



# ARCHITECTURAL STANDARDS

## HELLGATE MEADOWS, MISSOULA, MONTANA

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*“The genius of Architecture seems to have shed its maledictions over this land. Buildings are often erected, by individuals, of considerable expense. To give these symmetry and taste would not increase their cost. It would only change the arrangement of the materials, the form and combination of the members.”*

*Thomas Jefferson,  
Notes on the State of Virginia, 1782  
Query XV*

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# HISTORICAL CONTEXT FOR THE ARCHITECTURAL STANDARDS

## Introduction

The Meadows is a new mixed-use development in Missoula, Montana. The former farm is a significant historic site and an important new addition to the City's neighborhoods. The pioneering Flynn family ranched and farmed their land, including this 100 acre site, continuously until the 1990s. Today the site represents an important link between historic downtown, the surrounding neighborhoods and new commercial growth along Reserve Street west of the City center.

The Architectural Standards will help insure that the first and subsequent generations of development are consistent with the best tradition of Missoula's architecture. The Standards require that new residential, commercial and civic buildings, landscapes and public areas are aesthetically attractive and harmonious, contextually and historically appropriate, and reflect quality construction materials and craftsmanship.

New construction shall be consistent with the architecture of Missoula's historic neighborhoods, particularly as seen along the streets and boulevards, in terms of height, scale, setback and rhythm; relationship of materials, texture, details and color; roof shape, orientation, proportion and rhythm of openings. Use of materials should be similar in scale and texture to those used traditionally, and the employment of new and creative interpretations of details is to be encouraged.

It is the intent of the Meadows Architectural Standards to be concerned with styles, periods and architectural themes, and with relationships of spaces, building details and the streetscape. The final result of development is the construction of buildings of varied styles that result from the efforts of different owners and contractors over a period

of time, according to different tastes, budgets and development program criteria, just as it has occurred elsewhere in Missoula. The goal is the creation of strong visual continuity within the context of contemporary design solutions, playing upon and within the historic themes. The Meadows Architectural Standards intend to regulate design styles and utilize historical styles and periods that correctly reflect the architectural vernacular of Missoula.

Missoula's historic residential neighborhoods, in which the homes were constructed between the late 1800s. and into the 1930s, are characterized by a variety of styles. These style can be divided into two categories: those developed during the Victorian period of 1860 to 1900, and those developed subsequently to this time, during the Arts and Crafts Movement. The former is an effort to utilize ancient and classical forms and details of architecture, the latter is a design effort that deliberately turned its back on historical precedent for decoration and design. The Arts and Crafts Movement did not attempt to eliminate ornamentation, but merely modernize it, and to remove most traces of its historic origins.



*A simple "Folk" style Missoula residence*

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Within the Victorian movement, there are several styles that can be seen in Missoula. The first is Stick Style, which was prevalent from 1860 to 1900. Secondly is American Queen Anne, from 1880 to 1910. Thirdly is Shingle Style, from 1880 to 1900. Finally, the Folk Victorian Style bridged the whole of this period.

In the Arts and Crafts Movement, there were two styles. First is the Prairie Style, from 1900 to 1920, made famous by Frank Lloyd Wright. Secondly is the Arts and Crafts or Bungalow Style, which started primarily in southern California.

One additional style requires inclusion in Missoula's historic lineage: The Colonial Revival. Closely related to and influencing the Queen Anne and Shingle styles, the Colonial house was a dominant residential building type for the first half of the last century. Though typically designed around a symmetrical axis with central, accentuated main entry, asymmetrical plans, hipped and gambrel roofs are common.



*Two "Stick" style Victorian row houses*



*"Queen Ann" style Victorian apartments*



*A contemporary commercial building that reflects the historic traditions of "main street" Missoula*

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*The graphics on the following pages of the seven historic residential styles provide a description of the categories defined above. These images and text are courtesy of A Field Guide to American Houses, Alfred A. Knopf, Inc. © 1984 Virginia Savage, Lee McAlester with drawings by Lauren Jarrett and Juan Rodriguez-Arnaiz.*

Multiple-family residences should incorporate local historical styles described above and on the following examples. Multiple-family building types appropriate to Missoula generally consist of the row houses with vertically-demised walls and apartments with common entries. The primary difference between these types of multifamily structures and mixed-use buildings is the inclusion of commercial uses, like retail and offices, on the ground or street level.

A mixed or singular commercial use, depending on lot zoning, may be built as a residential-appearing structure that incorporates one of the seven residential styles. The mixed use building may also be primarily commercial in form with upper floors that could function as offices or residences.