

MID-CENTURY MODERN “BARRETT BRAE” DESIGN GUIDELINES

HISTORY

The Barrett Brae Subdivision was founded in September of 1955, lying partially in unincorporated St. Louis County and partially in the City of Kirkwood. Nestled in the rolling hills just to the north of Barrett Station road and Big Bend we take our name from the Scots - Brae means hillside. Barrett Brae, and its homes were designed and developed by Fischer and Frichtel. The homes were constructed between 1955 & 1960. Fischer and Frichtel believed in progress, comfort and livability of contemporary architecture while maintaining the integrity of the environment. They utilized many aspects of Frank Lloyd Wright’s later architecture, specifically the Usonian House.

Usonian House: Built of brick, wood and glass which were used inside and out, the flat roofed houses were designed to open out onto private gardens through glazed doors. Wright attempted to create “total environments.”

Fischer and Frichtel were also very aware of the gradation and rock formation of the subdivision environment and of the feasibility of constructing a basement or two story home on a particular parcel; designing “homes to fit the site, not sites to fit the home”. Floor plans, including carport size, were created in response to the lot’s terrain and curvature of the roads with the intent of maintaining as many trees as possible. Variations in open land further provided greater environmental attractiveness within the subdivision.

Enacted 3/11/15



Fischer and Frichtel’s Barrett Brae homes were characterized by a dynamic floor plan. The homes were designed as contemporary ranches with free flowing interiors, minimal compartmental rooms, vaulted ceilings, skylights, radiant floors, numerous glass external accesses and low pitch roofs with large, projecting eaves - and most are still in place today.

The homes were segmented into three major areas:

- Family room, living room & garden area
- Carport, dining room, kitchen & utility room
- Bedrooms, central hallway & bathrooms

Each major space had direct access to the outside.

Homes were clad with painted redwood siding and brick. Some have basements while others are concrete slabs on grade with an emphasis on indoor-outdoor living through the use of large glass panes(minimum of two windows per room), multiple, oversized, sliding doors, patios and screening fences.

DESIGN GUIDELINES FOR NEW HOMES

GENERAL PROPORTIONS

One Level – designated for flat or gently sloping sites with a maximum wall height of 15 feet from grade.

Two Level– designated for lots on the perimeter of the subdivision with a maximum wall height of 25 feet from grade.

New construction should respect homes on either side of lot; similar in scale, in an effort not to dominate or overshadow neighboring homes.

New construction should be sited with regard to placement of windows in respect for privacy with similar setbacks.

SPACIAL DESIGNATION & FLOOR PLAN

Asymmetrical rectangular plans with undulating elevations

Simple open floor plans that maximize views and privacy

ARCHITECTURAL DETAILING

New construction should have details consistent with adjacent historic homes

Detailing should be simple with an absence of ornament

Entry should be non-descript, almost hidden

Hidden or architecturally integrated utility equipment

Use of durable construction for a long life-cycle



DOORS & WINDOWS (exterior)

Sliding glass doors opening onto patios

Large single panel windows

Casement or slider windows preferred

Consistent window and door type, style, material and color on all facades.

Storm windows and screens that match window profile

DISCOURAGED:

Use of mullions

Double hung windows

More than 3 window types on any single elevation

Metal awnings

Shutters

“Paneled” doors; including garage doors



EXTERIOR MATERIALS

Facework material – wood and brick preferred (Minimum of two materials; maximum of three)

Foundations – concrete preferred

Horizontal / Vertical siding – 4 to 10 inch exposure preferred

Windows: Wood construction is preferred

DISCOURAGED:

Use of a single material on the front elevation with the single use of a different material on the remaining elevations. i.e., brick front on front elevation with siding on remaining elevations.

Vinyl siding

Single pieces of stone mixed in with brick

Traditional porch columns

ROOF

Long, low gabled roof line; max slope 2:12 or flat

Large overhanging eaves preferred

Wide fascia board – 10 inch minimum

Modified Bitumen, EPDM or TPO roofing preferred

DISCOURAGED:

Use of asphalt shingled roof (the use of asphalt shingles on roof slopes less than 3:12 is not recommended by most manufacturers)

COLOR

Natural material colors

Natural or neutral paint/stain colors

