

## CHAPTER 5

# LIGHT INDUSTRIAL/FLEX SPACE ARCHITECTURAL STYLE

### CHAPTER OVERVIEW

This chapter includes the following architectural style that is appropriate for Light Industrial/Flex Space development in the Southeast Policy Area.

- 21st Century Modern

## F. 21st Century Modern

The Modern movement began in Europe during the early 1900s, eventually coalescing around the International style in the 1920s. The movement stood in stark contrast to the other popular styles of the day that were rooted in classicism, the dominant historical trend in western architecture. Tenets of the movement include form following function, simplicity and omission of unnecessary detail, the visual expression of structure, the truthful use of machine-age materials, and the incorporation of new technologies in building design and construction. The International style arrived in the United States in the early 1930s. The International style and the subsequent styles associated with the movement, most notably the Contemporary and Shed styles, have enjoyed a level of popularity in the United States ever since.

Because the Modern movement encompasses a variety of styles and is an active movement that continues to evolve to this day, this section does not include a strict list of character-defining elements for Modern-style buildings. Instead, the section lists the key characteristics associated with the Modern movement. The characteristics generally originated with the International style and have been subsequently applied to many of the styles associated with the movement. Therefore, for the purposes of this style guide, the City refers to the characteristics as 21st Century Modern. The section also includes descriptions and examples of common contemporary adaptations to the 21st Century Modern style. Rather than simply applying these characteristics and adaptations to a project's design, the City encourages the project team to incorporate the elements in a creative manner.

## Key Character Elements of the 21st Century Modern Style

1. Asymmetrical
2. Flat roof, usually without coping at roof line
3. Windows set flush with outer walls
4. No decorative detailing at doors or windows
5. Large window groupings, often linear
6. Large expanses of windowless wall surface featuring a unified wall cladding, usually white stucco

## 21st Century Modern Style Adaptations

**Decoupage** – This adaptation features buildings composed of one to several orthogonal boxes. Two or more materials, such as metal, wood, concrete panels, HardieBoard, concrete block, or brick, are applied in combination with glass. The primary elements of the building's design are the pattern created by the application of these materials and the three-dimensional effect of placing each material on a different plane.

**Unifying Material** – This adaptation replaces the International style's preference for using white stucco as an almost exclusive exterior wall covering with a broad range of innovative materials, including enhanced glass, concrete panels, wood application techniques, polycarbonates, and metal in a variety of textures and colors. These materials serve as a theme for the building, allowing it to blend in or stand out from its surroundings.

**Slightly Askew** – This adaptation utilizes computer-aided drafting programs and recent building technologies to shift portions of orthogonal buildings, creating a dynamic design.

Examples of Adaptation 1: Decoupage



**Examples of Adaptation 2: Unifying Material**



Examples of Adaptation 3: Slightly Askew

