



FRAZIER ASSOCIATES

News

Fall 2013

Institutional Focus

A growing segment of work at Frazier Associates is in the realm of universities and institutions. All aspects of our firm, from architecture and historic preservation to community design, design guidelines and wayfinding can be applied to the campus setting, which forms a unique community unto itself. It is that individual character and setting that help define an institution. Whether it be a complete historic rehabilitation like that at the University of Virginia's Garrett Hall, a plan for dealing with lead paint or roofing repairs at the Virginia School for the Deaf and Blind, or a set of design guidelines to care for the historic resources at Washington and Lee University, Frazier Associates' recent projects show an understanding of contextual design and historic preservation combined with modernization which helps these institutions retain their character, better serve their students and attain their vision for growth.



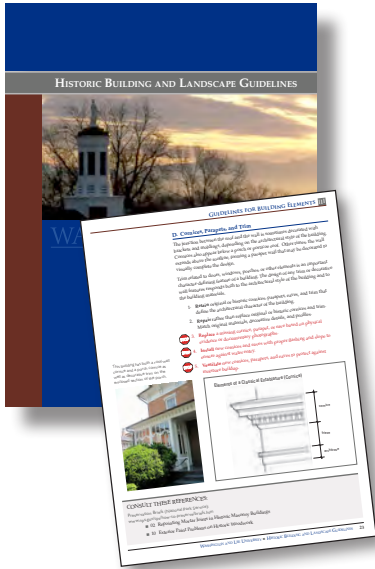
Tidewater Community College- Just like any community, a college campus benefits tremendously from clear, identifiable directional signage. Frazier Associates is currently working on a wayfinding system for all four campuses of Tidewater Community College.



Virginia School for the Deaf and Blind- Currently, we are serving as architect for the complete rehabilitation of the Infirmary in historic Bradford Hall. Plans include maintaining historic features such as the staircase and moldings, and uncovering and repairing wood floors in the public spaces. Under a term contract with the School, Frazier Associates has completed a diverse amount of work at this historic campus. We recently developed an exterior building maintenance plan, and have overseen roof repairs on numerous buildings, as well as masonry repairs and accessibility improvements. We provided space planning for Strader Hall, and provided documentation services for Darden Hall. The firm conducted a historic documentation of the development of the entire campus for the expansion of the National Register Historic District.



Washington and Lee University- With a campus extending from the iconic hilltop Colonnade to buildings in the downtown Lexington Historic District, Washington and Lee recognized the need for guidelines to protect such a vast expanse of historic resources. Frazier Associates developed the Historic Buildings and Landscape Guidelines to guide the school's preservation and rehabilitation of its buildings, landscape and archeological resources, as well as address energy conservation methods throughout the campus.

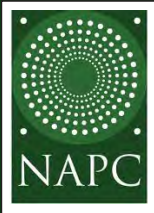


James Madison University, Virginia Tech and the University of Mary Washington- Frazier Associates has teamed with other firms to help document and assess historic buildings and their features at a number of institutions. This research provides an important planning tool for the university. Included is JMU's Wilson Hall, the iconic symbol of the school, where Frazier Associates completed a preliminary assessment of the historic interior to describe the character-defining features and finishes and make recommendations for treatments as they relate to a 2013 Feasibility Study by Mosely Architects.



See Frazier Associates' recent award-winning projects on the back page.

Presentations
Bill Frazier conducted a training session for historic preservation commissions from six Louisiana communities in spring of 2013. The workshop was held in Lake Charles, LA and was sponsored by the Louisiana State Historic Preservation Office and the National Alliance of Preservation Commissions.





Kathy Frazier and Susan Lancaster presented at the “Main Street Essentials” workshop in September in Culpeper. Downtown volunteers and professionals from across Virginia gathered to hear about design and economic development strategies for attracting investment in their historic districts.

Members of the Virginia Main Street Program may contact Kathy or Susan for design assistance in their communities.



Architecture

Historic Architecture One East Beverley Street

Located at one of downtown Staunton’s most prominent intersections in the Beverley Historic District, this key building was in need of rehabilitation both inside and out. Frazier Associates worked with the new owner to design a traditional storefront and develop rehabilitation plans for all four floors that met the Secretary of the Interior’s Standards and qualified for historic rehabilitation tax credits. Key elements included reopening several windows and a bricked in side entrance, restoring the front doorway and staircase to the upper floors, uncovering and repairing an ornamental pressed metal ceiling in the first floor space, and refurbishing all upper floors for new use.



The historic pressed metal ceiling at 1 East Beverley Street was completely restored with damaged pieces replicated and the entire ceiling repainted to provide a stunning focal point of the first floor space.



Commercial Architecture Sauced - A new restaurant takes shape

In designing the complete makeover of this restaurant, the plans evolved with the client’s vision for an energetic new dining space and a creative menu. This presented an opportunity for the firm to have a little fun with the design. The initial goals for rehabilitation of the 2,300 square foot restaurant were to improve the facade, create an entry waiting area, expand the existing bar seating, and better define and separate dining areas.

To accomplish this vision and create a more dynamic interior in the rectangular space, Frazier Associates designed a dominant curved wall to wrap around the new bar seating area, as well other wall dividers of various heights and changes in floor levels, all of which define spaces but maintain an open feel. The resulting design creates intimate banquettes and open seating areas with a warm, rich color palette and natural wood elements, along with ambient and accent lighting. The new space provides the perfect backdrop for a casual but welcoming dining environment and embodies their website saying, *“Lighten up - Sauced is good dining, not fine dining. Come have tons of fun, but no dancing on the bar or behavior you wouldn’t want to see posted on YouTube.”*

Community Revitalization

Let us know!

Does your community have neighborhoods with aging housing stock? Frazier Associates can help address this with home improvement guides that provide inspiration and options to home owners and prospective buyers, as well as benefit the locality by stabilizing and revitalizing older neighborhoods. For more information, contact Frazier Associates at 540-886-6230.

Chesterfield Home Modernization Guide

Chesterfield, Virginia

Many communities have a large mid-twentieth century housing stock dating from the post World War II boom to the 1970s. Often these neighborhoods provide affordable housing, but are in need of modernization to appeal to today’s families. Chesterfield County was no exception. As the largest municipality in the Richmond and Petersburg/Tri-Cities area, over one third of its single-family residences were built before 1980.

To help the County improve the existing housing stock, reinvigorate these neighborhoods, and maintain the tax base, Frazier Associates developed a homeowner-friendly guide focused on improving the appearance and functionality of their older single-family homes. The Chesterfield Home Modernization Guide provides tools and tips that can be used by homeowners, prospective homebuyers, real estate agents, and others to on how to:

- Improve curb appeal with exterior improvements, landscaping and maintenance;
- Increase energy and water efficiency;
- Adapt the house as you age by incorporating universal design (handicap accessibility) ideas;
- Look at considerations for additions or space modifications;
- Choose a contractor and oversee the project planning process;
- Locate possible financial assistance for projects; and

The guide is available on the Chesterfield County website at www.chesterfield.gov.



National Register

Did you know?

Listing on the National Register allows property owners to donate historic preservation easements thus reducing real estate taxes, and to qualify for the state and federal historic rehabilitation tax credits providing financial incentives for rehabilitation.



The John Wesley United Methodist Church in Bath County

Built in 1873 by former slaves, the John Wesley United Methodist Church served the West Warm Springs community of Bath County until its closing in 2001. The church, a log structure with clapboard siding, is thought to be the oldest surviving African-American Church in a 50-mile radius. It is significant not only for its vernacular architecture, but its role in the community as a recreational, cultural and religious hub. Its survival to the present demonstrates the building's continued local importance and remains a center for community life now serving as a senior center for Valley Program for the Aging Services.

National Register Nominations:

During the past year, Frazier Associates completed nominations for these three properties for listing on the National Register of Historic Places.



Walnut Grove, Waynesboro, VA

Archibald Stuart, an early and prominent settler of Augusta County, received the original 500th parcel for this property from William Beverley in 1751. The current house was built ca. 1810 by Archibald's grandson Benjamin Stuart; later additions and remnants of early support buildings contribute to the site. William Abbott Pratt acquired the property in 1868; he was a noted architect in Richmond and the first superintendent of buildings and grounds at the University of Virginia. His son Julian established a dairy, orchard and livestock farm, which operated successfully until the mid-twentieth century. Although in need of repair, the house survives as a rare early 19th century example of the Valley hall/parlor plan with fine examples of carved moldings and mantels.



Malvern Hall, Hot Springs, VA

This prominent Neo-Classical Revival-style house, originally known as Barton Lodge, was built between 1898 and 1900 by Seth Barton French on a hill overlooking The Homestead in Hot Springs, Virginia. The house is significant for its sophisticated execution of the Neo-Classical style and early twentieth century building techniques. Additionally, the house represents historical and cultural associations with The Homestead's late 19th century growth, and elite investors like French, and railroad financiers such as J. P. Morgan and the Virginia Hot Springs Company.

Wayfinding

Stafford County Regional Wayfinding Installed

Located directly south of Washington, D.C., Stafford County is widely known as the boyhood home of George Washington. The area has many historic sites and recreation attractions ranging from wineries to National Parks. Frazier Associates provided a wide range of graphic and sign type choices for gateways and vehicular wayfinding signs to direct visitors and residents throughout the County.



Woodrow Wilson Presidential Library and Museum

New signs, designed by Frazier Associates were recently installed at the Woodrow Wilson Presidential Library and Museum. The signs convey an updated image reflective of their new status as a Presidential Library and include lit monument signs located at key entrances as well as directional signs.





How to Contact Us:

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HOME

Architecture

Residential Architecture

Historic Preservation

Community Design

Design Guidelines

Community Graphics

On the Boards

Architecture

- Ice House, Harrisonburg, VA
- VMI Police Building, Lexington, VA
- VMI Pendelton Coles House, Lexington, VA
- Downtown Bedford Feasibility Studies, Bedford, VA (Virginia Main Street)
- Bradford Hall Infirmary, VSDB, Staunton, VA
- Boys and Girls Club Feasibility Study, Waynesboro, VA
- White's Wayside, Augusta County, VA
- Hawthorne Avenue Building Assessment, Covington, VA
- Downtown Staunton Building Assessment, Staunton, VA
- Woodrow Wilson Presidential Library, Staunton, VA
- Mixed-use Office Building, Hopewell, VA
- Pocket Park Schematic Design, South Boston, VA

Residential

- New farmhouse and horse farm, Fort Defiance VA
- Historic home addition and garage, Augusta County, VA
- New Craftsman style home, Swoope VA
- Historic home renovation and addition, Swoope VA
- Victorian historic home addition and garage, Staunton, VA
- Georgian style home renovation, site work and outbuildings, Staunton VA
- Urban Loft, Staunton, VA

Wayfinding & Community Graphics

- Historic Centreville, Fairfax County, VA
- Tidewater Community College, Norfolk, VA
- Downtown Huntsville, AL

Under Construction

- Foster Falls Historic Hotel, Foster Falls, VA
- CDBG facade improvements Waynesboro, VA
- CDBG facade improvements Dillwyn, VA
- CDBG facade improvements St Paul, VA
- VSDB Slate Roof Repairs, Staunton, VA
- VMI Letcher Ave Houses - Exterior Painting and Maintenance, Lexington, VA
- VSDB Price Hall and Canopy Roof Replacement
- 411 William Street - Fredericksburg
- Water Street Livery, Staunton, VA
- 214 W. Main Street, Covington, VA
- 119 S Augusta Street, Staunton, VA
- VMI Stadium Site Stabilization, Lexington, VA
- Woodrow Wilson Site Identification Signs
- Stafford County Trailblazer Signs, Stafford, VA
- Blacksburg Information Kiosks, Blacksburg, VA



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www.frazierassociates.com or Facebook



Residential Corner



New Victorian

Frazier Associates residential work encompasses a wide variety of styles in both new construction and rehabilitations. Footers were recently laid for the construction of this new Victorian style house in Augusta County. The exterior includes typical Queen Anne style details with a turret and a wrap-around porch. Inside, the design combines a more modern, open floor plan with traditional details.



Awards

The following firm projects were recognized with awards throughout the past year.

Virginia Downtown Development Association:

Fredericksburg Downtown Commercial Façade Improvement Matching Grants Program (example below).

Better Models for Development Awards - Valley Conservation Council:

McElroy Residence, Staunton, VA- Most Creative Adaptive Reuse Project

1027 Richmond Road, Staunton, VA- Best Corridor Site Redesign



Construction was completed on the exterior of the historic Foster Falls Hotel in southwest Virginia. Owned by the Virginia Department of Conservation and Recreation, the hotel will provide lodging, dining, and event facilities when phase two, the interior renovation, is completed.