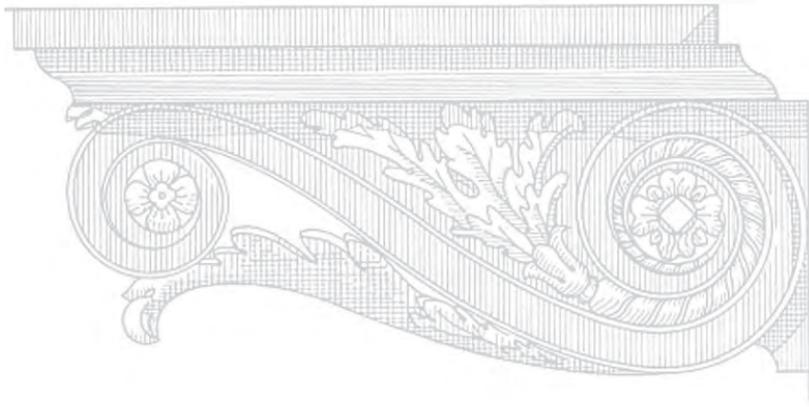




FRAZIER ASSOCIATES

News

Winter 2010



Wayfinding takes Frazier Associates to California

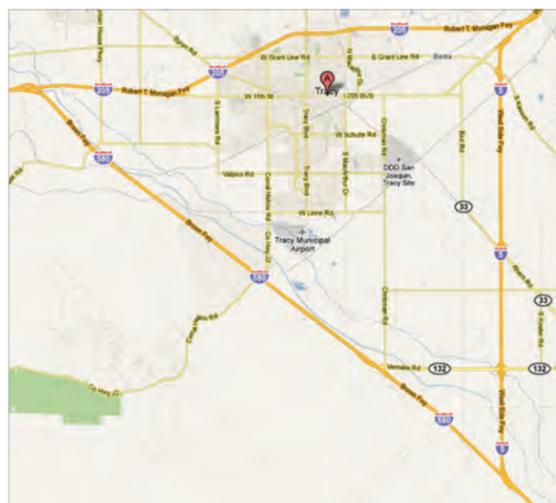
New community sign systems in two California communities, Tracy and Vacaville, will be designed by Frazier Associates. Kathy Frazier stated, "It is wonderful to be back in the Golden State after working in San Francisco in the 1980s." (Kathy worked for a historic architecture firm, Architectural Resources Group, while Bill was the director of the National Trust's Western Regional Office.)

Teaming with representatives from the Tracy community, Frazier Associates created a new sign system which reflects Tracy's "Think Inside the Triangle" logo and tagline newly created by NAPPIC Communications of California.

Frazier Associates examined elements of the logo as well as the architectural character of the community. These elements were then woven into the designs of both the gateway and trailblazer signage. The combined effect creates consistency when visiting Tracy from "Website to On-site."



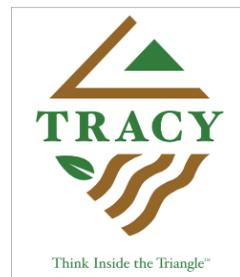
The entrance to downtown is enhanced by the newly constructed transportation center whose tower was the inspiration for the major gateway entry signs to the community.



Downtown Tracy developed around the railroad lines that ran through the fertile San Joaquin Valley of California, as seen in the map above. Today it is nestled inside a triangle created by Interstate Routes 205, 580, and 5.



The Tracy logo, tagline, and now wayfinding signs express their desire to keep this vibrant community engaged "inside the triangle."



Newly created Tracy logo by NAPPIC Communications

On the Boards

Wayfinding

- Also in California, Frazier Associates is creating a comprehensive wayfinding signage system for the City of Vacaville.
- Back in the Shenandoah Valley of Virginia, Frazier Associates will begin the design process for the Rockbridge Regional Wayfinding Sign System to include Lexington and Buena Vista, Virginia.
- Traveling a little further south sees Frazier Associates as part of the design team with LPDA, assisting the Alleghany Highland communities of Clifton Forge and Covington. Frazier Associates will conduct a wayfinding assessment and create preliminary sign designs while also assisting with facade improvement plans.

From our Blog:

Bill Frazier, AICP

Bill Frazier and Sara Hollberg, of the Valley Conservation Council, were invited speakers at the Third Thursday Film Series hosted by the Mockingbird Restaurant in Staunton. The film shown "Save our Land, Save our Towns" is a story of hope and logical reasons why America's towns can be rebuilt and its countryside preserved from strip malls and subdivisions. Bill and Sara spoke about the need for careful and informed community development planning.

Kathy Frazier, AIA

Kathy Frazier presented "Creating Campus Curb Appeal" at the Council of Independent Colleges in Virginia's Annual Meeting at Ferrum College. The presentation encouraged the gathered college officials to view their campuses through the lens of potential students and their parents. Kathy took participants through a virtual tour of several campuses and explained the processes of evaluating and identifying low cost enhancements that create "curb appeal" on a campus.

Carter Green, AIA, LEED AP

Carter Green discussed "Financial Incentives for Historic Properties" and "Architectural Review and Design Guidelines" at the "Intro to Real Estate in Staunton's Historic Districts" presented by the Historic Staunton Foundation. In-town living has become one of the hottest trends in real estate over the last decade, and this presentation focused on the benefits and guidelines of choosing to live in one of Staunton's five historic districts.

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DENEEN BRANNOCK
Designer and Virginia Main Street Coordinator

With more than twenty years in the design field, Deneen offers a wide range of services for both residential and commercial clients. She is a graduate of James Madison University, as well as the National Trust for Historic Preservation's "Preservation Leadership Training Program."

An interior designer by training, Deneen also specializes in the rehabilitation of historic buildings. Deneen honed her preservation skills as a facade improvement program coordinator and later as Executive Director for Historic Staunton Foundation. During her time with HSF, she provided exterior designs for over forty buildings, as well as assisted clients with historic rehabilitation tax credit applications.

Deneen currently serves her community as a member of the Staunton Historic Preservation Commission. The HPC's responsibilities include issuing Certificates of Appropriateness for exterior changes on historic properties located in Staunton's five historic districts. Frazier Associates drafted the original historic preservation ordinance through the Historic Staunton Foundation for the City of Staunton in 1995.

Many of Deneen's most recent projects center on providing design services for the Virginia Main Street program. A thoughtful blending of new and old, and careful attention to detail and quality, are defining themes throughout Deneen's work.



After

Carpet was removed, and the existing concrete floor was polished and sealed. The existing acoustical tile ceiling was painted black, focusing attention on the cars on display.

G&W Motorwerkes relocates its showroom and offices to Waynesboro, VA

G & W Motorwerkes, Ltd. made its reputation preserving, restoring, and racing rare Porsche classics. In 2010, the internationally known company decided to relocate to Waynesboro and called upon Frazier Associates for designs to rehabilitate a building on Main Street in historic downtown.

The building was previously the home of Grand Furniture and features large storefront windows that allow for natural light to enhance the showroom floor and vehicles. Frazier Associates provided architectural services for the rehabilitation of the interior of the building including finishes, paint colors, new railings, and widening of the front entrance to allow for vehicles to be driven directly into the showroom.

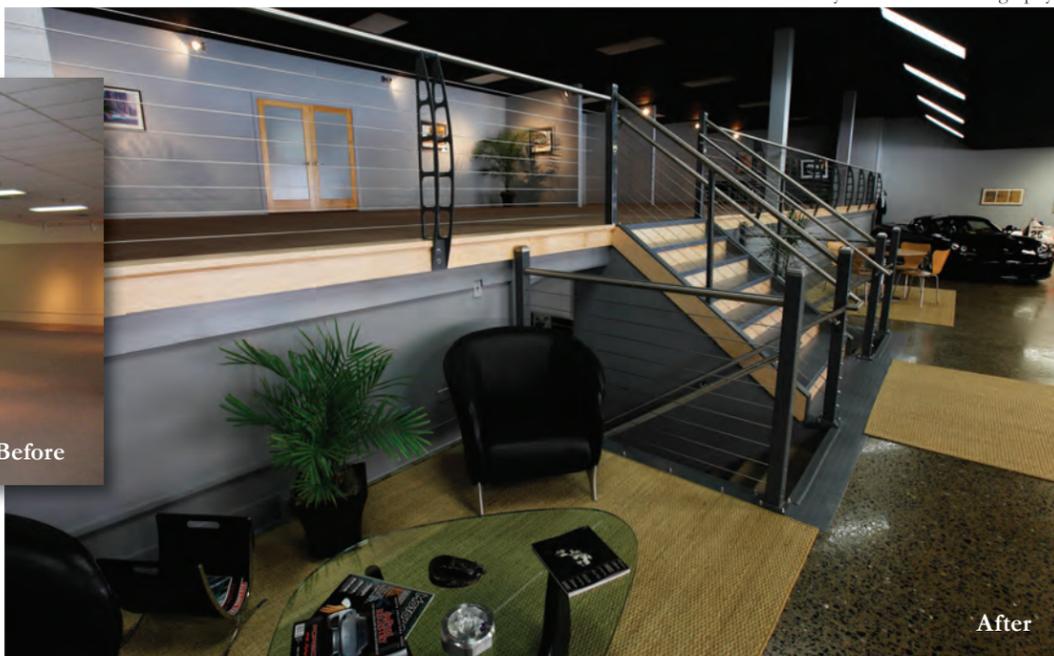


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Photos by Mark Miller Photography



Before



After

Light-toned wood highlights the newly designed metal and wire railings.

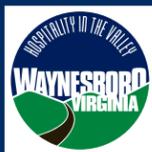
On the Boards

Community Revitalization

- Alleghany Highlands Downtown Plan (teamed with LPDA, Inc.), Clifton Forge & Covington, VA
- Altavista Downtown Revitalization (CDBG), Altavista, VA
- Brookneal Facade Improvements (CDBG), Brookneal, VA
- Strasburg Historic District Design Guidelines, Strasburg, VA
- Waynesboro Downtown Revitalization Plan, Waynesboro, VA
- Gloucester Facade Improvement Design Guidelines, Gloucester, VA



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Waynesboro Kicks off Downtown Plan

Frazier Associates along with Gay & Neel Landscape Architects and Engineers kicked off the CDBG downtown planning process in October with a two-day open house on Main Street. Activities included meetings with property owners to discuss building improvements and with downtown stakeholders on potential public enhancements.

The purpose of the study is to review and update downtown revitalization efforts that have been ongoing over the last ten years, while identifying specific project areas for the City to apply for a CDBG Community Improvement Grant in the spring.

Community Revitalization

CDBG Facade Improvements: Plans come to fruition

Community Development Block Grants (CDBG) can be used to spur downtown revitalization by removing blight in both the public and private realms. A CDBG grant can be most effective when used as one tool in a community's toolbox and can be leveraged to secure other funding for additional improvements.

Altavista, Virginia, is one such community that is maximizing their CDBG dollars for local revitalization. The project is a comprehensive downtown revitalization, with facade improvements, streetscape, and utility work. It includes the creation of downtown housing units complementing economic initiatives. Altavista used a town-funded Business Improvement Program and a zero-interest loan program to provide further incentives for property owners to make improvements.

Currently, facade improvements are nearing completion on 22 buildings, and nine residential units are on the drawing boards for future rehabilitation.



Before

Historic



Located on a prominent corner in Altavista, the work on this building included the reconstruction of missing cornices and windows that replicate the original elements. New signs and awnings were also added. The historic photograph was used to guide the design.



After

For more information about CDBG projects please visit us at www.frazierassociates.com/communitydesign

Historic Rehabilitation

Historic analysis assists with planning for new U.S. Fish and Wildlife Service offices

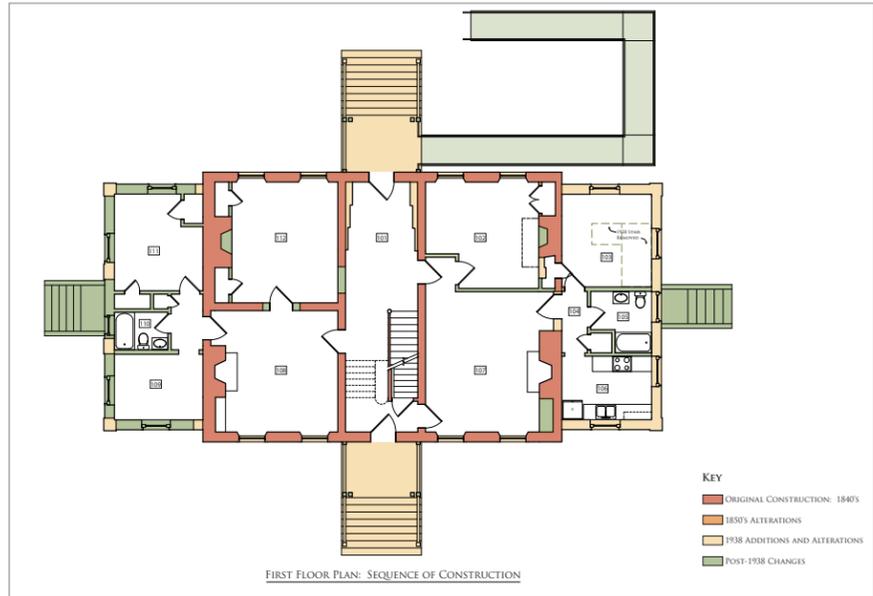
The Patuxent Research Refuge is administered by the U.S. Fish and Wildlife Service as part of the world's largest network of lands and waters dedicated to wildlife and habitat preservation.

Snowden Hall, a Greek Revival manor house built in the 1840s, was the centerpiece of the original farm from which the U.S. Fish & Wildlife Patuxent Research Refuge (FWRR) was formed. In 1937 when USFWS took over the site, the house was completely rehabilitated including additions on the east and west elevations. Many layers of history can be found in the details of the house, but its interior primarily reflects the Colonial Revival period of 1937.

Frazier Associates was retained as the consulting historic architect for the project by Burgess & Niple, project architects and engineers. Measured drawings of the building as well as a detailed analysis of the construction evolution were prepared. Frazier Associates will work with team architects of SPGB Architects and Burgess & Niple to prepare historic aspects of the construction documents package. In addition to Snowden Hall, Frazier Associates has provided similar architectural services for other structures at the FWRR including Merriam Laboratory, the Administration Building, and Service Area Buildings.



Historic reference materials, such as the photograph above of Snowden Hall prior to 1937, helped inform the design of the current rehabilitation project. Snowden Hall today, as seen below, with the wing additions from 1937.



Analysis plans included color coded sequence of construction plans for each floor.



Proposed south elevation showing future historic rehabilitation detailed design.



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On the Boards

Architecture

- Community Bank Manse Historic Rehabilitation, Staunton, VA
- Maymont Outbuildings Historic Structures Report, Richmond, VA
- Odd Fellows Hall Historic Rehabilitation, Covington, VA
- Town & Country Shopping Center Design, Albemarle County, VA
- 116 Wayne Avenue Feasibility Study & Mixed Use Rehabilitation, Waynesboro, VA
- Scottsville School Apartments Tax Credit Application, Scottsville, VA
- Jack's Creek Covered Bridge Historic Rehabilitation, Patrick County, VA
- Kite Building Rehabilitation, Harrisonburg, VA
- Piedmont Baptist Church Historic Rehabilitation, Rappahannock County, VA

Under Construction

- Augusta County Library Rehabilitation, Phase 2, Fishersville, VA
- University of Virginia, Garrett Hall Historic Rehabilitation, Charlottesville, VA
- Virginia School for the Deaf and Blind, Main Hall Porch Rehabilitation, Staunton, VA

Feasibility Studies

Waynesboro's Bethany Lutheran Church carefully considers options

Bethany Lutheran Church has a rich history that began with earlier buildings in the surrounding Augusta County. In 1925 in downtown Waynesboro, the congregation constructed the present church, designed by Sam Collins of Staunton. Later additions included a school and Friendship Hall wings. With a growing congregation and school facing an aging facility, the need for a feasibility study was clear.

To accommodate the growing needs of the church, Frazier Associates assessed the building and prepared four options with comparative costs. Options ranged from upgrading the existing facilities, to expanding on the present site, to building a new school across the street. The final option of relocating to an entirely new site was selected by the congregation in order to have future expansion space.



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Floor plans for various options, combined with essential cost estimates, gave the congregation the needed information to make an informed decision for the future of their church.



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in construction

MILLER'S HOUSE

Lexington, Virginia

The only surviving structure of a once thriving mill complex along the Maury River at Lexington is this small early-19th-century dwelling that served as the miller's residence. The structure is part of the Jordan's Point Park complex and has suffered from various remodelings over the years.

Frazier Associates worked with the City of Lexington and Historic Lexington Foundation (HLF) first, to develop a feasibility study and subsequently, to prepare plans for the reuse of the house for small public events held within the surrounding park. Historic features, including the original brick and stone exterior, were restored; and, the original gallery porch was carefully reconstructed to bring the building back to its original appearance.



The next phase of the Miller's House includes rehabilitating the interior for exhibit spaces and HLF offices.



Historic photograph of the Miller's House



Miller's House prior to rehabilitation



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Residential Corner: From Urban Lofts to New Rural Homes



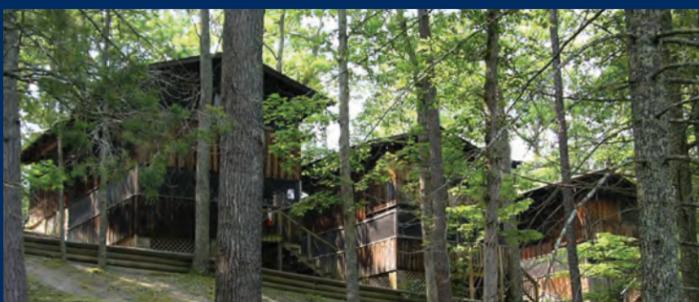
Downtown Living

The owners of this garage in Staunton's Beverley Historic District envisioned a loft apartment within walking distance of downtown. They turned to Frazier Associates to assist them with an exterior and interior improvement plan that preserved the original historic character of the building. The design followed *The Secretary of the Interior's Guidelines for Rehabilitating Historic Buildings* as well as local code requirements.

The addition of a light monitor and side window brought in additional lighting to the loft, while the original garage doors will be folded back to reveal a new recessed glass entry with an outdoor patio space under roof.



The design of the new home embraced the large, low-pitched bracketed overhangs seen on the other camp buildings (below). Large expanses of glass were important in order to take advantage of views over the bluff to the river behind the home.



Rural Residence

This new residence is on the site of the girls' camp, Camp Mont Shenandoah in Bath County, Virginia, and is adjacent to an extensive collection of camp buildings. The owners, Jay and Ann Batley, sought a modern flair with traditional materials. Frazier Associates carefully created a design that married the owner's contemporary tastes with the rural context of the existing camp buildings.

On the Boards

Residential

- Home Addition Design, Staunton, VA
- New Home Design, Nelson County, VA
- Historic Rehabilitation on Private Residence Staunton, VA
- Pottery Studio at Private Residence, Rockingham County, VA



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