



Hill Farms

PATTERN BOOK



U R B A N D E S I G N A S S O C I A T E S



HILL FARMS PATTERN BOOK

Neighborhood Architectural Guidelines

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MAY 2013

ON BEHALF OF LEGACY NEIGHBORHOODS
WELCOME

It is an honor and a pleasure to share the Hill Farms Pattern Book with you. We are excited that you have decided to become a part of Hill Farms with the purchase of property within our community.

As a community uniquely situated within the City of Kaysville and conveniently accessible to many surrounding amenities, we pride ourselves on the opportunity to create a unique, active development that reflects the architectural context of the region and celebrates the natural beauty of the outdoors. Composed of a series of neighborhoods, Hill Farms is designed to integrate traditional building methods, an interconnected open space network, and sustainable principles to ensure a high quality of livability.

In planning this new development, we have spent several years working with planners, architects, and consultants to develop an innovative master plan. Recognizing the need to protect the integrity of the Hill Farms master plan and to provide general direction for character and sustainable development, we made a commitment to producing the Hill Farms Pattern Book. This document provides design guidelines and measurable objectives to ensure that the development patterns, public open spaces, and the variety of building types and uses are detailed and constructed properly through implementation. It is our goal that these guidelines will act as a vehicle for increasing public awareness and set a higher standard for new neighborhood development in and around Hill Farms.

We feel strongly about creating a lasting community within the city of Kaysville and are excited to share all that this community has to offer with you. We wish to acknowledge and thank the many participants and consultants who contributed to the preparation of this document, and we look forward to making Hill Farms a success.

Congratulations and welcome to the Hill Farms community.

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SECTION A

INTRODUCTION



OVERVIEW

Hill Farms is located north of Salt Lake City, Utah in Davis County. It is designed to be a walkable community with a wide range of housing options and amenities for its residents. The Hill Farms property encompasses approximately 100 acres, which are being developed by Legacy Neighborhoods. The site surrounds the historic Hill Family Home. It is within a short drive to historic downtown Kaysville, the 1-15 corridor, and what will eventually become the North Davis corridor, along the eastern edge of the Great Salt Lake. Hill Farms presents a unique opportunity to shape the future of Davis County developments, an opportunity that will foster strong community through planning and architectural patterns present in this Pattern Book.

Many residential developments in Davis County are isolated districts with the same housing sizes and types and not within an easy walk of schools and parks. The streets are generally wide, prioritizing vehicle speed and dangerous conditions. These problems are common in the Salt Lake region.

Hill Farms addresses these problems in a variety of innovative and historical ways. The streets of Hill Farms are pedestrian-friendly. Houses face the street in order to create an environment that encourages street activity and positive interaction between residents. The residential neighborhoods of Hill Farms provide a variety of housing types to create the potential for multi-generational living. It is a place where families can co-locate, or where residents can move from house-to-house as their needs change over time.

Hill Farms brings a strong focus to public living, which is expressed through active, walkable streets, and residences juxtaposed to public spaces. Each street and public space will include a variety of architectural styles intermingled to create streets with unique features and experiences. No street will be exactly the same. Active rooms of houses, such as living rooms and porches, are designed to face the street, thereby creating a public environment to promote a sense of neighborhood security. Garages are set back from the sidewalk to minimize their impact on the public realm.



The historic Hill Family Barn is an inspiring example of the areas agricultural past.



New architecture, of all sizes and scales, will be designed in regional architectural styles. This is an example of an Preserve home in the Kaysville Victorian style.

The proposed development consists of a variety of residential building types, each within a comfortable walk to an open space amenity. The open space system includes numerous parks, playing fields, quaint neighborhood parks, and linear parkways—all of which will create a true sense of community. An important feature of the park system is its connectivity between neighborhoods and surrounding communities, as well as the regional open space system.

Sustainable, architectural principles also play a major role in the construction of houses in Hill Farms. The use of passive and active strategies are important to creating energy-efficient homes for healthy living and also for long-term reduced energy cost for the homeowner.

WHY A PATTERN BOOK

The purpose of this Pattern Book is to provide inspiration for new construction and future renovation and addition projects. It is intended to provide guidance on how to locate and scale homes correctly, use appropriate details and materials, and encourage the use of environmental sustainability tools. Finally, this Pattern Book will provide resources to convey the vision of a new, exciting community in Davis County for generations to come.



Houses are oriented to open on to parks and open spaces to convey a sense of safety, and at the same time, foster community and interaction between residents.



Hill Farms, indicated in red, is at the intersection of the Angel Street and 200 North in Kaysville and Layton.

VISION

In May of 2012, the Hill Family and Legacy Neighborhoods hosted a public workshop to develop vision principles as well as a master plan for the design of a community from the ground up. The goals of the plan, presented as Vision Principles to the right, are characteristics that are (not coincidentally) present in many great neighborhoods.

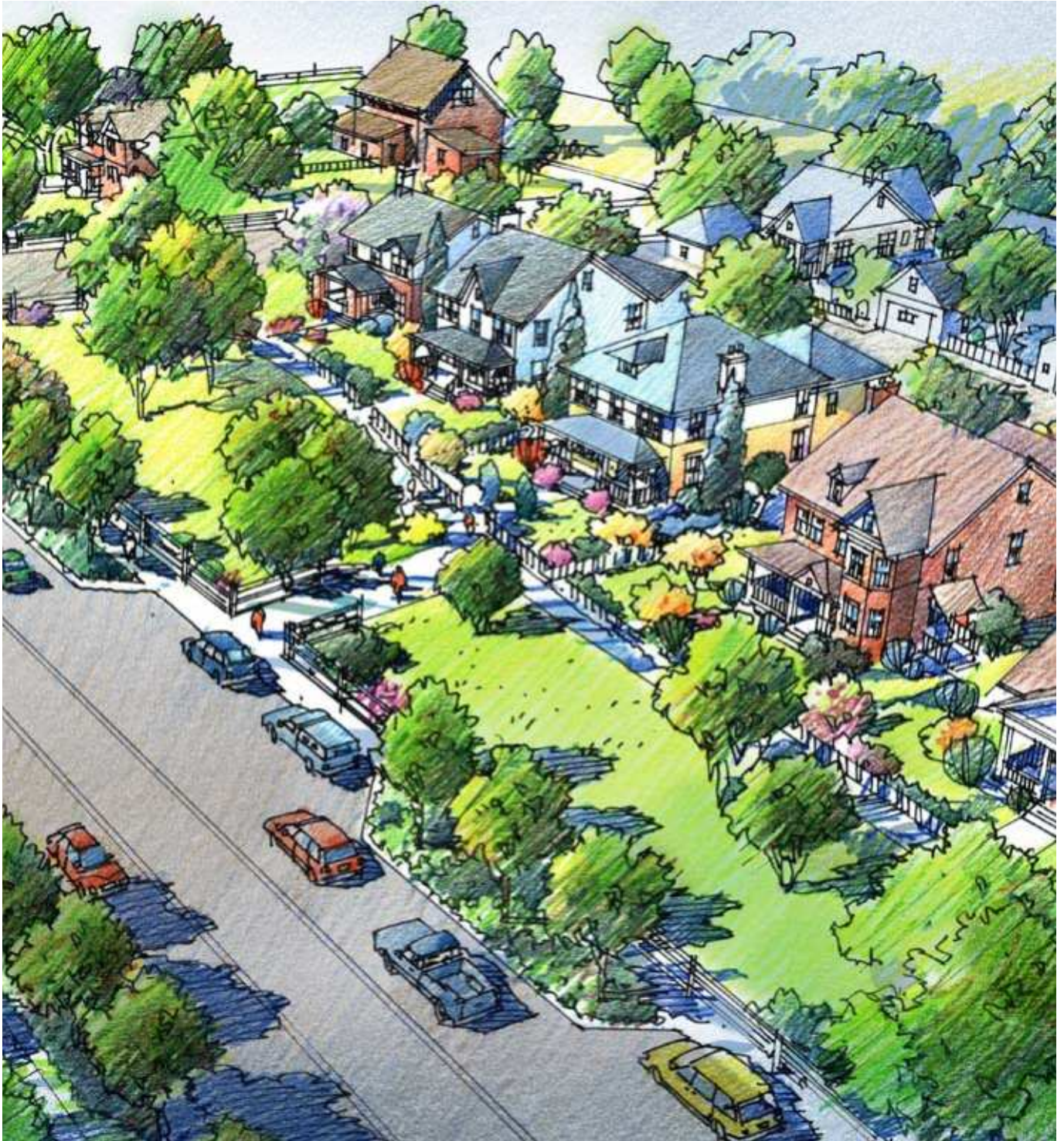
The community spirit in the Salt Lake Region is remarkable. People are healthy, family-oriented, and supportive of their neighbors. The passion for the breathtaking natural beauty of the region is unmistakable. However, despite all this, new residential developments in the Salt Lake region do not speak to these characteristics. Often disconnected from their context, the streets are challenging for walking alongside or safely crossing. The architecture is often in the same style, creating streets of repetitive houses.

From the very beginning of this process, the development team has set out to create a unique project on this historic legacy farm in West Kaysville. Through this process, the team has developed a project that will, undoubtedly, create a unique neighborhood and also transform expectations for neighborhood design for the region moving forward.

VISION PRINCIPLES

- » Create a Master Plan that includes characteristics which foster community.
- » Respect the character of the context: the Hill Farms Property and historic Kaysville.
- » Create an interconnected neighborhood through walking trails, sidewalks and pathways.
- » Create an inter-generational community.







Perspective of a typical neighborhood street



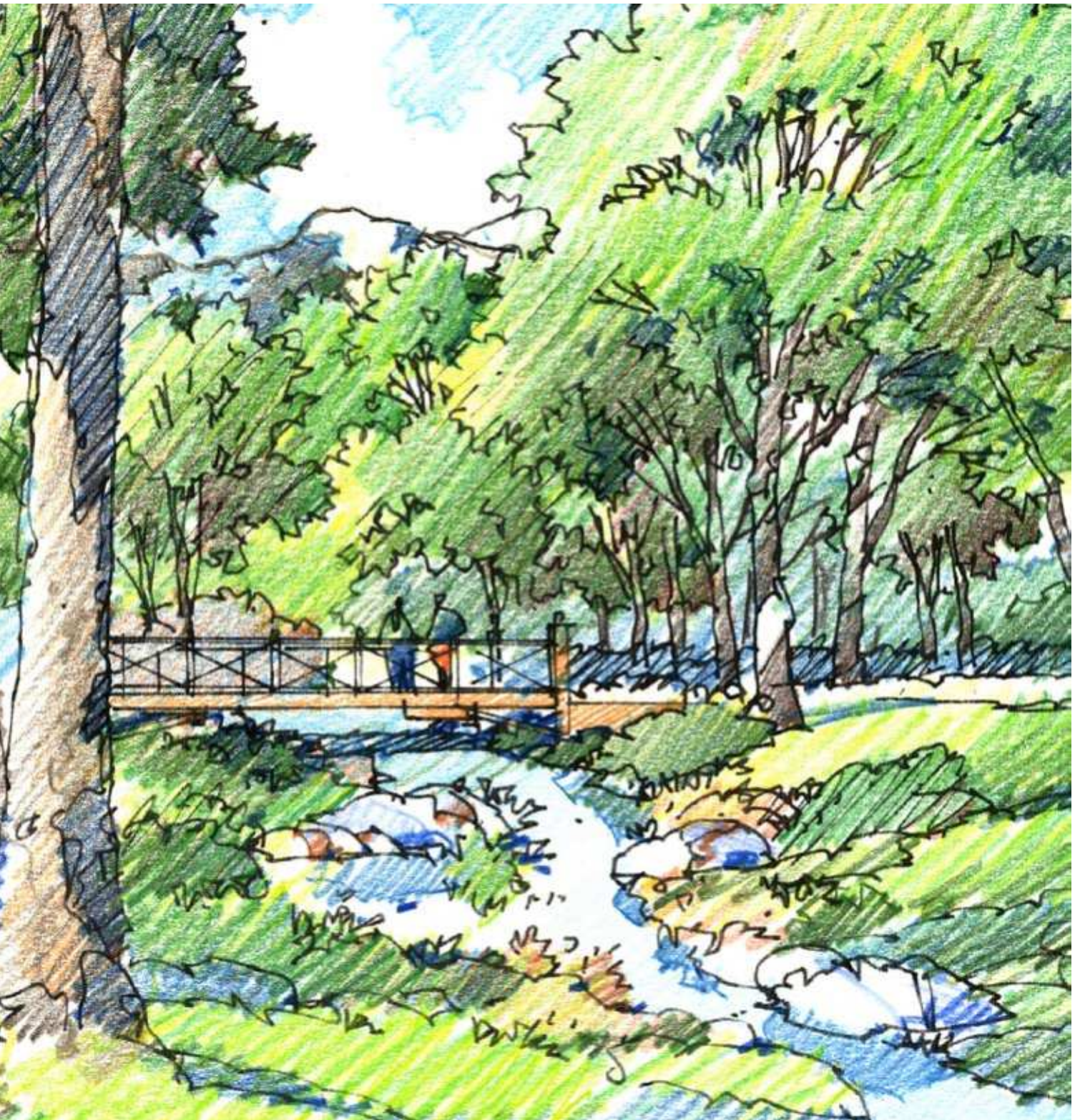


Perspective of a cottage court with residences forming a public park for active and passive recreation.





Perspective of a walking along Kays Creek, one of the natural amenities of Hill Farms to the residential development



Site Design Approach

The project site includes a series of disconnected parcels, separated by streets and major roads such as 200 North and Angel Streets. Each parcel is large enough to become a neighborhood, and this collection of neighborhoods can, then, become a community. In order to accomplish this, each neighborhood is designed around a small park or open space. Within each neighborhood, residents can comfortably walk to these open spaces, and they will serve as key gathering spaces. From each neighborhood, residents can connect to adjacent neighborhoods by a series of trails, pathways, sidewalks, and crosswalks. The diagrams below illustrate these principles for connection both within and outside of the community.



1. There exist five parcels in Kaysville and one (number 6) in Layton, just to the north of the city line and Kays Creek.



2. Each parcel will become a neighborhood that will include a central gathering place or park space.



3. These park spaces will be linked together through sidewalks, crosswalks, and trails.



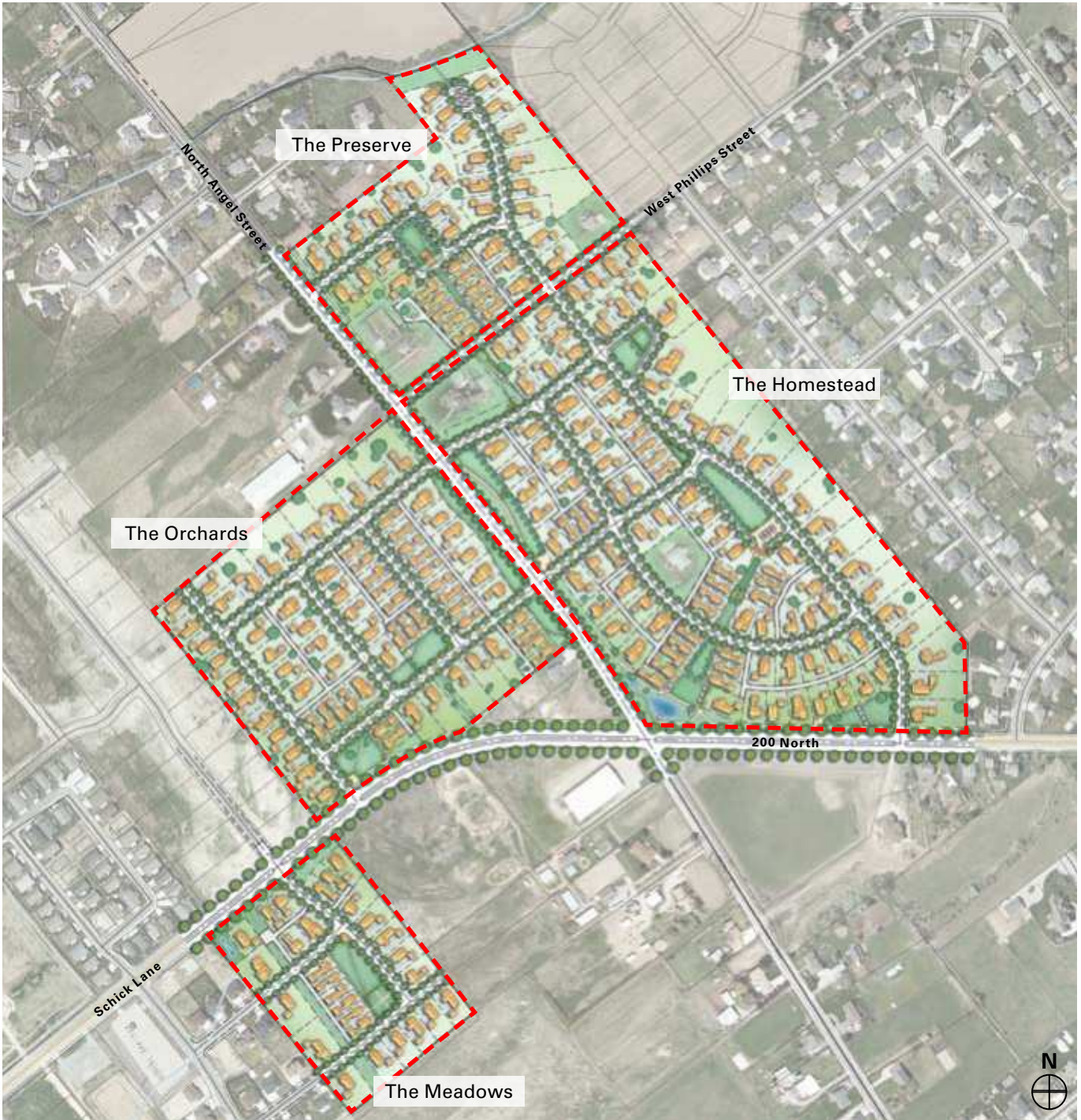
4. The neighborhoods will also connect to surrounding amenities and neighborhoods along future road improvements.



5. The system of strategies 2 through 4 allow neighbors adjacent to the site to connect through Hill Farms on a safe, comfortable, pedestrian pathway.



6. The end result is a community that connects people together in a safe environment of quiet streets and active open spaces.



2012 Illustrative Master Plan of Hill Farms

Regional Character and Precedent

The great neighborhoods of Utah have a distinctive sense of place. It is evident to any visitor that there is a clear architectural identity to part of the region and its context. In the creation of new, unique neighborhoods in Kaysville, the architecture is designed to reflect the region's great historic architecture. This local architecture has stood the test of time and is well-recognized by Kaysville residents as a connection to the past.

These houses, both in Kaysville and nearby Salt Lake, are designed as beautiful homes and with community in mind. This Pattern Book draws inspiration from two key local precedents. The first, and most proximate to the site, is the historic Victorian architecture of the Kaysville's agricultural past. On site, the Hill family house is a renowned example of this architecture's enduring legacy. The second is from the highly-valued architecture of the Avenues District and the Harvard-Yale neighborhood in Salt Lake City.

Although the homes of these places were designed prior to living in the context of modern amenities, the homes of Hill Farms will be designed and built to meet the demands of the lifestyles of today and into the future.





PATTERN BOOK PRINCIPLES

There are key principles to employ in order to create unique, highly desirable, memorable neighborhoods in Davis County. This Pattern Book includes tools in two key sections; each are equally critical to constructing the community vision. The Neighborhood Standards section presents appropriate placement of a house on a lot, while the Architecture Standards section presents the tools to aid the creation of neighborly houses that are inspired by their context — in the city, region, and surrounding natural areas.

NEIGHBORHOOD STANDARDS PRINCIPLES

Principle 1 | Create High-Quality Neighborhood with Distinctive Variety

Neighborhoods, which stand the test of time, provide a visual impact while avoiding the placelessness that results from overly repetitive, discordant architecture. The Hill Farms neighborhoods will be distinctive in Kaysville and in the region through the use of diverse, well defined, locally influenced architectural styles and the scripting of addresses. This will produce timeless neighborhoods deeply rooted in places which are well-suited for people in all stages of life.

Principle 2 | Place Houses to Shape High-Quality Streets and Parks

Great places have great public space. In a neighborhood, this element primarily takes the form of dynamic streets and parks. Buildings can both shape and enliven these public spaces. To have a great residential street or park, houses must both face onto and have a well-defined relationship to the street. Visual priority must be given to the front porch and first floor of the house rather than to the garage. Houses should be designed so that the elements for people — doors, windows, and porches — are emphasized in order to give character and definition to the street or park.

ARCHITECTURE STANDARDS PRINCIPLES

Principle 3 | Diverse Architectural Inspiration

In the context of creating a neighborhood, when striking the appropriate balance between individuality, variety, and economies of scale, vision is critical. This Pattern Book is designed to help provide rules for the appropriate style for the house and individual lot, as they relate the community, and guide the approach to developing the overall architecture. Each style presented in this Pattern Book presents and details the tools for the selection of the massing, window fenestration, windows, porches and detailing for the Hill Farms neighborhoods.

Principle 4 | Use architectural Elements that Build Strong Communities

In the development of a high-quality neighborhood, houses must include elements that contribute to the feel of a true “neighborly” environment. This includes porches, terraces, site pergolas in locations that benefit the house itself, and the neighborhood around the house. These elements promote connectivity between the house and the neighborhood.



SECTION B

NEIGHBORHOOD STANDARDS



OVERVIEW

The goal of this section is to establish the framework on which the Hill Farms community will be built. To this end, this section details the necessary standards to create neighborhoods of distinction. The pages immediately following this overview describe the visions for the various Hill Farms neighborhoods and how these communities will be accomplished through the use of architectural styles. The final part of this section provides definitions and standards for how buildings are to be placed on their lots in order to both address the street in a neighborly way and prioritize the people-oriented elements of the facade.





NEIGHBORHOODS

Hill Farms is a proposed community that seeks to provide a variety of high-quality housing types situated in a series of distinct neighborhoods. The tailored design of streets, parks, blocks, and residential buildings contributes to the creation of organic and diverse places within Hill Farms. This will be produced by a mix of single-family home sizes and a variety of architectural styles and open spaces. The community will consist of four distinct neighborhoods with the following attributes:

THE HOMESTEAD

The Homestead neighborhood is the largest of the neighborhoods and includes the historic Hill Family House. It exhibits a fine-grain pattern of pedestrian-scaled blocks in a curvilinear street pattern. The Homestead consists of a rich mix of residential types and styles, which are enhanced by the strong sequence of formal squares, pocket parks, and private mews, all connected by pedestrian walks.

THE PRESERVE

The Preserve neighborhood is designed as a unique enclave adjacent to Kays Creek. The streets are designed in an organic pattern of small, private streets around a park. This neighborhood biases the Avenues Arts & Crafts architectural style.

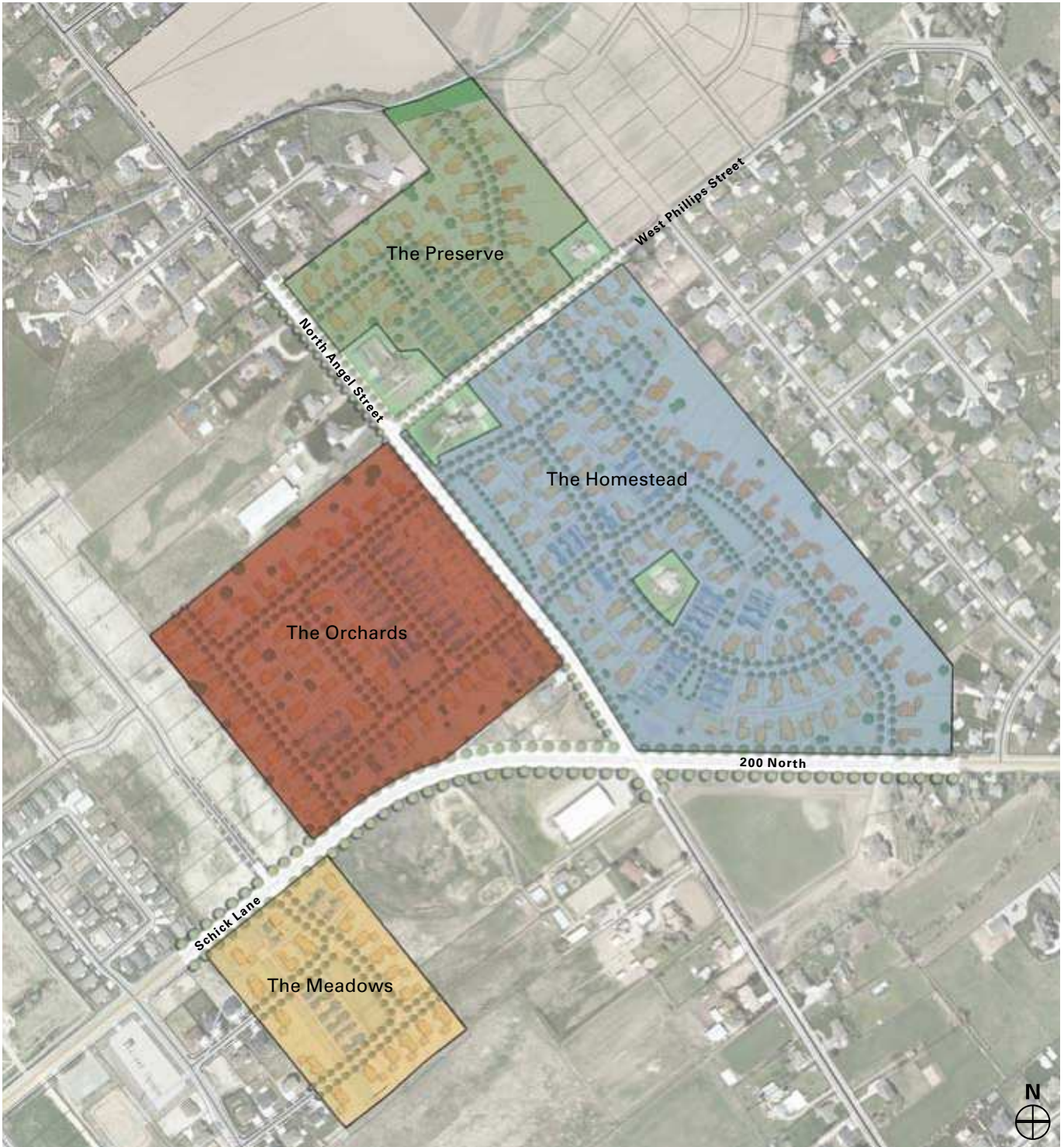
THE MEADOWS

The Meadows is the smallest Hill Farms neighborhood and is inspired by its agricultural context. It surrounds a central green space and the majority of the homes reflect the Kaysville Victorian architecture.

THE ORCHARDS

In contrast to adjacent neighborhoods, the Orchards reflects a traditional block network characterized by intimately scaled streets which emphasize the residential quality of the neighborhood. In the Orchards, residents are within one block of either an adjacent neighborhood or a community park.





Plan Scripting

The neighborhoods of Hill Farms are further distinguished from both one another and the surrounding area by the use of plan scripting. Plan scripting is a technique that establishes a distinctive architectural character unique to a particular neighborhood while avoiding overly repetitious building plan and type selection. These standards detail the recommended frequency and proportion of various styles and building plans in order to create diverse, yet harmonious, neighborhoods of character. The general neighborhood standards apply to all neighborhoods but are superseded by the specific neighborhood style guides.



Conceptual street elevation showing scripting of cottage homes.

GENERAL STANDARDS

- » Maximum of 2 Victorian-style elevations in a row.
- » Maximum of 4 Arts & Crafts, Colonial Revival, or English Romantic-style elevations in a row.

Orchards Style Guide

- » Approximately 40% Victorian-style elevations.
- » Maximum of 4 Victorian-style elevations in a row.

Preserve Style Guide

- » Approximately 60% Arts & Crafts-style elevations.
- » Maximum of 6 Arts & Crafts-style elevations in a row.

Homestead Style Guide

- » Approximately 40% Victorian-style elevations.
- » Maximum of 4 Victorian-style elevations in a row.

Meadows Style Guide

- » Approximately 60% Victorian-style elevations.
- » Maximum of 5 Victorian-style elevations in a row.



Perspective of a cottage court, with residences forming a public park for active and passive recreation.



Conceptual street elevation showing scripting of mansion homes.

LOT STANDARDS

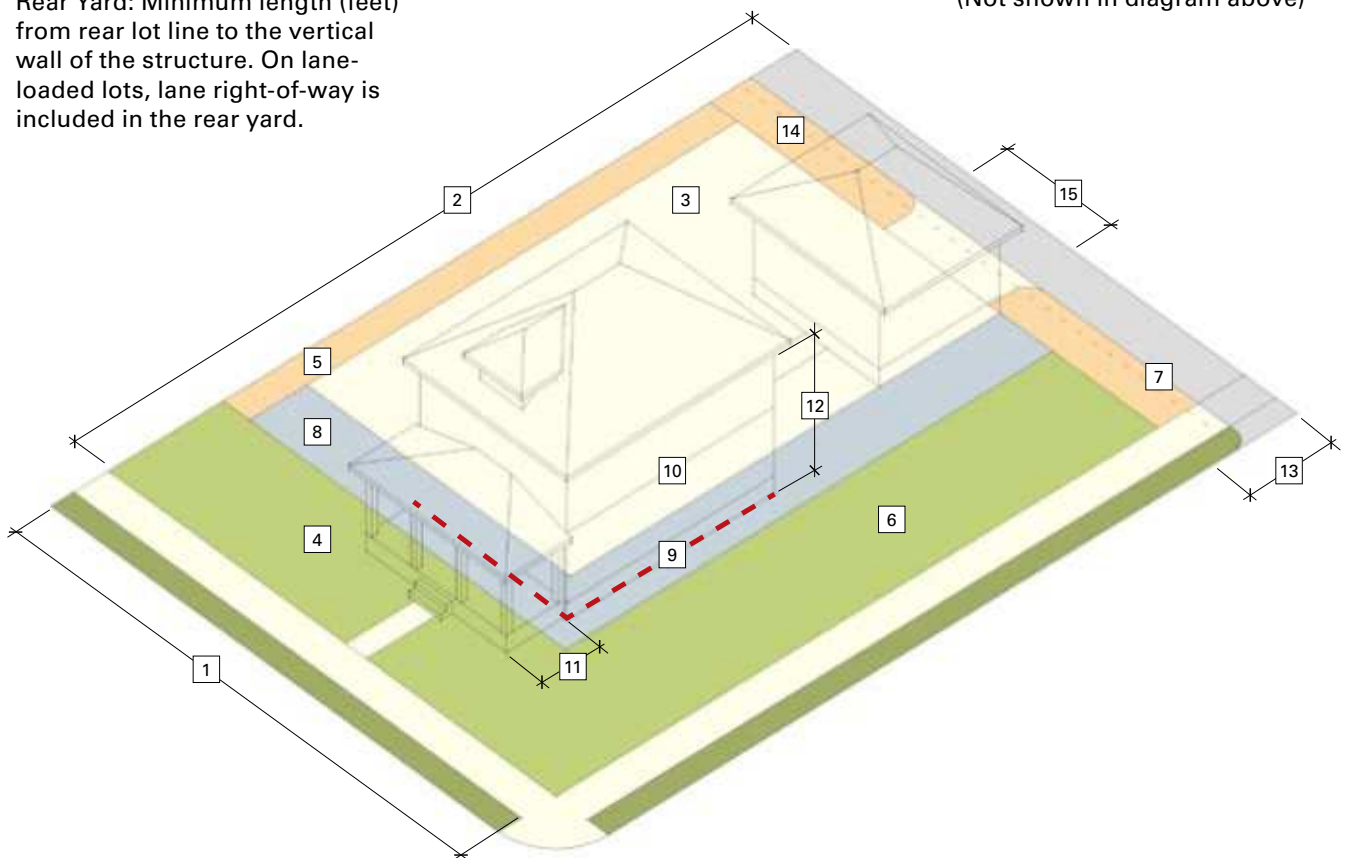
There are a variety of lot types, which are appropriate in the creation of the Hill Farms neighborhoods. Lot types vary based on both size and how the garage is accessed on that lot. Lots where the garage is accessed from a rear lane are referred to as ‘lane-loaded’ lots. Lane-loaded lots allow for a street experience which is uninterrupted by driveways or parked cars, place a primacy on the person-oriented elements of the house and garden, and provide an opportunity for services to be moved to the rear of the lot. There are two lane-loaded lot types: Cottage Lots and Lane-loaded Garden Lots. Cottage lots are the smallest lot types and are primarily intended for ground-floor living and may have options for low-to-zero maintenance yard. Lane-loaded Garden lots are wider than Cottage Lots and allow for house sizes more suited to families.

Front-loaded lots are appropriate along the edges of the Hill Farms property or in places where lanes are not economically viable. There are two types of front-loaded lots: Front-loaded Garden Lots and Preserve Lots. Front-loaded Garden Lots only differ from their rear-loaded counter part in how the garage is accessed. Preserve Lots are the largest lots in the Hill Farms neighborhoods.

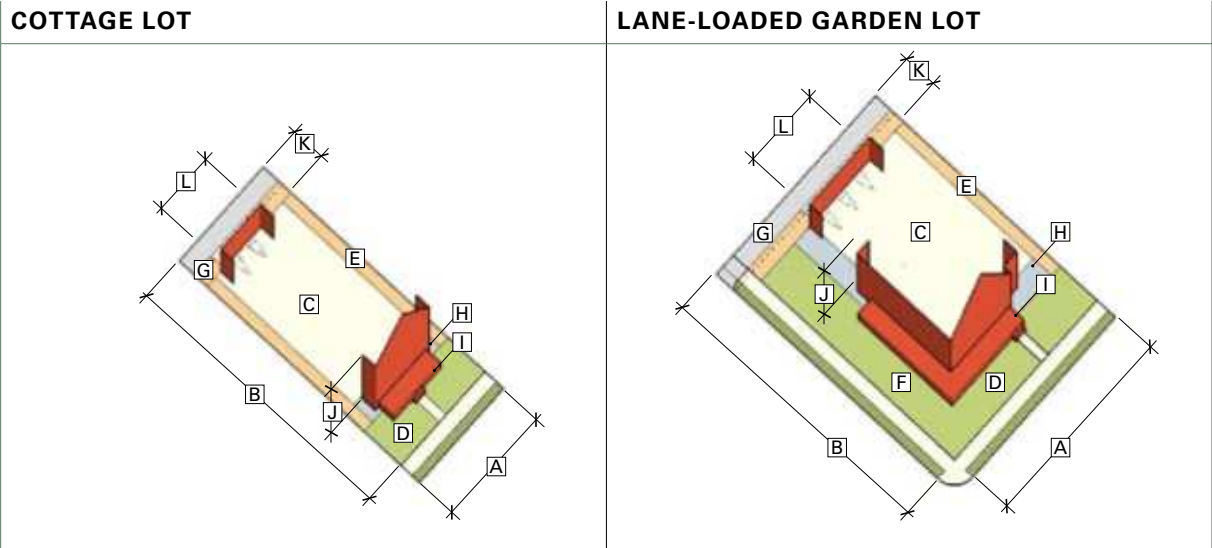
To the right, general lot standards are shown, and where appropriate, defined. On the following spread, specific standards for setbacks and building placement are detailed by lot type.

DEFINITIONS

- 1 Lot Width: Distance (feet) between side lot lines.
- 2 Lot Depth: Distance (feet) between front and rear lot lines.
- 3 Lot Area: Area (square feet) of the lot.
- 4 Front Yard: Minimum length (feet) from the front lot line that the vertical wall of conditioned space may locate. Porches may encroach into the front yard as specified in the Setback Standards.
- 5 Side Yard: Minimum length (feet) from the side lot line that the vertical wall of conditioned space may locate.
- 6 Corner Side Yard: On lots adjacent to two streets, minimum length (feet) from the side lot line adjoining street that the vertical wall of conditioned space may locate.
- 7 Rear Yard: Minimum length (feet) from rear lot line to the vertical wall of the structure. On lane-loaded lots, lane right-of-way is included in the rear yard.
- 8 Facade Zone: The maximum distance from a Yard that the vertical wall of a main body's conditioned space is permitted to sit, as measured from the back of the front yard, and inner side yard lot line on corner lots.
- 9 Facade Percentage: The percentage of the facade zone that a building's facade is required to occupy.
- 10 Above Ground Livable Area: The minimum total above ground area (square feet) of conditioned space in the house.
- 11 Porch Encroachment : The distance (feet) that the porch may encroach into the front yard as measured from the front of the facade zone.
- 12 Height: Above ground height (habitable floors) of the main body of the building.
- 13 Garage Setback: On a front-loaded lot, minimum distance (feet) from the front facade of home to the vertical wall of the structure. On lane-loaded lots, minimum length from rear lot line to vertical wall of the structure.
- 14 Lane Right-of-Way Line: On lane-loaded lots, an alley right-of-way may encroach 10 feet into the Rear Yard as measured from the rear lot line. The eight feet of this right-of way adjoining the lot line should be paved.
- 15 Maximum Driveway Approach Cut Width: The maximum width (feet) of paved area as measured where the driveway meets the ROW.
- 16 Maximum Driveway Width at Sidewalk: The maximum width (feet) of paved driveway area as measured where the driveway intersects the sidewalk. (Not shown in diagram above)



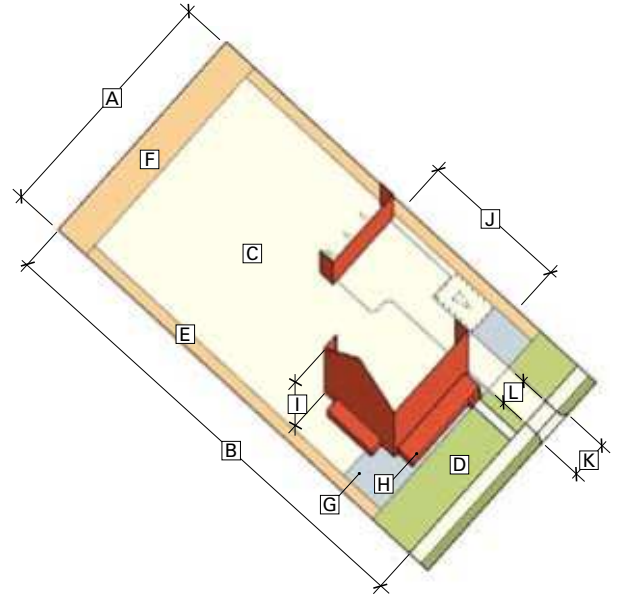
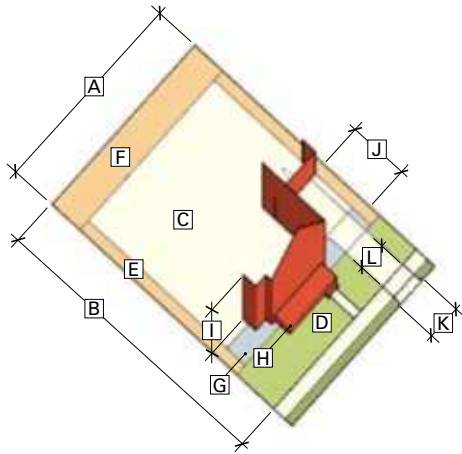
Setbacks and Building Placement



		Typical Lot Size	Typical Lot Size
A	Width	50	85
B	Depth	120	120
C	Area	6000	10,200
		Setbacks	Setbacks
D	Front	20	20
E	Side	5	5
F	Corner Side	10 (not shown)	10
G	Rear	15	15
		Facade Zone	Facade Zone
H		10	25
		Facade Percentage	Facade Percentage
		45	45
		Above Ground Livable Area	Above Ground Livable Area
		1,500	1,500
		Porch Encroachments	Porch Encroachments
I		8	8
		Height	Height
J		1-2 floors	2-3 floors (not-to-exceed avg. ht. of 35' per city ordinance)
		Garage Setback	Garage Setback
K		15	15
		Maximum Driveway Approach Cut Width	Maximum Driveway Approach Cut Width
L		30	30

FRONT-LOADED GARDEN LOT

PRESERVE LOT



		Typical Lot Size	Typical Lot Size
A	Width	85	100
B	Depth	120	190
C	Area	10,200	19,000
		Setbacks	Setbacks
D	Front	20	30
E	Side	5	8
	Corner Side	10 (not shown)	15 (not shown)
F	Rear	15	15
		Facade Zone	Facade Zone
G		25	35
		Facade Percentage	Facade Percentage
		40	40
		Above Ground Livable Area	Above Ground Livable Area
		1,500	2,000
		Porch Encroachments	Porch Encroachments
H		8	8
		Height	Height
I		2-3 floors (not-to-exceed avg ht. of 35' per city ordinance)	2-3 (not-to-exceed avg ht. of 35' per city ordinance)
		Garage Setback	Garage Setback
J		18	18
		Maximum Driveway Approach Cut Width	Maximum Driveway Approach Cut Width
K		15	15
		Maximum Driveway Width at Sidewalk	Maximum Driveway Width at Sidewalk
L		12	12

SECTION C

ARCHITECTURE STANDARDS



OVERVIEW

The architectural patterns of Hill Farms are rooted in the historical styles of the Salt Lake region. Specifically, this Pattern Book features a deeply local vernacular, such as the Victorian farm houses in the Kaysville area and on the Hill Property. Traditionally, houses tend towards similar dimensions for widths and lengths of main bodies, which provide natural lighting for all the rooms as well as allow for a visual consistency within a neighborhood. These principles become the basis for a common architectural language that allows all of the buildings in the neighborhood to speak to one another, regardless of style.

Striking the appropriate balance between individuality, variety, and economies is critical in the context of creating a neighborhood. A high-quality neighborhood includes housing elements that contribute to a truly neighborly environment. These elements promote connectivity to between the house and neighborhood and include porches, terraces, and site pergolas in locations that benefit both the house and the neighborhood around it.

This section begins with Architectural and Sustainable Design principles which apply to all massing strategies and styles. The Architectural Design Principles section details the essential elements of the house and their relationship to one another. The Sustainable Design Principles section details cost-effective ways to construct a house in order to save on utility bills and maximize energy efficiency.

The Architectural Patterns section provides guidelines and examples for the composition of these details for the primary historic styles. Finally, a common materials palette will simplify the process for making minor architectural modifications.

ARCHITECTURAL PATTERNS

The Architectural Patterns section begins with an overview of the four traditional architectural styles found in the region. Following, pages for each style identify the typical characteristics and elements of a house from general massing and window and door composition to eave and porch details. These are described in both graphic and written form outlining the distinct architectural options for Hill Farms.



Architectural Design Principles

The Architectural Design Principles section is intended to help the buyer and the builder understand the key elements that contribute to the character or “style” of the house. It provides general guidelines on effective application of various components that contribute to the final assembly of a house.



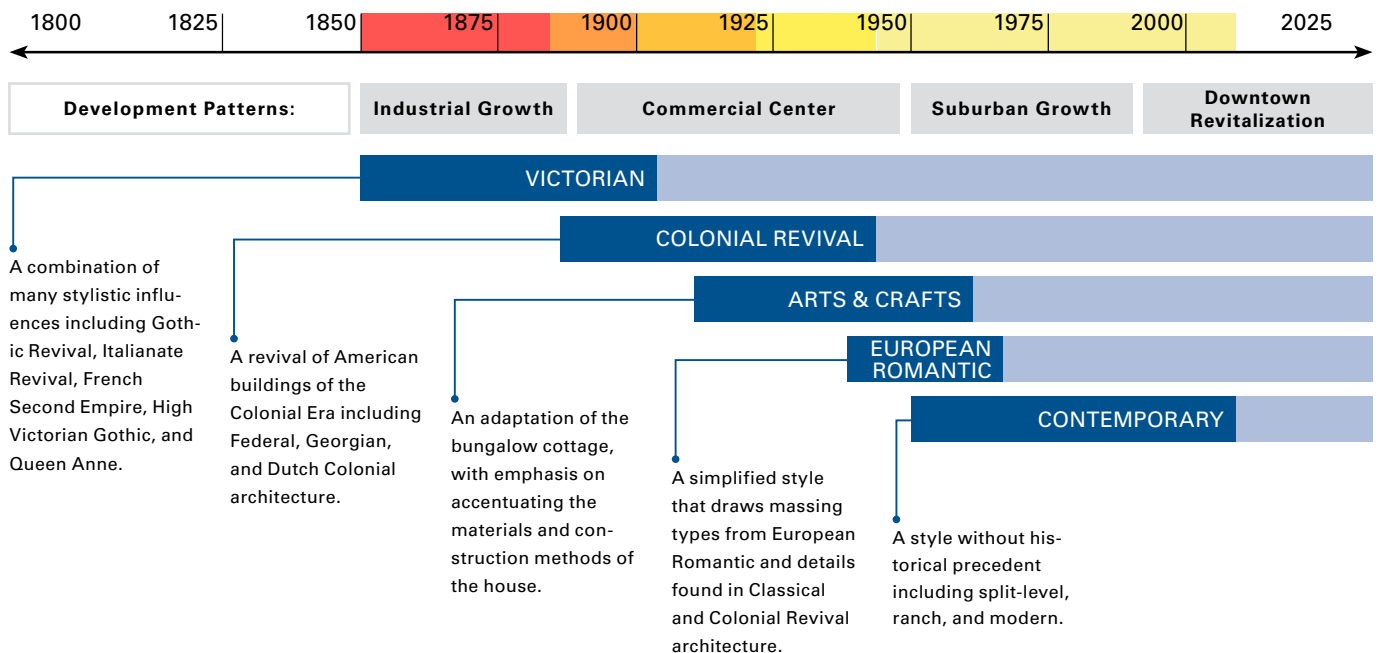
Sustainable Design Principles

Hill Farms supports the integration of green building techniques, including the use of renewable energy, in all projects. The Sustainable Design Principles section describe various systems and strategies that are available to every homeowner.

ARCHITECTURAL PATTERNS

The first step to choosing a house is understanding the desired style of home. The following pages define four primary architectural vocabularies that serve as a guide for developing new designs for houses. These are based on the inherited patterns found throughout the region and include: Victorian, Colonial Revival, Arts & Crafts, and English Romantic. The adaptation of these traditional architectural styles for Hill Farms calls for a simplified approach to details and materials with an emphasis on proportion and clear and simple forms. This section highlights essential characteristics, massing variations, and key elements within each style to serve as guidelines for choosing and building a new home.

CHRONOLOGY OF DEVELOPMENT OF AMERICAN ARCHITECTURAL STYLES





Kaysville Victorian



Avenues Arts & Crafts

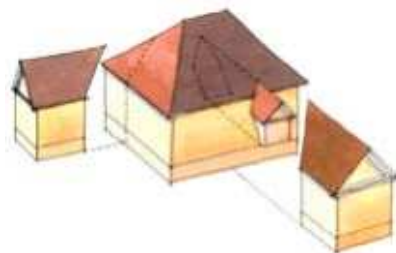


Salt Lake European Romantic



Hill Farms Colonial Revival

Architectural Design Principles



MAIN BODY

Most traditional houses are distinguished by a main body, which is always the most important form. Additional space is created through secondary additions to this main body. The first step in designing a house is to determine the main body massing strategy. This will guide the development of a new house plan or the modification to an existing house.

WINGS

In general, additions are treated as wings. Side wings can be either one, or one-and-one half stories, set back from the front facade of the main body. Two-story additions can be added to two-story main bodies, but should be set back from the front facade and limited in width to a maximum of one-third the width of the main body. Side wings and area wings can be added in many combinations.

DOOR AND WINDOW COMPOSITIONS

Once the massing and the floor-to-floor heights are determined, various door and window compositions may be explored. Most styles have very definite patterns that were used to produce balanced or picturesque compositions with a harmonious and pleasing image. Window proportions, location, and space are all important and were well understood by early house builders.



WINDOWS

While windows and doors are available today from a wide range of manufacturers and come in almost any shape and size, correctly proportioned and detailed windows and doors are critical in reinforcing the style of the house. The Pattern Book illustrates standard window and door types used for each architectural style.

PORCHES

Porches are important elements in the environment and find expression in almost every architectural style or vocabulary. Setting the appropriate column types, porch cornices, railing, and balustrades is key to establishing the character of the house. The Pattern Book illustrates a desired relationship of the porch to the main body complete with details and composition.

FINAL ASSEMBLY

The final assembly of the various components should produce a house of recognized character and quality no matter what the size. Appropriate materials are discussed at the end of the section. Illustrations within each style section demonstrate the effective application of the Pattern Book guidelines.

Sustainable Design Principles

PASSIVE DESIGN STRATEGIES

- A. Natural ventilation: Locate operable windows to allow for natural ventilation and airflow as a means of efficiently cooling the house.
- B. Porches and architectural shading: Correctly size and proportion porches and overhangs to shade windows on the heat-intensive southern and western facades.
- C. Evergreen and landscape windscreens: Protect the house from prevailing winter winds with coniferous trees and shrubs.
- D. Insulation: Insulate the house well to help retain comfortable indoor temperatures. To protect the insulation from moisture, install a vapor barrier. Proper insulation reduces air leakage and preserves indoor air temperatures, thereby decreasing the amount of energy consumed by mechanical systems and decreasing energy bills.
- E. Natural daylighting: Place windows to provide natural light throughout the day. Sunlight is free and energy-efficient; it creates a healthy, enjoyable indoor environment.
- F. Minimize air leaks: Properly seal around all wall penetrations, windows, and doors with foam insulation or caulk, while still allowing for adequate air exchange to maintain indoor air quality.

MATERIAL AND CONSTRUCTION EFFICIENCY STRATEGIES

- » Mechanical system design: Size the mechanical systems appropriately, taking into consideration the size, insulation, and passive solar design of the house. Design the mechanical systems efficiently to reduce material inputs.
- » High quality materials: Use high quality materials with longer lifecycles. The greater initial cost is made up for in higher energy performance and reduced maintenance.
- G. Minimize paving: Minimize the amount of paved surfaces to reduce construction costs, materials, and runoff while increasing groundwater replenishment and the area for vegetation.
- H. Minimize construction waste: Design and construct the house to avoid excess material waste. When possible, recycle materials that are not used during or are left over from construction.
- I. Use engineered and certified lumber: Use engineered (non-formaldehyde) and Forest Stewardship Council certified lumber to decrease the environmental impact on old-growth forests.

LIVING ENVIRONMENT

- » Low-toxicity and natural materials: Choose materials, furnishings, and finishes to affordably avoid PVC, formaldehyde, arsenic, chromium, and other toxic chemicals.
- » Ventilation, humidity, and mold: Install operable windows and mechanical ventilation/moisture control to improve indoor air quality and discourage mold growth.

ENERGY AND LIFE-CYCLE EFFICIENCY STRATEGIES

- » Well-sealed ductwork: Seal ductwork to reduce air leakage into unconditioned spaces.
- » Efficient appliances and plumbing fixtures: Reduce energy and water consumption by specifying Energy Star rated appliances.
- » Efficient and insulated water heater and plumbing: Reduce energy used to heat water by insulating water heater and hot water pipes. Solar water heaters drastically reduce energy consumption.
- » HVAC system: Size HVAC equipment appropriately by considering size, insulation, and passive design strategies above to reduce cost and energy required to operate an oversized system.
- J. Energy-efficient window: Install double-pane, insulated, and low-e coated windows to mitigate radiant heat gain in the warmer months and reduce heat loss in the cooler months.



Sustainable Design Principles

KAYSVILLE VICTORIAN

The Victorian style has left indelible traces across the country's historic cities. Rising to prominence in the late 1800s, the style was popularized as the industrial revolution facilitated mass production and brought complex and elaborate building elements to the reach of the homebuilder. This era resulted in a series of varied styles inspired by European imports. Italianate, Second Empire, and Queen Anne styles are the prevalent influences in historic Kaysville Victorian houses. Houses of this style were often the center piece of a larger farm or on a street of small-scale neighborhood homes

Tall, vertical proportions accentuate openings and define bays. Wood details may be highly ornamental to create textured and playful facades. Porches are an inherent massing element which create rooms for outdoor living.

ESSENTIAL CHARACTERISTICS

- » Steeply pitched roofs.
- » Ornate eaves and contrasting trim colors.
- » Masonry or siding with shingle accents.
- » Vertical proportions for windows and doors.



GALLERY OF EXAMPLES



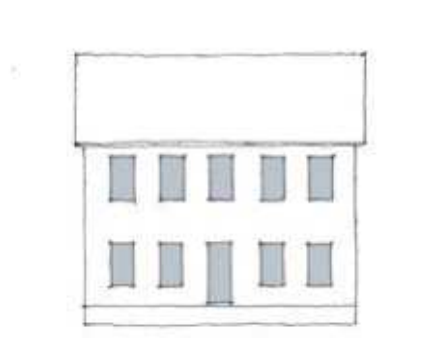
Massing and Composition

MASSING STRATEGY

1-STORY COMPOSITION

2-STORY COMPOSITION

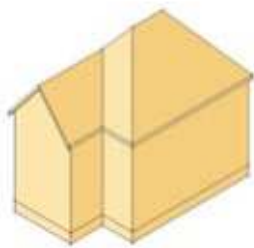
BROAD FRONT



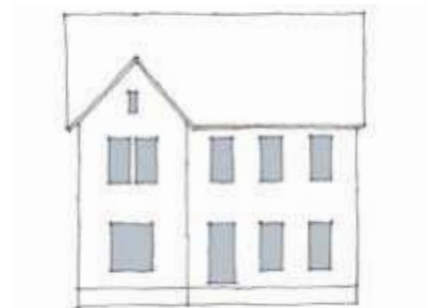
FRONT GABLE



PYRAMIDAL-L



GABLE-L



Architectural Elements

A. ROOFS

- » Front-facing roofs should have a slope between 10:12 to 14:12.

B. EAVES

- » Boxed eaves with overhang of 12 to 24 inches.
- » Eave returns on gable elevations are common.
- » Deep frieze boards and deep decorative gable end boards help accent roof elements.

C. WINDOWS

- » Typically double hung windows of 1 over 1, 2 over 1, or 2 over 2. window pane proportions.
- » Larger first-floor windows are common, as are paired windows.
- » Shutters are permitted, but must appear operable and sized to match window opening.
- » Window trim 6 to 8 inches with optional decorative cap.

D. WALLS

- » Stucco, siding, or brick.
- » Siding may be lap siding, exposure between 3 and 7 inches or vertical board and batten.
- » Typically bright colors or whites.

E. PORCHES

- » Broad porches with minimum depth of 7 feet.
- » Slender doric columns or decorative posts.
- » Porch bay spacing typically aligns with window bays of second floor.

F. DOORS

- » Strong, contrasting colors.



AVENUES ARTS & CRAFTS

Avenues Arts & Crafts houses are derived from the traditions of Bungalow Design, which gained widespread popularity of the United States in the 1920s. This movement was influenced by the revival and interest in a return to unique crafting of furniture, housewares, and everyday objects, as well as related painting and sculpture in England at the end of the nineteenth century. During this time, architecture was influenced by a more natural and expressive use of materials and forms. This enduring style flourished in the early twentieth century, especially in the design of modest cottages. The movement was centered in California and the West Coast as builders used pattern books and mass-marketed house plans and packages to attract a broad spectrum of homebuyers. These can be seen in many of the traditional neighborhoods of Salt Lake, such as the Avenues.

The Arts & Crafts house is characterized by broad, open porches, low-sloping roofs with deep overhangs, asymmetric window and door compositions, expressive trim, exposed rafters, and bracketed porches. Internal floor plans in this style are often very open and distinguished by built-in furniture, cabinet work, and trim, often in oak or a natural wood with expressive grain. Organic and naturalist motifs are typically used in interior finishes and ornamentation.

ESSENTIAL CHARACTERISTICS

- » Shallow-pitched roofs with deep overhangs.
- » Deep, broad porch elements with expressive structural components.
- » A mixture of materials such as siding, woodwork, brick accents, shingles, and siding.
- » Grouped windows of similar scale.
- » Rich colors of earth tones.



GALLERY OF EXAMPLES



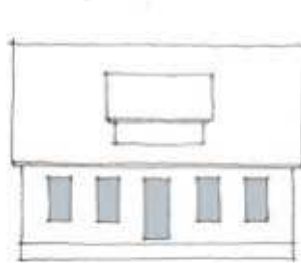
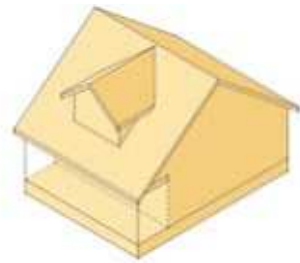
Massing and Composition

MASSING STRATEGY

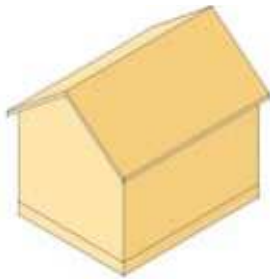
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2-STORY COMPOSITION

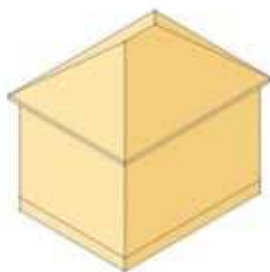
SIDE GABLE



FRONT GABLE



HIPPED ROOF



Architectural Elements

A. ROOFS

- » Roofs should have a slope between 5:12 to 12:12.

B. EAVES

- » Boxed eaves with overhang of 12 to 36 inches.
- » Brackets on gable elevations are common.
- » Deep frieze boards and deep decorative gable end boards help accent roof elements.

C. WINDOWS

- » Typically double hung windows of 1 over 1, 2 over 1, or 6 over 1 window pane proportions.
- » Larger first-floor windows are common, as are paired windows.
- » Shutters are permitted, but must appear operable and sized to match window opening.
- » Window trim 6 to 8 inches with optional decorative cap.

D. WALLS

- » Stucco, siding, or brick.
- » Siding may be lap, exposure between 3 and 7 inches or vertical board and batten.
- » Typically earth tones, yellows or greens.

E. PORCHES

- » Broad porches with minimum depth of 7 feet.
- » Slender tuscan columns or decorative box posts.
- » Porch bay spacing typically aligns with window bays of second floor.

F. DOORS

- » Deep, complimentary colors.
- » Typical divided light window over single or double panels of vertical proportions.



SALT LAKE ENGLISH ROMANTIC

The English Romantic style has been popular in America since the early twentieth century. Historically, the style was based on architectural interpretations of English architecture, including Medieval English cottages, manor houses, and rural village vernacular houses. The interpretations included houses with simple volumes often with front-facing gables that have steeply pitched roofs between 12 in 12 and 16 in 12. Dormers of the gable, hip, or shed varieties are a dominant feature of the style. In the Salt Lake valley, the principal material for the exterior cladding is masonry or stucco. There is often a mix of accent materials.

Chimneys typically act as a principal element for the massing and composition of the house. These are usually very massive, with simple detailing and chimney pots. Decorative half-timbering, shingling, and siding are common and can occur on the entire second story or in the upper gables or secondary massing elements. Windows are typically casements, vertical in proportion and arranged in groups of two to five. There are relatively few windows in the facade; the dominant form is one of a solid mass with small openings.

ESSENTIAL CHARACTERISTICS

- » Large, simple roof planes with shallow overhangs.
- » Steep roof pitches with dormers
- » Chimney is a major compositional element.
- » Picturesque window and door locations and groupings.
- » Solid entrance porticos, often adjacent to wood porches.



GALLERY OF EXAMPLES



Massing and Composition

MASSING STRATEGY

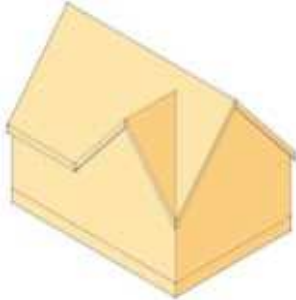
1-STORY COMPOSITION

2-STORY COMPOSITION

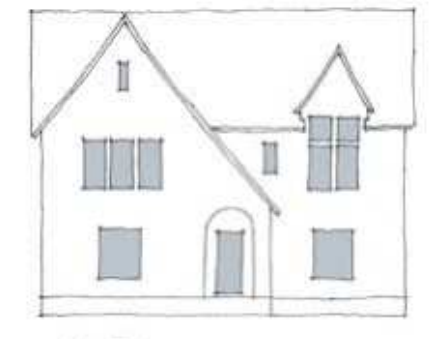
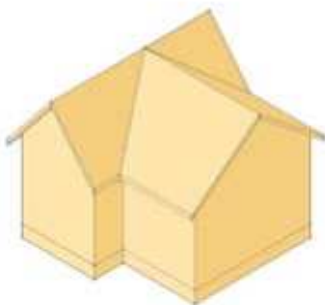
SIDE GABLE



SIDE GABLE WITH DOMINANT CROSS-GABLE



ASYMMETRICAL GABLE-FRONT L



Architectural Elements

A. ROOFS

- » Roofs should have a slope between 10:12 to 14:12.

B. EAVES

- » Boxed eaves with overhang of 6 to 24 inches.
- » Decorative returns on gable elevations are common.

C. WINDOWS

- » Typically double hung windows of 1 over 1, 6 over 1, or 8 over 1 window pane proportions.
- » Larger first-floor windows are common, as are grouped windows.
- » Shutters are permitted, but must appear operable and sized to match window opening.
- » Window trim 6 to 8 inches with optional decorative cap.

D. WALLS

- » Stucco with siding accents, or brick.
- » Siding may be lap, exposure between 3 and 7 inches or vertical board and batten.
- » Typically soft earth tones.

E. PORCHES

- » Broad porches with minimum depth of 7 feet.
- » Posts or stucco columns.
- » Porch bay spacing typically aligns with window bays of second floor.

F. DOORS

- » Strong, contrasting colors.



HILL FARMS COLONIAL REVIVAL

Colonial Revival emerged as the style of choice in many areas across the United States in the early 1900s. The style has been recognized as an “American-born” architectural style. It is based on Classical design principles and influences from the earlier Colonial Period in this country, namely Anglo East Coast precedents that incorporated eclectic interpretations of Classical details on simple massing types and straight-forward compositions.

The style was developed in various regional adaptations throughout the country. In the Salt Lake Valley, for example, Colonial Revival houses often favor attributes found in the Prairie style that was also emerging at the same time; they represent an interconnectedness with the outdoors, horizontal lines and proportions, and wider windows and detailing than their East Coast counterparts. Colonial Revival houses in Hill Farms will emphasize the more horizontal proportions with square columns, wide corner boards, pilaster expressions, and door and window trim.

ESSENTIAL CHARACTERISTICS

- » Simple, straightforward volumes with side wings.
- » An orderly, symmetrical relationship between windows, doors, and building mass.
- » Wide, multi-pane windows with six-pane patterns, sometimes paired.
- » Simplified versions of classical details and columns, occasionally with classical orders used at the entry.
- » Porches added to create more complex shapes.



GALLERY OF EXAMPLES



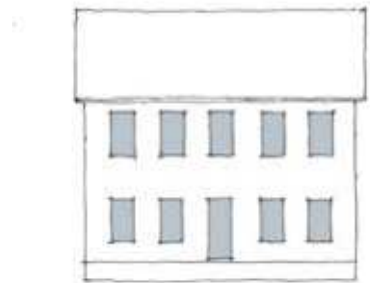
Massing and Composition

MASSING STRATEGY

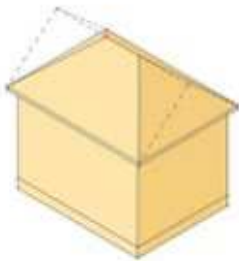
1-STORY COMPOSITION

2-STORY COMPOSITION

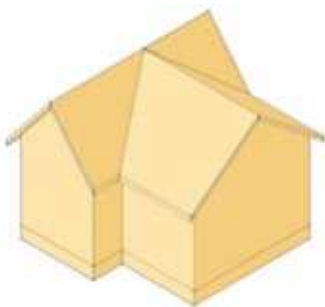
SIDE GABLE



SIDE GABLE WITH DOMINANT CROSS-GABLE



ASYMMETRICAL GABLE-FRONT L



Architectural Elements

A. ROOFS

- » Roofs should have a slope between 7:12 to 12:12.

B. EAVES

- » Boxed eaves with overhang of 12 to 24 inches.
- » Eave returns on gable elevations are common.

C. WINDOWS

- » Typically double hung windows of 1 over 1, 6 over 1, or 6 over 6 window pane proportions.
- » Larger first-floor windows are common.
- » Shutters are permitted, but must appear operable and sized to match window opening.
- » Window trim 6 to 8 inches with optional decorative cap.

D. WALLS

- » Stucco, siding, or brick.
- » Siding may be lap, exposure between 3 and 7 inches or vertical board and batten.
- » Typically bright colors or whites.

E. PORCHES

- » Broad porches with minimum depth of 7 feet.
- » Slender tuscan columns or decorative posts.
- » Porch bay spacing typically aligns with window bays of first or second floor.

F. DOORS

- » Strong, contrasting colors.
- » 6-panel doors are common.



ACCESSORY STRUCTURES

Accessory structures are incidental and subordinate to the principal structures yet located on the same lot. They should be located to the rear of the principal structure and must respect all setback and placement requirements. On corner lots, accessory structures should be placed on the corners as a way to define the space of the yard and street. Examples of accessory structures include sheds, gazebos, and other such structures. In all cases, accessory structures should be of a similar character, materials, and color to the principal structure and should match the style of eaves, roof, and windows.



Garages

Like accessory structures, garages should be subordinate to the principal structure on the lot. Garages may either be attached to or detached from the principal structure and may be accessed from the front of the lot or from a rear lane. Garages must comply with all lot setback and placement requirements. All front-facing garages near the sidewalk must have carriage doors. Additional single car garages are permitted.



ACCESSORY STRUCTURE REQUIREMENTS

- » Similar character, materials, and color palette of the principal structure.
- » Match style of eaves , roof and windows.
- » All front-facing garages within 30' of the sidewalk must have carriage doors no wider than 30'.
- » Front-facing garages beyond 30' of the sidewalk may be wider, but should reflect the character of the house.
- » Additional single car garages may occupy the facade zone parallel to the principal structure where the lot size permits.



APPROVED MATERIALS

ROOFS

- » Roof penetrations and flat skylights may be placed on a roof not facing a public thoroughfare, maximum of two skylights per roof plane.
- » Roof vents of any kind must be painted to match the roof shingles.
- » 30-year asphalt architectural shingles.
- » Other roofing materials may be approved by ARB.

SOFFITS

Common Material

- » Aluminum soffits and fascia materials are permitted.

Custom Material

- » Smooth fiber-cement boards.

GUTTERS AND DOWNSPOUTS

- » Downspouts must be located away from prominent corners, and must drain away from window wells.

Common Material

- » Ogee profile gutters with round or rectangular downspouts.

Custom Material

- » Half-round with round downspouts in Galvalume finish or copper.

TRIM

- » Transitions between materials must be trimmed and flashed in a manner appropriate to the style.

BASE

- » The first floor is typically set no more than three feet above the finished grade.
- » Foundations may be covered with plaster, stucco, brick, or stone.

CLADDING

- » Cement board, siding, shingles, stucco, brick, or stone may be used in a manner appropriate to the style.
- » T-1-11, vinyl, or aluminum siding materials are not allowed.

SIDING

- » Only smooth siding permitted.

SHINGLES

- » Weave at corners or terminate with appropriate corner trim board.

MASONRY/BRICK

- » Never terminate at an outside corner or in the middle of a wall; masonry must terminate at an inside corner.
- » Trim with an appropriate masonry water table detail.

- » Headers or lintels must span openings.

MASONRY/STUCCO

- » Stucco must be a smooth sand pebble fine finish.
- » Quartz stone finish is not allowed.
- » Windows, doors, and other openings within a stucco wall must be trimmed with cement board trim.
- » Other trims may be approved by ARB.

CHIMNEYS

- » Stucco or brick on all sides.
- » Siding is not allowed on chimneys.

COLUMNS AND RAILINGS

- » Rails must be attached to porch columns.
- » Four-inch maximum distance between porch pickets.

PLAQUES

- » House numbers must be displayed on approved ARB plaques.

COLOR

- » Color must be approved by the ARB and shifts are limited to the following locations: inside corners; horizontal breaks and changes in material; breaks

between trim and wall plane; gable ends and accent panels; plane changes.

LIGHTING

- » Porch ceilings must be lighted.
- » Provide flanking fixtures on garage doors located in lanes.

SECTION D

APPENDIX



Review Process

Building permits are required for all building projects in Hill Farms. The purpose of this section is to help homeowners and builders navigate the requirements of two entities, Hill Farms and Kaysville City.

The chart on the following page illustrates the steps from project design to construction. Along the way, a number of factors, including type of project and location of property, affect the route one may take to get permitted.

A building permit application and copies of the site/plot plan, as well as structural and architectural drawings, must be completed and meet current city requirements.

THE PERMITTING PROCESS

Kaysville City requires homeowners to obtain a permit prior to beginning construction projects.



PERMIT DOCUMENTS

Kaysville City

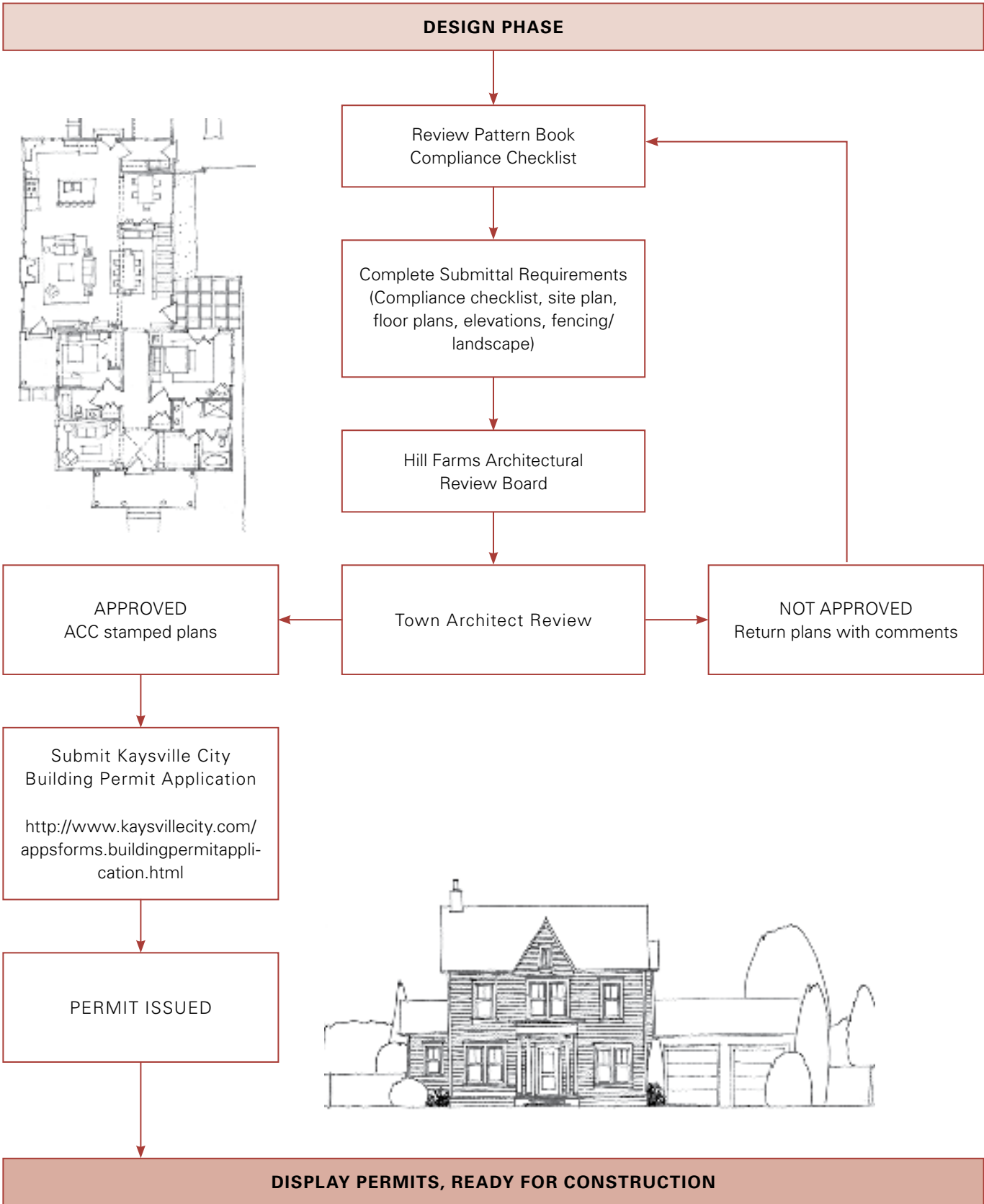
<http://www.kaysvillecity.com/>
23 East Center Street
Kaysville, Utah 84037
801-546-1235

Kaysville City

Building Permit Application

<http://www.kaysvillecity.com/apps-forms.buildingpermitapplication.html>





A Pattern Book History

All across this country, in small towns, large cities, villages, and hamlets, one will find remarkably beautiful traditional neighborhoods. Kaysville is no exception. These collections of houses were designed and grouped together to create a series of neighborhood streets and spaces of remarkable charm and character. Though the variety and individuality of these houses is admired, one is most struck by the way in which each individual house and public building relates to its neighbors and the consistently high design standards followed by all. There is never a discordant or incorrect house.

Initially, houses and towns were built on the frontier of the wilderness, often far removed from civilization. The rapid growth of our country resulted in a series of building booms, in which thousands of houses were built each decade in each community. And yet, the results of this mass production were carefully crafted houses in a variety of architectural styles, all with superb proportions and ornamentation. Windows, doors, roof forms, and porches followed complex and sophisticated design principles and patterns.

How was such a sophisticated level of design maintained across so wide a geographic area and for nearly 150 years? There were certainly not enough architects to design each of the houses. Architects did, however, contribute designs and principles to the building industry

in a series of builders' handbooks known as Pattern Books. These books contained the principles and key details for a variety of architectural styles. They were the direct descendants of books created since Roman times, the means by which architects have passed along their knowledge of design to builders in remote places. From Vitruvius, to Palladio, to Asher Benjamin, to William Ware, architects provided helpful guides for the building industry.

In the second half of the nineteenth century, Pattern Books became part of builders' marketing programs. These attractively designed books were easy to understand. Their pages combined realistic drawings of houses along with floor plans and important details. There were many choices regarding floor plans and arrangements of architectural elements, but all used the details and proportions of the style.

Pattern Books set the rules, but each builder found ways of interpreting them, elaborating on them, or even bending them. The result is the much-admired balance between individual expression and unity found in traditional neighborhoods. The patterns and elements of style were expressed differently in each region and, often, elements were "cross-bred" across different styles. They represented a consensus among architects, builders, realtors, and homebuyers on the way to design buildings and

communities. Later on in the early and mid portions of the twentieth century, mail-order houses were enormously popular. Companies such as Sears, Alladin, Standard Homes Company, and others created volumes of varied house designs available directly to consumers.

A PATTERN BOOK REVIVAL

Our goal in reviving the Pattern Book tradition is to help builders, homeowners and architects understand the elements and principles of design that help create the character and image of each distinct tradition. Urban Design Associates (UDA) Pattern Books are designed as a 'kit of parts,' with a great deal of flexibility for the designers and builders who use them.

Published for Destination Neighborhoods

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