

Design Standards for New Construction in the Springville Historic District





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Introduction

“A historic district strengthens the local economy, enhances property values, affirms historic and community values and promotes tourism.”

The American Mosaic: Preserving a Nation's Heritage

The history of Springville City is rooted in the development of Plat A and adjacent areas. In January 2004, the significance of the history of this area was recognized by listing of the “Springville Historic District” on the National Register of Historic Places. The historic district is significant because of the story it tells of Springville’s growth from an agricultural outpost to a thriving city with a diverse economic base. The major themes of Springville, through the years, have included agriculture, mercantilism, industry, construction, transportation and tourism as Utah’s “Art City.” The historic district is also significant because of the 897 (72% of the 1,238) primary buildings in the district which are identified as contributing to the historic character of the area.

The Historic District includes a representative sample of architectural styles and types covering the complete historic period, ranging from well-preserved early adobe homes, to elaborately-detailed examples of Victorian Eclectic Architecture from the late nineteenth century. Twentieth century styles such as bungalow, period-revival and ranch style houses make up about three-quarters of the significant primary buildings. The primary exterior materials used during the historic period include brick (59%), wood (13%) and stucco/plaster 14%, along with limited amounts of stone (as a foundation material), concrete, adobe and other external cladding materials such as asbestos and asphalt shingle. The past forty years have seen the inclusion of aluminum and vinyl siding over the historic materials. According to the National Register nomination, the district retains a high degree of historic integrity, despite the presence of some late twentieth-century alteration and new construction.

During the latter part of the twentieth century, this area experienced dramatic changes that largely ignored the historic nature of the area. This included the adoption of a zoning ordinance that allowed for residential densities of up to 39 units per acre. This resulted in new, large-scale apartment buildings that greatly affected the physical and social character of the area. Unfortunately, public safety and code enforcement issues increased within this area and resident-owners were often frustrated by the changes that were occurring. Additionally, zoning boundaries along Main Street and 400 South allowed for the encroachment of commercial uses off of those streets into areas that had been used residentially, with residences being rezoned commercially, which caused greater instability in those areas of the neighborhood.

In 2001, a design standards committee was established that originally focused on commercial areas, but later looked at the residential areas of Plat A. The efforts of owner-residents resulted in changing the zoning ordinance to a single-family residential zone that allowed accessory apartments in owner-occupied dwellings, which was more reflective of the general character of the area. In 2003, changes were made al-

lowing for a smaller lot for single-family dwellings and the Planning Commission directed Staff to develop standards that would help protect the character of the area as new development occurred, recognizing that the smaller lot requirement could have significant impacts depending on the design of houses that could be built in the area.

Since the 2004 National Register listing of the site, the Springville Landmarks Commission have continued to preserve and improve the Historic District. The Landmarks Commission's www.historicspringville.org website is an important resource for sharing information. Annual home tours highlight historic buildings in the District. Small grants have been provided for renovation of historic structures through the Certified Local Government Grants program administered by the State Preservation Office.

The "Design Standards for New Construction in the Springville Historic District" are intended to help preserve, stabilize and improve the area referred to as 'extended Plat A' which generally follows the boundaries of the Springville Historic District. The recognition of those who have directed and supported the development of these standards is that they are an important piece of an overall puzzle that will lead to a strong, attractive and desirable neighborhood and eventually overcome the neglect of this significant part of Springville's history, character and identity.

Use of the Standards

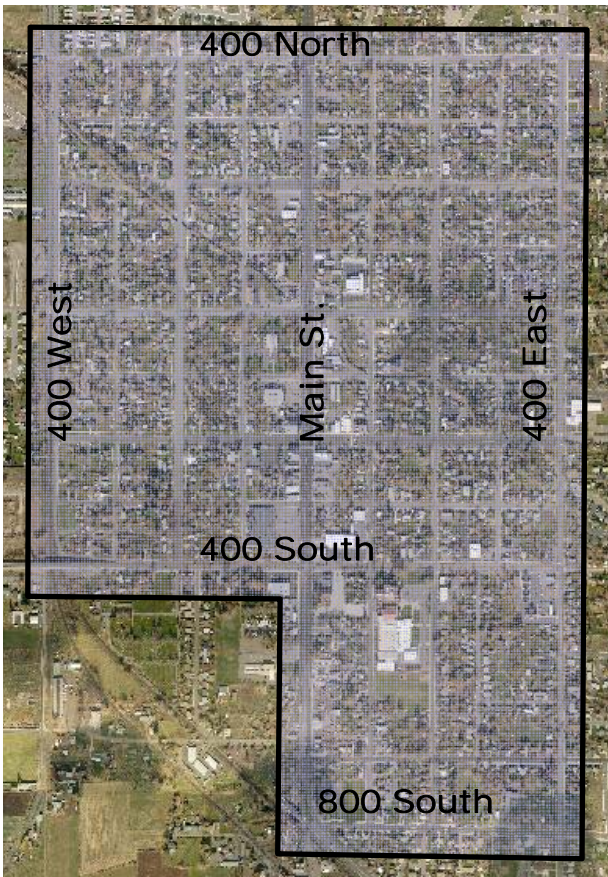
The Design Standards can be divided into two parts: required and recommended. The first part of the Design Standards are general in nature and refer to basic design features found throughout the Historic District. These include such things as front entries facing a public street, height and scale of housing, basic elevation features, location of parking, use of building materials, porches and house type. The General standards need to be met for new constructions occurring in the District, unless they are identified as recommendations.

New construction needs to be identifiable within the five house types identified in the general standards. These types allow for a large variety of options. A pattern-book for each style has also been provided. The pattern book portion are recommendations that serve as an important resource for people who choose to 'detail' houses in a way that reflects the historic architectural specific features of the area. These include detailed examples of window and door sections, porches, windows, columns, chimneys, lighting, etc.

As people consider constructing a new house or adding to an existing house, they should set an appointment to spend a few minutes with a city planner. This provides an opportunity to clarify what is being proposed and to ensure that required standards are considered when the building plans are developed. The formal approval of the building plans by the Design Review Board may take place before submission for building plans or simultaneously with building plan submission.



General Standards



Many factors affect the character, quality, and safety of neighborhoods. Some factors include building according to the context of the neighborhood, appropriately designing houses, appropriately placing houses on their lots, and appropriately locating parking on the lots. Too often, houses are built without thought of how they affect the neighboring area. However, it is important for the builder to fulfill his or her responsibility of being a good neighbor by preserving the quality of the existing neighborhood. The builder achieves this by building in a way that is compatible with the context of the existing neighborhood. This requires the builder to look around the neighborhood and discover what types of houses are already there. This activity is particularly important when considering the houses in the neighborhoods that have historical significance. This section of general standards will provide principles for development that will help preserve the integrity and safety of Springville's historic neighborhoods. These general standards apply to all new residential development within the Springville Historic District. There are also five pattern books that give more specific guidance of how to build houses that are contextually compatible with Springville's historic houses.

The Springville Historic District contains all of Plat A plus a few blocks to the south. The northern boundary of the Historic District is 400 North between 400 East and 400 West. The eastern boundary is 400 East between 400 North and 800 South. The southern boundary runs along 800 South from 400 East to Main Street. Then it runs along Main Street north to 400 South, and from there it runs west along 400 South until 400 West. The western boundary is 400 West between 400 South and 400 North. Historic buildings on both sides of the bounding streets are included in the historic district.

House Orientation

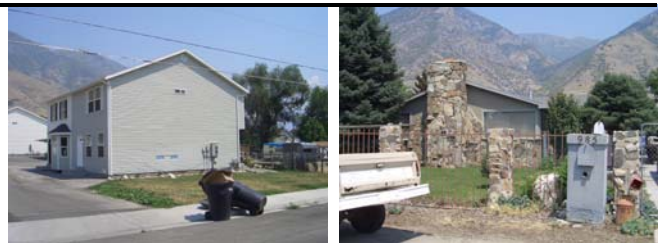
The front of a house shall face a street, and all house elevations that face streets shall run parallel to the respective streets. This means that for interior lots, the front of the house shall be parallel to the street. For corner lots, the front of the house shall be parallel to one of the intersecting streets, and one side of the house shall be parallel to the other intersecting street.



Appropriate house orientation: the street-side elevations run parallel to the streets.

Appropriate Scale

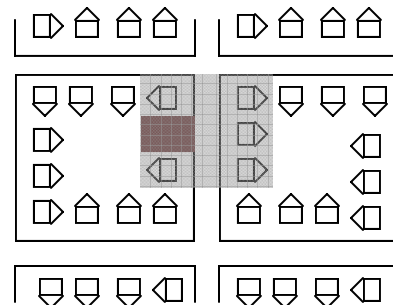
New houses shall be of similar scale as existing houses in the neighborhood. Historically in Plat A, large two-story houses were on larger corner lots with about 100’ of frontage. Houses on narrow lots up to about 60’ were one story. In these narrower lots the living space extended horizontally to the rear of the lot (see Appendix A). Houses being built or remodeled must not visually dominate the houses that already exist in the neighborhood. Builders or renovators must look at the existing houses to know what kind of height, width, and apparent size is appropriate. Existing houses that builders must take into consideration include 1) the houses that are on the same block and face the same street as the house being built or renovated and 2) the houses that are on the opposite side of the street and which face the houses mentioned in condition 1. The diagram at right illustrates this. While looking at these houses, builders must take into consideration the maximum height of houses on lots of similar width to the lot being built on. The maximum height and side yard setbacks of existing historic houses on lots with similar street frontage shall be the basis of determining maximum height and side yard setbacks of new construction. In cases where there aren’t lots of similar frontage on the same block the builder can look at lots a block or two away. In some cases it might be appropriate to build beyond the maximum height of surrounding houses. In these cases the builder may build up an additional foot for each foot of additional side yard setback.



Inappropriate house orientation. These residential buildings that do not face the street detract from the safety of the neighborhood.



Left: this infill house in the foreground has appropriate scale for its neighborhood. This can be seen by comparing it with its neighbor in the background. Right: an infill house that is far too large and inappropriately scaled for its neighborhood.



To build or remodel on the green lot, the builder should look at the houses shaded in gray to discover what height and width would be appropriate for the new house or renovation.

House Elevations

Appropriately-designed facades on houses improve neighborhood safety by helping a passerby realize that people are inside the houses and are watching the happenings of the neighborhood. Facades also add to neighborhood character by balancing the placement of window and door openings. The following provisions relate to the elevations of a house and are required:

- **The primary entrance to the house shall be placed facing a public right of way.** In other words, the front door must face the street.
- **Windows and doors shall make up at least 20% of the wall space that faces public streets.** For corner lots, this would include both the front of the house (which should face a street) and the side of the house that faces the other intersecting street.
- **Building materials shall be consistent on all sides of the house.** For example, if brick is the primary building material on the front of the house, siding shall not be used as the primary material for the other sides of the house.
- **Facades shall be balanced.** Window and door openings need to be placed in facades in a way that creates balance.



Left: appropriate elevation with sufficient wall space dedicated to windows and doors. The windows and doors are also balanced on the facade. Right: inappropriate front elevation with only two small windows, no entrance, and an imbalanced facade.



Left: materials on this house are appropriate and consistent on all sides. Right: the lack of brick on the side of the house detracts from its character.

Parking

For lots less than 60 feet wide, garages shall be located behind the house. The garage may be either attached or detached with respect to the house, as long as the garage (not just the garage opening) makes up no part of the house's front elevation. As narrow lots historically provided a garage for a single car with an additional space in front (tandem to) or to the side of the garage, this standard shall apply as a minimum, although two-car garages are encouraged. All required parking shall be located behind the front plane of the house.

For lots that are wider than 60 feet, placing garages behind the house is preferred but not required. If the homeowner desires, the garage may be on the side of the house as long as the following provisions are met:



With narrow lots, garages should be behind the house. These houses show examples of both detached and attached garages that are behind the houses.



Two appropriate garages for wide lots—an inconspicuous side-loaded garage (left) and a garage located behind the house (right).

- **The garage shall be visually subordinate to the living space.** When one looks at a house, the living space should be the focus, not the parking space. To accomplish, this the garage should appear smaller and shorter than the house. This really affects the character of the neighborhood by helping the house have a more livable appearance.
- **The garage shall not project beyond the front plane of the house and should be set back more than the front plane of the house whenever possible.** This helps the living space appear more prominent and the garage less prominent.
- **The garage shall make up no more than 40 percent of the linear width of the house.** In other words, for homes with front-loaded garages, the entire width of the garage (not just the opening) must not be any more than 40 percent of the width of the house. This helps the living space appear more prominent and reduces the focus on the garage.

Driveways shall be minimal. In order to draw attention back to the house, driveways need to be as small a part of the lot as possible, while still providing necessary functionality. Hollywood driveways are a good example of one way to accomplish this. Not only do they minimize the driveway, but they were also popular historically.



These attached front-loaded garages do not detract much from the houses, because they are recessed from the front planes of the houses and make up only a small portion of the front elevations.



Both of these garages are inappropriate since they both are wider than 40 percent of the width of their houses. Neither garage is visually subordinate, since they both have prominent locations on the lot. Also, neither garage is set back from the front of the house; in fact the right one projects out from the front.



These narrow driveways are appropriate.



These driveways are too wide, causing the parking space to dominate much of the view.

Primary Building Materials

Primary building materials shall be appropriate for the style of the house. While many types of materials are used in building a house, the primary material used on the elevations of the house shall be either brick, wood siding, fiber-cement siding (such as Hardie Board), or, in limited cases, stucco. Historically, brick was the predominant primary material and is strongly encouraged for new construction. All materials should match the style of house. For example, while brick is almost always appropriate as a primary material, wood or fiber-cement siding may be more appropriate for some house types. Also, stone was not historically used as a primary material in Springville. Therefore, it should not be used as a primary material, but may be used as an accent material where appropriate. Stucco should be finished in such a way that it appears similar to historic finishes. The rest of this pattern book provides guidance on materials and their applications that are appropriate to the historic house styles found in Springville.



Brick is appropriate as a primary material for bungalows.



Vinyl is not appropriate as a primary material for bungalows; however, it may be fine to use for soffits and less-visible portions of the elevation.

Materials on Additions

Materials on less-visible rear additions to historic houses need not be of historic materials. Although many rear additions were built with the same materials as the existing structure, historically, many rear additions were clad with a lesser material such as wood, asbestos or asphalt shingles. Rear additions need to be offset (preferably recessed from the existing house to differentiate between the original house and the addition. Options imitating additions to new construction may also utilize this technique

Materials on side additions that contribute to the façade of the house should be of the same material as the house. Due to small side yards, historically, most additions were to the back of lots; however, some additions were made to the side of houses. In these cases the addition should either be clearly subordinate to the house by being shorter, or a continuation of the façade and roofline.

Materials on Projections

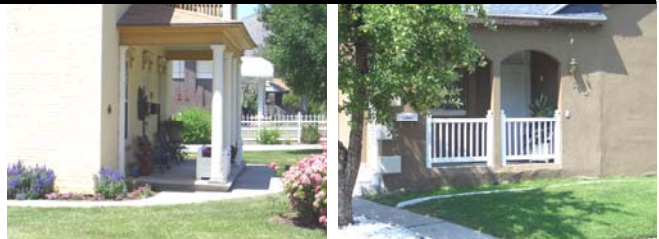
Projections that are not supported by the foundation of the house should be clad with materials that appear light. Materials that appear light include wood siding, fiber-cement siding, and stucco. By contrast, heavy materials that would be inappropriate include brick or stone. Historically, projections from the house never used heavy materials unless the projection extended up all the way from the ground. This was due to the building technology at the time which required heavy materials to be load-bearing materials. Current building methods now usually employ the use of a veneer over a hidden frame, so it is possible to have a brick-clad projection that is not directly supported by the foundation. However, since this method is not historically appropriate.



Left: the part of the second story that projects out past the plane of the brick wall has materials that appear light. Any other projections are supported directly by the foundation, allowing them to be constructed of heavy materials. Right: the brick bay that projects out from this new infill house should be supported by the foundation.

Porches

Porches (excluding stoops in particular styles) shall be at least 5 feet deep. Porches that are less than 5 feet deep begin to lose their functionality. The five feet is measured from the wall of the house to the inside edge of the porch columns. No part of the porch should be less than this depth.



Left: this porch is deep enough to allow people to sit and others to walk past those who are sitting, even though there are planters on the porch. Right: the porch is not deep enough to provide much usable space.

Type

New houses shall be built based on historic types from the Springville Historic District. Appropriate types are discussed in five pattern books created specifically for residential development in Springville's historic neighborhoods.

Additions to houses shall match the type of house. Five pattern books have been created that identify historic house styles in Springville. The pattern books give guidance for how additions can be constructed appropriately for houses with historic styles.



Left: the new house in the background is appropriate in size and style for its historic neighborhood. Right: a good rear addition to a historic house.

Tree Preservation

Existing trees shall be preserved whenever possible.

Mature trees provide good shade, and their appearance adds a lot to the character of a neighborhood. It is therefore important to preserve trees that are mature or have already begun the maturing process.



Mature trees are a great asset to neighborhoods.

Accessory Structures

When possible, accessory structures should be placed behind the house. When this is not possible, the accessory structure may be built on the side of the house provided that it is shorter than the house, is no wider than 50% of the linear house width, and is set back at least 20 feet behind the front plane of the house. An

accessory building is any structure that is not attached to the house. This includes sheds and garages. Limiting an accessory building's height, width, and location on the lot helps the house be visually dominant over the accessory building. This helps maintain the character of the historic neighborhood.



Both of these houses have accessory garages that are subordinate to the main house. The one on the left is built out of the same material as the house while the one on the right is clad in wood alongside a brick house.



Vernacular Classical

Essential Elements

- Symmetrical facade
- Rectangular form
- Doors and windows are balanced along their related facade
- Gabled roof
- Vertical Windows
- Stoop or small porch
- Single type of wall material for one house (for example, brick and wood siding would not be found together on one particular house)

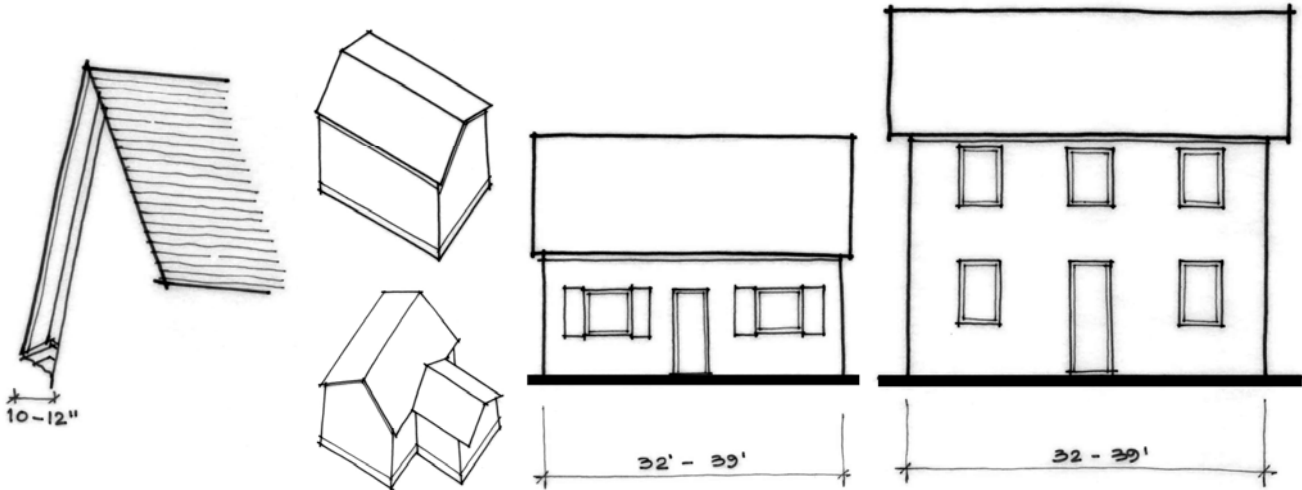


Vernacular classical houses were built during the period of Springville's settlement, which started around 1850. They continued to be built through the end of the nineteenth century. During this beginning period, the houses were built from brick, adobe block, or wood. Mixing of those materials was not common along the principal elevations of the original buildings, though additions to the original dwellings may have been built of different materials.

Houses from this era were one, one and a half, or two stories high. Their massing is rectangular, and they usually appear symmetrical from the outside.

Important characteristics of these houses include their symmetry, which is principally shown through the rectangular form and balanced window and door openings; no mixing of wall materials; roofs that end with gables on the sides of the house and that have significant pitch; windows that are tall and vertically oriented; and front porches that are not very large. The fronts of the houses were broad compared with the depth (excluding additions), and they always faced parallel to the street.

Due to the historic use of brick and wood, appropriate cladding materials for development in Plat A include brick, wood siding, or fiber-cement siding. Since historically adobe was often coated in plaster or stucco to protect it from weathering, smooth-finish stucco may also be an appropriate cladding material.



Massing and Composition

Massing

Rectangular in form with an 8 in 12 to 16 in 12 roof. The front width is broad compared to the side depth.

A cross-wing form with similar roof pitch may also be appropriate, as long as the front remains broad and the crossing wing projects back from the center or side of the back wall.

Massing Combinations

In order to create more living space, an addition may be

added to the back of the house. The addition should be fairly inconspicuous. In order to accomplish this, the height of the roof should generally not extend beyond the top of the gable of the main structure. The roof should either be pitched with a gable at the back or shed-style sloping down toward the back.

Façade Composition

The façade of a vernacular classical house is balanced and symmetrical. The front door is usually centered in the front

elevation of the house. Windows are centered in the space on the façade between the door and the sides of the house. Windows should be vertically-oriented.

Eaves

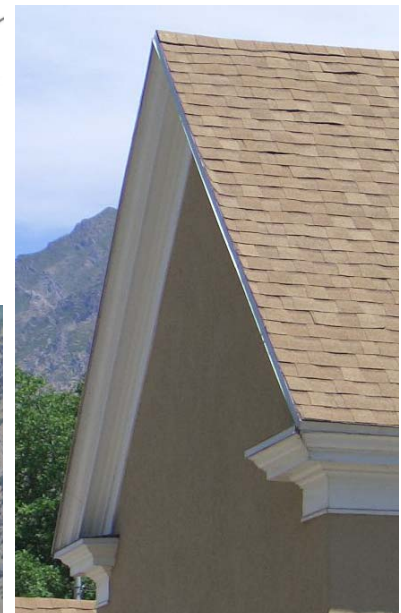
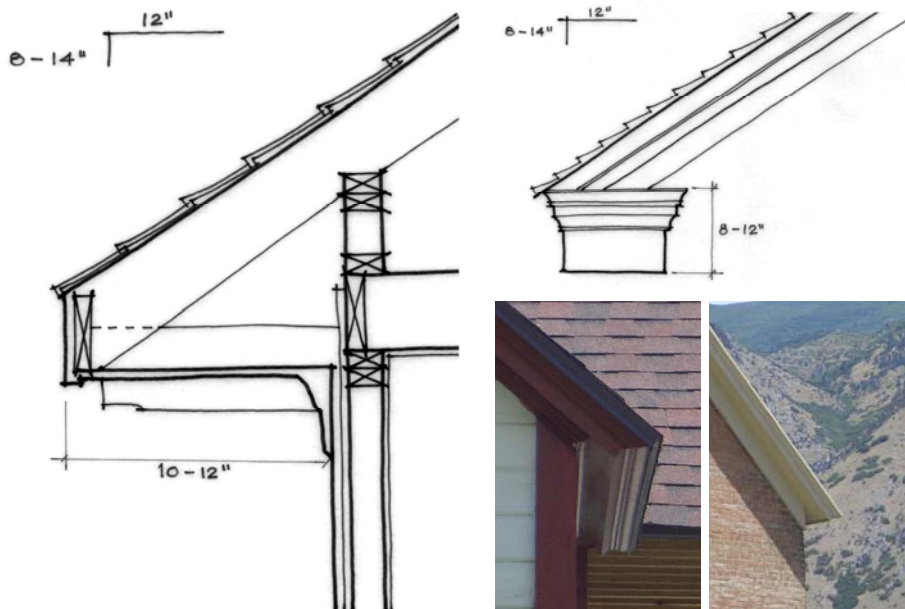
Eaves typically protrude about 10 to 16 inches. This applies to the gable sides as well as the front and back.

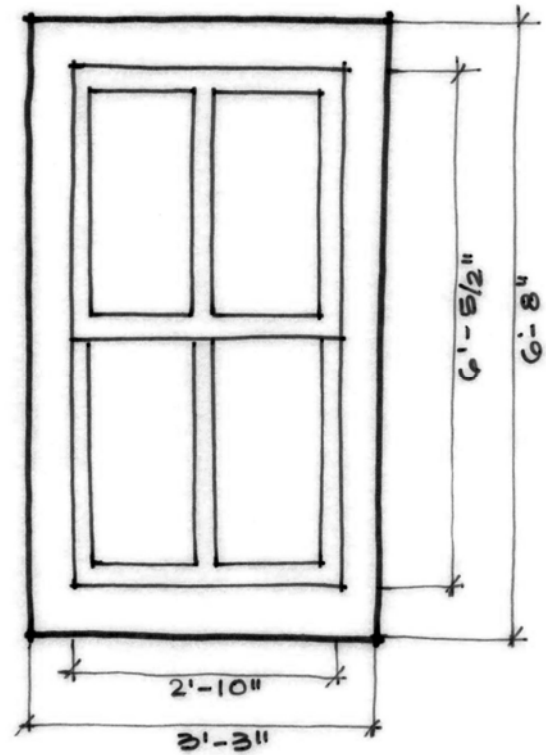
Generally, there is also an 8- to 12-inch frieze board that runs beneath the eaves all around the house. Eave returns are appropriate if desired.

Wall

The first floor of the vernacular classical house is generally set 8 to 18 inches above the ground level. The minimum floor-to-ceiling height for the first floor is 9 feet. If there are two stories the minimum floor-to-ceiling height for the second story is 8 feet.

Windows are oriented vertically, and window head heights for the first floor should be 7 to 8 feet above the floor level. They should be about 7 feet above floor level for the second floor, if there is one.





Doors and Windows

Windows

Windows in vernacular classical houses are vertical in orientation. They are about twice as tall as they are wide. They are double-hung, 1 over 1 or 2 over 2. On brick or adobe houses, the windows are recessed. Wood-sided houses have trim around windows. Also, windows may include classical

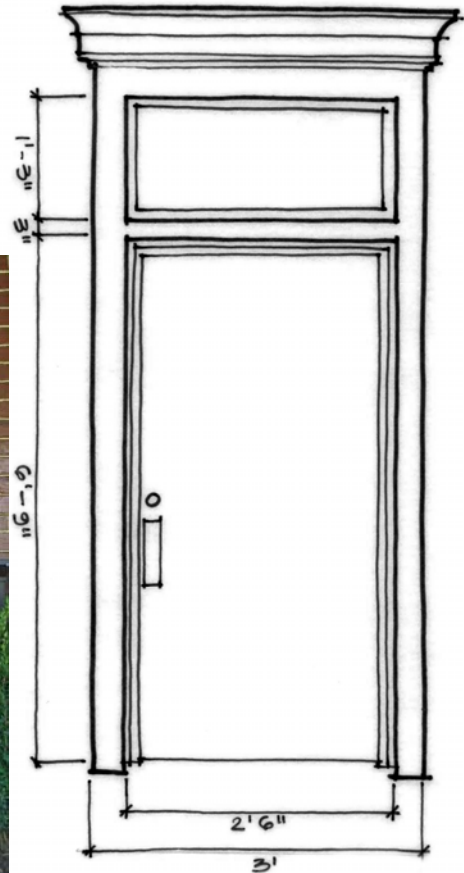
details such as pedimented window heads.

Doors

Doors are usually panel doors and occasionally have lights toward the top. Transoms are also common above the doors of vernacular classical houses.

Trim

Window and door trim is typically about 3 to 4 inches, when there is any at all.





Porches

Porches

When vernacular classical houses were originally built, they generally had stoops rather than large front porches. As time went on, some residents added large porches to the front of their houses. In keeping with the historic style, it is encouraged that porches be generally small. Stoops and porticos are also encouraged.

If full porches are used, the roof should either be hipped or gabled with a 2 to 6 in 12 pitch.

Portico roofs can either be flat, gabled, or hipped. Gabled porti-

cos should have a 3 to 6 in 12 pitch, and hipped porticos should have a 2 to 4 in 12 pitch.

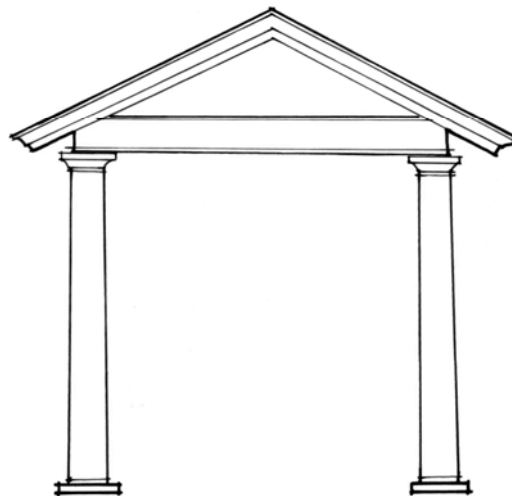
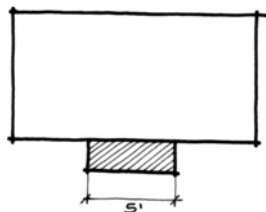
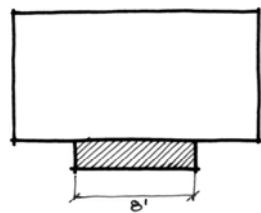
On crosswings, porch roofs are usually shed roofs of 3 to 6 in 12.

Columns & Railings

For houses that had a porch or portico, a variety of columns were used. However, appropriate columns to use include conservative classical columns about 10 inches in diameter, square pillars measuring 6 to 10 inches wide, or lathe-turned posts of 6-inch stock. Railings were not common. If used, railings should have the same style as the columns or posts but be of smaller proportion.

Porch Location & Massing

Stoops, porticos, or small porches are encouraged. In all cases, the stoop, portico, or porch should be centered to the front door and have a rectangular floor. Stoops and porticos should only be about 6 feet wide and 3 to 5 feet deep. If porches are used, they should be at least 6 feet deep, and it is encouraged that they not take up more than 2/3 of the front façade. On crosswings, the porch runs along the long wall that is adjacent to the corner of intersection between the two wings.



Materials and Applications

Roofing

- Cedar shakes or asphalt shingles

Soffits

- Smooth-finish composition board, tongue-and-groove wood boards, fiber-cement panels, vinyl, or aluminum

Gutters & Downspouts

- Ogee-profile gutters and rectangular downspouts



Cladding

- Brick in common bond pattern
- Light sand-finish stucco
- Smooth-finish wood or fiber-cement lap siding about 6 inches wide



Chimneys

- Brick or stucco



Front Yard Fences

- If fencing the front yard, wood picket, wrought iron picket, or cast iron picket

Lighting

- Appropriate porch pendant or wall-mounted lantern



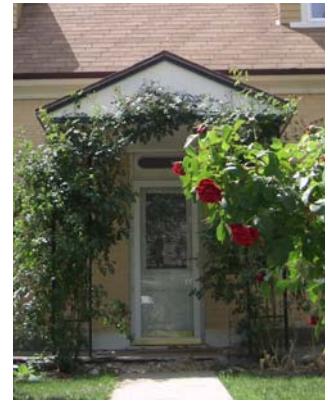
Windows

- Painted wood, solid cellular PVC, clad wood, or vinyl; true divided light or simulated divided light (SDL) sash with traditional exterior muntin profile (7/8 inch wide) where applicable



Doors

- Wood, fiberglass, or steel with traditional stile-and-rail proportions and raised panel profiles, painted or stained



Trim

- Wood, composite, cellular PVC, polyurethane mill-work; stucco

Columns

- Appropriate Classical proportions and details in wood, fiberglass, or composite material
- Turned posts (6-inch stock) of wood, fiberglass or composite material

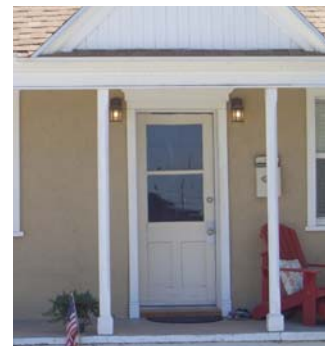


Railings

- Milled wood or vinyl; balusters are square or appear lathe turned

Porch Ceilings

- Plaster, tongue-and-groove wood or composite boards, beaded-profile plywood, vinyl







Springville Victorian

Essential Elements

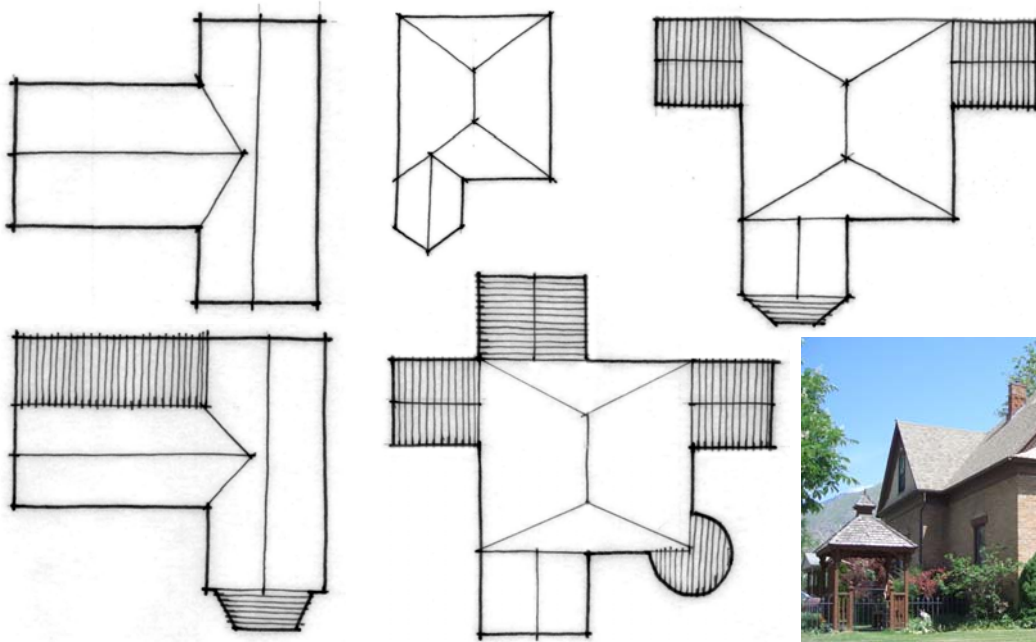
- Irregular form and asymmetrical façade
- Extensive and detailed ornamentation
- Leaded or stained glass windows
- Projecting bays with steeply-pitched gables



Towards the end of the 19th century, architectural styles that were popular in other parts of the country began to appear in Springville. This included the popular Victorian styles, which added visual complexity to the community. These styles continued to be popular into the first part of the 20th century.

While there are various building forms to which Victorian styles were applied, most Victorian houses in Springville were built in the form of a cross-wing or of a central block with projecting wings or bays. This latter form consists of a central part of the house that is a block with a simple floor plan. From that block, other wings and bays project perpendicularly outward to the front or side. Usually these wings and bays are topped by a steeply-pitched gable. Occasionally, the Victorian houses would have turrets that would project out from the main part of the house. These turrets came in several shapes including round, square, or other polygonal form. Finally, Victorian houses were one, one and a half, or two stories tall.

As Victorian houses were designed to show visual complexity, they often contained a higher amount of detailing compared to other types of houses. Porches, gables, and especially windows and doors were highly decorative. For example, the houses usually had windows and transoms of leaded or stained glass.



Massing and Composition

Massing

CENTRAL BLOCK WITH PROJECTING BAY(S)

Square volume with hipped or pyramidal roof. Gabled wing(s) extend from the front and perhaps a side of the central block to create an L-shaped form. Roof pitches are between 8 in 12 and 12 in 12. Roof heights of projecting wings are shorter than the main roof height

T-SHAPE

Rectangular volume with gabled roof where gables are on the sides of the house. Another

cross-wing section with gable facing the street has width of $2/5$ to $1/2$ of front elevation. Roof pitches range from 8 in 12 to 12 in 12.

Massing Combinations

Larger living spaces can be created by combining appropriate wings to the side or rear of the main body of the house. Bay windows may project from the end of projecting wings

For homes with the form of a central block with projecting bays, a turret may be added to the front corner of the main bay as long as that corner is

not already part of a projecting wing.

Façade Composition

Though the form is irregular and the façade is asymmetrical, the windows and doors are still balanced across the façade by centering them in their respective wall faces.

Roofs

Roof pitches generally range from 8 in 12 to 12 in 12; though turret roofs may be steeper. Turret roofs are pyramidal or conical.

Eaves

Eaves are boxed and protrude from the roof 12 to 16 inches.

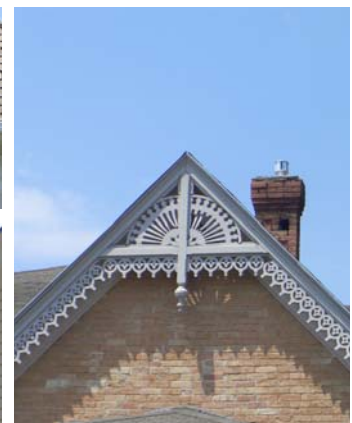
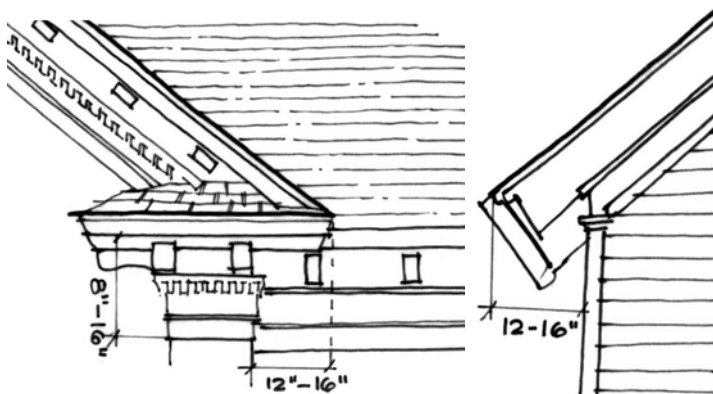
There is a frieze board that may be between 8 and 16 inches.

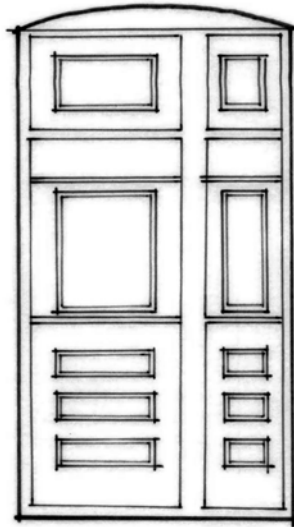
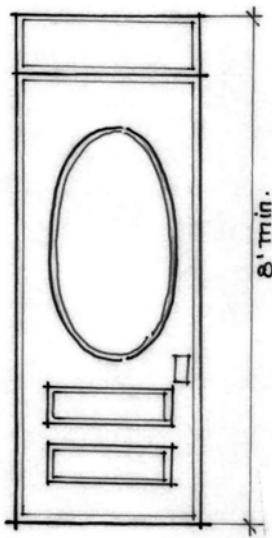
There is often a decorative cornice that includes dentils. Returning eaves, brackets (usually oriented horizontally), and decorative bargeboards are also appropriate if desired.

Wall

The first floor of the Victorian home is set between 1 and 3 feet above the finished grade. The floor-to-ceiling height for the first floor is 9 to 10 feet. For the second floor, the minimum is 8 feet.

Windows are tall, and window heads should be 7 to 8 feet above floor level.





Doors and Windows

Windows

Most windows on Victorian homes are recessed, vertically-oriented, double hung, and 1 over 1.

Each home also has 2 or 3 larger windows that are wider. The window is still tall like the other windows, but the opening is split by a nearly-square main pane and a transom light. The transom is usually of leaded or stained glass. These larger windows are found in living rooms and as the main window in bay windows.

On brick homes, window openings are typically segmental or arched. Shutters are not appropriate.

Special Windows

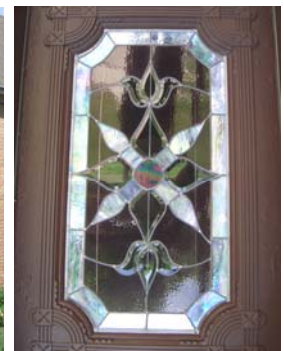
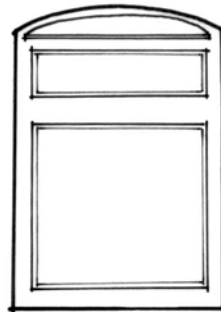
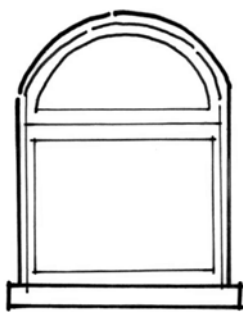
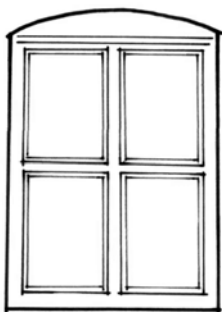
Special windows include bay windows, accent windows, and dormers. Bay windows must project at least a foot from the main wall. They also have a continuous base to the ground. Or are made of a light material such as wood

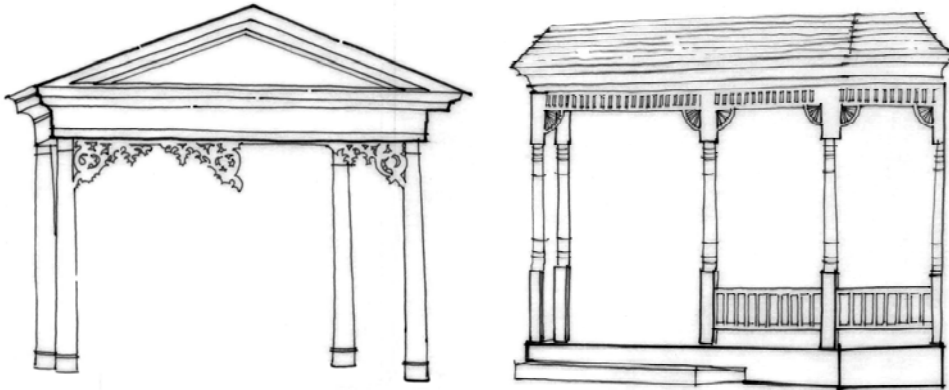
Doors

Doors have panels and often have a light in the upper half. There are also leaded or stained glass transoms above the doors. Door openings are in the same style as window openings, usually segmental or arched.

Trim

4 inch trim is most typical.





Porches

Porch Roofs & Eaves

Victorian porches in Springville are typically one story. Their roofs are generally hipped, shed-style, or pedimented. Roof pitches vary, but generally range from 3 to 6 in 12.

Roof porch eaves are boxed and occasionally have a classical entablature. Some non-Classical porches have friezes made of spindles. They also

have ornate brackets and jigsawed woodwork.

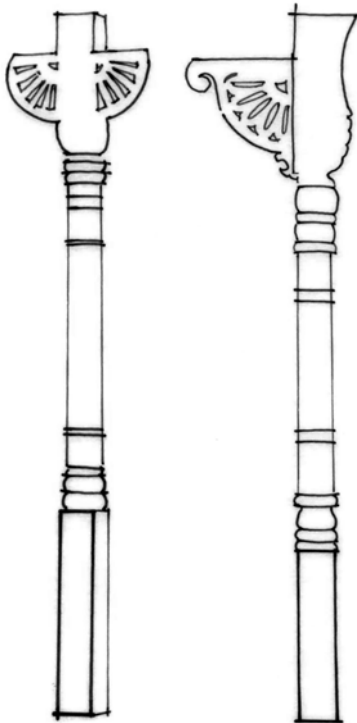
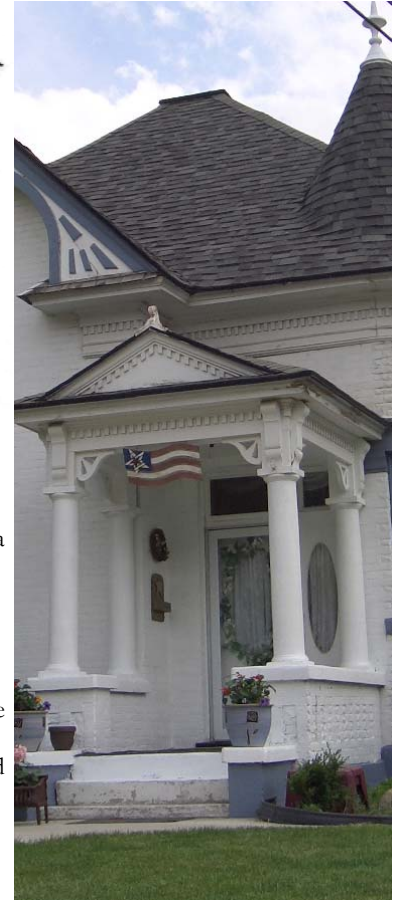
Columns & Railings

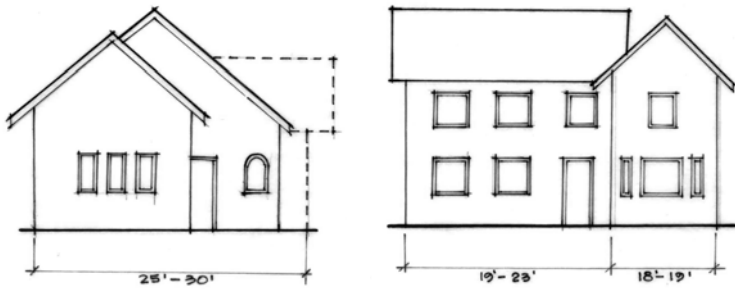
Porch columns include classical columns (usually Tuscan) or lathe-turned posts. Column widths range between 8 and 12 inches. Lathe-turned posts are of 6- to 8-inch stock.

When railings are found, the balusters are also lathe-turned but of 3- to 4-inch stock. The balusters are spaced about every 4 to 6 inches on center.

Porch Location & Massing

Porches and porticos are common on Victorian homes. Porches generally span across a significant portion of the front of the home. They stretch from the side of the forward projecting wing along the face of the main body of the home to the other front corner of the house. Some porches stop there while others wrap around that corner and continue back until meeting another projecting bay or the closest back corner of the home.





Materials and Applications

Roofing

- Wood shakes or asphalt shingles

Soffits

- Smooth-finish composition board, tongue-and-groove wood boards, fiber-cement panels, aluminum, or vinyl.

Gutters & Downspouts

- Ogee-profile gutters and rectangular downspouts in painted or pre-finished metal are encouraged



Windows

- Painted wood, solid cellular PVC, clad wood, or vinyl

Doors

- Wood, fiberglass, or steel with traditional stile-and-rail proportions and raised panel profiles, painted or stained

Trim

- Wood, composite, cellular PVC, polyurethane millwork; smooth- or rough-finish masonry, stone, cast stone



Cladding

- Brick, common bond
- Smooth-finish wood or fiber-cement lap siding about 4 to 6 inches wide
- Cut wood or fiber cement shingles in decorative patterns (particularly for gables)

Front Yard Fences

- If fencing the front yard, use wrought iron picket with brick masonry piers or wood picket.

Lighting

- Porch pendant, wall-mounted lantern, or appropriate ceiling light



Columns

- Tuscan proportions and details in wood, fiberglass, or composite material
- Turned posts (minimum 6-inch stock) of wood, fiberglass or composite material

Railings

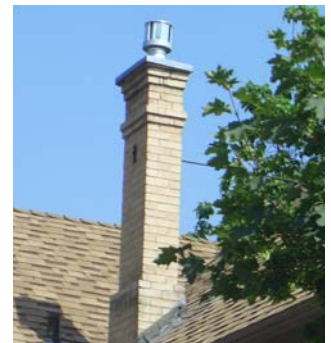
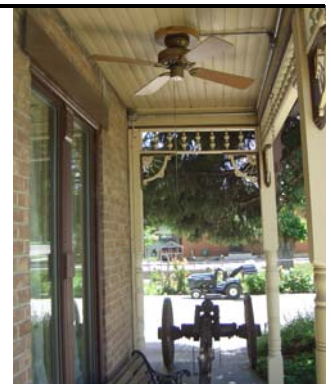
- Milled wood top and bottom rails with turned balusters.

Porch Ceilings

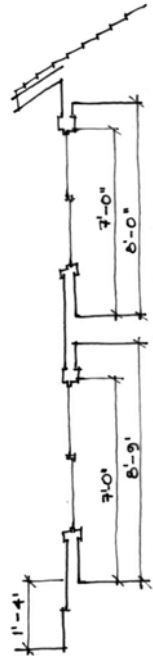
- Plaster, tongue-and-groove wood or composite boards, or beaded-profile plywood

Chimneys

- Brick (esp. in decorative patterns)







Springville Period Revival

Essential Elements

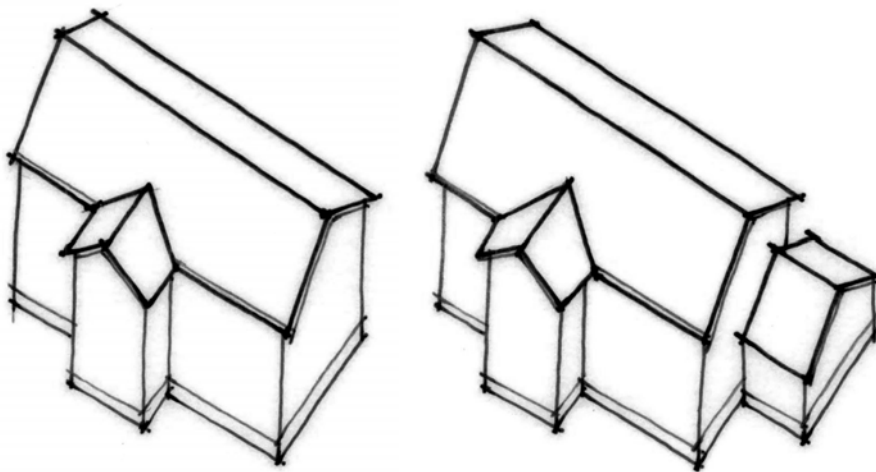
- Asymmetrical façade
- Steeply pitched gable roof
- Steeply pitched cross gables
- Simulated thatched roofs
- Prominent chimney
- Windows with divided lights
- For cottages: multi-colored brick
- Brick and half-timbering for larger houses



Period Revival styles sought to replicate building styles that were already historic during the first part of the 20th century. Period Revival styles included revivals of such styles as Classical, Colonial, Spanish Colonial, English Tudor, French Norman, Byzantine, and so on.

While Springville's historic district has an example or two of many of these styles, the dominant style by far is the English Tudor Revival which was highly popular during the years between the two World Wars. Thus, the Tudor Revival style will be the focus of the Period Revival descriptions in this pattern book. However, an additional section will briefly explain how to appropriately use other styles.

Most Tudor Revival houses in Springville are small one- or one-and-a-half-story houses, though several larger examples exist as well. These larger examples are one-and-a-half to two-and-a-half stories. The Tudor Revival style was based on medieval English architecture, so in almost all cases, Tudor Revival houses have steeply pitched gable roofs that are meant to simulate medieval thatched roofs. Imitation half-timbering is another medieval reference that is common on larger Tudor Revival houses. Other Tudor Revival characteristics include vertical windows with many small lights, round or segmental arch openings for windows and doors, prominent chimneys, and clay chimney pots. For the smaller Tudor Cottages, two common styles of walls include multi-colored brick walls or stucco walls with exposed brick.



Massing and Composition

Massing

BROAD FRONT WITH PROJECTING GABLE

Cottages: Cottages are one or one-and-a-half stories. They have a front portion where the roof is steep, and the ridge runs parallel to the street. One, two, or three gables usually project toward the street, piercing the main roof. The front door is typically under one of these gables. There is also a back portion of the house where the roof is shorter and less steep and its gable faces to the back. Roof pitches range from 12 to 22 in 12.

Large Homes: They are usually

two-and-a-half-stories in a wide, rectangular volume. A gabled bay of one, one-and-a-half, or two stories projects forward. This bay contains the front door. If the bay is only one story, the gable should be pitched steeply enough to pierce the main roof. Roof pitches range from 14 to 20 in 12.

CROSSWING

T- or L-shaped plan with gabled roofs. House heights range from one to one-and-a-half stories for small houses and up to two-and-a-half stories for larger houses. One of the wings may be shorter than the other. Roof pitches range from 10 to 16 in 12.

Massing Combinations

Minor additions to the back of the house may be appropriate. It is best if they go back farther into the lot.

Façade Composition

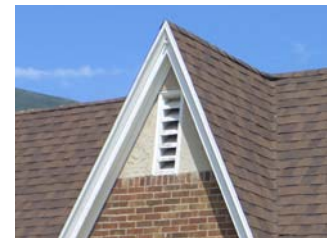
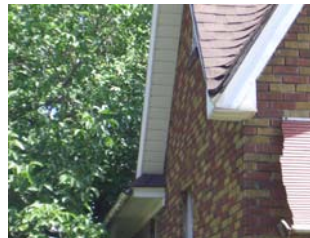
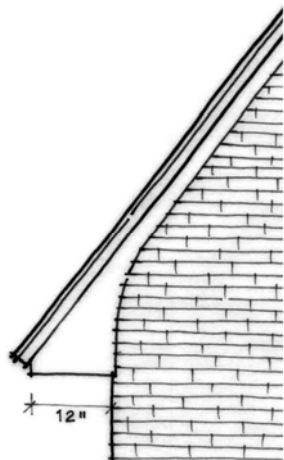
The façade is asymmetrical, but windows and doors are placed to appear balanced. Grouped casement (and sometimes double-hung) windows are common. Gables project forward from the front of the home. On large homes, materials usually change from the first to the second floor (e.g., brick to half-timbering).

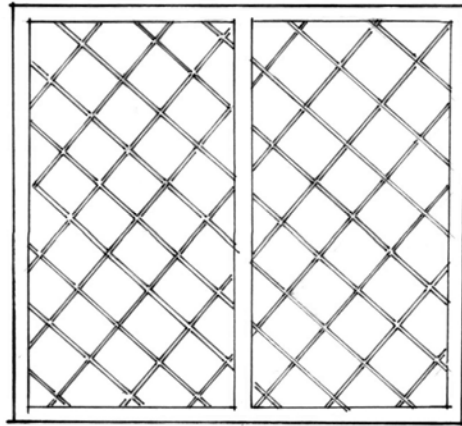
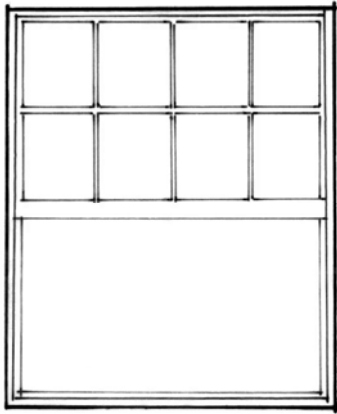
Eaves

Eaves are rather shallow. They range from no overhang up to 12 inches of overhang. Eaves that have overhang are boxed.

Wall

The first floor is set anywhere from 1 to about 4 feet above the finished grade. Minimum floor-to-ceiling height for first floors is 8 feet. For larger homes it can be up to 9 feet, though. Floor-to-ceiling heights for secondary floors is 8 feet; however, half stories may be closer to 7 feet, 6 inches. Brick is the dominant cladding, but stucco and wood siding are also used. Material changes may happen from the first to second floors and in gable ends. Heavier materials should be placed lower (e.g. brick on first floor, and stucco on second). Window head heights are about 7 feet above floor level, though occasional special windows may vary.





Doors and Windows

Standard Windows

Windows for Tudor homes are tall and narrow and have divided lights. They are also recessed. For larger homes, the windows are casement windows and are usually grouped. On cottages, larger windows are made up of a large center light with two tall, narrow casement windows on the sides. Those casement windows have divided lights. Cottages also have double-hung windows with divided lights. These double-hung windows are occasionally grouped in twos. Shut-

ters are uncommon for any window type.

Special Windows

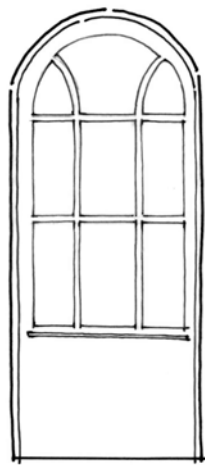
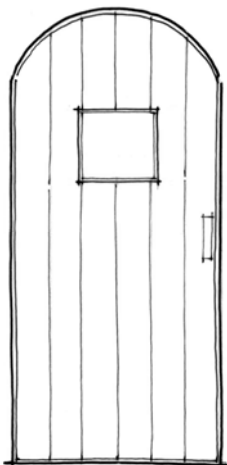
Special windows include bay windows, bow windows, dormer windows, and small accent windows. All of them are casement windows with divided lights. Bay windows are often made of light materials such as wood. They also are either supported by brackets, or some first-floor bay windows have a base that extends to the ground. Dormer windows are grouped.

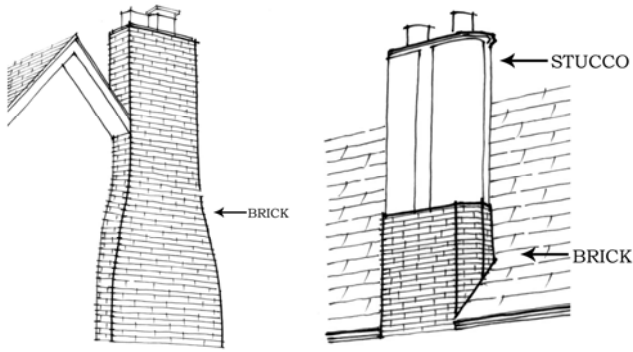
Doors

Doors usually have panels or planks with small lights toward the top, are recessed and have detailing around them. They usually have a round top, especially on cottages.

Trim

Wood trim is not common, but half-timbering serves as trim in the half-timbered areas. In brick walls, brick window sills are common, and sometimes brick above windows is placed vertically to appear as a lintel. Decorative brick detailing around doors is common. Terra cotta may be used around doors on large houses.





Porches and Chimneys

Porches

Front porches are not common on Tudor Revival houses; therefore, they are generally discouraged.

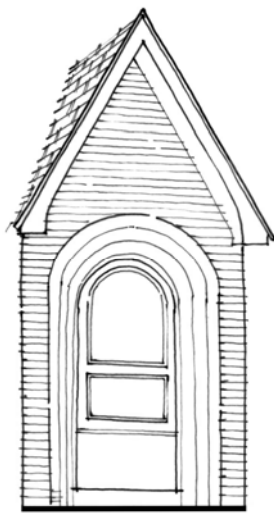
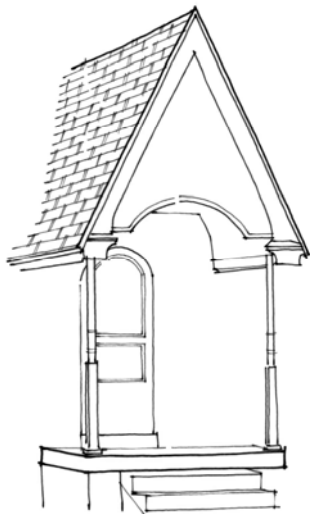
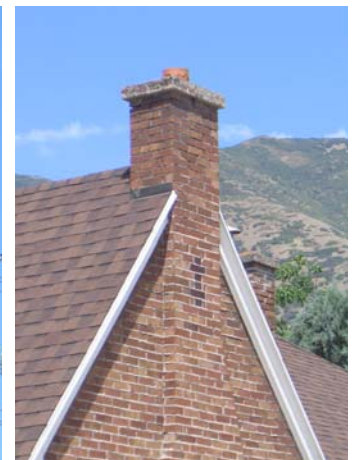
Arched Openings

Entryways on Tudor homes often have arched door openings. This is especially true for cottages. Occasionally, windows also have arched openings.

Chimneys

Chimneys are wide and are often placed at the front or the side of the house in such a way that it

projects out from the plane of the wall. In such cases, the bottom of the chimney is usually wider, and it starts to narrow somewhat as it rises above the ceiling height. Chimneys are nearly always made of brick and often have a small portion of decorative brickwork. Stone or stucco may also be used to clad chimneys if done appropriately. Clay chimney pots are common on Tudor chimneys.





Materials and Applications

Roofing

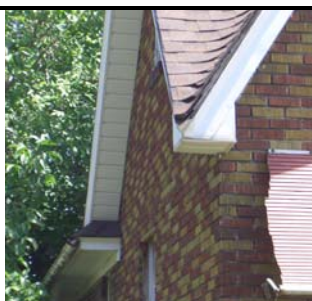
- Asphalt shingles, especially in irregular or slate pattern
- Slate
- Wood shakes

Soffits

- Smooth finish composition board, tongue-and-groove wood boards, fiber cement panels, aluminum or vinyl

Gutters & Downspouts

- Half-round or ogee-profile gutters with round or rectangular downspouts in painted or prefinished metal



Windows

- Painted wood, solid cellular PVC, clad wood, or vinyl; true divided light or simulated divided light (SDL) sash with traditional exterior muntin profile (7/8 inch wide)

Doors

- Painted or stained wood, fiberglass, or steel of plank and batten proportions or stile-and-rail proportions with raised panel profiles

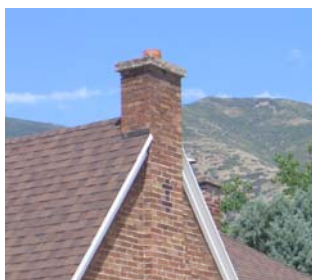
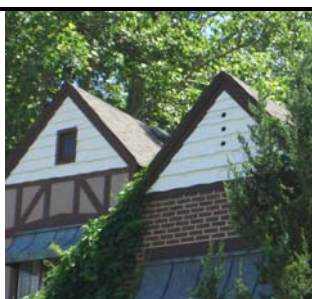
Trim

- Decorative brickwork
- Terra cotta around doors (sometimes)
- 4 inch flat wood (for wood houses)



Cladding

- Brick (usually multi-colored) in common bond
- Stucco with hand formed appearance
- Half-timbering for second-story accents
- Wood or fiber-cement lap siding 6 to 8 inches wide
- Rough cut wood siding in gables as accent (8 inches wide)
- Stone used sparingly as an accent material



Chimneys

- Brick, stucco with hand formed appearance, or stone

Front Yard Fences

- Generally discouraged

Railings

- Wrought iron or similar

Porches

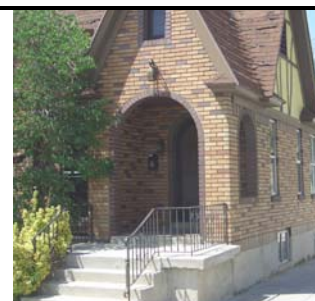
- Generally discouraged

Columns (for entryways)

- Brick piers when walls are brick
- Stucco piers when walls are stucco
- 6- to 10- inch wood posts

Lighting

- Appropriate wall-mounted lantern, pendant, or ceiling light







Other Period Revival Styles

While the English Tudor is the dominant revival style in Springville, others do exist. In their book *Utah's Historic Architecture, 1847-1940: A Guide*, Thomas Carter and Peter Goss identified the Period Revival styles found in Utah. Of the styles that Mr. Goss and Mr. Carter identified and described, the Colonial Revival, the Neoclassical, the French Norman, and the Spanish Colonial Revival are styles that may be appropriate for development in Springville. Plans for buildings of the other more exotic styles would need to be reviewed on a case-by-case basis to determine whether or not the construction would be appropriate for the Springville Historic District. Springville City [planning staff](#) would carry out this review.

For more photographic examples and a more detailed discussion of Period Revival styles, please see Thomas Carter and Peter Goss's book *Utah's Historic Architecture, 1847-1940: A Guide*, chapter 9.

The pictures on this page are examples of houses in Springville that employ Period Revival styles other than the Tudor Revival.





Bungalow

Essential Elements

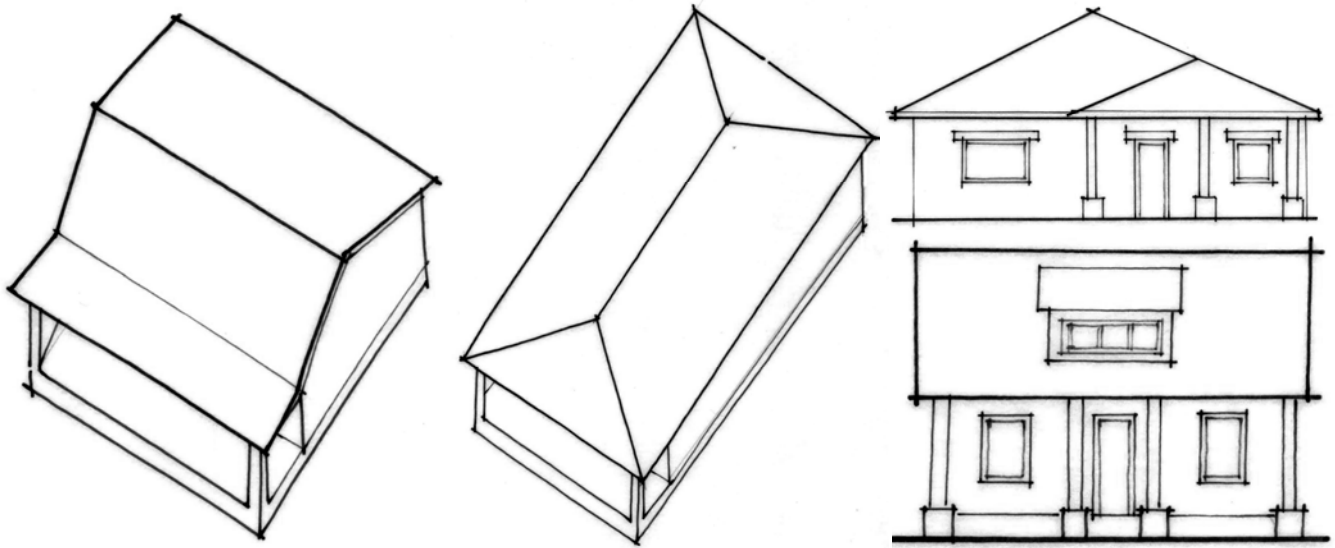
- Prominent porch columns, especially square or battered piers
- Deep porches
- One or one and a half stories
- Roof that is either hipped with low pitch or gabled with moderate to steep pitch
- Casement windows
- Geometrically patterned leaded or stained-glass windows
- Exposed rafters, purlins, ridge beams, brackets



Because of numerous pattern books that published plans for various styles of bungalows, the bungalow became a popular home type throughout the country during the early 1900s. The same is true in Springville. The bungalow was very popular here throughout the first quarter of the 20th century.

The bungalow style was one of several architectural styles that grew out of the Arts and Crafts Movement. Because of that, it has several features common to many homes of the early 20th century, including low roofs and exposed framing members. The bungalow was meant to provide a feeling of comfort and a sense of shelter. The low, overhanging roof and the deep porch help express this feeling.

Bungalows are one or one and a half stories built on a rectangular plan. Some have small bays that project from the main body. The porch is an important element of the bungalow. It is deep and has thick, prominent columns that are usually square or battered piers. In Springville, there are three common roofs associated with bungalows. They are 1) a low-pitched hipped roof, 2) a low-pitched gabled roof with the gable projecting over the front of the house, and 3) a moderately- to steeply- pitched roof with the gables facing the sides of the house. Dormers often pierce bungalow roofs, and casement windows usually have lights divided into geometric patterns.



Massing and Composition

Massing

HIPPED

Rectangular or square volume with a 6 in 12 to 8 in 12 roof pitch. The ridge line, if any, usually runs perpendicular to the front of the house. Hipped or gabled dormers occasionally accompany centered front porches. These dormers should be centered on the front elevation.

FRONT/REAR GABLES

Rectangular or square volume. Roof pitch is 6 in 12 to 8 in 12. Occasionally, gables are clipped.

SIDE GABLES

Rectangular or square volume. Roof pitch is 6 in 12 to 8 in 12. Occasionally, with a gabled porch, the gables on the house and porch are clipped. Gabled or shed dormers are common for one-and-one-half-story homes. Roof pitch for shed dormers is 3 or 4 in 12. It is 4 to 6 in 12 for gabled dormers.

Massing Combinations

Larger living spaces may be created by adding a rear wing or a side wing near the back of the house. A small bay on the side

of the house is another option. Gabled, hipped, or shed dormers may also be added. Any attachments should match the main body's architectural style.

Façade Composition

Windows and doors are placed in a balanced manner, even though the façade may not be symmetrical. Windows often occur in multiples, and often large windows on the main floor have side lights. The front door is under the porch.

Eaves

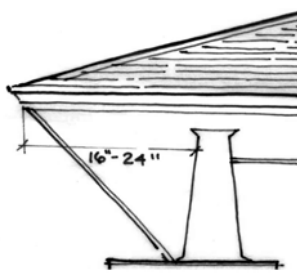
Heavily protruding eaves are an important characteristic of bungalows. They typically protrude 16 to 24 inches. There are two

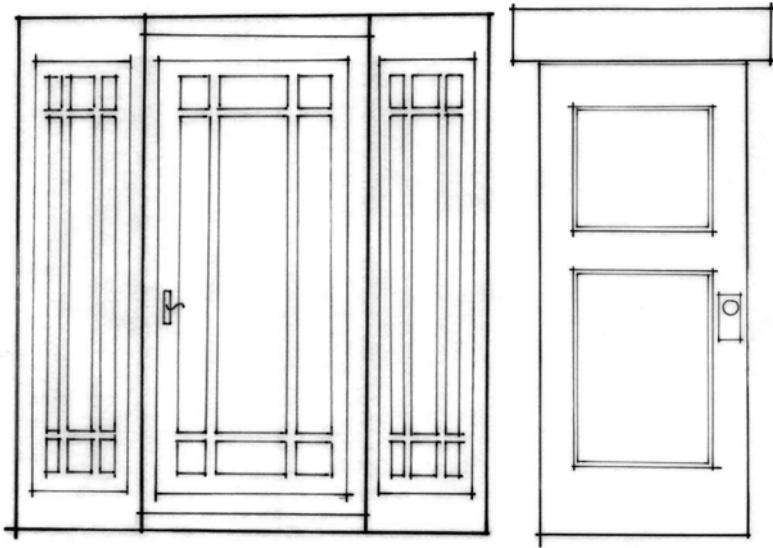
types of eaves: 1) boxed eaves with flat soffit or 2) exposed rafter tails that are placed 16 to 24 inches on center and are often shaped.

Braces, brackets, vergeboards, and 6- to 8- inch frieze boards may also appear. For clipped gable homes, eaves return.

Wall

The first floor is typically set 2 to 3 feet above the finished grade. Floor-to-ceiling heights for the first floor are usually 8 feet, though some are up to 9. Window head heights are about even with the top of the front door at about 7 feet.





Doors and Windows

Windows

There are two common types of windows. 1) Large windows that may have stained glass, leaded glass, or divided lights toward the top. Thin side windows often accompany these windows. The side windows are usually casement windows and often have divided lights. 2) Vertically oriented windows that may have muntin patterns. These may be casement or double-hung windows. Normal windows are usually recessed, while dormer windows usually are not.

Special Windows

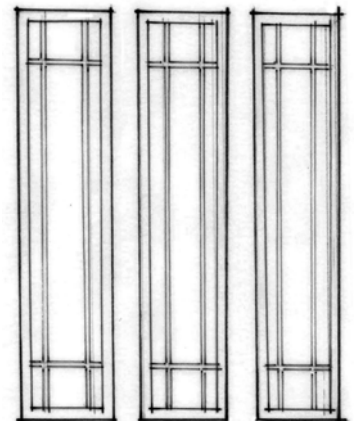
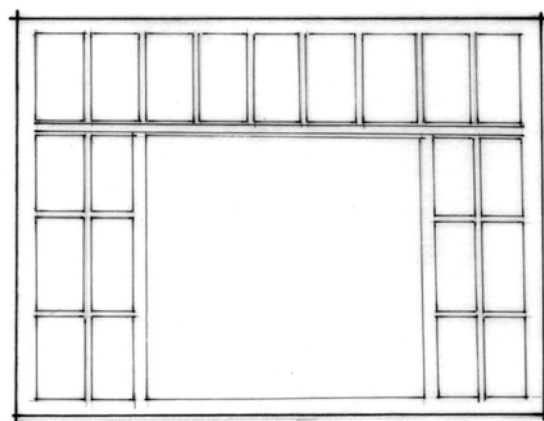
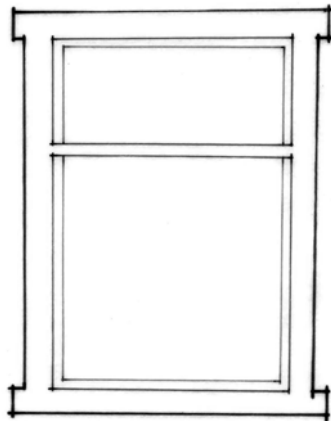
Special windows include paired or triple windows, accent windows, and dormer windows. Gables and dormers often have double or triple windows

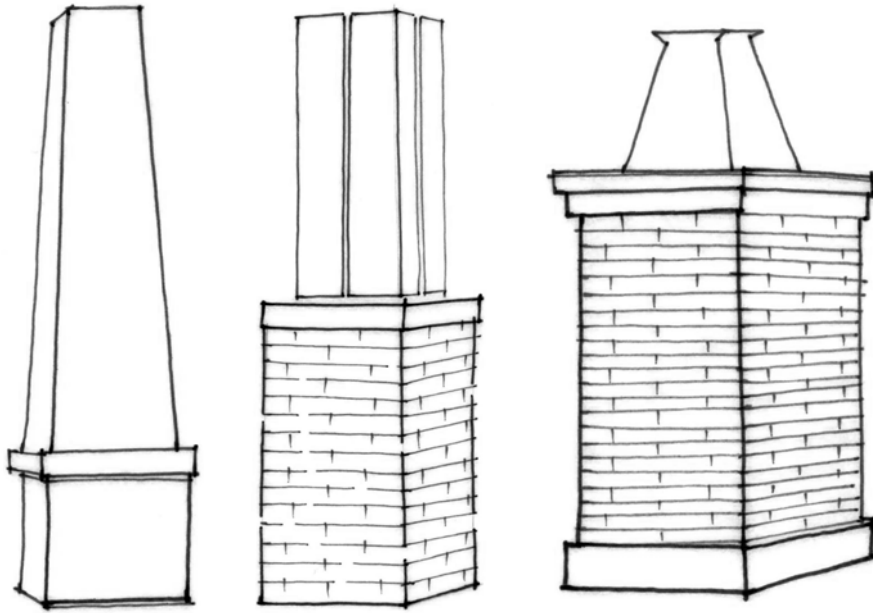
Doors

Doors are panel doors usually with the top half glazed. Occasionally, doors have sidelights or transoms in clear or divided glass.

Trim

4- to 6- inch straight flat trim.





Porches

Columns & Railings

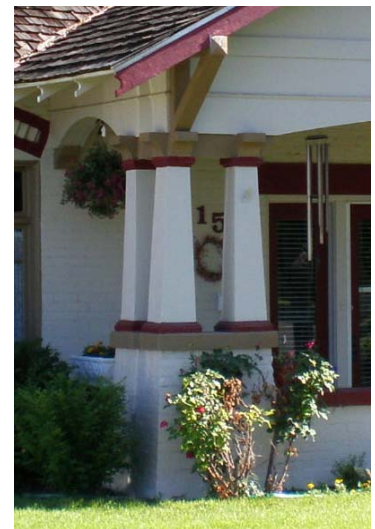
Porch column types include tapered box, partial-height box (tapered or straight) on square piers, square piers, battered piers, or occasional Classically-styled columns (box or round). Occasionally, two, three, or four columns are placed on piers. When used, porch “balustrades” are usually solid and are usually of brick. Such balustrades do not exist where piers are not present.

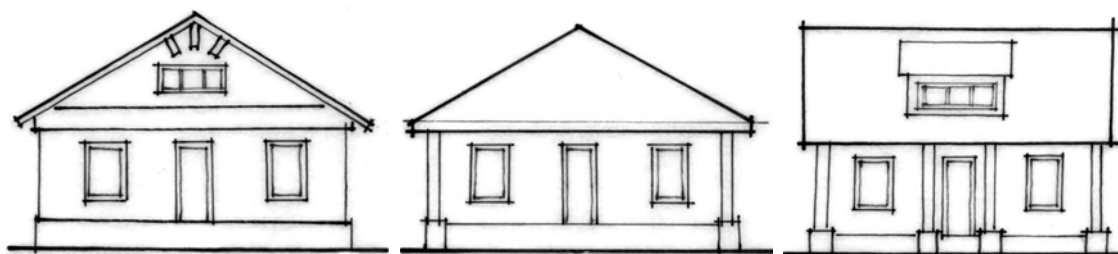
Porch Roofs & Eaves

Porch roofs are hipped, gable, shed-style, or integrated with the main roof. Hip porches have a 4 to 8 in 12 pitch, never exceeding the pitch of the main roof. Gable porches usually have a 4 to 8 in 12 pitch. If the main roof has a gable in the front of the house, the porch has the same pitch as the main roof. Gable ends often show structural elements. Shed porches have a 2 to 4 in 12 pitch. Porch eaves are the same as the eaves on the main body of the house.

Porch Location & Massing

Porches are only on the front of the homes and do not wrap around to the sides. They may also be integrated under the main roof of the house. Porches may cover the full house front or just a portion of it. If just a portion, they may be centered or not. Non-centered porches have one side that is flush with the side of the main body of the house. Minimum porch depth is 5 feet; however, some porches are up to 8 feet deep.





Materials and Applications

Roofing

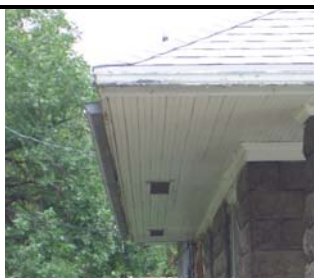
- Asphalt shingles, cedar shakes, or slate.

Soffits

- Smooth finish composition board, tongue-and-groove wood boards, fiber cement panels, aluminum or vinyl.

Gutters & Downspouts

- Half-round or ogee-profile gutters with round or rectangular downspouts in painted or prefinished metal.



Cladding

- Smooth-finish brick in common bond or clinker brick
- Highly textured stucco above brick wainscoting or in gables
- Wood or fiber cement lap siding of 4- to 6-inch exposure, with mitered corners or 4- to 6-inch corner board trim.
- Random-width cut wood or fiber cement shingles with mitered corners or 4- to 6-inch corner board trim.



Piers & Chimneys

- Brick

Brackets

- Wood

Front Yard Fences

- None



Windows

- Painted wood, solid cellular PVC, clad wood, or vinyl; true divided light or simulated divided light (SDL) sash with traditional exterior muntin profile (7/8 inch wide) where applicable

Doors

- Wood, fiberglass, or steel with traditional stile-and-rail proportions and raised panel profiles, painted or stained

Trim

- Wood, composite, cellular PVC, or polyurethane mill-work



Columns

- Painted wood, fiberglass, or composite material in box, tapered box, or Classical proportions.

Railings

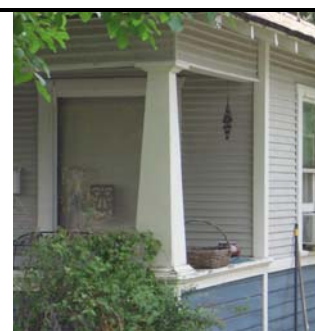
- Solid rails clad in brick or (if appropriate) stucco or appropriate siding

Porch Ceilings

- Plaster, tongue-and-groove wood or composite boards

Lighting

- Porch pendant, wall-mounted lantern, or appropriate ceiling light







Post War Cottage-Ranch

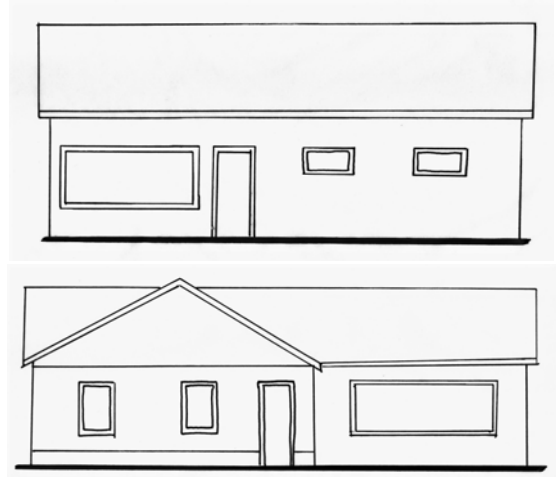
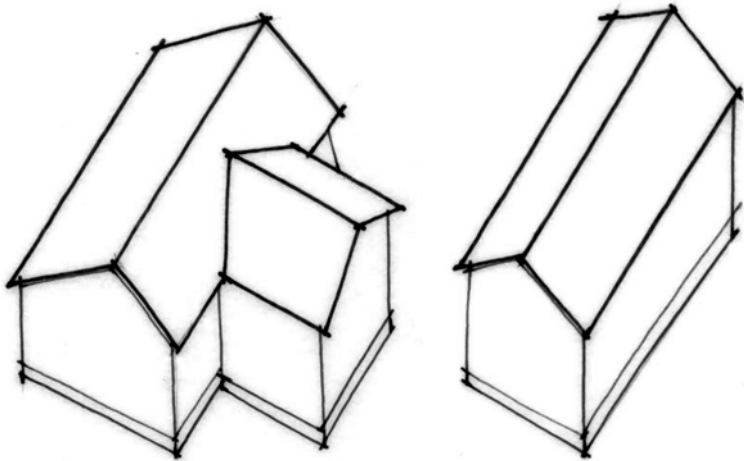
Essential Elements

- Low-pitched gable or hipped roof
- Long, low profile
- One story in height
- Asymmetrical façade
- Large, wide windows



After World War II, there was a large demand for many new houses. Housing development had been slow for the last decade and a half due to the tough economic times of the 30s and strict rationing of materials during the war. In order to meet the demand for all the new houses that were needed to house returning soldiers and a fast growing population, America needed houses that could be built quickly and efficiently. Because of this, simple square or rectangular house designs became popular, as they were easy to replicate and mass produce. During this period, Springville, like the rest of the country, experienced fairly rapid growth due in part to the factors already mentioned plus the creation of many jobs at the steel plant.

As prosperity, along with family sizes, continued to grow, larger houses were desirable, and the simple home designs stretched further horizontally. These low and wide houses are known as ranch-style houses. They typically have large, wide windows such as picture or ribbon windows. They are only one story tall and have a low roof pitch. Ornamentation is also generally simple, particularly in the early years of ranch-style houses. In Springville, the dominant building material is brick; however, a few houses with various types of siding also exist.



Massing and Composition

Massing

SIDE GABLED

Rectangular volume with long walls parallel to the street and gables to the side; one story with roof pitch between 4 and 8 in 12.

HIPPED

Rectangular volume with long walls parallel to the street. Hipped roof with pitch between 4 to 8 in 12.

CROSS GABLED

Main volume following a side-gabled or hipped plan; another wing that projects toward the street with a gable facing the street; one story with roof pitch between 4 and 8 in 12.

Massing Combinations

An addition to the back that is not as wide as the main house volume and is not easily seen from the street.

Façade Composition

The façade is wide, low, and asymmetrical. Windows are large and wide and may be ribbon or picture windows.

Eaves

Boxed eaves with a flat soffit. Eaves may protrude as little as 4 inches or as much as 24 inches. Usually gabled roofs have shallower eaves while hipped roofs have somewhat deeper eaves. Longer ranch houses built in the later years

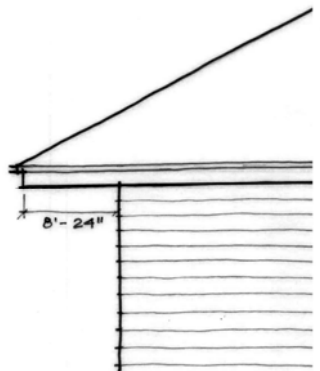
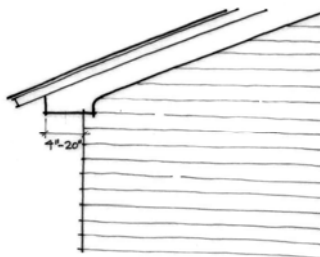
of this style have the deepest eaves.

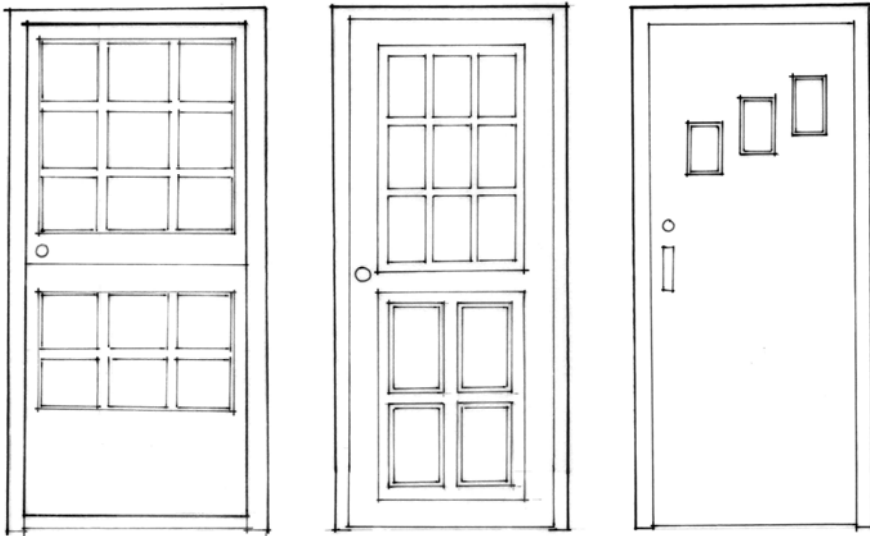
Wall

Ranch-style houses have only one floor above ground level. The height of that floor above ground level ranges from 1 to 3 feet.

Floor-to-ceiling heights are no less than 8 feet but not more than 9 feet.

Window head heights are around 7 feet above the floor.





Doors and Windows

Windows

Ranch-style houses have various types of windows. Common windows include wide horizontal-sliding windows, double-hung windows that are slightly vertically oriented, ribbon windows, and picture windows. Double-hung windows are one over one or two over two, with the light divider running horizontally. Imitation shutters are occasionally used.

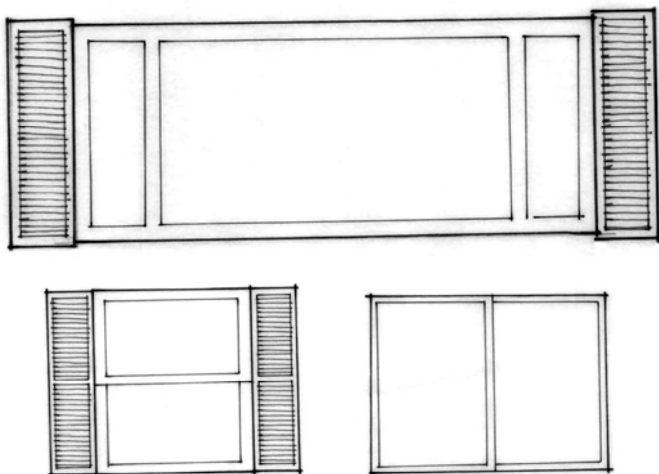
Windows on brick homes are recessed. Some homes with siding have windows that are not recessed.

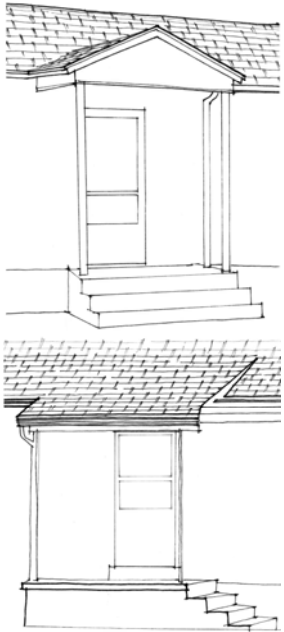
Doors

Doors are either flush with a flat wood veneer or are paneled. Panel doors occasionally have a light toward the top.

Trim

No trim on brick homes. Simple 3- to 4- inch trim on homes with siding.





Porches & Chimneys

Porches

Front porches are not common on ranch-style houses, as private areas around the house (like back porches and patios) were more popular. Occasionally, however, front entryways had a small roof overhead.

Roofs & Eaves

Entryways are either recessed, thus having the same roof as the rest of the house, or they have their own small roof, which is either gabled or shed-style. The few

homes with porches have either an integral porch or a porch with a shed-style roof. Gabled roofs (for entryways) have about the same pitch as the roof of the house. Shed-style roofs (for porches or entryways) have a pitch just slightly less than the main roof's pitch. Eaves have the same treatment as the eaves of the rest of the house.

Columns & Railings

Posts for entryways or porches are decorative metal posts or square wood posts

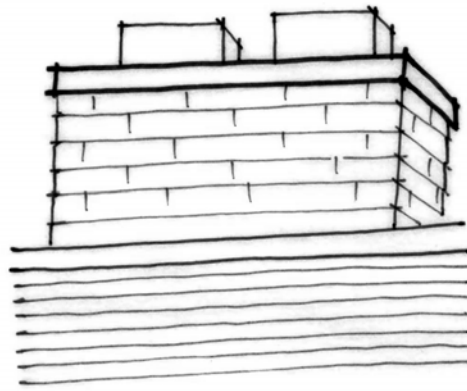
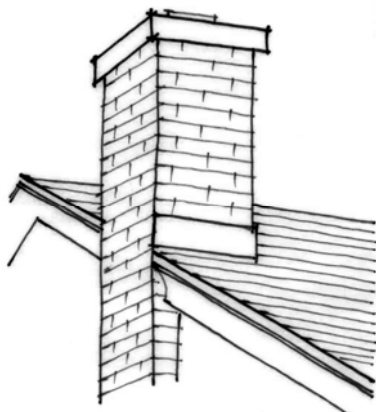
that are about 4 to 6 inches thick. Railings are metal. The hand rail is no more than about an inch wide, and the "balusters" are no more than about 3/4 inch wide.

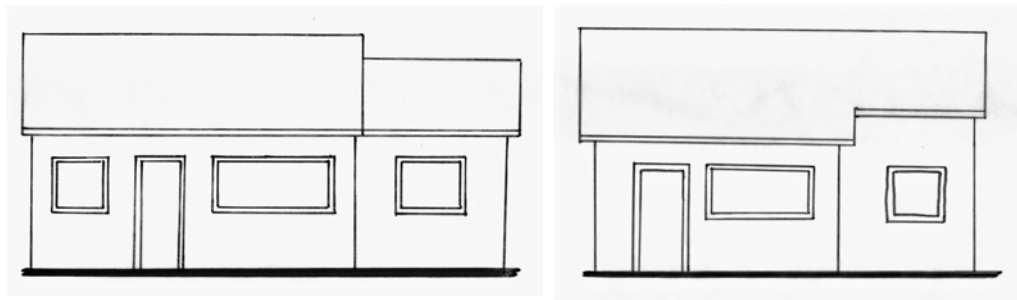
Porch Location & Massing

Large porches are usually in the back of the house. If a front porch is built, it should be about 5 feet deep.

Chimneys

Chimneys are usually low and often wide, especially for later ranch houses. Terra cotta chimney pots are common and are very basic in design, having no decoration.





Materials and Applications

Roofing

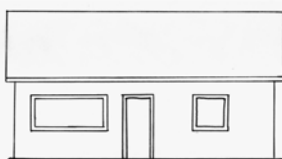
- Asphalt shingles, tile, or wood shakes

Soffits

- Smooth-finish composition board, tongue-and-groove wood boards, fiber cement panels, vinyl, or aluminum

Gutters & Downspouts

- Half-round or ogee-profile gutters with round or rectangular downspouts in painted or pre-finished metal



Windows

- Aluminum, vinyl, painted wood, solid cellular PVC

Doors

- Wood, fiberglass, or steel, painted or stained; either flush or with stile-and-rail proportions and panel profiles

Trim

- Wood, composite, cellular PVC, or polyurethane millwork



Cladding

- Brick in common bond
- Smooth-finish wood or fiber-cement lap siding, 8 inches exposure, with 4/4 x 4-inch corner board trim
- Board and batten wood siding



Chimneys

- Brick

Front Yard Fences

- Generally discouraged



Posts

- Steel or aluminum
- Square wood, 4" to 6" thick, painted

Railings

- Steel or aluminum

Porch Ceilings

- Plaster, tongue-and-groove wood boards, fiber cement panels, or vinyl

Lighting

- Wall lantern (often simple in design) or appropriate ceiling light





Design Review Process

Article 2 – Historic District Overlay Regulations

Establishment of Design Review Board

Terms of Office

Organization

Duties and Powers

Application Filing and Processing

Establishment of Design Review Board

There is hereby formed a regulatory board to be known as the "Design Review Board," which is formed for purposes of improving and enhancing the overall appearance and atmosphere of the Springville City Historic District-Extended Plat A (Historic District) through the administration of the Plat A Design Standards for New Construction (hereafter referred to as “the Standards”). The Board shall fulfill the powers and duties as set forth in section 4 below. The Board shall consist of three (3) members. The composition of the Board shall a member from the Historic Preservation Commission who resides within the Historic District and will serve as chair of the Design Review Board, a member from the Planning Commission, and a planning professional who is employed by Springville City who collectively offer a range of expertise that will contribute to informed decision making. An alternate member may also be appointed. The alternate member shall be a member of the Historic Preservation Commission and reside in Plat A.

Terms of Office

Each member of the Design Review Board shall serve for a term of two (2) years and until his successor is appointed. The term in office shall commence on the first Day of April in even-numbered years. Members of the board may serve an indefinite number of consecutive terms.

Organization

The board shall be selected by the Mayor, with the advice and consent of the City Council, and operate in accordance with rules and guidelines it sets up for the transaction of business. Meetings of the board shall be held as often as is necessary and can be called by any of its members. Reports of official acts and recommendations of the Design Review Board shall be made in writing by the chair to the Planning Commission and shall indicate how each member of the board voted in respect to an act or recommendation.

The administrator or Community Development Department staff shall provide assistance to the board.

Duties and Powers – The board shall have the powers and duties to:

Review a design or plan for the construction, expansion or extension of any structure within the Historic District according to the Standards (as found in approved pattern books) and make recommendations to the administrator and Planning Commission for inclusion in the conditions of approval for any permit for construction.

Make recommendations to the Planning Commission and City Council for changes to the Historic District design standards (11-5-2).

Application Filing and Processing

An application, which shall consist of a site plan and basic scaled exterior elevations, shall be filed with the Community Development Department. Only complete applications shall be accepted. The application process shall be pursuant to section 11-7-4. Design review will take place after formal applications are made and may be before or in connection with building plan submission.

The application shall be scheduled on the first available meeting agenda of the board. The meeting shall be held no later than seven (7) business days from the date the application is filed. Staff shall present the application, including any comments, to the board.

The board shall consider the application, evaluate the application in accordance with the criteria established in (d)(1) below, and approve or deny the application. If the board approves the application, it may attach conditions necessary to protect any affected property and/or to further the purpose and intents of the Historic District.

The board shall make its decision at the meeting, unless the applicant agrees to an extension. Such decision may be appealed to the Planning Commission in accordance with section (6).

Criteria for review, recommendation, and approval. The board may approve an application only when all of the following criteria have been met.

Granting approval will not conflict substantially with any city adopted plans or policies including the approved Pattern Books, or the intent of this article and/or the General Plan, as applicable; and

Granting the appeal will not have a detrimental impact on public health, safety or welfare.

Appeal of a design review board decision. A decision made by the design review board only under the provisions of this article may be appealed by any applicant, other person or entity affected by such decision to the Planning Commission in accordance.

The appeal shall be in writing and shall be filed with the Community Development Department within ten (10) business days of the board action or decision being appealed.

The staff shall promptly schedule such appeal on the meeting agenda of the Planning Commission pursuant to standard scheduling procedure.

Following consideration of the appeal, the board or staff decision, and any staff review comments, the commission shall approve or deny the appeal, in whole or in part, in accordance with the criteria

set forth:

Granting the appeal will not conflict substantially with any city adopted plans or policies, or the intent of adopted plans and policies; and

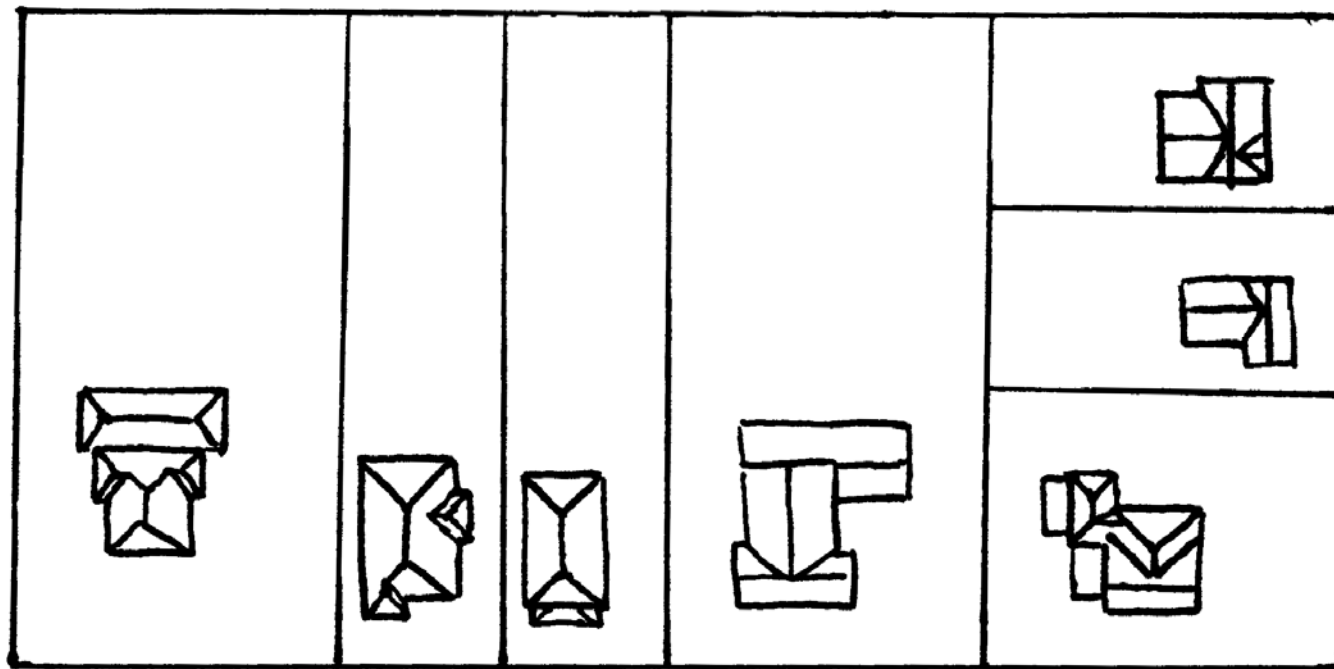
There are exceptional conditions creating an undue hardship, applicable only to the property involved or the intended use, or the structure on the property, which do not generally apply to other land areas, uses, or structures in that design overlay zone; and

Granting the appeal will not be detrimental to any adjacent properties; and

Granting the appeal will not have a detrimental impact on public health, safety or welfare.

The person or entity making the appeal shall have the burden of proving that an error has been made.

Appendix A



House Scale

The diagram above illustrates actual houses on a block in Springville's historic Plat A. The house on the far left is two stories, but it is on a lot that is over 100' wide and the side setbacks are much greater than normal. Moving right, the next two houses are on narrower lots that are about 50' wide. Both homes are one story tall and extend backward into the lot. Side setbacks are smaller on these two homes, but since the houses are shorter, they don't impose on the block. Lot size and lot frontage in Plat A varies greatly, but so does house size.