

MODERN / CONTEMPORARY DESIGN GUIDELINE

- Simplification of form characterized by a series of geometric (often rectangular) volumes.
- Asymmetrical façade / elevations.
- Contrasting wall materials, textures and colors – void of traditional styling.
- Wide overhangs and either flat or low-pitched roofs with broad, low, front facing gables.
- Cantilevered projections (sections of roof, balcony, or second story).
- Large areas of floor-to-ceiling windows or curtain walls of glass.
- Windows (typically metal casement) often in horizontal bands / ribbons set flush with exterior wall.

Roof

Roofs are typically either flat or low pitched (6:12 maximum) with broad, low, front-facing gables. Exposed supporting beams and other structural supports are common in gabled roofs. Shed style (mono-pitch) roofs may also be incorporated but are less common. Most commonly, one or more shed roofs of moderate to high pitch are incorporated to give the effect of several geometric forms put together.

Eaves

Flat and low pitched roofs incorporate wide eave overhangs. All eaves where required should be scaled to match the proportions of the house. Eaves associated with gabled roofs are typically 18" minimum with no maximum restrictions. Shed roofs are simple with little to no overhang and commonly feature a single board as a cornice.

Materials (Main Body)

Main body material is to be smooth stucco, with accents of brick, stone (rough cut random and smooth rhythmic patterns), and horizontal / vertical siding *siding must be wood cladding or have natural wood look. Materials (Base) must be consistent with the style of the house and as per Architectural Style Guide.

Porches / Columns

Porches are generally an integrated component or volume of the front facade. Cantilevered sections of house, roof, and/or second floor balcony may jut dramatically over the entrance below with or without visible support from the main body of the house.

Columns are seldom used, instead support is provided through extensions of the walls such as wing walls.

Windows

Windows are arranged in a variety of patterns including floor-to-ceiling (curtain wall assemblies) and horizontal banding or ribbons including clerestory that often wrap around the building corners. In all instances, windows are used as part of the geometric expression of the house and can be divided in both horizontal and vertical patterns to support the overall composition. Windows are typically metal-clad casement set flush with the exterior wall and do not include ornamentation or additional frames surrounding the window.

Photos of modern/contemporary style homes fitting Hillside at Hackberry Architectural Style Guidelines:

