



DESIGN BOOK

The New Longview Design Book

Updated November, 2021

“AN INTELLIGENT CITY PLAN
THINKS IMPARTIALLY FOR ALL
PARTS OF THE CITY AT THE
SAME TIME, AND DOES NOT
FORGET THE GREATER NEEDS
OF TOMORROW IN THE PRESS
OF TODAY.”
- J.C. Nichols

Community Vision

The New Longview community takes inspiration from notable historic Kansas City neighborhoods developed between 1890-1940 including **Brookside, Sunset Hill, Hyde Park, and Rockhill Gardens**. These neighborhoods have largely stood the test of time, boasting strong communities of socially active families driven to protect and enhance their way of life.

It is from these great communities that New Longview takes notes. This is not a replica project – it is something altogether unique, a modern spin on classic historic elements. All the charm but built with modern materials and methods.

Principals of 'New Urbanism' design include a focus on **walkability, connectivity, a diverse mix of housing options and uses, quality architecture, discernable 'centers' of activity, and an increased focus on shared open spaces, sustainability, and overall quality of life**. These ideals are woven into the very fabric of New Longview, presenting as **shared alleyways, curated streetscapes, community mailboxes, and large open greenspaces**, all carefully nestled on a historic farmstead noteworthy for its own original focus on beauty, quality, and design. The result of having every design decision being focused on supporting overall happiness and well-being of the residents cannot be understated.

The New Longview Design Book is intended as a guide to help future designers, builders, and residents apply the same New Urbanism ideals to future phases of the project.



Neighborhood Design

1. Single-Family Homes

There are three lot types for Single-Family homes in Pergola Park: **Cottage**, **Village**, and **Neighborhood**. Each home type is designed to respond to the needs of different households and provide diversity in home size and price.

The largest homes with the most generous yards and views are located on the **Neighborhood** lots. **Village** homes are the most common size in Pergola Park and include a comfortable yard with a lot sized for a 3-car garage. **Cottage** homes are somewhat smaller, oriented towards first-time buyers, young families, couples, and singles.



Cottage

Cottage homes range from 1,600 to 1,800 SF



Village

Village homes range from 1,600 to 2,700 SF



Neighborhood

Neighborhood homes range from 2,500 to 3,300 SF

2. Streetscape Diversity

Many of the best historic neighborhoods in Kansas City combine consistent streetscape elements with diversity of architecture. While the whole composition is unified, individual homes present considerable variation in style, massing, detailing and color.

- a. Each block face must contain at least three different models. Difference models are defined as those with significant variation in floor plan configuration and massing, and minor variation in size or number of bedrooms.
- b. Similar models with similar architectural styles may not be placed next to one another.
- c. Not more than two of the same model with the same architectural style shall be employed on the same block face.
- d. Color schemes shall be varied from one model to another to further differentiate.



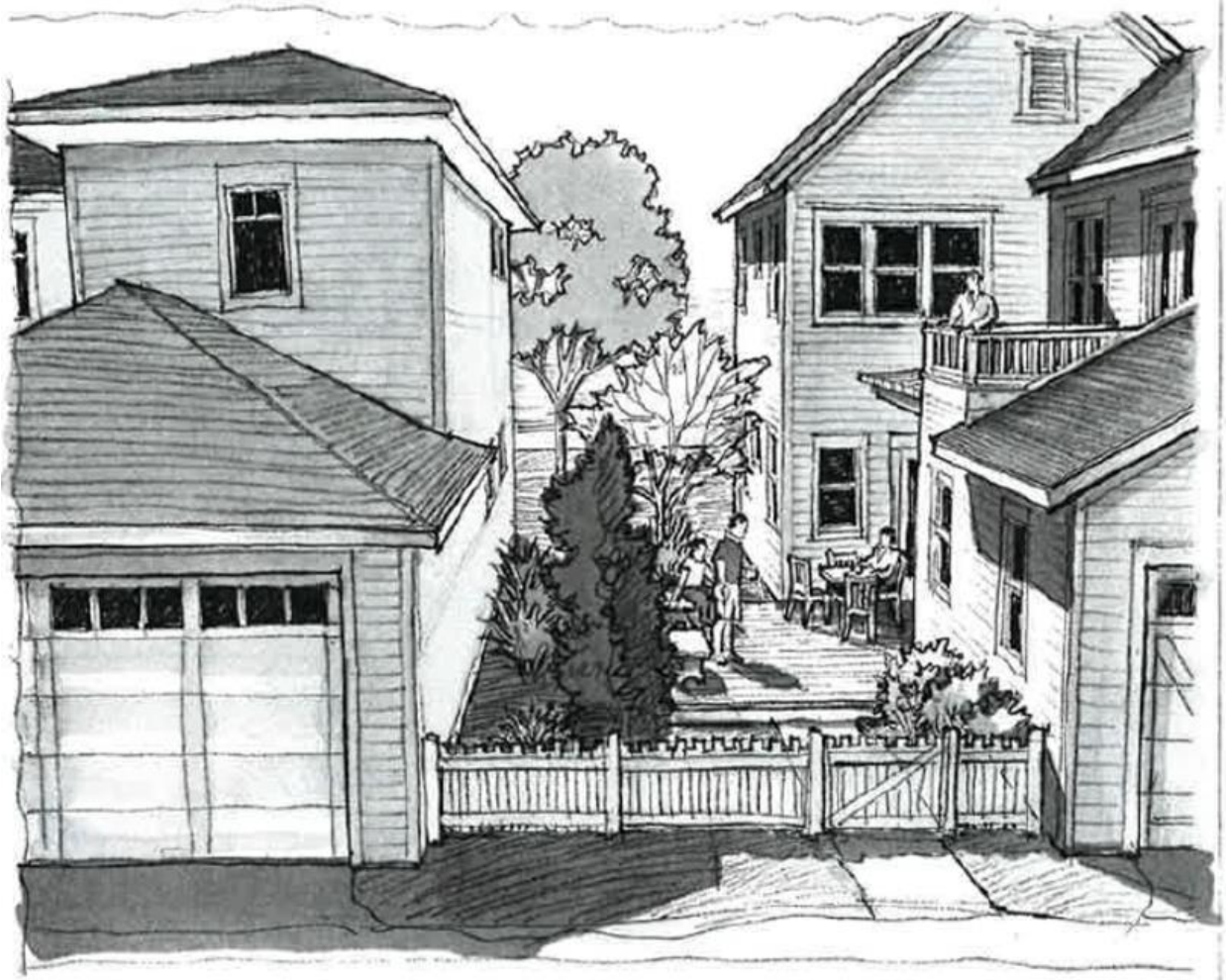
Streetscape diversity is achieved through the use of different models and architectural styles.

3. Active and Passive Sides

Side yards are important in creating usable outdoor space and ensuring privacy. An active and passive side for each home establishes a supportive relationship between adjacent buildings.

The "active side" contains the most and the largest windows and has the most usable side yard. "Passive sides" have fewer and smaller windows to ensure greater privacy for the neighbors.

- a. On lots 50 feet and less in width, each building must have an active and passive side.
- b. Where possible, orient active sides towards the **South** or **East**.
- c. For side drive lots, the active side should be the home wall adjacent to the side drive.



4. Presentation at Corners

Houses on corners have a special relationship to the streets and greens that define them. They present two facades to the public. It is important that both facades feel like fronts. Architectural features such as bays, porches, and building articulations should be used on both of these facades.

- a. Buildings on corner lots must have appealing facades facing both sidewalks.
- b. On corner lots, side yard privacy fences must be set back from the property line a minimum of 15 feet, however a larger setback is encouraged to improve the pedestrian experience.
- c. When possible, have "front" entries face the side street or green space on corner lots.
- d. Wrap-around porches are encouraged on corner lots.



The front entry of this home faces the side street. Its porch wraps around the corner to provide a welcoming face to the other street.

5. Semi-Detached Garages

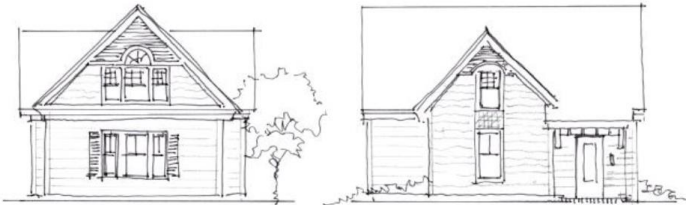
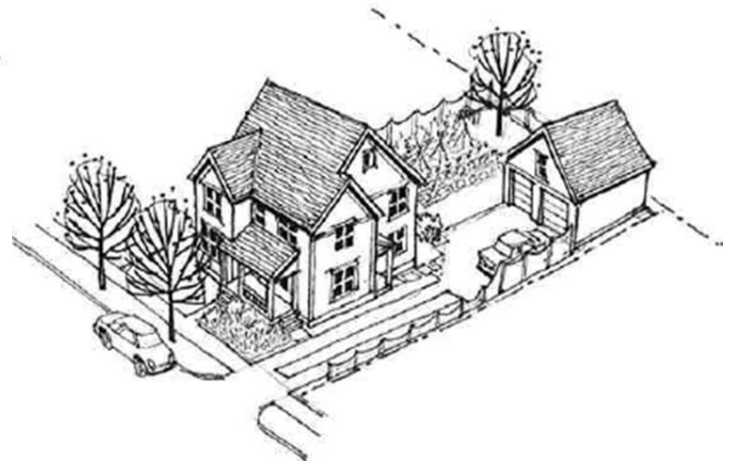
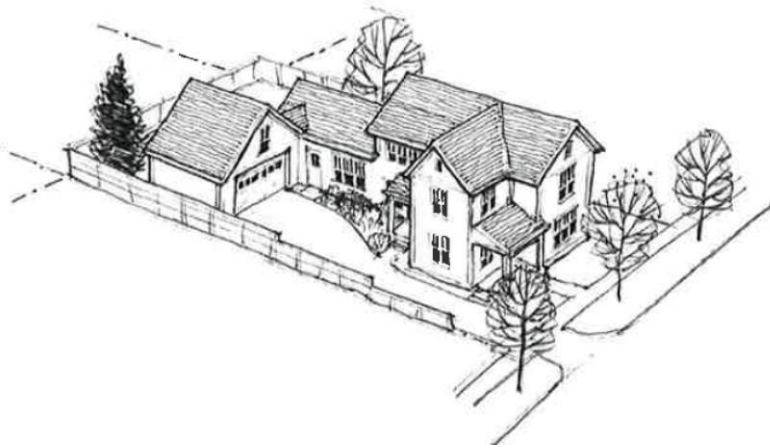
When semi-attached garages are combined with detached garages, alleyscapes become more varied and interesting. Builders are encouraged to employ detached and semi-detached garages in equal proportions.

- a. Semi-attached garages have a connector between the garage and principal house, often known as a 'breezeway' or 'hyphen'.
- b. The 'massing' of the home should be designed in such a way that the main home, connector (if existing), and garage are clearly separate functions.
- c. The connector must be single-story unless also connecting to a usable area on top of the garage and may be open, screened, or fully enclosed.



6. Side Drive Garages

- a. Lots that are accessed directly from the street require a layout that lessens the visual impact of garage doors and parked cars facing the street. The preferred solution is the side drive. This allows cars to slip by the side of the house on a narrow drive with garage doors and cars placed well beyond the façade.
- b. When it is well designed, the place where the driveway widens becomes a valuable and protected play space for children or additional outdoor living area.
- c. Garages on side drive lots may be detached or semi-detached, as shown below.
- d. Provide a single drive lane up to 11 feet in width along the side yard. At a distance of not less than 30 feet from the front property line, the drive may widen to 20 or 30 feet to provide double or triple car garage access, as the case may be.
- e. No two side drives may be placed next to one another. Provide at least 30 feet between driveways to allow for parking for at least one car on the street between curb cuts. This also allows for regular street tree placement.
- f. The curb flare shall be 3 feet.



7. Carriage Units / Accessory Structures

Carriage Units are located above detached and semi-detached garages. They can provide the perfect home for a teenager or grandparent, a home office, or family room. Carriage units enliven alleys with activity and architectural interest.

Certain lots with interesting lake or greenspace views are encouraged to build carriage units or rooftop patios above their garage and/or breezeway.

- a. Carriage Units are permitted only over detached or semi-detached garages.
- b. The maximum size of a carriage unit is 750 SF.



Carriage units enliven the alley while providing another housing option.

8. Setback Variation

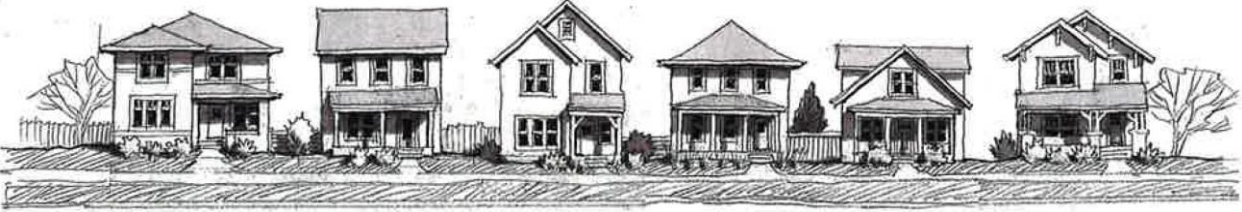
In historic neighborhoods the homes on a typical block face often have varied setbacks. This has a more natural and organic feel than when every house is lined up with the same setback. Even a small amount of variation has a noticeable effect.

- a. To the extent possible, when laying out the site plans along a block face, vary the setbacks of the principal building facades by 2 to 5 feet.
- b. The same rule should be applied to porch setbacks along a block face.

9. Lot Types

Cottage

Cottage lots in Pergola Park are sized to accommodate homes ranging from 1,600 to 1,800 SF and support a 2 or 3 bedroom home with a 2 car semi-attached or detached garage.

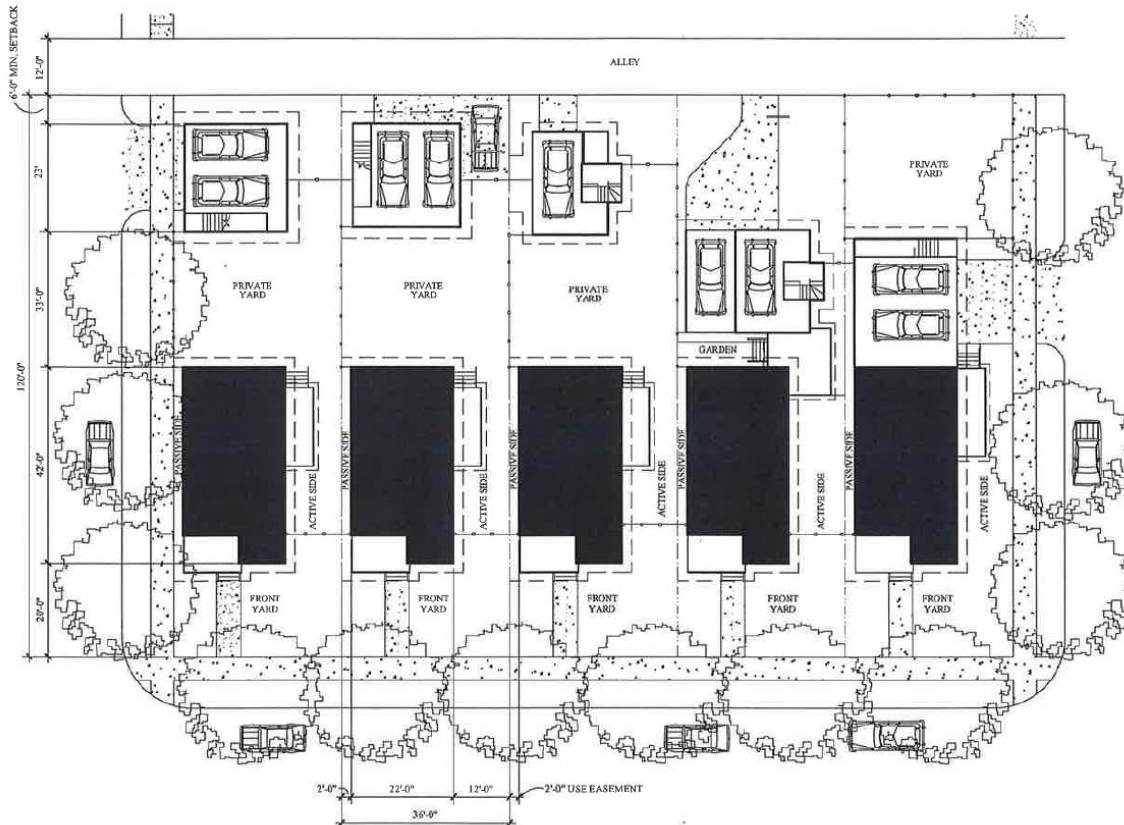


Typical Cottage Lot Characteristics:

- a. Width: 38 - 44 feet
- b. Depth: 115 - 125 feet

Principal Home Setbacks:

- c. Front: 20 feet from back of curb (porch can encroach)
- d. Side: 5 feet
- e. Side Yard Along a Street: 12 feet
- f. Rear: 6 feet (to foundation)



Village

Village lots are the most common type of lot in New Longview and are sized to support homes 1,600 to 2,700 SF. Each lot is sized to accommodate a 3 to 5 bedroom home with a 2 or 3 car garage and a comfortable yard. The majority of Village lots in Pergola Park are oriented to allow 2nd story views, encouraging the use of carriage units and/or garage-top patios.

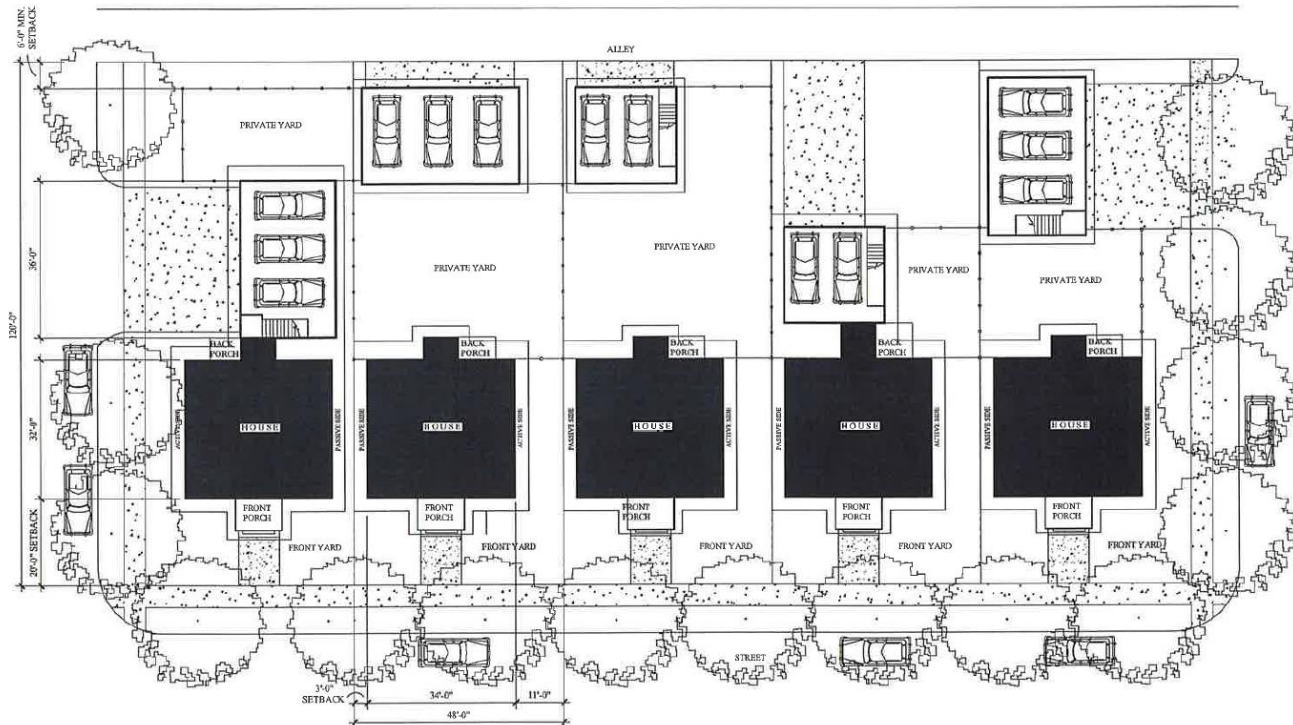


Typical Village Lot Characteristics:

- a. Width: 42 - 60 feet
- b. Depth: 115 - 125 feet

Principal Home Setbacks:

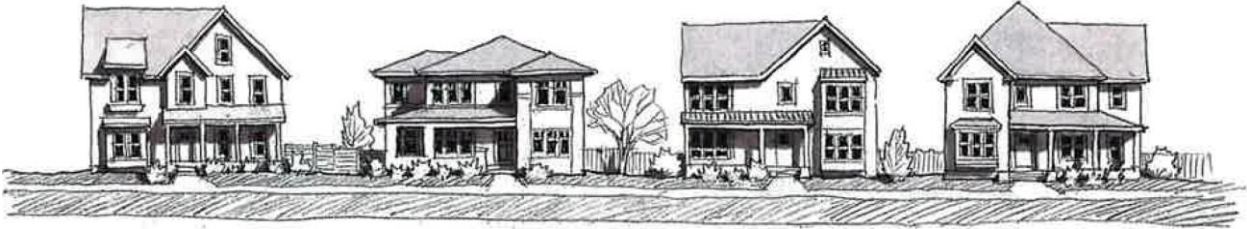
- c. Front: 20 feet from back of curb (porch can encroach)
- d. Side: 5 feet
- e. Side Yard Along a Street: 12 feet
- f. Rear: 6 feet (to foundation)



Neighborhood (standard)

Neighborhood lots allow for higher-end homes ranging from 2,500 to 3,200 SF and each is oriented to have premier lake, greenspace, and/or Pergola views. Neighborhood lots are expansive and include the largest yard and outdoor space options within Pergola Park.

Carriage units are discouraged on lots 113 to 117 and 119 to 123 in order to accommodate lake views from other homes; this restriction does not apply to garage-top patios.

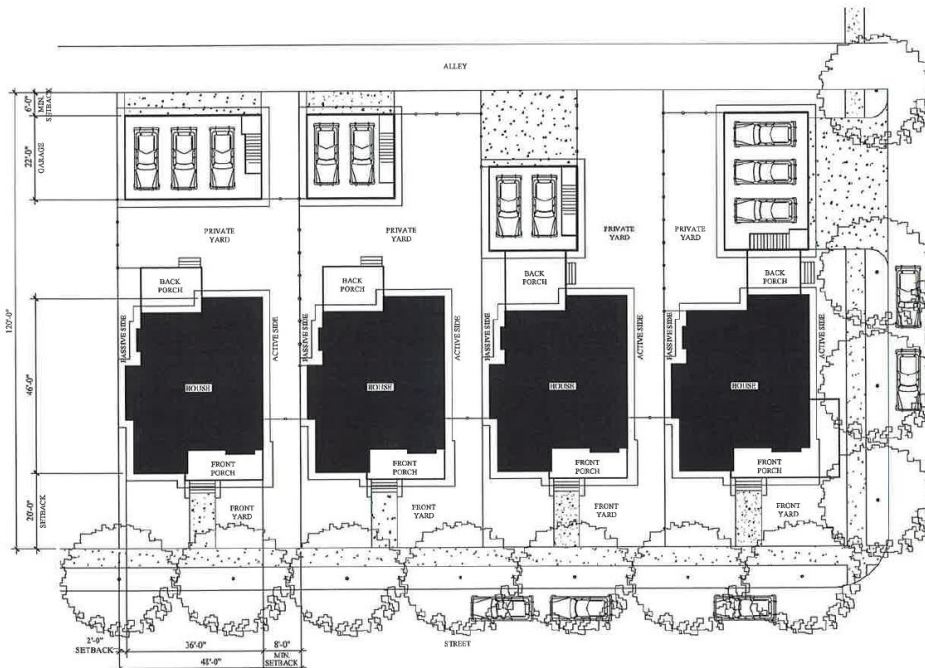


Typical Neighborhood Lot Characteristics:

- a. Width: 50 - 75 feet
- b. Depth: 115 - 125 feet

Principal Home Setbacks:

- c. Front: 20 feet from back of curb (porch can encroach)
- d. Side: 5 feet
- e. Side Yard Along a Street: 12 feet
- f. Rear: 6 feet (to foundation)



Architectural
&
Landscape
Design

10. Massing and Roof Characteristics

Much of a neighborhood's character derives from the simplicity of the roof forms. Great variety can be achieved with a handful of primary roof forms combined with smaller secondary accents.

When designing a new plan, it is highly recommended to start with a simple rectangular box and then work back and forth with the floorplan adding rectangular volumes that resolve into the primary mass. This approach is more likely to result in a simplified structure and therefore a more cost-effective layout.

- a. **Massing** of a home should closely relate to the architectural style chosen.
- b. **Roof pitch (slope)** shall be governed by the architectural style and are recommended to be higher or lower than exactly 45 degrees (to avoid appearing 'static').
 - o **Traditional roof slopes** were set as a ratio between the span and king post, most commonly 1:5, 2:5, or 3:5.
- c. **Hip roofs** shall use 45-degree angles when viewed from above and shall have center ridges greater in length than sloping portion.
- d. **Gables** shall be symmetrical and either extend to the opposite side of a volume or terminate into the side of another roofline. When setting a gable against a hip roof, lower the gable pitch to avoid appearing taller than hipped portion.
- e. **Pediments** (roofs over porches or other small projections) should have a pitch between 21 to 26.6 degrees, most commonly 22.5.
- f. **Shed roofs** are appropriate only in certain instances and should be used sparingly.
- g. **Side wings** with a lower volume shall not appear to overpower the main home and shall match the roof slope if the pitch is equal to or less than 7:12 or have a lower slope if the pitch is higher than 7:12.
- h. **Livable area** on second floors shall not project out beyond livable area on the first floor. Certain exceptions to this may be considered by the review committee.
- i. **Roofs** shall be clad with an architectural shingle with a 50year composition such as CertainTeed Landmark.
- j. **Roof shingles** shall generally be neutral gray or brown. The following colors would be considered:
 - o Colonial Slate, Georgetown Gray, Granite Gray, Pewter, Pewterwood, Driftwood, Heather Blend, Weathered Wood



The same model and floor plan can be expressed with different architectural treatments.

- k. **Other roof materials** including slate, lightweight concrete tile, and metal (when used as an accent) may be acceptable with prior approval.
- l. **Gutters, leaders, flashing, and metal roof accents** shall be painted aluminum or copper. In the absence of gutters, brick, gravel, or other appropriate landscape elements shall be placed at the drip line.
- m. **Ancillary roofs** (attached to walls at the upper portion) may be sheds sloped no less than 3:12.
- n. **Flat roofs** shall be occupiable and have controlled access from an interior room or patio area. Flat roofs shall have a railing or parapet wall.
- o. **Parapets** shall be horizontal in elevation when viewed from the street, unless articulated in a traditional symmetrical composition that masks a gable end, either parallel to the gable slope, stepped, or authentic Dutch.
- p. **Dormers**, if provided, shall have gable or hipped roofs with a slope matching the principal roof or shed roof with a minimal slope of 3:12. Dormers shall be set back from the wall below by at least 1 foot.
- q. **Roof penetrations** such as plumbing and heating vents shall be placed on the rear slope and painted to match the color on the roof. Metal roof penetrations may be left unpainted. A continuous ridge vent or individual vents shall ventilate the attic space.
- r. **Skylights and solar panels** shall be flat and mounted parallel to the slope of the roof. All roof panel frames shall coordinate with the roof color. Only tempered or Lexan glass are allowed on skylights. Skylights and solar panels must be approved by the ARC prior to installation.

11. Symmetry & Asymmetry

The placement of solids (walls) and voids (windows and doors) on a building's façade is called a 'composition' and has profound impact on the character of a home. Arranging elements symmetrically or asymmetrically is largely driven by the architecture style.

Symmetry is often equated to beauty at a subconscious level. Unity is achieved in symmetrical compositions by having an odd number of openings which leads the eye directly to the center. Duality is achieved when there is an even number of openings and should be reserved for secondary/side facades.

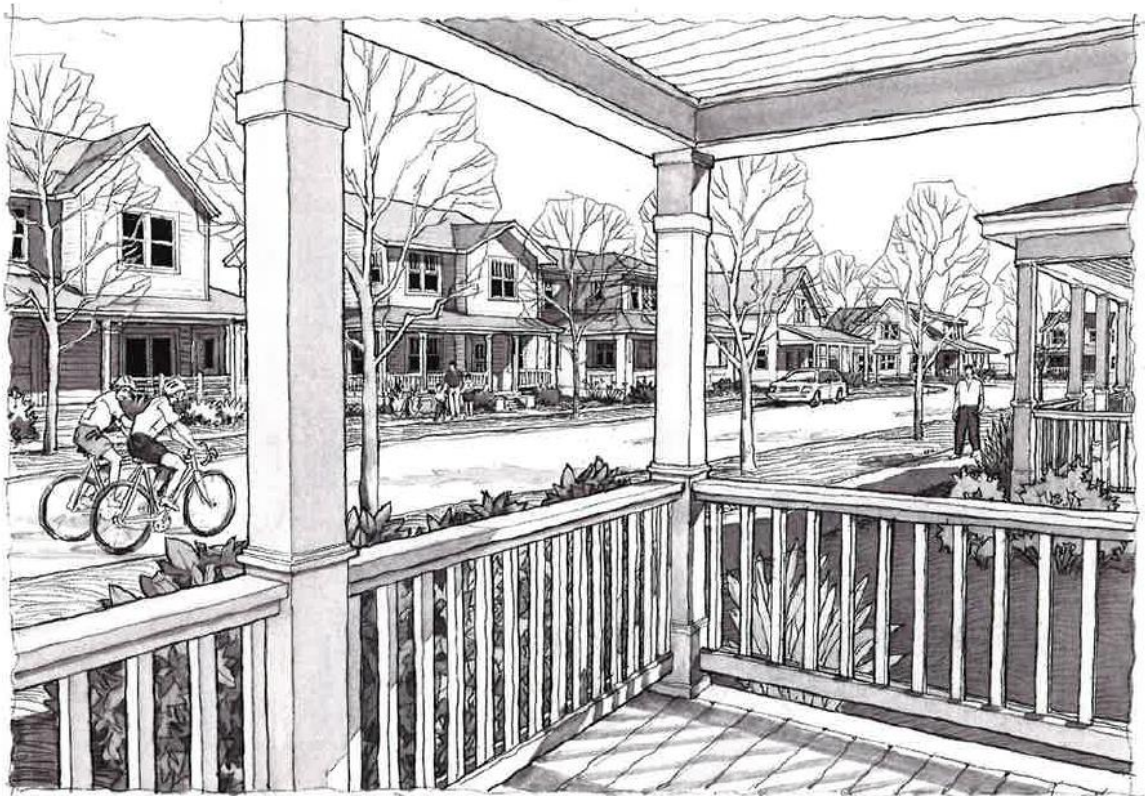
Asymmetrical compositions have two layers of design: overall massing, and the arrangement of elements within each volume. An asymmetrical arrangement of elements within a volume ties the entire composition together, each volume depending on the others. It is this interconnection that allows for a whole greater than the sum of its parts.

12. Primary Façade

Much of a neighborhood's character is derived from elevations that face the street. When homes 'play by the same rules', gracious streetscapes can be created.

Each home represents a welcoming face to the street. Each façade along the street should contribute to the visual quality of the neighborhood. Special attention and care should be taken to create appealing side elevations as well as the front façade.

- a. **Front Doors** should be an easily identifiable focal point of the primary façade.
- b. **Ceiling height** of the main floor shall be at least 9'.
- c. **Front porches** are encouraged to extend over the front building setback line.



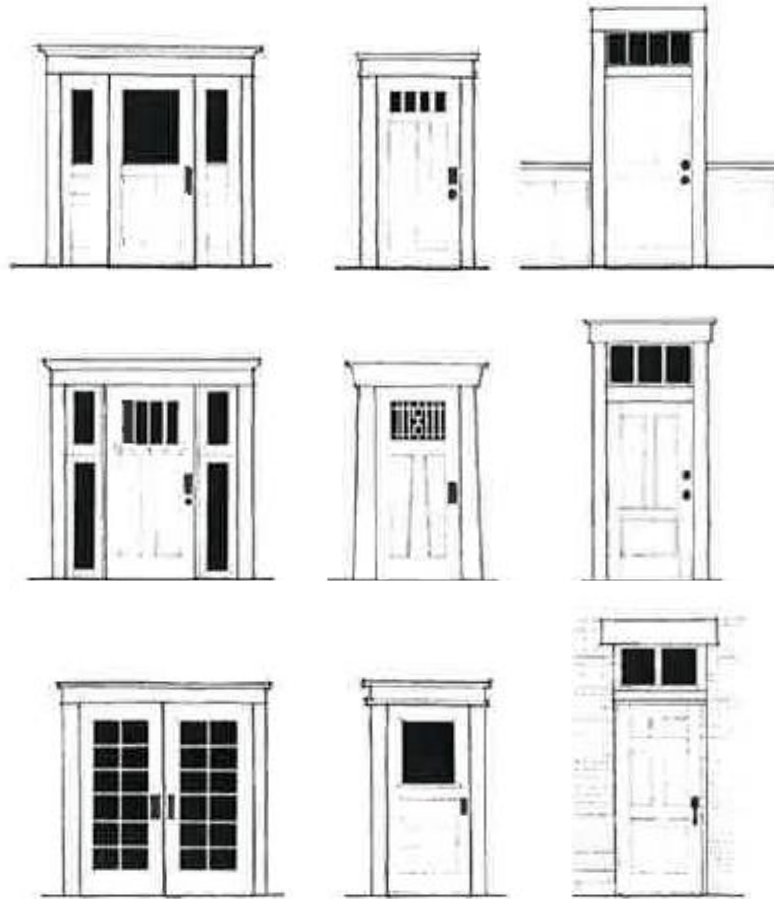
Single-Family homes with a variety of architectural treatments create an attractive streetscape.

13. Doors

Doors create a human scale for the buildings and serve as a welcoming feature for each home. Care should be given to the type, scale, and quality of each selection.

- a. **Doors, including garage doors**, shall be wood or painted steel and the type and color should coordinate with the architectural style chosen.
- b. **Door window glazing** (if present) shall be clear.
- c. **Double front doors** shall only be used on Neighborhood homes.

- d. **Security doors and window grills** require prior approval.
- e. **Openings in upper stories** shall be centered directly above openings on the first floor. Openings on the gable ends must be centered. Openings shall be minimum of 2 feet from building corners, except continuous banks of windows on sun porches.
- f. **Arcade openings** shall be vertical in proportions.
- g. **Porch openings** may have square or vertical proportions, with the exception of craftsman or bungalow types.
- h. **Glazed area** on frontage facades shall not exceed 40% of the total surface.
- i. **Exterior doors** shall be hinged, except garage doors. All doors shall have raised panels (not flush with applied trim).
- j. **Windows in doors** must be rectangular and vertical in orientation.
- k. **Garage doors** facing the street shall be a minimum of 9 feet in width. Garage doors on alleys must be at least 9 feet and not more than 20 feet in width. Garage doors facing an alley shall have wall-mounted light fixtures on both sides of the door(s) activated by a photocell.



Door Compositions

Typical Doors

Doors w/Transoms

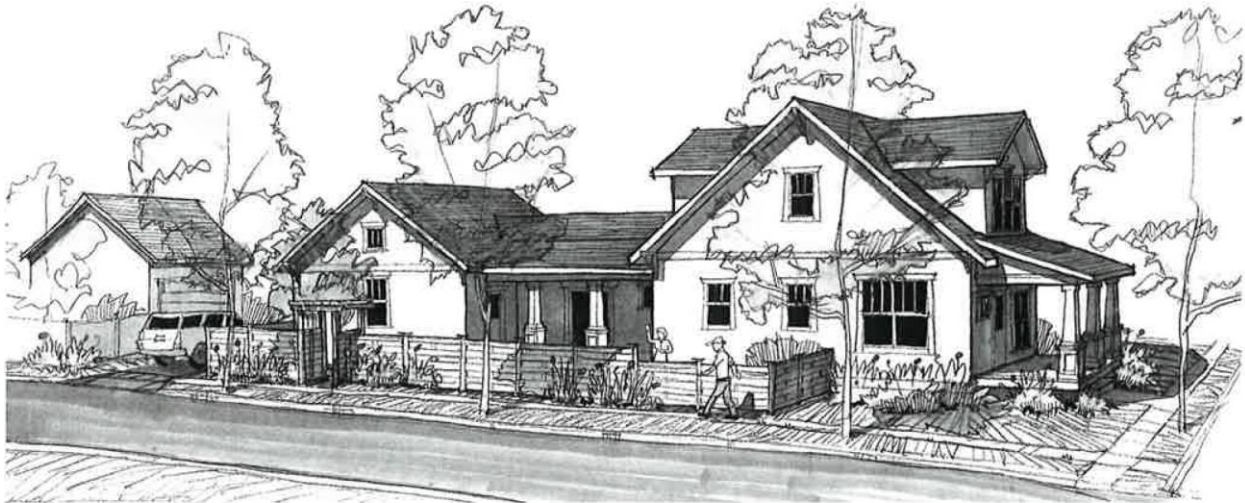
14. Window Types and Composition

Window type, composition and proportion are key character-giving elements of the building façade.

- a. **Windows** shall be made of painted aluminum or vinyl and shall be glazed with clear glass. Basement and attic windows are subject to the same requirements as other windows.
- b. **Frosted glass** may be used at the side or rear of the home with prior approval.
- c. **Windows** shall be single-hung or double-hung, with a vertical proportion of no less than 1:1.6. Operable casement windows may be allowed with prior approval.
- d. **Transoms** above doors may be oriented horizontally with vertical muntins giving the appearance of vertically proportioned pieces of glass.
- e. **Window muntins** are required on front facades and shall be true or simulated divided lights and shall create panels of square or vertical proportions. Attention should be given to match the "style" of the home (i.e. craftsman, colonial, etc.).
- f. **Operable Shutters** may be installed on windows to match the opening provided they are installed on all windows on a given wall.

15. Wall Materials

Kansas City's older neighborhoods benefit from a simple vocabulary of materials including brick, stone, stucco, and wood clapboard and drop siding patterns. Today, there are many modern building materials that simulate older-style materials, often with lower maintenance and cost. In general, harmony is achieved by limiting the number of materials chosen on a given house.



- a. Homes must be "**four sided**" with the same material used on each elevation.
- b. **Walls** shall be finished in cementitious lap siding, treated/engineered wood clapboard (for example LP SmartSide), drop siding, board and batten, brick,

traditional three-coat stucco with smooth sand finish, or indigenous stone. Colored precast concrete may be used for trim pieces with indigenous stone or brick. Vinyl, plywood siding panels (example: T1-11), and similar panelized products are not permitted.

- c. **Walls** may be built of no more than two primary materials and one accent material with a preference for changing materials along a horizontal line. Example: shakes may be combined with siding when the material change occurs horizontally, typically at a floor line or at a gable end. Heavier materials should be placed below the lighter, i.e., brick or stone below stucco.
- d. **Siding** shall be horizontal with a maximum of 6" exposed vertically to the weather.
- e. **Siding** shall be painted; brick and stone shall be left unpainted.
- f. **Brick or Stone** used as a primary wall surface should have appropriate articulation for visual appeal. Any horizontal accent bands should wrap around the home on all four sides, or to an interior corner as approved by the ARC.
- g. **Foundation walls and piers** shall be finished with an indigenous stone, brick veneer, colored concrete, or painted to match the primary home.
- h. **Foundation walls** shall be exposed a minimum of 18" and a maximum of 48" above grade. Exceptions may be made in consideration of groundwater conditions.
- i. **Cementitious shakes** are often used in the gables (separated by a horizontal member) as an accent.
- j. **Shingles** shall be exposed a minimum of 10" vertically.
- k. **Stucco treatment** around openings shall not protrude from the finished wall face.
- l. **Garden walls** shall be finished in stone, brick, or stucco matching the principal home. Gates shall be wood, aluminum, or wrought iron design.
- m. **Garden walls** shall be a minimum of 8" thick and have posts at ends and corners.
- n. **Awnings** require prior approval.

16. Brick and Stone Application

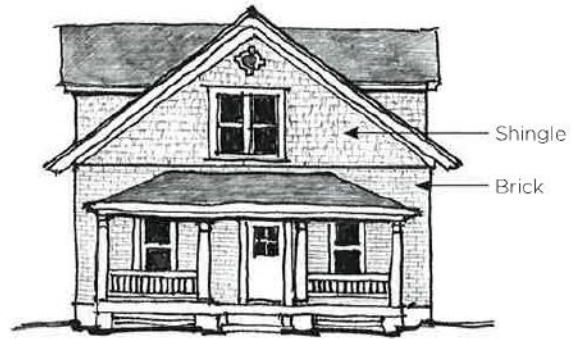
A major characteristic of Kansas City's older neighborhoods is the widespread use of brick and stone. Homeowners and builders chose the material due to its availability, reasonable cost, beauty, and durability. One hundred years later, masonry is still a desirable material, however construction methods have evolved. Recognizing cost concerns, there are ways to reduce the amount of brick on a home while still promoting character and authenticity.

Traditionally, brick was used as a load-bearing material with exterior walls consisting of two or three wythes. In contrast, contemporary veneering techniques sometimes result in the brick or stone appearing 'false' or applied to the wall surface. When properly detailed, such as returning material to an inside corner, brick veneer has the same load-bearing character as traditional buildings.

- a. **Windowsills and lintels** over doors and windows should be expressed with load-bearing stone, steel, and/or brick header details, such as rowlock, soldier, sailor, or decorative brick treatments.
- b. **Horizontal transitions** between masonry and other wall materials must be detailed with banding, molding, or soffit/eave treatments.
- c. **Vertical transitions** between masonry and other wall materials, such as stucco or siding, should occur at inside corners only.
- d. When possible, masonry should be employed to **appear loadbearing**, rather than as a veneer.



Buildings can be rendered in one material. Historically, the Foursquare was often finished in full brick.



Material changes generally occur along a horizontal line. The "lighter" material, shingle, is above the "heavier" material, brick.

17. Building Articulation

Kansas City's historic neighborhoods derive their character from the simplicity of architectural forms. Homes within Pergola Park should emphasize one primary architectural form with supporting articulations. Too much complexity of competing primary forms will undermine this goal.

An articulation is defined as: the connection of an open porch to the building, a dormer facing the street, a well-defined entry element, a horizontal offset of at least 2 feet in the principal building wall for a minimum of 4 feet in width, or a change in the height of front elevation roof lines by at least one story.

- a. **Primary building elevations** should have between one to three articulations.
- b. **Side elevations** facing a street are subject to the same requirements as Primary elevations.
- c. **Side elevations** shall have at least one articulation.

18. Exterior Color

The use of color is a critical factor in creating the overall character of New Longview. The color palette for Pergola Park is inspired by colors that can be found in great historic neighborhoods of Kansas City.

- a. **Homes** should have a minimum of one and maximum of two primary home colors, a subtle contrasting trim color, a contrasting accent color for doors, and a contrasting accent color for shutters. One notable exception to this is a single-color composition (ex: all white) which provides an interesting counterpoint to the bold colors around it.
- b. **Color schemes** should remain uniform around all sides of the home, including front and rear accent door colors.
- c. **Paint and stain colors** shall not be similar to any other home within view or to a large number of existing homes throughout the neighborhood.
- d. **Exterior** doors shall all be painted the same accent color.
- e. **Trim** shall not be the same color as main body color.
 - o White trim and white body color is permitted in the Modern Farmhouse style.
- f. If the home contains an **accent material** such as cementitious shakes in the gables it should be painted an accent color, even if similar to the base color.
- g. **All foundations** shall be painted to 6 inches below grade to match the home.
- h. **All colors** must be submitted to the Architectural Review Committee for approval.
- i. **Sample colors test swatches** are encouraged for comparison/selection.

19. Exterior Trim and Embellishments

Trim elements, like windows and doors, contribute to a building's expression of style and quality.

- a. **Trim** should be 1" cementitious.
- b. All **trim** for wood walls shall be attached directly to the sheathing.
- c. **Board trim** at corners and around openings shall not exceed 6" in width, except at the front door surround which may be any approved size or configuration.
- d. **Horizontal banding** that separates a material change or articulates a floor line or gable may not exceed 12".
- e. **Facia and soffits** should be a similar material to the existing homes.
- f. **Columns, piers, and arches** shall be made of brick, wood, stone, or stucco. Pre-manufactured fiberglass, glass-fiber reinforced concrete, or synthetic stone components are not acceptable without prior approval.
- g. **Chimneys** shall be finished with brick, or indigenous stone.

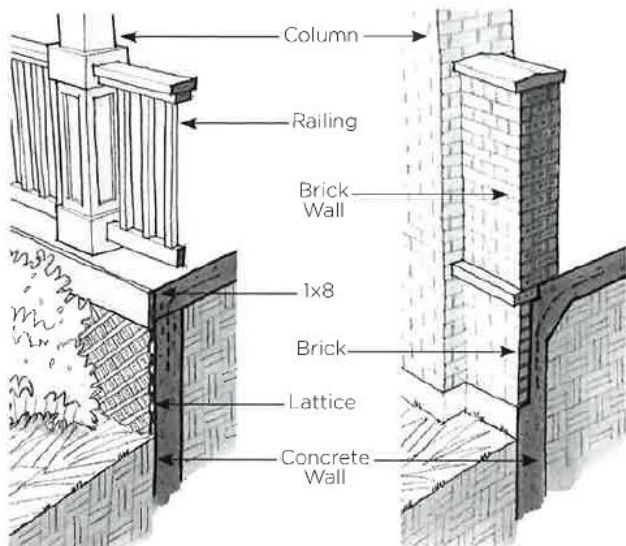
- o Wider base of the chimney shall be approximately 1/3 the total height.
- h. **Porches, balconies, posts, railings, spindles, brackets, and balusters** shall be made of wood. Porches may be enclosed with glass or screens, however, glass enclosures are not permitted at frontages. Porches may have exposed rafters or a horizontal ceiling of wood decking, board and batten, or beaded panel. Stoops may have wrought iron railings. Pre-manufactured fiberglass, glass-fiber reinforced concrete, or synthetic stone components are not acceptable without prior approval.
- i. **Stoops** shall be made of wood, brick, indigenous stone, or concrete. If concrete, a stoop shall have brick or stucco cheek walls.
- j. **Decks** shall be made of cedar. Other decking material may be acceptable with prior approval. Decks shall be located in rear yards where not easily visible from streets or paths.
- k. **Wood elements** shall be painted or stained except for walking surfaces which may be left natural if desired.
- l. **Columns** shall have proper proportions and profiles.
- m. **Arches** shall be no less than 12" in wall thickness.
- n. **Piers** shall be no less than 12"x12".
- o. **Keystones** shall be functional and not decorative.
- p. **Porches** shall be no less than 6 feet in depth and shall have between 18" and 48" of foundation wall exposed above grade. Porches shall be lit with incandescent wall or ceiling-mounted fixtures. Porches and arcades shall be one or two stories superimposed but not two stories clear height. Screens shall be framed in wood installed behind or aligned with porch railings.
- q. **Posts** shall be no less than 6"x6" nominal.
- r. **Railings** shall have top and bottom rails. Wood top rails shall be eased at edges and bottom rails shall have a vertical rectangular section.
- s. **Spindles and balustrades** on railings shall not allow the passage of a 4" sphere per building codes.
- t. **Bay windows** at frontages shall be framed as part of the building wall, have a minimum of 3 sides and be habitable, and extending to the floor inside, ground level bay windows shall extend to the ground.
- u. **Open balconies** shall be supported by visible brackets.
- v. **Balconies** shall not exceed 2 feet in depth.

20. Porch Characteristics

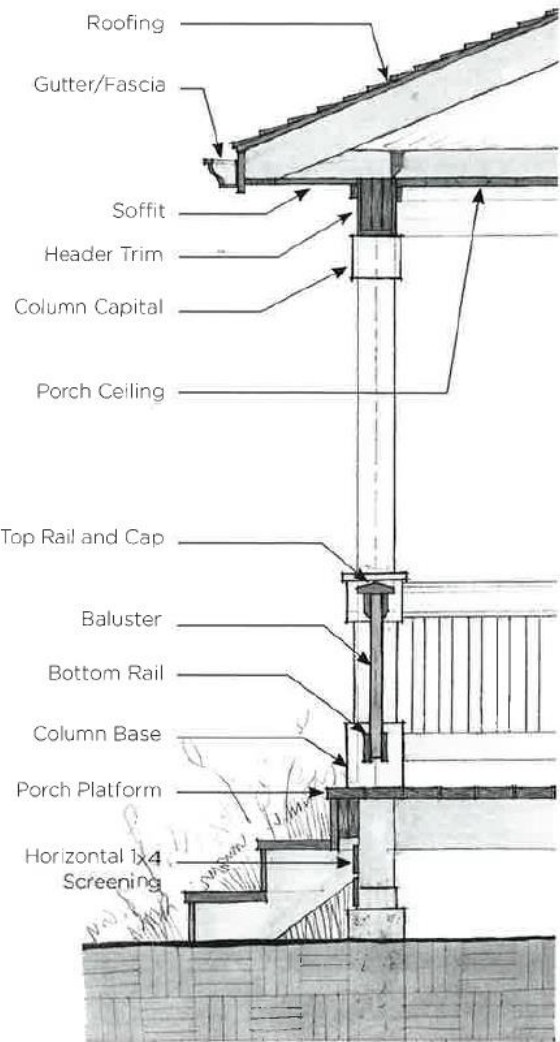
The front porch provides a transition from the outdoors to the indoors. It is an extension of the house that can be considered an outdoor room. It should be large enough to provide cover from the elements as well as accommodate seating. The semi-private/semi-public space promotes neighborly interactions.



Life on the porch and activity on the sidewalk have a synergistic relationship.



Two examples of ways to screen exposed concrete porch foundation walls.

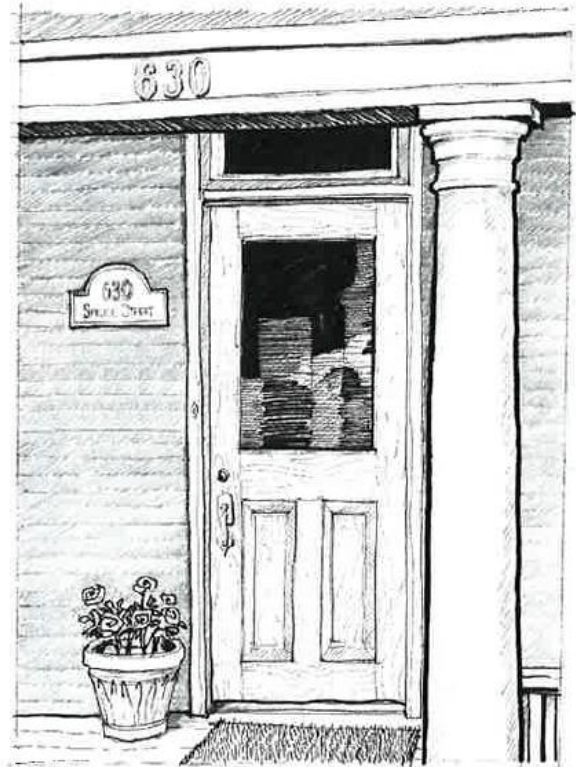


21. Lighting

- a. **Exterior light fixtures** shall be mounted to the wall or ceilings and may not exceed one of the following: One 25 watt incandescent light at each door (except garages which can have two), plus one additional for each 10 linear feet of covered porch. Fixtures shall not produce glare or shed light on adjacent properties.
- b. **Exterior light fixtures** shall be approved in advance of installation.



Along alleys, a simple wall-mounted down-light, controlled by a photocell and timer, provides adequate lighting without creating a nuisance.



Details provide an elegant signature for the home's front entry.

22. Architectural Styles

Between 1890 and 1940 many of the homes in prominent historic Kansas City neighborhoods borrowed architecture styles from a variety of earlier time periods, a practice known as **revival architecture**. For instance, the Tudor style is loosely based on 16th-century English cottages and manors, while Colonial Revival and Neoclassical styles drew inspiration from English and Dutch homes along the Atlantic Seaboard. The practice of applying contemporary spins on historic architecture styles was so widespread that the period became known as **'the eclectic era'** of home construction.

New Longview employs **neotraditional design standards**, which is a contemporary interpretation of historic design styles. As we are basing these homes on styles that were themselves based on previous styles, it might be most appropriate to refer to New Longview as a **'revival revival'** project.

- a. Homes in Pergola Park must employ enough characteristic design elements for the style of the home to be easily identified.
- b. Homes should not attempt to replicate historic materials or employ false weathering, etc.; instead, think about honoring the **intent** of each style using contemporary (current) materials and methods – much the same way home designers during the eclectic era interpreted previous historic styles.
- c. Other neotraditional architecture styles and subtypes will be considered, provided they can be identified as having been used during the eclectic era in historic Kansas City neighborhoods on similar size homes as those in Pergola Park.

Victorian

Common Identifying Features

- a. Steeply pitched roof, usually with a dominant front gable
- b. Asymmetrical façade with partial or full-width porch, usually one-story high and extended along one or both side walls
- c. Gable, hip, shed, or special dormers are typically employed to provide additional floor area, daylight, and architectural interest
- d. Symmetrically placed, vertically proportioned double or single-hung windows



Typical Massing

- e. Hipped roof with lower cross-gables
- f. Cross-gabled roof
- g. Front-gabled roof

Typical Detailing

- h. Simplified ornamentation at porches, gable ends, and special features such as bays
- i. Delicate turned porch supports and ornamentation, detailing in gables and under wall overhangs left by cutaway bays, lacy spandrels, knob-like beads
- j. Classical columns as porch supports (either full height or raised to level of porch railing) commonly grouped in twos or threes, Palladian windows, dentils, cornice-like details, garlands, and other classical details
- k. Oriel or bay windows
- l. Brick, horizontal lap, and/or board and batten siding

Modern Farmhouse

Common Identifying Features

- a. Shares geometric shape with Victorian style
- b. Contemporary warm materials replace more traditional elements
- c. Vertical bays or feature elements often utilizing board & batten, painted brick, and/or stucco



Typical Massing

- d. Hipped roof with lower cross-gables
- e. Cross-gabled roof
- f. Front-gabled roof

Typical Detailing

- g. Metal accent and roof porches
- h. Natural exposed/stained wood accents
- i. Neutral color pallet (often all-cream colored exterior including trim, but bright bold colors can be paired with cream)
- j. Black-framed windows

Foursquare

Common Identifying Features

- a. Front and side elevation height-to-width ratio of about one to one
- b. Simple two-story 'box' with symmetrical front facade
- c. Four rooms on main floor, four rooms on second floor



Typical Massing

- d. Front-gabled roof
- e. Side-gabled roof
- f. Hip roof
- g. Hip roof with second story hipped side wings

Typical Detailing

- h. Foursquare is technically a 'shape' and not a style, as such should utilize style elements from one of the following: Prairie School, Colonial Revival, Victorian, or Craftsmen
- i. Main sections of the floorplan should be mostly square
- j. Rear sections should be narrower and/or lower to provide a secondary appearance
- k. Entry or full-width porches

Tudor Revival: 1890-1940

Common Identifying Features

- a. Steeply pitched roof, usually side-gabled
- b. Façade dominated by one or more prominent front-facing gables
- c. Tall narrow windows, usually in multiple groups with multi-pane glazing
- d. Front and/or entry porch with round or Tudor arch



Typical Massing

- e. Front-gabled roof
- f. Multiple-façade gables
- g. Symmetrical paired gables
- h. Front facing gable with wing
- i. Single dominant mid-façade gable
- j. Parapeted gables

Typical Detailing

- k. Massive chimneys, sometimes crowned by decorative chimney pots
- l. Half-timbering
- m. Full-height masonry parapets
- n. Brick and stone accents, particularly on front facade
- o. Simple round-arched doorways with heavy wooden front doors
- p. Small entry porches with round or Tudor arch
- q. Deep one-story sitting porch supported by squared piers, often off to one side under the main roof form
- r. Combination of casement and double-hung windows, often in series of three or more
- s. Large elaborate chimneys, sometimes more than one
- t. Upper stories and gables may overhang lower stories

Colonial Revival: 1880-1955

Common Identifying Features

- a. Simple one or two-story rectangular 'box', commonly wider than depth
- b. Symmetrically balanced façade with balanced windows and center door
- c. Accentuated front door, normally with decorative crown supported by pilasters, or extended forward and supported by slender columns

Typical Massing

- d. Hipped roof with full-width porch
- e. Hipped roof without porch
- f. Side-gabled roof
- g. Centered gable
- h. Gambrel roof

Typical Detailing

- a. Doors commonly have overhead fanlights or sidelights
- b. Windows frequently in pairs with double-hung sashes
- c. Georgian or Federal-inspired doorways
- d. Cornice detailed with dentils or modillions
- e. Siding or red brick

Prairie School: 1900-1920

Common Identifying Features

- a. Façade detailing emphasizing horizontal lines
- b. Low-pitched roof, usually hipped with wide overhanging box eaves
- c. Two stories with one-story wings
- d. Massive square porch supports



Typical Massing

- e. Hipped roof, symmetrical, with front entry
- f. Hipped roof, asymmetrical
- g. Gabled roof

Typical Detailing

- h. Massive square or rectangular porch supports
- i. Contrasting caps on porch and balcony railings
- j. Contrasting wood trim between stories
- k. Horizontal board and batten siding
- l. Contrasting colors on eaves and cornice
- m. Tall casement windows
- n. Top half of upper story emphasized by continuous sill line below windows and/or different materials
- o. Flattened pedestal urns
- p. Broad, flat chimneys
- q. Swept-back gables
- r. Horizontal rows of windows, sometimes wrapping around corners
- s. Decorative door surrounds

Craftsmen: 1905-1930

Common Identifying Features

- a. Low to moderate pitch gable roofs with wide overhangs
- b. Decorative (false) beams or braces under gables
- c. Generous porches with substantial columns and bases
- d. Commonly 1 or 1-1/2 stories
- e. Wood detailing in gables or porch eaves



Typical Massing

- f. Front-gabled roof
- g. Cross-gabled roof
- h. Side-gabled roof
- i. Hipped roof

Typical Detailing

- j. Ornamentation is restrained
- k. Windows and doors similar to Prairie School
- l. Structural members are exposed where possible
- m. Wall materials include stone, brick, stucco, shingles, and horizontal siding
- n. Tapered or square porch columns, commonly extending to the ground
- o. Gabled or shed dormers
- p. Cottage windows (large lower pane, smaller transom above)
- q. Line of three or more windows
- r. Multiple roof planes

23. Landscape Requirements

Landscape standards ensure quality development of a pedestrian-friendly community. For Pergola Park, vertically layered landscape elements from ground-level through eye level and up to overhead will shape the public realm and enhance the pedestrian environment. Below are the minimum landscape standards for each lot:

- a. Front Yard: 2-4 types of perennials, ornamental grasses and/or groundcovers planted in groups of 3-7 min. 2-4 shrub types used in groupings or hedge of similar plants. 1 ornamental tree.
- b. Corner lot side yard: 1 canopy or ornamental tree
- c. Alley utility easement: 50% coverage with native and drought-resistant groundcover and/or shrubs

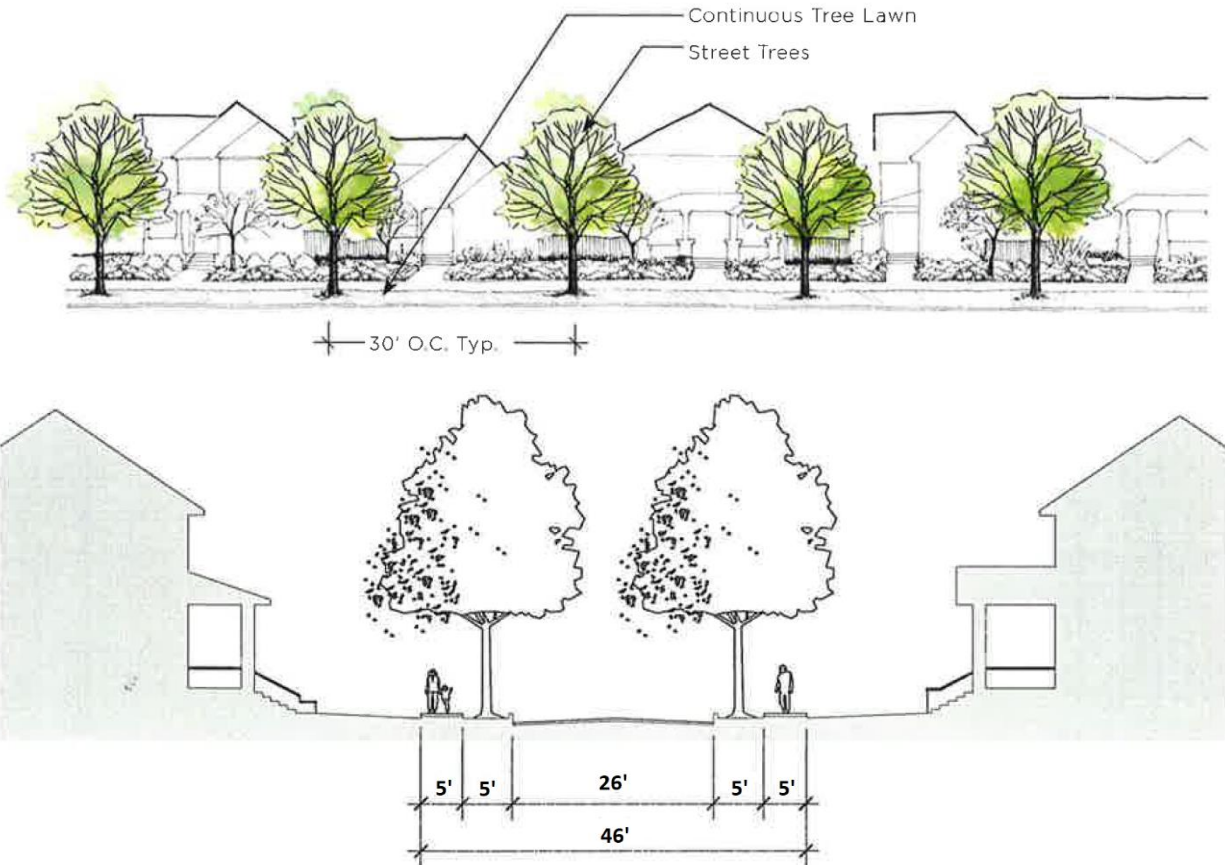


24. Street Trees and Sidewalk

Street trees have a significant impact on the overall experience of a neighborhood. They not only create a relaxing, beautiful, pedestrian-scale environment; street trees also provide energy savings for adjacent homes, wildlife habitat and a reduction in air pollutants.

- a. Builders must provide street trees aligned in straight rows, parallel to the curb and centered in the tree lawn; typically at 30' on center.
- b. Street trees shall be of 2-1/2" caliper minimum.
- c. Builders must provide a front Sidewalk of 4' width adjacent to the tree lawn.

- d. Builder is required to notify all utility companies before excavation and installation of trees. All street trees must be at least 10 feet from adjacent utility structures and 20 feet from street lights.
- e. Tree lawns shall be planted with sod.
- f. Tree type shall be selected from the New Longview Approved Tree List.

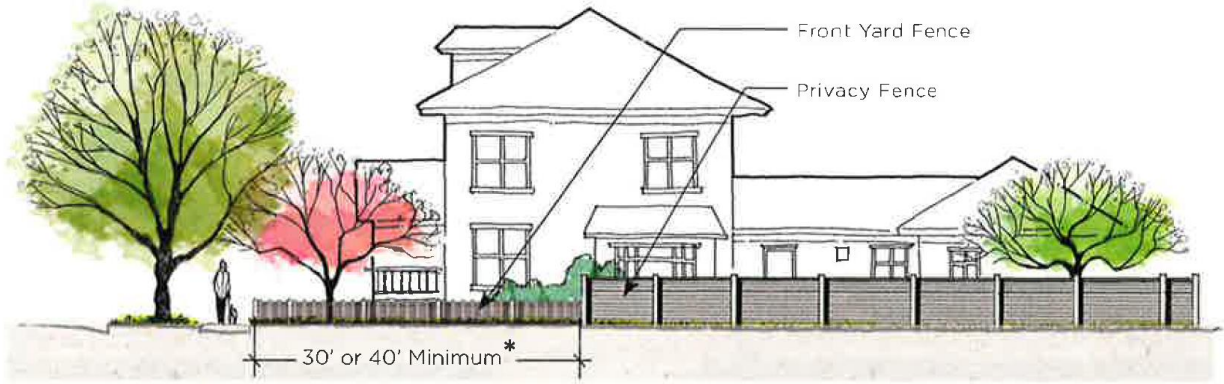


25. Fencing Design

Fences and walls further define the private areas around a residential home. Coordinate the design and materials of these elements with the architecture style, materials, color, quality, and scale of the house.

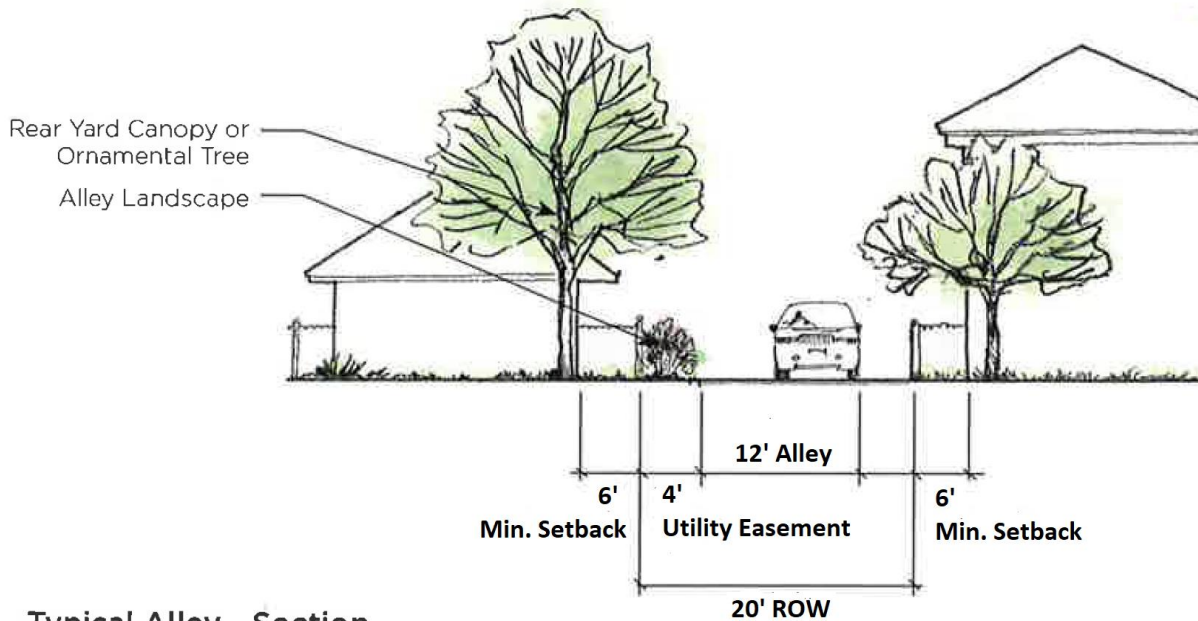
- a. **Fences** shall be made of painted or stained wood pickets, decorative aluminum, or wrought iron design. Materials and workmanship shall be of equal quality to exterior home finishes. If painted, wood fences shall be white. Fences may have brick or stone piers. Chain link fences are not permitted.
- b. **Picket fences** shall be 2.5-3 feet high at front yards. Picket fences shall have a ½"-4" gap between pickets. Picket fencing on any given lot shall vary from neighboring lots in one or more of the following ways: 1) picket style, 2) post gap, 3) height or 4) picket spacing.
- c. **Privacy board fences** of 5 feet height may be used for side and rear yards, with possible height exception up to 6 feet granted if the top 12-18 inches is comprised of lattice or has some sort of change in articulation.

- d. **Fences** shall transition from a front fence to a privacy fence at around 30'-40' from the front of the lot. The front of the fence shall be set back 18" from the sidewalk.
- e. **Fences** must run to property line except to avoid utility boxes.



26. Typical Alley Layout

Pergola Park alleys exist in the public/semi-public realm and are characterized by several traffic-calming features that improve safety and utility of the area for vehicles and pedestrians. The 20' alleyway includes 12 feet of centered alley pavement flanked by two 4' zones for utilities and plants. Shrubs and groundcover create seasonal color and texture while backyard trees provide shade, movement, and special structure. The alley design will slow traffic and minimize the area of driving surface shaded during the winter.



Typical Alley - Section

27. General / Other

- a. Homes should be designed with appropriate concern given to handicap accessibility, visitability, and energy efficiency. Each home must meet or exceed the current building code and municipal energy efficiency requirements.
- b. The following shall be permitted only in rear yards and where not easily visible from streets or paths and subject to prior approval in all cases: HVAC equipment, utility meters, antennas, permanent grills, permanent play equipment, and in or out-of ground hot tubs.
- c. The following are not permitted without express permission: quoins, curved windows, window air-conditioning units, permanent or semi-permanent above-ground swimming pools, signs of any type.
- d. **Driveways** may be brick, concrete, or concrete pavers.
- e. **Flagpoles** under 6 feet in height may be mounted at 45-degree angles to the home (one per lot).
- f. **Direct vent fireplaces** shall be allowed only if set entirely within the interior space or if chimney is extended to the roof.
- g. **Variances or waivers** to any of the architectural requirements herein may be granted on the basis of architectural merit.