

# ARCHITECTURE CHARACTER

- Tried and true architecture is key: evolving recognized or historic styles in a fresh new way, i.e. "Moderated Modern."
- Create a "Gracefully Eclectic" spectrum of design to reinforce town character. Provide as much variety as possible without clashing.
- Provide creative solutions to allow the homes to gracefully fit in with the character of adjacent homes on the street.
- Helping builders address common design challenges through offering potential solutions in order to achieve Moderated Modern design.



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**Beacon Hill**  
Howard Capital, Nationwide Capital, + Beacon Hill Spokane, LLC

## ARCHITECTURE CHARACTER

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## MODERN PRAIRIE

Prairie style architecture is known for its horizontal nature. Roofs are characterized by low pitches and broad eaves. The structure itself typically looks sturdy and grounded. Prairie style massing is commonly asymmetrical and characterized by a larger central mass that steps down at the edges and sometimes extends into the landscape.

Prairie style was conceived as an exploration of new ways to relate buildings to the land. Because prairies are flat, it followed that Prairie style houses are low to the ground. The building mass is exemplified by long, low-pitched hipped roofs with wide projecting eaves that helped the dwelling blend into the prairie. Horizontal lines are punctuated by vertical elements such as large masonry walls, masonry piers, and tall ribbon windows in a similar way that trees break the flat horizon of the prairie. Prairie dwellings were traditionally constructed using undecorated natural materials that included locally made brick and ashlar-laid stone. Stucco was sometimes used as a substitute. Porches, terraces, and porte cocheres extended the sweep of the low Midwestern prairie.



### Key Elements:

- Horizontal material banding
- Flat or hipped roofs with shallow angles (4:12 - 6:12 ratio)
- Broad eaves
- Windows in horizontal bands
- Heavy/solid construction (masonry or stone)
- Central massing steps down

NOTE: The images and representations contained in this document are conceptual and for illustrative purposes only. The images represent one possibility of many scenarios that should be used as a general framework for development at Beacon Hill.



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# MODERN CRAFTSMAN

The Craftsman architectural style is characterized by low-pitched one and two-story building volumes with wide overhangs and rakes. Large one story covered porch volumes provide semi-private outdoor areas. The eaves and rakes are commonly supported visually by beams, exposed rafter tails, brackets, outlookers or corbels as decorative elements.

Key Elements:

- Large eave and rake overhangs
- Low-slung gable roofs
- Broad front gable element
- Corner glass
- Juxtaposition of colors and materials
- Decorative gable treatments and exposed rafter tails are common details

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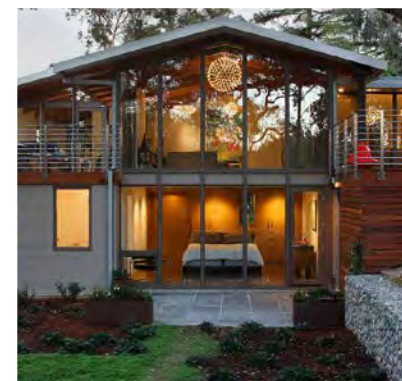
# MID-CENTURY MODERN

Mid-Century Modern is characterized by clean lines, minimal ornamentation, and a strong emphasis on functionality and "form follows function." Building form is often long, low ranch homes with off-centered gables or butterfly roofs. It often features contrasting colors and materials and juxtaposes traditional palettes against newer technologies such as metal or Plexiglas.

Key Elements:

- Deep eaves and large overhangs
- Low-slung gable, wedge, or butterfly roofs
- Asymmetrical elements
- Glass that follows the roof profile
- Frequent use of transoms to bring light into gabled spaces
- Juxtaposition of colors and materials

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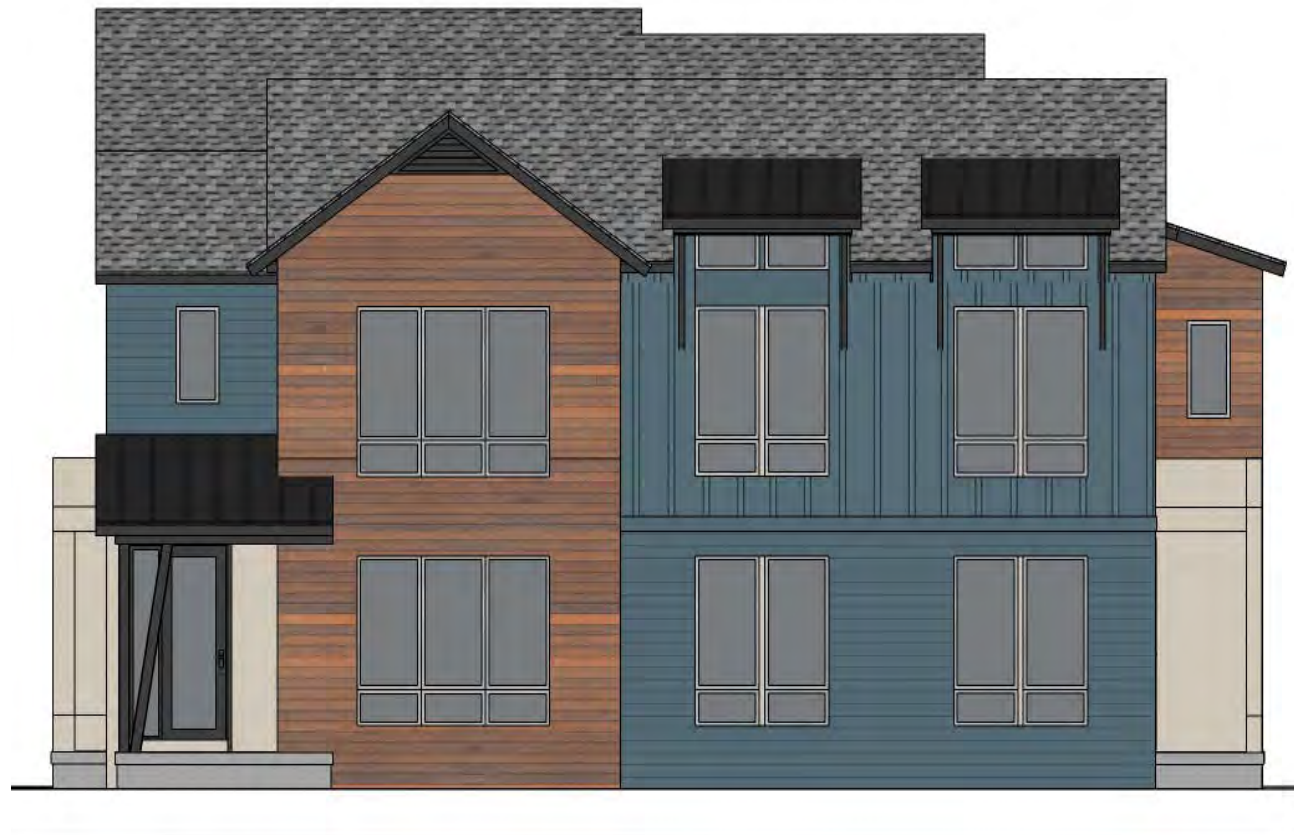
# MODERN INLAND NORTHWEST

Modern Inland Northwest Architecture is characterized as an interpretation of several complimentary styles. It is common to see craftsman style details, mid-century roof lines, cottage style material applications, but overall, the style is defined by its relationship to the natural environment around it. For inland northwest architecture, locally-sourced, exposed (not painted) materials should be showcased. This style often features neutral tones and natural textures.

Key Elements:

- Shingle Siding
- Natural colors and materials
- Large eave and rake overhangs
- Stepped down Roofing Style
- Decorative gable treatments and exposed rafter tails

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