

WILLIAMSBURG LANDING - MARCLAY ROAD PROPERTY

ARCHITECTURAL GUIDELINES

1. **DESIGN INTENT:** The architectural character of the Marclay Road Property shall be a traditional style that blends with the architecture of the existing Williamsburg Landing campus. Compatible styles include Neo-Georgian, Neo-Colonial, Neo-Classical, Neo-Federal and Southern Transitional. Contemporary interpretations of these traditional architectural styles are also permitted.
2. **WALL MATERIALS:**
 - a. Wall materials shall include brick, siding, cast stone, and simulated stucco.
 - b. The base of all walls at the foundation line shall be brick or cast stone
 - c. Wood siding weatherboards, shiplap siding and other historic siding shapes are allowed.
 - d. Cementitious panels (Hardiplank or equal) may be used in lieu of other approved materials.
3. **ROOFING:**
 - a. Primary roof elements shall be sloped, with a minimum pitch of 6 units vertical over 12 units horizontal.
 - b. Secondary roof elements may have lower single sloped (shed) or hip elements, as may be appropriate for the style of architecture and the element (entry, porch, bay window, covered walkway, etc.) that is being covered.
 - c. Primary roofing materials shall be prefinished standing seam metal or architectural fiberglass/asphalt shingles with a minimum 30-year warranty.
 - d. Low sloped membrane roofing shall be allowed if disguised behind sloped roof elements as described above. These low sloped roofing areas are encouraged where needed to reduce building mass, or are needed to screen rooftop equipment.
 - e. Low slope roofing shall be membrane or modified bitumen, in white or off-white color.
4. **WINDOWS AND DOORS:**
 - a. Window openings shall be traditional double hung, fixed, or casement windows, with historically influenced "divided lights" of appropriate size for scale of building.
 - b. Window frames shall be anodized or prefinished aluminum, or clad in aluminum or vinyl.
 - c. Entry doors shall be full glass "French" style doors or historically inspired solid doors (such as 6-panel design).

5. COLUMNS AND TRIM:

- a. Columns and trim are an important part of neo-traditional architectural styles, and shall be an appropriate size for the scale of building.
- b. Cornice trim shall include a frieze, soffit, fascia, crown and/or gutter system to transition from exterior wall surface to roof edge.
- c. Window trim, door trim, corner boards (at siding areas), shutters, guardrails and other architectural trims shall be used to articulate exterior wall surfaces.
- d. Trim may be closed cell PVC, prefinished metals, fiberglass or other low maintenance materials designed to simulate traditional materials.

6. SCREENING:

- a. Trash and recycling areas shall be screened from public view with architectural screening.
- b. Roof elements such as vents, exhausts, gas flues and other necessary roof penetrations shall be limited to rear roof planes whenever possible.

- 7. EXAMPLE ARCHITECTURE PHOTOGRAPHS:** The following photographs of existing Williamsburg Landing buildings are not intended to be limiting as the only traditional styles or interpretive styles allowed, but are provided as reference for approved neo-traditional styles of architecture for the Marclay Road Property.



The Moorings



Earl's Court



Doig Health Center



Boatwright Circle



Edgewood



The Landing Building