

DOSSIER

HOMES & RETREATS

HOMES & RETREATS



COMING HOME

WE LEAVE OUR HOUSES,
DAY IN AND DAY OUT,
WITH THOUGHTS OF
COMING HOME. HOUSES
AND HOMES ARE THE
ARCHITECTURE
OF OUR HEARTS

With hearts complex,
we play upon the
landscape of our
deepest emotions, and
find peace and love in
our own shelter from
the storm.

Our houses stand as tangible contributions to
the landscape and express intangible qualities
that come from within. As our lives evolve,
so do our gardens and homes. We grow up
learning in our houses, we leave home and
venture out into the world, and then we yearn
to come home again.

The dream is always coming home.



3 NORTH



TO DESIGN AND BUILD
A HOUSE IS TO HAVE
THE PRIVILEGE OF
TRANSFORMING AND
NURTURING THE
LANDSCAPE TO
REFLECT OUR SPIRIT

3north's residential portfolio is characterized by a broad diversity in house types and styles, which vary in location from islands in the Caribbean to the northern hinterlands of Nova Scotia. The firm's exceptional work, distinguished by thoughtful and rigorous responses to the particularities of place, purpose, and people, has been awarded and recognized nationally. 3north takes pride in creating houses that stand as tangible contributions to the landscape while expressing intangible qualities that come from within.

Based in Richmond, Virginia, 3north is distinguished as a cross-disciplinary design collaborative composed of architects, interior designers, landscape architects, graphic



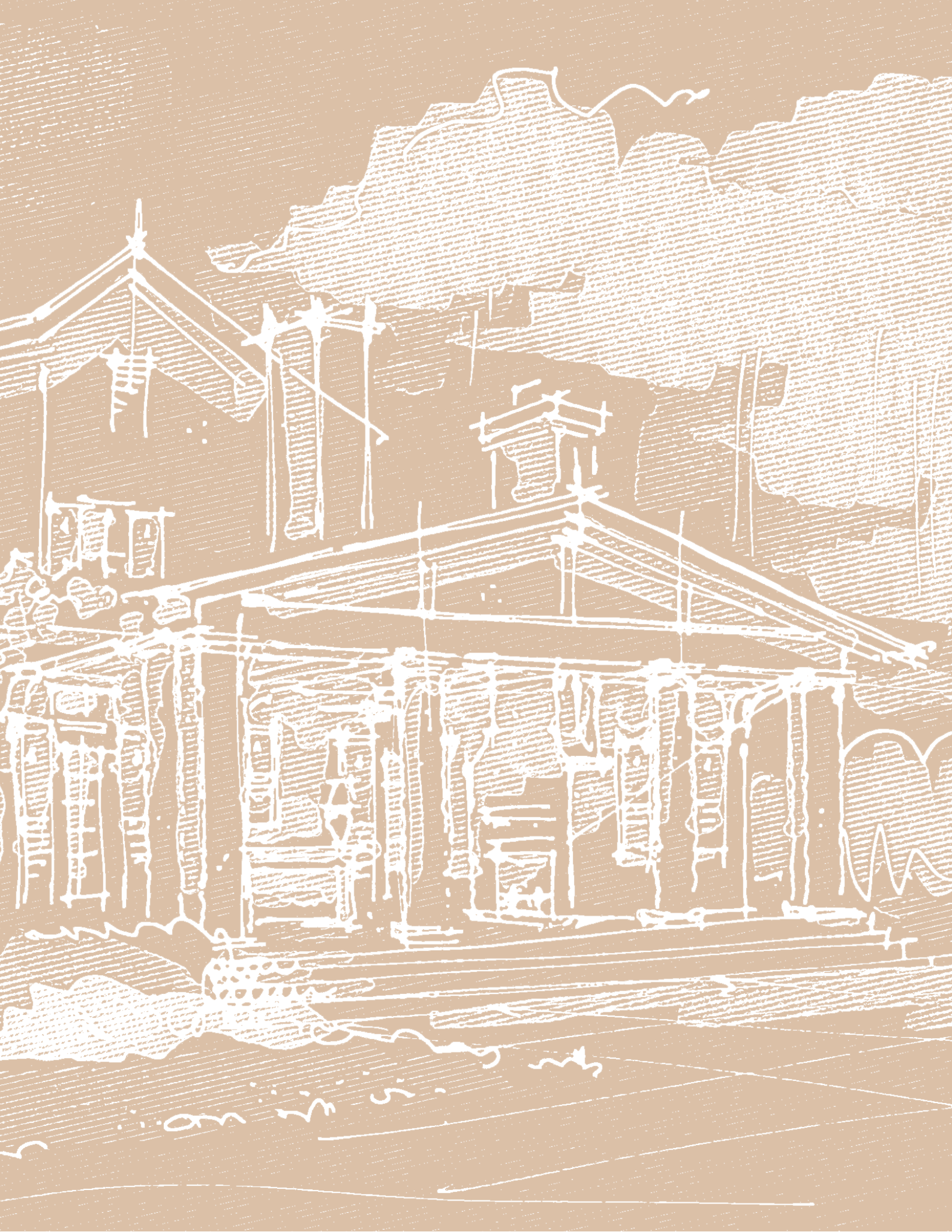
designers, artists, and historians, all of whom contribute to an extraordinary firm-wide perspective on residential design. The firm produces a broad range of buildings, landscapes, and interiors, and is led by four principals who contribute expertise from related design fields, all of which complement residential design. 3north's house projects benefit from the firm's expertise in hospitality (the design of resorts and spas), sustainability (the integration of green and environmentally safe materials and methods), and architectural history (the knowledge of contemporary and historical styles, and preservation practice).

Together, 3north's team has worked to develop a client-friendly design approach and process called "IQ," an acronym for "intangible qualities," which emphasizes the unique, individual characteristics of each project, and translates those qualities into meaningful design. The firm's



completed residential projects range in size from extensive country estates to compact urban townhouses, and include spacious vacation retreats as well as intimate weekend bungalows. Whether working to produce results that are elegant and luxurious or simple and rustic, 3north consistently produces houses that exhibit distinctive design and emit self-assurance and repose.

WHETHER COTTAGE OR
CASTLE, URBAN OR
LANDED, A HOME PROVIDES
A LIFELONG, PERSONAL SENSE
OF PLACE, A BACKGROUND
OF SECURITY FOR OUR
EXPERIENCES



V I S I O N

A P P R O A C H



INTANGIBLE QUALITIES





LEFT BEDFORD COUNTY, PENNSYLVANIA. RESTORATION. 2007. RIGHT HALIFAX COUNTY, VIRGINIA. RESTORATION. 2005.

3north's unique approach to design, referred to as "IQ," an acronym for "intangible qualities," places great value on the integration of intangible and tangible characteristics – those things both seen and unseen – that go into the building of house and home. IQ variables include not only site location and context, or local and regional building traditions, but most importantly, the owner's stylistic preferences, lifestyle expectations, personal needs, family history and traditions, and sense of legacy and heritage. When IQ variables are considered thoughtfully and integrated rigorously, the result is a home design that lives up to architecture's timeless standard: a harmony of commodity, firmness,

and delight. Commodity refers to a functional and useful program, firmness refers to structural integrity and material durability, and delight refers to beauty and appropriateness in plan, form, and detail. When good design synthesizes the three, the result is a whole that is greater than the sum of its parts, and a house design that surpasses expectations.

THE INTANGIBLE
QUALITIES THAT GO
INTO HOME-MAKING,
THOSE THINGS SEEN
AND UNSEEN, HONOR
THE PERSISTENCE OF
MEMORY AND EVOKE
DREAMS OF THE
FUTURE



INDIVIDUALITY





3north believes that building a home, whether a family seat or a vacation retreat, is one of life's most significant and wholesome endeavors. The firm emphasizes an individual approach to residential design by integrating their clients as team players into the firm's overall "IQ" approach to the design process. The firm's principals devote a significant amount of time to collaborating with owners to discover, interpret, and define their specific, individual needs, ex-

pectations, and desires. Throughout the design process, clients work with a designated principal and team of designers who remain devoted to their project until completion. The team conveys ideas to clients through a

variety of visual means: diagrams, hand-drawn sketches, perspective watercolor renderings, computer-aided drawings, three-dimensional models, and full-scale mock-ups. Through these varying types of media, 3north provides owners a means by which to visualize design concepts and details clearly and completely; this facilitates optimal communication during the design development and construction phases. 3north also takes pride in richly detailed construction drawings; superior execution and construction of design details are critical, and the firm maintains loyal, long-standing relationships with skilled craftsmen and contractors. From watercolor sketches to construction drawings, the time devoted to clear visualization and fine craftsmanship saves time and cost, and ensures optimal communication between all team players.

**HOLD FAST TO YOUR
OWN, PERSONAL
VISION OF HOME;
IT WILL BE YOUR
SHELTER, YOUR
HEARTH, YOUR
ANCHOR, AND
YOUR LEGACY**



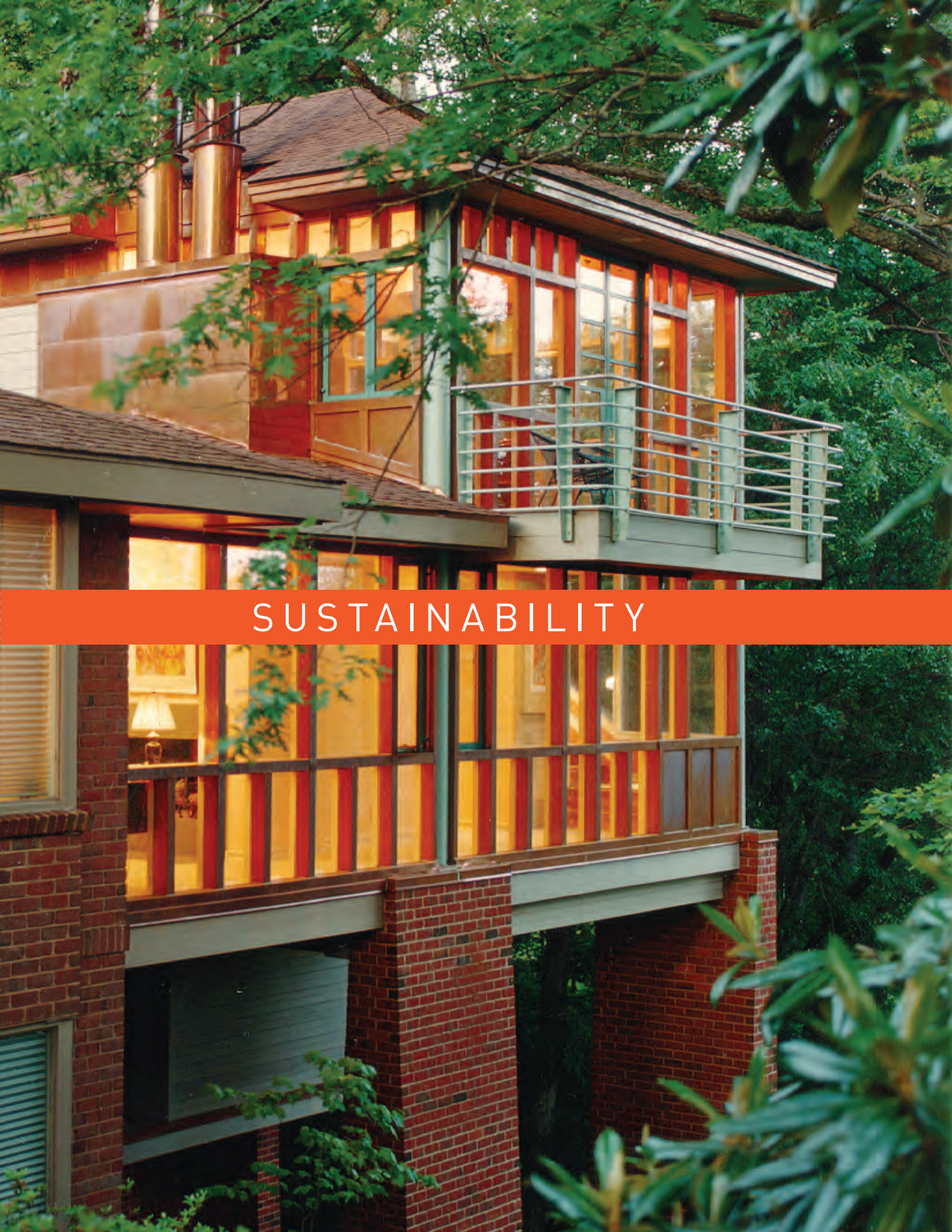
HOSPITALITY



3north's long-standing expertise in the field of hospitality, which includes the design of hotels and spas as well as the renovation of historic resorts, informs and enriches the firm's residential work. A well-designed resort or hotel serves as a virtual "home away from home" with an emphasis on retreat and relaxation. The firm's deep well of experience in new design and renovation design for destinations such as The Homestead 1776, The Boar's Head Spa, The Wintergreen Spa, and Berry Hill Plantation Resort in Virginia, as well as Bedford Springs in Pennsylvania, Pinehurst and The Sanderling in North Carolina, and Barton Creek in Texas, has provided our designers an in-depth familiarity with variations in regional building techniques, architectural styles, and interior design. The large scale of these projects has afforded the firm an expansive

repertoire of components and detail elements such as bath design and fittings, bedroom and living room furnishings, and an infinite number of color options, wallpapers, fabrics, lighting fixtures, hardware, and artwork sources. 3north's landscape architects, well-versed in the varying flora and landscape characteristics of these projects, contribute a similar depth of knowledge, and have designed gardens, both formal and informal, as well as outbuildings, pools, and ponds across extensive landscapes.

**DELIGHT IN YOUR
HOUSE EVERY DAY;
TREAT YOURSELF
AND YOUR FAMILY
AS IF YOU WERE ITS
MOST IMPORTANT
GUESTS**



SUSTAINABILITY



**PROTECT YOUR
HOUSE AND THE
EARTH AROUND IT;
MAKE ITS FOOTPRINT
LIGHT, ITS GARDEN
FULL, AND ITS
ROOMS LIT BY
THE SUN**

The benefits of incorporating sustainable components into residential design include a more healthful living environment, cost savings from energy conservation, and the satisfaction of contributing to a greener earth. 3north, which takes the responsibility of sustainable

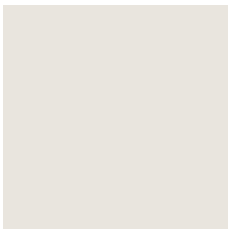
design seriously and maintains LEED-certified staff, advocates a flexible attitude toward green building design, and works to produce optimal and feasible results. The firm's designers believe that sustainability can be

incorporated into residential design through a range of options suited to the client's interests, needs, and budget priorities. In addition to the exploration of standard green solutions such as solar and alternative energy sources, rainwater run-off systems, and the use of recycled materials, the architectural design of a residence can contribute to its sustainability. Green site design strategies include minimizing the carbon footprint of the house on the land and maximizing solar orientation. The design of the roof and the careful positioning of components such as porches, windows, and stairwells combine to create an inherently sustainable house, where natural ventilation and daylight work together to improve indoor air quality and reduce energy consumption.



V I S I O N

R A N G E





TOWN & COUNTRY





WHETHER ON A BUSTLING
CITY STREET OR IN THE
CALM COUNTRYSIDE,
A HOUSE RESPONDS BEST
TO A THOUGHTFUL AND
RESPONSIBLE USE
OF THE LAND

3north's residential expertise ranges from townhouses in compact, urban neighborhoods to estates that spread out across the countryside. The firm has extensive experience in the planning of

large, multiple-building equestrian and farmland complexes, where buildings, landscape and the natural environment are merged seamlessly. In cities and towns, 3north has designed new, contemporary homes on urban infill properties, and renovated landmark houses in historic neighborhoods.



HISTORIC & NEW





3north, well-versed in historic architectural styles as well as preservation and conservation methods, has retrofitted historic homes with contemporary updates and designed new houses in historic, traditional, and contemporary styles. Whether restoring an historic house in an urban neighborhood or designing a contemporary house in the woodlands, 3north's design versatility goes beyond mere style to an in-depth grasp of the characteristics of property, location, site, purpose, and function.

**RESTORE AND RENOVATE
AN HISTORIC HOUSE,
BUILD A NEW ONE, OR
COMBINE THE TWO:
MAKE THE OLD
NEW AGAIN**

A photograph of a wooden deck with white columns and railings, overlooking the ocean. The deck is made of light-colored wooden planks. The railing is white with a decorative X-pattern. Two large white columns support the roof of the deck. The ocean is visible in the background, with a clear blue sky above it. The foreground shows some dry grass and a small patch of dark ground.

HOMES & RETREATS



AT THE SHORE OR IN
THE NEIGHBORHOOD, AN
AUTHENTIC HOUSE RESPONDS
TO THE PARTICULARITIES
OF PLACE AND RESTS
UPON A LANDSCAPE
OF EMOTION

3north's designers are equally adept at designing primary residences, which may serve as multi-generational family homes, or secondary vacation retreats, which embody the particular sense of their location, whether river, mountain, or seaside. The firm's sensitivity to appropriate purpose and function, and their commitment to creating a strong sense of place have combined to create a diverse portfolio that exhibits consistent design excellence.



ESTATES & SHEDS





3north's house designs, whether for castle or cottage, palace or playhouse, expand upon the potential of place, purpose, and budget proposed by the owner. A small garden shed displays the same design expertise and authentic spirit as a large manor house. 3north's estate houses and buildings merge with their natural surroundings, where small outbuildings nestle whimsically in the landscape.

IN THE WIDER SCHEME OF THINGS, THE GARDEN SHED MIGHT BE AS IMPORTANT AS THE HOUSE; THE RITUALS OF DAILY LIFE PLAY OUT IN MORE THAN ONE SPACE

V I S I O N

FOCUS



GATHER



We gather together in kitchens and dining rooms, the most important rooms in the house, the rooms most layered with complex functions and heartfelt emotions. The design of the kitchen, which serves as 'command central' for family and friends, whether for casual meals or catered events, balances multiple uses while serving as the home's spiritual core. 3north's in-depth knowledge of culinary and dining trends offers subtle and innovative ways to maximize the efficiency of the kitchen and its related rooms, and to tailor these spaces to your lifestyle and priorities. The options are endless, ranging from novel advances in storage and restocking solutions to time-honored designs such as butler's pantries, from choosing safe and low-maintenance surfaces to balancing task and ambient lighting. From the consideration of fireplaces and breakfast rooms to media systems and computer work spaces, 3north has expertise in pulling together a myriad of details to create gathering spaces that promote efficiency while evoking heart.

A HOME-COOKED MEAL, A CHARMING TABLE SETTING, AND FRIENDS OVER FOR DINNER: GATHER TOGETHER FOR FOOD AND FELLOWSHIP, ESSENTIALS OF THE GOOD LIFE





RETREAT





We retreat to personal spaces devoted to solitude, relaxation, and rejuvenation. With a specialty in hospitality complementing their residential design expertise, 3north has designed master suites that function well beyond typical bedrooms and baths. The firm's expertise in multi-functional getaway suites for resorts, hotels, and houses includes the integration of spa baths, sitting and media rooms, studies, dressing closets, and adjacent private terraces. 3north's knowledge of world-class spa features, fixtures, and amenities provides sophisticated alternatives to more typical market offerings. The inclusion of subsidiary spaces such as wardrobe and storage spaces, designed to anticipate growth and seasonal requirements, entails the use of both task and ambient lighting. The firm's approach to the interior design of retreat spaces addresses both luxury and efficiency, and creates an atmosphere and mood appropriate to private spaces and quiet times.

**A BEAUTIFUL BATH
AND BEDROOM
CAN BE A PRIVATE
LUXURY KNOWN
ONLY TO YOU AND
YOURS: RETREAT
TO YOUR OWN
PERSONAL SPACES**



COMFORT





A HOUSE COMBINES LIFE'S SIMPLEST PLEASURES WITH TECHNOLOGY'S MOST COMPLEX SYSTEMS: COMFORT YOURSELF IN FRONT OF THE FIRE AND FEEL SECURE IN THE DETAILS

We seek comfort in living spaces where scale and proportion command space and light, evoking an intangible sense of wellbeing. The design of living spaces that are both beautiful and comfortable requires a beguiling simplicity that masks the complexity of contemporary life. Layers of planning and design are devoted to making the most comfortable spaces in the house also the most efficient spaces. Architectural and engineering considerations such as energy-efficient systems and sustainable construction methods contribute to long-range comfort. Architectural elements such as moldings, windows, doors, and flooring underlie considerations of interior design such as furnishings, fixtures, fabrics, and color. Further beneath lays a web of security systems, media systems, and sophisticated lighting controls, all engineered and designed to promote comfort in common living spaces and throughout the entire house.



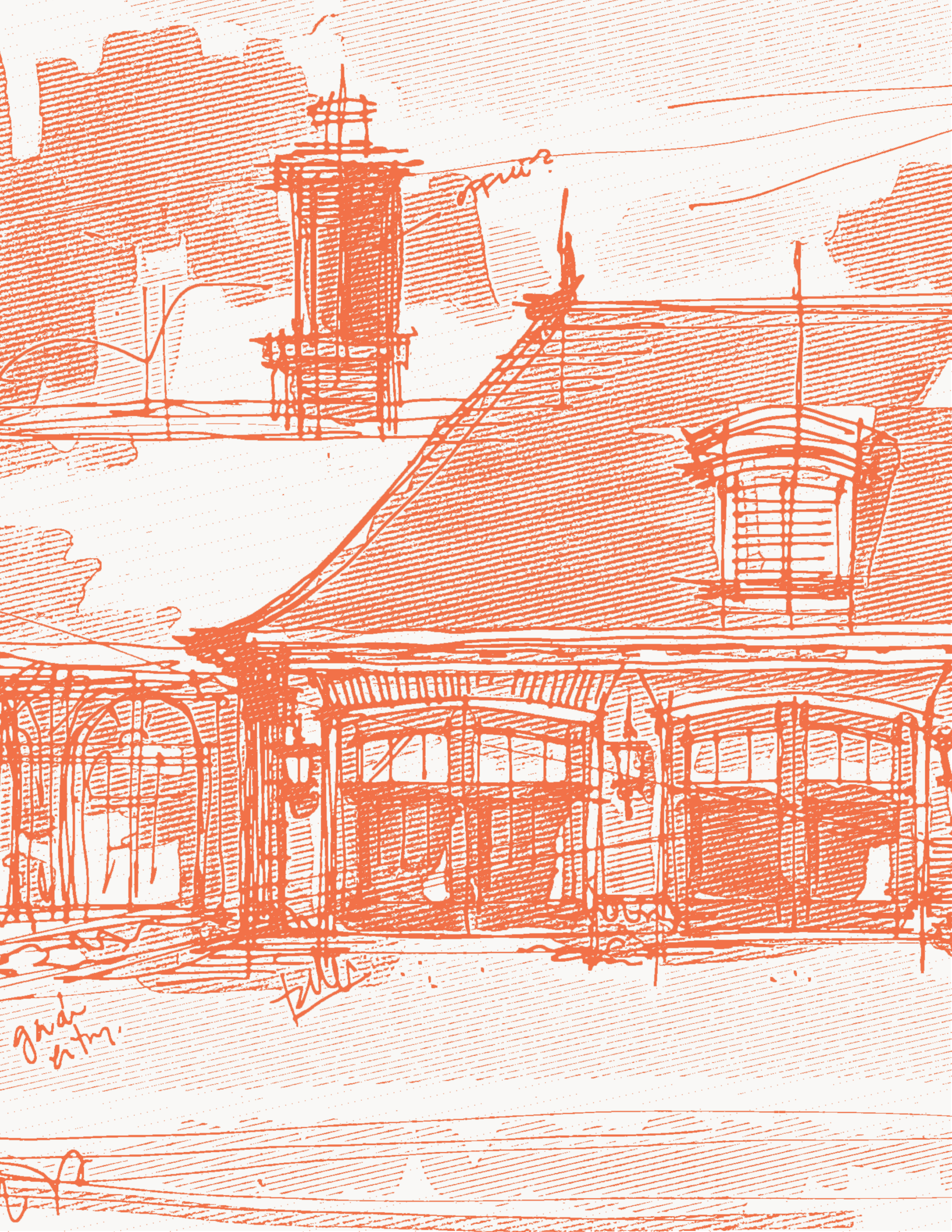


GARDEN



We cross into the garden, a threshold zone concerned with the house as well as the landscape beyond the garden. Merging interior and exterior, a garden conveys the spiritual dimension of the house in its setting. Conceived, designed, and nurtured for both beauty and function, a well-designed garden integrates elements such as terraces and driveways, garden sheds and garages, fencing and tree houses. With plantings both perennial and seasonal, grown for nutrition or for sheer beauty, a well-planned garden serves the many different stages and ages of its users throughout the years. North offers landscape design that begins with a vision of the mature landscape and anticipates how plantings will grow and evolve over time. Merging ease of maintenance with seasonal variation, the firm creates gardens that enhance the landscape and the spirit of home.

**A GREEN THRESHOLD
MERGES HOUSE
AND LANDSCAPE:
GARDEN TO EXPRESS
YOUR HOME'S INNER
SPIRIT, GARDEN
TO BEFRIEND
THE NEIGHBORS;
JUST GARDEN**



VISION

PROFILE



PRESS





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