



# *Theodore Roosevelt Medora Foundation*

## ARCHITECTURAL DESIGN STANDARDS & GUIDELINES

Spring 2022 Studio  
NDSU Architecture  
Kristi Hanson

# COMMUNITY GUIDELINES

The Theodore Roosevelt Medora Foundation's Architectural Design Standards and Guidelines have been carefully curated to create living experiences for Medora residents and guests that enhance the authentic western lifestyle and landscape. The standards and guidelines allow opportunities for positive, life-changing experiences that preserve, promote, and educate.

## VIEW SHEDS

Preserving and enhancing landscape, wildlife, and golf views for residents and visitors from any vantage point whether from a home or throughout the community of Medora as a whole is the most important goal of the community guidelines established for Theodore Roosevelt Medora Foundation. The importance of these principles and guidelines should be established within new developments created on the planned land.



Views throughout developments should be oriented towards water features, landscape, or wildlife. Building envelopes, landscaping provisions, and grading concepts are described throughout these guidelines to maximize views.



Whenever possible, lots should be oriented to take full advantage of the views of the Badlands. Homeowners and land developers are encouraged to design homes, buildings, and landscapes that embrace the view opportunities.



Near Bully Pulpit Golf Course, any developments should not be visible from the golf course. The golf course is meant to be preserved and not to be impeded upon. Designers are encouraged to respect Bully Pulpit Golf Course. The objective is that structures are not a focal point and are anchored within the landscape.

All in all, and in every case, view preservation is a primary criteria in which Theodore Roosevelt Medora Foundation will evaluate in all land planning. Landscaping, buildings, and any other improvements that negatively affect views from another lot or common area will not be permitted.

## PRIVACY

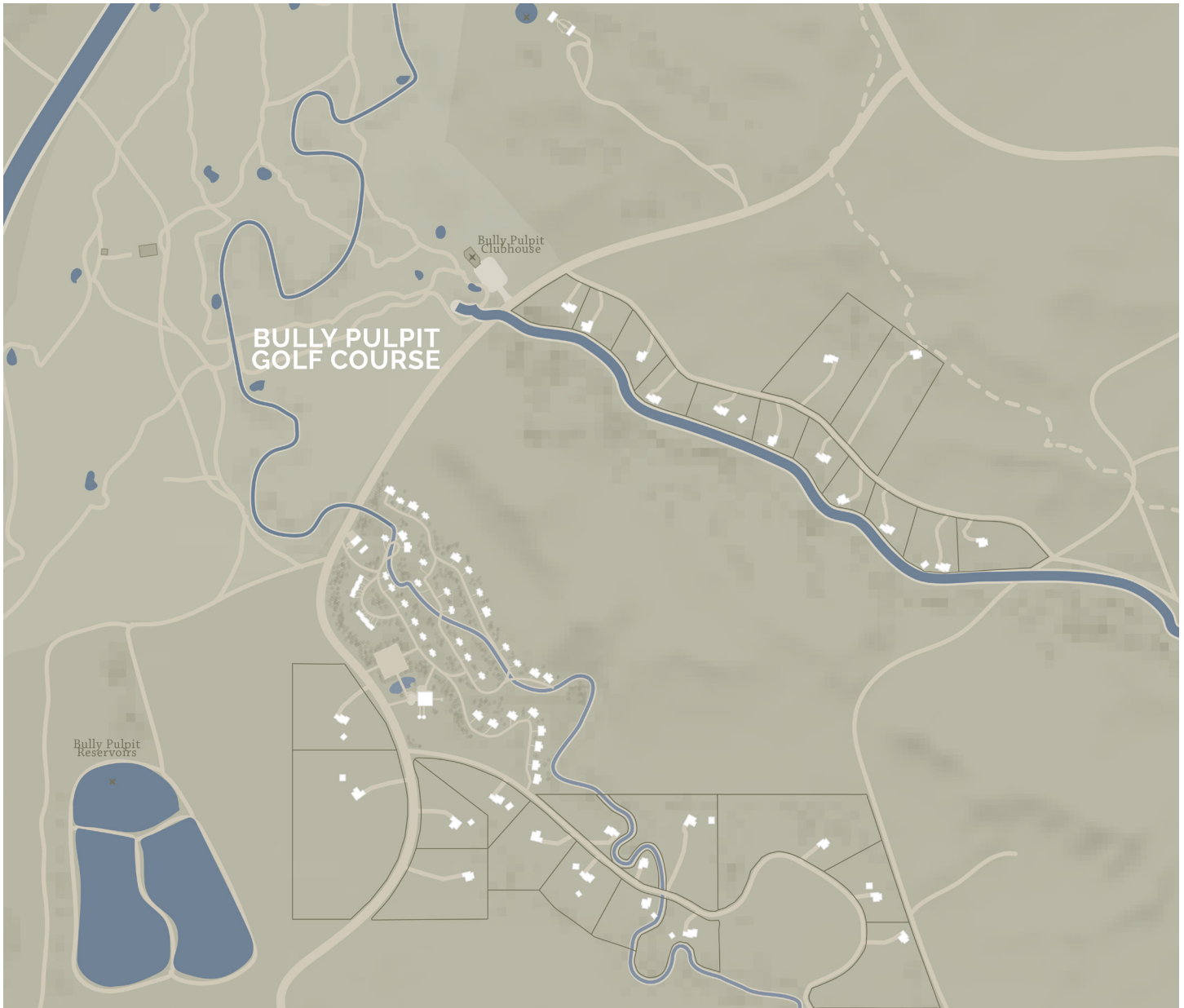
Densely landscaped properties and side yard setbacks are encouraged to ensure privacy and to promote the feel of a rural environment. Tree buffers must be included on any site surrounding Bully Pulpit Golf Course.





# *Vibrant Medora*

Building footprints shown in white are conceptual additions to Medora from Kristi Hanson's 2022 Urban Design Studio. Following examples of design standards are drawn from these projects.



# *Legacy Bully Pulpit*

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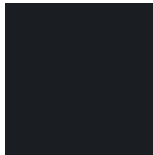

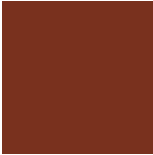
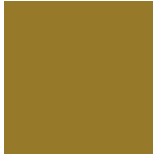
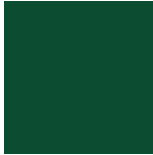

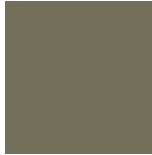







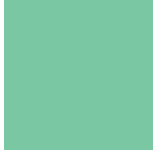

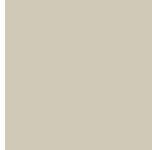
# *Western Heritage*

Building footprints shown in white are conceptual additions to Medora from Kristi Hanson's 2022 Urban Design Studio. Following examples of design standards are drawn from these projects.

# PRESENTATION GRAPHIC GUIDELINES

## COLORS

The following colors have been curated as a set of standard shades to draw from when creating imagery or presentations related to masterplanning for the Theodore Roosevelt Medora Foundation. The colors selected were done so with the intention of conveying a vibrant and contrasting set of ideas, while keeping their tones relatively muted so they only complement rather than distract from the content they frame.

 <b>C:</b> 0 <b>M:</b> 66 <b>Y:</b> 70 <b>K:</b> 86	 <b>C:</b> 1 <b>M:</b> 20 <b>Y:</b> 70 <b>K:</b> 85	 <b>C:</b> 90 <b>M:</b> 42 <b>Y:</b> 62 <b>K:</b> 83	 <b>C:</b> 76 <b>M:</b> 68 <b>Y:</b> 60 <b>K:</b> 72	 <b>C:</b> 18 <b>M:</b> 16 <b>Y:</b> 26 <b>K:</b> 84
 <b>C:</b> 0 <b>M:</b> 70 <b>Y:</b> 70 <b>K:</b> 61	 <b>C:</b> 1 <b>M:</b> 20 <b>Y:</b> 81 <b>K:</b> 48	 <b>C:</b> 90 <b>M:</b> 42 <b>Y:</b> 86 <b>K:</b> 45	 <b>C:</b> 73 <b>M:</b> 69 <b>Y:</b> 49 <b>K:</b> 31	 <b>C:</b> 18 <b>M:</b> 16 <b>Y:</b> 40 <b>K:</b> 54
 <b>C:</b> 0 <b>M:</b> 70 <b>Y:</b> 70 <b>K:</b> 31	 <b>C:</b> 1 <b>M:</b> 20 <b>Y:</b> 84 <b>K:</b> 31	 <b>C:</b> 63 <b>M:</b> 1 <b>Y:</b> 52 <b>K:</b> 39	 <b>C:</b> 61 <b>M:</b> 44 <b>Y:</b> 31 <b>K:</b> 4	 <b>C:</b> 18 <b>M:</b> 13 <b>Y:</b> 31 <b>K:</b> 21
 <b>C:</b> 0 <b>M:</b> 64 <b>Y:</b> 70 <b>K:</b> 0	 <b>C:</b> 1 <b>M:</b> 20 <b>Y:</b> 84 <b>K:</b> 0	 <b>C:</b> 52 <b>M:</b> 1 <b>Y:</b> 46 <b>K:</b> 0	 <b>C:</b> 40 <b>M:</b> 25 <b>Y:</b> 12 <b>K:</b> 0	 <b>C:</b> 18 <b>M:</b> 16 <b>Y:</b> 27 <b>K:</b> 0

## TEXT

The following fonts have been selected for specific use in presentation formatting:

**TITLES:** The pre-existing Medora graphic font that is shared by the musical, golf course, and town itself has been chosen to continue as a strong graphical way to represent titles for additional TRMF projects. The title font should always be larger than any headers or subheaders.

*Medora Medora Medora*

**HEADERS:** Raleway SemiBold has been selected as the header font, as it is a simple sans serif font that complements the graphical title font well. Headers should always be larger in font size than the text that follows them.

**RALEWAY SEMIBOLD 24**  
**RALEWAY SEMIBOLD 18**  
**RALEWAY SEMIBOLD 14**

**BODIES OF TEXT:** Chaparral Pro has been selected as the font for general informational bodies of text, due to it being a pleasant serifed font that completes the set. In cases where there may be subheadings underneath headers, Chaparral Pro SemiBold should be used. All other uses of Chaparral Pro should be Chaparral Pro Light. Bullet points and other supporting text can be done in incrementally smaller font sizes than that of the main body.

**Chaparral Pro SemiBold 14**  
Chaparral Pro Light 14  
Chaparral Pro Light 13  
Chaparral Pro Light 12



# SITE & LANDSCAPE GUIDELINES

## DESIGN OBJECTIVES

The following are the main objectives for landscape and site designs for Theodore Roosevelt Medora Foundation:



To create outdoor spaces that are natural extensions of the indoor spaces.



To create family friendly, positive, life-changing experiences within the landscape.



To create landscapes that are appropriate to the character of the Badlands and reinforce the community aspects and architectural image of Medora.



To encourage landscape designs for structures that create a seamless transition from the natural landscape to intimate community developments.



To build high quality landscapes that are worthy and unique to the Badlands landscape.



To utilize plant palettes that are sensitive to water conservation and are native to western North Dakota.



To utilize landscape structures and details that draw upon the region's western heritage and responds to the unique setting.



To design outdoor spaces that are appropriate for the climate by providing shade, shadow, capture breezes, and offer texture.







## VEHICLE PARKING

Although necessary, vehicle parking, driveways, auto courts, and parking lots should not be a focal point of any design elements when possible.



In cases where developments have contiguous lots, parking should be shared.



Parking areas and vehicles are not permitted to block western design elements or views of the Badlands.



Parking areas should be broken up by landscaped areas that include trees for shading. Heat Island Effect should be avoided at every opportunity.



When applicable, parking areas should be comprised of scoria or other permeable material for drainage, less heat gain, and to preserve the landscape.

## DRAINAGE

While not pretty, drainage is essential to the function and maintenance of the landscape and its beauty. The following are guidelines for establishing optimal drainage routes on sites:



Grading operations should not cause any on or off-site erosion during or after construction.



Site improvements for drainage should blend with adjacent lots and surrounding landscape and should not result in abrupt transitions.



Drainage should utilize natural materials and existing topography such as plantings or rocks. Visibility of culverts, pipes, grates should be reduced by any means necessary.



Drainage design should reduce erosion, runoff, or any adverse effects to water quality.



## LANDSCAPE STRUCTURES

The following are goals that should be established at the beginning of the landscape design process & when selecting products to construct with:



To construct gates, fences, and retaining walls that borrow from the western building traditions.



To design landscape structures that are related to the site and are natural extensions of buildings.



Provide privacy through natural landscape, careful placement and planning of buildings, plantings in order to minimize the amount of walls and fences.



Fences and walls are to be placed only to achieve privacy, preserve views, and maintain visual character of western design of the community of Medora.



Approved building materials for walls and fences include wood, metal, stone, and wire when appropriate. In densely populated areas, safe fence materials are enforced to provide a family friendly environment.



To incorporate landscape structures which help provide shade, shadow, and texture to the outdoor space.



To create a ceiling plane for outdoor spaces.



Fire pits must be appropriately placed in private areas of the landscape to promote family friendly environments.







## SETBACKS

For sites along higher traffic streets in Medora, buildings should aim to maximize storefront space while minimizing the front setback. Sites outside of the highly developed part of Medora should maximize setbacks and be placed appropriately to keep the appearance and quality of the land around intact.

## ACCESSIBILITY

New properties being developed in and around Medora for public use should be accessible for all differently abled individuals. At least one respective amenity (bathroom, bedroom, elevator, etc.) should be up to full ADA standards in every project.



## PLANTINGS

In general, planting design of planned lots should be used to help anchor structures into the existing landscape, provide shade, texture, or a focal point for outdoor spaces. Species should be native to the landscape and can be used in transition areas and are integral within sites.



Establish gradual landscape transitions from the natural landscape to site designed landscapes.



Plantings should be used to anchor structures within the site.



Use plantings and plant materials that define outdoor rooms, create privacy, create focal points, or frame views.



Use landscaping techniques and native plantings in order to conserve water.



Design with plantings that will maintain views throughout the life of the plant.



Scoria is an encouraged design element within landscaped areas.

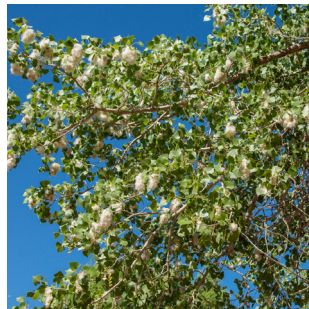


Rock gardens and grasses are encouraged in order to create visual interest in colder months.

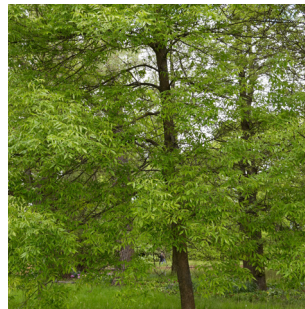
## NATIVE PLANTING SELECTIONS



Ponderosa Pines



Cottonwood Tree



Green Ash Tree



Juniper Tree



Prairie Rose



Brittle Bladderfern



Blue Grama Grass



Silver Sagebrush



## EXTERIOR LIGHTING

Exterior light fixtures should complement the architecture and enhance the landscape while preserving the nighttime dark sky by minimizing the amount of exterior lighting.



Establish gradual landscape transitions from the natural landscape to site designed landscapes.



Exterior building lighting should be at a minimum able to provide enough general illumination for safety and security of building approach.



Lighting from buildings should not fall off into adjacent structures or lots to minimize light pollution.







# ARCHITECTURAL DESIGN GUIDELINES

## DESIGN OBJECTIVES

The following architectural standards have been developed for Vibrant Medora, Legacy Bully Pulpit, and Western Heritage to achieve the aesthetic and community objectives for the Theodore Roosevelt Medora Foundation. The intent of these guidelines is to encourage unique, high quality design solutions that maintain a western town essence.



To create buildings appropriate for a western lifestyle that are view-oriented to the Badlands.



To design buildings that are anchored in the landscape and respond to the site, climate, natural landforms, landscape, and site elements.



To design buildings and other structures through form, height, and materiality that convey a sense of the Old West and maintain a western town essence.



To create designs that have a strong connection to the landscape.

## DESIGN CHARACTER

Connect visitors and residents of Medora to family, friends, nature, and western traditions. Through use of western materials and building forms, buildings are reminiscent and respectful of the design character of the already existing town and landscape. The connections between structures and landforms are the epitome of the architectural sentiment and response to views and climates.



### **Building Height:**

- As to not impede on the landscape, building height should be a maximum of 60 feet.
- Buildings should not exceed a difference of more than 20 feet of height with their adjacent properties, in order to maintain a relatively stable appearance in building density.



### **Frontage:**

- Buildings within the city limits of Medora should have storefronts that are engaging for residents and visitors of Medora.
- Buildings beyond the town of Medora may have private, more enclosed frontage.



### **Lighting**

- Lighting within buildings and on the exterior should be Western in nature and have an appropriate brightness that does not cause light pollution.



### **Overhangs:**

- Overhangs are encouraged to reflect the western character of the local vernacular.
- Any overhang that is optimal for providing shading should be a natural extension of structures.

# Vibrant Medora

## DESIGN OBJECTIVES

Vibrant Medora seeks to maintain and enhance the spirit of the west through the architectural experience of Medora. New housing, commercial, lodging, and entertainment venues aim to revitalize the appearance and function of the town, while creating a strong foundation for future growth. The design philosophy behind the new structures steers the town in a direction that preserves the aesthetic qualities of the old west, while embracing the amenities we have in the contemporary world.

## DESIGN CHARACTER

The following images display specific qualities and characteristics that we thought important to have consistently used across projects being done within the Vibrant Medora portfolio.



Trusswork should be emphasized on facades and overhangs.



Beams extending outwards from the tops of trusses and roof structures.



Y-Shaped columns supporting roof planes and overhangs.



Windows with muntins to divide viewshed into grids and provide datums on building facades.



Trim along levels to emphasize horizontality and implicate spatial division.



Different siding should be applied to areas of facade separated by clear trim lines, in order to further emphasize division of space.



Plantings should be grouped with tufts of grasses or flowers clustered around larger foliage.



Overhangs are encouraged along street level frontage, while gabled rooflines work well for residential projects in Medora.







## MATERIALITY



These materials are a study of a combination of authentic western materials to be included in the designs of Vibrant Medora. The combination of wood exposed rafters and trusses with stone or brick podiums express the integrity of construction while providing a rustic yet livable space. Dark roofing materials, whether shingles or metal, anchor buildings into the landscape to bring one's eyes back to the buttes. Windows are placed to allow light in but are oriented to viewsheds.



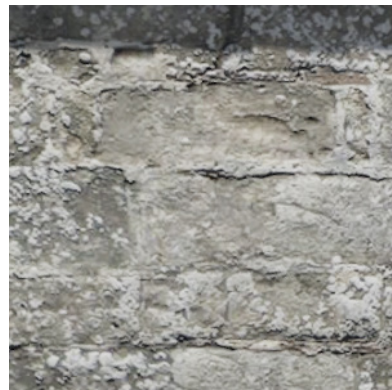
Reclaimed Wood Siding



Cement Fiber Board Siding



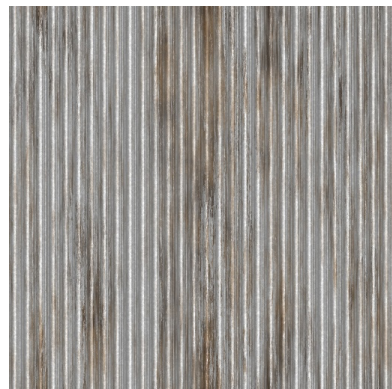
Cobblestone



Concrete Masonry Units



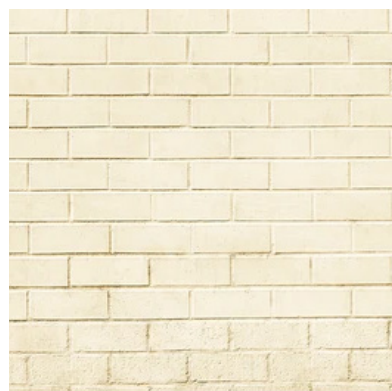
Dark Shingles



Corrugated Metal



Rich Wood Flooring



Light Brick

# Legacy Bully Pulpit

## DESIGN OBJECTIVES

The collective goal of Legacy Bully Pulpit is to blend our built community within the natural landscape, rather than dominating and contrasting with the landscape. Our goal is to bring vibrancy back to Bully Pulpit and to connect it back to the town of Medora. The stay at Bully Pulpit is experiential and highlights the landscape.

## DESIGN CHARACTER

The following images display specific qualities and characteristics that we thought important to have consistently used across projects being done within the Legacy Bully Pulpit portfolio.



Trusswork should be emphasized on facades and overhangs.



Beams extending outwards from the tops of trusses and roof structures.



Y-Shaped columns supporting roof planes and overhangs.



Windows with muntins to divide viewshed into grids and provide datums on building facades.



Trim along levels to emphasize horizontality and implicate spatial division.



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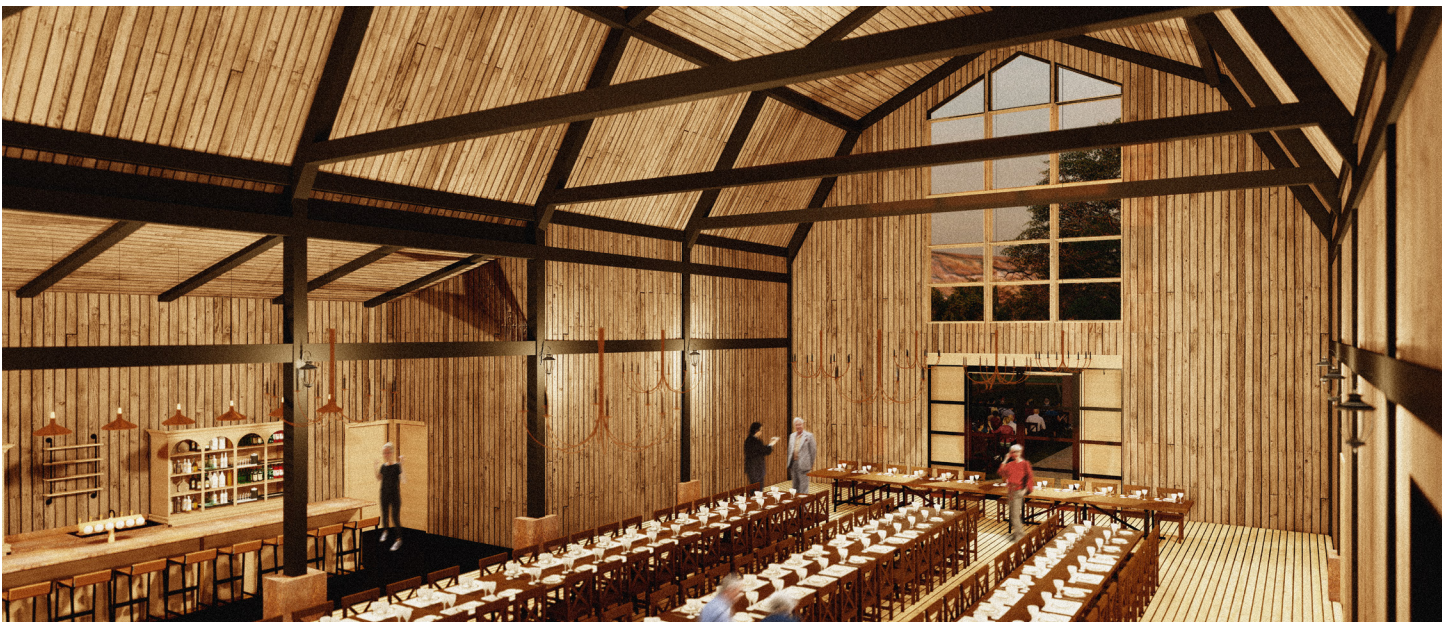


Plantings should be grouped with tufts of grasses or flowers clustered around larger foliage.



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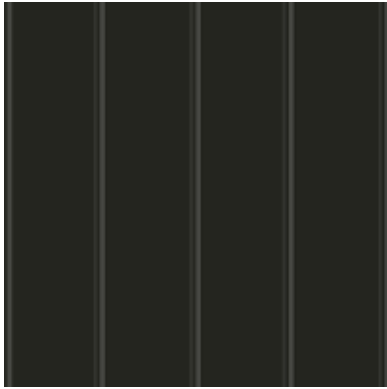




## MATERIALITY



Rich and rustic materials such as reclaimed wood, aged iron, leather, and cowhide create a western feel with an old world charm. In residential spaces, designs become more welcoming with warmer tones, light walls and countertops, and a solid foundation composed of light stone. Black steel or aluminum within window muntins, door frames, and columns and beams remind users of spaces of the modernity within the rustic ambience. Comforting textures are brought in with the use of seating and flooring elements.



Seamed Metal Roof



Weathered Wood Siding



Rusted Sheet Metal



Stone



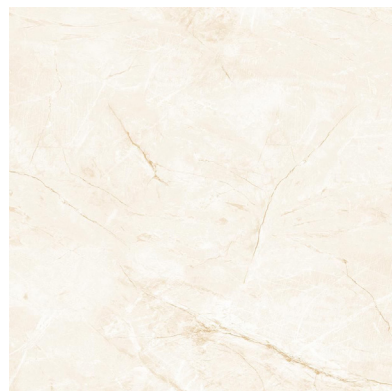
Leather



Paneled Wood



Scoria



Quartz



# Western Heritage

## DESIGN OBJECTIVES

The collective goal of Western Heritage is to create a space for positive, life-changing experiences that preserve, promote, and educate on the historical nature of the west. By providing a place for entertainment and competition this allows for unique western adventure. The western mantra strives upon Teddy Roosevelt's idea of a strenuous life; go outside, get dirty. A quote from Teddy himself states "Over, under, and through, but never around" an ideology that western heritage originates from, implementing in all aspects of design. At the focal point of our design lies the idea of an immersive experience into nature and challenging one to dirty their hands.

## DESIGN CHARACTER

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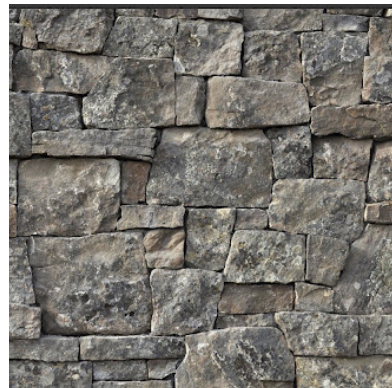
Reclaimed Wood Siding



Pale Aged Wood Siding



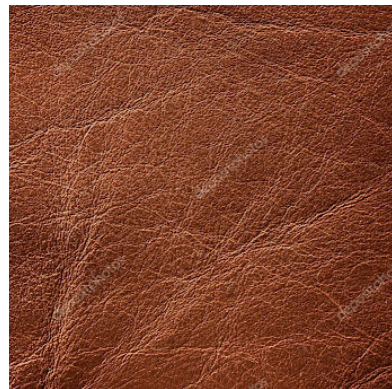
Polished Concrete



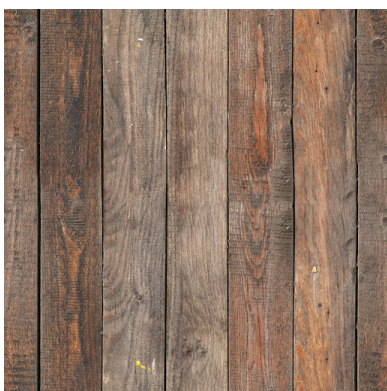
Stone



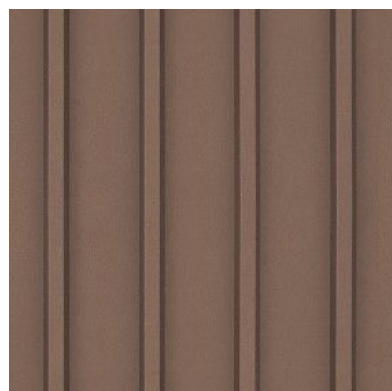
Brushed Stainless Steel



Leather



Weathered Wood Flooring



Seamed Metal Roof



These Design Standard and Guidelines are in no way intended to dictate specific architectural styles for Theodore Roosevelt Medora Foundation future developments, but are intentionally thought out to promote authentic architectural solutions and provide innovative, high quality designs for land and a town worthy of such integrous design.