APPENDIX A

Design Guidelines
FOR HAMPTON NEIGHBORHOODS

CITY OF HAMPTON VIRGINIA

JUNE 16
Introduction

The City of Hampton recently revised and updated the Downtown Hampton Master Plan adopted by City Council in January of 2004. Contained within the updated plan are two initiatives which focus on strengthening the in-town neighborhoods of Pasture Point and Olde Hampton. This book serves to support ongoing efforts in the Neighborhood Office and throughout the City to implement these initiatives and to further support existing Neighborhood plans. The fundamental idea of both initiatives is for both neighborhoods to celebrate their rich history by understanding the Architectural styles of their heyday and returning existing homes to accurate and appropriate details. Renovating existing older homes can be challenging; this book serves as a Guide to help the homeowner by providing information about the neighborhoods and existing or predominant Architectural styles. The Design Guidelines are to be used with the Neighborhood Office's Hampton Housing Venture Revitalization Plan and governs any public initiative around housing that implements the Downtown Hampton Master Plan.

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Program Criteria

This book seeks to establish Design Guidelines for Renovation projects and new Construction that are easy to use, maintain the integrity of the existing neighborhood fabric, and build on the historical significance of our older neighborhoods. Homeowners, architects and builders will be able to Design and Build in ways that are consistent with the traditional Architecture of the City of Hampton.

How to use this book:
1. Identify the Architectural style of your house (page 10).
2. Review the Architectural style page for building elements, from the roof to the foundation.
3. Discuss your proposed scope of work with an Architect.
4. Relate all the individual elements, such as windows, doors and porches to your Architectural style.
5. Review the Resources page for more sources of information about appropriate details and materials.

Expectations

The Guidelines are to be used with funds available through the Hampton Housing Venture Revitalization Plan. The expectation for any proposed renovation project is that it relate directly to one Architectural style. These expectations include building placement, front facade layout, overall building proportions, roof form, windows and doors (size and placement), porches (type, location and size), and any other pertinent details, such as trim size. The project must clearly relate to adjacent properties (houses to either side, across the street and within the block) and benefit the streetscape by fitting the existing context or raising the overall appearance of the street. All work must use materials consistent with the Architectural style or approved modern equivalent.

Expectations for exterior landscape improvements include the use of seasonal ground cover, plantings along foundation wall, small scale fruit trees and shrubs within the setbacks. Plant selections should be based on their traditional influence in Tidewater and their desirable characteristics for the entire community. All plant species should be native and selected for size, quality and durability. Overall landscaping goals for the neighborhoods include replacing plants, trees, and ground covers that are inappropriate for the area; correcting landscape areas that are over grown; pruning trees that have become too tall for their surroundings or have been allowed to grow "out of control"; replacing sections of landscape with excessively high water requirements with landscapes that are water-economical or drought resistant without sacrificing visual attractiveness; and, improving over-grown, bare, and neglected landscape areas.

Requirements

Required submissions for Design Review are listed here:

1. Lot diagram with building footprint & setbacks
2. Building plans
3. Elevations
4. Wall sections
5. Roof, siding and trim material
6. Color selections
7. Landscape plan
Development History

Hampton’s history began in 1607 but the development history of the Downtown Neighborhoods essentially began after the Civil War. Confederate soldiers participated in the burning of Hampton under orders from General Magruder as a defensive means to prevent the Union from using their buildings and other resources. As a result, few buildings from before the 1850s remain in Hampton. An exception to this is St. Johns Church, founded in 1610 but built in 1728, forming the western boundary of the original town line. Jefferson B. Sinclair owned the land denoted parcel “A” on the adjacent map, which was divided and sold after the Civil War as a result of a court decision over disputed bank note records. The intersection of King and Queen was the center of town, with most of the commercial and residential buildings clustered densely in this area. Sinclair’s property was rural pastural land on the outskirts of town. Pasture Point and Olde Hampton are Hampton’s first ring of suburbs developed in the late nineteenth and early twentieth centuries as residential neighborhoods.

Survey of Sinclair property by Girard Chambers Jr.

Existing house in Olde Hampton - Union St.

Existing house in Olde Hampton - Lincoln St.

Post Civil War Hampton (Courtesy of Hampton History Museum)
ELEMENTS
1 Narrow streets
2 Rectangular blocks
3 Varying lot widths
4 Building setbacks
5 House size
6 Streetscaping
7 Landscaping

Neighborhood Context

All Neighborhoods are made of the same essential components; streets, blocks, building setbacks, houses, and landscaping. Through the analysis of these elements and a thorough understanding of the neighborhood structure, the appropriateness of any renovation or new building is evaluated within the Neighborhood context.

Depending on the era of development, streets and blocks will vary in size and composition. The character or feel of a neighborhood is directly related to the scale and location of all its components. Main boulevards and side streets, a mixture of Architectural styles, color choices of siding and plant material, front zone setbacks ranging from 5 to 18 feet; they all add to the visual variety that creates the unique places in our Downtown neighborhoods.

The challenge in the Hampton Housing Venture is to understand the existing context, find its best qualities, and then emulate them through renovation and new construction projects. Pasture Point and Olde Hampton are analyzed and described on the following pages.
Before it became a neighborhood, the Pasture Point area was part of the Miles Cary plantation. Called the Pasture Tract, this area comprised grassy land and a nearby orchard. Around the turn of the century, Charles Taylor Holtzclaw and his brother William (Hampton natives) began to develop the Pasture Point area as a neighborhood for some of the city's most prominent professionals, managers, and shopkeepers of the time. Pasture Point had affluence and style.

Pasture Point was also typical of the late nineteenth and early twentieth century street car neighborhoods which were laid out in grid patterns along streetcar lines. The Chesapeake and Ohio (C&O) train station was located along the
northern boundary of Pasture Point, making Pasture Point a busy link for commerce to downtown. Today, Pasture Point is described as a historic waterfront neighborhood located northeast of Downtown Hampton and surrounded by the Hampton River with Bright’s Creek forming the northern border. According to the 2000 Census, Pasture Point has approximately 460 residents. Pasture Point is a grid of streets that is bisected by the interstate highway. The shape of the blocks is rectangular, with horizontally oriented blocks north of Pembroke Avenue and vertically oriented blocks to the south. Lot sizes within Pasture Point vary in width from 35 feet up to more than 90 feet. The location of these three lot widths are related to their position along major boulevards, side streets, or the waterfront (see the adjacent map). An urban neighborhood, the buildings are close to the street and to each other. The typical lot diagram shows the relationship of building mass to land area in this early twentieth century neighborhood. Front setbacks along Pembroke are greater than the quieter side streets. Reviewing adjacent property setbacks will help determine where the front facade should be located. Within the neighborhood, a street hierarchy is established with primary access streets, like Pembroke and River, and local residential streets like Elm and Colbert. At corner lots, many houses face the dominant street and have architectural elements, like windows and trim, that dress up the highly visible side elevations. Many of the 291 structures in the neighborhood are old and architecturally distinct. Some of the area homeowners have restored their historic houses, but many of the historic homes appear to need extensive renovation. A recent survey indicates that there are 102 buildings in Pasture Point that were built between 1870 and 1935. Most of the historic houses are 2 1/2 story 3 bay Queen Anne style buildings on brick foundations. This neighborhood contains prime examples of all five architectural styles as described in the Architectural Patterns pages.

Typical street section in Pasture Point

Typical Lot diagram
Olde Hampton is one of the oldest neighborhoods in Hampton. This neighborhood was created along the outskirts of town at the end of the Civil War. As “Freedom's First Generation”, the residents of this neighborhood were freed people driven by a strong will to own land. Through the division of the Sinclair property by court-appointed commissioners and the existence of the Savings and Loan Bank, black residents created this unique neighborhood which today is considered a nice place to live with friendly neighbors, just a short walk to Downtown.
The Olde Hampton neighborhood is bounded generally by Pembroke Avenue to the north, Armistead Avenue and King Street to the east, LaSalle Avenue to the west, and Settler’s Landing Road to the south. Olde Hampton has three dominant east-west streets, Union, Lincoln and Queen. Although not a true grid of streets, the street network is strong and could be further divided to create smaller city blocks (As recommended by UDA in the Downtown Hampton Master Plan, see Appendix A). Laid out by the County surveyor William Ivey, the streets of Grant, Lincoln and Union are names that celebrated hard won freedom. The street hierarchy is made up of street widths of 50 feet on main east-west streets while smaller north-south streets are only 28 feet wide. The blocks are rectangular in both directions, with the largest block size at 24 acres. Walkable urban blocks are typically less than 3 acres. Lot sizes within Olde Hampton are very narrow, with many lots at 28 feet wide. Girard Chambers Jr., surveyor, remembers County records that show original lot sizes at 54 feet -9 inches by 212 feet long, or .27 of an acre. The lot length is equal to one half the block width. Over time, property splits have tightened the existing neighborhood fabric. An urban neighborhood, the buildings are naturally close to the street and to each other. The typical lot diagram shows the relationship of building mass to land area in this late nineteenth century neighborhood. Much of the neighborhood’s housing stock is small one and two bedroom cottages on thirty foot wide lots. Redevelopment in the neighborhood has encouraged the merging of adjacent lots to create code-compliant side setback yards. The tight nature of this neighborhood’s early urban living is worth preserving through the creative use of Traditional Neighborhood house plans. Several examples exist of two-story two to three bedroom homes with one side yard setback on 24 feet wide lots. Streetscape character is defined by landscape verge and sidewalks that are 7 to 10 feet with a range from 6 to 18 feet in the front facade zone.

Typical street section in Olde Hampton

Typical Lot diagram
Character is evident in Hampton, where an eclectic blend of styles, ranging from 1880s through the early 1900s, and later with the pattern book and pre-built homes of the 1930’s creates our unique neighborhoods. Variety of style, orientation, use of materials and colors, with landscaping, help create the visual interest of the streetscape.

This section is an introduction to all the styles and their key elements. Typical characteristics are described in graphic and written form so you can use appropriate details for a renovation project or determine what style would work on an infill lot in a Downtown neighborhood.

Architectural Patterns
Houses of Distinction

Hampton's Architecture is a result of the City's unique development and history. A waterfront community and a contraband camp, the variety of houses in Hampton create a diverse place.

Five Major architectural styles included in the Design Guidelines, from a variety of time periods and sources, give Hampton a unique character:

1 Colonial Revival
2 Victorian
3 Romantic
4 Arts & Crafts - Prairie
5 Arts & Crafts - Bungalow

Examples of these styles can be found in every older Hampton Neighborhood. Representing the fashionable styles of their time and a reflection of social and cultural situations, these houses are worth saving. Many older homes are in great condition, the result of recent or continual maintenance and care; however, some are in desperate need of attention. For information about appropriate details for each style, please review the Architectural style pages to follow (pages 12-21).
Colonial Revival

Colonial Revival is based on a modern interpretation of the early English and Dutch houses of the Atlantic seaboard with the mixing of Classical and Colonial elements. A long-lived style, built from 1870 through 1955, Hampton's Colonial Revival houses have elaborate entrances, symmetrical facades and mostly square plans with single story wings. Typically larger than its Colonial counterpart, the Colonial Revival house is a combination of various styles and elements. Several subtypes and variations exist due to the extended time frame that Colonial Revival persisted as a style.

A two story house with hipped roof and full front porch is the subtype "Classic Box", built from the 1890s to early 1910s. Similar to the Classic Box, a second subtype is the hipped roof without full width porch, but with an elaborate entry feature of exaggerated proportions with a gable roof and classical columns. A third subtype is a simple two story rectangular block with side gabled roof. This subtype predominates after 1910. All these types are present in Hampton, as illustrated in the photo examples, built during the first half of the twentieth century.
Comprised of a Main body, Colonial Revival houses will typically have single story side wings set back from the front facade, added to enlarge interior living spaces. The wings are no more than half the overall house width. Facade details are critical in the expression of the Colonial Revival style, as in the original Colonial houses. Principal areas of elaboration are entrances, cornices, and windows. Cornices are an important identifying feature with a boxed roof wall junction and eave return, which were often decorated with dentils or crown molding. Windows are tall and narrow, doors typically have six panels and often incorporate transoms and sidelights. Vernacular examples are built of wood with horizontal siding of 6 to 8 inch exposure. Porches and entry features have classic columns alone or in pairs at an average diameter of 10-12 inches. Beams are expressed with 14 to 20 inch depths, and the faces of structural elements align. Shutters are typically louvered. If installed, they should be sized and positioned to be operational.
Victoria - Stick & Queen Anne

Stick style grew from the picturesque Gothic ideals of Andrew Jackson Downing, and it flourished in pattern books of the 1860's and '70s. Stick is a transitional style that links Gothic Revival with the subsequent Queen Anne, where the wall surface itself is a decorative element rather than merely a plane, with principle decoration preserved for application at the doors, windows and cornices. The visible truss-work at the gables which characterizes the Stick subtype was decorative, not structural, since the houses were quickly constructed of balloon framing. Queen Anne is a long-lasting, more influential Victorian subtype and was a dominant building during the period of 1880 until 1900. It is the most decoratively rich style, with great variety of forms, textures, materials and colors. The qualities that typify this style in Hampton are steep roofs of irregular shape, asymmetrical building massing, textured shingles, projecting bay windows, and full or partial single story front porches. Front gables are common with colorfully painted details at the eaves of the house and porch.

Norfolk Pattern Book page 54
Several examples of both subtypes exist in Pasture Point with front facing gables, L-shaped plans and balanced placement of windows and doors. The principal roof forms are hipped and gables with lower cross gables, covered with either slate, shingles, laminated asphalt, or painted metal standing seam. Cladding is either patterned shingles (fishscales, diamond or scattered), or horizontal lap siding. Windows are vertically proportioned and are typically 2 over 2. Openings are framed with 6 inch wide trim and usually have a decorative crown and cap above. A wide variety exists in both subtypes for door types. Horizontal door panels are topped with half light of decorative lead glass and most have transoms and sidelights. Bay windows are common since they break up the vertical plane of the exterior wall. Porch details are elaborate with classical entablatures, chamfered columns, brackets, and railings of turned posts, that are usually painted bright colors.

Details: Gable with decorative truss work, tower form with tent roof, cornice returns at roof-wall junction.
ELEMENTS
1. Symmetrical facade
2. Steeply pitched roof
3. Steep cross gables
4. Decorated verge board
5. Stylistic porch details

Romantic - Gothic Revival

Andrew Jackson Downing championed Gothic buildings with his book *Rural Residences* and later expanded with *Cottage Residences*. Built between 1840 and 1870, few examples remain in Hampton. One-story porches are typical as are 2 over 2 window muntin patterns. Characteristics include steeply pitched roofs, symmetrical broad front facades with decorated center roof gables, and one-story hip roof full front porches. Wood frame Carpenter Gothic with horizontal cladding predominate the Hampton Vernacular as seen in the adjacent photo. Horizontal siding is common as is vertical planks and strips in the board and batten technique. Verticality is considered a clearly Gothic quality, that is exhibited in the facade proportions, material details such as wood siding, and most importantly, the openings. Tall, thin windows and doors with transoms and sidelights are typical. Window and door details of this style express the creativity of the craftsman builder with a wide variety of examples with pointed arches, small gables, and elaborate crowns.

Details: Center roof gable, special "gothic" attic window, trim accents along eave, use of color.
The Italianate Style dominated American house construction between 1850 and 1880. This is an uncommon style for the southern states. A related cousin to Gothic Revival, this style moves from simple balanced details to exuberant decoration. The handful of examples in Pasture Point and Olde Hampton are exceptional, with expressive roof brackets and rows of vertically proportioned windows.

Hampton Italianate houses are typical of the townhouse subtype, which are rectangular in plan, a narrow and deep house form, designed for urban lots. Most are 2 stories in height with wide eaves supported by large brackets. The windows are tall and thin, the roof is a low pitched flat or hip. A centrally located cupola exemplifies the style but is rare in existing Hampton examples. The front facade achieves a formal balance with pronounced moldings and expressed details like wide trim at doors and windows, and square chamfered posts supporting the porch roof. A full front porch is typical of the Italianate style.
Arts & Crafts - Prairie Style

The Prairie Style originated in Chicago and landmark examples are concentrated in the City’s early 20th century suburbs. Vernacular examples were spread widely by pattern books and popular magazines, built between 1905 and 1915. This is a truly indigenous American style developed by a group of creative Chicago architects, known as the Prairie school. Frank Lloyd Wright and Louis Sullivan pioneered the symmetrical rectangle form, with horizontal details in wall materials and rows of windows. Hampton is home to many prime examples of the most common vernacular form, the American Foursquare, a symmetrical house with hipped roof and front entry (exemplified in the photo below). This style consists of mostly two story houses built of wood or brick. Characteristic details include color and detail emphasis placed on transitions between materials, floor levels and at the roof eave. Horizontality is expressed with contrasting colors, brick joint details, and wood siding. Other typical details include window boxes and flower urns.
Hampton vernacular examples express a deep overhang, with hip roofs achieved as either a boxed eave or exposed rafter tail. The overhang ranges from 18 to 24 inches producing a strong shadow line. Window headers meet the frieze with wide painted wood trim. Prairie style homes also typically have gable or shed dormers to allow light and ventilation to attic spaces. The front and side facades, although asymmetrical, have balanced placement of windows and doors from floor to floor. The porch is a single story, broad and low, with a single deep beam that spans the entire length of the house, supported by square or tapered columns. The photo examples show this expression of structure and note the relationship between the porch roof and second story windows.

Arts and Crafts homes usually have pairs or triples of windows with 6-8 inches wide mullions and equally wide painted wood trim. Vertical in proportion, windows have 2 over 2, 3 over 1, 4 over 1, 6 over 1 or 9 over 1 muntin patterns. Doors are either wood plank design or a panel door with the top half glazed. Transoms and side lights are common in stained glass and geometric patterns.

Regional material choices are horizontal wood siding, brick and stucco highlighted with careful detailing. Roofs can be slate, cedar shakes, laminated asphalt or composition shingles.

Details: Brick piers, tapered columns, paired windows, transoms & sidelights at entry door.
Arts & Crafts - Bungalow

This style developed from the work of the Greene brothers, two southern California architects who designed and built several landmark houses between 1903 and 1909. They based their designs on the English Arts and Crafts movement, Oriental wooden architecture, and the Prairie Style, resulting in intricately detailed buildings with open floor plans. As magazines publicized their work, it became the most popular style for smaller houses throughout the country - including Tidewater - most often in one-story variations, like those found in Olde Hampton.

Characteristics of the Bungalow style include low-pitched, gabled roofs; wide, open eaves supported by decorative beams or braces and with exposed rafter tails; full- or partial-width porches; sturdy, tapered square porch columns of stone, brick, clapboard, shingle, or stucco (or a combination of materials), either extending to ground level, or resting on massive piers or a solid porch balustrade; sloping foundation walls; gabled or shed dormers; and wooden trellises over porches or porte cocheres.

Gabled front porch with deep beam and tapered columns
Hampton has many fine existing examples of the typical Arts and Crafts bungalow throughout Olde Hampton and Pasture Point. These small but functional houses were built all over the country, and the style was subject to wide variations based on regional differences. With low pitched broad gables and full front porches, bungalow cottages have multiple pairs of windows, small accent windows in their front facing gables or dormers to achieve an abundance of interior light. Cousin to the Prairie style, the rafters, ridge beams, and purlins typically extend beyond the wall and roof. Porches have deep beams supported by square tapered columns that terminate in brick or shingled piers. Exposed structural details typify the Hampton Vernacular. Wood shingles and siding are the favorite exterior finish with a wide varieties of colors used to accentuate trim and exposed structural elements. Standing seam metal or asphalt shingles are the roof materials. Openings have wide trim and are vertical in proportion. The most common muntin pattern for the windows is 3 over 1.
Landscape Design Guidelines

Landscape of private yards varies dramatically throughout both Pasture Point and Olde Hampton neighborhoods. Private gardening is important to the sense of identity at each house. Effective yards employ foundation plantings to add interest and color. Foundation plantings vary from low manicured evergreens to brightly colored flowering bushes. Some yards use fencing to delineate the private realm and many serve as decorative elements. Several varieties exist with rail styles in plain or painted wood and thin metal rails. Fences are accentuated with ground cover. Many mature trees exist but smaller trees and shrubs planted in multiples offer privacy and create a sense of rhythm on the side yards. Sidewalk edging is rare but could range from orna-
mental grasses to colorful perennials and textured groundcovers. Hedges serve to define yards at the side of corner lots and fronts of mid-block houses. A nice feature to Pasture Point are the existing granite curbs. Many homeowners use flower pots and urns for seasonal plants to mark entryways and add color.

These photos outline some of the best examples of private yard landscaping. Expectations and criteria for landscaping and fencing are listed in Appendix D, Hampton Neighborhood Landscape Standards and Guidelines.

Foundation plantings - Seasonal flowering bushes

Foundation plantings - Seasonal flowering bushes

Seasonal and annual foundation plantings add color and interest
Definitions

Architrave: The lowest part of an entablature resting on the capitol of a column.

Balustrade: An entire railing system including a top rail, balusters, and often a bottom rail.

Batten: A narrow strip of wood applied to cover a joint along the edges of two parallel boards in the same plane.

Boxed eave or cornice: A hollow eave enclosed by roofing, the soffit and the building wall.

Carpenter Gothic: From 19th century American building, the application of Gothic motifs by artisan builders in wood.

Chamfer: a beveled edge


Classical Revival: An architecture movement based on the use of pure Greek and Roman forms in the early nineteenth century.

Colonial Revival: The reuse of Georgian and colonial design in the U.S.A. in the late nineteenth and early twentieth centuries.

Cornerboard: A board which is used as trim on the external corner of a wood frame structure.

Crown molding: Projecting molding forming the top member of a cornice, door or window frame.

Dentil: One of a band of small square tooth-like blocks forming part of the characteristic ornamentation of some classical orders.

Eaves: The lower border of a roof that overhangs the wall.

Entablature: In classical architecture, the elaborated beam member carried by the columns, horizontally divided into architrave, frieze and cornice.

Fascia: Vertical board that terminates a sloped roof at the eave.

Federal Style: The Federal Style reached its zenith in the period 1780 to 1820. It is later than Georgian, and is more refined with restrained ornament and flat surfaced walls.

Frieze: The middle horizontal member of a classical entablature, above the architrave and below the cornice.

Gable: The vertical triangular end of a building from cornice or eaves to ridge.

Gable roof: A roof having a gable at both ends.

Gambrel roof: A roof with two slopes of different pitch on either side of the ridge.

Georgian Colonial: The architecture of the British colonies in North America from 1741 to 1776.

Gothic Revival: Architecture style from the 1840s of mostly rural domestic buildings contemporary with Greek Revival and Italianate styles.

Hipped roof: A roof which slopes upward from all four sides of a building, requiring a hip rafter at each corner.

Italianate Style: The eclectic form of the country-house design, fashionable in the 1840s and 50s, characterized by low-pitched, heavily bracketed roofs, asymmetrical informal plan, square towers, and often rounded arched windows.

Knee wall: Short, vertical wall that closes off the low space created by a sloping ceiling and the floor.

Light: A pane of glass, a window or a subdivision of a window.

Lintel: A horizontal structural member (such as a beam) over an opening which carries the weight of the wall above it.

Louver: An assembly of sloping overlapping blades or slats designed to admit air and/or light while excluding rain and snow.

Mullion: The vertical members separating two or more paired windows.

Muntin: The vertical and horizontal members separating (and often supporting) window, doors or panels set in a series.

Ogee curve: a double curve resembling an S-shape.

Pediment: A triangular space that forms the end of a gable of a pitched roof.

Pilaster: An upright architectural pier or pillar that usually projects a third of its width from the wall.

Portico: A porch or covered walk consisting of a roof supported by columns.

Post-and-beam framing: A type of framing where horizontal members rest on a post as distinguished from a wall.

Queen Anne Style: Eclectic style of domestic architecture of the 1870s and 80s based on Elizabethan architecture. It is characterized as a blending of Tudor, Gothic, English Renaissance, and Colonial elements.

Rafter tails: A rafter, bracket or joist which projects beyond the side of a building and supports an overhanging portion of the roof.

Rake: Open or closed, the roof-wall junction of a roof gable.

Roof pitch: The slope of a roof expressed as a ratio of vertical rise to horizontal run.

Sash: Framework of panes and muntins in windows and doors.

Shed dormer: A dormer window whose eave line is parallel to the eave line of the main roof instead of being gabled.

Shed roof: A roof shape having only one sloping plane.

Side gable: Describes the massing of the house having the gable end (or roof ridge) perpendicular to the street.

Soffit: the exposed underside of any overhead component of a building, such as a beam, cornice, lintel or vault.

Stile and rail: Type of door construction that utilizes a framework of vertical and horizontal members infilled with panels.

Transom: A window above a door

Verge: The edge of roof covering projecting over the gable of a roof. Also, a thin planting strip at the edge of a road.

Vergeboard: An ornamental board hanging from the verge of a gable roof.

Vernacular Architecture: The common building style of a period or place based on regional forms and materials.

Vocabulary: A list or collection of related architectural elements and materials used to describe a building or structure.

Wing: a subsidiary part of a building extending out from the main body.
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Library of Virginia
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Pictorial Glossary

Colonial Revival

1. Hipped roof
2. Exaggerated proportions at entry
3. Accentuated centered front door
4. Operational, louvered shutters
5. Single story wing addition

Victorian

1. Decorative truss work at center gable
2. Hipped roof with steep pitch
3. Vertical proportions
4. Highly decorative porch details
5. Multi colored facade

Romantic - Gothic Revival

1. Steeply pitched center gable
2. Steeply pitched cross gables
3. Tall, thin windows
4. Symmetrical facade
5. Horizontal wood siding

Romantic - Italianate

1. Low pitched roof
2. Projecting cornices w/ brackets
3. Tall, narrow windows
4. Exuberant decoration
5. Full front porch, single story
Pictorial Glossary

Arts & Crafts - Prairie

1. Hipped attic dormer
2. Hipped roof with low pitch
3. Deep overhanging eaves
4. Square, tapered columns
5. Transoms/side lights at entry door

Arts & Crafts - Bungalow

1. Gabled roof with low pitch
2. Brackets and exposed rafter tails
3. Horizontal material transitions
4. Pairs or groups of windows
5. Full front porch with square columns

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Standard renovations commonly deal with window replacement, a new front door, roof and gutter replacement, brick repointing and repair, or the replacement of aged or damaged siding. Accuracy to the Architectural style is easily achieved by using the same details and materials.

Historic homes typically have balanced facades, therefore additions required careful consideration to be appropriate. Some existing examples of single story side additions on older homes, which add living space while complimenting the front facade. Important considerations are size and location. The adjacent diagram outlines how to size, according to proportions, the wing addition. To remain consistent, additions should always use similar materials and details as the historic home. Whether a single or two story wing addition, it should be setback from the front facade, using the diagram as a guide.
Example Addition:
Transforming a ranch style home of no clear Historical Architectural style is possible with a dramatic second story addition. The adjacent lot diagram shows the tight side yards of this existing 1500 square foot one story home. To add space and character, a second story addition with a low pitch hipped roof is a perfect expression of the Prairie style. The top half of the exterior wall can be articulated with a different siding material, like stucco, to create the horizontal detailing of the Prairie style at the new second story line. The existing rough openings can remain but new pairs of windows with new muntin patterns should be added. Another Prairie detail to consider is the addition of an entry portico with brick piers.
Appendix B:
New Construction on Downtown Infill Lots

The adjacent maps are an indication of the potential for infill development in both Pasture Point and Olde Hampton. The character of the new housing should seamlessly blend with the existing context while raising the quality. As part of the Downtown Hampton Master Plan, UDA recommends houses that respect the modest scale of historic housing. Evaluating the streetscape is a critical method to determining the appropriate size, scale and location of infill housing. The following page visually describes how to work within the existing context. Taking into consideration the style, size, proportions and roof lines of adjacent properties, the goal is to create a seamless streetscape.
New construction in the existing Neighborhood context should examine the adjacent properties and analyze the setbacks, the building height and width, the adjacent roof lines, window and door size and placement when selecting housing styles for infill lots like the one shown in the photo montage above. Taken on Queen Street, the houses to either side of the vacant lots are Prairie and Gothic Revival. Across the street are Victorians and Bungalows. Infill housing is suggested in between with three houses of varying styles. The rooflines differ, creating a fluctuating pattern that is pleasing, as do other details like the colors, materials, window placement, decorative detailing and porch type. Size and scale work together to create a seamless streetscape. The new houses blend with the existing context. The lot diagram shows existing houses in purple with the buildable area on the infill lots in blue. The front setback within the front facade zone is dependent on adjacent houses.
Accessory structures may include garages, carriage houses (a garage with a livable second floor), and garden sheds and pavilions. Ideally, these structures should be smaller than the main house and have similar detailing as the main house. It is best to locate garages at the back of the lot whenever possible, or at corner lots, accessed from the adjacent secondary street and turned to face the side street. Issues with garage additions are size, location and detailing of the doors. Maintaining the proper facade composition is the main goal in locating and sizing a garage addition. Door widths of 8 feet are recommended. Divided lights break up the large size of a garage door, as does painting the door a color to blend with the siding material. The diagrams outline where to locate an accessory structure in relation to the main house.
Appendix D:

Hampton Neighborhood Landscape Standards and Guidelines

Landscaping Requirements:
1. Submit of a scaled plan which clearly illustrates the landscape designer’s intent. The plan should be prepared by either a Landscape architect, a Virginia certified nurseryman or garden center/nursery that provides in-house design services.
2. Plan must show existing trees to be retained or removed and all proposed new landscaping.
3. Identify the name of each plant, size and quantity (Plant List).
4. Show typical details for trees, shrubs and groundcovers and a spacing plan (Planting details).
5. All planting beds must have a minimum of 4 inches of organic mulch applied immediately after all plants have been installed. Use shredded hardwood or pine needles. Avoid shredded pine and pinebark nuggets.
6. All newly planted trees shall be installed with a mulched saucer to help maintain moisture during its initial establishment period.

Design Guidelines:
1. A front yard landscape plan should include seasonal color and complimentary palette of plants. Use of just one plant is unacceptable. Variety of type, scale and color is encouraged. Use of accent plants at the front entrance by clustering flowering or color plants is encouraged.
2. Landscape beds should use natural, curvilinear, organic shapes with rounded edges. Foundation beds should be greater than 3 feet wide and graded properly for drainage.
3. Locate plants by mature height and spread. Do not plant trees too close to the house nor use plants at the foundation which will, when mature, overwhelm the house.
4. Use care when locating foundation plantings with species selection, spacing and size to avoid conflict with foundation vents, mechanical equipment and crawl space access. Mechanical equipment should be screened from view from public right-of-way through the use of appropriate plantings or fencing.
5. Locate plants by their needs; full sun, partial sun or full shade.
6. Planting season for shrubs and trees is typically fall and winter months from September to May. Plants must be thoroughly watered when installed.
7. Landscaping includes any yard decorations and should be noted on the plan.
8. Fences, walls, curbs, steps, pavement, gravel, front walkways and water features are all subject to review for appropriate design, location and use of materials.
Appendix E: Downtown Hampton Master Plan - Initiatives 4 and 5
The Old Hampton Neighborhood is rich in history with an important legacy dating from the post Civil War era as a “Contraband of War” camp to house slaves from throughout the South who were fleeing North to escape their bondage. In recent years it has suffered many of the problems of inner city neighborhoods, which has caused long time residents to leave.

The community has been working on a Community Revitalization Plan which calls for new houses at affordable cost for homeowners and improvements to the public areas. The Downtown Master Plan builds upon this neighborhood plan and provides some additional concepts for consideration by the community. Illustrated on this page is an initiative to create a new street on a present industrial site as a means of both creating new house sites and improving

(ABOVE) Proposed view of renovated Watkins Feed Store and new residential development.
(LEFT) Existing view of Watkins Feed Store on Queen Street
the street pattern of the neighborhood. The historic Watkins Feed Store is proposed to be restored as a neighborhood landmark at the entrance to this new street.

Key issues for residents are problems associated with Grant Park — it is hidden from public view and has become a center of crime. The plan suggests one way in which the Park can be more open to public view and therefore become more secure. The new street on the site of an empty industrial site provides an improved entrance to the Park as well as sites for new home ownership units. The Park is illustrated with one of several possible configurations to expand it to both Queen and Lincoln Streets. The existing Grant Circle which serves only two houses, but causes severe security problems for the Park, is recommended to be vacated with the right of way providing access to the two properties.

Additional residential development is suggested for sites located at the corner of Queen Street and Back River Road.

At the suggestion of Old Hampton residents, the plan calls for the redevelopment of distressed residential and retail properties near the intersection of LaSalle Avenue and Queen Street.

INITIATIVE 4: OLD HAMPTON NEIGHBORHOOD

RECOMMENDATIONS

- Improve Grant Park by acquiring key properties and creating important street connections that will provide additional access, visibility, and surveillance on the Park
- Establish a new front to the Community Center oriented to Armistead Avenue and the historic alignment of Grant Street
- Develop guidelines for new construction and rehabilitation
- Redevelop the Watkins Feed Store
- Redevelop properties at Queen Street and Back River Road with housing and neighborhood serving retail
- Pursue additional north-south street connections that increase neighborhood connectivity and opportunities for new housing
- Improve LaSalle Corridor and related blighted properties

EXISTING HOUSING IN OLD HAMPTON: New infill housing in Old Hampton should respect the modest scale of historic housing.
Pasture Point Neighborhood

The Pasture Point Neighborhood includes a remarkable collection of historic houses, especially in the areas south of Pembroke Avenue. North of Pembroke Avenue, residents spoke of concerns about truck traffic from industrial uses embedded in the northern end of the neighborhood. The plan suggests those uses be replaced with residential development that continues the best traditions of the neighborhood. The plan on the following page indicates these properties facing a new linear park which links the east side of the neighborhood, including the portion north of Interstate 64, with Colbert Avenue and the future Brights Creek development to the west.
Building upon the Neighborhood Plans: Pasture Point

This initiative reflects the Reinvestment Plan for the neighborhood adopted by City Council in January 2003. Pasture Point is a strong in-town neighborhood with strategic importance to Downtown because of its location, architectural character, and potential for reinvestment in the existing housing stock.

Pasture Point has a good supply of historic and architecturally distinctive housing. Incentives to help homeowners rehabilitate their homes will be priority tools in this neighborhood's revitalization. To preserve the character of the area, design guidelines and quality standards for the construction of new housing and rehabilitation of existing housing are recommended. Additionally, streetscape improvements including street lighting, neighborhood entry signage, and landscaping are encouraged to establish a unique identity for the neighborhood consistent with its historical significance.

Existing industrial and business uses between the neighborhood and Interstate 64 detract from the community both visually and functionally, and should be acquired and redeveloped for new housing and a greenway that connects Pembroke Landing with King Street. As an alternative some of the industrial building stock could be re-used for loft housing.
INITIATIVE 5: PASTURE POINT NEIGHBORHOOD

RECOMMENDATIONS:

- Purchase remaining industrial properties in Pasture Point and develop street and greenway connections between Pembroke Landing and King Street.
- Create guidelines for the construction of new housing along greenway and rehabilitation of existing houses.
- Complete streetscaping and neighborhood signage programs.
- Develop new housing along new greenway connection in accordance with guidelines.
- Develop commercial site along King Street adjacent to I-64.
- Pursue sound mitigation options with VDOT.