



2032



**Knu Design, LLC**

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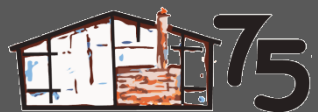
# EVOLVING ELEGANCE

From one mid-century to the next



**Anything they do  
can't hurt it.  
These houses were  
designed to be  
living things.**

*- C. Goodman*



1951 | 2026



**1951**

**Stability & Optimism**

**Home is a social hub**

60-70% hosted diner parties monthly

**Heirarchical family structure**

Small kitchens & bedrooms

**Single worker, 9-5**

**Resource Extraction**

**Average homeowner in late 30's**

**Connectivity with Nature**

**Interconnected Spaces**

**2026**

**Insecurity**

**Home is a retreat**

More private & insular, primary bedroom suites

**Collaborative Living**

Shared cooking

**Multiple jobholders, work from home**

**Conservation / Sustainability**

**Average homeowner in mid 50's**

**Biophilia**

**Informal flexible lifestyle**

↑ THINGS HAVE CHANGED  
↓ STILL THE SAME



**EVOLVING SOCIAL PATTERNS & ATTITUDES**

## Improved energy efficiency

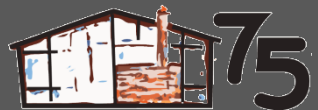
**More gathering space:** live-in multi-chef kitchens

**More get-away space:** home offices, bedroom suites

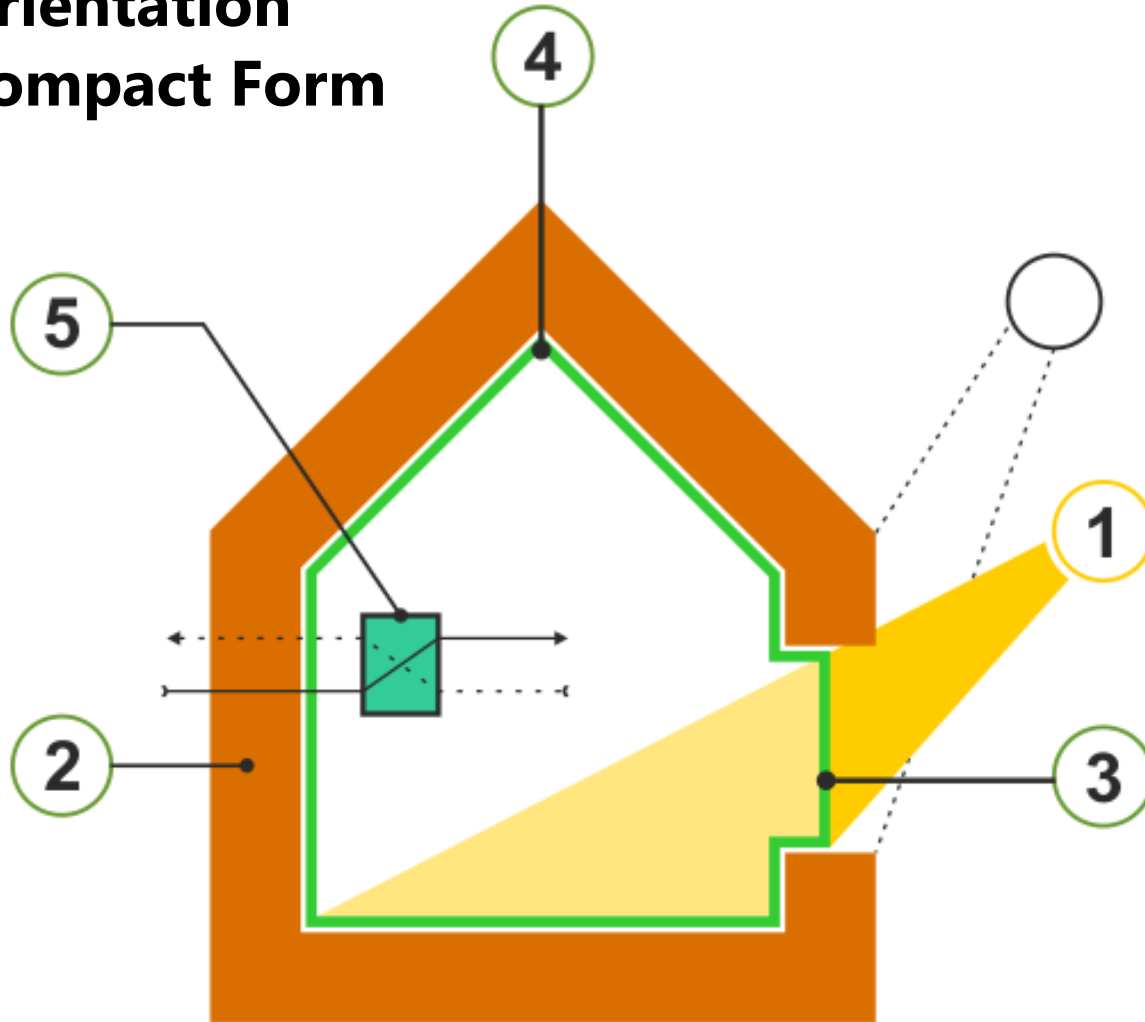
## More privacy



# Energy Efficiency



**Orientation**  
**Compact Form**



## PASSIVE HOUSE PRINCIPLES

1. Super Insulated Envelopes.
2. Airtight Construction
3. High-Performance Glazing
4. Thermal-Bridge-Free Detailing
5. Heat Recovery Ventilation





# 75 IMPROVING PERFORMANCE – ROOF INSULATION





# IMPROVING PERFORMANCE – WINDOWS/DOORS



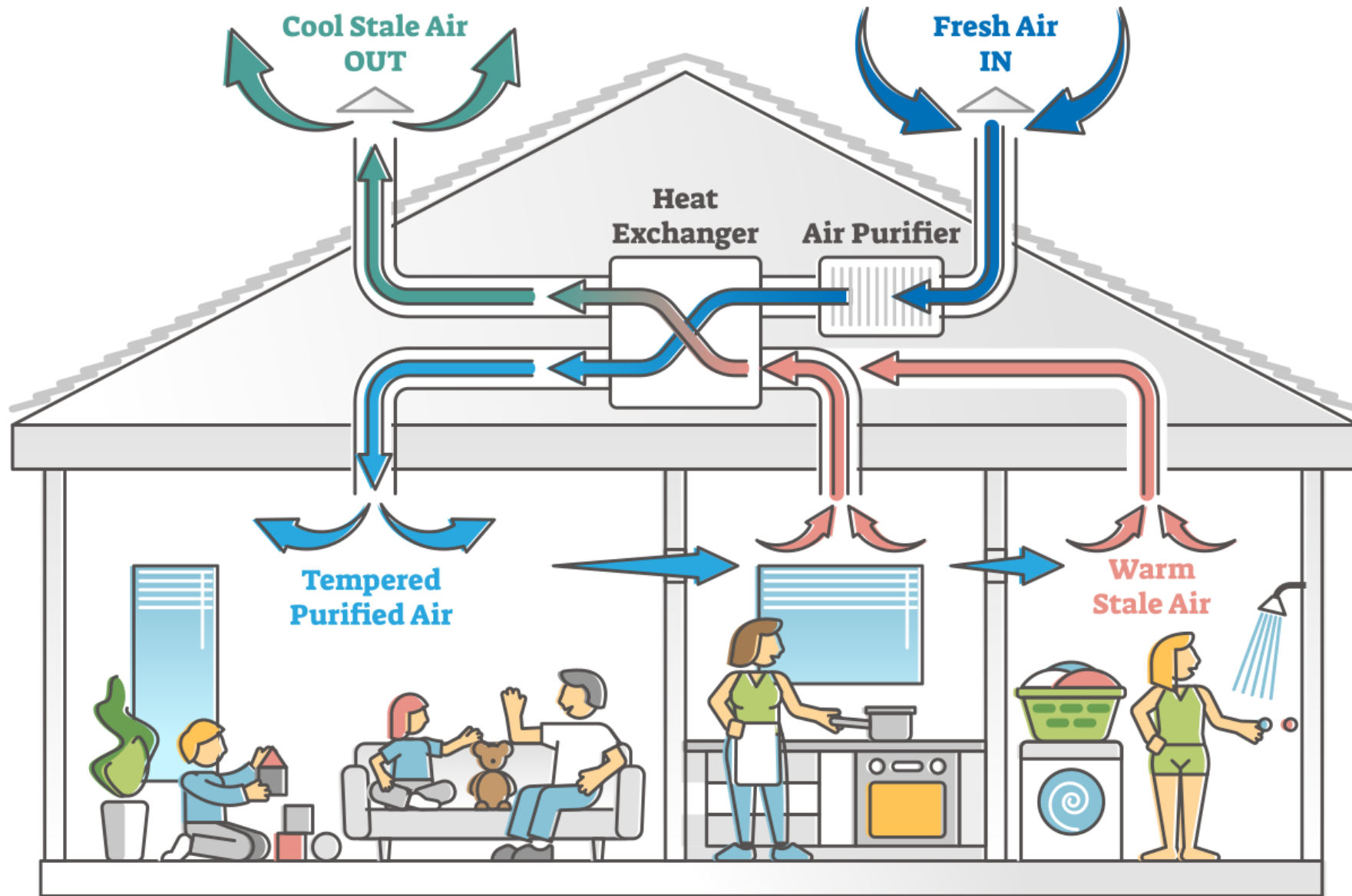
Before

R-13 batts in  
cavity between  
studs



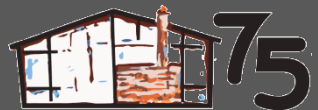
After

R13 + 1/2" rigid  
foam continuous  
insulation over  
studs



# Better Gathering

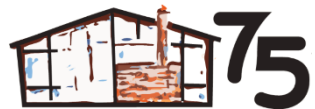
## - kitchens







by Knu Design



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by KUBE Architecture



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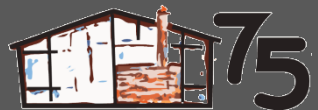
by Cook Architecture



by Cook Architecture



# More Space





# 75 Garages & Carports & More



by KUBE Architecture



# DETACHED ADDITIONS

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by KUBE Architecture



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by Cook Architecture



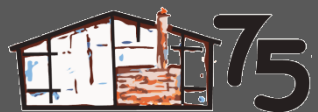
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by Cook Architecture



# Privacy





**Perfect for some, but not for all**

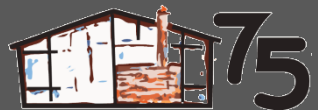


# Strategic Landscaping



## Freestanding Screens

# Guidelines & Principles



**Preserve Character**

**Repair before replace**

**Retain changes made over time**

**New additions & alterations  
should be differentiated,  
removable.**



**HISTORIC STANDARDS - Secretary of Interior**

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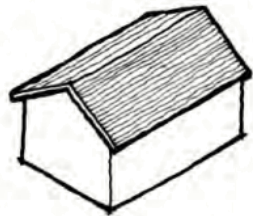
# Hollin Hills Design Review Guidelines



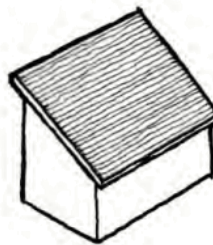
**COMMUNITY GUIDELINES – Hollin Hills**

2026 Carderock Springs  
Community Stewardship & Design Guidelines

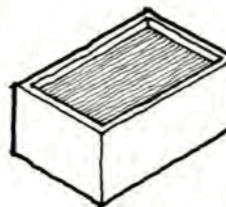
Appropriate Roof Profiles



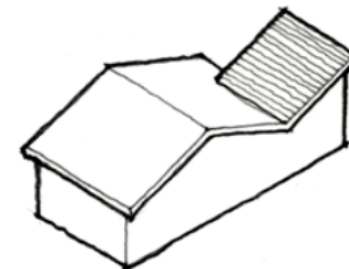
GABLE



SHED

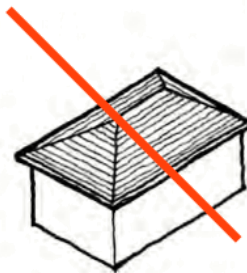


FLAT

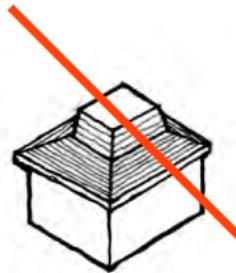


REVERSE SHED  
(added to back, where appropriate as an extension)

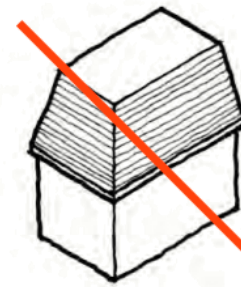
Non-Appropriate Roof Profiles



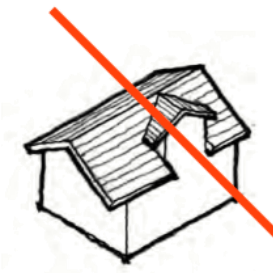
HIP



COMBINATION



MANSARD



DORMER



### Discovery

Good design evaluates lessons learned from past experiences and gathers insights to improve the design and construction process.

### Change

Good design considers adaptability, resilience, and reuse that enhances usability, functionality, and value over time

### Resources

Good design involves selecting materials wisely to ensure durability, safety, and health, while maintaining a sustainable and equitable supply chain

### Well-being

Good design promotes health and well-being for everyone by addressing the physical, mental, and emotional impacts on both building occupants and the broader community

### Integration

Good design unifies projects with a thoughtful balance of beauty and functionality

### Equitable Communities

Good design benefits both current and future occupants, as well as the wider community

### Water

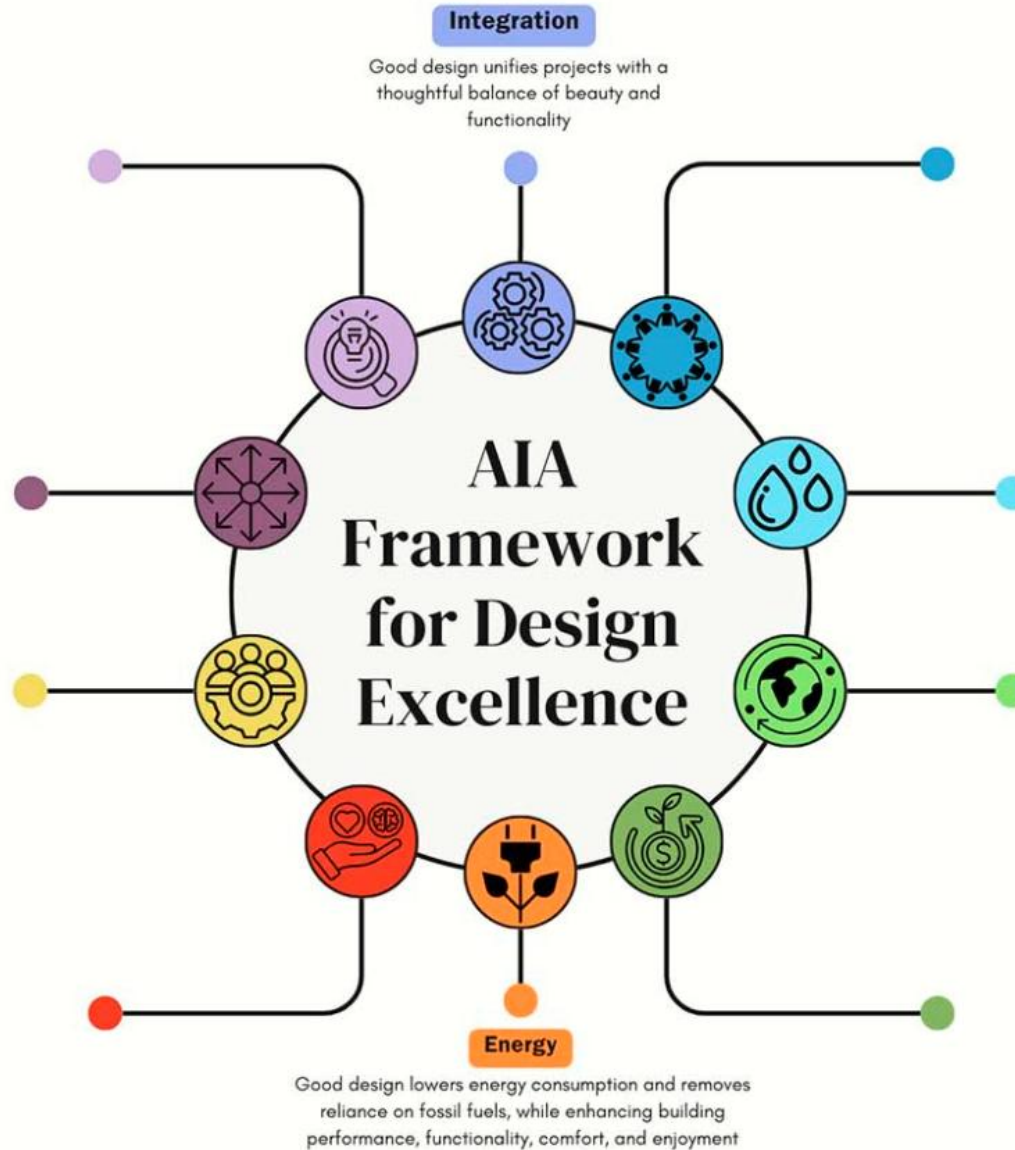
Good design preserves and enhances the quality of water as a valuable resource

### Ecosystems

Good design benefits both people and ecosystems by considering site dynamics and minimizing impacts

### Economy

Good design provides value to owners, occupants, the community, and the planet, regardless of the project's size or budget



## **Design Excellence**

Requires the right architect  
Who relies on the right owner.

## **Use natural materials with integrity**

Beauty is not just about looks.

## **Emphasize indoor-outdoor connections**

## **Carefully study siting and context**

at multiple scales, from different perspectives



# SUMMARY



**Knu Design, LLC**

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