



The NWX Mid-Century Modern Style

History and Character

There are a wide variety of historic Mid-Century Modern homes. Because this style is broad, NorthWest Crossing has limited this style so that Mid-Century Modern homes complement the existing street character of NorthWest Crossing. As determined by the ARC, Mid-Century Modern designs that are inconsistent with the essential elements, form and massing, porches and entries, doors and windows, materials and details described in this section must follow the process for “Other” style design submittals.

Architecture and furniture styles before World War II emphasized hand craftsmanship – ornate detail and traditional materials like dark, heavy woods. However,

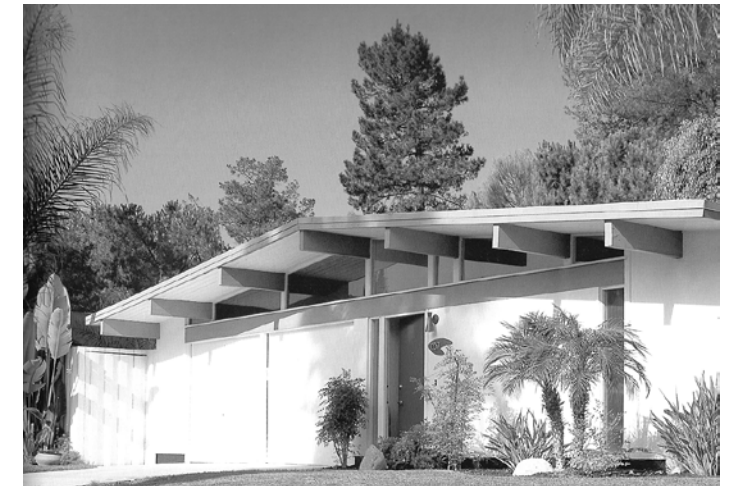
beginning in the 1920’s, the visual arts, painting and sculpture has already been influenced by a movement called “Modernism” with a visual emphasis on clean lines, contrast and simple yet innovative style and form.

The NorthWest Crossing Mid-Century Modern style was created to convey the architectural forms that are generally consistent with the mid-20th century development in modern design, architecture and urban development from roughly 1933 to the late 1960’s.

Generally, Modernism questioned the axioms of the previous age, and it was a cultural movement of changes in Western society that began in the late 19th and early 20th centuries. It reflects a trend of thought that human beings can create, improve and reshape the environment through practical experimentation, scientific knowledge and technology. Along with new artistic and philosophical trends, social, political and economic forces were at work and helped form the “Modern” movement. Function was generally as important as form in Mid-Century designs, with an emphasis placed specifically on targeting the needs of the average American family.

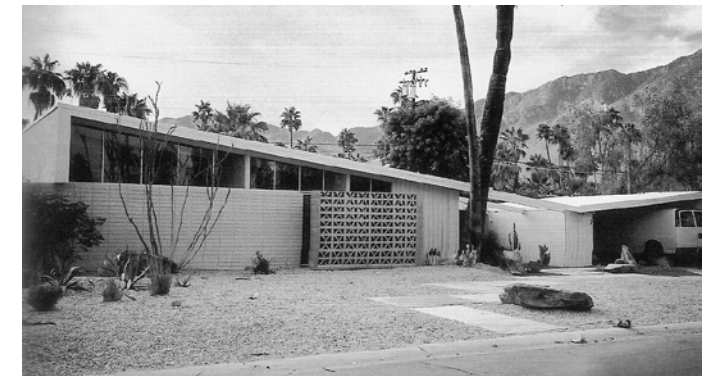
The style emphasized creating structures with ample windows and open floor-plans with the intention of opening up interior spaces and bringing the outdoors in. In its purest form, this style blurred the line between the inside and outside of the home. This was accomplished by juxtaposing solid wall segments, often masonry, with large floor-to-ceiling glazed wall segments. Additionally, floor surfaces were frequently unchanged in the transition from indoors to outdoors. Similarly, material use on ceil-

ings is generally unchanged as the ceiling becomes the exterior soffit, having been separated by a glass wall panel. Many Mid-Century homes utilized a then-uncommon post and beam structure. This eliminated traditional home design where windows are ‘punched openings’ in bulky support walls in favor of walls with large expanses of floor-to-ceiling glass.



Essential Elements

- Planes of glass that are integral to the geometric composition of the building. Glass generally extends from floor to ceiling or from countertop height to ceiling with shapes following roof slopes.
- Large, prominent central or blade-shaped fireplace/chimney element
- Material interfaces are abrupt with minimal trim
- Building forms are simple with clean lines
- Interior finishes and proportions echo exterior materials, building forms and details
- Landscaping integrated with overall design and the use of courtyards to blur the line between indoors and out
- Window character: thin sash and frame and metallic dark colors. Generally, vinyl windows have sash and frame dimensions and colors that are inconsistent with the Mid-Century Modern style; however, vinyl windows with thin frame and sash dimensions and appropriate colors may be approved on a case-by-case basis
- The NorthWest Crossing Mid-Century Modern style has adopted the Pacific Northwest Modernism's use of natural materials such as wood and stone that are native to the region to be consistent with the established architectural character within NorthWest Crossing.



Building Form and Massing

Generally, one story, spread out and decidedly horizontal.

In accord with Mid-Century Modern precedents, garages and carports need to be integral with the overall design composition.

Roof types:

- flat or sometimes a slight single pitch
- symmetrical and asymmetrical low-sloped gable
- butterfly configurations.

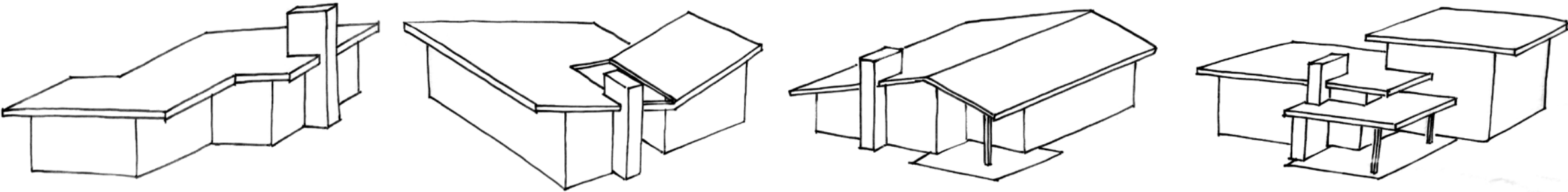
Shed roof forms generally are not common to historic Mid-Century Modern homes. Home designs with shed roof forms will need to be submitted under the “Other” style category and process.

Porches and Entries

Porches are a very important component to NorthWest Crossing Mid-Century Modern homes. Front entry doors may face the street or be perpendicular to the street. Porches may be covered with a roof, a roof with skylights or openings, a pergola structure or not covered. The entry sequence is also important to Mid-Century Modern homes; planters, screen walls or other architectural features are common elements that are integrated into the overall design and may be required. Generally, the more diminutive the porch, the more important the door yard, front landscape and use of architectural features will be.



Typical Massing



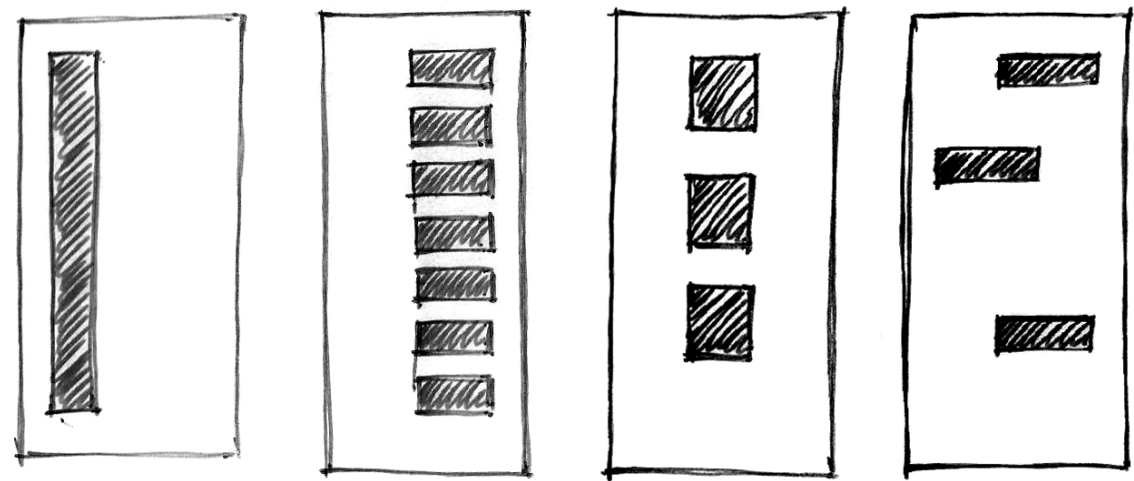
Windows and Doors

Windows with thin, unarticulated frames and sash; operation can be casement, awning and sliding. (See images in this section) Double hung and single hung windows are generally prohibited. Punched openings are generally inconsistent with the Mid-Century Modern style.

Typically, Mid-Century Modern homes' windows do not have muntins or divided lights. Some Mid-Century Modern homes have muntins that have a strong horizontal linear orientation that is best expressed with true divided lights or simulated divided lights. In-glass muntin bars are not permitted in NorthWest Crossing Mid-Century Modern homes.



Typical Door Styles



Materials

- **Wood Cladding:** Lapped siding, shiplap siding, panels defined in an approved pattern of battens or reveals, vertical tongue and groove
- **Stucco**
- **Masonry:** Brick, natural stone, concrete masonry units (CMU) may be approved by the ARC on a case-by-case basis

Details

Details are critical to Mid-Century Modern home designs. Clean lines, minimal trim and abrupt material transitions are typical. The ARC requires construction drawings that provide appropriate details of all eave-to-wall, rake-to-wall, window, door, and all other exposed material transitions prior to approval.



Lighting

