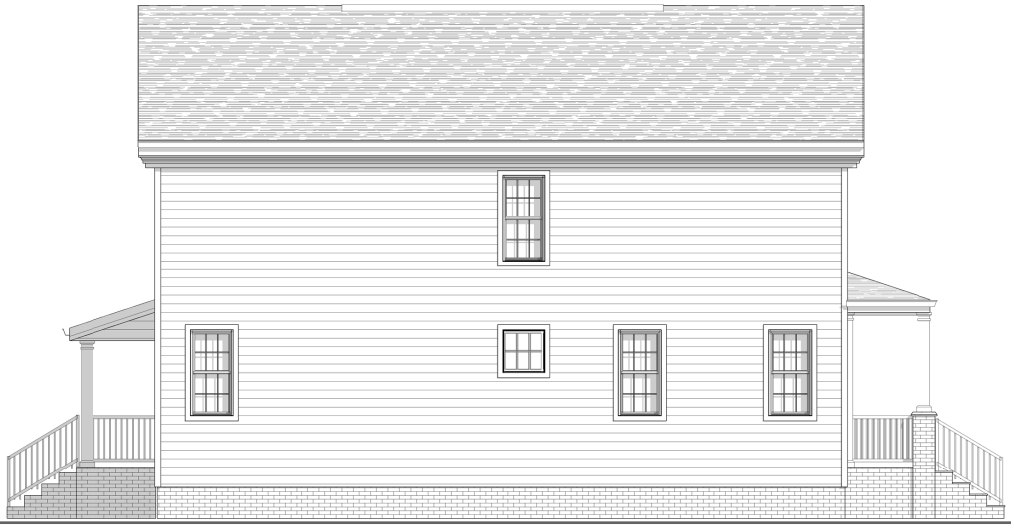
Second Floor Plan

ELEVATION OPTIONS

Gable Roof with Hipped Roof Porch

Perspective View

Front Elevation



Side Elevation

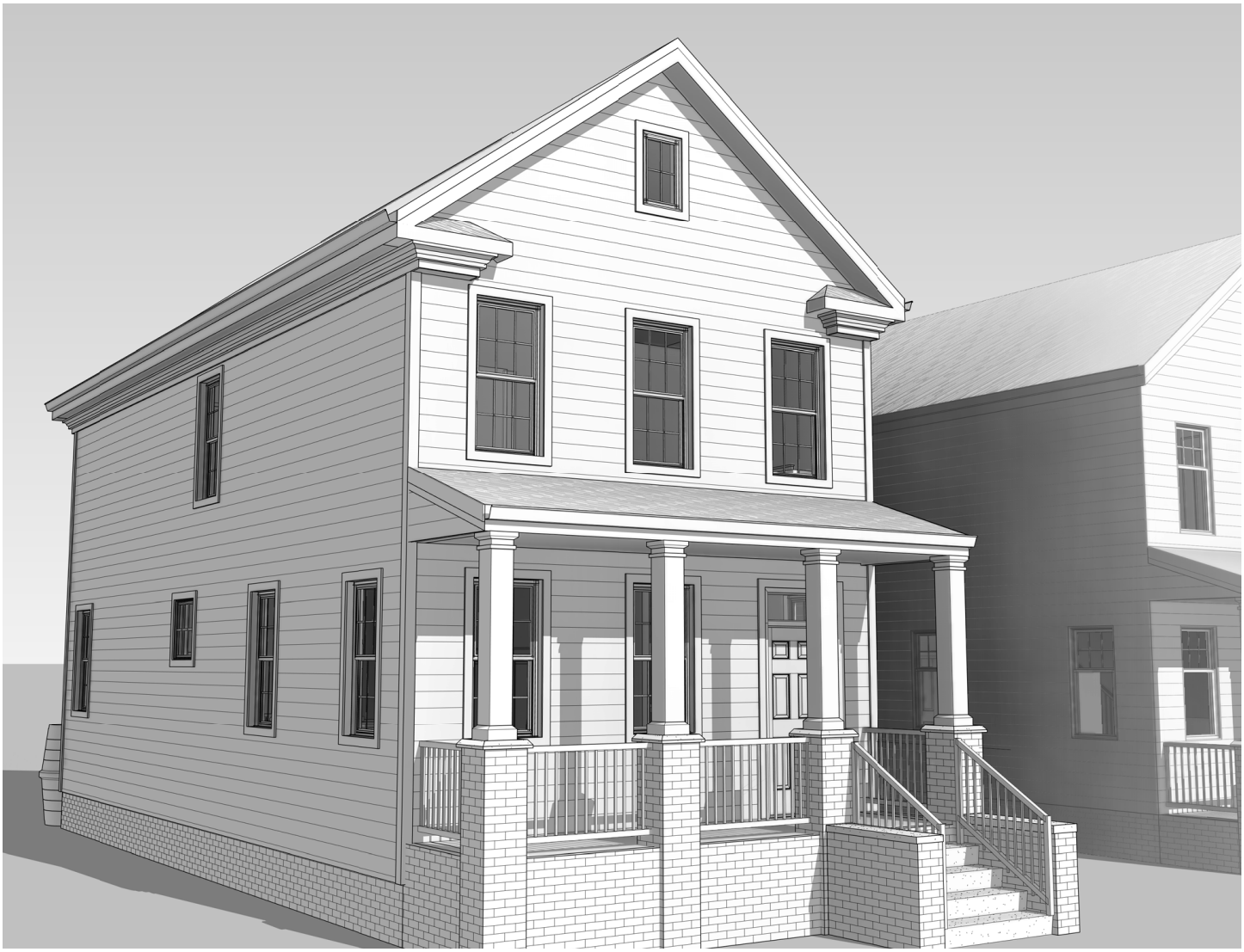
Rear Elevations

Design No. 1a_a

Design No. 1a_b

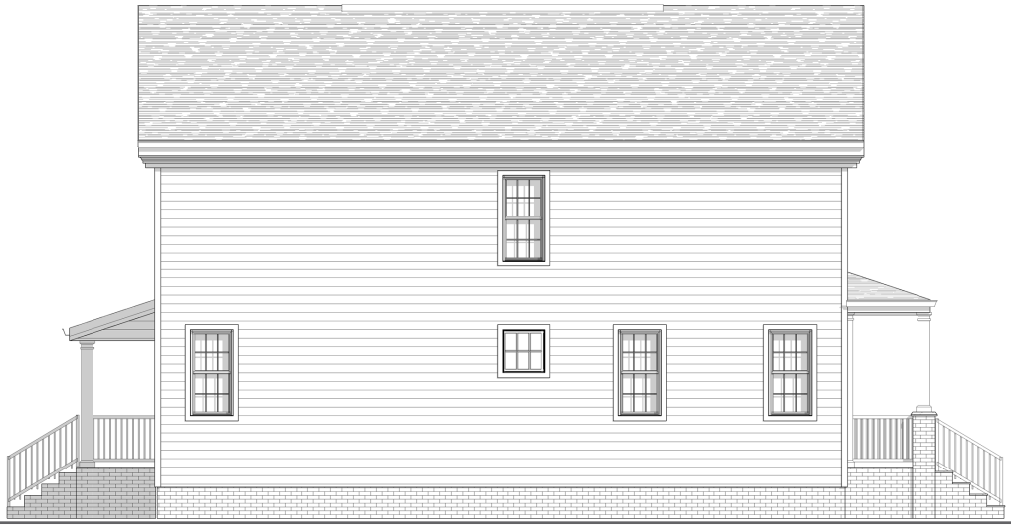
Design No. 1a_c

Gable Roof with Shed Roof Porch



Perspective View

Front Elevation



Side Elevation

Rear Elevations

Design No. 1b_a

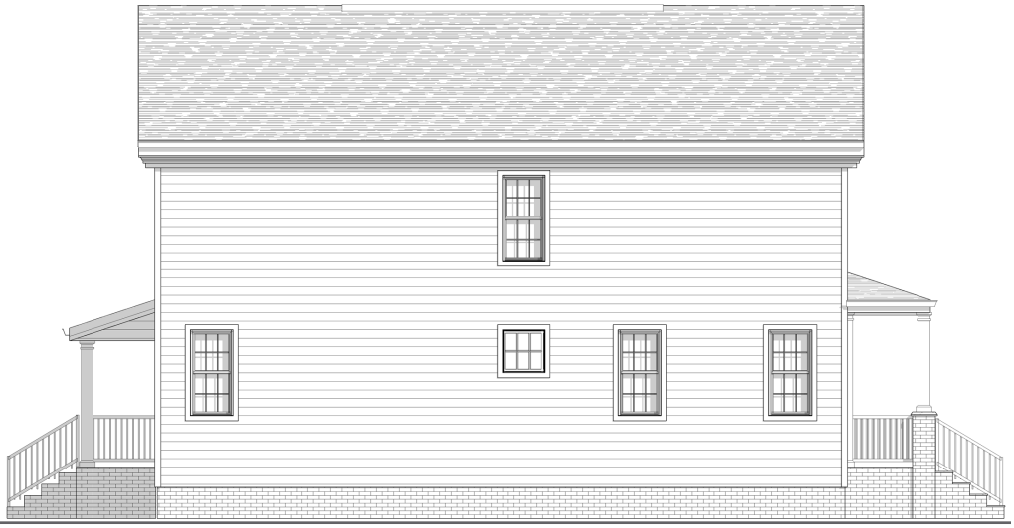
Design No. 1b_b

Design No. 1b_c

Gable Roof with Hipped/Pedimented Roof Porch

Perspective View

Front Elevation



Side Elevation

Rear Elevations

Design No. 1c_a

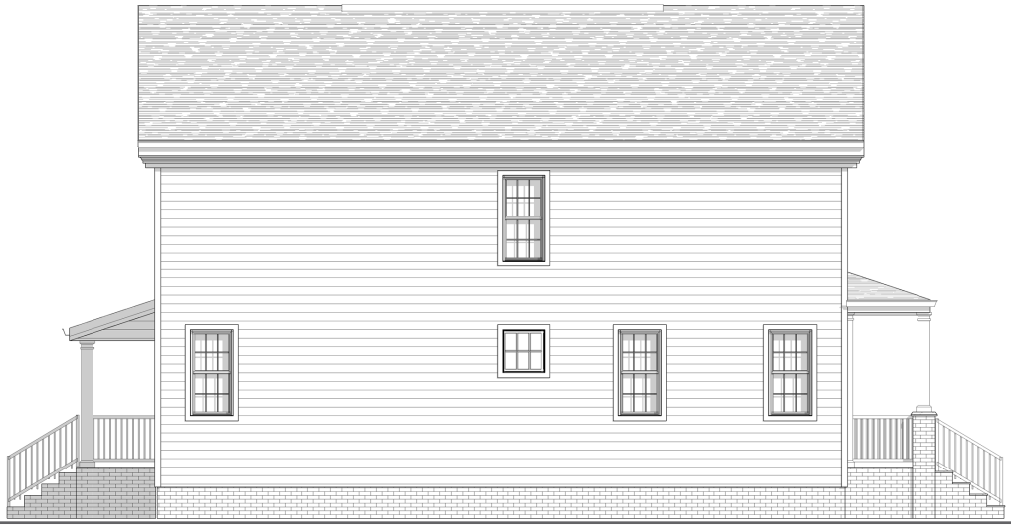
Design No. 1c_b

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

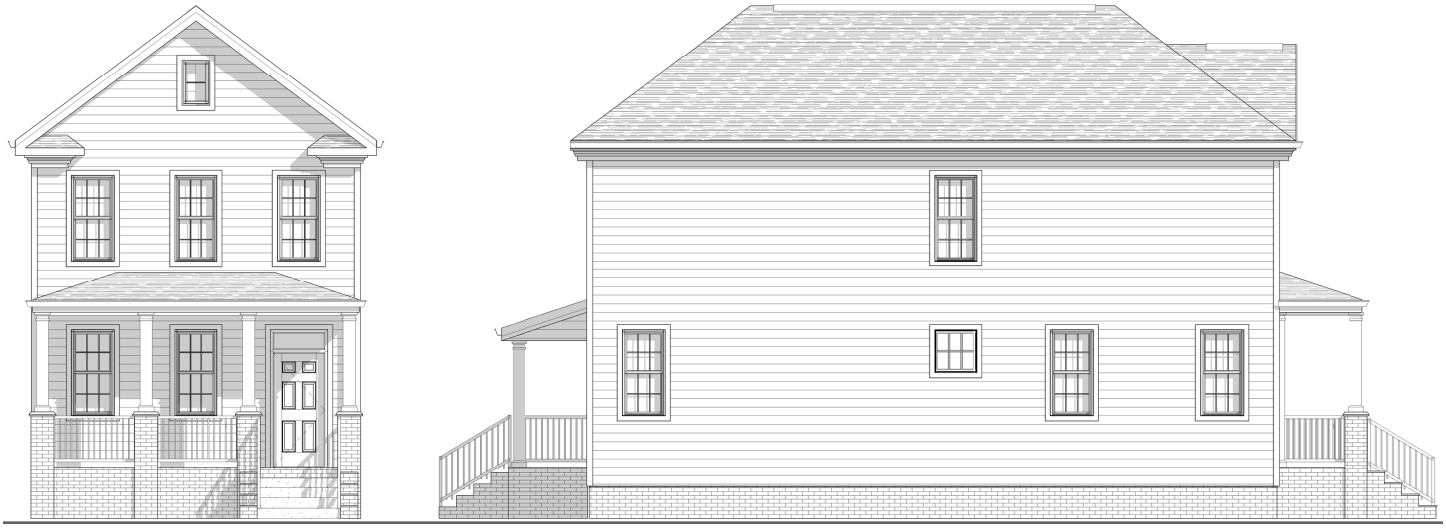
Design No. 3d_a

Design No. 3d_b

Design No. 3d_c

Hipped/Gable Roof with Hipped Roof Porch

Perspective View



Rear Elevations

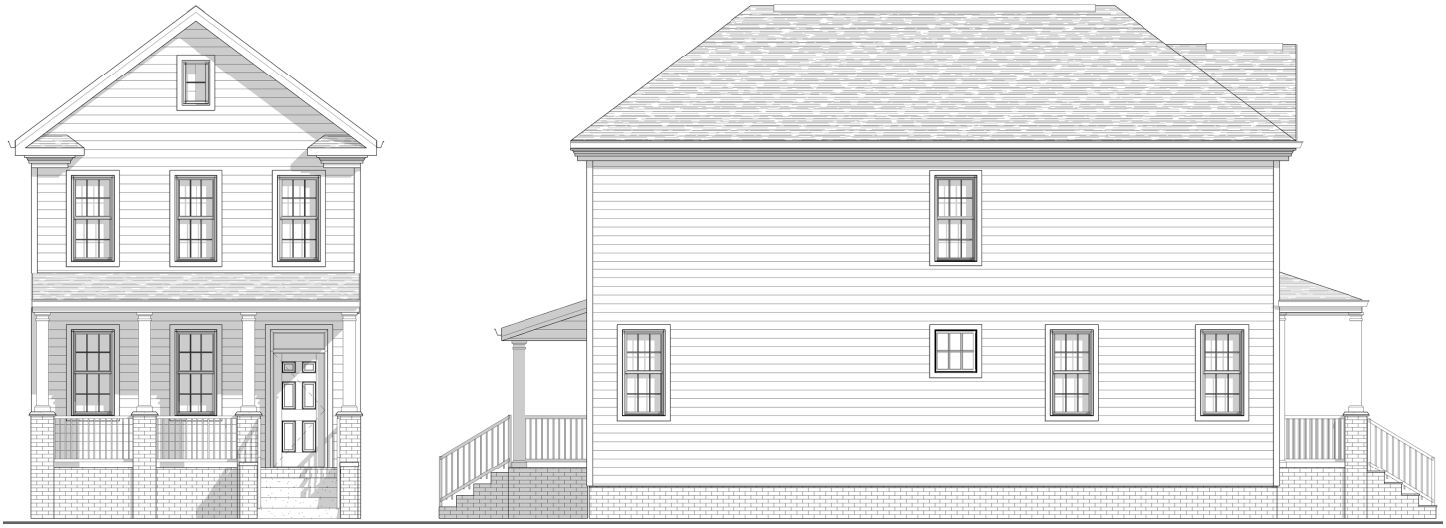
Design No. 4a_a

Design No. 4a_b

Design No. 4a_c

Hipped/Gable Roof with Shed Roof Porch

Perspective View



Rear Elevations

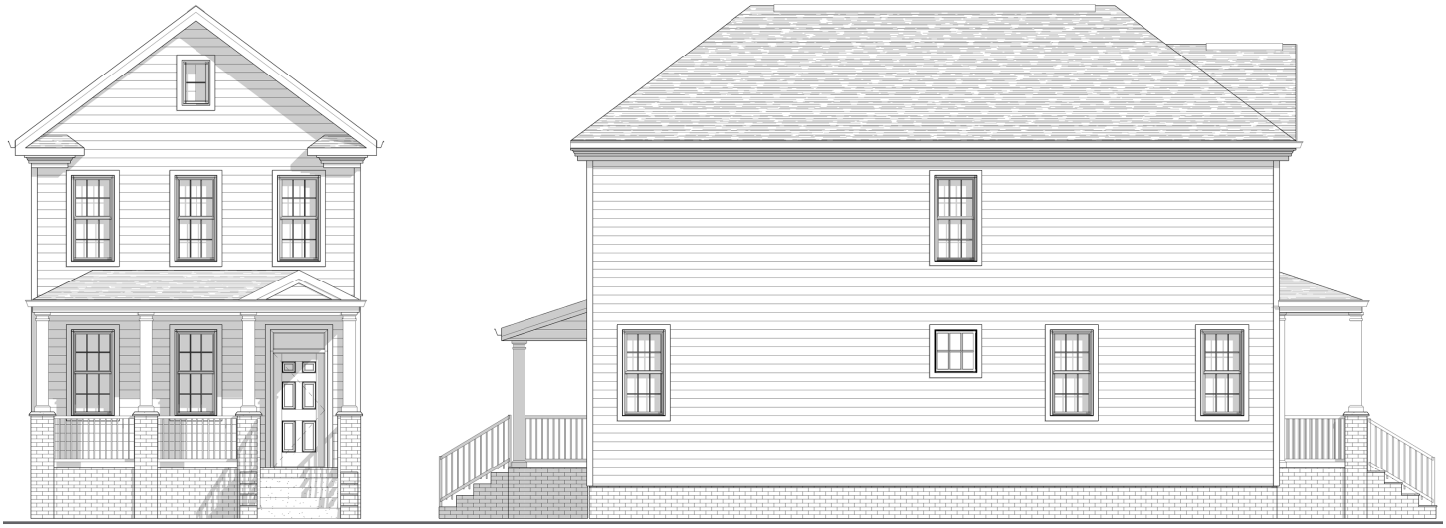
Design No. 4b_a

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

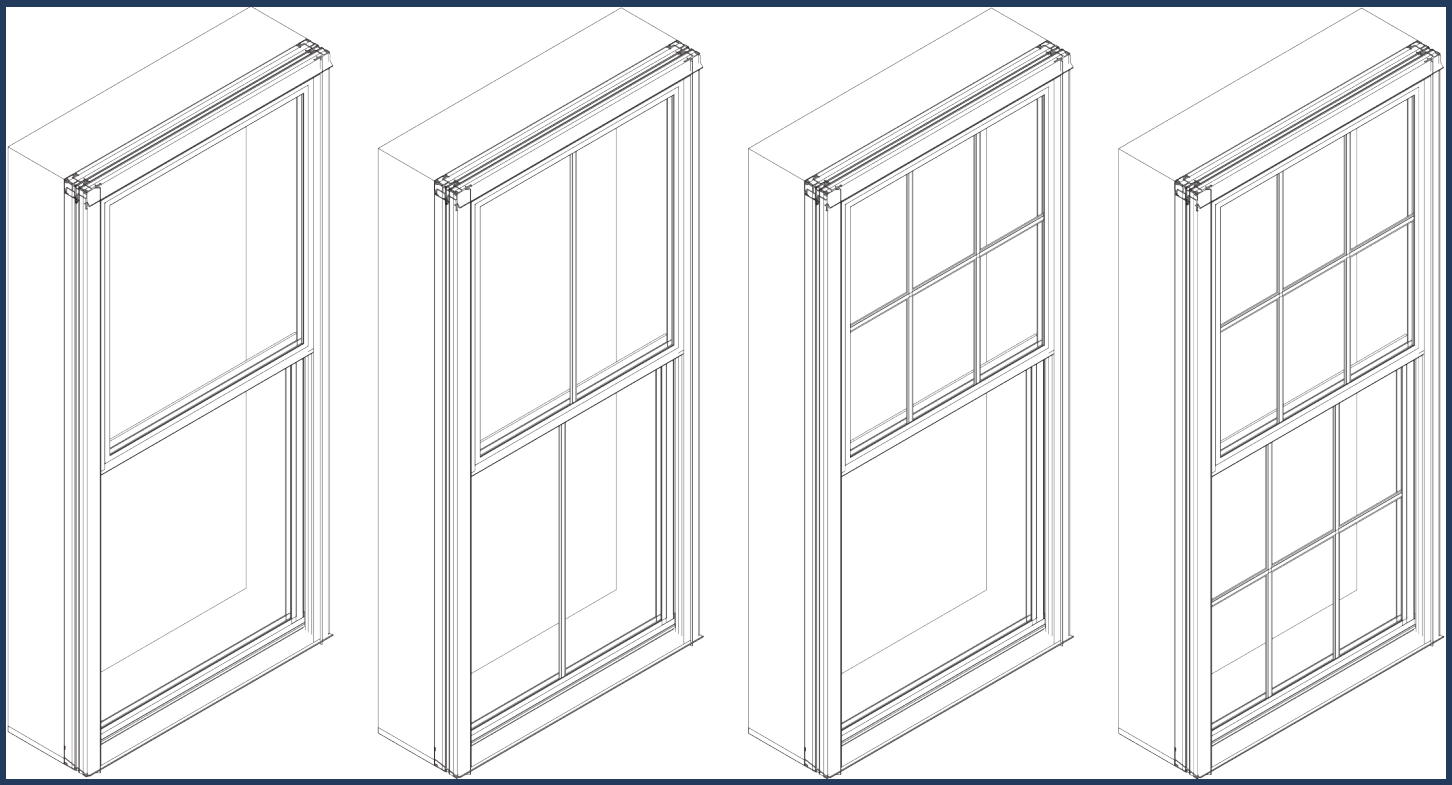
Rear Elevations

Design No. 4d_a

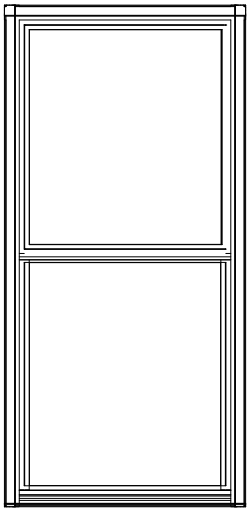
Design No. 4d_b

Design No. 4d_c

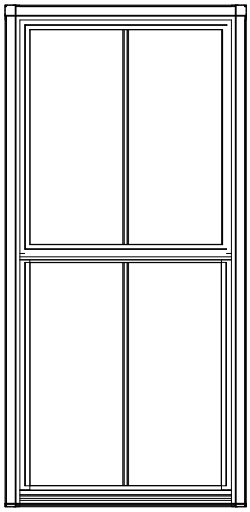
WINDOW OPTIONS



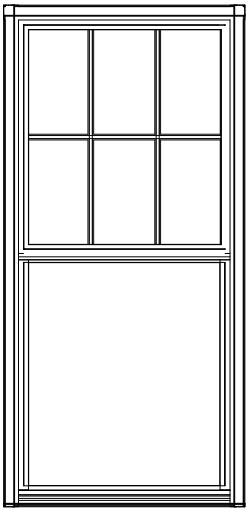
Window Types



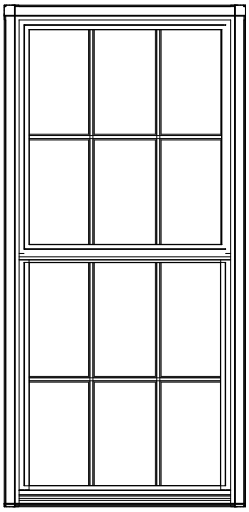
1 over 1



2 over 2

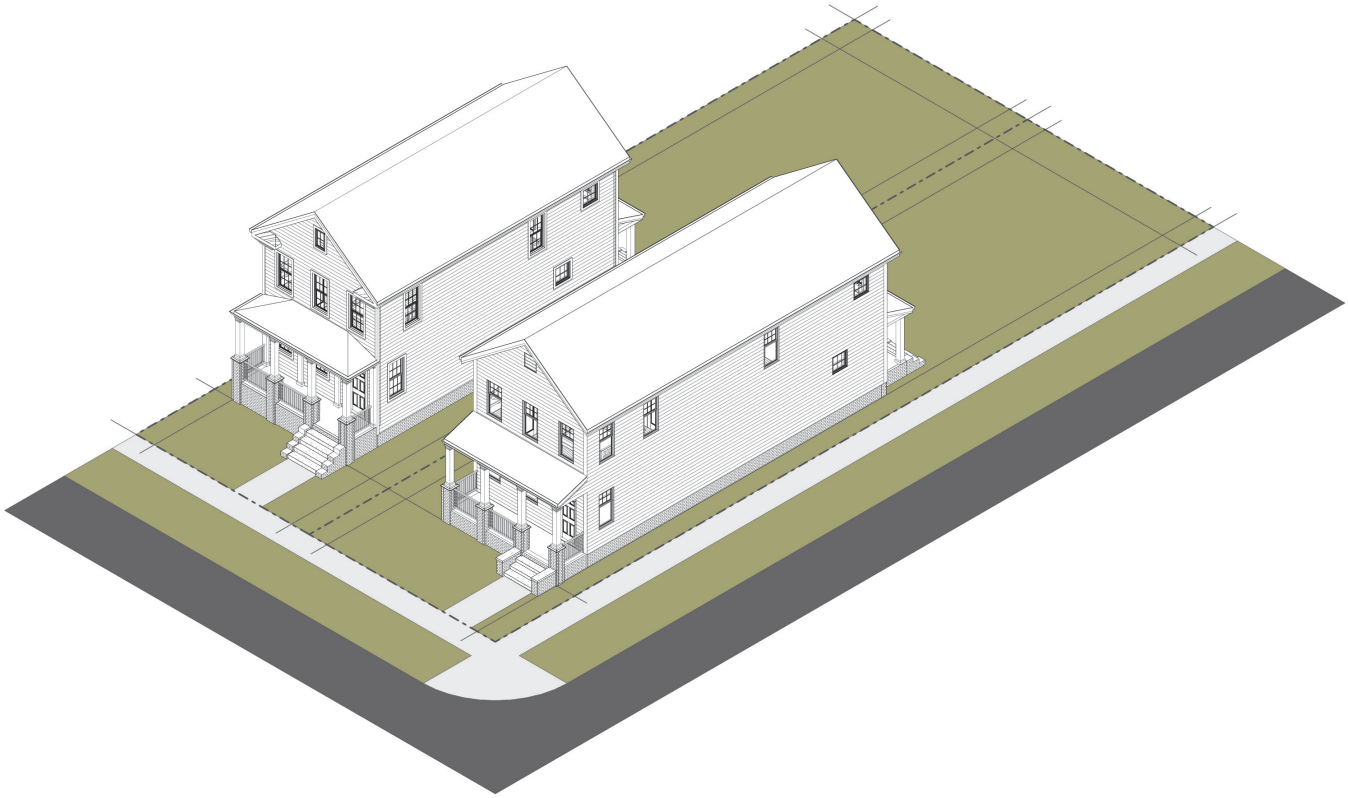


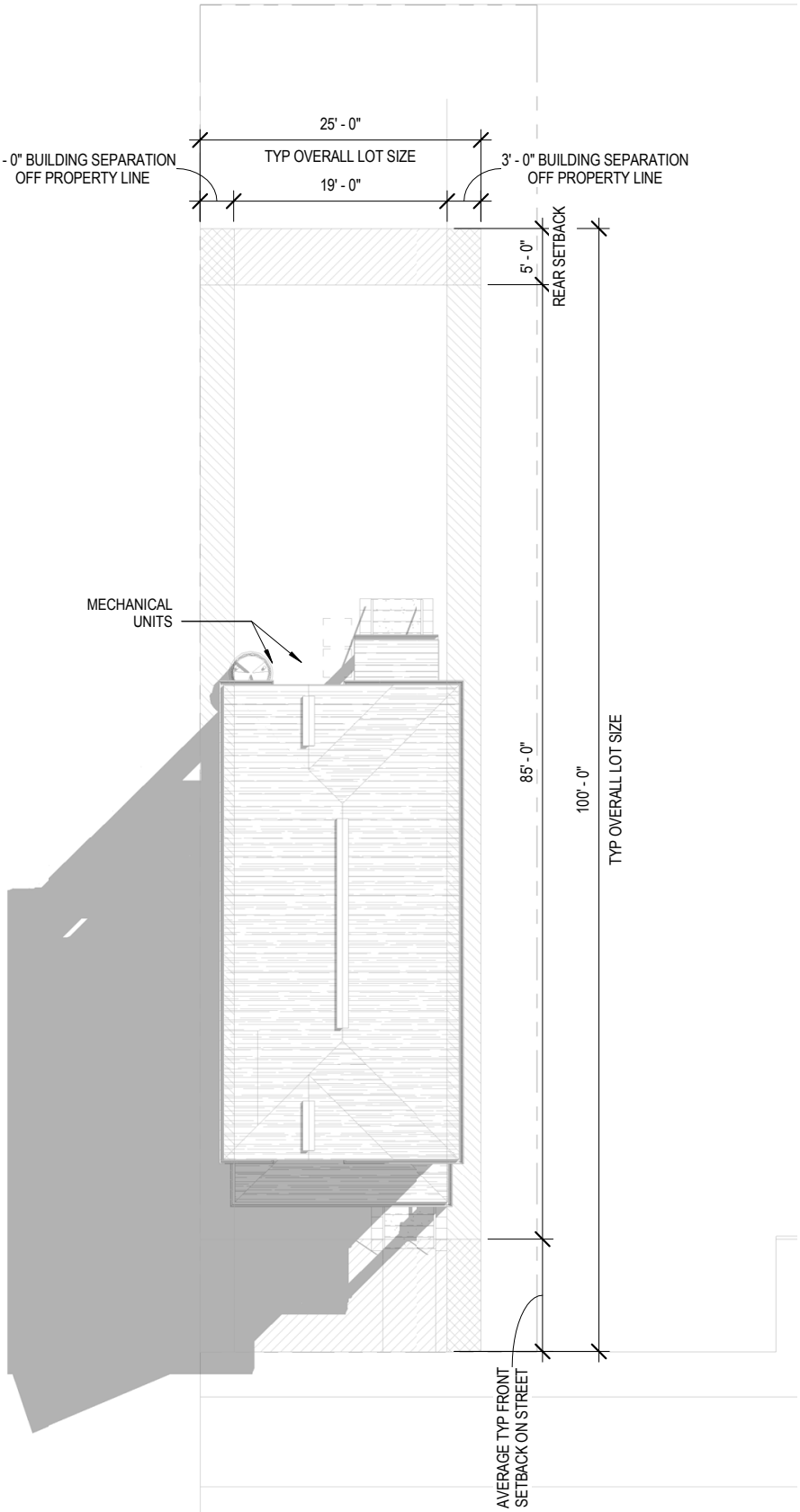
6 over 1



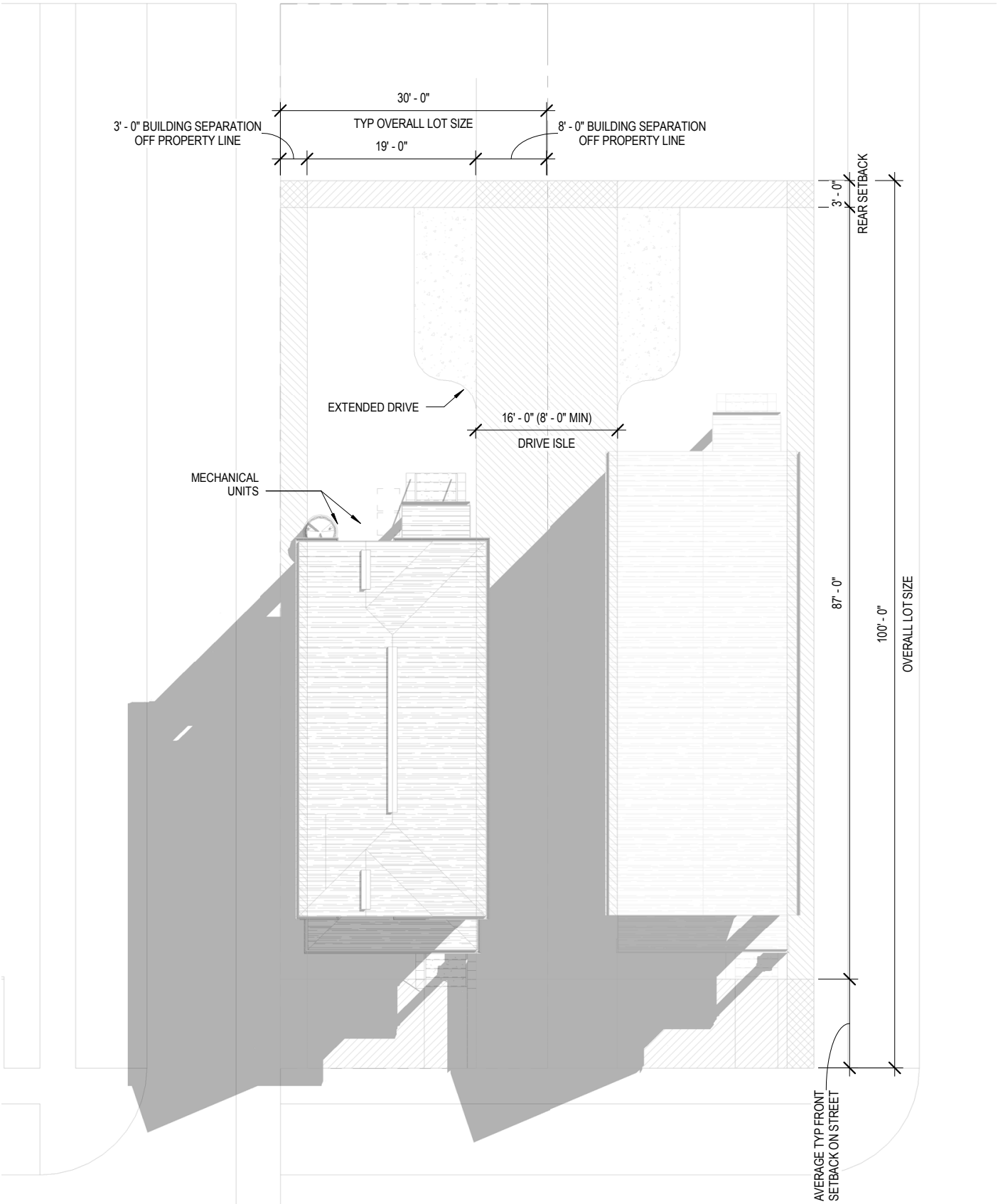
6 over 6

SITE PLACEMENT



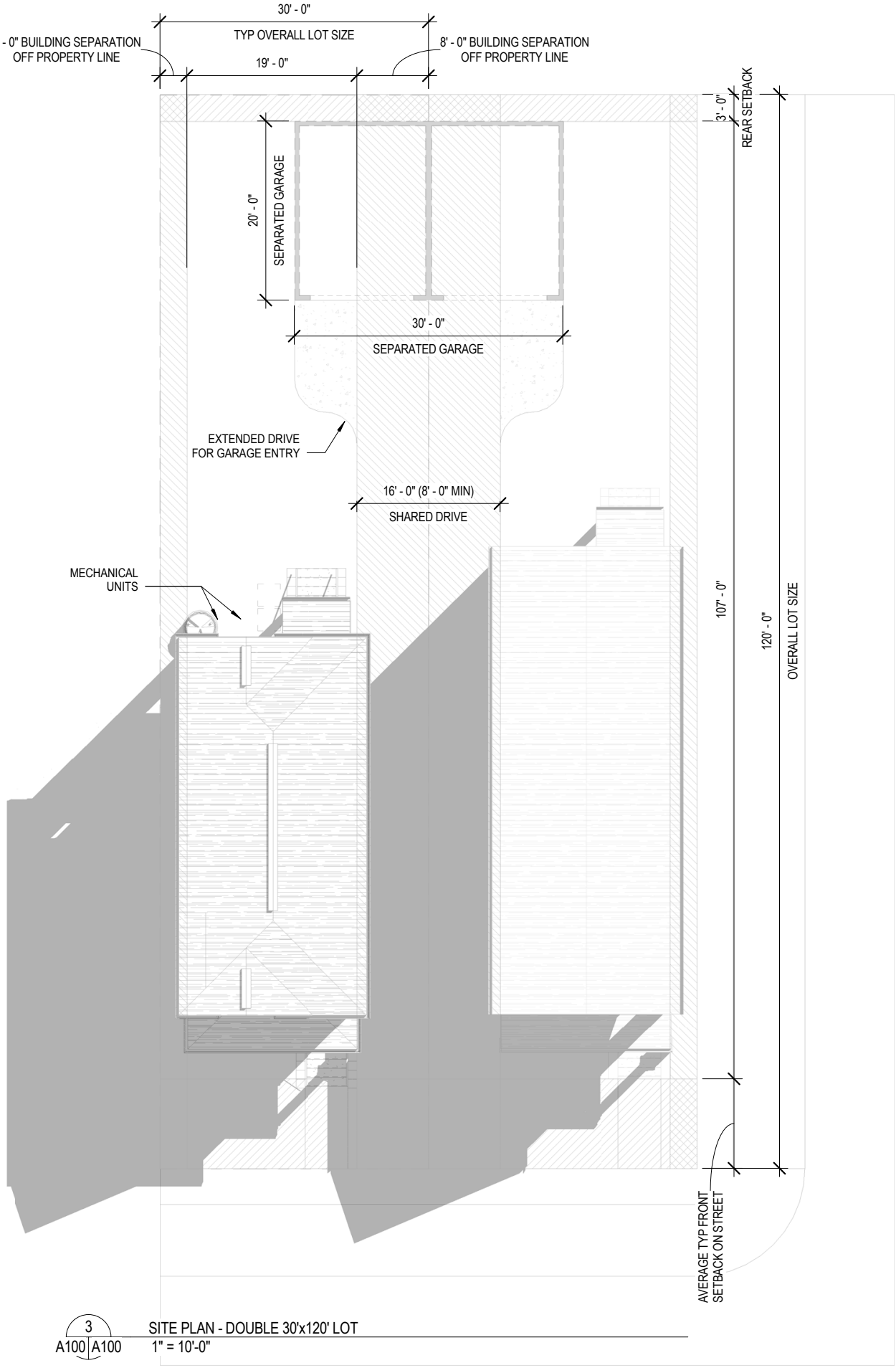


1 SITE PLAN - SINGLE 25'X100' - TYPICAL
A100 | A100 1" = 10'-0"



2
A100 A100

SITE PLAN - DOUBLE 30'x100' LOT
1" = 10'-0"



3
A100 A100

SITE PLAN - DOUBLE 30'x120' LOT
1" = 10'-0"

EXTERIOR MATERIALS

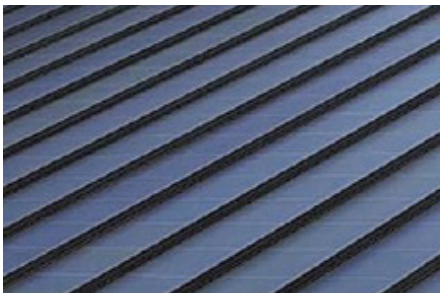
Allowable Materials

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

Roof

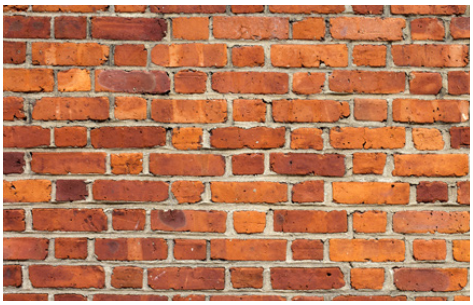
Architectural Shingles/
Slate Shingles

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)

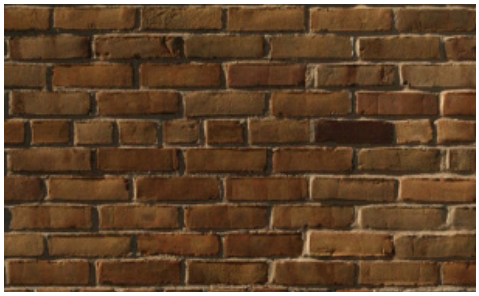


Brick

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 remaining building perimeter

THE CITY OF NORFOLK

WPA
WORK PROGRAM ARCHITECTS