

CITY OF MISSION HILLS,
KANSAS

DESIGN GUIDELINES

1 | JANUARY | 2020

ACKNOWLEDGEMENTS

The Guidelines are the culmination - and continuation - of several decades of diligent work by many devoted residents of Mission Hills who have been seeking to preserve the remarkable community design heritage and strong property values of Mission Hills for future generations. Since at least 1980, successive City Councils, Planning Commissions, Architectural Review Boards, and City professional staff have been carefully reviewing development proposals, conducting research, analyzing the existing development patterns, updating the City's Comprehensive Plan, and refining the Mission Hills Zoning Ordinance to better shape new development in forms that build upon and enhance the original design of Mission Hills.

In 2011 the City initiated the preparation of these Guidelines. With the assistance of Sargent Town Planning, the members of the bodies listed below - as well as many other interested citizens of Mission Hills - devoted considerable time, effort, and insights to ensure that these Guidelines are a reflection not only of the built heritage of Mission Hills, but also of its people and its future. We gratefully acknowledge the patient teamwork and the friendship of these individuals in particular.

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WELCOME TO MISSION HILLS

Welcome to Mission Hills! We are very pleased that you are considering investing or reinvesting in a property in one of our City's fine neighborhoods, which number among the most desirable in the country with an abundance of picturesque landscapes, stately homes, and incomparable country clubs. We, the citizens of Mission Hills, take great pride in our community and have developed these guidelines to assist you through our process of project approval. We hope that these guidelines will help you understand what makes Mission Hills such a special place, what our citizens value most about their neighborhoods, and how to enable your project to fit seamlessly into the fabric of our City.

PURPOSE AND INTENT

Historically, the City's design intent has been based upon nine key design principles and two land development objectives. These Design Guidelines are intended to expand upon those principles to clarify how they apply to the development of each lot in every part of Mission Hills. The guidelines identify the historic and established patterns that make Mission Hills unique, including our incomparable greenspace, the layouts of lots of various sizes and types, and the massing and architecture of homes of many sizes and styles.

It is the intent of these guidelines to make the design review process transparent and predictable, to recognize the property interests of the applicant, and to balance the sometimes competing interests of the property owner/applicant with their neighbors.

These guidelines also provide a framework for hierarchical decision making that will assist homeowners and their designers, prospective homeowners and their realtors, and the Architectural Review Board members to efficiently and systematically make timely and informed decisions through each step of the process.

The three fundamental areas to be considered are:



1. THE GREENSPACE

How does my lot fit into the Greenspace system of Mission Hills, and how should it contribute to that most treasured community asset?



2. THE LOT

How should the location and massing of the home on that lot contribute to the overall neighborhood design, and how does it respect the space and privacy of its neighbors?



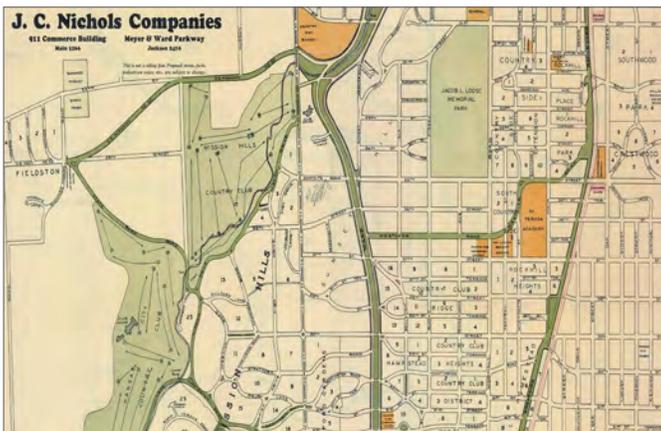
3. THE HOUSE

Does the form and massing of the house project the form of a classic Mission Hills house, and how does its architecture embody the understated elegance that is so characteristic of Mission Hills?

I. ORGANIZATION AND USE OF THE GUIDELINES

THE HISTORY OF MISSION HILLS

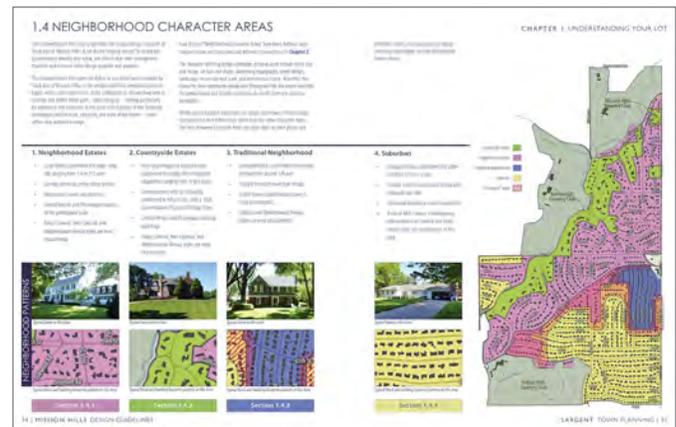
Introduction



The Introduction to these Guidelines provides a very brief background and history of the forces that have shaped the design of Mission Hills since its founding a century ago and focuses on the factors leading to the preparation of these Design Guidelines.

UNDERSTANDING YOUR LOT

Original Patterns of Mission Hills



Chapter 1 summarizes the observed historic design patterns of Mission Hills on which the structure and content of the Design Guidelines in **Chapter 2** are based. In addition to further defining the design characteristics of Mission Hills that are valued most by its residents, the chapter directs the reader to the guidelines in **Chapter 2** that are applicable to a particular property of interest. Specifically, this chapter defines and maps “Neighborhood Character Areas” – in one of which, every property in Mission Hills lies – as well as “Special Lot Conditions” that apply only to certain lots. Both the Character Areas and the Special Conditions trigger compliance with specific guidelines in **Chapter 2**.

It is recommended that all users of the Guidelines review this chapter to gain an understanding of the essential design qualities of Mission Hills that are most important to the community.

Introduction

Chapter 1

THE GUIDELINES

Designing Your House & Lot



Chapter 2 provides guidelines intended to preserve and conserve the essential historic design patterns of Mission Hills identified in **Chapter 1**. Building on the framework of Neighborhood Character Areas and Special Lot Conditions, identified in **Chapter 1**, the guidelines in this section are specifically tailored to the individual characteristics of individual lots, to ensure that each lot and each home contribute to the legacy of permanence and architectural excellence established by J.C. Nichols in the original design of each unique neighborhood of Mission Hills.

*Anyone contemplating site improvements or building alterations that affect the site plan should review this chapter. Once one has confirmed which Character Area and which, if any, Special Lot Conditions apply to the subject property, it is only necessary to review the guidelines that are specific to those characteristics of the lot. **Section 2.1** provides a checklist to help determine which guidelines are applicable to the subject property.*

Chapter 2

APPENDIX A

The Architectural Styles of Mission Hills



Appendix A provides a catalog of architectural styles most common to Mission Hills, describing the essential characteristics of each style, including: Colonial Revival, Tudor Revival, Neoclassical Revival, Mediterranean Revival, Modern, Mid-Century, and "Mission Hills Contemporary."

Anyone contemplating exterior building alteration, additions, or new construction should review Appendix A to gain a better understanding of the characteristics of architectural styles most common to Mission Hills.

Appendix A

II. WHICH GUIDELINES APPLY TO MY PROJECT

Mission Hills is comprised of unique lots and no two design projects are exactly alike; therefore, the reading of the Introduction and Chapter 1 of these Design Guidelines is necessary to determine which sections apply to your lot and your project. Additionally, it is the recommendation of these Guidelines that before beginning any project in Mission Hills, refer to the original deed restrictions (those that pertain to design) that apply to your lot. It is these restrictions that shaped the original design of Mission Hills, the preservation of which is the goal of the Mission Hills Comprehensive Plan, the MHZO, and of these Guidelines.

A

SITE WORK ONLY PROJECTS:

For projects that do not affect the design of any on-site buildings, see Section 2.6.3 - Adjustments for Special Lot Frontage Conditions, and Section 2.7.3 - Guidelines for Site & Landscape Design

Refer to Sections 2.6.3 and 2.7.3 of Mission Hills Design Guidelines

B

EXTERIOR BUILDING ALTERATIONS:

For projects that do not affect the site plan of the subject property nor the massing of the building(s), see Section 2.7.1 - Architectural Design Guidelines.

Refer to Section 2.7.1 of Mission Hills Design Guidelines

C

BUILDING ADDITIONS AND NEW HOMES:

Most such projects require familiarity with all chapters of the Design Guidelines. As noted above, one need not be concerned with guidelines that are specific to Neighborhood Character Areas, Special Frontage Types, Massing Types or Architectural Styles that are not applicable to the subject property and project.

Reference Entire Mission Hills Design Guidelines

III. APPROVAL PROCESS IN MISSION HILLS

To ensure that each new project in Mission Hills will complement our unique community, all major alterations to the exterior of a home or its lot must be approved by our Architectural Review Board (ARB). The ARB is a committee composed of citizens of Mission Hills, including design professionals and lay members interested in our community design. A more complete description of the Design Approval Process may be found in the Mission Hills Zoning Ordinance (MHZO), but a short summary of the process is provided below. All steps apply to the construction of a new home, but an abbreviated process applies to additions and other exterior changes. This abbreviated process will be explained in the pre-application conference with City Staff, in Step 6, below.

1	APPLICANT	Gather all available information on your lot and home, including dimensioned plans, deed information, and zoning designation.	
2	APPLICANT	Read the Introduction and Chapter 1 of these Guidelines to determine the characteristics of your individual lot, refer to the Checklist in Section 2.1 to determine applicable guidelines.	Refer to Chapters 1&2 of Design Guidelines
3	APPLICANT / CITY STAFF	Schedule a Preliminary Meeting with our City staff to review your general objectives and your initial conclusions regarding applicable zoning standards and design guidelines.	Refer to MHZO, Design Guidelines & Site Deed Restrictions
4	APPLICANT	Based on this initial evaluation, determine whether your planned project is compatible with your lot and the neighborhood. This is possible with very little design effort or investment.	Refer to Design Guidelines
5	APPLICANT / DESIGNER / CITY STAFF	Work with your designer to prepare a design for the proposed project and submit it for a Pre-Application Conference with City staff.	Refer to Design Guidelines
6	APPLICANT	Based on the conclusions of the Pre-Application Conference, determine whether to proceed with your design as submitted, proceed in a different direction, or invest in a different lot.	Refer to MHZO, Comprehensive Plan & Design Guidelines
7	APPLICANT / ARB	Complete a design that you believe meets the intentions of the Comprehensive Plan, Design Guidelines, and MHZO, and submit for ARB approval. Certain substantial Construction Projects will be reviewed by Professional Review Panel before going to the ARB.	Refer to Comprehensive Plan & Design Guidelines
8	APPLICANT / DESIGNER / BUILDER	Based on ARB approval, complete your plans, provide copies to the staff for code review, purchase your permit, and build your project.	

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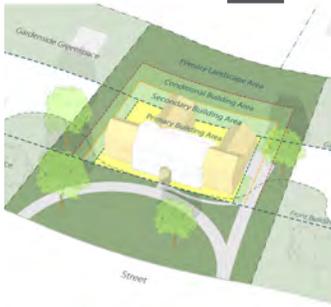


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APPENDIX A

INTRODUCTION



THE HISTORY OF MISSION HILLS

INTRODUCTION

The purpose of these Design Guidelines is to provide a common understanding of the essential design elements of Mission Hills to inform the City's design review process. They are intended to provide a set of expectations for applicants, City officials, and neighboring property owners which will help to improve the quality, consistency, and timeliness of decisions reached through that process. The intent of these Design Guidelines is that new construction – whether an addition or alteration to an existing home, a new home, or significant site work or landscape alterations – should respond to and reinforce the observed historic patterns of Mission Hills to the greatest extent possible.

Mission Hills is a unique community, one of the first and finest American suburbs, providing a beautiful, tranquil, and green living environment convenient to the center of a great city. It is the realization of the “suburban ideal,” a movement that emerged in England and the United States in the late 19th Century and flourished in the early 20th Century. Nowhere is the form more complete and enduring than Kansas City's Country Club District, of which Mission Hills is one of the great achievements.

Many of the fine suburbs built throughout America in the early 20th Century have either fallen into disrepair or have been badly damaged by the intrusion of new forms of development that are incompatible with the original. This destruction of the original platting, building patterns, and architecture destroyed the harmony of design and significantly decreased their real estate value. Mission Hills has fortunately been spared such a fate through careful governance – both by the City and through the work of the homeowners' associations.

Since its incorporation in 1949, the City of Mission Hills has prepared a series of documents and initiatives to ensure that the integrity and value of the original town design is maintained. At the same time it has allowed property owners wide latitude to improve their property to better fit their evolving individual needs. Two key documents in these initiatives are the City's Comprehensive Plan and the Mission Hills Zoning Ordinance (MHZO). They have been successively refined over time to bring them into a better fit with the historic neighborhood patterns and architecture established by founding developer, J.C. Nichols. Similarly, the Design Guidelines serve as the next logical step in the refinement of municipal policy.

Brief summaries of relevant information regarding the J.C. Nichols legacy, the Comprehensive Plan, and the progression of the MHZO refinements are provided on the following pages along with references to additional resources for the interested reader.

1. ORIGINS

A. J.C. NICHOLS' VISION

J.C. Nichols was born in Olathe, Kansas in 1880, the son of Jesse T. Nichols, manager of the Olathe Grange Store, and Josie Nichols, a schoolteacher. From the age of eight he was an entrepreneur, herding the family cows to pasture each day, gradually increasing the size of the herd by contracting with neighboring families, then taking on a job at the Grange and subcontracting his herding duties to other boys. During his four years at the University of Kansas he was a correspondent for the Kansas City Star. He also established a wholesale meat business in Kansas City; running regular wholesale meat deliveries back to Olathe, servicing meat customers on the way out and selling fresh produce from Olathe on the way back to Kansas City.

In the early years of the new century, he became interested in land development and put together a syndicate of investors to purchase tracts of land on the south side of Kansas City where he saw an opportunity for significant expansion and growth. He keenly observed some of the areas of Kansas City that had recently been desirable residential addresses had suffered from the steady encroachment of less orderly commercial businesses and the rougher environment that came with them. Through these observations, he determined that the key to sustained residential property values was a fine original design, along with mechanisms intended to preserve that neighborhood character permanently. His memoir, *Planning for Permanence*, documents his observations and his success in implementing this objective.

The Country Club District was the result of his passion for delivering great neighborhoods to a range of buyers. He retained the services of many of the leading urban planners and landscape designers of the day, including renowned American landscape architect George Kessler, who in previous decades had prepared the Park and Boulevard Plan for Kansas City, and internationally-regarded town planners Daniel Burnham and John Nolen.

To ensure that homes were beautifully sited on the meticulously platted lots, J.C. Nichols prepared deed restrictions that specified the placement and size of the home, which ensured that these requirements would run with the land, permanently fixing the designated pattern for future generations.



J.C. Nichols - original builder & developer of Mission Hills



1941 Aerial of Mission Hills - with south of 63rd Street, still largely undeveloped

B. ORIGINAL PATTERN

The Country Club District embodies the best ideals of the “Romantic Garden Suburb” and City Beautiful movements of the late 19th and early 20th centuries. This was a reaction to the ugly and dysfunctional urban environments that had resulted from the rapid post-Civil War westward expansion and industrial revolution. Nichols saw both the social and economic value of new development. With it came a strong romantic image and a very marketable lifestyle – in this case the Country Club lifestyle. He branded his 50-year plan – for nearly six square miles of picturesque neighborhoods, parks, country clubs, and shopping centers – the “Country Club Plaza.”

Characteristic of the best 1920s, suburban developments, the Country Club District delivered new housing within an easy streetcar commute of a major city, but within an environment evocative of the countryside, richly landscaped, and with a preserved natural terrain. Mission Hills is the apogee of that concept within the larger Country Club District and is one of the finest examples of that movement anywhere. The essential character of Mission Hills, particularly of the original neighborhoods in the northern half of town and along the country clubs at the western edge of town, is that of grand country houses, gently set into “cleaned up” nature.

This aesthetic, in one variation or another, extends throughout all of Mission Hills. Hallmarks of this original pattern include picturesque curving streets, lots that preserve the natural terrain, large houses set firmly in the middle of their large lots, expansive green front lawns under the dappled shade of large trees, and the shaded, private back yard environment that Nichols marketed as the “gardenside.”

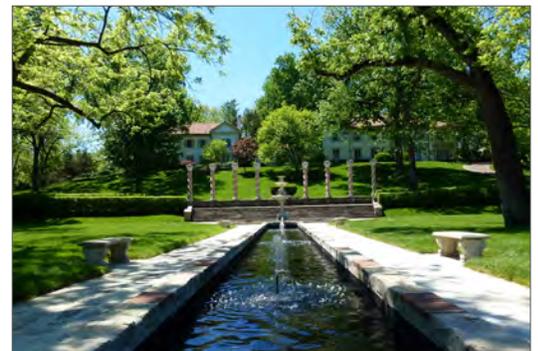
To ensure that these lovely properties would not later be compromised with encroaching commercial development or lesser houses and apartment houses, Nichols recorded deed restrictions memorializing the requirements for the size and position of the house on the lot, as well as the exclusively residential use of the lot.

Through the 1920s much of the north end of town, the area west of Belinder Avenue, and the properties surrounding country clubs were platted and built. In the 1930s, the more modest lots of Old Sagamore were planned and platted, and throughout the 1940s and early 1950s the southerly area was platted to accommodate the more horizontally disposed “ranch houses” that were the coming fashion.

Throughout all these variations, the core notion of an impressive, unique home standing prominently at the center of a large, green, and wooded lot on a picturesque street has been the constant. This image has provided the foundation for the vision and policies of the Mission Hills Comprehensive Plan, the guiding principles for the City’s Zoning Ordinances, and these Design Guidelines.



Country Club Plaza, the heart of the Country Club District



Verona Columns Park in Mission Hills



Aerial view of Verona Columns Park



Meandering shaded streets

2. CITY POLICY EVOLUTION

A. PRIVATE RESTRICTIONS & ZONING

Originally established as an unincorporated community of Johnson County, the planning and development of Mission Hills was managed and regulated primarily by the J.C. Nichols Company through its ownership of the undeveloped and unbuilt properties and the deed restrictions it had placed upon the developed parcels.

As the infrastructure and subdivision of the community approached completion, Mission Hills incorporated as a city in 1949. The following year, the City began consideration of a Zoning Ordinance to direct and regulate the development of private property. In 1952, Mission Hills adopted its first such ordinance.

The original ordinance was typical of such ordinances for suburban communities at that time, specifying only the basics: single family use limitations, minimum setback requirements, and other generic land development standards. A single residential zoning district was applied to all residential properties in the City with two sub-districts, one for lots between 10,000 and 15,999 square feet (s.f.), and another for larger lots. The standards were adapted from those typically employed for the development of post-war housing tracts, developments which took on a design character very different from that of Mission Hills and the Country Club District.



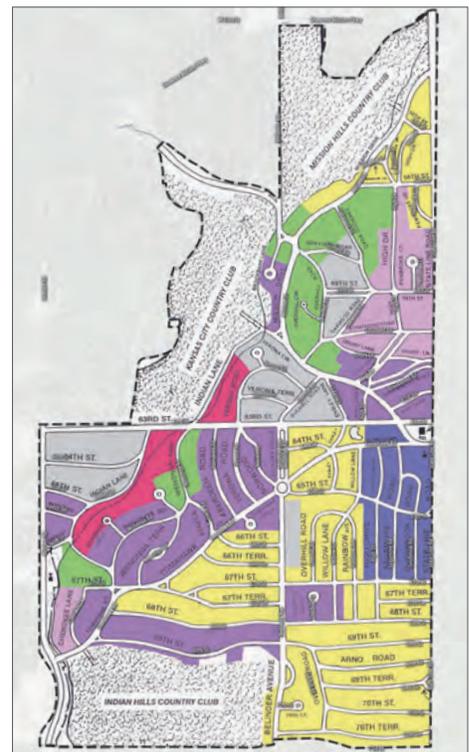
Original 1952 zoning map with two zoning sub-districts.

B. ZONING REFINEMENTS & THE COMPREHENSIVE PLAN

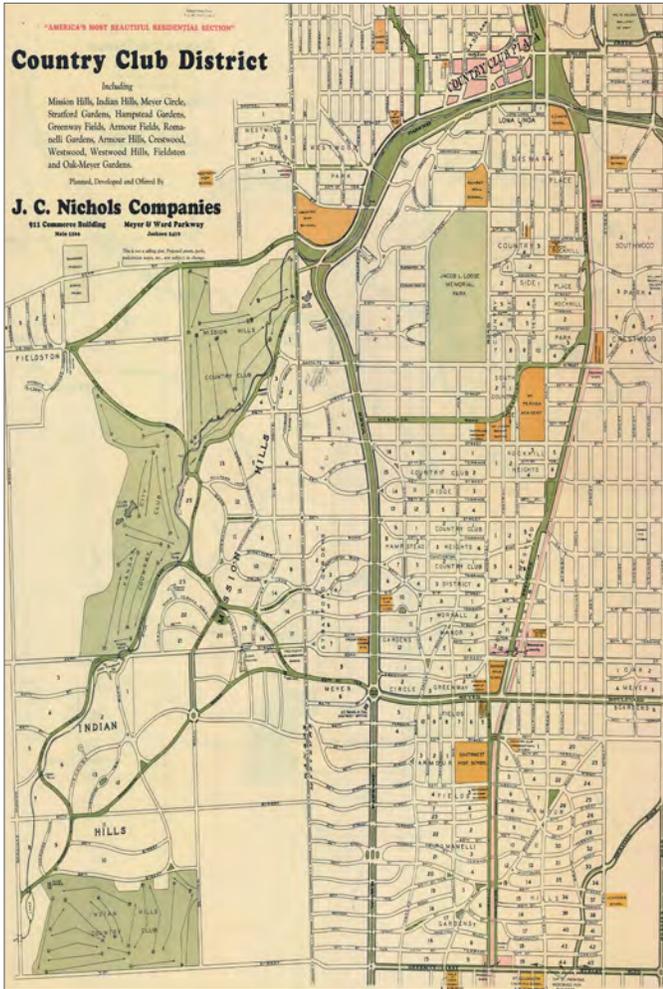
The City quickly recognized that significant customization of the initial zoning standards would be required if they were to maintain and replicate residential development consistent with the quality and character of the original Nichols Company work. A revised ordinance was adopted in 1954, and further revisions were approved in 1960 and 1969. In 1978, the Architectural Review Board (ARB) was established to provide a level of development review beyond simple zoning compliance.

In 1980, the City undertook the preparation of a Comprehensive Plan to establish a strong foundation and framework for future planning and development decisions along with any subsequent refinements to the City's zoning ordinance and development review procedures. They were assisted in this effort by Dr. Thomas Galloway, a distinguished urban planner and leader of the urban planning programs at the University of Rhode Island, University of Kansas, Iowa State University, and Georgia Tech. Dr. Galloway conducted extensive research on the history and trajectory of the development of Mission Hills and assisted the City in writing the original Comprehensive Plan, adopted in 1982.

The Comprehensive Plan chronicles the policy evolution of Mission Hills. It was through Dr. Galloway's clear analysis and fresh look at Mission Hills that the community concluded that what was missing from their zoning standards was a clear vision of what Mission Hills was, is, and should be. J.C. Nichols' vision of unique homes delicately woven into the incomparable landscapes of Mission Hills was nowhere to be found in the numerical standards that had been mechanically adapted from zoning ordinances written to facilitate the mass production of post-war suburbs. Dr. Galloway recommended that the zoning standards be further refined to recognize and maintain many of the subtle patterns of Nichols' original design. In response, the City undertook an extensive update of



Current zoning map with 7 zoning sub-districts



Original Plat Map of Mission Hills and the Country Club District

the zoning ordinance in 1983. While retaining a single residential zoning district, the new ordinance recognized seven sub-districts, based again on lot size, and provided differentiated development standards based upon the sub-district designation. This was the first in a long series of steps intended to tailor the initial “off-the-rack” zoning to fit the form of Mission Hills. These sub-districts are still present in today’s zoning ordinance.

Despite the 1983 refinements to the zoning standards, the community continued to observe that many new and expanded homes appeared to be out of scale and character from the predominant patterns and proportions of Mission Hills.

[1] Mission Hills Comprehensive Plan



Schopflin House - 1925



Schopflin House - 2011

Accordingly, a 1988 update of the Comprehensive Plan was accompanied by a parallel study of the open space and building coverage provisions of the MHZO. This study was “prompted by the growing concern of the number of building additions to existing homes in the City, as well as the [tear-down and replacement of existing homes with new ones] with larger building ‘footprint’ and greater mass and bulk.” [1] The analysis and public outreach conducted in the preparation of these Design Guidelines confirmed that this remains a top community concern, and it is addressed by a range of site design and building massing guidelines provided in [Chapter 2](#) of this document.

2. CITY POLICY EVOLUTION

C. RECENT ZONING REFINEMENTS

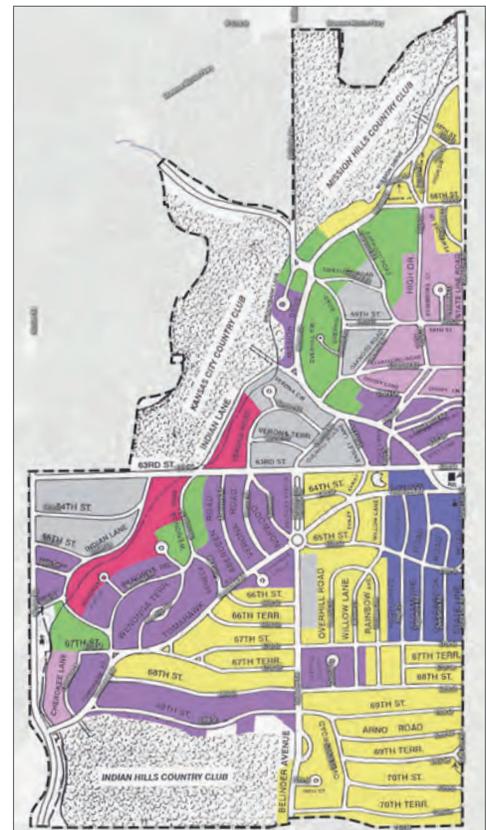


A handful of neighboring communities (example shown above) have tried – with little success – to recreate the rich quality, patterns, and character of Mission Hills using their own zoning ordinances. In recent years, Mission Hills has experienced an influx of similar building patterns which are foreign to the original design intent J.C. Nichols had for the City, which, among other community concerns, has prompted the commission of these Design Guidelines.

From 1995 to 2005, the Mission Hills Planning Commission undertook a remarkable series of studies to better understand the “norms” that defined the unique character of Mission Hills and the aberrations that were perceived to deviate from the established historic patterns of Mission Hills.

In 2005, provisions were added to the zoning ordinance limiting the building lot coverage percentage within each of the seven sub-districts. The intention of these provisions was to allow the size of homes to increase as the lot size increased, but not in direct proportion to the lot size. A simple example of this idea is that while it is generally reasonable to have a 2,900 s.f. “footprint” on a 10,000 s.f. lot, the same percentage on a 100,000 s.f. (or 2.3 acre) lot would be 29,000 s.f., or well over half an acre, on the ground floor alone. This is at the scale of a hotel or a large dormitory and was felt to be inappropriate in Mission Hills.

Those lot coverage formulas were subsequently discovered to contain inequities between the lot size categories. The Planning Commission subsequently developed a mathematical formula that calculated the allowable building coverage directly from the area of each individual lot. This is reflected in the current MHZO.



Current Zoning Map with 7 Zoning Sub-Districts

D. MISSION HILLS GENERAL PLAN OBJECTIVES AND DESIGN PRINCIPLES

Mission Hill recognizes that the key to conserving and evolving the unique beauty of the City is design. In evaluating each new increment of change, it is necessary that the community be guided by a series of design principles springing from, and firmly rooted in, the original vision of Mission Hills.

The unique development of Mission Hills today is not the result of historic accident, but rather it is the result of careful and sensitive planning and planning implementation. This planning and execution has yielded national acclaim for Mission Hills, which holds historical importance best expressed as ‘the archetype’ of the City Beautiful movement of the early Twentieth Century. The historic integrity of this planned development should be held preeminent in any decision making process related to development or redevelopment.

For purposes of land development, Mission Hills is guided by two objectives.



Small public parks - elegantly furnished - are key community focal points



Understated, confident, and grand homes

1. GENERAL PLAN OBJECTIVES

1

It is the goal of the plan to maintain the historical integrity of each part of Mission Hills as originally planned.

2

The Key Design Principles are to be applied to the review of all future developmental requests.

2. CITY POLICY EVOLUTION

2. MISSION HILLS' KEY DESIGN PRINCIPLES

Per Objective 2, the City and its ARB are charged with applying the following Design Principles to the review of all developmental requests. The reader will note that Principles 1 through 8 primarily address the Greenspace legacy of J.C. Nichols, while the 9th and final principle directs that the physical scale, massing, and character of improvements on private lots preserve the original and historic patterns of Mission Hills. These guidelines have been prepared to assist the ARB and all applicants of development proposals to understand how these general principles apply to each lot, in every part of Mission Hills.

1 Preserving and conserving open space areas.



2 Preserving and conserving natural features and the natural beauty of the Mission Hills landscape.



3 Incorporating and preserving the viability of development design, including street design, block lengths and widths, lot configurations, and lot siting, among others.



4 Maintaining sensitive design to walkways, public facilities and parks, and street appurtenances, e.g. lighting, street furniture, monuments, entrances, etc.



5

Maintaining and preserving existing greenbelt areas in the form of golf courses and/or open space areas.



6

Preserving and maintaining the pastoral and garden character of the area.



7

Maintaining the visual diversity of the area.



8

Maintaining and protecting the cultural and aesthetic artefacts incorporated in the original development, e.g. statuary, fountains, monuments, etc.



9

Preserving and maintaining the physical massing and scale of a neighborhood in terms of the proportional relationships between the size of a lot and the size of the principal building and other structures located on the lot, while allowing for reasonable expansion of existing structures on the lot or development or redevelopment of the lot.



2. CITY POLICY EVOLUTION

E. THE ARCHITECTURAL REVIEW BOARD, DESIGN REVIEW & GUIDELINES

Since the time of its establishment, the ARB has been charged with the challenging task of ensuring that the legitimate wants and needs of the property owner are appropriately balanced with the clear interests of the residents of Mission Hills in maintaining and conserving the unique community design that underlies their collective and individual property values.

In pursuing this goal, the ARB has relied on the skills of its professional and lay members, their own experience of the community, and the testimony of applicants, neighbors, and community advocates, to evaluate new building proposals in relation to the nine Key Design Principles.

Following the 2005 update of the zoning ordinance, the ARB went through the process of further refining formulas intended to ensure that new homes “fit in” with the subtle design patterns of their neighborhoods. Through this process, the ARB concluded that because so many of the considerations they are charged with applying evenhandedly to each application are so rooted in design, they defy reduction into formulas that could otherwise be adopted as zoning regulations. As such, a more effective tool of guidance was needed.

In 2010, that recognition led to a consensus of the ARB, Planning Commission and City Council that design guidelines could provide a type of foundation for ARB decisions not attainable with zoning or formulas within zoning, and the preparation of these guidelines was undertaken in 2011.

F. GUIDELINES PREPARATION PROCESS

These guidelines – prepared in close consultation with the Planning Commission, ARB, City staff, and community members – are based directly on the Comprehensive Plan direction to **“preserve the original community design through thoughtful redevelopment that is respectful of the neighborhood context and community character.”**

Before one can make decisions about new development proposals that maintain the vital elements of these historic patterns, one must first understand what the patterns are. Once that is understood, development proposals can be evaluated in terms of the ways in which, and the extent to which, they fit into or depart from those historic patterns.

To gain a clear understanding of the historic design patterns – including the implications of the phrase “each part of Mission Hills” – the City and its design consultants undertook an examination of the current and historical development patterns at a number of scales. This was done through a consultative process that engaged the community in confirming and refining this assessment.



Design Guidelines community workshop



Public discussion during Design Guidelines community workshop



Field observations and analysis is verified with residents

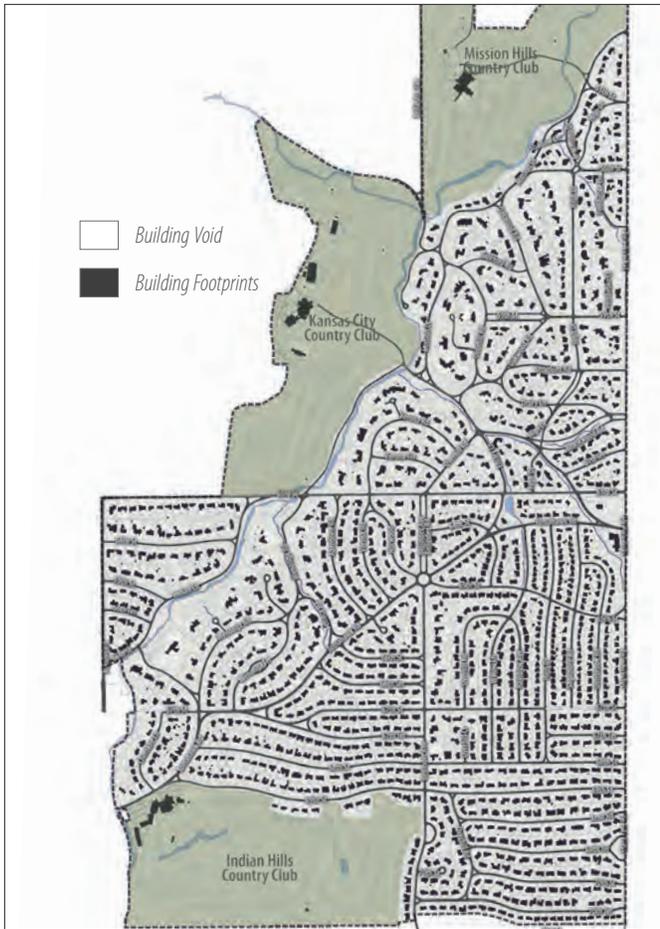


Diagram showing block structure and building footprint patterns.



Greenspace diagram reveals the scale and patterns of the Greenspace that permeates Mission Hills

The following is a brief summary of that investigation and the major patterns observed, each of which contributes to the structure and content of the Guidelines. Patterns were sought at four basic levels:

1. The scale of the street, block, and lot patterns “as originally designed;”
2. The scale of the character defining Greenspace throughout Mission Hills;
3. The siting and massing of buildings; and
4. The architecture of buildings throughout Mission Hills.

Through observation, analysis, and community dialogue, clear citywide patterns emerged that distinguish Mission Hills from many other communities and define the unique Mission Hills character and distinctive City image. Additionally, the neighborhood character patterns that distinguish “each part of Mission Hills” from the others were clarified. These are identified throughout the Guidelines as Neighborhood Character Areas, and are introduced in [Chapter 1](#).

These observed patterns along with the Key Design Principles form the basis for these Design Guidelines generally as follows:

- The street, block, and Greenspace patterns are the legacy that Mission Hills inherited from J.C. Nichols and his design team, to be maintained and conserved substantially by the City and community of Mission Hills through its maintenance and management of the public realm.
- To “preserve the original community design,” the siting and massing of buildings must respond to and support the observed patterns of scale, and the character-defining Greenspace of Mission Hills. [Chapter 1](#) describes the observed historical patterns of Mission Hills, and [Chapter 2](#) provides a framework of guidelines to preserve and conserve those patterns.
- Careful observation at the scale of architecture reveals a rich diversity of stylistic expression that is unified by certain consistent patterns of massing type and scale, fine materials and detailing, and a pervasive commitment to “understated elegance” rather than ostentation. [Section 2.7.1](#) provides architectural guidelines for materials, methods, and configurations, and [Appendix A](#) provides additional information for the styling and detailing of homes based on the characteristic architectural styles of Mission Hills.

2. CITY POLICY EVOLUTION

G. DESIGN GUIDELINE CORRELATIONS

The central goal of these Design Guidelines is to supplement and refine the development standards of the MHZO to help the community exercise the same degree of care and stewardship for the design of Mission Hills that was exercised by its founder.

The MHZO recognizes some of the most obvious distinctions between the lots throughout Mission Hills, based on lot size, and provides a starting point for ensuring that new and expanded homes are in scale and in character with those around them. However, the Comprehensive Plan envisions and directs that the original design intent and character of Mission Hills be maintained to a significantly greater degree than the MHZO can describe.

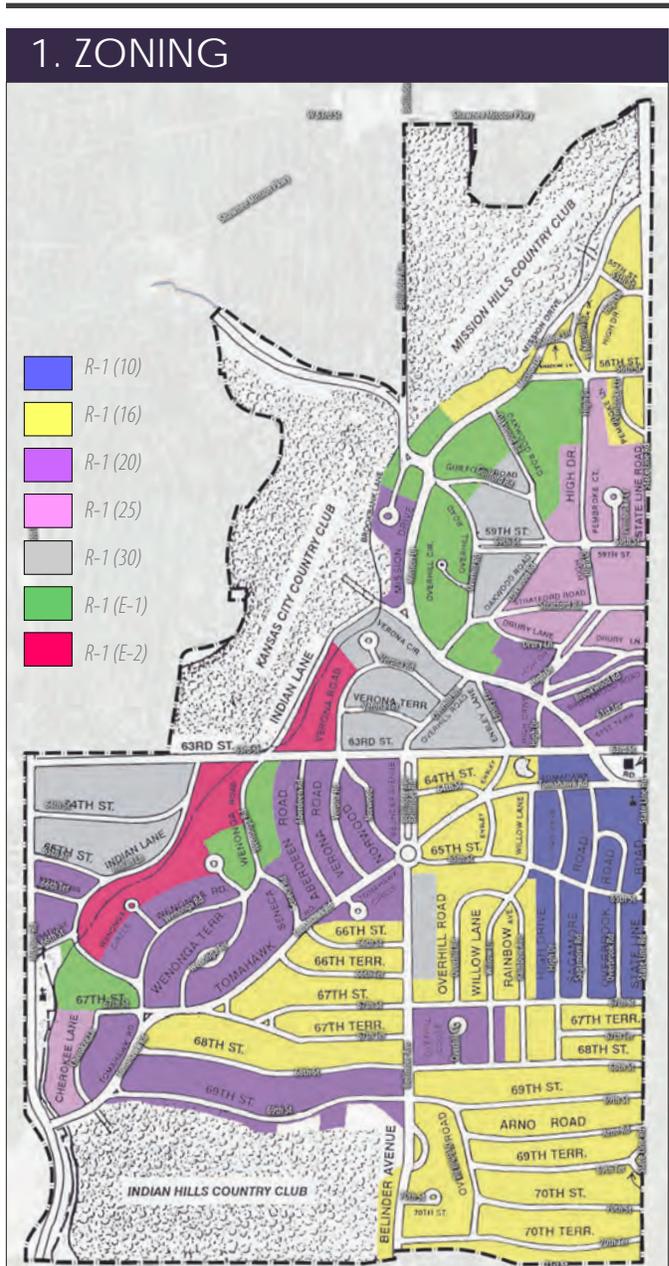
Accordingly, these Guidelines define and describe a series of character-defining attributes of the Greenspace of Mission Hills and the unique design character of “each part of Mission Hills” and provide guidelines that refine and adjust the requirements for the design of all residential properties within each area of Mission Hills.

To the right are three maps that describe key “layers” of design information that together begin to more fully define the original town design.

1. **The Current Zoning Map** identifies seven residential zoning subdistricts, based primarily on lot sizes and calibrates a number of basic minimum and maximum standards for the design of homes and their appurtenances.
2. **The Neighborhood Character Area Map** that has been prepared as the framework for these Guidelines, maps “each part of Mission Hills.” These are described in full, in [Section 1.4](#).
3. **The Streetside Greenspace Map** diagrams the character of Mission Hills’ Streetside Greenspace network – arguably the most remarkable element of the J.C. Nichols Mission Hills legacy.

1. ZONING

Seven residential zoning sub-districts are defined in the MHZO, providing a “first approximation” for calibrating homes to their lots. Provisions include larger setbacks for homes on larger lots and a maximum lot coverage formula that ensures that homes on the largest lots do not grow beyond the size of a very large house. However, maximum building heights are the same throughout Mission Hills, with no specific requirement that they step down near neighboring lots. Calibrations to the more elusive subject of “neighborhood character” are not provided.

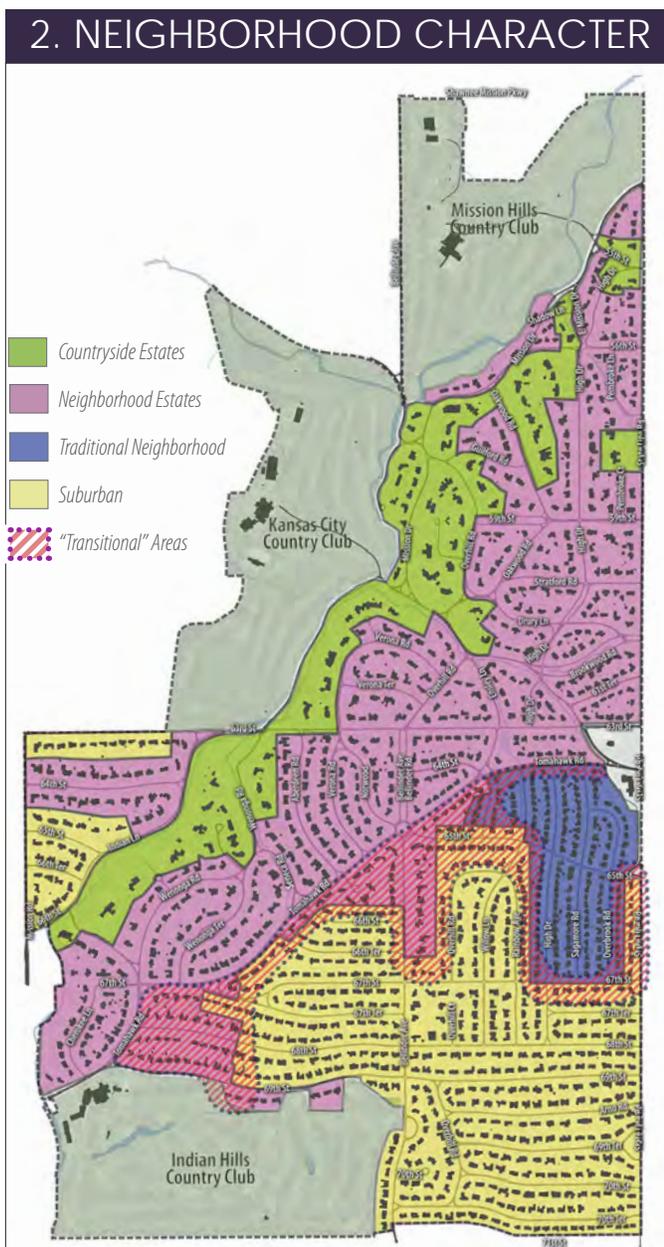


2. NEIGHBORHOOD CHARACTER AREAS

Neighborhood Character Areas define ranges of building scale, building form, architectural style, and site design recommendations for each of four clear but previously undefined parts of Mission Hills. This information is provided to assist the homeowner and the Architectural Review Board in “diagnosing” the design patterns around their lot, as directed by the Comprehensive Plan, to further refine the direction of the MHZO, and to improve the smoothness and effectiveness of the design review process.

3. THE COMMON GREENSPACE

The Streetside Greenspace of Mission Hill is the most frequently mentioned community asset that its citizens seek to preserve and maintain. Significant analysis of these public and shared spaces of Mission Hills – and the historic landscapes that define them – was undertaken in the preparation of these Guidelines. The diagram below – and the companion diagram of Streetside Greenspace Components in [Section 1.2.1](#) – illustrates key qualities of that Streetside Greenspace network that inform the site design guidelines in [Chapter 2](#).



I.0 NEIGHBORHOOD PATTERNS



1

UNDERSTANDING YOUR LOT

ORIGINAL PATTERNS OF MISSION HILLS

Mission Hills' well-deserved reputation as one of America's finest residential communities began over a century ago when J.C. Nichols assembled a world-class team of town planners and architects to build neighborhoods of great quality and enduring value. One of the early planned communities emerging from the City Beautiful movement of the late 19th and early 20th centuries, the Country Club District remains to this day one of America's finest collections of neighborhoods, of which Mission Hills includes its grandest and most picturesque examples.

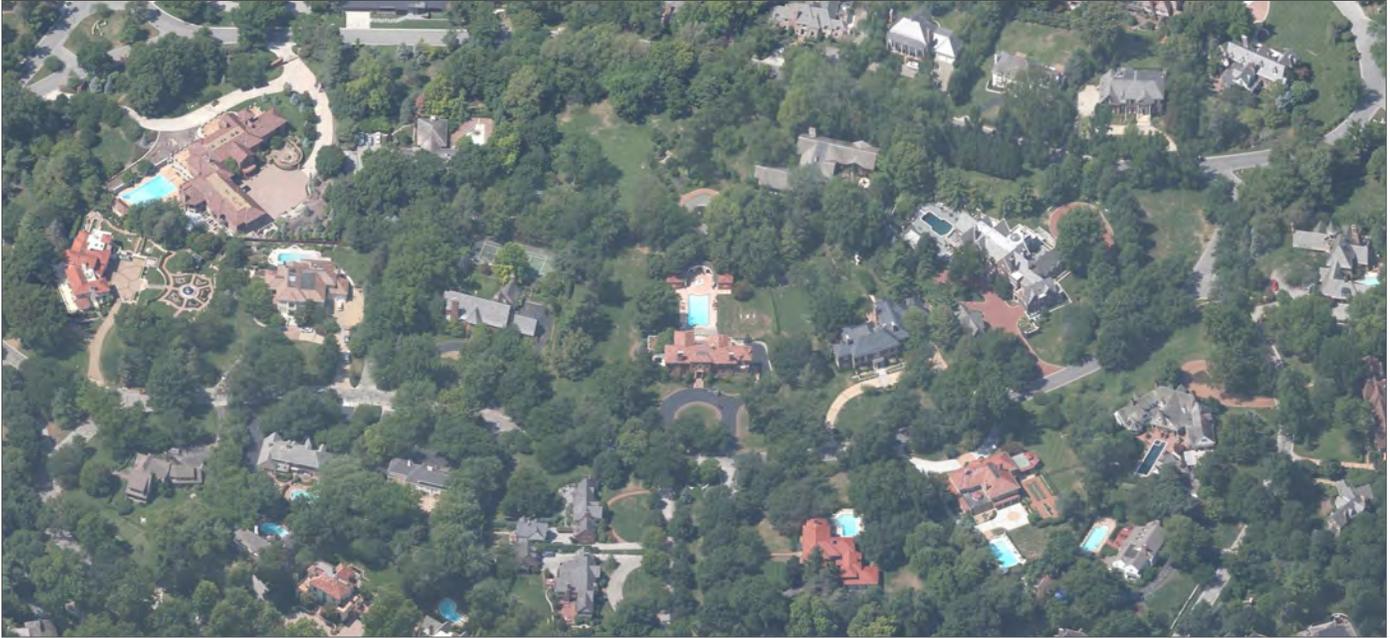
The original design for Mission Hills – to which George Kessler, John Nolen, and other nationally prominent urban designers contributed their substantial talents – laid down over the rolling natural terrain a network of winding streets, large irregular blocks, picturesque landscapes and unique, meticulously designed custom homesites. Like the romantic landscape paintings of the previous century from which much of the City Beautiful movement derived, each street, each building, and each tree were placed with care to generate the appearance of an effortless naturalistic landscape, a serene escape from city life.

Central to Nichols' strategy for establishing and maintaining Mission Hills' unique design character and strong property values was a system of "restrictions" that he put in place to ensure that the carefully designed block patterns, building patterns and landscape character were conserved in perpetuity. Those restrictions defined the location and general size of each home in order to generate the image of an estate in the countryside, carefully balancing the size and scale of each home with the surrounding "greenspace."

In the 1950s and 60s Nichols' original restrictions were gradually replaced by zoning regulations, which unlike Nichols' vision-based restrictions were simply adapted from the regulations in wide use at that time to support the rapid mass production of housing subdivisions in the post-war housing boom. The results were predictable and immediate, generating new homes completely out of character with the original design of Mission Hills. In response to this general recognition the zoning standards were immediately, and repeatedly, amended over the following decades, but community concerns that Mission Hills' unique character was being lost persisted.

In 1982 the City retained Dr. Thomas Galloway to help prepare a Comprehensive Plan for Mission Hills. That document carefully researched the origins of the Nichols design and the recent trends that had been chipping away at its integrity. Overall objectives and a set of design principles were established, almost all of which focused on preserving and maintaining the "greenspace" of the original Nichols design. Objective 1 of the Plan was to "maintain the historical integrity of each part of Mission Hills as originally platted."

1.1 DESIGN PATTERNS OBSERVED



Notwithstanding the clarity and correctness of the Comprehensive Plan's policies and priorities, many new homes continued to be perceived as incompatible with the unique character of Mission Hills. Numerous trends in the housing market exacerbated this difficulty: trends toward much larger homes, more automobiles per home, and hybrid-style home designs derived from mass-market housing developments, among others.

The Architectural Review Board was established to consider the design of each new or expanded home, and revisions continued to be made to the zoning ordinance. Yet the scale and size of homes allowed by zoning -and evolving fashions in home design - continued to generate homes sharply at odds with the original Nichols designs. In 2008, the Planning Commission concluded that zoning regulations and design review alone were not capable of predictably shaping new development that could perpetuate the Nichols legacy, and determined that design guidelines could help reintroduce the missing neighborhood design considerations into the development review process.

The first step in preparing these Guidelines was a review of the Comprehensive Plan at that time, historical research, and careful observation, analysis and public discussion to identify the key design characteristics and patterns that generate the historical integrity and define the unique character of each part of the original Mission Hills design.

As summarized on the facing page - and further detailed in the following pages - Mission Hills' unique design character was confirmed to derive from the character and qualities of its individual homes, the landscapes surrounding each home on its lot, and the ways in which each individually designed property fit into larger neighborhood patterns.

These character-defining patterns - identified in more detail through the Guidelines preparation process - have been clarified at three distinct scales: first, the individual house and its lot; second, that house and lot in relation to its street and immediate neighbors; and third, the unique neighborhood area in which the lot is located. These patterns resulted directly from the original Nichols design, and from the evolving housing markets at the time of the platting of each of the sequential phases of development, from the teens through the fifties of the 20th Century.

This **Chapter 1** summarizes the observations, analyses, and points of community consensus developed during the Guidelines preparation process, and presents the patterns and principles emerging from that work that form the basis for these Guidelines. **Chapter 2** contains all of the actual Guidelines, including recommendations for sizing, massing, and placing houses and associated buildings on each lot, and for designing the yard areas around those buildings. **Section 2.7.1** provides additional Guidelines for the architecture of the houses themselves. The **Appendix A** includes style-specific guidance for some of the most characteristic Mission Hills architectural styles to assist those interested in employing those styles.

Finally, these Guidelines are intended to help balance the community's interests in maintaining the unique design character of Mission Hills with the clear need to allow a good deal of flexibility to maintain the freedom of individual property owners to redevelop their property to meet their family's changing needs, as well as the shifts in the real estate market; a balance that zoning alone has been unable to achieve.



1. The Common Greenspace

Setting Mission Hills apart from virtually every other community is its Greenspace, the skillful integration of the natural terrain of Mission Hills with the strong, naturalistic landscape design crafted by the J.C. Nichols design team to integrate an iconic community image with a strong sense of privacy for each home.

Streetside Greenspace is the combination of public and private landscape that defines the public image of each home, including: the city streets, parklets and drainage courses; the three country clubs along the west and south edges of Mission Hills; and a rich and varied palette of lot frontages, mainly front yards, but also including street-facing side and rear yards.

Gardenside Greenspace —a marketing term employed by Nichols in selling homesites — is the combined open spaces of the rear yards within each block, defining the setting of the private yards of each home.

Maintaining and enhancing the quality and character of Mission Hills’ Greenspace — both Streetside and Gardenside — can only be assured by the appropriate placement and massing of each home on its lot, and the appropriate landscaping of the surrounding yard areas. The Guidelines are focused on those subjects.

Refer to Section 1.2

2. The Mission Hills House

The fundamental design increment of Mission Hills is, of course, “the Mission Hills house.” While there is wide and rich variation in the size, shape, and design of homes throughout Mission Hills, there are certain characteristics common to all of the community’s best homes: clarity and simplicity of massing, graceful siting near the center of the lot, elegant use of fine materials, and exemplary architectural design.

Within this consistency there is a great deal of variation in home design throughout Mission Hills, driven by lot size and shape, the lifestyles of successive property owners, the time period within which they were built, and the vision of each home’s architect.

And there are certain home design characteristics that have persistently been the principle community concern: the loss of Greenspace, houses out of scale with their lot and their neighbors, awkwardly sited and massed houses that “loom over” their neighbors and obstruct their privacy, and houses that simply do not look like “a Mission Hills house.” These guidelines provide guidance for calibrating the size, massing, placement, and design of each home, according to the size of its lot and the character of its neighborhood.

Refer to Section 1.3

3. Neighborhood Character

The original community design as described in the current Comprehensive Plan is the result of the original Nichols design, the natural terrain of Mission Hills and the evolving housing market over the first half of the 20th Century. These influences combined to generate several sub-areas of town, clearly quite different from one another, and equally clearly all Mission Hills. These are recognized in the Guidelines as Neighborhood Character Areas.

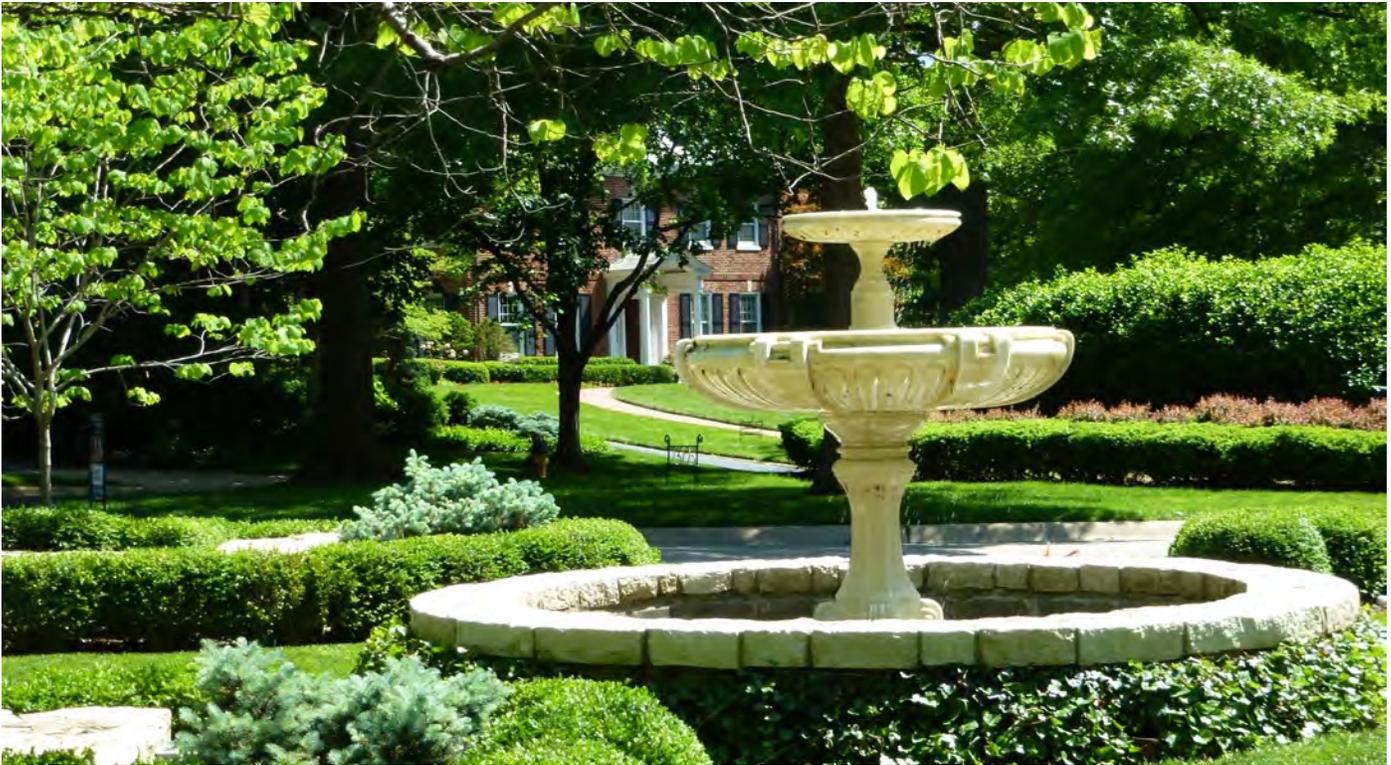
The design characteristics that combine to define each Character Area include: lot size, lot width, topography, Greenspace character, building scale, building massing, and architectural style. Defined in detail in [Section 1.4](#), the four Character Areas are:

- **Countryside Estates**
- **Neighborhood Estates**
- **Traditional Neighborhood**
- **Suburban**

In addition to being an exemplary architectural design in its own right — and in addition to fitting gracefully into the Greenspace of its street, its block, and its neighbors — each Mission Hills home is expected to contribute positively to the unique qualities of its Character Area.

Refer to Section 1.4

1.2 THE COMMON GREENSPACE



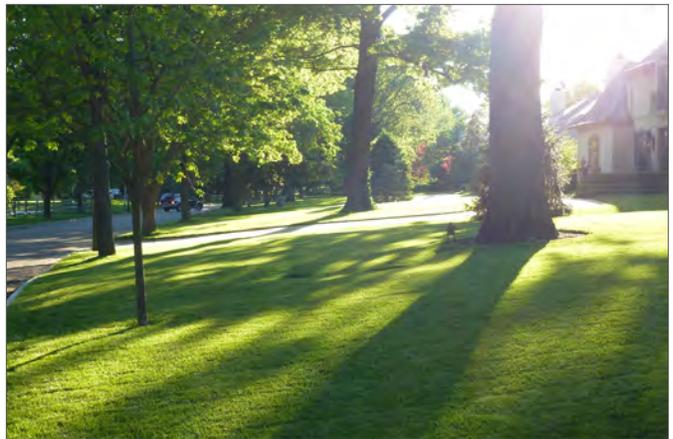
The Common Greenspace is a richly varied canvas throughout Mission Hills, showcasing neighborhood-defining landscape elements and artifacts of the finest quality.

A. NICHOLS' ORIGINAL DESIGN

Mission Hills was meticulously designed by some of the nation's leading landscape architects and town planners of the late 19th and early 20th centuries. George Kessler and John Nolen assisted J.C. Nichols with the early plans for Mission Hills following the principles of the City Beautiful movement. Key principles of that movement included the use of naturalistic and picturesque landscapes designed to inject the beauty of nature into towns and cities with master plans and development standards that integrated the streets, parks, storm water infrastructure, and the development of private lots into a unified and harmonious composition.

Based on Nichols' vision for the "garden suburb," the plan for Mission Hills (see page 7) skillfully wove a network of winding streets into the hilly terrain of the northern and western portions of Mission Hills, preserving the natural hillsides and drainages and defining a set of irregularly shaped blocks that were subdivided into generous lots of varied shapes and sizes.

The genius of the original design is its seamless integration of public and private improvements – through a great deal of effort – to create the appearance of an effortless natural setting for fine homes. The meticulous coordination of the designs for the streets, drainage courses, parklets, and country clubs with the designs for each private lot was the key to this illusion of nature that pervades the Greenspace of Mission Hills.



The over arching character of the Greenspace throughout Mission Hills is the continuous front yard, which permeates seamlessly throughout the City.

Just as the original design and construction of Mission Hills built great value through creative design, clear agreements, and sustained coordinated action by the master developer and the original property owners, its conservation, maintenance, and continued building of value require the same of the City of Mission Hills and today's property owners. Within each lot, Nichols defined the required location, orientation, and general size and scale of the home, documenting those requirements as deed restrictions that ran with the land.



The Streetside and Gardenside Greenspace Layers in a typical block in Mission Hills. Note that no structures encroach into the Streetside Greenspace and few encroach into the Gardenside Greenspace.

B. STREETSIDE GREENSPACE

The combined open space of the streets, parklets, creeks, and the country clubs provide the armature of community greenspace that organizes Mission Hills. Through J.C. Nichols innovative design strategies, the front yards (typically the front third of the lot) and front portions of the side yards between the homes, extend that greenspace to embrace and enhance each home individually and the neighborhood collectively. The totality of this gardenlike neighborhood setting is referred to throughout these Guidelines as the “Streetside Greenspace.”

This Common Greenspace – undoubtedly one of Mission Hills’ greatest assets – is extensively documented in Dr. Thomas Galloway’s analysis in the original Comprehensive Plan, which identifies its preservation and maintenance as top civic priorities. The various elements that make up this legacy greenspace identified and described in further detail in [Section 1.2.1](#) and [Section 1.2.2](#).

The MHZO includes front yard setback requirements that in most cases prevent buildings from encroaching into the Streetside Greenspace, and [Chapter 2](#) provides additional guidance to ensure that lots are properly sited and landscaped to maintain the historic patterns of this special asset.

C. GARDENSIDE GREENSPACE

Equally critical to the residential environment and elegant suburban lifestyle of Mission Hills are the green open spaces within each block; the combined spaces of the rear yards (typically the rear third of the lot) and the rear portions of side yards of all the lots within that block. These quiet green yards – providing generous amounts of relatively private space for family activities and entertaining guests – were a key selling point that Mr. Nichols used to set his lots apart from those in other competing new developments. His promotional material described the orientation of each home toward “the garden side,” emphasizing the privacy and seclusion offered by his large lots and fine homes, and his codes, covenants, and restrictions that ensured that each new home was placed in such a way as to leave that expansive, leafy space within the block generally free of buildings, excepting limited encroachments by minor wings or outbuildings.

The MHZO, first adopted in 1952, did not reflect this critical characteristic of the original Nichols design in terms of the rear yard setbacks required for new homes, nor does the current MHZO. This is a key factor in on-going community disputes regarding new homes that are felt to “loom over” adjacent lots. These Guidelines reintroduce the simple notion of Gardenside Greenspace and define the conditions under which it is reasonable for wings and outbuildings of new homes to encroach into it. Specific guidelines are provided in [Chapter 2](#).

1.2.1. ELEMENTS OF THE STREETSIDE GREENSPACE

The Common Greenspace is organized into a series of distinct but seamlessly connected components as described below:

A. STREETS

Virtually all streets in Mission Hills have two travel lanes with simple concrete curbs separating the pavement from a maintained lawn. Subtle but significant variations in street layout and design are found throughout Mission Hills, with generally narrower, curving streets without sidewalks in the hilly terrain of the northern and western neighborhoods and wider, straighter streets – many with sidewalks on one side – in the flatter terrain of the southern neighborhoods. In general, the 10 feet nearest the curb is owned by the City, which maintains the street trees in those areas. Curbside guest parking is generally allowed on both sides of each street.



Typical Estates Streetscape

B. STREETSIDE LOT FRONTAGES

The Streetside Greenspace flows seamlessly into yards of the abutting homes with no demarcation of property lines and no visible grading intervention, expanding the visual size and scale of the streetscape and generating the character-defining naturalistic Greenspace of Mission Hills. The lawn simply swoops up – and occasionally down – from the street to the house and between the houses, under the dappled shade of naturalistically planted deciduous canopy trees. Ornamental plantings, if provided, are generally grouped near the home. The design character and patterns of these typical lot frontages vary subtly and systematically between several neighborhoods of Mission Hills, as described in further detail in [Section 1.2.2](#) and in [Section 1.4](#).



Triangular Parklet on Tomahawk Road

C. PARKLETS

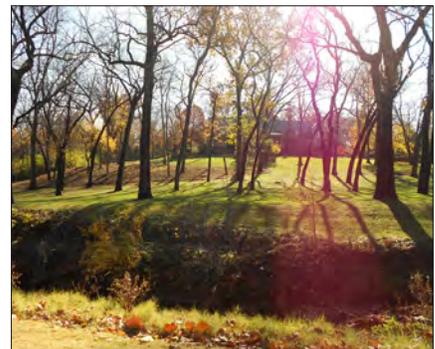
Enhancing and embellishing Mission Hills’ streetscapes are a remarkable variety of community “parklets.” Some take the form of broad medians, some simply flank the street edge, others at intersections terminate street vistas and guide traffic, and several define points of entry into Mission Hills. The landscape of the parklets begins with the same basic palette of lawn and shade trees, to which are added ornamental plantings, stone fountains, statuary, and architectural landmarks. These objects are vital elements of the original town design, imported for this purpose by J.C. Nichols, and treasured and meticulously maintained by the community. Homes on lots adjacent to Parklets always face them directly, making them literally “focal points” of the community design.



Estates Greenspace

D. SPECIAL LOT FRONTAGES

As typical lot frontages extend and reinforce the typical Streetside Greenspace, lots adjoining special features of the original Greenspace design also extend and reinforce those elements. Corner lots – by their prominent location – contribute more to the Streetside Greenspace by virtue of their frontages on two streets. Corner lots at certain key intersections – almost all of which contain Parklets – provide generous front yards facing the Parklet, collectively forming Intersection Greens. Three additional Special Frontage Types have also been identified, contributing to important natural features of the original Mission Hills landscape: Creekside, Hillside, and Edge Frontages. See [Section 2.6.3](#) for guidelines.



Creekside Frontages



Streets and the Common Greenspace



Streetside Lot Frontages



Parklets and common greens



Special Lot Frontages



1.2.2 SPECIAL LOT FRONTAGES

Whereas the most pervasive and defining lot frontage condition throughout Mission Hills is the common maintained lawn flowing seamlessly from one property to the next along most Streetside frontages, four Special Lot Frontage Conditions have been identified and have been roughly mapped on the diagram to the right. These four types were painstakingly designed and controlled by the original designers and developers of Mission Hills and are foundational to the character of Mission Hills’ Streetside Greenspace. Special design guidelines are provided in **Section 2.6.3** to ensure that new development along these frontages maintains and reinforces those original designs.

The subtlety of variation in frontage design defies definitive mapping at the scale of the entire community, and accordingly anyone considering alterations to their lot is directed to evaluate their lot, its block, and the blocks that adjoin it to identify which, if any, of these special conditions may be present. In the process of doing so, the property owner and designers are encouraged to confer with City staff to review their initial conclusions, so that when initial design concepts are prepared they are responding to the conditions that the ARB will be considering in reviewing any

design proposal. The ARB will determine the presence and nature of such conditions and how best to respond to them.

Intersection Greens usually but not invariably include one or more Parklets, with the front yard design of adjoining lots expanding that Greenspace, and the placement and orientation of the homes on those lots defining and focusing on that space by directly facing the Parklet and/or the center of the intersection.

While Creekside, Hillside, and Edge Frontages are found at the fronts of many lots, these Streetside Frontage Types may also be found along a side and at the rear of some lots. They are nonetheless characterized as “Frontages” because they face adjacent streets.

The following Special Lot Frontage Types have been identified throughout Mission Hills, and are described in greater detail in the pages to follow.

A. Corner Lots & Intersection Green Frontages

These uniquely Mission Hills frontages characterize corner lots at Parklets and select street intersections, were the original designers oriented homes to directly face and focus on these community open spaces, generating in effect a neighborhood green transected by streets. Many of these unique intersections have been mapped on the diagram to the right.



Refer to Guidelines in Section 2.6.3A

B. Hillside Frontages

Primarily in the northern and the western areas of Mission Hills, dramatic hillsides remain substantially as J.C. Nichols found them. These Hillside Frontages are defined as any Streetside yard – at the front, side or rear of a lot – where the building setback exceeds 100 feet and/or the vertical distance from the street to the homesite exceeds 30 feet. These are generally mapped on the diagram to the right.



Refer to Guidelines in Section 2.6.3B

C. Creekside Frontages

Creekside Frontages derive from the original design of Mission Hills, which preserved the natural drainage patterns as a key element of the community’s design. These creeks – some of which have been lined with stone – provide the streets with a very special design character, and are generally mapped on the diagram to the right. Over time, the City intends that the creeks be restored to an even more natural character.



Refer to Guidelines in Section 2.6.3B

- Hillside Frontages 
- Creekside Frontages 
- Intersection Green Frontages 
- Edge Frontages 

D. Edge Frontages

Lots along certain edges of Mission Hills are characterized by a more natural, less manicured landscape, which not only provides a subtly enhanced sense of privacy for those lots, but also projects the image of Mission Hills as neighborhoods in nature. Such frontages occur on the western edge of Mission Hills along the country clubs, creeks and hillsides, and on some lots along State Line Road.



Refer to Guidelines in Section 2.6.3D



A. CORNER LOTS & INTERSECTION GREEN FRONTAGES



A corner lot that utilizes its narrowed corner geometry with a circular drive that reinforces the Streetside Greenspace patterns of the Intersection Green it fronts.

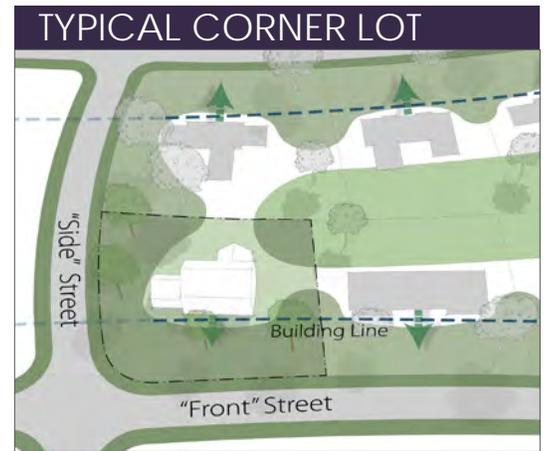
Corner lots are the most visible lots in each block, setting the tone and character for the neighboring homes on interior lots. The MHZO defines two main types of Corner Lots; Corner and Reverse Corner Lots. This Section identifies a third type, the Intersection Green, generally mapped in [Section 1.2.2](#), and describes the observed characteristics of all three.

1. CORNER LOTS TYPES

Typical Corner Lot: As illustrated to the right, such a lot is oriented side to side with one adjacent lot, and back to back with the other. In some neighborhood contexts, the Streetside setback on the Side Street may be less than that on the Front Streets.

Reverse-Corner Lot: As illustrated to the right, such a lot has neighbors on both sides that “front” the street, with front yard setbacks characteristic of that neighborhood area. In such contexts the corner lot has similar front yard setbacks from both streets.

Intersection Green Lots: As illustrated on the following page, the original design for Mission Hills included many special intersections at which homes on corner lots not only provide front yard setbacks on both streets but also rotate the orientation of the house to directly front the center of the intersection. In almost all cases the center of such an intersection is also embellished with a parklet, usually containing one or more sculptures or other artifacts of civic art. These lots are also Reverse Corner Lots, just a very special case for which special Design Guidelines are provided in [Section 2.6.3A](#)



Reverse Corner lots contribute two “front” yards to the Streetside Greenspace, and, as such, typically contribute less to the Gardenside Greenspace.



The Intersection green at the Verona Columns is the most pronounced example of this special frontage, with the park design and orientation of surrounding homes and their circular drives, all reinforcing the elliptical pattern of the green.

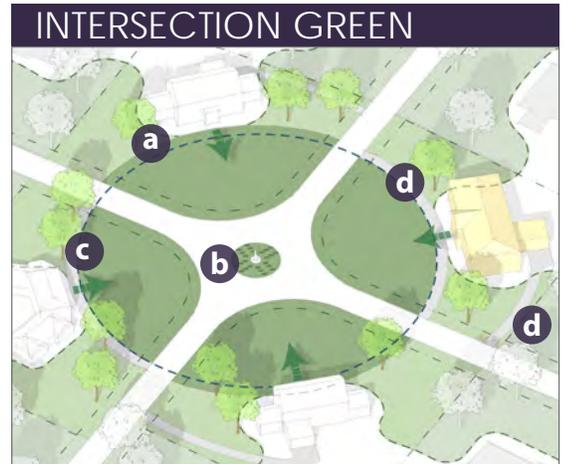
2. STREETSIDE GREENSPACE

The MHZO generally requires that homes and all related structures including fences and most walls be located behind a Streetside “Building Line,” as defined in the MHZO. In some cases that Building Line is superseded by a “platted building line” that runs with the land as a condition of the plat.

However the MHZO defines the Building Line along the “sides” of certain corner lots and reverse corner lots that may be significantly less than the Building Line at the front of nearby lots on the same street, which has in some cases inadvertently allowed buildings and fences to significantly intrude into the Streetside Greenspace, disrupting the original design’s flowing Streetside Greenspace. Guidelines are provided in [Section 2.6.3A](#) to address such situations.

The characteristic landscaping of corner lot front yards is essentially the same as that of all lots, generally limited to maintained lawns and deciduous shade trees, with smaller ornamental trees, shrubs and annuals planted near the home. The importance of this simplicity of landscape – and the absence of intruding fences, walls and driveways – is heightened on corner lots due to their greater visibility.

Driveways are almost always located as far from intersections as practical, for functional as well as aesthetic reasons. The one exception to this general rule is that quarter circular drives are often provided at intersection greens, with the center of the circle (or in some cases, ellipse) located in the center of the intersection, combining with adjacent corner lots to visually reinforce the figure of a circular green transected by streets.



- a** The general boundary of the Intersection Green, either a circle or an ellipse and delimited by facades of homes.
- b** The focal point of the Intersection Greens is typically a parklet
- c** All homes are oriented toward the center of the Intersection Green.
- d** Circular drive(s) reinforces the original design intent of the intersection green, and a direct drive is located outside the Green.
- e** May also include a community Greenspace, such as Verona Columns park



Examples of the rich assortment of sculptures/artifacts which are the focal points of the many parklets interwoven into the fabric of Mission Hills



Typically, parklets contain a sculpture or artifact, which adjacent homes historically, faced toward

A. CORNER LOTS & INTERSECTION GREEN FRONTAGES

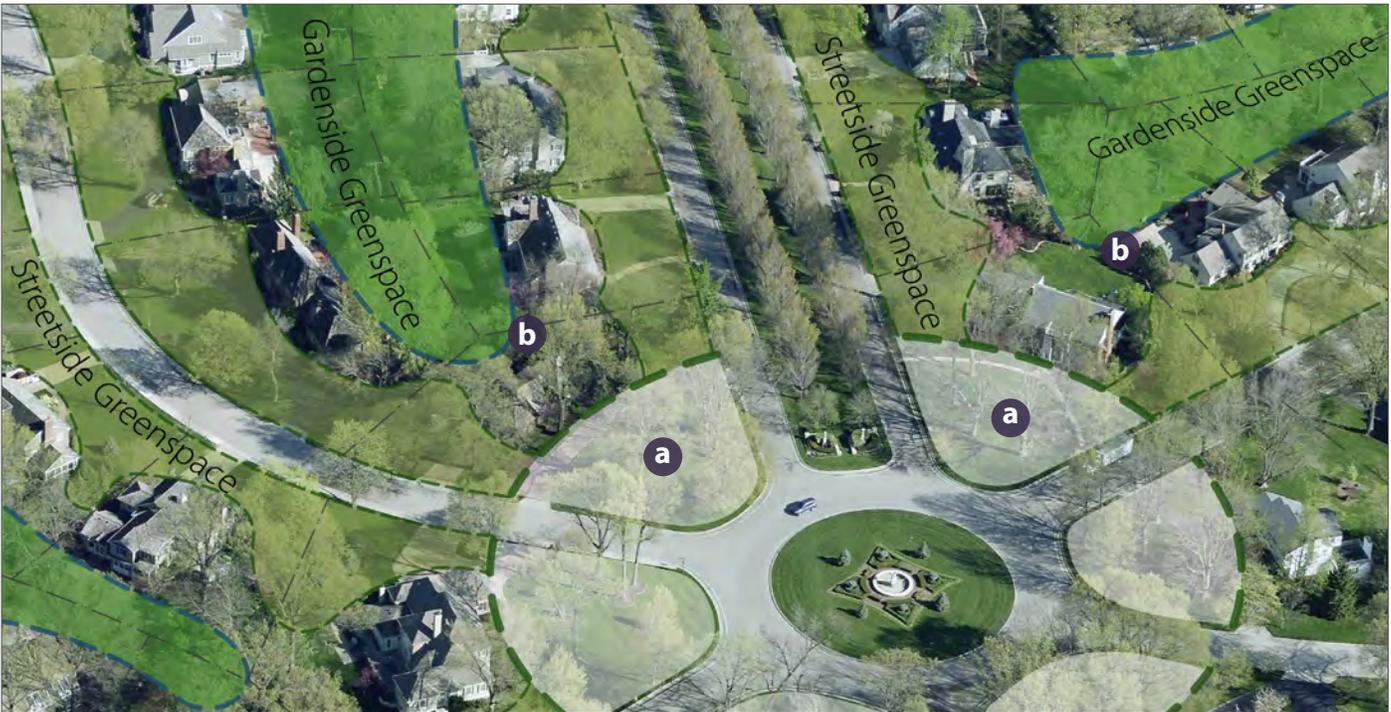


Diagram highlighting the Common Greenspace Components at the spectacular Belinder Circle Intersection Green Frontage. Note: homes fronting the Green are set back further on their lots than typical interior lots.

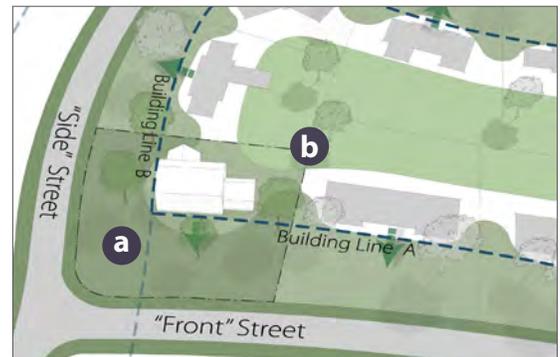
3. GARDENSIDE GREENSPACE

On typical non-corner lots throughout Mission Hills, roughly the front third of the lot is assigned to Streetside Greenspace, the rear third is assigned to Gardenside Greenspace (with limited intrusions by a wing of the house or an accessory building), and the remaining middle third (front to back) is the location for the house. These patterns, as well as the patterns for side yard dimensions, are defined in detail in **Chapter 2**.

Typical Corner Lots also follow this general pattern of thirds front to back, with Streetside side yard setbacks larger than interior side yard setbacks, but generally smaller than front yards. Such lots are back to back with one neighbor, with the Gardenside Greenspace extending behind both homes, essentially all the way to the side street.

At Reverse Corner lots, including Intersection Green lots, the allocation of yard space is quite different, as illustrated on the right. The Gardenside Greenspace extends only to the Gardenside Line of the Side Street neighbor, clipping just a small back corner of the Reverse Corner Lot. Thus the extra Streetside Greenspace contribution of the Reverse Corner Lot is to a significant degree offset by the very small contribution it must make to the Gardenside Greenspace within its block.

The percentage of such lots available for the home and the private rear yard area is inherently less than that typical corner lots or typical non-corner lots, and the allocation of that space for a larger house or a larger yard, within the Guidelines set forth in **Chapter 2**, is at the discretion of the home owner.



- a** Reverse Corner Lots (Particularly at intersection Greens as pictured at the top of the page) contribute a large portion of their lot to the Streetside Greenspace.
- b** Due to the geometry of their lots, corner lots are typically the “book-end” of the Gardenside Greenspace on any particular block, generally contributing only a small corner (or none at all) of their rear lot to the Gardenside Greenspace.

B. CREEKSIDE FRONTAGES



Distinctive bridges – usually made of stone but occasionally of wood – provide unique entries to homes.

Creekside Frontages – as identified in [Section 1.2.2](#) – are part of the original design of Mission Hills, which preserved and managed the natural drainage patterns of the property to make them an asset to the unique community design. Design characteristics of Creekside Frontages are subtle but important, usually including a small fringe of wilder, less manicured landscape along the creek channel.

Mission Hills’ policies related to these creeks are evolving, moving away from the harder, narrower “lined” channel designs that currently characterize many of these drainages and toward wider, more naturalistic forms. As that transition continues, new opportunities will arise for the landscape of lots with this unique frontage condition to contribute more naturalistic landscaping to reinforce the image of nature flowing through the neighborhood.

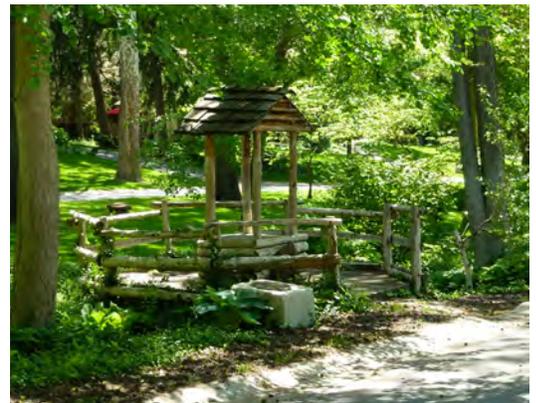
Creeks are generally located alongside a street, and in many cases the lots with the Creekside Frontage must take its access over the creek. This gives rise to small bridges, almost invariably made of or clad with limestone, which are distinctive and valuable elements of the Greenspace design.



Naturalized creek channel with unmanicured landscape and limited stone wall liners.

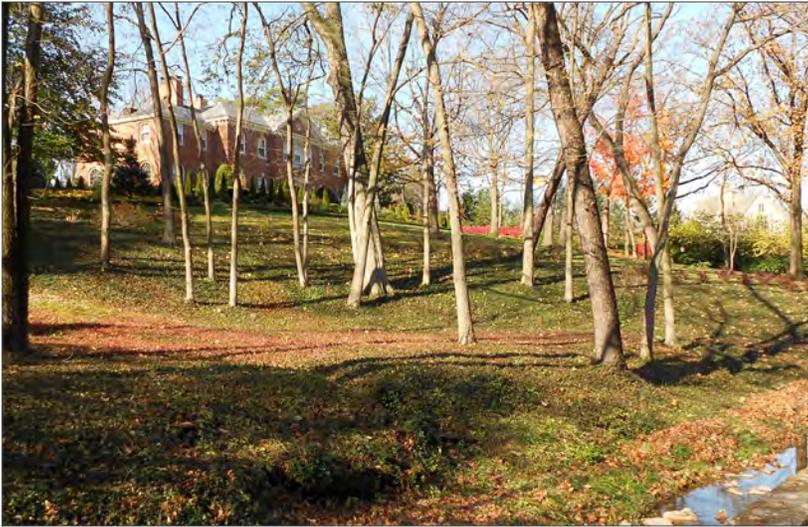


Example of current condition with manicured lawn extending to the edge of a hard, stone-lined drainage channel.



A more naturalistic creek landscape in an un-lined channel, with a rustic artifact.

C. HILLSIDE FRONTAGES



The natural/naturalistic wooded hillsides of Mission Hills define much of its western edge.

Hillside Frontages are part of the original design of Mission Hills, which preserved large slopes of the natural terrain as a community amenity rather than mass grading them to increase lot counts. Hillside Frontages generally include slopes 10% or more, and landscapes with areas of natural, unmowed grasses, massed shrubs – not groomed or sheared – areas of annual wildflowers, and other plantings that provide the appearance of the natural understory of a wooded hillside.

In many cases – particularly along the westerly edge of Mission Hills – Hillside Frontages are actually at the rear of lots, in which case neither homes nor driveways are built on the Hillside. On lots where the Hillside is part of the lot's Streetside Greenspace – and access to the lot crosses the Hillside Frontage – drives are narrow and conform themselves to the terrain with minimal grading or retaining.



Hillside frontages range from more natural to more manicured

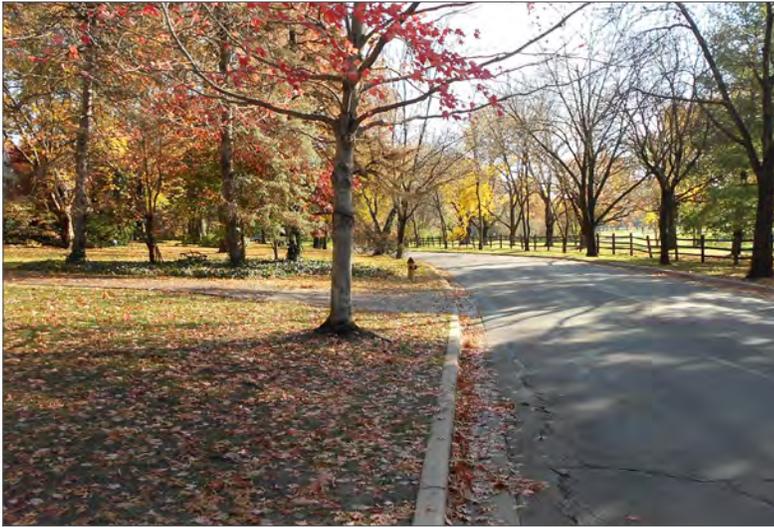


Drive follows the natural topography of the slope



Large Hillside Frontage with Manicured Lawn

D. EDGE FRONTAGES



Natural wooded character along 69th Street at Indian Hills Country Club

Edge Frontages are a subtle but significant part of the original design of Mission Hills. These less manicured and more rustic frontages are found along some westerly edges of Mission Hills abutting the country clubs, and along the easterly edge fronting State Line Road. A relatively narrow band that may include unmowed grass, untrimmed shrubs and sometimes split rail fences provide a gentle sense of separation between the home and the busier streets and country clubs that define the edges of Mission Hills.



View from home facing a Country Club



View from home backing onto a Country Club



Side yard along edge road, with natural woodland elements mixed with the classic Mission Hills lawn



Natural edge fronting Country Club

1.3 THE MISSION HILLS HOUSE



INTRODUCTION

The essential Mission Hills home is a large elegant house, located near the center of its large lot. As shown in the diagram above, the prominent placement of a “main house mass” – or “main mass” – at the center, usually with wings scaled down to the sides and rear, is an effortless way for the house to project a strong defining presence to the street while graciously scaling down as it approaches neighboring lots.

The majority of each home, except for limited wings and accessory buildings, is located in the middle third of the lot – front to back – since roughly the front third of the lot is assigned to Streetside Greenspace and the rear third is assigned to Gardenside Greenspace. Greenspace also flows between adjacent homes through side yards, with comfortable house to house spacing that is in proportion with the widths of the lots. It is this classic massing upward to the center of the lot, and downward to the surrounding Greenspace and neighbors that defines the Mission Hills house, and is the most natural way in which the house can project a defining presence to the street, while graciously scaling downward as it approaches neighboring lots. In doing so, the homes maintain an appropriate sense of privacy for their neighbors, addressing the ongoing community concern that new or expanded homes not “loom over” or crowd their neighbors.

Site improvements within the Streetside Greenspace are limited to driveways, walks and small walls in certain instances, minimizing their intrusion into the Greenspace. Site improvements within the Gardenside Greenspace are more extensive and diverse, meeting the requirements of the homeowner for family and recreational activities.

1.3.1. MASSING ELEMENTS

The vast majority of community concerns regarding new and expanded homes in Mission Hills, center primarily around the way they are sized, massed and placed on the lot. This introductory overview presents the observed patterns of the major massing elements of Mission Hills Homes.

- *The bulleted points note common community concerns and/or mistakes, which the Guidelines in [Chapter 2](#) attempt to resolve.*

A. MAIN MASS:

For typical lots in Mission Hills – those that are not located on a corner lot and that do not have any of the Special Frontage conditions as identified in [Section 1.2.B](#) -- the main house mass parallels and faces the street, set behind (but close to) the building line and near the center of the lot. The specific size, scale, and placement of this mass varies neighborhood by neighborhood throughout Mission Hills based on lot the size and character of the lot.

- *Homes which typically generate the most community concern, are those whose main mass is not clearly discernible, generally associated with one or more of the Massing Aberrations identified in [Section 2.7](#).*

Main Mass Width: Typical widths of main masses of homes within Mission Hills vary from approximately 40 feet on the smallest lots to approximately 80 feet on the largest despite the fact that the related lot widths range from around 80 to over 300 feet. The limited range in the width of the Main Masses is one of the key features that weaves such a large range of overall home sizes together into a single, unified community.



This classic Mission Hills House of the Central Vertical Massing Type and Colonial Revival Style combines side wings and dormers with a clearly defined Main Mass.



A classic Mission Hills Mediterranean Revival home with forward-projecting front wings forming a shallow entry court to the home.

- In some cases the main mass may be clear, but is simply too large, or in some cases too small, appearing as one of many wings assembled. The guidelines in [Sections 2.2 through 2.5](#) help avoid these outcomes.

Main Mass Height: The height of the main masses of Mission Hills homes varies from 1 story to 2 1/2 stories. Similar to the main mass width range noted above, this height range – with the tallest homes being only around double the height of the shortest – is key to the cohesive design character of Mission Hills.

- The MHZO provides a single upper limit for the height of all homes in Mission Hills. However that height is not consistent with the neighborhood design patterns of Mission Hills, and the Guidelines in [Chapter 2](#) recommend Main Mass Heights based on neighborhood patterns and characteristics of individual lots.

Main Mass Depth: Typical depths of the main masses of homes in Mission Hills range between 25 and 40 feet. Disciplining this dimension yields homes with abundant daylight and crisp massing; an important distinction that sets Mission Hills homes apart from those in many other communities.

- Recent trends in house design have increased the size of rooms and the depth of building footprints, in some cases leading to massing that is very large and “overweight” in appearance in comparison with the sleek lines and chiseled masses of the classic Mission Hills homes. The Guidelines in [Sections 2.2 through 2.5](#) are intended to help designers organize large homes into massing schemes in scale with the original neighborhood patterns and characteristics of individual lots.

B. WINGS:

The original setback patterns of the Mission Hills’ Design were created by carefully scaling down the height and mass of building elements as they approached their side and rear neighbors. Wings are always subordinate to (shorter and narrower than) the main mass of the house. They are sized and scaled in increments of entire rooms or multiple rooms, and have their own clear roof forms. Guidelines for the placement and configuration of these elements are provided in [Chapter 2](#).

- Wings, which typically are the most problematic, tend to be simply large, “stepped-back” portions of a large, single mass, rather than discernably shorter, narrower, masses with their own clear roof forms.
- Wings are traditionally sized, shaped and configured in relation to the rooms they contain. Wings are very different from the “bump-outs” commonly employed to “break up the mass” or to “elevate” an overly complicated plan in production housing. Such techniques are identified in [Section 2.7](#) as “massing aberrations” and are not in keeping with the rich Architectural Traditions of Mission Hills.

Front Wings: In selected architectural styles – particularly Mid-Century, Mediterranean, and Tudor – front wings may project forward of the Main mass. This may articulate an otherwise uniform one-story mass, emphasize the main entry, or form a front entry court or garden. The dimension of the forward projections may vary from only a few feet, up to increments of entire rooms, or multiple rooms, based on the design of the home. Front wings never encroach beyond the Front Building Line into the Streetside Greenspace and like all other wings are always scaled-down in height and depth relative to the Main Mass.

I.3 THE MISSION HILLS HOUSE



A prototypical 1 1/2 story side wing - with street-facing dormer windows for light and air in the second floor space - is clearly subordinate in height and scale to the Main Mass.

Side Wings: Side wings are typically set behind the Main House Mass in relation to the street, which in combination with their shorter height, increases the prominence and verticality of the Main Mass. In some instances, wings project forward on both sides of the Main Mass, forming an entry court to welcome guests. Additionally, in some architectural styles - Tudor Revival in particular - wings perpendicular to the facade present a single prominent gable end to the front of the house, flush with, or projecting forward from the Main Mass.

- *The most common concern related to side wings is that they are “too close” and/or “too tall” relative to adjoining properties, “looming over” the neighbors. Sections 2.2 through 2.6 provide specific guidelines for properly locating side wings on your lot.*

Rear Wings: Rear wings were traditionally used to house additional rooms as the size of the Main Mass and Side Wings became insufficient for the needs of the family. When carefully organized in the rear yard area of the lot, they can form one or more separate garden or court spaces on larger lots. In general, rear wings do not project - or if they do, do so carefully and minimally - into the Gardenside Greenspace. Guidelines for the placement and configuration of these elements are provided in [Chapter 2](#).

- *On lots that are significantly elevated above their neighbors, rear wings have a much greater potential to intrude into the Gardenside Greenspace and “loom over” neighbors to the sides and/or rear. Specific guidelines for such situations are provided in Section 2.6.1.*



Street-Facing Garage is located in an Accessory Structure, set well back from , and “tucked around” the Main Mass. The careful use of materials and colors minimize its prominence from the street.

C. DETACHED ACCESSORY BUILDINGS:

Detached Accessory Buildings in Mission Hills are used to serve a variety of functions, including garages, guesthouses, pool houses, utility storage, and mechanical equipment housing, among others. They are typically 1 to 1 1/2 stories in height. They are always subordinate in height and mass to the main house, and are consistent with the architectural style of the Main House. Guidelines for these elements are provided in [Chapter 2](#).

Garages: Garages are most commonly located within wings or accessory structures, and set back behind the facade of the Main House Mass. With the exception of very narrow lots, garage doors typically do not face and are not prominently visible from a street.

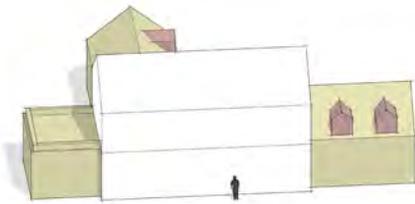
Side and Rear Facing Garages: Garages within side wings with their doors facing to the side or to the rear are most typical of the original Mission Hills design. The elevations of such wings that are prominently visible from streets are designed to minimize the perception that they contain a garage. Special care is taken to ensure that the driveway pavement approaching the garage doors does not dominate views of the home from the street or from neighboring lots.

D. DORMERS:

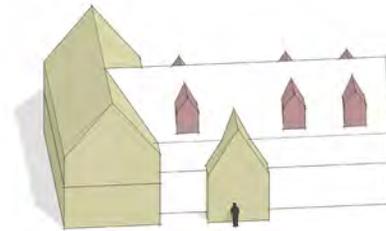
On Wings or Detached Accessory Buildings: 1 1/2 story wings or accessory buildings are often provided with dormer windows for light and air. Such dormers are typically oriented into their own yard, especially on narrower lots, to maintain the privacy of their neighbor’s side and rear yards. Dormers are scaled as modest accessories to the roof they adorn and windows to the rooms they serve, not as rooms with their own roofs or “wings” located on the roof.

- *The most common concerns related to dormers stem from dormers facing neighbors in side or rear wings that are already “too close” and/or “too tall” relative to adjoining properties. In these situations, dormers reinforce the sense of being “loomed over” the neighbors. Sections 2.2 through 2.6 provide specific guidelines for avoiding these situations.*

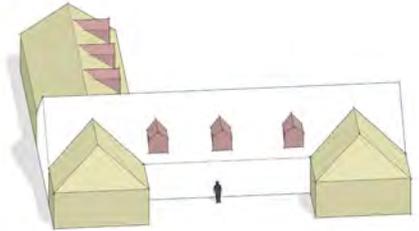
A. Central Vertical Massing



B. Picturesque Massing



C. Horizontal Massing



1.3.2 MASSING TYPES

Mission Hills homes occur in several Massing Type variations, at a wide range of scales, and with a wide range of architectural expressions. It is the unity and the variety generated by this strategy that have made Mission Hills homes cohesive and endlessly varied over its first century, and these Guidelines are intended to ensure that these patterns are maintained and strengthened through its second century.

The main mass plus wings approach to building organization derives from the centuries old practice of establishing a modest family homestead and then adding to it as the family and its fortunes grew. J.C. Nichols employed this strategy to establish a new community from scratch, but with an immediate sense of timelessness and permanence. Not only does this massing strategy generate a distinguished community design, it is also a very effective way of organizing the program of a large family home: with the common rooms on the ground floor of the main mass, bedrooms generally upstairs or in wings for increased privacy, and garages and service functions in wings or outbuildings toward the rear of the property.

Almost every one of the hundreds of unique homes throughout Mission Hills falls into one of three Massing Types, illustrated at the top of this page and described in some detail on the following pages. To help ensure consistency with the Original Mission Hills design, the Guidelines in [Chapter 2](#) recommend that new homes and alterations to existing homes employ one of these three, rather than other massing types developed in other communities which are less characteristic of Mission Hills and potentially destructive of its cohesion.

The original massing types of the Nichols plan – employ proportional techniques that emphasize its verticality, clearly conveying the image of the impressive estates in the countryside. Within these general massing types, homes can be scaled to fit the size of any lot, as well as a family’s size, lifestyle, and budget.

An overview of the ways in which the three massing types are scaled to a range of lot and house sizes is presented on the following pages, and detailed Guidelines for applying these massing types to lots of all types throughout Mission Hills are provided in [Sections 2.2](#) through [2.5](#).

A. CENTRAL VERTICAL MASSING TYPE



The Central Vertical massing type is the most characteristic and pervasive of the Massing Types found throughout Mission Hills, and of American homes in general from the Colonial and pre-Revolutionary period through the 1930s. Beginning with a simple house, such homes often grew over time as the fortunes of their owner improved, with the addition of wings for new bedrooms, and the conversion of attics to habitable floors through the addition of dormers. To achieve a larger home, lot size permitting, one generally:

1. Adds wings (subordinate in scale) at one or both sides; and/or
2. Adds wings (subordinate in scale) at rear and/or front; and/or
3. Adds a partial third floor within the roof, fenestrated with dormers.

This massing type is found throughout Mission Hills, from the homes on the narrowest lots in the Traditional Neighborhood (Old Sagamore) area with room for just one wing, to homes on the largest estate lots with multiple compound wings. In all these cases, the “Main Mass” is clear and the “Wings” subordinate to it. This clarity and simplicity of massing is perhaps the most important single defining characteristic of Mission Hills homes, embodying the Good Neighbor Massing that Mission Hills houses employ to graciously scale down as they approach neighboring properties.

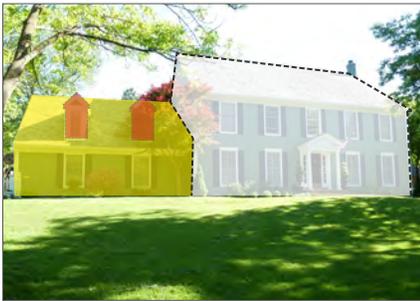
This simple massing type can be easily calibrated to lots and houses of many sizes and styles, enabling its use on the full range of lot sizes and household programs, as illustrated in the adjacent scaled up and scaled down versions.

The illustrations to the right identify some of the key dimensional and proportional characteristics of classic Mission Hills homes of this massing type. These observed characteristics form the basis for the siting and massing guidelines in **Chapter 2**, which define the appropriate size and location for massing elements in each Character Area and on lots of all widths.

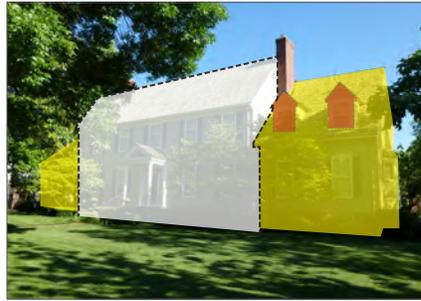
- a** Main Mass
- b** Side Wings, sized in increments of rooms
- c** Street-facing dormers (on 2.5 story homes)



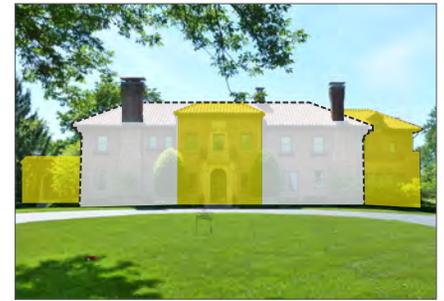
Scaled-Down



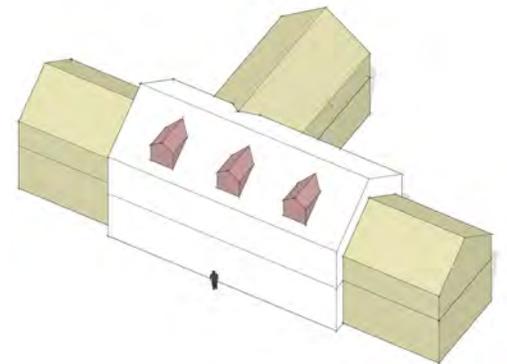
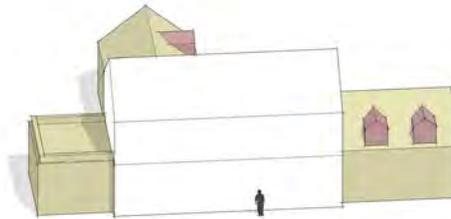
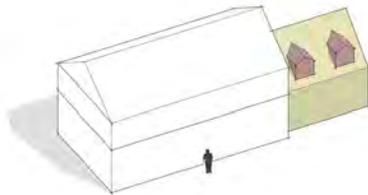
Prototypical



Scaled-Up



-  Main Mass
-  Side \ Rear Wings
-  Dormers



Scaled-Down

The diagram and photos above illustrate a scaled-down variation of the Central Vertical Massing Type, generally recommended for lots less than 100 feet wide. This variation is predominant, for instance, in the Old Sagamore neighborhood area where the typical 80 foot wide lots accommodate a wing only on one side of the main mass. Such wings are always sized in increments of rooms, often a garage on the ground floor in Old Sagamore.

Prototypical

The diagram and photos above illustrate the prototypical organization, size, and scale of Mission Hills houses employing the Central Vertical Massing Type on lots ranging from approximately 100 to 180 feet wide. Such lots represent a majority of the properties in Mission Hills, from the original lots in the northern neighborhoods to the final subdivisions in the south.

Scaled-Up

The diagram and photos above illustrate a scaled-up variation of the Central Vertical Massing Type, not generally recommended for lots less than 180 feet wide. This variation is found primarily on Mission Hills' largest lots, most of which are located on the ridge along the west edge of the community.

B. PICTURESQUE MASSING TYPE



PROTOTYPICAL CONDITION

The Picturesque massing type is also very characteristic of Mission Hills, employed in some of the community's earliest and finest homes. This massing type is almost always associated with the romantic Tudor Revival architectural style and is represented by homes of every scale from modest to very grand.

Picturesque massing is almost always asymmetrical, with a clear gabled main mass oriented with its eaves to the front and one or more perpendicular wings that are expressed as gables facing the street. These gables, along with bold chimneys, vertical window proportions and steep roof pitches combine to generate a strong vertical expression. Extravagant examples of this type may be found throughout the Countryside Estates Area with multiple wings combined with picturesque results.

The illustrations to the right identify some of the key dimensional and proportional characteristics of classic Mission Hills homes of this massing type. These observed characteristics form the basis for the siting and massing guidelines in **Chapter 2**, which define the appropriate size and location for massing elements in each Character Area and on lots of all widths.

Due to this type's inherent verticality, it is not typically found in the Suburban Character Area, which is characterized by homes with more horizontal proportions. Given the intentional verticality of this massing type, it is important that on all but the largest lots – where the distance between homes is very large – homes of this type significantly scale down as they approach neighboring properties.

- a** Main Mass
- b** Side Wings, sized in increments of rooms
- c** Street-facing dormers (on 2.5 story homes)

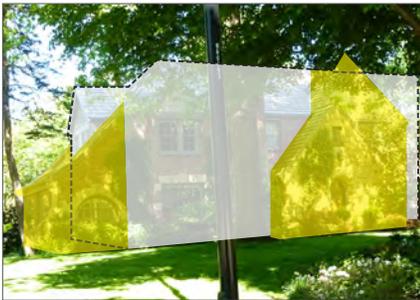


SCALED-UP



SCALED-DOWN

Scaled-Down



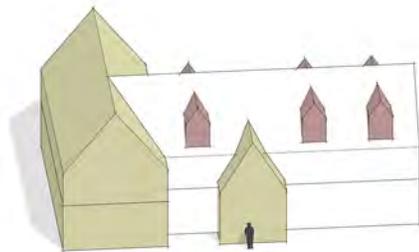
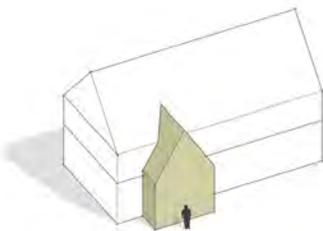
Prototypical



Scaled-Up

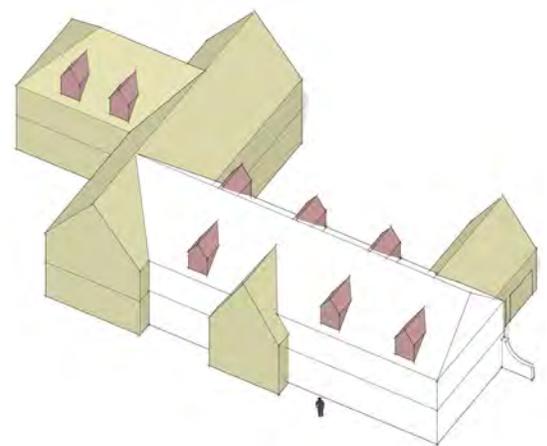


-  Main Mass
-  Side/Rear Wings
-  Dormers



Prototypical

The diagram and photos above illustrate the prototypical organization, size, and scale of Mission Hills houses employing the Picturesque Massing Type on lots ranging from approximately 100 to 180 feet wide. Such lots represent a majority of the properties in Mission Hills, from the original lots in the northern neighborhoods to the final subdivisions in the south.



Scaled-Up

The diagram and photos above illustrate a scaled-up variation of the Picturesque Massing Type, as found on lots more than 180 feet wide. This variation is found on many of Mission Hills' largest lots, most of which are located on the ridge along the west edge of the community.

Scaled-Down

The diagram and photos above illustrate a scaled-down variation of the Picturesque Massing Type, which would be recommended for lots less than 100 feet wide. However, this massing type is most commonly applied to larger homes in the Prototypical or Scaled-Up range.

C. HORIZONTAL MASSING TYPE



The Horizontal massing type first appeared in Mission Hills in the early 1950s, when one-story “ranch style” homes became the fashion during the Post-War housing boom, and the wide lots of the New Sagamore area along the south edge of Mission Hills were platted to accommodate such homes.

Although many Mission Hills homes of this massing type are entirely one-story in height, most are articulated with a central Main Mass with subtle height and roof modulations – see photograph above. In other cases the Main Mass is 1 1/2 stories in height – as shown at right – providing a more horizontal variation on the earlier Central Vertical type. As purely one-story homes are enlarged by their owners second floors are often added, either “under the roof” with dormers forming a 1 1/2 story element or as fully two-story masses, at which point the home has essentially evolved to the Central Vertical massing type.

The illustrations to the right identify some of the key dimensional and proportional characteristics of classic Mission Hills homes. These observed characteristics form the basis for the siting and massing guidelines in **Chapter 2**, which define the appropriate size and location for massing elements in each Character Area and on lots of all widths. Note that shallow forward-projecting wings - with gables facing the street - are characteristic of this massing type, offering a degree of massing variation within a one-story house.

Due to its inherent horizontality – the house being spread out over the width of the lot – this type is not well suited to the much narrower lots of the Traditional Neighborhood Area – and due to its lack of strong vertical expression is not ideal for the Neighborhood Estates or Countryside Estates Areas.

- a** Main Mass
- b** Side Wings, sized in increments of rooms
- c** Street-facing dormers (on 1.5 story homes)



Scaled-Down



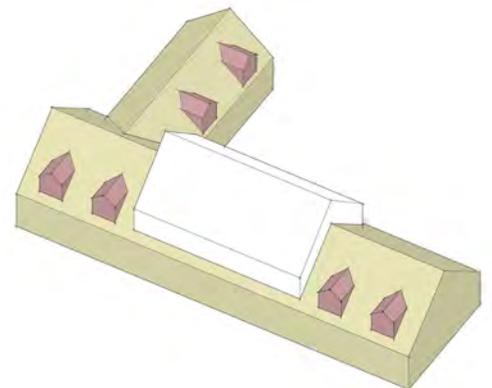
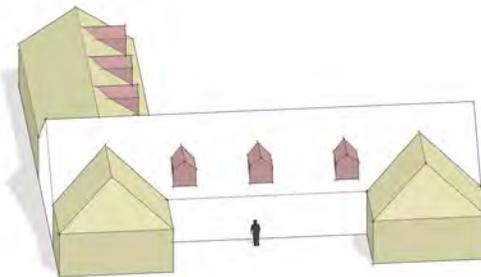
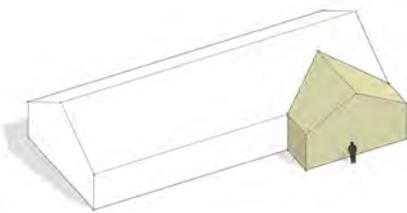
Prototypical



Scaled-Up



-  Main Mass
-  Side \ Rear Wings
-  Dormers



Scaled-Down

The diagram and photos above illustrate a scaled-down variation of the Horizontal Massing Type, generally recommended for lots less than approximately 130 feet wide. It is worth noting that this variation is one story only, and one story homes on Mission Hill's narrowest lots are uncommon due to the relatively small total house size that results.

Prototypical

The diagram and photos above illustrate the prototypical organization, size, and scale of Mission Hills houses employing the Horizontal Massing Type on lots ranging from approximately 140 to 180 feet wide. Such lots represent a majority of the properties in Mission Hills, but this massing type is found primarily in the southern neighborhoods first developed after World War II.

Scaled-Up

The diagram and photos above illustrate a scaled-up variation of the Horizontal Massing Type. This variation is common for expansions of existing one story homes, and when applied to new homes is very similar to the Central Vertical Massing Type.

D. CHARACTERISTIC STYLES OF MISSION HILLS



THE STYLES OF MISSION HILLS

The original development of Mission Hills – from before 1910 through the 1940s – was characterized by homes designed in a number of classic styles, 1-4, depicted below. Beginning in the late 1940s with the post-war popularity of the “ranch style house,” designers began to “reinterpret” these styles to adapt them to low-slung horizontal proportions. Also in this period, a few property owners made the bold choice of modernism, or International Style, also generally emphasizing horizontal proportions and lines.

Later in the 1950s – accelerating from the 1970s onward – some of the new homes in Mission Hills borrowed their aesthetics and styling from the trends of those times, which were increasingly set by mass market production home builders. Coincidentally or not, this was the time period in which many

	1. Colonial Revival	2. Tudor Revival	3. Neoclassical Revival
STYLE			
	<p>Colonial Revival houses consist of a simple 2-story mass with side gable roofs. A central entry is accentuated with a portico. Double-hung windows are symmetrical and multi-paned.</p>	<p>Tudor houses are comprised of an asymmetrical mass with steeply pitched roofs, a dominant gable set perpendicular to the main mass, swaybacked roofs, bay windows, multiple materials and elaborate chimneys.</p>	<p>Neoclassical houses consist of a simple rectangle dominated by an elaborate and heavily adorned, central porch that extends to the roof line with classical columns, and symmetrical, multi-paned windows.</p>
APPLICATION	<p>This style is typically applied to Mission Hills homes of the Central Vertical Massing Type, and is common on lots of all widths and within all areas of Mission Hills.</p>	<p>This style is applied exclusively to Mission Hills homes of the Picturesque Massing Type, and is most common on large lots and less common in the southern neighborhoods of Mission Hills.</p>	<p>This style is applied exclusively to Mission Hills homes of the Central Vertical Massing Type, and is most common on large lots and less common in the southern neighborhoods of Mission Hills.</p>
	<p>Refer to Appendix A.1</p>	<p>Refer to Appendix A.2</p>	<p>Refer to Appendix A.3</p>

residents of Mission Hills became concerned that new development was changing the nature of the place, sparking the creation of an Architectural Review Board, the preparation of the Comprehensive Plan, and many amendments to the Zoning Ordinance.

Over the past few decades many owners and their architects have experimented with a more eclectic approach, identified herein as “Mission Hills Contemporary.” This “style” — as with the others shown below — is recognized by these Guidelines as an appropriate approach to designing a unique Mission Hills home, with the understanding that the home must be simply scaled and massed per the these Guidelines and employ fine materials and high quality detailing per the Guidelines in [Section 2.7.1](#).

Those basic Architectural Guidelines apply to all Mission Hills homes regardless of their style, and to the design of other site elements. Basic recommendations for designing all of these characteristic Mission Hills styles are also included in [Appendix A](#) to assist property owners and their architects in executing their chosen style well.

4. Mediterranean Revival	5. Modern	6. Mid-Century	7. Mission Hills Contemporary
			
<p>Mediterranean Revival houses are characterized by a simple mass with a symmetrical, low-pitched hipped roof covered with ceramic barrel tiles, boxed eaves with brackets, arched first floor windows, and defined entries.</p>	<p>Modern houses consist of unadorned, simple rectangular shapes with great expanses of blank, windowless walls. Roofs are flat or low-pitched, windows are without mullions and front entrances are often subtle and hidden.</p>	<p>Mid-Century houses are comprised of an asymmetrical, long and low facade dominated by a low-pitched roof. A front facing gable may project on one side. Windows tend to be oriented horizontally.</p>	<p>The Contemporary Style is a paradigm for future building that is based on the original styles in Mission Hills. The simple masses and resulting uncomplicated roof forms are primary characteristics.</p>
<p>This flexible and romantic style is applied to all three massing types in Mission Hills and can be scaled to homes of all sizes.</p> <p>Refer to Appendix A.4</p>	<p>This iconic 20th Century style is most naturally paired with the Horizontal Massing Type, although with skill and finesse, it might be applied to any of the three Mission Hills Massing Types. This style is most commonly found in the southern neighborhoods of Mission Hills.</p> <p>Refer to Appendix A.5</p>	<p>This mid-20th Century style is applied exclusively to the Horizontal Massing Type, and is found primarily in the southern neighborhoods of Mission Hills.</p> <p>Refer to Appendix A.6</p>	<p>This late-20th Century style may be applied to all three Mission Hills Massing Types, and throughout Mission Hills. This style provides the architect with great flexibility to shape and style homes, and requires in return a great deal of care and restraint in massing, materials, and detailing.</p> <p>Refer to Appendix A.7</p>

1.4 NEIGHBORHOOD CHARACTER AREAS

The original Comprehensive Plan clearly identified the unique design character of “each part of Mission Hills” as set by the “original design” to be the key to community identity and value, and directed that new development maintain and enhance these design qualities and patterns.

However, due to the lack of details as to what is meant by “each part of Mission Hills”, the design guidelines preparation process began with a close observation of the community to discern how best to describe and define those parts. Upon doing so – looking particularly for patterns in the variations in the scale and character of the Streetside Greenspace and the scale, character, and style of the homes – some rather clear patterns emerge.

Four distinct “Neighborhood Character Areas” have been defined, summarized below and described and defined in some detail in the pages to follow.

The character defining design attributes of these areas include block size and shape, lot size and shape, underlying topography, street design, landscape, house size and scale, and architectural style. Note that the Character Area summaries below and throughout the document describe the predominant and typical conditions, **to which there are certainly exceptions.**

Within each Character Area there are ranges and mixes of these design characteristics that differentiate them from the other Character Areas. The lines between Character Areas are quite clear in some places and blurred in others, leaving important design decisions to designers and the Architectural Review Board.

1. Countryside Estates

- Very large irregularly shaped blocks, subdivided into large often irregularly shaped lots ranging from ½ to 5 acres
- Curving streets with no sidewalks, conformed to hilly terrain, with a high concentration of Special Frontage Types
- Central Vertical and Picturesque massing, scaled up are most characteristic
- Tudor, Colonial, Neoclassical, and Mediterranean Revival styles are most characteristic

2. Neighborhood Estates

- Large blocks subdivided into large, deep lots ranging from 1/4 to 1/2 acre
- Curving streets in gently rolling terrain.
- Intersection Greens are common
- Central Vertical and Picturesque massing of the prototypical scale are most characteristic
- Tudor, Colonial, Neoclassical, and Mediterranean Revival styles are most characteristic

3. Traditional Neighborhood

- Elongated blocks subdivided into smaller, narrower lots around 1/4 acre
- Straight streets in more level terrain.
- Scaled Down Central Vertical is most characteristic
- Colonial and Mediterranean Revival styles are most characteristic

NEIGHBORHOOD PATTERNS



Typical home in this Area



Typical home in this Area



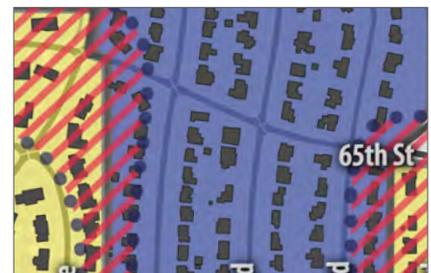
Typical home in this Area



Typical block and building footprint patterns in this Area



Typical block and building footprint patterns in this Area



Typical block and building footprint patterns in this Area

See Section 1.4.1

See Section 1.4.2

See Section 1.4.3

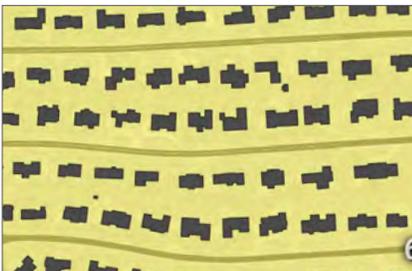
4. Suburban

- Elongated blocks subdivided into wider lots from 1/3 to 1/2 acre
- Straight streets in more level terrain with sidewalks on one side
- Horizontal Massing is most characteristic.
- A mix of Mid-Century, Contemporary, and variations of Colonial and other re-vival styles are characteristic of this area.

- Countryside Estates 
- Neighborhood Estates 
- Traditional Neighborhood 
- Suburban 
- "Transitional" Areas 

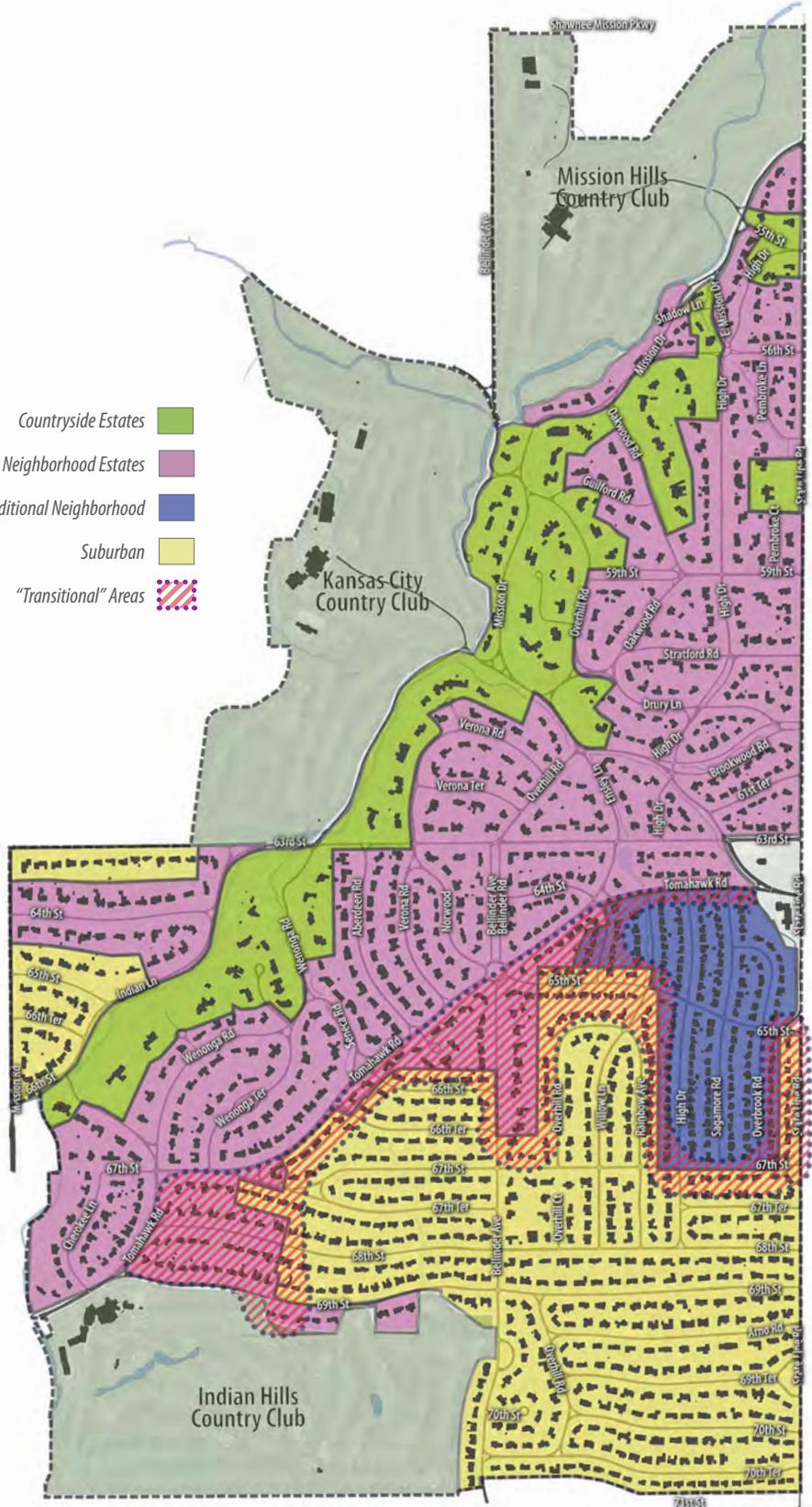


Typical home in this Area



Typical block and building footprint patterns in this Area

See Section 1.4.4



1.4.1 COUNTRYSIDE ESTATES CHARACTER AREA



Typical Neighborhood Pattern

A. SUMMARY

The Countryside Estates Character Area is characterized by very large lots generally ranging from 0.5 to 5 acres, with its curving streets conforming to the hilly terrain. Large, iconic houses are set well back from the street behind impressive green front yards. These blocks are generally located along the western edge of town adjoining the country clubs, with most of them platted and first built between the teens and 1920s.

B. GREENSPACE

The hilly terrain and curving streets are complemented by a strongly naturalistic landscape, dominated by the picturesque placement of large canopy trees, highlighted by enhanced natural drainages, preserved hillsides and large parklets of many types. Streetside yards flow gently into the street without fences or gates and sidewalks are rarely present. Pedestrian access to homes is generally provided by the driveways, which are narrow and follow the terrain to minimize disruption.

C. SITE DESIGN AND MASSING

Front yard and rear yard setbacks are very deep, typically in the from 80 to 120 foot range, on lots generally ranging from 160 to over 300 feet wide, with combined side yard spaces between homes ranging from 40% to over 100% of the width of the homes. This provides a powerful image of country estates within a bucolic landscape.

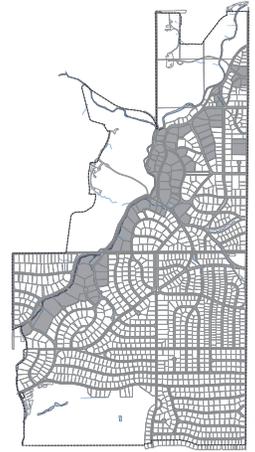
Building massing is characterized by 2 and 2 ½ story homes with two or more attached wings, some of which are 2 stories themselves. Scaled up variations of Central Vertical and Picturesque Massing Types are most characteristic.



Typical Countryside Estates Homes on very large, bucolic lots, showcasing the iconic architecture and character of Mission Hills.



Typical Countryside Estates block, showing the Streetside Greenspace into which only driveways intrude, and the Gardenside into which building wings, accessory buildings and other side elements may intrude.



Key Plan

D. ARCHITECTURE

These homes project the “understated elegance” so characteristic of Mission Hills, with fine materials, elegant detailing and strong authenticity. The original character-defining architectural styles in this area include some of the finest examples of the Tudor, Neoclassical, Mediterranean, and Colonial Revival styles in the region. Masonry is the predominant building material, with accent elements finished in wood and stucco.

E. KEY ISSUES

Recent trends in house design have generated homes that depart from the character defining building massing and site organization patterns of Mission Hills. Homes that are too wide and too deep, thrust bulky and unwelcome masses into the Gardenside Greenspace. Given the abundance of Special Lot Frontage Types and significant topography in this Character Area (mapped in [Section 1.2.2](#)), extra care should be exercised in the pre-design evaluation of each lot, to ensure that any elements or remnants of the original Nichols design are identified and appropriately incorporated into any redevelopment of that lot (see [Section 2.6](#) for guidance).

The siting & massing guidelines in [Section 2.2](#) are aimed at ensuring that new homes conform to one of the three Mission Hills Massing Types. Homes are scaled to their lot, encroaching into the Gardenside Greenspace and relating to adjacent homes only in ways that are consistent with the original patterns of Mission Hills.

The site design guidelines in [Section 2.7.3](#) will help to ensure that surrounding yards are designed to contribute to the Greenspace of its block, its street, and its neighborhood. The architectural design guidelines in [Section 2.7.1](#) will help to ensure that the character and quality of the home’s architecture are within ranges compatible with its context.

GUIDELINES REFERENCES

[Section 2.2](#) provides site and massing design and organization guidelines specific to this Character Area and the home’s lot width.

[Section 2.6](#) provides additional guidelines for atypical lot conditions such as Elevated Lots, Narrow Lots, and Lots with one or more Special Lot Frontage Conditions identified in [Section 1.2.2](#).

[Section 2.7](#) provides additional guidelines for all types of site and building design and/or improvements; including new construction, additions to existing homes, design of garages, drives and accessory buildings. Site improvements surrounding the house, including drives, walks, grading, landscape and other site elements are also addressed.

[Appendix A - Characteristic Styles of Mission Hills](#) is a valuable resource for ensuring house design is in keeping with the authenticity of Mission Hills’ rich architectural tradition.



1.4.2 NEIGHBORHOOD ESTATES CHARACTER AREA



Typical Neighborhood Pattern

A. SUMMARY

Characterized by large blocks subdivided into large lots, typically about 1/2 acre, gently curving streets in rolling terrain, and large houses set well back from the street behind expansive green front yards. This is the prototypical Character Area of Mission Hills. Much of this area is in the north half of town, platted and first built in the teens and 20s of the last century, defining the quintessential character of Mission Hills. The area also extends to south of 63rd Street along the western side of town.

B. GREENSPACE

The rolling terrain and curving streets provide a character similar to that of the Countryside Estates area, with somewhat less dramatic topography, fewer natural drainages and preserved hillsides. Public and private landscapes flow together to form the picturesque Streetside Greenspace. Many homes are linked to the street by walks as well as drives, which conform to the natural contours of the site to minimize disruption of the Streetside Greenspace. Gardenside Greenspaces within the blocks are very large and green, with no more than one rear wing per house encroaching.

C. SITE DESIGN AND MASSING

Front yard and rear yard setbacks are deep, typically in the 60 to 100 foot range, on lots generally ranging from 100 to 160 feet wide. The width of the combined side yard spaces between homes typically range from 40% to 70% of the width of the homes, allowing the perceived Streetside and Gardenside Greenspace to flow around each home, again projecting the image of a grand home in the landscape.

Massing is characterized by 2 or 2 1/2 story homes with two or more attached wings. Prototypical and Scaled Up variations of Central Vertical and Picturesque Massing Types are most characteristic.



Typical Neighborhood Estates Homes with clearly articulated Main masses, subordinate wings, and lush, open lawns contributing to the Streetside Greenspace.



Typical Neighborhood Estates block, showing the Streetside Greenspace into which only driveways intrude, and the Gardenside Greenspace into which building wings, accessory buildings and other site elements intrude minimally.



Key Plan

D. ARCHITECTURE

Homes project the “understated elegance” so characteristic of Mission Hills, with fine materials, elegant detailing, and a strong sense of authenticity. The original character-defining architectural styles in this area include fine examples of the Tudor, Colonial, Mediterranean, and Neoclassical Revival styles. Masonry predominates as the material of choice, but elements and entire homes finished in wood or stucco are also common.

E. KEY ISSUES

Recent trends in house design have generated homes that depart from the character defining massing and site organization patterns of Mission Hills. Homes that are too wide and too deep, thrust bulky and unwelcome masses into the Gardenside Greenspace. Because many of the large lots in the area are relatively narrow and deep, extra care should be exercised in the pre-design evaluation of each lot to ensure that the siting and massing of new or expanded homes are appropriately adjusted in relation to any adjoining lots. (See [Section 2.6](#) for guidance).

The siting & massing guidelines in [Section 2.3](#) are aimed at ensuring that new homes conform to one of the three Mission Hills Massing Types and are scaled to their lot, encroaching into the Gardenside Greenspace and relating to adjacent homes only in ways that are consistent with the original patterns of Mission Hills.

The site design guidelines in [Section 2.7.3](#) will help to ensure that surrounding yards are designed to contribute to the Greenspace of its block, its street, and its neighborhood. The architectural design guidelines in [Section 2.7.1](#) will help to ensure that the character and quality of the home’s architecture are within ranges compatible with its context.

GUIDELINES REFERENCES

[Section 2.3](#) provides site and massing design and organization guidelines specific to this Character Area and the home’s lot width.

[Section 2.6](#) provides additional guidelines for atypical lot conditions such as Elevated Lots, Narrow Lots, and Lots with one or more Special Lot Frontage Conditions identified in [Section 1.2.2](#).

[Section 2.7](#) provides additional guidelines for all types of site and building design and/or improvements; including new construction, additions to existing homes, design of garages, drives and accessory buildings. Site improvements surrounding the house, including drives, walks, grading, landscape and other site elements are also addressed.

[Appendix A - Characteristic Styles of Mission Hills](#) is a valuable resource for ensuring house design is in keeping with the authenticity of Mission Hills’ rich architectural tradition.



1.4.3 TRADITIONAL NEIGHBORHOOD CHARACTER AREA



Typical Neighborhood Pattern

A. SUMMARY

Homes in the Traditional Neighborhood Character Area are similar to but scaled down from those in the Neighborhood Estates, fitting similarly distinguished homes to smaller lots. The area is characterized by elongated, rectangular blocks, narrower than those of the Neighborhood Estates and subdivided into smaller lots of about 1/4 acre in relatively level terrain. These blocks are located in the area immediately south of Tomahawk Road and west of State Line Road.

B. GREENSPACE

The straight streets of this area are provided with straight rows of street trees near the curb, with sidewalks behind the tree row on one side. Most houses have front walks and direct drives that connect the front-facing garage directly to the street. This pattern has been disrupted in recent years with circular drives which, on such narrow lots, unreasonably compromise the Streetside Greenspace.

C. SITE DESIGN AND MASSING

Front yard and rear yard setbacks generally range from 35 to 50 feet deep and most lots are 80 feet or less in width. The combined side yard spaces between homes are typically 20 feet or 25% of the lot width, providing this area with a pleasant, tighter, more neighborly character than other parts of Mission Hills.

Building massing is characterized by 2-story homes with one 1 1/2 story side wing containing the garage. Scale down variations of the Central Vertical massing type are most characteristic, but the Pictureque is found in simplified forms as well.



Traditional Neighborhood homes are smaller and simpler than those in other areas, but distinguished by their classic proportions and fine materials.



Typical Traditional Neighborhood block, showing the Streetside Greenspace into which only driveways intrude, and the Gardenside into which building wings, accessory buildings and other side elements intrude.



Key Plan

D. ARCHITECTURE

The architecture of this area is generally simpler than that of the two Estate areas, yet retains the clarity and dignity of the earlier areas in a scaled down form. Wood siding is a common wall cladding, giving the homes a lighter appearance in keeping with their “classic Americana” imagery. Colonial Revival is by far the most common style, with some fine examples of smaller, elegant Tudor, Neoclassical, and Mediterranean Revival homes. Mid-Century and Contemporary homes are also present.

E. KEY ISSUES

Recent trends in house design have generated homes that depart from the character defining massing and site organization patterns of Mission Hills. Additions that are too wide and too deep, thrust bulky and unwelcome masses into the Gardenside Greenspace. The siting & massing guidelines in [Section 2.4](#) are aimed at ensuring that new homes conform to one of the three Mission Hills Massing Types and are scaled to their lot. For the relatively narrow lots of this Character area, the Guidelines in [Section 2.4](#) – substantially the same as the setbacks in the MHZO – are already set to the practical minimums, so further encroachments will be very rarely considered.

The site design guidelines in [Section 2.7.3](#) will help to ensure that surrounding yards are designed to contribute to the Greenspace of its block, its street, and its neighborhood. The architectural design guidelines in [Section 2.7.1](#) will help to ensure that the character and quality of the home’s architecture are within ranges compatible with its context.

GUIDELINES REFERENCES

[Section 2.4](#) provides site and massing design and organization guidelines specific to this Character Area and the home’s lot width.

[Section 2.6](#) provides additional guidelines for atypical lot conditions such as Elevated Lots, Narrow Lots, and Lots with one or more Special Lot Frontage Conditions identified in [Section 1.2.2](#).

[Section 2.7](#) provides additional guidelines for all types of site and building design and/or improvements; including new construction, additions to existing homes, design of garages, drives and accessory buildings. Site improvements surrounding the house, including drives, walks, grading, landscape and other site elements are also provided.

[Appendix A - Characteristic Styles of Mission Hills](#) is a valuable resource for ensuring house design is in keeping with the authenticity of Mission Hills’ rich architectural tradition.



1.4.4 SUBURBAN CHARACTER AREA



Typical Neighborhood Pattern

A. SUMMARY

This fourth Character Area, most lots platted and built between the 1940s and 60s, is in many respects simply a more horizontal variation on the Traditional Neighborhood Character Area, with the second floor bedrooms of that area set to the side as a one-story wing on a one-story house. The area is also characterized by elongated, rectangular or curving blocks subdivided into lots similar in depth to but much wider than those of the Traditional Neighborhood Character Area, typically over a third of an acre. This area is located at the southerly end of Mission Hills.

B. GREENSPACE

The combination of straight and curving streets in this area are generally provided with a narrow sidewalk on one side, attached to the curb. Streets are generally provided with straight rows of street trees, and some lots have significant private tree planting while others do not. A high percentage of lots have “circular drives” that are prominent features of the front yard, in some cases significantly reducing the character and quality of the Greenspace.

C. SITE DESIGN AND MASSING

Most lots are approximately square, between 140 and 160 feet in width and depth, and front yard and rear yard setbacks range from 45 to 60 feet deep. Combined sideyard setbacks range from 25% to over 40% of the lot width. This area is characterized by homes of the Horizontal Massing Type, many entirely 1-story, and others that pair 1 1/2 story main masses with 1-story wings.



Typical 1-story home in the Suburban character area, with forward projecting wings, and stone paver drive.



Typical Suburban block, showing the Streetside Greenspace into which only driveways intrude, and the Gardenside into which building wings, accessory buildings and other side elements intrude.



Key Plan

D. ARCHITECTURE

The early architecture of the Suburban area was fundamentally different from that of the rest of Mission Hills in a number of intentional ways. The architecture of the early 1950s expressed the energy of the post-war building boom and the attitude of modernism that rejected historic styles as relics of the past. The early architectural styles in this area include Mid-Century and horizontally massed reinterpretations of the earlier Mission Hills styles. More recently the Mission Hills Contemporary style has been added.

E. KEY ISSUES

This area has suffered more than most from new homes that depart from the character defining massing and site organization patterns of Mission Hills – too wide and too deep, thrusting bulky and unwelcome masses into the Gardenside Greenspace. Because these lots are shallow in relation to their width, special care should be exercised in the pre-design evaluation of each lot to ensure that the siting and massing of new or expanded homes are appropriately adjusted in relation to any adjoining lots, particularly to the rear. (See [Section 2.6](#) for guidance).

The siting & massing guidelines in [Section 2.5](#) are aimed at ensuring that new homes conform to one of the three Mission Hills Massing Types, are scaled to their lot, and encroach into the Gardenside Greenspace only in ways that are consistent with the original patterns of Mission Hills.

The site design guidelines in [Section 2.7.3](#) will help to ensure that surrounding yards are designed to contribute to the Greenspace of its block, its street, and its neighborhood. The architectural design guidelines in [Section 2.7.1](#) will help to ensure that the character and quality of the home's architecture are within ranges compatible with its context.

GUIDELINES REFERENCES

[Section 2.5](#) provides site and massing design and organization guidelines specific to this Character Area and the home's lot width.

[Section 2.6](#) provides additional guidelines for atypical lot conditions such as Elevated Lots, Narrow Lots, and Lots with one or more Special Lot Frontage Conditions identified in [Section 1.2.2](#).

[Section 2.7](#) provides additional guidelines for all types of site and building design and/or improvements; including new construction, additions to existing homes, design of garages, drives and accessory buildings. Site improvements surrounding the house, including drives, walks, grading, landscape and other site elements are also provided.

[Appendix A - Characteristic Styles of Mission Hills](#) is a valuable resource for ensuring house design is in keeping with the authenticity of Mission Hills' rich architectural tradition.



2.0 DESIGNING YOUR HOUSE & LOT



2

THE GUIDELINES DESIGNING YOUR HOUSE AND LOT

As described in the Mission Hills Comprehensive Plan – and further detailed in the [Introduction](#) of this document – the original town plan for Mission Hills created a broad range of homesites set within a meticulously designed naturalistic landscape, establishing criteria for balancing the size and location of each home with surrounding homes and the landscape in which they are set. As stated in the Comprehensive Plan, each home and its landscape contributes to the overall town design. The strong and growing value of Mission Hills and each property in it derives from, and depends upon, maintaining that delicate balance between cohesion and variation. Each property is distinct from all its neighbors, yet possessing and projecting the clear image of Mission Hills.

The Mission Hills Zoning Ordinance (MHZO) – which establishes standards for the general placement and size of buildings and other site improvements on each lot – recognizes in concept that each home must be calibrated to the size and shape of its lot and sited gracefully in relation to its neighbors, but fails to provide standards that ensure compatibility with the original design intent or existing neighborhood character. The subtlety with which the J.C. Nichols Company manipulated the siting, size, scale, and orientation of each new home – establishing a remarkable degree of harmony between each home in relation to its street, the shape and the topography of its lot, and the neighboring lots and homes – has for decades defied the concerted efforts of many capable people to reduce the original design relationships to zoning regulations.

Based on the observation and analysis in [Chapter 1](#), [Chapter 2](#) provides the Guidelines to help property owners design homes and lots in ways that meet their family's needs while fitting gracefully into the unique design patterns of Mission Hills. [Section 2.1](#) describes how to apply the Guidelines to your lot. [Sections 2.2 through 2.5](#) provide specific Siting and Massing Guidelines for each of the four Mission Hills Character Areas, of which only those for your Character Area apply. [Section 2.6](#) provides additional direction for lots with certain atypical characteristics, and [Section 2.7](#) provides general Architectural and Site Design Guidelines for completing the design of your house and lot.

Although the Guidelines in [Sections 2.2 through 2.7](#) appear quite precise and quantitative, it should be remembered that they are parameters (guidelines) not standards. It is expected that as the ARB reviews designs on a case by case basis, adjustments will be both required and allowed in the interest of good design and reasonable accommodation of the unique circumstances on each lot. The specific Guidelines for situations on relatively narrow lots – where two homes are closer together than most – are provided in [Section 2.6.2](#). Those Guidelines state that small dimensional differences that would not be significant in many instances require closer attention in such cases. The converse of this statement is also important: that given the generous size of most lots throughout Mission Hills, it is more important that each home be beautifully designed and proportioned than precisely meet any single numerical criterion.

2.1 HOW TO USE THIS CHAPTER



The Greenspace Plan (of which this is a three-dimensional example) presents the proposed site plan in the context of the existing neighborhood on surrounding lots to inform design decisions.

Every new or remodeled Mission Hills home must fit into and contribute to the unique design patterns of Mission Hills and its specific neighborhood context. **Chapter 1** presents an overview of these patterns, as generally identified in Mission Hill's comprehensive plan and analyzed in more detail in preparing these Guidelines. Property owners and their architects are encouraged to familiarize themselves with **Chapter 1** to fully understand the basis for and the intentions of these Guidelines.

The actual Guidelines that must be taken into account in designing your home are in **Chapter 2**. This chapter provides guidelines for siting and massing your house on a lot of any size or configuration in any of the four Character Areas, and for designing the site improvements on that lot. **Section 2.7** provides general architectural and site design guidelines, and the Architectural Appendix provides some style-specific recommendations for homes that employ one of the classic Mission Hills styles.

The following step by step instructions describe the use of these Guidelines to inform the design of your home and lot.

a. Neighborhood Character Area: Based on the Neighborhood Character Areas Map in **Section 1.4** — and consultation with City staff if your lot is on or near a Character Area boundary — identify the Character Area of your lot and refer to the corresponding Character Area Guidelines in **Sections 2.2 through 2.5**.

b. Lot Organization Diagram: The structure of the siting and massing guidelines in **Sections 2.2 through 2.5** is organized by defining a series of "Lot Areas" that inform the location, size and scale of building and site elements. The "Front Building Line" is defined by the MHZO — or in some cases by a platted line — and **Sections 2.2 through 2.5** define the other boundaries of the following Lot Areas:

i. Primary Building Area: The heart of the lot, with generous front, side, and rear setbacks; where any permitted Massing Elements may be up to the maximum size identified per Character Area.

ii. Secondary Building Area: The area surrounding the Primary Building Area, where Wings and Detached Accessory Buildings may be located, up to the maximum recommended size per Character Area but excluding the Main Mass.

iii. Conditional Building Area: The area surrounding the Secondary Building Area, the outer edges of which are defined by the minimum setbacks per the MHZO, where scaled-down Wings and Detached Accessory Buildings may be located only upon a finding of appropriateness by the ARB.

iv. Primary Landscape Building Area: The area outside of the Conditional Building Area limited to natural landscape, drives, walks, and in some circumstances, scaled-down Detached Accessory Buildings upon a finding of appropriateness by the ARB.



The Lot Organization Diagram shows the Primary, Secondary and Conditional Building areas to inform the placement of building masses and site elements on the lot.

- c. **Greenspace Plan:** A “Greenspace Plan” combines the site plan for a proposed project with the existing site plans of surrounding lots, so that the designer, the ARB and interested neighbors can see how the proposed project “fits in” to its neighborhood context. Applicants are advised to prepare such a plan early in the design process. A Greenspace Plan must be submitted along with any application for a new home or substantial construction related to an existing home.
- The Greenspace Plan reveals the surrounding Streetside and Gardenside Greenspace patterns to which the proposed improvements must contribute. Also, any special lot conditions or Special Frontage Types – as described in [Section 1.2.2](#) – should also be identified and mapped on the Greenspace Plan, as these may modify building setbacks or the orientation of your house on its lot.
- d. **Siting and Massing Guidelines:** [Sections 2.2 through 2.5](#) provide guidelines for appropriately massing and siting homes and Accessory Buildings in each of the four Character Areas and on lots of all widths typically found there. The guidelines include parameters for the size, scale and location of the Main Mass, as well as the size, scale and disposition of Wings and Accessory Buildings. The guidelines are calibrated to ensure that new homes respect the character-defining patterns of the original Mission Hills design, and if followed should avoid most neighbor concerns that new structures may “loom over” or “crowd” their properties and homes.
- e. **Adjustments for Special Lot Conditions and Frontage Types:** Three general types of atypical lot conditions require compliance with the additional guidelines of [Section 2.6](#) to ensure that the surrounding Streetside and Gardenside Greenspace are not disrupted, and that new homes do not unreasonably intrude upon their neighbors:
- Lots significantly elevated relative to side and/or rear neighbors;
 - Narrower lots on which existing and proposed homes tend to be closer to one another than typical for Mission Hills; and
 - Lots with special frontage conditions as defined in [Section 1.2.2](#).
- f. **Architectural and Site Design Guidelines:** Once the buildings and major site elements have been generally massed and located on the lot, it is critical that the house and all site elements – including drives, garages, accessory buildings, walks, fences, and landscaping – be beautifully designed and detailed to deliver a true Mission Hills House. The guidelines of [Section 2.7](#) provide recommendations for configuring building and site elements, and for selecting appropriate architectural and landscape materials. The Architectural Appendix provides additional guidelines for some of Mission Hills classic architectural styles for applicants choosing to employ them.
- g. **Zoning Ordinance Compliance:** Please note that in addition to the requirements of these guidelines, the requirements of the Mission Hills Zoning Ordinance (MHZO) must also be met. In general, compliance with these Guidelines will also ensure MHZO compliance, but applicants are responsible for ensuring compliance with both.

2.1.1. DESIGN GUIDELINES NAVIGATION

INTENT & APPLICABILITY

Mission Hills is comprised of unique lots and no two design projects are exactly alike. As such it is strongly recommended that all potential applicants read the Introduction and Chapter 1 of the Mission Hills Design Guidelines (MHDG) before beginning any design project. Additionally, this Section is designed to guide the applicant through the Design Guidelines document, organizing the design process into a series of steps and referencing the specific guidelines that are relevant to the following subject project type(s):

1. SITE WORK ONLY



For projects that do not affect the design of any on-site buildings, follow **Steps 1,2,4 & 5** below. Projects in this category include:

- Walkways
- Stoops & Patios
- Driveways
- Front Landscape
- Garden Walls & Fences

A. PRE-DESIGN ANALYSIS

1

DETERMINE NEIGHBORHOOD CHARACTER AREA OF SUBJECT LOT

1. Neighborhood Character Area: (Check applicable)

- A. Countryside Estates Character Area
- B. Neighborhood Estates Character Area
- C. Traditional Neighborhood Character Area
- D. Suburban Character Area

- Refer to **Section 1.4** to determine your Neighborhood Character Area.
- Refer to **Sections 2.2-2.5** for siting and massing guidelines specific to applicable Neighborhood Character Area.

2

DETERMINE ANY SPECIAL LOT FRONTAGE CONDITIONS APPLICABLE TO SUBJECT LOT

1. Special Lot Frontage Conditions: (Check all that apply)

- A. Reverse Corner Lot and/or Intesection Green Frontage
- B. Hillside Frontage
- C. Creekside Frontage
- D. Edge Frontage
- E. None of the above (*Subject Lot is Typical interior or Typical Corner Lot*)

- Refer to **Section 1.2** to determine applicability of Special Lot Frontage Conditions to Subject Lot.
- Refer to **Section 2.6.3** for site and landscape guidelines specific to applicable Special Lot Frontage Condition(s).

3

CREATE LOT ORGANIZATION DIAGRAM.

1. Based on Character Area of Subject Lot, map Primary, Secondary, and Conditional Building Areas, and Primary Landscape Area onto Lot Organization Diagram.

2. Determine any potential additional adjustments: (Check all that apply)

- A. Subject Lot is significantly elevated above a side or rear neighbor.
- B. Subject Lot is a Reverse Corner lot and/or Intersection Green Frontage.

- Refer to **Sections 2.2-2.5** to determine any necessary adjustments to Lot Organization Diagram
- Refer to **Section 2.6** to determine and make any necessary adjustments to Lot Organization Diagram.

2. ADDITIONS AND NEW HOMES



For new home proposals, applicants should familiarize themselves with the entire Design Guidelines Document, and follow **Steps 1-5** below. Projects in this category include:

- New Home
- Porch
- Room
- Story/Level
- Dormers
- Garages & Detached Accessory Buildings

3. EXTERIOR ALTERATIONS



For projects that do not affect the site plan of the subject property nor the massing of the building(s), applicants may jump to **Steps 5** below: It is also recommended that applicants review **Appendix A** - for information about the characteristic architectural styles of Mission hills. Projects in this category include:

- Exterior Walls
- Roofing
- Projecting elements;
- Columns; Brackets; Stylistic Details
- Door / Windows

B. SITING AND MASSING YOUR HOUSE

4

CREATE SITING AND MASSING PLAN FOR BUILDING OR ADDITION

1. Refer to appropriate Character Area instruction for guidelines for the following massing and siting elements:

- | | |
|--------------------------------|--|
| A. Main House Mass | E. Accessory Buildings |
| B. Front Wings and Projections | F. Dormers |
| C. Side Wings | G. Driveways in Primary Landscape Area |
| D. Rear Wings | H. Compound Wings |

2. Determine any potential additional massing adjustments for lots narrower than 130' at Front Building Line: (Check all that apply)

- A. Floor elevation of proposed design is significantly higher than Neighbor.
- B. Proposed design includes neighbor-facing dormers
- C. Proposed Addition to existing home encroaches into Conditional Building Area

3. Refer to and avoid Massing Aberrations as described in Section 2.7.1E

• Refer to Sections 2.2-2.5 for siting and massing guidelines specific to applicable Neighborhood Character Area.

• Refer to Sections 2.6.2 for adjustments to massing guidelines for lots narrower than 130' at Front Building Line.

• Refer to Section 2.7.1E

C. DESIGNING YOUR HOUSE AND LOT

5

CREATE SITING AND MASSING PLAN FOR BUILDING OR ADDITION

1. Refer to Architectural Design Guidelines for new buildings or additions:

- | | |
|------------------------|-----------------------------|
| A. Exterior Walls | D. Doors & Windows |
| B. Roofs | E. Architectural Aberration |
| C. Projecting Elements | F. Massing Aberrations |

2. Refer to Guidelines for Garages, Detached Accessory Buildings, and Drives:

3. Refer to Site and Landscape Design Guidelines for site design & improvements:

- | | |
|-------------------------------------|---|
| A. Minimum Greenspace on a Property | B. Streetside Landscape |
| C. Garden Walls & Fences | D. Grading & Retaining |
| E. Front Yard Courtyards & Terraces | F. Patios & Outdoor Recreational Facilities |

• Refer to Sections 2.2-2.5 for siting and massing guidelines specific to applicable Neighborhood Character Area.

• Refer to Sections 2.6.2 for adjustments to massing guidelines for lots narrower than 130' at Front Building Line.

2.2 COUNTRYSIDE ESTATES GUIDELINES

Chapter 2 has been revised. See redline version in the Document Center on the City's website.

GUIDELINES IN THIS SECTION

- Applicable to lots in the **Countryside Estates Character Area** only
- Organize lots into "Building" and "Landscape" Areas
- Provide specific Guidelines for Siting and Massing within each Lot Area.



2.2.1 INTENT & APPLICABILITY

The Guidelines in this section apply to lots in the **Countryside Estates Character Area** only. The intent of these guidelines is to ensure that all future projects in the Countryside Estates Character Area preserve and conserve the original Mission Hills patterns of this Character Area - as outlined in **Chapter 1** generally, and **Section 1.4.1** specifically - while balancing the interests of the applicant property owner and neighboring property owners.

The diagram above and table below organize a typical Countryside Estates lot into a series of Lot Areas, within which, the types and sizes of recommended building masses are defined in **Section 2.2.2**. For atypical lots and for a number of special circumstances, additional guidelines are provided in **Section 2.6**.

TABLE 2.2.1 - LOT ORGANIZATION AREAS FOR SITING AND MASSING GUIDELINES

a	Front Yard (Streetside Greenspace)		From Front Lot Line to Front Building Line, Per MHZO
b	Front Building Line		Per MHZO
c	Lot Width		Measured at "Front Building Line" b
d	Gardenside Line		1/2 the Distance from "Front Building Line" b to Rear Lot Line
		REAR BOUNDARY	SIDE BOUNDARIES
e	Primary Building Area	--- (dashed blue)	Gardenside Line d / 20% of Lot Width c
f	Secondary Building Area	--- (dashed orange)	1/2 the Distance between the Gardenside Line and the Rear Setback Line / Same as Primary
g	Conditional Building Area [1]	--- (dashed red)	Rear Setback Line per MHZO / Side Setback Lines per MHZO
h	Primary Landscape Area [2]		Rear Lot Line / Side Lot Lines

2.2.2 SITING & MASSING GUIDELINES

The guidelines in this section define the recommended location, size and scale of building massing elements and certain site improvements within each of the Lot Areas as defined in [Table 2.2.1](#). These location and size recommendations – for the Main Mass, Side Wings, Rear Wings, Detached Accessory Buildings, Dormers and Driveways– are based on the observed patterns and “norms” for that Character Area as described in Chapter 1, and calibrated to the dimensions of the subject lot.

Primary Building Area: Within the Primary Building Area, any of these Massing Elements may be up to the maximum size identified for this Character Area.

Secondary Building Area: Within the Secondary Building Area, Wings and Detached Accessory Buildings may be up to the maximum recommended size, but Main Masses are not allowed.

Conditional Building Area: Wings and Detached Accessory Buildings may be located within the Conditional Building Area – sized and scaled as recommended for that Area – only upon a finding of appropriateness by the ARB.

Primary Landscape Area: Detached Accessory Buildings and Structures may additionally encroach into the Primary Landscape Area, but only in accordance

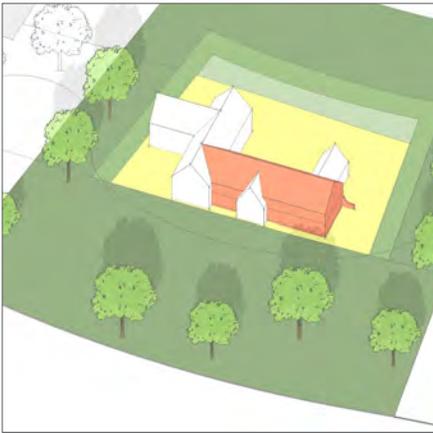
with these Guidelines and upon a finding of appropriateness by the ARB.

Wings and Detached Accessory Buildings: Wings and Detached Accessory Buildings should be clearly defined simple masses; if a portion of a Wing or Detached Accessory Building extends into the Conditional Building Area, that entire wing – including any portions located in the Primary or Secondary Building Areas – should be sized and scaled as recommended for the Conditional Building Area. Wings and Detached Accessory Buildings should have the same roof pitch as the main mass. Eave heights should be measured at the lowest grade.

Certain atypical conditions and special circumstances under which the ARB may find that it is appropriate to locate building masses within the Conditional Building Area are defined in [Section 2.6](#). Those conditions and circumstances, the applicable guidelines for each, and the findings to be made by the ARB if approving such encroachments are defined in [Section 2.6.4](#).

Note: Although the massing diagrams in this section are illustrating the Picturesque Massing type, all the building siting and massing parameters apply equally to homes that employ the Picturesque or Horizontal Massing Types as described in [Section 1.3.2](#)

A. MAIN MASS:



- e PRIMARY BUILDING AREA:**
 - a. Width:** 40% of Lot Width, not to exceed 50% of Lot width.
 - b. Depth:** Up to 50% of Main Mass width.
 - c. Height:** Up to 2 1/2 stories and 35 ft.
 - d. Location:** Entirely within Primary Building Area; on or near Front Building Line, in alignment with houses immediately adjacent, except when Front Wings are approved by the ARB.
- f SECONDARY BUILDING AREA:**
N/A: Main Mass must be located entirely within Primary Building Area.
- g CONDITIONAL BUILDING AREA:**
N/A: Main Mass must be located entirely within Primary Building Area.

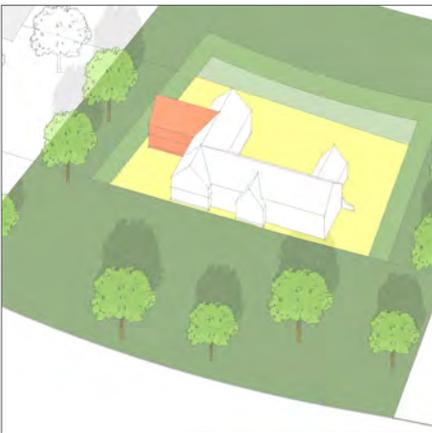
B. FRONT WING(S) AND PROJECTIONS:



- e PRIMARY BUILDING AREA:**
 - a. Width:** Not to exceed 50% of Main Mass width.
 - b. Depth:** Not greater than the width.
 - c. Height:** Up to 2 stories; clearly less than main mass.
 - d. Location:** The front face of front wings should be on or very near the Front Building Line, entirely within the Primary Building Area.
 - e. Number of Front Wings:** No more than two.
 - f. Forecourt:** If a forecourt is formed between 2 wings, its depth should not exceed its width

2.2 COUNTRYSIDE ESTATES GUIDELINES

C. SIDE WING(S):



Width: The width of each Side Wing should be limited to about 15% of the lot width; the combined widths of Side Wings on both sides should be limited to about 25% of the lot width.

e PRIMARY BUILDING AREA:

- a. **Depth:** Clearly less than main mass.
- b. **Height:** Clearly less than main mass.
- c. **Location:** Set back behind Main Mass.

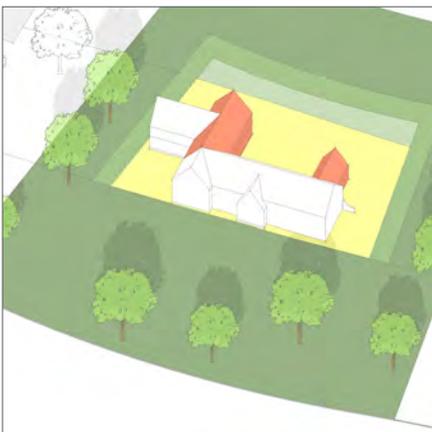
f SECONDARY BUILDING AREA:

N/A: Side Wings must be located entirely within Primary Building Area.

g CONDITIONAL BUILDING AREA:

N/A: Side Wings must be located entirely within Primary Building Area.

D. REAR WING(S):



e PRIMARY BUILDING AREA:

- a. **Depth:** Unlimited
- b. **Width:** Clearly less than main mass; each wing should not exceed 50% of main mass width.
- c. **Height:** Up to 2 stories and 30 ft.; clearly less than main mass.
- d. **Spacing:** If multiple Rear Wings are proposed, spacing between wings should be no less than the eave height of the taller wing, nor less than half the length of the longer wing. Compound Rear Wings should meet the guidelines for Compound Wings in Sub-Section H to the right.

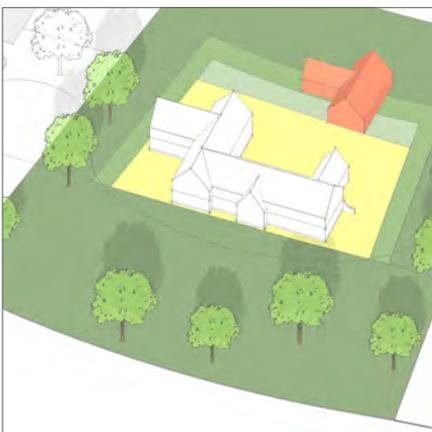
f SECONDARY BUILDING AREA:

- a. **Height:** Up to 2 stories and 30 ft., clearly lower than main mass.
- b. **Number of Rear Wings:** No more than 2 rear wings may encroach into this Area.

g CONDITIONAL BUILDING AREA:

- a. **Height:** Up to 1 1/2 stories, up to 12 ft to eave, up to 24 ft to ridge.
- b. **Number of Rear Wings:** No more than 1 rear wing may encroach into this Area.

E. DETACHED ACCESSORY BUILDINGS:



e PRIMARY BUILDING AREA:

- a. **Height:** Up to 2 stories and 24 ft. Must be subordinate in height to main mass.
- b. **Maximum Area:** Unlimited.
- c. **Distance from Principal Residence:** 10 ft minimum, per MHZO.
- d. **Number of Detached Accessory Buildings:** No more than 2 per lot.

f SECONDARY BUILDING AREA:

- a. **Height:** Up to 2 stories and 24 ft.
- b. **Maximum Area of each Building:** 720 s.f.

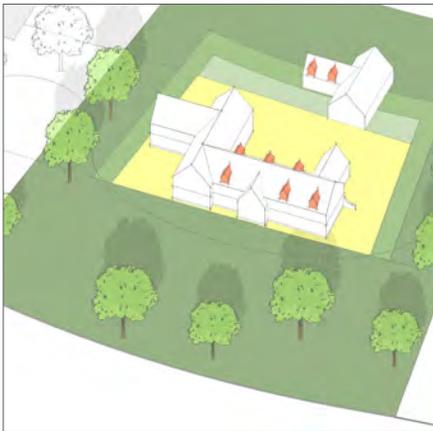
g CONDITIONAL BUILDING AREA:

- a. **Height:** 1 story with a 10 ft. maximum eave height.
- b. **Maximum Area of each Building:** 720 s.f.

h PRIMARY LANDSCAPE AREA:

- a. **Detached Accessory Building Height:** 1 story with a 10 ft. maximum eave height
- b. **Maximum Area of each Building:** 720 s.f.

F. DORMERS:



Dormer Size: Should be scaled as modest accessories to the roof they adorn and windows to the rooms they serve; not as entire rooms with their own roofs or “wings” sitting on the roof.

e PRIMARY BUILDING AREA:

a. Dormer Orientation: Dormers on the Main Mass may be oriented in any direction.

f SECONDARY BUILDING AREA:

a. Dormer Orientation: Dormers on side and/or rear wings should be oriented to the front or rear, not to the sides. When second floor windows or dormers have the potential to overlook neighbors’ side or rear yard and facing toward it, appropriately scaled trees should be planted in the intervening yard to maintain the privacy of the neighboring lot.

g CONDITIONAL BUILDING AREA:

a. Dormer Orientation: Dormers on side and/or rear wings and/or accessory buildings may not be oriented toward any neighboring lot(s).

G. DRIVEWAYS IN PRIMARY LANDSCAPE AREA:



a. All Driveways: Driveways should occupy as little of the Primary Landscape Area as practical. However, in the interest of minimizing the appearance of driveways and garages from street views, the ARB may find that it is reasonable for driveways to encroach into the Primary Landscape area between homes, to within 8% of the side lot line based on one or more of the following circumstances:

- For lots less than 140 ft. in width, on which a side-entry garage is proposed and the ARB finds that a wider landscape buffer would be impractical.
- For an addition or remodel, if the ARB finds that a requiring a wider landscape buffer would require unreasonable reconstruction of the existing home, or the removal of significant existing trees.

b. Circular Driveways: If provided, the inner green of the half-circle should be no less than 80 ft. wide, and intentional in form, with a depth at least 1/2 the width.

H. COMPOUND WING(S):

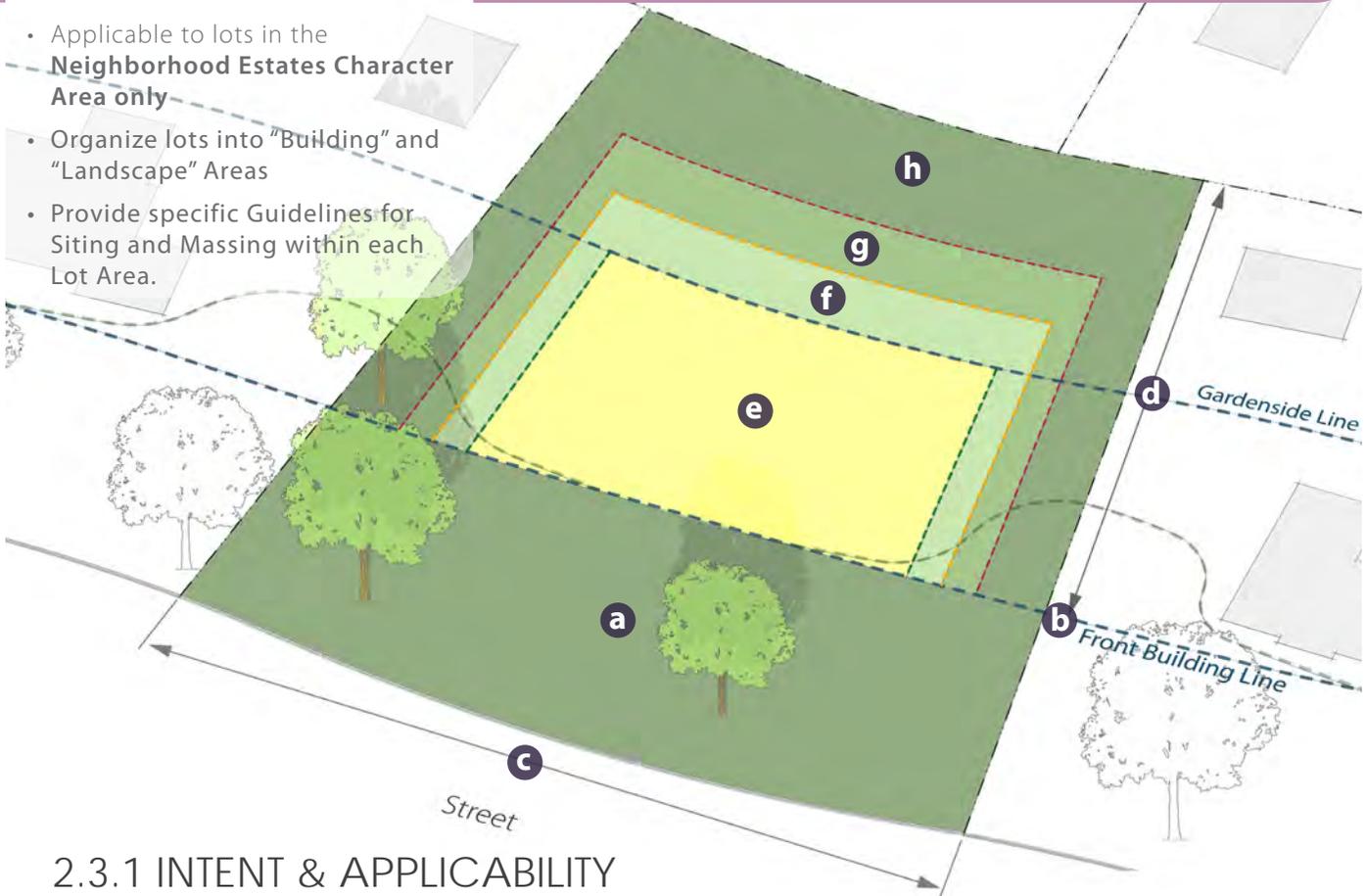


These Guidelines apply to Compound Wings, defined as two wings, one of which intersects another wing rather than the Main Mass. The Wing intersecting the Main Mass is defined as the Primary Wing, and the guidelines for that type of wing should be applied. The Wing intersecting the Primary Wing is defined as the Secondary Wing. The Primary Wing may be either a Side Wing or a Rear Wing. The Secondary Wing should be clearly subordinate to the Primary Wing and follow the guidelines for a wing of that type.

2.3 NEIGHBORHOOD ESTATES GUIDELINES

GUIDELINES IN THIS SECTION

- Applicable to lots in the **Neighborhood Estates Character Area** only
- Organize lots into "Building" and "Landscape" Areas
- Provide specific Guidelines for Siting and Massing within each Lot Area.



2.3.1 INTENT & APPLICABILITY

The Guidelines in this section are for lots in the **Neighborhood Estates Character Area** only. The intent of these guidelines is to ensure that all future projects in the Neighborhood Estates Character Area preserve and conserve the original Mission Hills patterns of this Character Area - as outlined in **Chapter 1** generally, and **Section 1.4.2** specifically - while balancing the interests of the applicant property owner and neighboring property owners.

The diagram above and table below organize a typical Neighborhood Estates lot into a series of Lot Areas, within each of which, the types and sizes of recommended building masses are defined in **Section 2.3.2**. For atypical lots and for a number of special circumstances, additional guidelines are provided in **Section 2.6**.

TABLE 2.3.1 - LOT AREAS FOR SITING AND MASSING GUIDELINES

a	Front Yard (Streetside Greenspace)		From Front Lot Line to Front Building Line, Per MHZO
b	Front Building Line		Per MHZO
c	Lot Width		Measured at "Front Building Line" b
d	Gardenside Line		1/2 the Distance from "Front Building Line" b to Rear Lot Line
REAR BOUNDARY			
e	Primary Building Area		Gardenside Line d
f	Secondary Building Area		1/2 the Distance between the Gardenside Line and the Rear Setback Line
g	Conditional Building Area [1]		Rear Setback Line per MHZO
h	Primary Landscape Area [2]		Rear Lot Line
SIDE BOUNDARIES			
			20% Lot Width c
			15% Lot Width c
			Side Setback Lines per MHZO
			Side Lot Lines

2.3.2 SITING & MASSING GUIDELINES

The guidelines in this section define the recommended location, size and scale of building massing elements and certain site improvements within each of the Lot Areas as defined in [Section 2.3.1](#). These location and size recommendations - for the Main Mass, Side Wings, Rear Wings, Detached Accessory Buildings, Dormers and Driveways- are based on the observed patterns and “norms” for their area as described in Chapter 1, most directly related to the size of the subject lot.

Primary Building Area: Within the Primary Building Area, any of these elements may be up to the maximum size identified for this Character Area.

Secondary Building Area: Within the Secondary Building Area, Wings and Detached Accessory Buildings may be up to the maximum recommended size.

Conditional Building Area: Building Wings and one Detached Accessory Building may be located within the Conditional Building Area - sized and scaled as recommended for that Area - only upon a finding of appropriateness by the ARB.

Primary Landscape Area: Detached Accessory Buildings may additionally

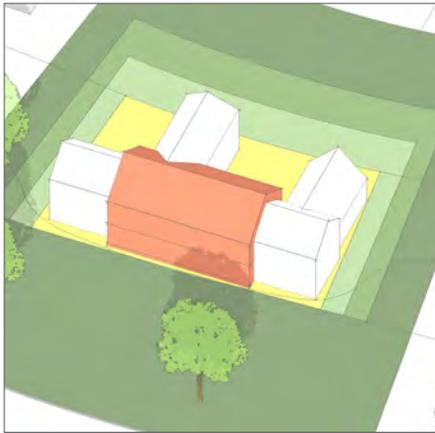
encroach into the Primary Landscape Area, but again only upon a finding of appropriateness by the ARB.

Wings and Detached Accessory Buildings: Should be clearly defined simple masses. If a portion of a Wing or Detached Accessory Building extends into the Conditional Building Area, that entire wing should be sized and scaled as recommended for the Conditional Building Area. Wings and Detached Accessory Buildings should have the same roof pitch as the main mass. Eave heights for Wings and Detached Accessory Buildings should be measured at the lowest grade.

The atypical conditions and special circumstances under which the ARB may find that it is appropriate to locate building masses within the Conditional Building Area are defined in [Section 2.6](#). Those conditions and circumstances - and the applicable guidelines for each and the findings to be made by the ARB - are defined in [2.6.4](#),

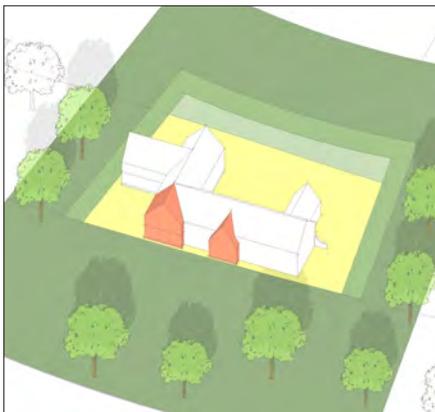
Note: Although the massing diagrams in this section are illustrating the Central Vertical Massing type, all the building siting and massing parameters apply equally to homes that employ the Picturesque or Horizontal Massing Types as described in [Section 1.3.2](#)

A. MAIN MASS:



- e PRIMARY BUILDING AREA:**
 - a. Width:** 40% of Lot Width, not to exceed 50% of Lot width.
 - b. Depth:** 25% of Lot Width, need not be less than 25 ft.
 - c. Height:** Up to 2 1/2 stories and 35 ft.
 - d. Location:** Entirely within Primary Building Area; on or near Front Building Line, in alignment with houses immediately adjacent, except when Front Wings are approved by the ARB.
- f SECONDARY BUILDING AREA:**
N/A: Main Mass must be located entirely within Primary Building Area.
- g CONDITIONAL BUILDING AREA:**
N/A: Main Mass must be located entirely within Primary Building Area.

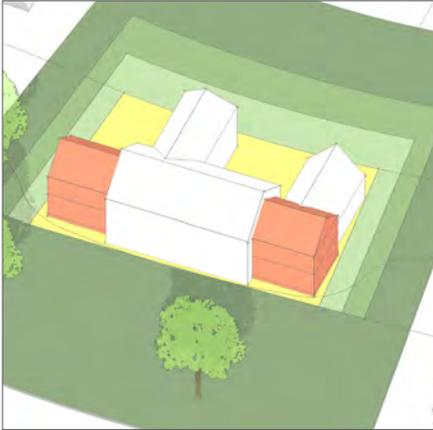
B. FRONT WING(S) AND PROJECTIONS:



- e PRIMARY BUILDING AREA:**
 - a. Width:** Clearly less than main mass; total of all wings not to exceed 50% of main mass width.
 - b. Depth:** Not greater than the width.
 - c. Height:** Up to 2 stories; clearly less than main mass.
 - d. Location:** The front face of front wings should be on or very near the Front Building Line, entirely within the Primary Building Area.
 - e. Number of Front Wings:** No more than two.
 - f. Forecourt:** If a forecourt is formed between 2 wings, its depth should not exceed its width.

2.3 NEIGHBORHOOD ESTATES GUIDELINES

C. SIDE WING(S):



Width: The width of each Side Wing should be limited to about 20% of the lot width; the combined widths of Side Wings on both sides should be limited to about 30% of the lot width.

e PRIMARY BUILDING AREA:

- a. **Depth:** Clearly less than main mass.
- b. **Height:** Clearly less than main mass.
- c. **Location:** Set back behind Main Mass.

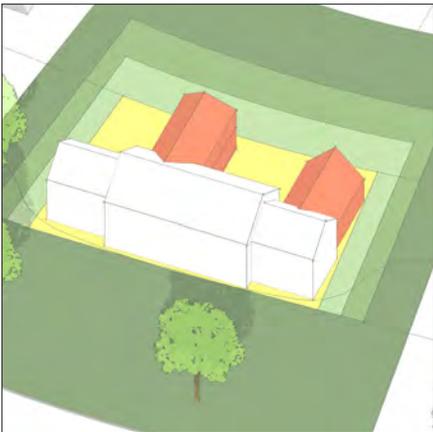
f SECONDARY BUILDING AREA:

- a. **Height:** Up to 2 stories and 30 ft.; clearly less than main mass.

g CONDITIONAL BUILDING AREA:

- a. **Height:** Up to 1 1/2 stories and 24 ft., with no second floor or dormer windows overlooking side neighbor.

D. REAR WING(S):



e PRIMARY BUILDING AREA:

- a. **Depth:** Unlimited.
- b. **Width:** Clearly less than main mass; each wing should not exceed 50% of main mass width.
- c. **Height:** Up to 2 stories and 30 ft.; clearly less than main mass.
- d. **Spacing:** If multiple Rear Wings are proposed, spacing between wings should be no less than the eave height of the taller wing, nor less than half the length of the longer wing. Compound Rear Wings should meet the guidelines for Compound Wings in Sub-Section H to the right.

f SECONDARY BUILDING AREA:

- a. **Height:** Up to 2 stories and 30 ft.; clearly lower than main mass.
- b. **Number of Rear Wings:** No more than 2 rear wings may encroach into this Area.

g CONDITIONAL BUILDING AREA:

- a. **Height:** Up to 1 1/2 stories, up to 12 ft. to eave, up to 24 ft. to ridge.
- b. **Number of Rear Wings:** No more than 1 rear wing may encroach into this Area.

E. DETACHED ACCESSORY BUILDINGS:



e PRIMARY BUILDING AREA:

- a. **Height:** Up to 2 stories and 24 ft. Must be subordinate in height to main mass.
- b. **Maximum Area:** Unlimited.
- c. **Distance from Principal Residence:** 10 ft. minimum, per MHZO.
- d. **Number of Detached Accessory Buildings:** No more than 2 per lot.

f SECONDARY BUILDING AREA:

- a. **Height:** Up to 2 stories and 24 ft.
- b. **Maximum Area of each Building:** 720 s.f.

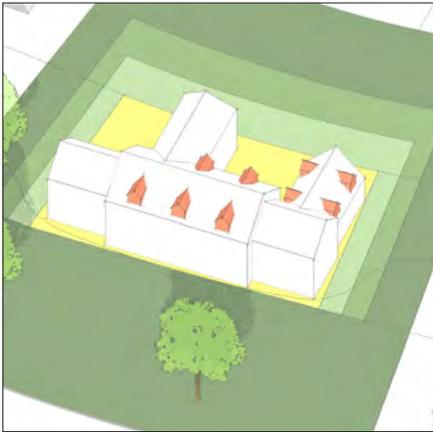
g CONDITIONAL BUILDING AREA:

- a. **Height:** 1 story with 10 ft. maximum eave height.
- b. **Maximum Area of each Building:** 720 s.f.

h PRIMARY LANDSCAPE AREA:

- a. **Detached Accessory Building Height:** 1 story with 10 ft. maximum eave height.
- b. **Maximum Area of each Building:** 720 s.f.

F. DORMERS:



Dormer Size: Should be scaled as modest accessories to the roof they adorn and windows to the rooms they serve; not as entire rooms with their own roofs or “wings” sitting on the roof.

e PRIMARY BUILDING AREA:

a. Dormer Orientation: Dormers on the Main Mass may be oriented in any direction.

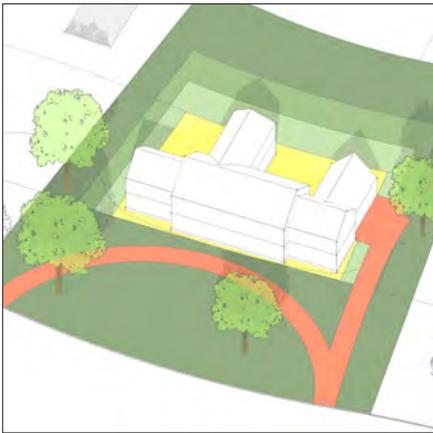
f SECONDARY BUILDING AREA:

a. Dormer Orientation: Dormers on side and/or rear wings should be oriented to the front or rear, not to the sides. When second floor windows or dormers have the potential to overlook neighbors’ side or rear yard and facing toward it, appropriately scaled trees should be planted in the intervening yard to maintain the privacy of the neighboring lot.

g CONDITIONAL BUILDING AREA:

a. Dormer Orientation: Dormers on side and/or rear wings and/or accessory buildings may not be oriented toward any neighboring lot(s).

G. DRIVEWAYS IN PRIMARY LANDSCAPE AREA



a. All Drives: Driveways should occupy as little of the Primary Landscape Area as practical.

However, in the interest of minimizing the appearance of drives and garages from street views, the ARB may find that it is reasonable that driveways encroach into the Primary Landscape area between homes to within 8% of the side lot line based on one or more of the following special circumstances:

- For lots less than 140 ft. in width, on which a side-entry garage is proposed and the ARB finds that a wider landscape buffer would be impractical.
- For an addition or remodel, if the ARB finds that requiring a wider landscape buffer would require unreasonable reconstruction of the existing home, or the removal of significant existing trees.

b. Circular Drives: If provided, the inner green of the half-circle should be no less than 80 ft, wide, and intentional in form, with a depth at least 1/2 the width.

H. COMPOUND WING(S):

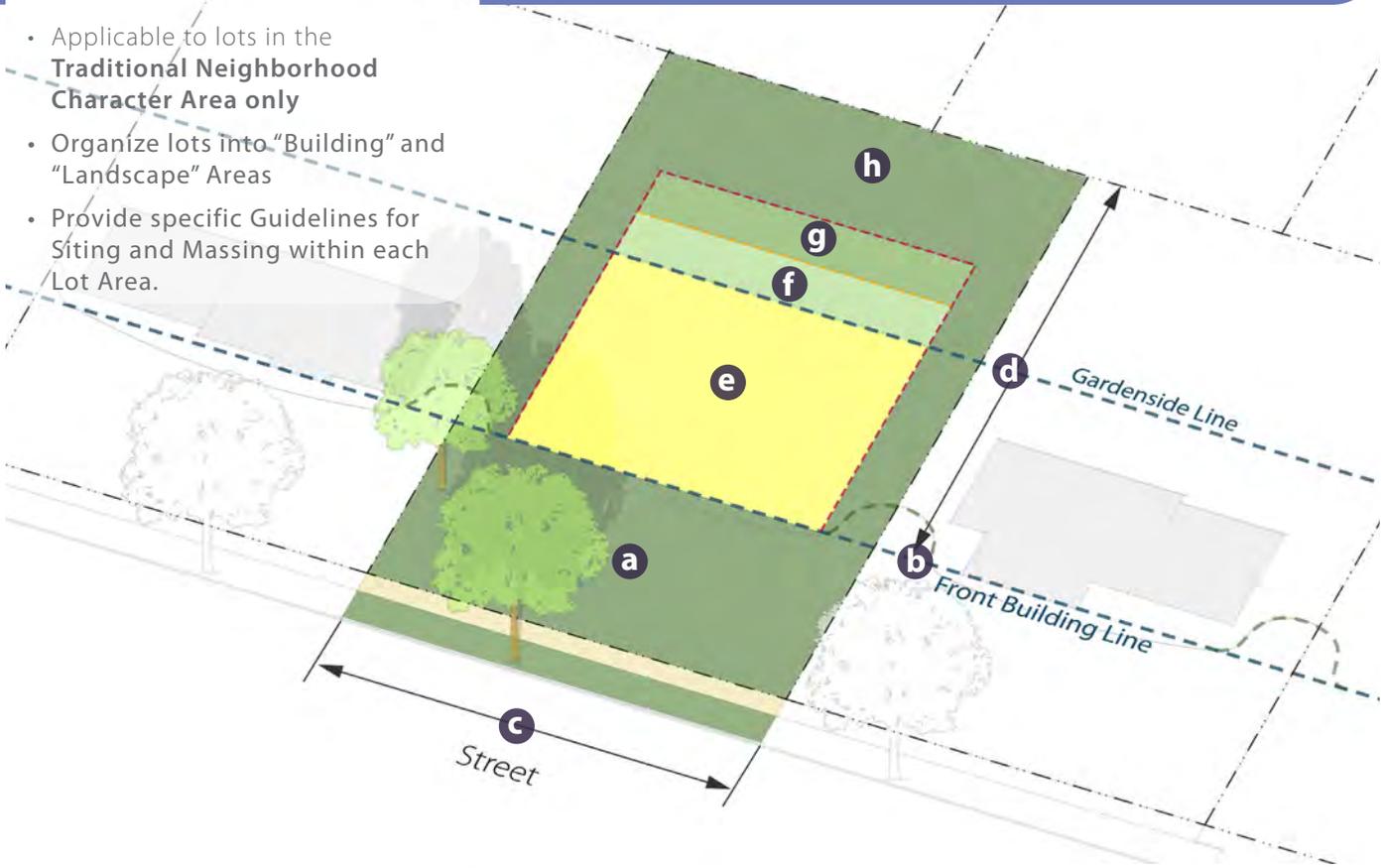


These Guidelines apply to Compound Wings, defined as two wings, one of which intersects another wing rather than the Main Mass. The Wing intersecting the Main Mass is defined as the Primary Wing, and the guidelines for that type of wing should be applied. The Wing intersecting the Primary Wing is defined as the Secondary Wing. The Primary Wing may be either a Side Wing or a Rear Wing. Compound Wings are strongly discouraged on lots less than 80 ft. wide or 80 ft. deep. The Secondary Wing should be clearly subordinate to the Primary Wing and follow the guidelines for a wing of that type.

2.4 TRADITIONAL NEIGHBORHOOD GUIDELINES

GUIDELINES IN THIS SECTION

- Applicable to lots in the **Traditional Neighborhood Character Area** only
- Organize lots into “Building” and “Landscape” Areas
- Provide specific Guidelines for Siting and Massing within each Lot Area.



2.4.1 INTENT & APPLICABILITY

The Guidelines in this section are for lots in the **Traditional Neighborhood Character Area** only. The intent of these guidelines is to ensure that all future projects in the Traditional Neighborhood Character Area preserve and conserve the original Mission Hills patterns of this Character Area - as outlined in **Chapter 1** generally, and **Section 1.4.3** specifically - while balancing the interests of the applicant property owner and neighboring property owners.

The diagram above and table below organize a typical Traditional Neighborhood lot into a series of Lot Areas, within each of which, the types and sizes of recommended building masses are defined in **Section 2.4.2**. For atypical lots and for a number of special circumstances, additional guidelines are provided in **Section 2.6**.

TABLE 2.4.1 - LOT AREAS FOR SITING AND MASSING GUIDELINES

a	Front Yard (Streetside Greenspace)		From Front Lot Line to Front Building Line, Per MHZO
b	Front Building Line		Per MHZO
c	Lot Width		Measured at “Front Building Line” b
d	Gardenside Line		1/2 the Distance from “Front Building Line” b to Rear Lot Line
		REAR BOUNDARY	SIDE BOUNDARIES
e	Primary Building Area	— — —	Gardenside Line d Side Setback Lines per MHZO
f	Secondary Building Area	— — —	1/2 the Distance between the Gardenside Line and the Rear Setback Line N/A
g	Conditional Building Area [1]	— — —	Rear Setback Line per MHZO N/A
h	Primary Landscape Area [2]		Rear Lot Line Side Lot Lines

2.4.2 SITING & MASSING GUIDELINES

The guidelines in this section define the recommended location, size and scale of building massing elements and certain site improvements within each of the Lot Areas as defined in [Section 2.4.1](#). These location and size recommendations - for the Main Mass, Side Wings, Rear Wings, Detached Accessory Buildings, Dormers and Driveways- are based on the observed patterns and “norms” for their area as described in Chapter 1, most directly related to the size of the subject lot.

Primary Building Area: Within the Primary Building Area, any of these elements may be up to the maximum size identified for this Character Area.

Secondary Building Area: Within the Secondary Building Area, Wings and Detached Accessory Buildings may be up to the maximum recommended size.

Conditional Building Area: Building Wings and Detached Accessory Buildings may be located within the Conditional Building Area - sized and scaled as recommended for that Area - only upon a finding of appropriateness by the ARB.

Primary Landscape Area: Detached Accessory Buildings may additionally

encroach into the Primary Landscape Area, but again only upon a finding of appropriateness by the ARB.

Wings and Detached Accessory Buildings: Wings and Detached Accessory Buildings should be clearly defined simple masses, and if a portion of a Wing or Detached Accessory Building extends into the Conditional Building Area, that entire wing should be sized and scaled as recommended for the Conditional Building Area. Wings and Detached Accessory Buildings should have the same roof pitch as the main mass. Eave heights for Wings and Detached Accessory Buildings should be measured at the lowest grade.

The atypical conditions and special circumstances under which the ARB may find that it is appropriate to locate building masses within the Conditional Building Area are defined in [Section 2.6](#). Those conditions and circumstances - and the applicable guidelines for each and the findings to be made by the ARB - are defined in [Section 2.6.4](#).

Note: Although the massing diagrams in this section are illustrating the Central Vertical Massing type, all the building siting and massing parameters apply equally to homes that employ the Picturesque or Horizontal Massing Types as described in [Section 1.3.2](#).

A. MAIN MASS:



e PRIMARY BUILDING AREA:

- a. **Width:** 50% of Lot Width, not to exceed 60% of Lot width or 50 ft.
- b. **Depth:** 25% of Lot Width, need not be less than 25 ft., should not be more than 35 ft.
- c. **Height:** Up to 2 stories and 30 ft.
- d. **Location:** Entirely within Primary Building Area; on or near Front Building Line, in alignment with houses immediately adjacent, except when a Front Wing is approved by the ARB.

f SECONDARY BUILDING AREA:

N/A: Main Mass must be located entirely within Primary Building Area.

g CONDITIONAL BUILDING AREA:

N/A: Main Mass must be located entirely within Primary Building Area.

B. FRONT WING AND PROJECTIONS:



e PRIMARY BUILDING AREA:

- a. **Width:** Clearly less than main mass, not to exceed 50% of main mass width .
- b. **Depth:** Not greater than the width.
- c. **Height:** Up to 1 1/2 stories; clearly less than main mass.
- d. **Location:** The front face of front wings should be on or very near the Front Building Line, entirely within the Primary Building Area.
- e. **Number of Front Wings:** No more than one.

2.4 TRADITIONAL NEIGHBORHOOD GUIDELINES

C. SIDE WING(S):



e PRIMARY BUILDING AREA:

- a. **Width:** Should be limited to approximately 25% of lot width, one side only; should be on side adjacent to main mass of neighboring house whenever possible.
- b. **Depth:** Clearly less than main mass, not to exceed 30 ft.
- c. **Height:** Up to 1 1/2 stories and 24 ft.; clearly less than main mass.
- d. **Location:** Set back behind Main Mass.

f SECONDARY BUILDING AREA:

N/A: Side Wings must be located entirely within Primary Building Area.

g CONDITIONAL BUILDING AREA:

N/A: Side Wings must be located entirely within Primary Building Area.

D. REAR WING:



e PRIMARY BUILDING AREA:

- a. **Depth:** Unlimited.
- b. **Width:** Should not exceed 24 ft.
- c. **Height:** Up to 1 1/2 stories and 24 ft.; clearly less than main mass.
- d. **Number of Rear Wings:** No more than 1, total.

f SECONDARY BUILDING AREA:

- a. **Height:** Up to 1 1/2 stories and 24 ft., clearly lower than main mass.
- b. **Width:** Should not exceed 24 ft
- c. **Number of Rear Wings:** No more 1, total.

g CONDITIONAL BUILDING AREA:

- a. **Height:** Up to 1 1/2 stories, up to 12 ft. to eave, up to 24 ft. to ridge.
- b. **Width:** Should not exceed 24 ft .
- c. **Number of Rear Wings:** No more than 1, total.

E. DETACHED ACCESSORY BUILDING:



e PRIMARY BUILDING AREA:

- a. **Height:** Up to 1 1/2 stories and 24 ft. Must be subordinate in height to main mass.
- b. **Maximum Area:** Unlimited.
- c. **Distance from Principal Residence:** 10 ft minimum, per MHZO.
- d. **Number of Detached Accessory Buildings:** No more than 1 per lot.

f SECONDARY BUILDING AREA:

- a. **Height:** Up to 1 1/2 stories and 20 ft.
- b. **Maximum Area:** 500 s.f.

g CONDITIONAL BUILDING AREA:

- a. **Height:** 1 story with 10 ft. maximum eave height.
- b. **Maximum Area:** 300 s.f.

h PRIMARY LANDSCAPE AREA:

- a. **Detached Accessory Building Height:** 1 story with 8 ft. maximum eave height.
- b. **Maximum Area:** 100 s.f.

F. DORMERS:



Dormer Size: Should be scaled as modest accessories to the roof they adorn and windows to the rooms they serve, not as entire rooms with their own roofs or “wings” sitting on the roof.

e PRIMARY BUILDING AREA:

a. Dormer Orientation: Dormers on the Main Mass should be oriented to the front or rear, not to the sides.

f SECONDARY BUILDING AREA:

a. Dormer Orientation: Dormers on side and/or rear wings should be oriented to the front or rear, not to the sides. When second floor windows or dormers have the potential to overlook neighbors’ side or rear yard and facing toward it, appropriately scaled trees should be planted in the intervening yard to maintain the privacy of the neighboring lot.

g CONDITIONAL BUILDING AREA:

a. Dormer Orientation: Dormers on side and/or rear wings and/or accessory buildings may not be oriented toward any neighboring lot(s).

G. DRIVEWAYS IN PRIMARY LANDSCAPE AREA



a. All Drives: Driveways should occupy as little of the Primary Landscape Area as practical. However, in the interest of minimizing the appearance of drives and garages from street views, the ARB may find that it is reasonable that driveways encroach into the Primary Landscape area between homes to within 8% of the side lot line based on one or more of the following special circumstances:

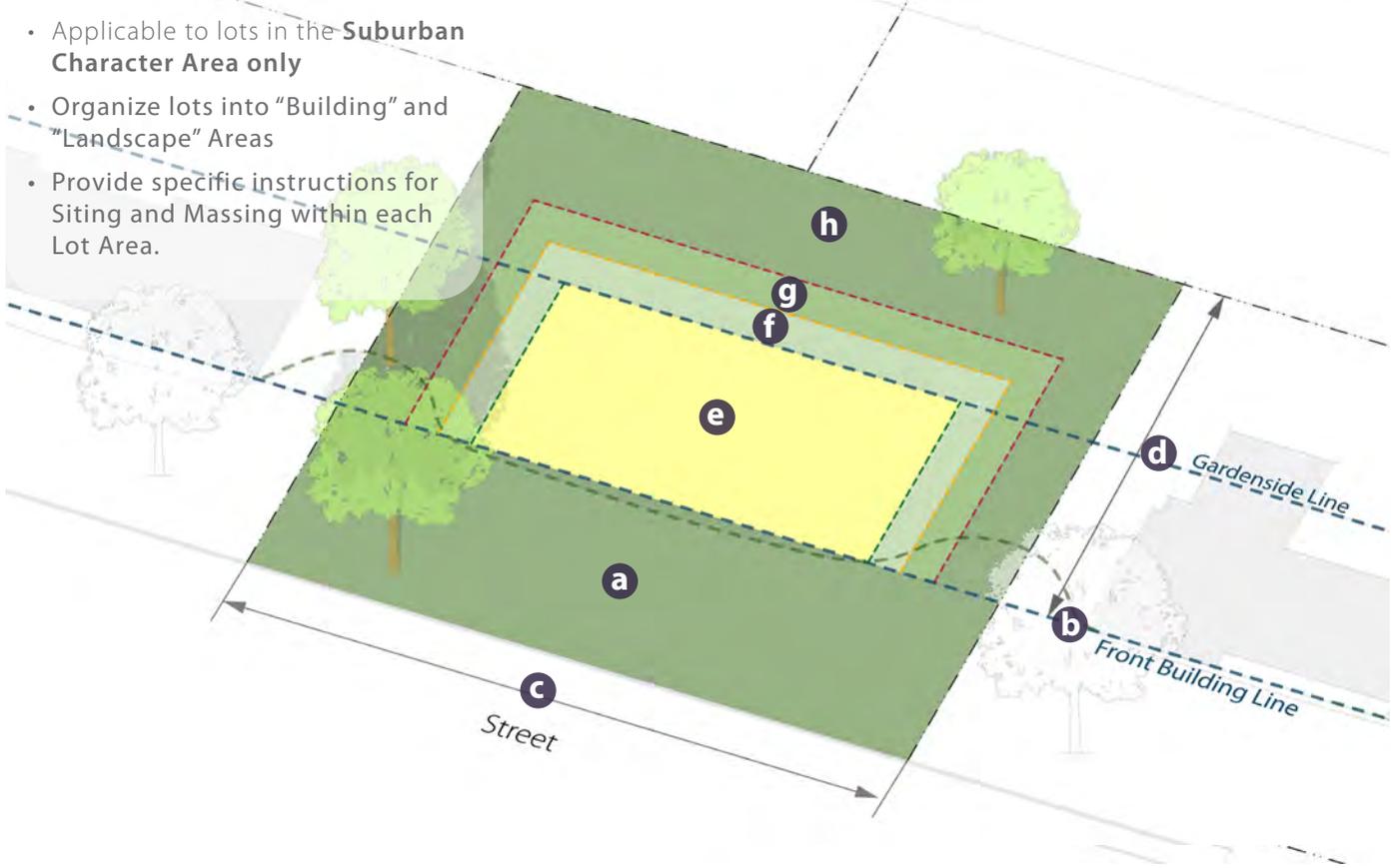
- For narrow lots on which a side-entry garage is proposed and the ARB finds that a wider landscape buffer would be impractical.
- For an addition or remodel, if the ARB finds that a requiring a wider landscape buffer would require unreasonable reconstruction of the existing home, or the removal of significant existing trees.

b. Circular Drives: Due to the relatively narrow lot widths in this Character Area, circular drives are not recommended.

2.5 SUBURBAN GUIDELINES

GUIDELINES IN THIS SECTION

- Applicable to lots in the **Suburban Character Area only**
- Organize lots into “Building” and “Landscape” Areas
- Provide specific instructions for Siting and Massing within each Lot Area.



2.5.1 INTENT & APPLICABILITY

The Guidelines in this section are for lots in the **Suburban Character Area only**. The intent of these guidelines is to ensure that all future projects in the Suburban Character Area preserve and conserve the original Mission Hills patterns of this Character Area - as outlined in **Chapter 1** generally, and **Section 1.4.4** specifically - while balancing the interests the applicant property owner and neighboring property owners.

The diagram above and table below organize a typical Suburban lot into a series of Lot Areas, within each of which, the types and sizes of recommended building masses are defined in **Section 2.5.2**. For atypical lots and for a number of special circumstances, additional guidelines are provided in **Section 2.6**.

TABLE 2.5.1 - LOT AREAS FOR SITING AND MASSING GUIDELINES

a Front Yard (Streetside Greenspace)		From Front Lot Line to Front Building Line, Per MHZO
b Front Building Line		Per MHZO
c Lot Width		Measured at “Front Building Line” b
d Gardenside Line		1/2 the Distance from “Front Building Line” b to Rear Lot Line
		REAR BOUNDARY
e Primary Building Area	— — — —	Gardenside Line d
f Secondary Building Area	— — — —	1/2 the Distance between the Gardenside Line and the Rear Setback Line
g Conditional Building Area [1]	— — — —	Rear Setback Line per MHZO
h Primary Landscape Area [2]		Rear Lot Line
		SIDE BOUNDARIES
		20% Lot Width c
		15% Lot Width c
		Side Setback Lines per MHZO
		Side Lot Lines

2.5.2 SITING & MASSING GUIDELINES

The guidelines in this section define the recommended location, size and scale of building massing elements and certain site improvements within each of the Lot Areas as defined in [Section 2.5.1](#). These location and size recommendations - for the Main Mass, Side Wings, Rear Wings, Detached Accessory Buildings, Dormers and Driveways- are based on the observed patterns and “norms” for their area as described in Chapter 1, most directly related to the size of the subject lot.

Primary Building Area: Within the Primary Building Area, any of these elements may be up to the maximum size identified for this Character Area.

Secondary Building Area: Within the Secondary Building Area, Wings and Detached Accessory Buildings may be up to the maximum recommended size.

Conditional Building Area: Building Wings and Detached Accessory Buildings may be located within the Conditional Building Area - sized and scaled as recommended for that Area - only upon a finding of appropriateness by the ARB.

Primary Landscape Area: Detached Accessory Buildings may additionally

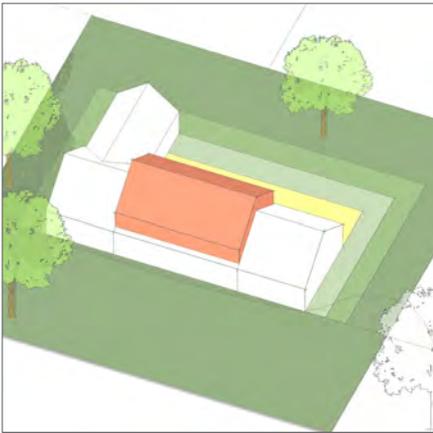
encroach into the Primary Landscape Area, but again only upon a finding of appropriateness by the ARB.

Wings and Detached Accessory Buildings: Wings and Detached Accessory Buildings should be clearly defined simple masses, and if a portion of a Wing or Detached Accessory Building extends into the Conditional Building Area, that entire wing should be sized and scaled as recommended for the Conditional Building Area. Wings and Detached Accessory Buildings should have the same roof pitch as the Main Mass. Eave heights for Wings and Detached Accessory Buildings should be measured at the lowest grade.

The atypical conditions and special circumstances under which the ARB may find that it is appropriate to locate building masses within the Conditional Building Area are defined in [Section 2.6](#). Those conditions and circumstances - and the applicable guidelines for each and the findings to be made by the ARB - are defined in [Section 2.6.4](#).

Note: Although the massing diagrams in this section are illustrating the Horizontal Massing type, all the building siting and massing parameters apply equally to homes that employ the Central Vertical or Picturesque Massing Types as described in [Section 1.3.2](#).

A. MAIN MASS:



e PRIMARY BUILDING AREA:

- a. **Width:** 40% of Lot Width, not to exceed 50% of Lot width or 65 ft.
- b. **Depth:** 25% of Lot Width, need not be less than 25 ft., should not be more than 40 ft.
- c. **Height:** Up to 2 stories and 30 ft.
- d. **Location:** Entirely within Primary Building Area; on or near Front Building Line, in alignment with houses immediately adjacent, except when Front Wings are approved by the ARB.

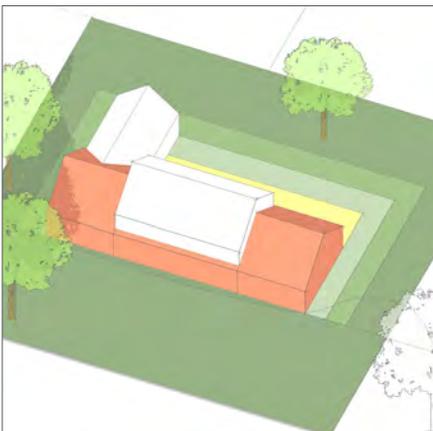
f SECONDARY BUILDING AREA:

N/A: Main Mass must be located entirely within Primary Building Area.

g CONDITIONAL BUILDING AREA:

N/A: Main Mass must be located entirely within Primary Building Area.

B. FRONT WING(S) AND PROJECTIONS:

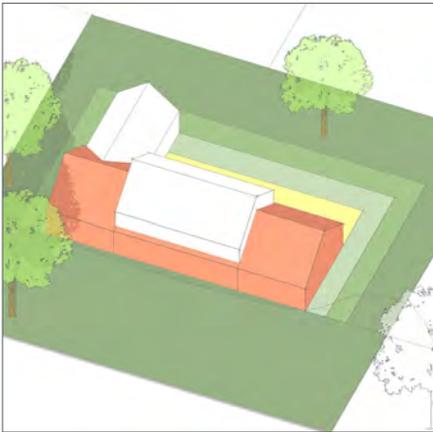


e PRIMARY BUILDING AREA:

- a. **Width:** Clearly less than main mass unless incorporated into side wings using horizontal massing style.
- b. **Depth:** Not greater than the main mass.
- c. **Height:** Up to 1 1/2 stories; clearly less than main mass.
- d. **Location:** The front face of front wings should be on or very near the Front Building Line, entirely within the Primary Building Area.
- e. **Number of Front Wings:** No more than two.
- f. **Forecourt:** If a forecourt is formed between 2 wings, its depth should not exceed its width.

2.5 SUBURBAN GUIDELINES

C. SIDE WING(S):



Width: The width of each Side Wing should be limited to about 20% of the lot width; the combined widths of Side Wings on both sides should be limited to about 30% of the lot width.

e PRIMARY BUILDING AREA:

- a. **Depth:** Clearly less than main mass.
- b. **Height:** Up to 1 1/2 stories and 24 ft.; clearly less than main mass.
- c. **Location:** Set back behind main mass except forward-projecting wings [1].

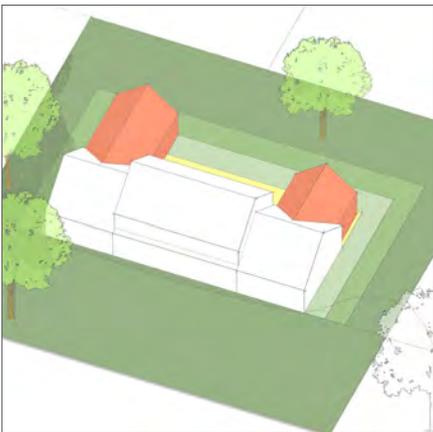
f SECONDARY BUILDING AREA:

- a. **Height:** Up to 1 1/2 stories and 24 ft.; clearly less than main mass.

g CONDITIONAL BUILDING AREA:

- a. **Height:** 1 story and 16 ft., no second floor or dormer windows overlooking side neighbor.

D. REAR WING(S):



e PRIMARY BUILDING AREA:

- a. **Depth:** Unlimited.
- b. **Width:** Clearly less than main mass, each wing should not exceed 50% of main mass width.
- c. **Height:** Up to 1 1/2 stories and 24 ft.; clearly less than main mass.
- d. **Spacing:** If multiple Rear Wings are proposed, spacing between wings should be no less than the eave height of the taller wing, nor less than half the length of the longer wing. Compound Rear Wings should meet the guidelines for Compound Wings in Subsection H to the right.

f SECONDARY BUILDING AREA:

- a. **Height:** Up to 1 1/2 stories and 24 ft., clearly lower than main mass.
- b. **Depth:** Clearly less than main mass, not to exceed 30 ft.
- c. **Number of Rear Wings:** No more than 2 rear wings may encroach into this Area.

g CONDITIONAL BUILDING AREA:

- a. **Height:** 1 story, up 16 ft.
- b. **Depth:** Should not exceed 24 ft.
- c. **Number of Rear Wings:** No more than 1 rear wing may encroach into this Area.

E. ACCESSORY BUILDINGS:



e PRIMARY BUILDING AREA:

- a. **Height:** Up to 1 1/2 stories and 24 ft. Must be subordinate in height to main mass.
- b. **Maximum Area:** Unlimited.
- c. **Distance from Principal Residence:** 10 ft minimum, per MHZO.
- d. **Number of Detached Accessory Buildings:** No more than 2 per lot.

f SECONDARY BUILDING AREA:

- a. **Height:** Up to 1 1/2 stories and 24 ft.
- b. **Maximum Area of each Building:** 720 s.f.

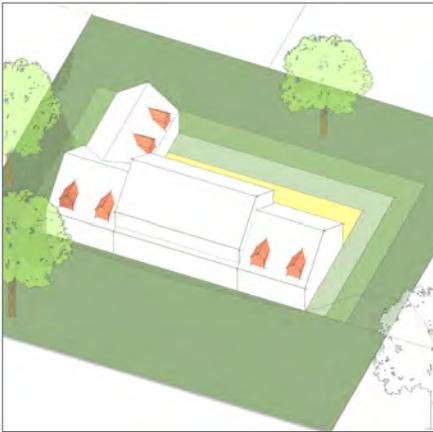
g CONDITIONAL BUILDING AREA:

- a. **Height:** 1 story with 10 ft. maximum eave height.
- b. **Maximum Area of each Building:** 720 s.f.

h PRIMARY LANDSCAPE AREA:

- a. **Detached Accessory Building Height:** 1 story with 10 ft. maximum eave height.
- b. **Maximum Area of each Building:** 720 s.f.

F. DORMERS:



Dormer Size: Should be scaled as modest accessories to the roof they adorn and windows to the rooms they serve; not as entire rooms with their own roofs or “wings” sitting on the roof.

e PRIMARY BUILDING AREA:

a. Dormer Orientation: Dormers on the Main Mass may be oriented in any direction.

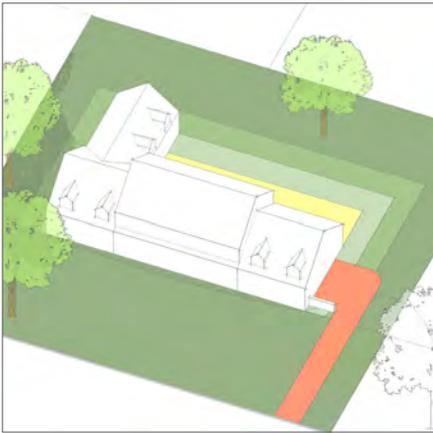
f SECONDARY BUILDING AREA:

a. Dormer Orientation: Dormers on side and/or rear wings should be oriented to the front or rear, not to the sides.. When second floor windows or dormers have the potential to overlook neighbors’ side or rear yard and facing toward it, appropriately scaled trees should be planted in the intervening yard to maintain the privacy of the neighboring lot.

g CONDITIONAL BUILDING AREA:

a. Dormer Orientation: Dormers on side and/or rear wings and/or accessory buildings may not be oriented toward any neighboring lot(s)..

G. DRIVEWAYS IN PRIMARY LANDSCAPE AREA



a. All Drives: Driveways should occupy as little of the Primary Landscape Area as practical.

However, in the interest of minimizing the appearance of drives and garages from street views, the ARB may find that it is reasonable that driveways encroach into the Primary Landscape area between homes to within 8% of the side lot line based on one or more of the following special circumstances:

- For lots less than 140 ft. in width, on which a side-entry garage is proposed and the ARB finds that a wider landscape buffer would be impractical.
- For an addition or remodel, if the ARB finds that a requiring a wider landscape buffer would require unreasonable reconstruction of the existing home, or the removal of significant existing trees.

b. Circular Drives: If provided, the inner green of the half-circle should be no less than 80 ft. wide, and intentional in form, with a depth at least 1/2 the width.

H. COMPOUND WING(S):

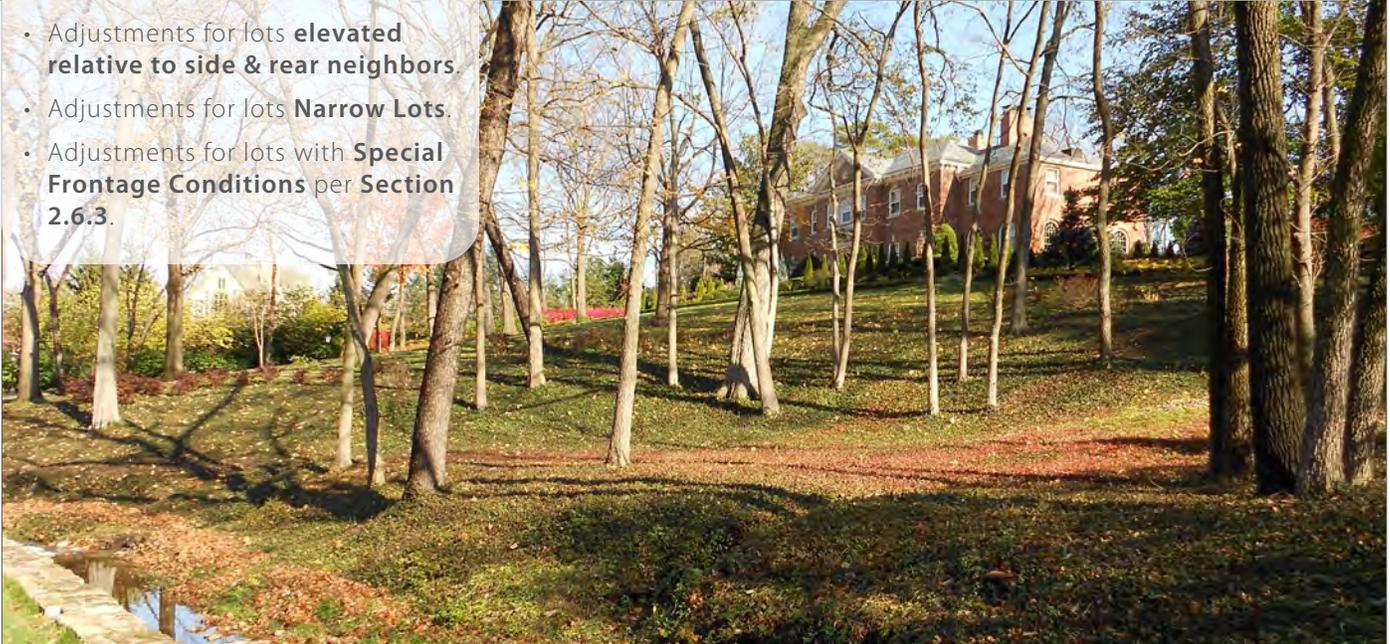


These Guidelines apply to Compound Wings, defined as two wings, one of which intersects another wing rather than the Main Mass. The Wing intersecting the Main Mass is defined as the Primary Wing, and the guidelines for that type of wing should be applied. The Wing intersecting the Primary Wing is defined as the Secondary Wing. The Primary Wing may be either a Side Wing or a Rear Wing. Compound Wings are strongly discouraged on lots less than 80 ft. wide or 80 ft. deep. The Secondary Wing should be clearly subordinate to the Primary Wing and follow the guidelines for a wing of that type.

2.6 ADJUSTMENTS FOR SPECIAL CONDITIONS

GUIDELINES IN THIS SECTION

- Adjustments for lots **elevated relative to side & rear neighbors**.
- Adjustments for lots **Narrow Lots**.
- Adjustments for lots with **Special Frontage Conditions** per **Section 2.6.3**.



I. INTENT & APPLICABILITY

The Guidelines in **Sections 2.2 through 2.5**, provided guidance for siting and massing a house on a lot of any size in any of the four Character Areas of Mission Hills. For most typical lots, those Siting and Massing Guidelines – plus the Site Design Guidelines for All Lots in **Section 2.7**, represent all the applicable Guidelines.

However for certain types of atypical lots or special conditions, additional adjustments are necessary to ensure that homes do not unreasonably intrude upon the Gardenside Greenspace or the privacy of neighbors, loom over or crowd neighboring properties, or intrude into or disrupt the Streetside Greenspace. The Guidelines in this section provide additional direction for a range of atypical conditions and special circumstances, recognizing that as the community has learned over decades of zoning ordinance updates, there is no formula that can be applied to all properties to generate a harmonious design in all cases.

Based on such special circumstances, as defined here, the ARB may tighten or loosen the requirements parameters in other sections of these Guidelines. These adjustments may be made in order to balance the sometimes competing interests and concerns of applicants and neighboring property owners. Further adjustments may be necessary to advance the overall design interest of Mission Hills and the design principles of the Comprehensive Plan.

II. GUIDELINES IN THIS SECTION

These conditions yield a number of specific situations in which compensatory adjustments may be required, along with guidelines for resolving them through the ARB design review process.

Section 2.6.1 - Elevated Lots

Section 2.6.2 - Narrow Lots

- A. Adjustments to Floor Elevations
- B. Adjustments to Dormer Orientation
- C. Adjustments for Additions

Section 2.6.3 - Special Lot Frontage Conditions

- A. Reverse Corner Lot/Intersection Green Lots
- B. Hillside Lots
- C. Creekside Lots
- D. Edge Lots

Section 2.6.4 - Balancing Adjustments

- A. Adjustments and Findings
- B. Application of Maximum Lot Coverage Regulations

The design response to most of these special conditions will be additional setbacks, or scaling down to a neighboring property to avoid looming or crowding or dwarfing of that property with new construction, as determined by the ARB. However in some cases the ARB may determine that based on certain special circumstances it is reasonable to allow a new mass to be located closer or massed taller than would otherwise be allowed by the Guidelines of **Sections 2.2 through 2.5**. The final section of this Chapter provides a framework within which the ARB may balance a number of considerations in seeking a reasonable and equitable result for an applicant, the applicant's neighbors, and the community as a whole.

SECTION 2.6.1 - ELEVATED LOTS:

In situations where new construction is proposed on a lot that is significantly higher than its neighbors to the side and/or the rear, the Massing and Siting Guidelines in **Sections 2.2 through 2.5** may not be sufficient to avoid “looming over” a neighbor on a lower lot. It may be necessary that the new home be somewhat reduced in height, moved farther away from the neighbor, or some combination of the two to compensate for the elevated grade.

See **Section 2.6.1 - Elevated Lots**



On lots elevated relative to a side neighbor - top illustration - or relative to a rear neighbor - bottom illustration - wings may need to be set back farther or scaled down more than would be required if the lots were at the same elevation.

SECTION 2.6.2 - NARROW LOTS:

In situations where new construction is proposed on a lot that is relatively narrow for Mission Hills - generally less than 130 ft. wide - the house to house spacing with neighbors often becomes relatively tight - less than 40 ft. - making quite small differences in floor height, window orientation or side yard setbacks more significant than they would be on wider lots. **Section 2.6.2** provides guidelines for three common situations of this type, which may apply to your project if:

- The proposed house to house spacing to a neighbor is less than 30 ft., and your proposed ground floor elevation is more than 2 ft. higher than the neighbor, and/or your proposed floor-to-floor height from ground floor to second floor is more than 2 ft. more than the neighbor’s house.
- The proposed setback from second floor or dormer view windows (as distinct from high windows providing the room with light but not views) is less than 20 ft. from a side lot line.
- A new wing on an existing house is proposed to extend into the Conditional Building Area and the applicant contends that this encroachment is necessary in order to avoid substantially demolishing the existing house or removing existing mature trees.

See **Section 2.6.2 - Narrow Lots**



On narrow lots the ARB may require or allow small adjustments that would not be significant or warranted on wider lots.

SECTION 2.6.3 - SPECIAL LOT CONDITIONS:

On lots with atypical/special frontage conditions arising from the original Mission Hills Design, the additional Guidelines of **Section 2.6.3** may apply. The potential applicability of this section to your proposed project is made in the process of preparing your Greenspace Plan. In preparing the Greenspace Plan for your lot, please refer to **Section 1.2.2**. If it appears that any of the described Special Frontage Conditions is present on your lot, it should be mapped and confirmed or adjusted in consultation with City staff.

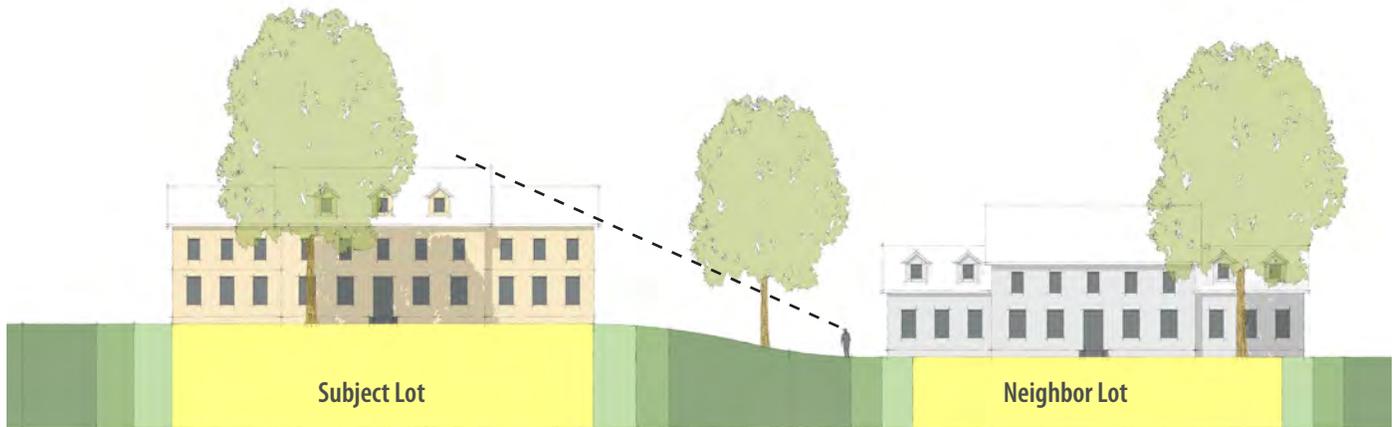
See **Section 2.6.3 - Special Lot Conditions**



2.6.1 ADJUSTMENTS FOR ELEVATED LOTS

GUIDELINES IN THIS SECTION

- **Only** applicable to **elevated lots** relative to side or rear neighbors
- **Reshape the Primary, Secondary, and Conditional Building Areas** as defined by Neighborhood Character Area



I. INTENT & APPLICABILITY

Homes on lots that are significantly elevated in relation to a side or rear neighbor's lot have increased potential to "loom over" their lower neighbor's property. The solution to this potential problem is the same "massing down to neighbors" strategy that applies to homes on all lots, but with additional adjustments.

II. GUIDELINES

Lot Area Mapping Adjustments: As generally described in [Section 2.1](#), adjustments to the siting and massing of homes on elevated lots is accomplished by adjusting the way in which the Primary, Secondary, and Conditional Building Areas are mapped onto the subject lot.

Elevation Difference Thresholds: The lots in Mission Hills are large, and clearly a foot or two of elevation difference between most lots is just not significant. The narrower two adjacent lots are – and hence the closer together the homes are – the more significant a few feet of elevation difference becomes. The potentially negative consequences may be avoided by recognizing the existing conditions of a lot and allowing adjustments to the guideline. When the elevation of new homes or a new side or rear wing of an existing home is proposed on a lot that is significantly elevated relative to a side neighbor, and the distance between structures will be less than 40 feet, the ARB may require additional compensatory adjustments to ensure that the new home or wing does not "loom over" or unreasonably impose itself on

the neighboring home and the intervening Greenspace. Generally the adjustments will include one or a combination of:

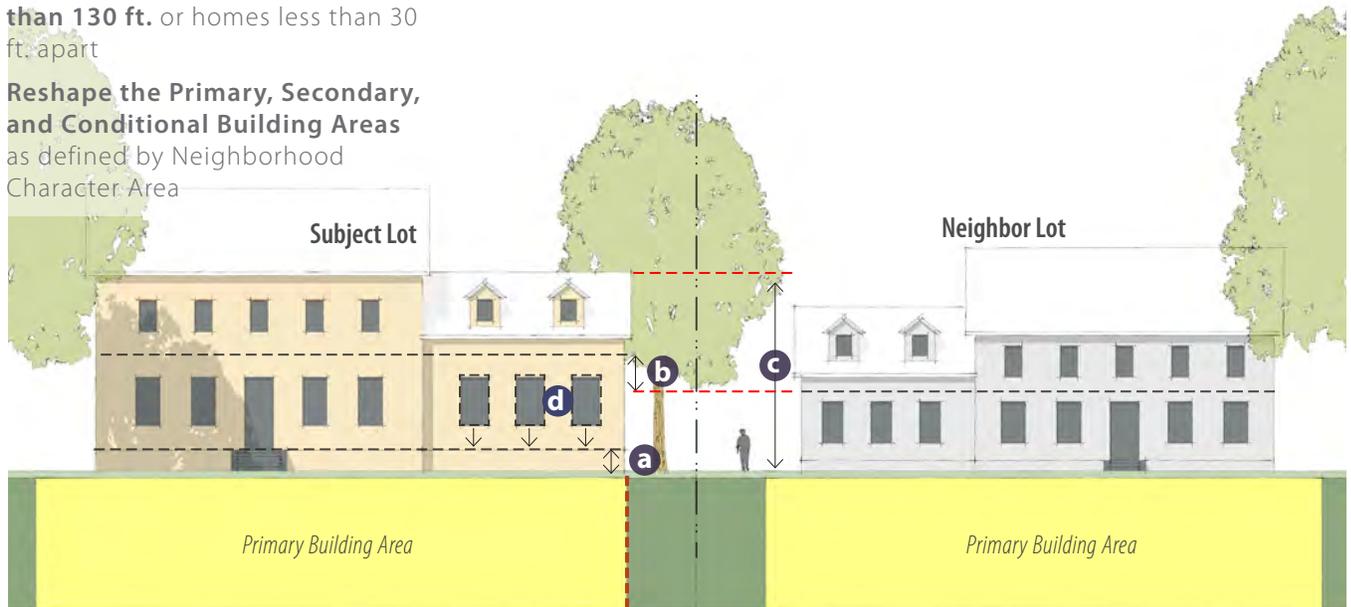
- The minimum setback to the wing nearest the neighbor will be as normally required for a wing 1/2 story taller if the two lots were at substantially the same elevation. For example, a 1 1/2-story wing would need to be set back as otherwise required for a 2-story wing.
- The location and/or size and/or sill heights of windows facing the downhill neighbor may be adjusted to reduce the neighbor's sense of being overlooked by the proposed wing.
- Additional landscaping usually in the form of trees may be required in the intervening yard to moderate views of and from the proposed wing in relation to the downhill neighbor.

Anticipated Occurrence: This situation is expected to most occur on lots less than 200 feet wide and in hilly terrain, which occur more frequently in the Neighborhood Estates Character area than the other three. However, the ARB will determine when the provisions of this guidelines are to be involved.

2.6.2 ADJUSTMENTS FOR NARROWER LOTS

GUIDELINES IN THIS SECTION

- **Only** applicable **lots narrower than 130 ft.** or homes less than 30 ft. apart
- **Reshape the Primary, Secondary, and Conditional Building Areas** as defined by Neighborhood Character Area



Design Adjustments for Floor Height Variation: The new house on the left, above, has significantly taller plate heights (ceiling heights) than its neighbor to the right. The potential undesirable scale contrast with the neighboring home are largely avoided by adjustments to the size, scale and proportions of the ground floor window openings.

A. ADJUSTMENTS TO FLOOR ELEVATIONS

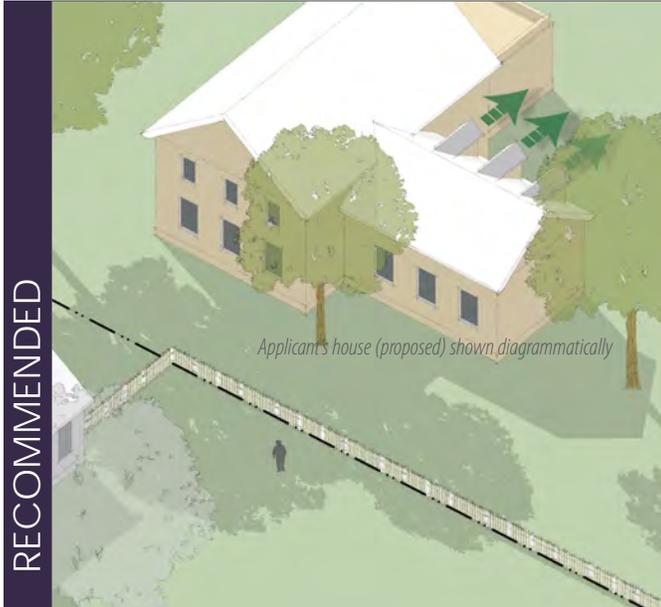
Intent & Applicability: On relatively narrow lots – generally less than 130 ft. wide, mainly found in the Traditional Neighborhood and Neighborhood Estates Character Areas – new homes and new side wings added to existing homes have an increased potential to intrude upon or “loom over” the side neighbor. The Guidelines of this section are intended to help avoid such situations.

Floor Elevation/Plate Height: Recent trends in custom home design include taller ceiling heights than were common throughout much of the 20th Century. Taller ground floor spaces, in particular, can contribute to the amenity and value of a new home, but should be designed so as not to generate exterior elevations that contrast harshly with neighboring homes. Another trend in home design has been to elevate the ground floor by elevating the “pad” on which it is built, or to insert a “basement” floor including additional living area. The following guidelines provide direction to assist applicant’s and the ARB in limiting the negative consequences of such techniques on neighboring properties.

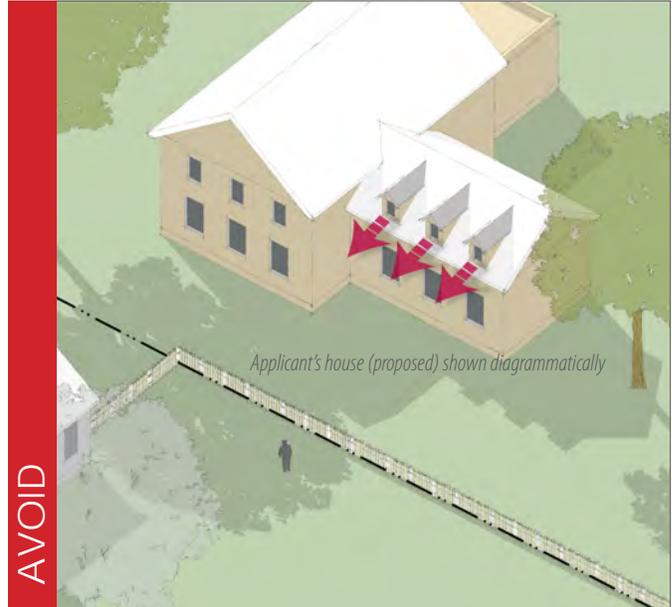
a For new homes on lots narrower than 130 ft., the ground floor should be elevated no more than necessary above the “natural elevation” of the subject lot and/or the ground floor level of side neighbors. An Applicant’s desire to create a habitable basement level will generally not be considered a compelling reason to substantially elevate the main floor level relative to these datum elevations.

- b** On lots less than 130 ft. wide – and particularly in cases where a new house or new wing is proposed within 30 ft. of an existing home – it is recommended that the ground floor to second floor height not exceed that of the side neighbor by more than 1 foot for every 10 ft. of house to house separation.
- c** In such cases, the ARB will carefully consider the potential combined effect of an elevated ground floor and a taller ground floor story height, and may require reductions in either or both dimensions.
- d** As illustrated above, in many cases where proposed new construction is somewhat taller than a neighboring home, the potential scale contrast can be significantly reduced by competently adjusting the proportions of the ground floor windows of the proposed home. Raising the head height of the ground floor windows, in some cases lowering the sill height, and adjusting the proportions of those openings is often a simple way to avoid the sort of awkwardly top-heavy facade composition that can result if the ceiling height is raised without such fenestration adjustments.

2.6.2 ADJUSTMENTS FOR NARROW LOTS



Rear wings dormers should face away from nearby side neighbors and into their own yard.



Avoid dormers facing toward nearby neighbors.

B. ADJUSTMENTS TO DORMER ORIENTATIONS

Dormers in General: Dormers should be scaled as modest accessories to the roof they adorn and windows to the rooms they serve, not as rooms with their own roofs or “wings” located on the roof.

Half Stories and Dormers: The purpose of 1 1/2 and 2 1/2 story masses in Mission Hills homes is to enable property owners to enjoy habitable rooms on second and third floors, respectively, while substantially projecting the architectural scale of a home one story lower in height. Dormers provide such “half floors” under the roof with light and air. This simple and effective technique has been employed throughout the development and redevelopment of Mission Hills, and is recognized by the standards in the MHZO and these Guidelines.

Scaling Down and Privacy: These Guidelines formalize Mission Hills’ long tradition of using 1 1/2 story elements – particularly in the form of wings and accessory buildings – to “scale down” a large home as it approaches neighboring properties, graciously avoiding massing that “looms over” the neighbor, or windows that overlook and infringe on the privacy of the neighbor’s home and yard. The Siting and Massing Guidelines of **Sections 2.2 through 2.5**, as adjusted by the Guidelines of **Section 2.6.1** for Elevated Lots, Limit Wings and Accessory Buildings height in Building Areas closest to neighbors.

Dormers on Side Wings: In general – as discussed and illustrated above – dormers on 1 1/2 story wings that within the Conditional or Secondary Building Areas should face forward to the street, or backward to the rear yard, not toward the neighboring property.

Dormers on Rear Wings: **Sections 2.2** through **2.5** provide guidelines for the location of rear wings. In many cases, 1 and 1 1/2 story wings are allowed in Building Areas closer to neighbors than 2 story wings. However, because a 1 1/2 story wing with dormers has essentially the same potential as a 2-story wing to infringe on the privacy of the neighboring lot by overlooking the yard from elevation, any 1 1/2 story wing that includes dormers with view windows (sills less than 5 ft. above the floor) facing the neighboring lot must be set back as required for 2-story wings.

In cases where the ARB does determine that it is reasonable for rear wing dormers to face toward a side neighbor to the side, tree plantings in the intervening yard may be required in addition to the increased setbacks noted above.



Side Neighbor Relationship to Addition: In circumstances described below, the ARB may find it is reasonable for a new wing to encroach closer to a neighbor than would be otherwise allowed.

C. ADJUSTMENTS FOR ADDITIONS TO EXISTING HOMES

Intent & Applicability: The retention and conservation of the building stock and landscape of Mission Hills has intrinsic value to Mission Hills' community design, and it is not the intent of these Guidelines to unreasonably or unnecessarily cause a property owner seeking to remodel an existing home to demolish the house, or remove existing mature on-site trees, in order to avoid reasonable intrusions of new wings into the Conditional Building Area of the lot.

Accordingly, in cases where an applicant proposes to add one or more wings to an existing home - hoping to retain the majority of the existing home, including all of the existing Main Mass, and/or to preserve one or more existing significant mature trees on the lot - the ARB may determine that in order to make the proposed wing(s) functional and aesthetically appropriate, it is reasonable that one such wing extend into the Conditional Building Area to the side or rear of the lot. In such a case, the ARB should find that:

- a. The proposed extension into the Conditional Building Area arises from the retention of significant mature trees or significant portions of the existing house.
- b. That the scale of the wing and the extent of its intrusion into the Conditional Building area have been reduced to the extent feasible.
- c. There is no reasonable, feasible alternative that would allow the applicant a reasonable opportunity to accommodate their family's needs in the home while retaining existing significant improvements, without projecting new elements into the Conditional Building Area.

In cases as described above, the ARB may determine that one or more of the following deviations from the Guidelines in other sections of Chapter 2 may be warranted:

- A 1 1/2 story wing may encroach into the Conditional Building Area, providing that no view dormer overlooks the neighbor.
- A 2-story wing may encroach into the Secondary Building Area when not otherwise allowed. Close attention should be paid to windows overlooking the neighbor's yards and when possible, windows should be limited.
- Additional landscaping, usually in the form of trees, may be required in the intervening yard to moderate views of and from the proposed wing in relation to the downhill neighbor.
- Additional siting, massing, and architectural design adjustments may be required by the ARB.

2.6.3 ADJUSTMENTS FOR SPECIAL LOT FRONTAGE CONDITIONS

GUIDELINES IN THIS SECTION

I. INTENT & APPLICABILITY

As described in **Section 1.2.2** a number of Special Frontage Types enrich the Streetside Greenspace of Mission Hills along many of Mission Hills streets. These uniquely designed and landscaped frontages were all important components of the original Mission Hills design, and the following guidelines are provided to help ensure that they are preserved and enhanced by any new construction or landscaping.

The general locations of these Special Frontages are reflected in the map below, however, as part of the pre-design process for alterations to any lot, the reader should review Chapter 1 (**Section 1.2** in particular) in order to diagnose any special frontage condition or unique neighborhood patterns present on and adjoining the lot of interest and surrounding properties. Such patterns are to be clearly diagrammed in the Greenspace Plan, see **Section 2.1**.

- **Only** pertain to lots with one or more Special Frontage Conditions as identified in **Section 1.2.2**
- May cause adjustments to the **Primary; Secondary; and Conditional Building Areas** on the Lot Organization Diagram.

Only through this type of context analysis can one understand the subtleties of the original Mission Hills design in relation to each lot. In the process of conducting this analysis, a consultation with City Staff is recommended to confirm or correct initial understandings of the design patterns on and surrounding the subject lot.

REFER TO SECTION 1.2.2



2.6.3.A - Corner Lots & Intersection Green Frontages



2.6.3.B - Hillside Frontages



2.6.3.C - Creekside Frontages



2.6.3.D - Edge Frontages

- Hillside Frontages 
- Creekside Frontages 
- Intersection Green Frontages 
- Edge Frontages 





A. CORNER LOTS AND INTERSECTION GREEN FRONTAGES

Intent & Applicability: The Guidelines in this section are specific to Reverse-Corner Lots, including those fronting Intersection Greens (see [Section 1.2.2](#)). The intent of these guidelines is to ensure that all future projects on these prominent, character-defining lots contribute to and preserve the unique historic patterns of Mission Hills.

The MHZO defines a Building Line along the “sides” of reverse corner lots that may be notably less than the Front Building Line of adjacent properties, potentially allowing a building, fence or retaining wall to intrude into the Streetside Greenspace, disrupting what is otherwise a legacy Greenspace of Mission Hills.

The Guidelines in this section strongly discourage such intrusions, and provide special site organization instructions to ensure that the Street-side Greenspace patterns are preserved. Because Reverse Corner lots – especially those fronting an Intersection Green – contribute such a large percentage of their lot to the Streetside Greenspace, it is in turn, generally acceptable, that they contribute less to the Gardenside Greenspace.

As such, the Primary Building Area may generally encroach more closely to the side property lines of adjacent interior lots, than otherwise recommended for typical lots. That site organization is described in this section, and [Section 2.6.4](#) describes the balance of adjustments for Intersection Green Frontages.

TABLE 2.6.3A - REVERSE-CORNER SITE ORGANIZATION

a	Front Yard (Common Greenspace)	Lot Area in front of b & c , if Parklet is present at intersection, also includes i	
b	Extension of Building Line (“Front” St)	Extension of Front Building Line from adjacent interior lot on “Front” street	
c	Extension of Building Line (“Side” St)	Extension of Front Building Line from adjacent interior lot on “Side” street	
d	Lot Depth	To be measured from Front Property Line to Rear Lot Line e	
e	Lot Width	To be measured at Front Building Line	
		FRONT BOUNDARIES	REAR YARD BOUNDARIES
f	Primary Building Area	b and c	Set back 20% of d and e respectively
g	Conditional Building Area	b and c	Set back 15% of d and e respectively
h	Primary Landscape Area	Front Lot Line(s)	Side/rear Lot Line(s)
i	Streetside Conditional Building Area	b and c	See Guidelines on following page

2.6.3 ADJUSTMENTS FOR SPECIAL LOT FRONTAGE CONDITIONS

The following are specific site organization guidelines for Reverse Corner lots. **Table 2.6.3A** and the Site Organization Diagram on the previous page identify the “Primary” and “Conditional” Building Areas for Reverse Corner lots. Siting and Massing Guidelines for all Building Elements on corner and reverse-corner lots, are still based on the regulations within the MHZO and the guidelines for your Character Area (**Sections 2.2-2.5**) but the “Primary” & “Conditional Building Area” boundaries are re-defined by **Table 2.6.3A** and the lot organization diagrams on the right.

SITE ORGANIZATION

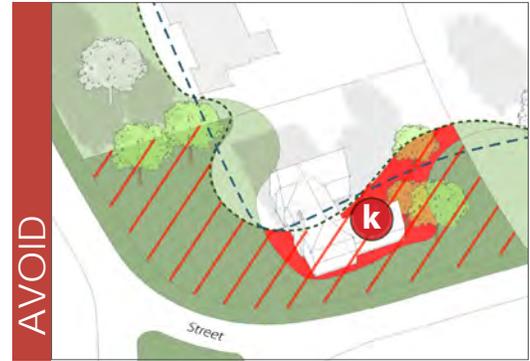
- b & c** **Extension of Front Building Lines:** These guidelines recommend that the Front Building Line of adjacent interior lots be extended and continued across corner lots (as illustrated in the Site Organization diagram to the left). Where Parklets and Intersection Greens are present, the Primary Building Area may be additionally shaped by the Streetside Conditional Building Area, described below.
- i** **Streetside Conditional Building Area:** Reverse Corner Lots most often front Parklets and/or are part of an Intersection Green Frontage. In such cases, the Main Mass should always be oriented toward the Parklet. Proportions and scale of all building elements are determined per Character Area in **Sections 2.2-2.5**, and as such, the size and geometry of the Streetside Conditional Building Area is based on the size and proportion of the Main Mass, and its relative orientation to the Parklet.

In rare cases, a reverse corner lot may not front a Parklet and/or make up part of an intersection green, in which case the Streetside Conditional Building Area is not applicable, and considered part of the Primary Building Area.

- k** **Continue the Streetside Greenspace:** No building elements should project beyond the extended Front Building Lines of adjacent Interior Lots **b & c**.
- l** **No Projecting Fences:** No fences should be constructed beyond **b & c**. Fences should generally be set back behind building faces.
- m** **No Grading or Retaining:** No grading or retaining structures should be constructed beyond **b & c**.
- n** **Main Mass Orientation:** If Parklet and artifact are present, homes on corner lots should be set back similarly to the other homes fronting that Parklet, and the Main Masses on all corner lots should orient toward the Parklet artifact.
- o** **Driveway and Walk Configuration:** In general, no drives, walks, forecourts or other pavement should be constructed within an Intersection Green. In some cases, a drive or walk that parallels and defines the perimeter of an Intersection Green may be approved, upon finding that it reinforces and strengthens the original design intent of that Intersection Green.

LANDSCAPING

The landscape of private front yards that form an Intersection Green should be limited to a maintained lawn with shade trees only to the extent that they are consistent with the current and historic character of the other yards abutting that Intersection Green. The landscape of the private yard should be designed to flow seamlessly into that of any adjoining community Parklets and other abutting publicly owned green spaces.



House encroaches into the Streetside Greenspace pattern



Fence encroaches into the Streetside Greenspace pattern



Retaining Wall encroaches into the Streetside Greenspace pattern



Improper Lot organization disrupts the Streetside Greenspace of an Intersection Green.



The natural/naturalistic wooded hillsides of Mission Hills define much of its western edge.



Drive follows the natural topography of the slope.



Hillside frontages range from more natural to more manicured.

B. HILLSIDE FRONTAGES

Intent & Applicability: Hillside Frontages are identified in [Section 1.2.2](#). The maintenance of the dramatic topography of the Mission Hills area is its defining characteristic and the origin of its name. While many areas of Mission Hills are enhanced by the rolling terrain, certain lots, generally along the western edge of Mission Hills' neighborhoods, include significant hillsides. In some cases, these hillsides fall within rear yard areas, but the following guidelines apply to those hillsides that front or abut a street and are therefore very visible to the public.

1. LANDSCAPING

The landscaping of Hillside Frontages should in all cases harmonize with that of adjoining lots, creating a unified appearance across the sweep of the slope. Hillside should be free of buildings and structures, with drives as inconspicuous as possible (see following section). In general the character of the landscape will depend on whether the Hillside falls within the front yard, side yard or rear yard of the subject lot.

Front Yards: In general such hillsides will be landscaped with maintained lawn and shade trees, consistent with the typical front yard landscaping throughout Mission Hills.

Rear Yards: In most cases Hillsides in rear yards have a more natural and

rustic landscape, including natural, unmowed grasses, massed shrubs – not groomed or sheared – areas of annual wildflowers, and other plantings that have the appearance of the natural understory of a wooded hillside.

Side Yards: May take on the character of front or rear yard landscaping, above, as consistent with the surrounding Greenspace patterns.

2. DRIVE CONFIGURATION

Drives within these hillside areas should be avoided whenever another alternative for vehicular access to the homesite is available.

Conform with Natural Terrain: When it is necessary to construct a drive within a Hillside Frontage, it should conform closely to the natural terrain. Every effort should be made to avoid drives running directly upslope or perpendicular to the street.

Drive Width: Any such drive should be as narrow as possible; 8 ft. – 11 ft. is generally recommended.

Materials: If visible from surrounding streets, drives should be made of a dark material that harmonizes with the surrounding landscape.

2.6.3 ADJUSTMENTS FOR SPECIAL LOT FRONTAGE CONDITIONS



Distinctive bridges – usually made of stone but occasionally of wood – provide unique entries to homes.



Natural drainages run along many streets of Mission Hills



Creek channel and stone bridge create unique entry

C. CREEKSIDE FRONTAGES

Intent & Applicability: Creekside Frontages are identified in [Section 1.2.2](#) and derive from the original design of Mission Hills, which managed the natural drainage patterns of the property to make them an asset to the unique community design. To maintain these character-defining features of Mission Hills, the following guidelines are provided for properties located adjacent to these special Greenspaces.

1. LANDSCAPING

The area between the creek channel and a street, and an area of similar proportion on the other side of the creek, should be landscaped in a manner consistent with the edges of that creek above and below the subject property, emphasizing the character of the creek.*

Natural Landscaping: The landscape immediately adjacent to the creek channel need not be limited to a maintained lawn. Natural riparian plant materials along the fringes of the creeks may enhance their appearance as an integral element of the naturalistic landscape, and are encouraged to the extent approved by the ARB as consistent with the overall character of the creek.

Reconstruction: As segments of these original drainages are reconstructed over time, their design should trend back toward a more natural profile with a lower angle of repose than the vertical stone walls that are common as of this writing.

2. DRIVE CONFIGURATION

When necessary for drives to cross a creek to provide access to a lot, a bridge should be constructed with reference to the following guidelines:

Original Materials: Drives should be supported by stone or wood bridges compatible in materials, design and detailing with the original low bridges of Mission Hills.

Integral to Greenspace: Such bridges should appear as an integral element of the Greenspace design, not as an extension of the home or its architecture.

* For more information on creeks, please refer to the Open Channel Master Plan which can be found on the City's website at www.missionhillsks.gov



Natural wooded character along 69th Street at Indian Hills Country Club



Homes generally face the country clubs rather than backing to them.



Side yard along edge road with natural woodland elements mixed with the classic Mission Hills lawn

D. EDGE FRONTAGES

Edge Frontages along the country clubs of Mission Hills are identified in **Section 1.2.2**. While the continuity of the Greenspace from the country clubs to the public streets and onto the surrounding private properties is a subtle but character-defining element of Mission Hills. It is recognized that some of these frontages also impose a “more public” nature on those properties and the following guidelines are provided for the yards of homes fronting these very special open spaces.

1. LANDSCAPING

The more rustic landscape element recommended for these Edge Frontages are intended to subtly contrast with, and smoothly flow into, the more manicured Greenspace landscapes that are characteristic of most Mission Hills frontages. These are intended as accents at specific street frontages, not an alternative landscape character for any sub-area of Mission Hills.

Neighborhoods in Nature: The rustic, less manicured character of certain Edge Frontages helps to convey to the visitor or passerby the idea that Mission Hills is a place of homes in the country.

Added Privacy: A narrow band of low shrubs and/or groundcover other than a maintained lawn may be provided at the property edge, signal-

ing to passersby that the property is private. Such landscape should not screen the front yard or alter its overall character as a broad green lawn, but should simply make it clear that visitors are not welcome to walk onto the property. Note the fences are reserved for the country club edges and are not appropriate on residential frontages.

2. DRIVE CONFIGURATION

Consistent with the recommendations for drives on all lots, it is especially important that the drive width for Edge frontages be as narrow as possible where they approach the street.

Conform with Natural Terrain: When it is necessary to construct a drive within a Edge frontage, it should conform closely to the natural terrain.

Drive Width: Any such drive should be as narrow as possible; 8 ft. – 11 ft. is generally recommended.

Materials: If visible from surrounding streets, drives should be made of a dark material that harmonizes with the surrounding landscape.

2.6.4 BALANCING ADJUSTMENTS

GUIDELINES IN THIS SECTION

A. ADJUSTMENTS AND FINDINGS

Balancing the Cumulative Result of Adjustments: Due to the generous size of Mission Hills lots in general, in most cases there should be no need for deviations from the basic Siting and Massing Guidelines in **Sections 2.2 through 2.5**, and hence no need to refer to the Guidelines of **Section 2.6.4**. But in cases that warrant the application of this **Section 2.6.4** “adjustments guidelines,” it is important that such adjustments be seen in the context of the entire design of the subject house and lot, not as isolated single parameters. To make a new garage or bedroom wing functional, while retaining the majority of a fine existing home, a corner may project a bit closer to a neighbor than would be allowed for a new home. And to avoid “looming over” an atypically small neighboring home, a new home may need to be massed down or set back a bit extra.

Throughout the preparation of these Guidelines, the Planning Commission and ARB have been consistently focused on achieving fairness and reasonableness. This section is intended to be, in effect, the “guidelines for the guidelines,” providing a framework within which the ARB can balance a number of decisions, each of which on its own could be seen as a restriction added upon the property owner or a restriction waived. The goal is, of course, a balanced and reasonable result, and a fine Mission Hills home.

The following is a list of the most common types of adjustments that may be allowed or required in cases where the Guidelines of **Section 2.6** apply, with the general recommendation that:

- a. Each lot and home be eligible for one adjustment allowing a Wing or Accessory Building to extend into the Conditional Building Area, subject to a finding by the ARB that such extension is warranted by one of the atypical lot conditions identified in **Section 2.6**.
- b. Certain adjustments required by **Section 2.6** that have the effect of reducing the buildable area of the subject lot may be considered as a justification for allowing a Wing or Accessory Building to extend into the Conditional Building Area even when no other atypical lot condition would normally support such an adjustment.

The Conditional Building Area: As noted in **Sections 2.1 through 2.5**, the Conditional Building Area of each lot is always to be free of Main Masses and almost always free of Wings. Those sections provide Guidelines for locating Detached Accessory Buildings in the Conditional Building Area. The ARB may also find that under one of the following circumstances it is reasonable for one Side or Rear Wing to extend into the Conditional Building Area.

- Determine ARB’s framework for allowing massing elements in the Conditional Building Area and/or Primary Landscape Area as identified in **Sections 2.2-2.6**

1. **Elevated Lot:** If the remapping of a lot that is elevated relative to a side or rear neighbor significantly reduces the Primary Building Area of that lot, the ARB may determine that it is reasonable for a Side or Rear Wing to extend into the Conditional Building Area within a yard not affected by the lot elevation adjustment.
2. **Special Lot Conditions:** If a lot is oddly shaped, atypically narrow or small for its context area, or includes Special Frontage Types that individually or together significantly reduce the Primary Building Area compared to nearby lots of similar acreage, the ARB may determine that it is reasonable to allow one Side or Rear Wing to extend into the Conditional Building Area. Alternatively, the ARB may determine that it is reasonable to allow a Wing within the Secondary Building Area to exceed the normally recommended height, providing that care is taken to avoid overlooking neighboring properties with second floor windows.
3. **Additions:** As described in **Section 2.6.3**, when a property owner is seeking to add onto an existing house, the ARB may determine that saving significant portions of that house – or significant mature trees on the lot – warrants the extension of a Side or Rear Wing into the Conditional Building Area.
4. **Compensatory Adjustments:** If in response to atypical conditions on the subject lot or immediately adjacent lots, the ARB requires massing elements or major site improvements to be significantly set back from one side or rear neighbors – beyond that normally required by the Character Area and lot size – the ARB may determine that it is reasonable for a Wing to extend into the Conditional Building Area on another side of the lot.

Adjustments to the Maximum Lot Coverage Guideline: Adjustments to the “150% guideline” are allowable when atypical conditions and special circumstances warrant. Here are some examples:

- a. If there are significant variations in lot size in the adjoining or nearby lots, the ARB may determine that it is reasonable to further restrict or to expand the “150% guideline” to preserve the unique characteristics of a given neighborhood.
- b. If the lot in question is an odd shape, or has unique characteristics such as steep terrain, creeks, or other unusual design considerations, the ARB may determine that it is reasonable to further restrict or expand the “150% guideline” to allow those unusual circumstances to be thoughtfully considered.

Existing Homes Not in Full Conformance with Design Guidelines:

Many homes in Mission Hills – most built after the adoption of the MHZO in the early 1950s and after the original Nichols restrictions ceased to be systematically enforced – do not conform to these Guidelines in every respect. However it is not the intention of these Guidelines to render such homes in any way obsolete, nor to prevent reasonable alterations to them in the future. The following recommendations apply to such properties:

1. **Main Mass:** If the Main Mass of the existing home extends into a side yard or rear yard Secondary or Conditional Building Area, that Main Mass should not be further enlarged. However, the ARB may determine that a new or enlarged Wing is appropriate, provided that it is: (a) not within the side or rear yard area already occupied by the Main Mass, (b) scaled and located as recommended within the Primary or Secondary Building Areas, and (c) meet all other applicable Guidelines.

2. **Wings:** If the Main Mass and most Wings and Accessory Structures of the existing home are located and scaled in conformance with the applicable Guidelines of **Sections 2.2 through 2.5**, but one Wing within a Secondary or Conditional Building Area(s) exceeds the scale recommended in those sections, the ARB may find that it is appropriate to allow a new or enlarged Wing to extend within the Primary or Secondary Building Area, provided that the new or enlarged wing is in conformance with the guidelines for wings in the subject lot’s Character Area, and the resulting design is deemed to be an improvement to the design of the existing home.

Building to the Maximum Building Envelope is Discouraged:

To avoid overbuilding on a project site, building out to the building envelope is discouraged. Designs should avoid reaching more than two of the minimum/maximum setbacks or limits for the lot. For example, if a proposed home is at the maximum height and touches the minimum setback at one side of the house, the design should not also extend to other minimum setback side at the other side of the house, extend to the rear setback line, or meet the maximum building lot coverage. It is at the discretion of the ARB to determine how far off of a setback that a project should be located to avoid this issue. The front building line is not included in this recommendation as all homes are encouraged to be placed at the front building line.

B. APPLICATION OF MAXIMUM LOT COVERAGE REGULATIONS

Maximum Lot Coverage: The massing and siting guidelines in **Sections 2.2 through 2.5** and the adjustments described in **Sections 2.6**, are intended to instruct design outcomes on individual lots that are in keeping with the historic patterns of each part of Mission Hills. There are two additional mechanisms for controlling the maximum allowable lot coverage of a building on any given lot.

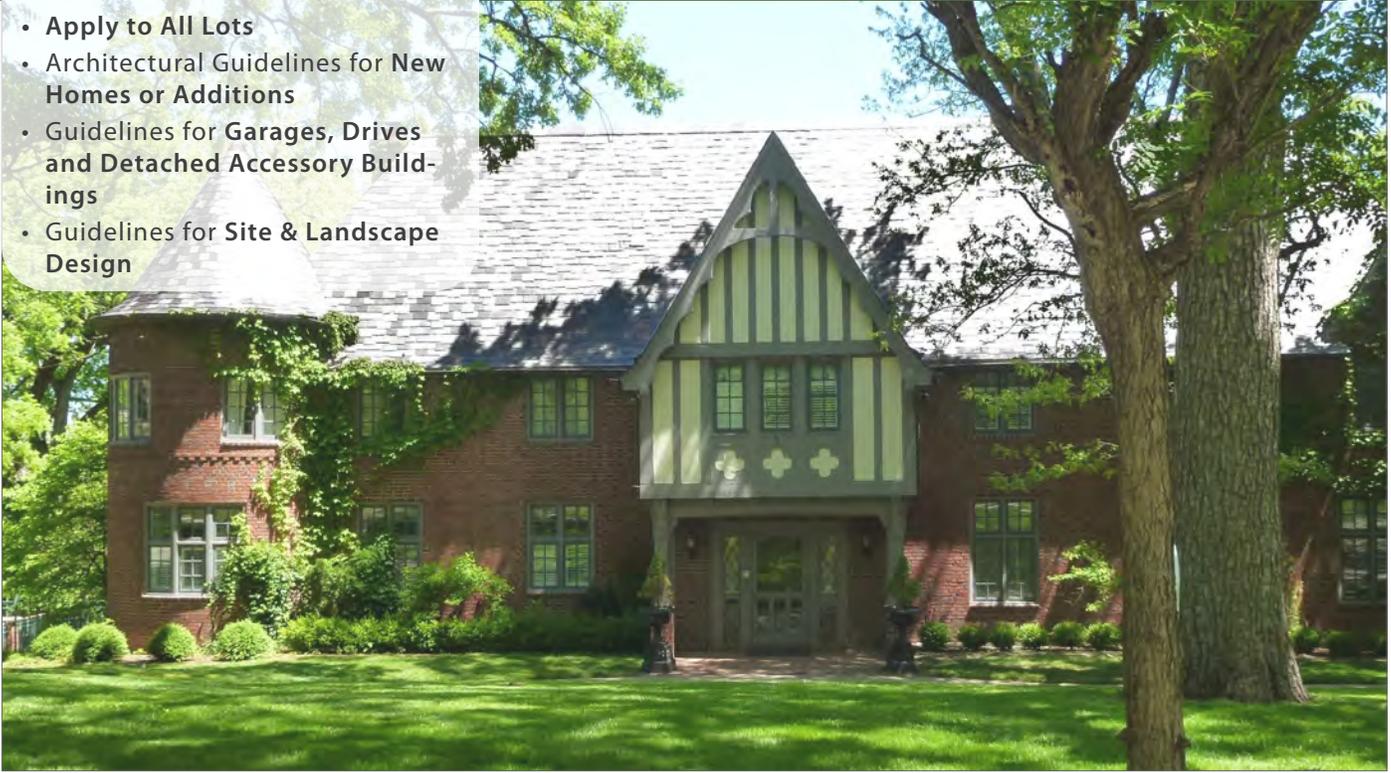
Maximum Lot Coverage by Ordinance: The maximum lot coverage for any given lot is determined by application of the following formula: **$LCA = 5.29471 (ALSF)^{0.695}$** [Lot Coverage Area equals 5.29471 multiplied by the Actual Lot Square Footage to the power of 0.695].

Maximum Lot Coverage by Guideline: The maximum lot coverage on any lot should not exceed an increase of 50% over the average percentage of maximum lot coverage allowed (by ordinance) that is being used by neighboring properties. For example, if the neighborhood average is 50% of the maximum allowable lot coverage, then any additions to a structure or a new structure on a lot should not result in lot coverage in excess of 75% of the maximum lot coverage allowed for that lot. City Staff shall determine the neighboring lots to be selected for comparison purposes. This is known as the “150% guideline.”

2.7 ARCHITECTURAL & SITE DESIGN GUIDELINES

GUIDELINES IN THIS SECTION

- Apply to All Lots
- Architectural Guidelines for New Homes or Additions
- Guidelines for Garages, Drives and Detached Accessory Buildings
- Guidelines for Site & Landscape Design



I. INTENT & APPLICABILITY

The most frequent and persistent community design concerns in recent decades have been centered around the scale and massing of some new homes, and their tendency to encroach into the unique Streetside and Gardenside Greenspaces of Mission Hills. Accordingly, the community design analysis of Chapter 1 and Guidelines of Sections 2.1 through 2.6 focus on the Siting and Massing of buildings and preserving the Greenspace around them.

Yet a well-conceived site plan and reasonably massed buildings by themselves do not deliver an authentic Mission Hills House; that requires very careful, skillful and informed attention to a wide range of smaller scale design decisions. In the same way that the Guidelines of Sections 2.1 through 2.6 provide guidance based on the observed patterns and norms for Siting and Massing Mission Hills homes, this section provides guidance on a range of architectural and site design topics – as listed to the right – based on the observed ranges of design characteristics of the finest Mission Hills homes.

The Guidelines in this section generally apply to improvements on all lots in Mission Hills. The Architectural Design Guidelines do not prescribe any specific style or architectural vocabulary, but rather focus on cohesive, elegant design, and high quality materials and detailing. The Architectural Appendix provides additional style-specific guidelines for the classic Mission Hills styles for those applicants wishing to pursue those styles, or add onto a home that employs one of those styles.

II. GUIDELINES IN THIS SECTION

Guidelines in this Section cover the following topics:

Section 2.7.1 - Architectural Design Guidelines

General Guidelines

Guidelines for Materials, Configurations, and Methods

- A. Exterior Walls
- B. Roofs
- C. Projecting Elements
- D. Doors and Windows
- E. Architectural Aberrations
- F. Massing Aberrations

Section 2.7.2 - Guidelines for Garages, Detached Accessory Buildings, and Drives

- A. Garages & Detached Accessory Buildings
- B. Drives

Section 2.7.3- Guidelines Site & Landscape Design

- A. Minimum Greenspace on a Property
- B. Streetside Landscape
- C. Garden Walls & Fences
- D. Grading & Retaining
- E. Front Yard Courtyards & Terraces
- F. Patios & Outdoor Recreational Facilities

2.7.1 ARCHITECTURAL DESIGN GUIDELINES

GUIDELINES IN THIS SECTION

- Applicable to all new buildings or additions to existing buildings
- **Architectural Guidelines** for building elements including: Exterior Walls, Roofs, Projecting Elements, and Doors & Windows.
- **Common Architecture & Massing Aberrations** to avoid while designing your house.



This classic Mission Hills House of the Picturesque Massing Type and Tudor Revival Style combines front and side wings and dormers with a clarity of Main Mass.

I. INTENT & APPLICABILITY

The vast majority of community concerns regarding new and expanded homes in Mission Hills, center primarily around the way they are sized, massed and placed on the lot. The scale and placement of the “parts” of the Main House on the lot are determined by Character Area, and detailed instructions are provided in **Sections 2.2 through 2.5**. Architectural scale and composition, choice of materials and colors, and detailing are also vitally important to the home’s ability to “fit into” its neighborhood context, and guidelines for these details are provided in this section.



AVOID

This house combines many wings, winglets and pop-outs with dormers, and no Main Mass is apparent.

II. GENERAL GUIDELINES

Main Mass: The main mass should be clearly defined, parallel and face the street, set behind (but close to) the Front Building Line, in alignment with the houses immediately adjacent to the proposed house, and near the center of the lot. Homes which typically generate the most community concern, are those whose main mass is not clearly discernible, generally associated with one or more of the Massing Aberrations identified in **Section 3.2**.

Scale and dimensions of the Main Mass are described per Character Area in **Sections 2.2 through 2.5** and are sized, in general, to be massed appropriately to the size of the lot. Disciplining these dimension will yield homes with abundant daylight and crisp massing, an important distinction that sets Mission Hills homes apart from those in many other communities.

Wings: Wings should be discernibly shorter and narrower than the Main Mass, with their own clear roof forms. **They should not simply be a “step-back” in a single, large mass.**

All wings should be sized, shaped and configured in relation to the rooms they contain. Wings are very different from the “bump-outs” commonly employed to “break up the mass” or to “elevate” an overly complicated plan.

Each wing should be a single mass with a single roof form. While the massing of the overall house should be “scaled down” with wings as it approaches the minimum recommended setback to a neighboring lot, individual wings should be uniform in height, not “stepping down” in telescope fashion.

2.7.1 ARCHITECTURAL DESIGN GUIDELINES



Smooth plaster contributes to the appearance of fine masonry.



Skillful combining of masonry, plaster, and heavy timber



Simple, natural materials, elegantly detailed

III. GUIDELINES FOR MATERIALS, CONFIGURATIONS AND METHODS

All Materials, configurations, and methods should be consistent with the architectural style of the home. This Section provides guidance for specific elements, and the Architectural Appendix provides additional information on the Architectural Styles of Mission Hills.

A. EXTERIOR WALLS

1. MATERIALS

It is recommended that building walls use the traditional building materials of Mission Hills, as this reflects the intent of J.C. Nichols to build a community of “permanence and quality.” Natural materials that age gracefully and weather well are recommended. Simulated modern materials that attempt to emulate traditional materials are discouraged, as their long term durability is unproven.

Primary Materials: Building walls should be clad in brick, stone, stucco, wood clapboard, wood shingle, wood drop siding, or wood board and batten, that is appropriate to the style of the home.

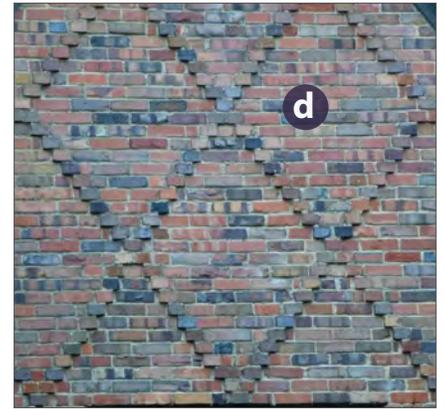
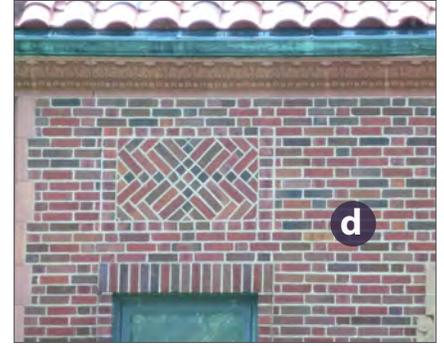
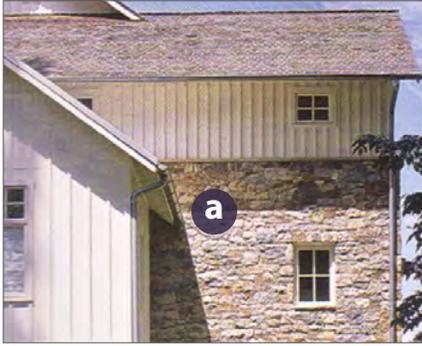
Trim & Accent Materials: Building walls should be trimmed in wood, stone, or cast stone, appropriate to the building style.

Discouraged Wall Materials: Use of thin stone veneer, and synthetic stucco are discouraged.

Synthetic Materials: If an owner wishes to use a synthetic substitute material, rather than a traditional building material, the ARB should consider approval only if the synthetic materials faithfully resembles the natural material and has superior weathering qualities.

Cementitious Siding: Walls may be clad in cementitious siding simulating permitted wood materials if dimensioned as typical lumber and is smooth in texture.

Recycled Materials: Recycled, environmentally friendly materials with superior endurance qualities, such as decking materials simulating wood, may be approved by the ARB if the material is incorporated into the over-all design and chosen style of the home.



2. CONFIGURATIONS

- a Multiple Materials:** Two or more wall materials may be combined on one facade with one above the other – lighter materials above those more substantial (e.g. wood above stucco or masonry, or stucco above masonry).
- b Projecting Elements:** All building elements that project from the face of a wall of the main body of a house should be visibly supported by brackets, posts, or beams. This requirement may be waived for cantilevered elements that are typical for a specific style, such as the Modern style, as described in [Appendix A](#).
- c Exterior Chimneys:** Exterior chimneys should be finished in brick, stone, or stucco.



3. METHODS

- d Brick and Cut Stone Patterns:** Brick and cut stone should be laid in true bonding pattern.
- e River and Rubble Stone:** River and rubble stone should be laid in the natural manner (laid in a horizontal direction in horizontal courses which respect gravity) with smooth or beaded mortar joints.

Mortar Joints: Brick mortar joints should be struck or slush-and-brush. Stone should be dry-stack, or when mortar is used, joints should be struck or slush-and-brush.

Masonry Thickness: Masonry cladding should be a minimum of 4 inches at the wall surface and 6 inches at returns and corners.
- f Stucco:** Stucco should be textured to match the architectural style of the home.
- g Exposed Wood:** Exposed wood should be painted or stained.



2.7.1 ARCHITECTURAL DESIGN GUIDELINES



B. ROOFS

1. MATERIALS

Roofing materials should be consistent with the architectural style of the home.

- a Standing Seam Metal:** Narrow standing seam metal roofs may be used if approved through Design Review.
- c Dormers:** Dormers should be made of materials lighter in weight than the buildings walls. Generally they should be made of wood siding.
- f Gutters:** Gutters and downspouts should be made of copper, galvanized steel, or painted aluminum.

2. CONFIGURATIONS

Roof Slopes: Roof styles should be consistent with the architectural style of the home. Building roofs should be gabled or hipped and should be sloped according to the architectural style of the home. To avoid complex roof forms, limit the number of different roof pitches to two. For the Modern style, where flat roofs are appropriate, they may be accompanied by parapet walls.

Shed Roofs: Shed roofs should only be attached to the main mass walls, and should have a minimum slope of 2:12.

- e Skylights:** Skylights should be flat (not plastic domes) and are not allowed in roofs visible from the street.
- c Dormers:** Dormers should be placed no closer than 3 feet to building sidewalls or another dormer. The windows should be centered within the dormer structure and at least 6 inches of wall surface should be visible on either side of the window before the side wall returns to roof.
- f Gutters:** Gutters should be half-round or ogee for traditional architectural styles, and may be square for the Modern style.

3. METHODS

- a Standing Seams:** Standing seam metal roofs should have a standing seam no higher than 1-1/2 inches, panels should be no wider than 18 inches and the cap piece should be no wider than 4 inches.
- d Overhanging Eaves:** Overhanging eaves should match the architectural style of the home.
- b Brackets:** Brackets, when provided at eaves, should have a minimal nominal dimension of 5 inches.

C. PROJECTING ELEMENTS

Building Elements include porches, stoops, porticos, balconies, bay windows, bow windows, chimneys, etc. They are elements that are additive to the basic mass of the building, not including simple door and window openings, and should be appropriate to the architectural style of the home.

1. MATERIALS

Foundations: Foundations should be made of brick, stone, or concrete.

Columns, Piers, and Arches: Columns, piers, and arches should be made of or clad in wood, brick, stone, cast stone, or stucco. In the Neoclassical style Doric, Ionic and Corinthian columns may be constructed of fiberglass with a sand coated texture finish.

Porches & Porticos: Porches and Porticos should be made of wood, brick, or stone for traditional architectural styles; metal is acceptable for the Modern style.

Railings: Porch, balcony, and other railings should be made of wood, wrought iron, or metal. Vinyl substitutes are not appropriate.

Bay/Bow Windows: Bay windows should be made of materials identical to or compatible with the building's wall finish and windows.

Window Boxes: Window boxes, if provided, should be made of finished or painted wood, and should be supported by visible brackets, detailed in a manner consistent with porch or eave details of the building.

Chimneys: Chimneys should typically be true masonry. Stucco - when appropriate to the style of the home - may be acceptable.

2. CONFIGURATIONS

Porches: Porches should be elevated above adjacent grade.

Front Porches: Front porches should have a minimum depth of 6 feet. The porch width may vary but in general should be no less than its depth.

Stoops: A stoop should have a minimum depth of 4 feet and a minimum width of 4 feet.

Spindles and Balusters: Spindles and balusters on balconies, porches, and decks should not exceed a spacing of 6 inches on center, or as required by the Building Code, whichever is less.

Bay/Bow Windows: Bay windows should be a maximum of 8 feet in width and should have a height that is equal to or greater than its width. Bays should be placed a minimum of 3 feet from any building corner. A bay's street facing facade should consist of at least 50% transparent fenestration.

Mechanical and Electrical Equipment: All mechanical and electrical equipment – including, but not limited to air-conditioning units, generators, solar panels, antennas, and satellite dishes – whether roof-mounted, ground-mounted, or otherwise, should be completely screened from public view.

Posts: Posts used at porches and porticos should include half or full columns where adjoining the Main House Mass.

Chimneys: Chimneys should be made of or clad in brick, stone or cast stone masonry and topped with brick, stone, clay, ceramic tile or copper chimney caps. as determined by the ARB as compatible with the selected architectural style. Aluminum, galvanized or painted metal caps are not recommended.



2.7.1 ARCHITECTURAL DESIGN GUIDELINES

D. DOORS AND WINDOWS

1. MATERIALS

Muntins: Windows should match the given style of building chosen. Historically-based styles require true-divided light windows (real muntins exposed to the exterior). Simulated divided light windows with applied muntins at the exterior, at the insulated air space, and at the interior may be acceptable with ARB approval, but are not encouraged. All muntins on a home should be the same pattern and proportion, with few exceptions.

Primary Materials: Windows and doors should be made of wood, vinyl-clad wood, fiberglass-clad wood, or aluminum-clad wood. Solid PVC may be permitted upon design review approval. Permissible PVC windows should be available in a range of colors appropriate for the applicable architectural styles and should resemble wood windows in detailing and profile thickness so as to make them indistinguishable when seen from the exterior.

Glazing: Glazing should be clear glass with no more than 10% daylight reduction (tinting). Glazing should not be reflective (mirrored).

Shutters: Shutters may accompany windows only if sized to match the window openings and should be made of wood.

Garage Doors: Garage doors may be of wood, aluminum, or cementitious panel. Material and color should relate to the main body of the building and be painted to blend in with such.

2. CONFIGURATIONS

Window Openings: Window openings should have vertical proportions, or may be square. Windows should be stacked with second floor windows either the same size or smaller than the first floor windows. Exceptions can be made when appropriate for the style of the house. For instance, a Tudor often stacks larger windows over smaller units.

Window Accents: Windows may additionally be circular, elliptical, octagonal, or hexagonal - recommended maximum two per facade.

Window Recesses: Windows should be recessed no less than two inches from the building facade, and much more for certain styles. See Style Guidelines.

Garages in Wings: Garages and their doors should be located in wings attached to the main mass of a house, or in accessory buildings. Locating garages in the main mass of a house is discouraged.

Garage Doors Scale: Garage doors should be scaled to the size of a typical car, with as minimal dimensions as possible to minimize the impact of the doors on the mass of a house. Garage Doors should not exceed 10 feet in height.

Garage Door Spacing: Garage doors should be single width (8 to 10 ft. wide). When grouped, garage doors should be separated by a minimum



width of 1 foot of wall material, column, or combination thereof. The use of one double-car garage may be acceptable with ARB approval, but is not encouraged.

3. METHODS

Window Types: Windows should be double hung, single hung, or hinged casement, unless specified otherwise for traditional Architectural Styles in the Architectural Appendix. Horizontal sliding windows are discouraged, but may be approved by the ARB for rear elevations of homes.

Accent Windows: Circular or hexagonal windows may additionally be pivoted or hopper configuration.

Dormer Windows: Dormer windows should be hinged casement or hopper configuration.

Doors: Doors should be side hinged only, except garage doors which may be overhead, and sliding glass doors which may face rear yards.

E. ARCHITECTURAL ABERRATIONS

In Mission Hills, architectural style is fundamental to the form, design, character, and personality of each Mission Hills home. The choice of style informs the massing and organization of the home, and is inextricably linked with materiality and detailing. Architectural styles' origins relate to specific regions and time periods, each with its own unique materials, construction techniques, and climate.

Newcomers who settled the Plains came from the Eastern U.S. and brought American and European style precedents which were time-tested for proportion, usefulness, and longevity. Mission Hills' early styles provided an ideal ratio of wall mass to opening for Kansas City's climate – more walls, less window – and related directly to keeping the house comfortable (efficiently) in the regional cycles of heat and cold prior to air conditioning. These styles were a very “good fit” with the local culture, climate, and the countryside living environment that Mr. Nichols was creating. The Architectural Appendix provides basic guidelines for those early Mission Hills Styles, and applicants intending to employ one of those styles are urged to refer to those guidelines to ensure that the style is well executed.

This is not to say that styles are immutable or immune to adaptation. Quite the opposite; the styles of the finest original homes of Mission Hills were adapted by the best architects of that time to the needs of local families and the requirements of Mr. Nichols' vision for Mission Hills. Further adaptations continue today, and when skillfully executed, continue to enrich the distinguished architecture of Mission Hills.

With the explosive growth in the post-war housing boom, came two significant new trends in the design of Mission Hills homes. First, many new homes were inspired by the “ranch house” craze of the 1950s, and many homes of that period are indeed very fine examples of restrained and elegant custom home design in the low-slung “ranch massing” of the time. But second, and less positive, many new homes took on the forms of production housing of that period, in many cases with superficially applied symbols of historic styles stuck onto a “standard tract house” to make it look fancy.

As production housing has grown larger and more ostentatious over recent decades, many new communities have sought to mass produce the success of authentic elegant neighborhoods like Mission Hills and Beverly Hills, and their stock in trade is the “McMansion.” Typically, such houses are essentially very large tract homes, often designed mainly by the marketing department to include as many “features” as possible. This generates “style aberrations” that may be acceptable in some newer developments but completely undermine the tradition of architectural excellence in Mission Hills. The following Aberrations are specifically discouraged:

Mismatched Style and Massing of the roof: In French Provincial architecture (a specialized Mediterranean style), the roof's mass matches its origins in Provence: the dry climate and rarity of tall trees (for beams) produced a simple, single form, medium pitched roof with baked earth tiles, **a** (see page 98) sitting on and reinforcing the simple mass of stone walls below. Aberrations today include irrational complex roof forms, cartoon-like steeply-pitched roofs, and oversized roof tiles. **b** Such roofs are out of character with the understated elegance of Mission Hills, and in the Suburban Character Area – where many such homes have been proposed – their exaggerated verticality is in direct conflict with the horizontal proportions of surrounding homes.

Mismatch of style and massing: The Mediterranean style, for example, reflects its roots of Greek, French, and Italian buildings, with a single, simple rectangular mass **c** (with or without side wings) reflecting the rocky regions where walls were made of stone and rooms were only as wide as vaults or the rare tree could span. Openings were as regular as the room layouts within, again, based on the limits of masonry walls. Aberrations of today arise when complex masses are added in random shapes and patterns that would never and could never have been built of stone, **d** undermining the authenticity of the Mediterranean style.

Misuse of Detail and Materials: This includes non-functional, decorative, or surplus details which yield an ornamental pastiche. Original (precedent) buildings used restraint on details, the majority of which were present for building protection (functional), **e** and the minority there for embellishment at key parts of a façade. In contrast, today's aberrations treat details as a fancy wallpaper stretched around a bloated mass. **f** Materials misuse and aberrations occur when synthetic materials are dominant on a façade, or where they are applied in a non-traditional manner (such as a brick wall on a 2nd floor over a stucco 1st floor).

Multi-Styled Buildings: When designing ones dream home, the impulse to include “all your favorite things” is understandable, but can lead a client, designer or builder to combine a potpourri of architectural styles and ideas on the exterior of the house. **g** This is inconsistent with the understated elegance of Mission Hills, which requires editing and an eye for style. A good rule for all Mission Hills homes is “one style per house”. This includes additions to existing homes, where “reinterpretations” or “misunderstandings” of classic styles are inadvisable when adding onto a classic Mission Hills home.

STYLE (ARCHITECTURAL)



ENCOURAGED

a

Style + Massing + Roof = Architecture

Origin of Mediterranean Style (French Provencal vernacular): Simple rectangular mass and regulated pattern of windows/doors relates directly to masonry load-bearing construction and simple, agrarian (country house) roots.

A roof of similar simplicity tops the mass. Shutters, the only detail on the facade, are functional in the region's hot summers, cold winters.



ENCOURAGED

c

Style + Massing + Details = Architecture

Origin of Mediterranean Style (Italian Tuscan vernacular): Simple rectangular mass and regulated pattern of windows/doors relates directly to masonry load-bearing construction.

A roof of similar simplicity tops the mass. Stone window surrounds and sills, chimney caps, and two balconies comprise the restrained detailing. Plaster is made with ochre clay from surrounding soil, grounding the building in its environment.



ENCOURAGED

e

Details/Materials

Top: Real stone walls with polished stones at corners (quoins) and around openings.

Below: Stone/plaster arched door.



AVOID

f

Details/Materials

Top: Corner quoins rendered in foam and synthetic stucco.

Below: Frames & cornices, in foam & synthetic stucco, wall in synthetic stone.



AVOID

b

Style + Massing + Roof = Pastiche

Derivative Mediterranean Style (French Provencal): complex massing leading to confusion. Window/door patterns are inconsistent in placement, style, and size, which reflects wood framing, not masonry. Paradoxically, the exterior is sheathed in "stone".

Roof forms are complex and mixed (both hips and gable ends), with arched dormers (both inset and projecting). The very steeply pitched roof is taller than the ground floor.



AVOID

d

Style + Massing + Details = Cartoonish Pastiche

Derivative Mediterranean Style ("Tuscan"): Overworked massing is confusing. Window/door patterns are irregular in placement, style, and size, which reflects wood framing, not masonry. An explosion of details - awkward eaves and cornices, balconies at fixed windows - are rendered in a synthetic stucco with none of the textures shown in the adjacent photo and without function or value. Complex roof forms top the complex massing, thoughtlessly applied to add 'value,' 'detail,' and panache to a very cartoonish structure.



AVOID

g

Style 1 + Style 2 + Styles 3,4 = Mystery Pastiche

Style 1 is the complex Picturesque massing of a Tudor or Victorian style house. Style 2 is Classical revival at the front entry. Style 3 is Mediterranean Revival on the tile roof, left wing, and random Italianate brackets at roof eaves. Style 4 is French Eclectic dormers.

F. MASSING ABERRATIONS

Aberrations in massing and scale are to be avoided. The aberrations analyzed here reflect trends of recent years in house building which have unfortunately yielded extremely large size houses (square footages and bulk) placed on smaller lot sizes. Nationally, these are referred to as ‘McMansions,’ a well-deserved pejorative term relating this type of construction to the ‘fast food’ version of the American home. Even when placed on adequately large lots, these types of buildings offend and ignore basic principles of great architecture and place-making. The issue is not the amount of square footage, or even the quality of it, but the overall shape of the house, and the proportions and compositions of its elements.

The first common aberration is the absence of a clear main mass, **a** which makes up the main body of a house. This body should be dominant and legible, and is defined by a basic rectangular shape which is articulated by an associated singular roof form of concomitant simplicity. In the aberrational examples, this main body is not legible; either because the house wings dominate the massing or because the applied roof forms obscure and confuse the main house.

The second aberration is blocky massing, **b** usually in the form of a large square plan. A house of this size is achieved, from the onset of design, by enlarging the scale of public rooms (living, dining, central staircase, etc.) and attaching rooms thereto, all for the sake of ‘flow of space’. The center portion of the house is 3 or 4 rooms deep from the exterior, with no view, no natural light, and no air.

In Mission Hills and other classic communities, houses are typically composed of rectangular volumes joined in asymmetrical or symmetrical assemblies. The public parts of the house are contained within the largest rectangular mass, and private parts (bedrooms, bathrooms, studies) are located on the upper floors of the main mass, or are appended in separate rectangular volumes. The rectangular proportion is essential, for it speaks to residential-scale structural capabilities, human-scaled rooms, and rooms with access to views and air.

The third increasingly common aberration is complex massing, **c** in which individual room volumes within a house are expressed in plan, massing, and roof form, undisciplined by the rigor of the recommended main mass and wing organization. The end result of such complicated massing is not a cohesive elegant design, but rather an apparent collection of disparate parts. Like the other aberrations, this technique is used frequently in an attempt to disguise a house mass that is too large for its lot or its neighborhood. The phrase “breaking up the mass” frequently accompanies this technique, which is not appropriate to Mission Hills. Massing in Mission Hills is intentional, not mitigation of bad decisions made in plan.



Absence of Main Mass

The main mass, or main body, of this modestly sized house is not dominant, nor legible, hidden under a complex roof form that is further confused with a profusion of gable forms. The garage dominates the composition.



Absence of Main Mass

The main mass, or main body, of this large house is not dominant, nor legible, as it is hidden under complex roof forms. Side wings (garage on left, porch/bedrooms on the right) fight to dominate the composition.

SCALE

AVOID

b



Blocky Proportions

The house is a square mass of great bulk with blocky proportions. Only rooms at the periphery of the house have views, light, and air. A complex roof form attempts to break down the scale of the house, and to keep it from becoming a hulking building. The scale and proportions are commercial, not residential.

AVOID

b



Blocky Proportions

An over-articulated roof applied to an under-articulated plan. A simple roof form on such a square building would result in a very large volume which would exceed height limitations. The problem is the plan, and the complexity of the roof cannot solve that.

AVOID

c



Complex Applied Massing

This house illustrates extreme, and unnecessary complexity. Each room within the structure is articulated with its own roof form, which adds to the cacophonous composition. The jumbled massing appears as a collection of different buildings pushed together rather than a single, dignified house.

AVOID

c



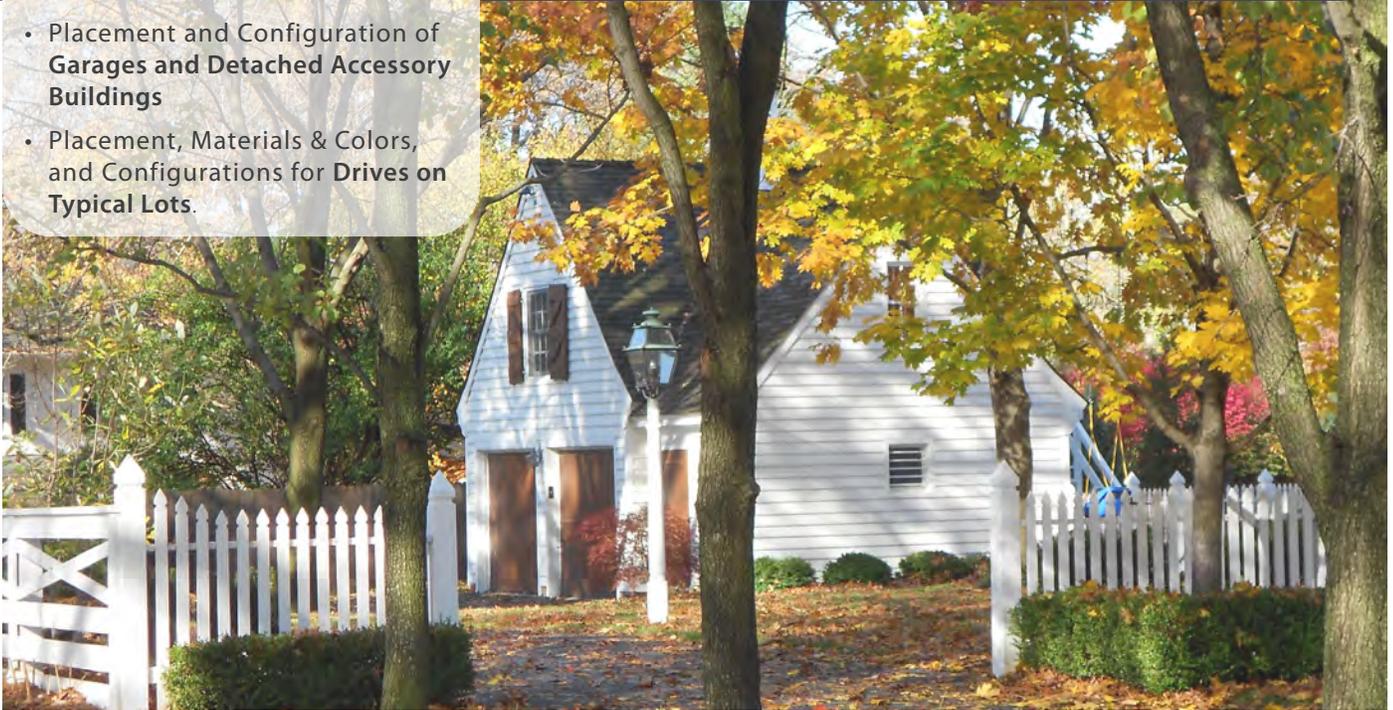
Complex Applied Massing

A large home with a complexity of massing, roof forms, and styles. The American Institute of Architects in Colorado identified no less than 18 roof planes on this single house. Incidentally, there are more than five Architectural Styles present as well.

2.7.2 DESIGN GUIDELINES FOR GARAGES, DRIVES, & DETACHED ACCESSORY BUILDINGS

GUIDELINES IN THIS SECTION

- Placement and Configuration of Garages and Detached Accessory Buildings
- Placement, Materials & Colors, and Configurations for Drives on Typical Lots.



Detached Garage set back well from property lines and screened by landscaping from street and from neighbors.

I. INTENT & APPLICABILITY

Garages are a necessary element of every home, but necessarily include doors that tend to be out of scale with the elegant facades of Mission Hills homes, and large areas of pavement for maneuvering vehicles that can detract from the Streetside Greenspace if located in front or side yards. These Guidelines are provided to help reduce such negative impacts to the practical minimum.



Garages set behind main house are recommended, as are broad landscaped strips between drives.

A. GUIDELINES FOR GARAGES & DETACHED ACCESSORY BUILDINGS

All Garages: Garages should be located within wings or accessory buildings, and set back behind the facade of the Main House Mass. Unless unavoidable, garage doors should not face or be prominently visible from a street. It is understood that on narrower lots, particularly in the Traditional Neighborhood Character Area, garages may have to face directly toward the street, but on most Mission Hills lots this can and should be avoided.

For garages located in Detached Accessory Buildings, the garage doors as well as the pavement of the adjacent back-out area should be oriented into the property rather than toward neighbors whenever possible.

Detached Garages: Garages within accessory buildings located in side and rear yards are recommended when the lot is large enough to allow that garage to be minimally visible from the street and appropriately set back from neighbors per the Guidelines in this chapter. Care should be taken to ensure that the driveway pavement approaching the garage does not dominate views from neighboring lots.

Street-Facing Garages: Street-facing garages should be located within a side wing or accessory building as illustrated in the image to the left, and set back at least 10 ft., and ideally 20 ft. or more from the facade of the Main Mass. The doors should be as small as practical, and designed as an integral part of the facade composition, see [Section 2.7.1](#).

2.7.2 DESIGN GUIDELINES FOR GARAGES, DRIVES, AND DETACHED ACCESSORY BUILDINGS

Side and Rear Facing Garages: Garages within side wings with their garage doors facing to the side or to the rear are recommended. The elevations of such wings that are prominently visible from streets should be designed to minimize the perception that they contain a garage. Care should be taken to ensure that the driveway pavement approaching the garage doors does not dominate views of the home from the street or from neighboring lots.

Detached Accessory Buildings: To avoid crowding neighboring lots, landscaped setbacks should be provided between Accessory Buildings and neighboring lots. The appropriate height and location on the lot for Accessory Buildings is described per Character Area in [Sections 2.2](#) through [2.5](#)

For Detached Accessory Buildings in the Conditional Building Area or Primary Landscape Area, (per [Sections 2.2](#) through [2.5](#)) an effective and attractive screening composition of landscape and walls should be provided to minimize noise and light projecting into the neighbors yard.



Drive is integrated into the front yard landscape and house architecture with a bridge of fine materials and detailing, and modular pavers make the drive a pervious surface

B. GUIDELINES FOR DRIVES

1. DRIVE WIDTH AND MATERIALS

Drives should be designed to blend into the Greenspace as much as possible. Key strategies for achieving this include keeping them as narrow as practical, constructing them of materials and colors that harmonize with the surrounding landscape, and integrating them into the natural contours of the Frontage in ways that reduce their visibility from the street.

In some cases, there are however specific opportunities for the form of drives to reinforce certain design patterns of the original Mission Hills design, particularly at Intersection Green and Creekside frontages. Guidelines for those conditions are provided in [Section 2.6.3](#).

The following drive configurations are generally recommended. Specific guidelines for drives are provided per Character Area, in [Sections 2.2](#) through [2.5](#), and are refined for Special Frontage conditions in [Section 2.6.3](#).

Drive Width: To reduce the visual intrusion of driveways into the Greenspace character of street-facing yard areas, drives should be as narrow as practical – not more than 12 ft. – particularly near the street where they are most visible, widening to 18 or 22 ft. nearer the home if necessary for garage access and/or guest parking.

Materials and Colors: Drives paved with fine materials – such as brick, stone and concrete unit pavers that faithfully simulate brick or stone – are encouraged, as they are compatible with the high quality building materials that characterized the homes of Mission Hills. However, because the top priority for drives in Mission Hills is to blend into the Greenspace of the homes frontage, drives of dark colored ordinary materials such as asphalt are also generally appropriate.

Pervious Pavements: To preserve the original natural drainage patterns of Mission Hills as much as possible, the City has adopted a series of policies and standards to limit the amount of each lot that is covered with surface materials

impervious to rainwater. Accordingly, when practical, it is recommended that pervious paving materials – generally modular paving materials such as brick, stone or similar units installed over appropriately engineered pervious substrata – be used for drives, walks, or other hard surfaced areas.

Detailing: Drives made of modular paving materials have inherent textures, which may be subtly enhanced to provide attractive patterns, such as herringbone, checkerboard, panels, or other geometric patterns. It is strongly recommended that such patterns – if provided – be subtle so as to let the main visual focus of the frontage remain on the landscape rather than the drive. Drive edges may be very simple – with the main drive paving material simply abutting the landscape – or may include subtle borders. In some cases where the Frontage slopes from the home to the street and a circular drive is provided, a vegetative border no more than 3 ft. in height may be planted, or the edge bank may be developed into a very low (2 ft max) retaining wall to reduce the extent to which the drive is tilted toward the street, reducing its visibility. In such cases, the drive edge should be designed to harmonize with the adjacent landscape.



Dark paving materials reduce a drive's visual prominence

2. DRIVE PLACEMENT & CONFIGURATION

On all lots in Mission Hills, care should be taken to ensure that the driveway pavement approaching the garage doors does not dominate views of the home from the street or from neighboring lots.

- Direct Drives:** Direct drives connect directly from a single curb cut on the street to the garage of the home without passing in front of the main entry of the home, as illustrated in **Diagram A**. Lots of less than 150 ft. should be accessed by direct drive only. **a** Direct drive width should not exceed 12 ft. within 30 ft. of the curb.
- Circular Drives:** Circular drives **c** connect to the street(s) adjoining the lot at two curb cuts, defining a green within the front yard and providing guest parking and drop-off at the main entry. Such a drive is normally provided in addition to a Direct Drive **b** as illustrated in **Diagram B**. The green thus formed **d** should be no less than 80 ft. wide, and intentional in form, with a depth at least 1/2 the width **e**.
- Multiple Garages:** **Diagram C** illustrates a multiple garage condition. In general, when more than one garage is provided, it is recommended that they share backout and maneuvering areas **f** to reduce the total amount of pavement required. Carefully designed and paved, such areas can also be pleasant and useful spaces for outdoor play.
- Backout and Maneuvering Areas:** Whenever possible the widened backout and maneuvering area **f** adjacent to the garage door(s) should be located behind the Streetside Line (Front Building Line).
- Corner Lots - Acceptable Drive Configurations:** **Diagram D** below illustrates acceptable drive configurations for corner lots, where configuration **c** utilizes a circular drive to define the Intersection Green and configuration **a** utilizes a direct side drive to preserve the Greenspace while providing access to a rear garage.
- Corner Lots Unacceptable Drive Configuration:** In the **Diagram E - "Avoid"** below, the circular drive configuration **c** violates and interferes with the corner's Streetside Greenspace pattern **g** and should be avoided. In general, curb cuts and drives should be located as far from any corner as practical.



DIAGRAM A

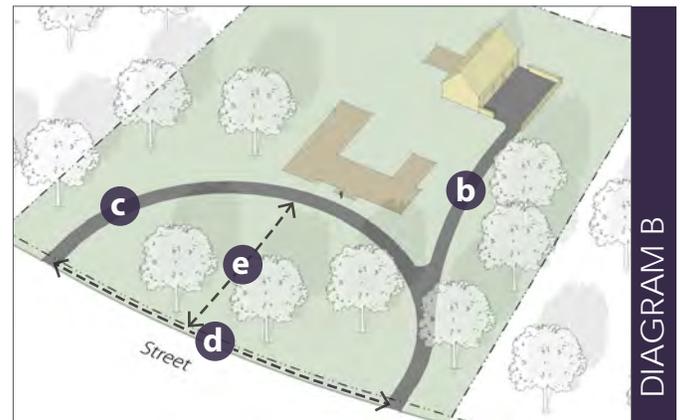


DIAGRAM B



DIAGRAM C



DIAGRAM D



DIAGRAM E - AVOID

2.7.2 DESIGN GUIDELINES FOR GARAGES, DRIVES, AND DETACHED ACCESSORY BUILDINGS

3. FRONT YARD DRIVEWAY ENTRYWAY MARKERS

One central principal in considering how new elements may be appropriate within the beloved Streetside Greenspace is the notion that “gracious elements” – those which welcome visitors to the home – can generally be extended or located nearer the street and more visible, while those that do not should be further from the street and to the extent possible, masked from public view. Another such principle is “understated elegance”. The overarching ambience of the Greenspace is calmness and tranquility, not busyness or flash. The goal of such an element is to subtly punctuate the Greenspace to clarify access, not to impress. The design of each home and its site with the historic patterns and surrounding context of Mission Hills is critically important to maintaining Mission Hills’ unique character and quality, such that the collective design of the quintessential (common) greenspace is not disrupted.

- a. Primary function is to define/locate visitor entry or access onto a property.
- b. Unless historic, markers should not include gates/fences.
- c. Additional landscaping around entry markers should be low and close to the monument, with the primary goal of integrating the monument as seamlessly as possible into the Streetside Greenspace.
- d. The structure should match and be appropriate to the architectural style and character of the principal building.
- e. The Primary Column should be constructed of true authentic materials, historic to Mission Hills (brick, cut and natural stone, wood, or three-coat traditional stucco) which are found on the primary building or compliment the materials on the principal building.

1. Construction/Materials

- Brick and cut stone should be laid in true bonding pattern.
- River and rubble stone should be laid in the natural manner (laid in a horizontal direction in horizontal courses which respects gravity) with smooth or beaded mortar joints.
- Brick Mortar joints should be tooled or slush-and-brush. Stone should be dry-stack, or when mortar is used, joints should be tooled or slush-and-brush.
- Exposed wood should be painted, stained, or oiled.
- Not allowed: Box-framed elements with exterior cladding



Front yard driveway entryway markers correspond to the architectural style of the building and incorporate decorative, weatherproof caps

Architectural/Decorative Cap: Caps should complete the upward gesture of the columns with a graceful, durable and weatherproof top that is not visually heavy. Cut stone or slate is recommended.

Top Artifact/Sculptural Element: Should be tastefully designed (understated elegance) and subordinate to the scale of the Primary Column.

Architectural Lamp/Fixture: Should be subordinate to the scale of the Primary Column, architecturally compatible with the home, and historically/ architecturally compatible to City street lamps within the Streetside Greenspace. Illumination level should be very low, such that it does not affect the night vision of passers-by navigating by moonlight.

Metal or Stone Plaque, Placard, or Street Address Numbers: Should be large enough to be comfortably legible from the street; individual letters should not exceed 6 inches in height. Letters/numbers may be cut into stone or made of weathering metal— bronze and brass are recommended. Painted letters/numbers are not recommended.

Attached wing wall: Walls should be subordinate in width to the Primary Column and constructed of the same materials as the Primary Column.



Lamp and street address elements in the Streetside Greenspace should subtly emphasize welcome or access

2.7.3 GUIDELINES FOR SITE & LANDSCAPE DESIGN

GUIDELINES IN THIS SECTION

- Landscape Design in the **Streetside Greenspace** (Common Lawn, Trees, Ornamental Plantings & Walks)
- Proper Materials & Configurations for **Garden Walls & Fences**
- Special cautions and direction for **Grading & Retaining**



The Common Lawn permeates Mission Hills and is seamless from lot to lot

I. INTENT & APPLICABILITY

In public meetings during the Guideline preparation process, the number one answer to the questions “What do you value most about the design of Mission Hills” was always “The Greenspace.” These Guidelines focus on the design of the Streetside Greenspace, the simple, elegant landscape of the public realm shared by the entire community. Non-landscape encroachments into the Greenspace - limited to driveways, walkways and in some cases minor retaining walls - should be designed to blend into and become part of that soft green landscape.



Small, ornamental trees can be used sparingly to frame and accent the architectural composition



Despite a retaining wall, the landscape, including the tree canopy, spans relatively seamlessly from the front lawn to the road and from one property to another

2.7.3 GUIDELINES FOR SITE & LANDSCAPE DESIGN



The characteristic Greenspace of Mission Hills must be protected, both to maintain the gardenlike aesthetic and reduce the negative consequences for stormwater flow caused by impervious surfaces

A. MINIMUM GREENSPACE ON A PROPERTY

Increased amounts of impervious surface and regrading have disrupted the natural topography and stormwater flow as envisioned by J.C. Nichols. Mission Hills has come to a critical point where it can no longer have an unlimited increase in impervious surface, which has caused negative consequences to its natural gardenlike community. Therefore, it is in the best interest of Mission Hills to limit the amount of impervious surface, and recommend a minimum percentage of Greenspace on each lot. The following minimum percentage of Greenspace is recommended based on a property's lot size category:

- **LS-1 and LS-2** (lots up to 19,999 sq. ft.): 60%
- **LS-3, LS-4, and LS-5** (lots 20,000–43,559 sq. ft.): 65%
- **LS-6 and LS-7** (lots 43,560 sq. ft. and above): 70%

Greenspace: Area of natural pervious vegetation such as turf, trees, shrubs, and planting beds.

B. STREETSIDE LANDSCAPE

The predominant landscape character of Mission Hills is defined by expansive green lawns and a naturalistic canopy of shade trees. This simple landscape character should dominate every frontage, including all front yard setback areas between the street and the Building Line, and those portions of the side yards between the buildings that are prominently visible from the street. The guidelines in this Section apply to all lots, except as provided otherwise for Special Frontage Conditions of lots, as defined in [Section 2.6.3](#).

1. LAWN (COMMON)

Maintained Lawn: The landscape of frontages should consist primarily of maintained lawn.

Natural Grasses: On steeper slopes within large lots, natural unmowed grasses may also be appropriate — see [Section 2.6.3C](#) — and along natural drainages such grasses and other plants characteristic of creeks may be appropriate — see [Section 2.6.3B](#).

Seamless with Neighbors: The landscape of frontages should be designed to blend seamlessly with that of neighboring yards, with no sudden changes of material, grade or landscape pattern.



The character-defining trees of Mission Hills shower homes and yards with shade during the summer months, and paint a spectacular display of colors during the fall.



2. TREES

Trees of many kinds, and in abundance, are one of the most important character-defining elements of Mission Hills and its Greenspace.

Canopy Trees: The trees that are most characteristic of Mission Hills are large deciduous canopy trees, planted in naturalistic patterns, which defined the original design character of Mission Hills. Such trees are strongly recommended within most Frontages of Mission Hills properties. Not only are they the primary element of the character-defining landscape of Mission Hills, they provide strong spatial definition and sense of enclosure “within a neighborhood,” much-needed shade in the hot months of the year, as well as moderating winds during harsh weather. See [Section 2.6.3](#) for specific modifications to this general recommendation for Special Lot Frontage conditions.

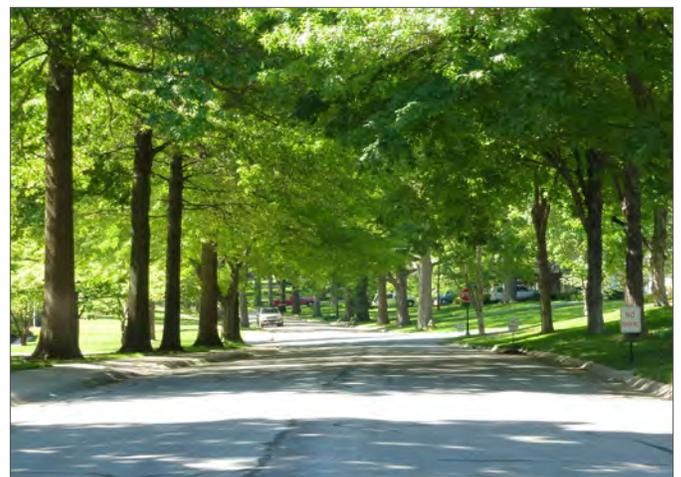
Evergreen Trees: Evergreen and coniferous trees are less characteristic of the natural landscape of Mission Hills and should be reserved for accents within the landscape design.

Ornamental Trees: Smaller ornamental trees, including flowering species, are also welcome accents within the Greenspace of Mission Hills, and are best located near the homes to accent the architectural composition and integrate the home into the landscape of its lot. Smaller trees are also recommended to help screen views from house to house within side and rear yards.

Privately Maintained Trees: Most trees within the frontages of Mission Hills are located on private property and maintained by the homeowner. These trees make a vital contribution to the Greenspace and overall character and quality of Mission Hills and should be maintained in a healthy and natural condition.

City Maintained Trees: Trees within approximately 10 ft. of most streets are typically owned and maintained by the City of Mission Hills.

Tree Preservation: Preservation of the existing tree canopy of Mission Hills – and its expansion in certain areas, particularly the Suburban Character Area – is strongly encouraged.



The formal canopy in Old Sagamore is a mix of privately and city maintained trees

2.7.3 GUIDELINES FOR SITE & LANDSCAPE DESIGN



Small, ornamental trees can be used sparingly to frame and accent the architectural composition



Small, ornamental plantings can be elegant accents to the facade



Walk follows the gently sloping contours of its lot



Walk disappears into the composition of the front lawn

3. ORNAMENTAL PLANTINGS

More elaborate, formal and colorful landscape elements, such as flower beds, hedges and flowering shrubs are best reserved for rear yard areas. The front yard areas closest to the home and focal points within the small public parks and greens punctuate Mission Hills. Within such areas, these plantings can help to provide beautiful human-scale spaces for outdoor activities, whereas the broad sweeps of frontages are better left very simply landscaped and visually open.

4. FRONT WALKS

Front walks leading from the street to the front door of the home not only graciously welcome visitors, but can also strengthen the presence of the home on its street, highlighting its main entry. Such walks are more common on smaller lots in flatter terrain. On very large lots, and on lots where the home site is significantly higher than the street, it is often most practical for guests to drive into the property and park within a circular or direct drive area at the front or side of the home.

Narrow Width: If provided, a single walk leading from the street to the front door of the home is recommended. Widths between 4 and 5 ft. are recommended, but may widen to 8 ft. as they approach the front entry. Walks should be no wider than necessary in scale with front entry and surrounding landscape.

Harmonize with Yard: Walks should harmonize with the overall landscape design of the front yard. In yards with significant topography, walks should follow the contours of the yard, and in all cases should be an integral element of the landscape design.

Fine Materials: Recommended materials include brick, unit pavers, and concrete. If concrete is used, a soft color and enhanced, textured finish are recommended. While asphalt is an appropriate material for drives, it is not appropriate for walks.

C. GARDEN WALLS & FENCES

Walls and fences within side yards must meet the requirements of the MHZO and should also conform to the following guidelines. In most of the neighborhoods of Mission Hills, walls and fences, if provided, are limited to defining, screening or securing rear yard areas. The following guidelines are provided to help ensure that walls and fences within side yards do not unduly disrupt the continuity of the Greenspace.

1. MATERIALS

Primary Materials: Garden walls and retaining walls should be made of or clad in brick, stone, or stucco compatible with the design of the main mass when located adjacent to and attached to the building. Wrought iron fences and gates should be made of true wrought iron, or steel bar that faithfully simulate true wrought iron, with bars no less than a 4-inch on center spacing.

Architectural Consistency: Walls and fences that connect to a building and that are open to off-site views, should be coordinated in their material, color, style and detailing with the design of the building. Walls and fences that do not connect to a building should generally be designed as an integral element of the landscape of which they are a part.

Integrated with Landscape Design: Such walls when isolated in the landscape should be made of stone and integrated with the landscape design.

Fences and Trellises: Fences and trellises should be made of finished wood or wrought iron. Wrought iron fences should have iron posts and/or brick or stone piers.

2. CONFIGURATIONS

Height: Garden walls should be no less than eight inches wide and capped by a top, overlapping the wall below by no less than one half inch on each side. Walls or fences over 4 ft. high must be set back at least 15 ft. from the front yard per the MHZO.

Placement: Wood fences and gates must be set back from the Building Line as required by the MHZO, and should be made of vertical boards, pickets or lattice per the ARB-approved fencing types.

Retaining Walls: Retaining walls at frontages are discouraged, and when within the Front Yard setback area should not exceed 2 feet.



Above: Examples of elegant, wrought iron and brick garden walls

2.7.3 GUIDELINES FOR SITE & LANDSCAPE DESIGN

D. GRADING & RETAINING

1. GRADING

The original street, block and lot layout of Mission Hills was designed to drape the neighborhoods and lots of Mission Hills gently over the natural rolling terrain of the site, generating the winding streets and picturesque block and lot shapes that set Mission Hills apart from all other communities in the region. The original homes of Mission Hills were sited and designed to take advantage of that terrain and to integrate themselves into the topography of their sites rather than reshaping the site.

Conserve Natural Landform: Grading within all lots of Mission Hills is discouraged and should occur only to the extent that it is necessary to provide reasonable access to a home-site and to manage stormwater. Grading should not occur to conform the landform of the lot to a home; the design of the home should conform itself to the natural and preexisting contours of the lot.

Conserve Original Greenspace Design: Any alteration of the existing lot topography within Streetside yard areas visible from a street should be strictly minimized and contoured so that the resulting landform can be planted with the characteristic lawn and shade trees indistinguishable from that of the pre-construction lot and adjoining properties.

Side and Rear Yards: Any necessary grading within side or rear yard areas that are not visible from surrounding streets should be integral to the naturalistic landscape design or to the architecture of the buildings. Such grading must conform to all City requirements and must not cause any storm water to drain into adjoining properties.

2. RETAINING

Retaining walls or other structures, when necessary, should either be a) integrated with the design of the naturalistic landscape of the lot when not connected with the building, or b) integrated with the architectural design of the building(s).

Retaining within Streetside Yards: Retaining walls within front or side yard Frontage areas visible from a street are strongly discouraged by these Guidelines. Such walls, when absolutely unavoidable, should be limited in height, and should be integrated subtly into the overall landscape design of the property and surrounding properties.

Natural Stone Outcrops: Along some frontages, what appear to be natural stone outcrops provide an abrupt grade change from the street to the yard of the home. These are, or appear to be, elements of the original streetscape design, created when the streets were cut into the natural slopes of the site. These elements should be preserved where present and can serve as models for new retaining structures when required.

Naturalistic Landscape: Retaining elements (when necessary) should be designed to harmonize with naturalistic landscape of the lot and made of natural, rustic materials.

Architectural Integration: Retaining walls in side and rear yard areas, which are close to the building(s) and necessary to conform them to the natural contours of the site, should be integrated with the design of the principal building and any accessory buildings or accessory structures, therefore altering the preexisting landforms of the lot as little as possible.



Naturalistic rock outcropping integrates grade change with landscape



Low front yard retaining walls should be a part of the landscape



Rustic rock walls modulate grade and define boundary between ornamental landscaping around the home and the Greenspace of the frontage

E. FRONT YARD COURTYARDS & TERRACES

1. COURTYARDS

Courtyards are uncovered, entry patio courts that project from the principal building, in some cases engaged by one or more projecting wings, and typically defined by a low wall.

- A. Location:** Should engage the main mass of the principal building and provide access to the main entry. Courtyard/terrace entry should be oriented toward the street.
- B. Depth:** (measured from wall containing front entry): Minimum = 8 feet Maximum = 16 feet
- C. Width:** Minimum = greater than depth Maximum = less than width of main mass (may not extend beyond side of principal building)
- D. Wall/rail height:** Minimum = 16 inches Maximum = 3 feet
- E. Entry Posts:** May include post elements up to 4 feet (not including light fixtures or decorative elements)

2. TERRACES

Terraces are courts that are raised (usually due to site topography) and are usually defined with a baluster rail or low wall.

- A. Depth:** (measured from wall containing front entry): Minimum = 8 feet Maximum = 16 feet
 - B. Width:** Minimum = greater than depth Maximum = less than width of main mass (may not extend beyond side of principal building)
 - C. Wall/rail height:** Minimum = 16 inches Maximum = 4 feet
- NOTE:** Building Code requires a 36-inch wall (measured from terrace floor) if there is at least a 30-inch fall (measured from the terrace floor to exterior grade)
- D. Entry Posts:** May include post elements up to 4 feet (not including light fixtures or decorative elements)
 - E. Terrace floor height:** Should come within 6 inches of finished first floor height of main mass

3. BOTH COURTYARDS AND TERRACES

- A. Lighting:** Allow two light fixtures at the entry. Should be attached to the wall or column creating the courtyard or terrace.
- B. Furnishings and décor:** Furniture and décor should be appropriate to the architectural style and character of the home.

F. PATIOS AND OUTDOOR RECREATIONAL FACILITIES

Patios and Outdoor Recreational Facilities – whether pervious or impervious – should conform to the Zoning Regulations requirement that they be located at least 15 feet or 20 feet (depending on the size of the lot) from the side and rear property lines. This will allow a larger amount of Greenspace near the edges of the property which will help decrease stormwater runoff to neighboring properties. It will also help minimize noise from entertainment areas that might infringe upon neighboring property owners use of their property.



Courtyard formed by a front projecting wing and a low wall



Terraces surrounding this house respond to sloping conditions



A combined courtyard and terrace, created by the front projecting wings that define a court, the raised condition, and the low enclosing wall



Outdoor recreational space

2.8 GLOSSARY OF TERMS

PURPOSE

This section of the Guidelines provides definitions of terms and phrases used that are technical or specialized, or that may not reflect common usage. If any of the definitions in this section conflict with definitions in the Mission Hills Zoning Ordinance (MHZO), the definitions in this glossary should control. If a term or phrase is not defined in this section, or in the MHZO, the City Administrator should determine the correct definition through a written interpretation for the Planning Commission's review and comment for finalization.

Terms and phrases. As used in the Mission Hills Design Guidelines, each of the following terms and phrases should have the meaning ascribed to them in this section, unless the context in which they are used clearly requires otherwise.

A

Adjacency, Incompatible: at the City's determination, the result when a land use, building, or portion of a building exceeds or may exceed the physical limits that would otherwise maintain compatibility with neighboring properties.

Adjacency, Side Yard: the condition when one building shares a lot line with another building and the need to design appropriately to maintain compatibility between the two properties.

Allee: a row of trees planted along a Thoroughfare or Pedestrian Way.

Alteration: see MHZO 5-103.2

Alteration, Project Type: one of three categories of projects ranging from Sitework Only to Exterior Building Alterations to Building Additions and New Homes.

Antenna: see MHZO 5-103.3-8

ARB: Mission Hills Architectural Review Board

Architect: see MHZO 5-103.10, 11

Art: see MHZO 5-103.12

B

Basement: see MHZO 5-103.13

Basketball Goal: see MHZO 5-103.14

Block: see MHZO 5-103.15

Block Face: the combined building facades on one side of a block providing the context for establishing architectural harmony.

Board: Mission Hills Board of Zoning Appeals

Building: see MHZO 5-103.17

Building, Detached Accessory: see MHZO 5-103.37

Building Function: the land use accommodated by a building and its lot, as allowed by the MHZO.

Building Height: the vertical extent of a building and its roof measured in ft. at the front of the building or structure from the average elevation of the exterior finished grade to the highest point of the roof. Unless specified otherwise, height limits do not apply to masts, belfries, chimney flues, and similar structures.

Buildings in the Landscape: the effect when the greenspace is perceived as the dominant characteristic of the streetscape rather than the buildings.

Building Line, Front (also Front Yard Setback): see MHZO 5-103.20

Building Line, Side (also Side Yard Setback): see MHZO 5-103.21

Building Placement: the maximum horizontal envelope available for placing a building on a lot per the applicable guidelines and regulations.

Building, Principal (also 'Main Mass'): see MHZO 5-103.19

Building Site: the area identified by the zone and applicable guidelines necessary to accommodate one building.

Building Size: the specified length, depth, and height of any individual and combined volumes as specified in the Guidelines and MHZO.

C

Calibrated: the result after adjusting the design to the conditions of the site, the direction from the Guidelines, and the requirements of the MHZO.

City: City of Mission Hills, Kansas

City Administrator: see MHZO 5-103.23

Civic: the term defining not-for-profit organizations dedicated to the arts, culture, education, government, transit and municipal parking facilities.

Civic Building(s): a structure operated by not-for-profit organizations dedicated to arts, culture, education, recreation, government, or for use approved by the legislative body.

Civic Space: an open area dedicated for public use, typically for community gatherings, physically defined by the intended use(s), size, landscape and by the buildings that align the space.

City Beautiful Movement: a reform philosophy concerning North American architecture and urban planning that flourished during the 1890s and 1900s with the intent of using beautification and monumental grandeur in cities.

Commission: Mission Hills City Planning Commission

Composition: the particular arrangement of individual elements and details on a building facade, as informed by the Guidelines.

Composition, Discordant: the effect when the individual elements and details of a facade are arranged in a way that lacks congruity.

Comprehensive Plan: see MHZO 5-103.27

Conceptual Review: see MHZO 5-103.27.5

Congruity: the result when a streetscape, site, building, or façade is in agreement, harmony, or correspondence, or when the individual components of a streetscape, site, building, or façade are in agreement, harmony, or correspondence.

Context: the particular combination of Greenspace and neighboring buildings that create a specific physical environment.

Construction: see MHZO 5-103.29

Council: Mission Hills City Council

Court (Inner, Outer): see MHZO 5-103.32,33

Courtyard: see MHZO 5-103.32. See Guidelines [Section 2.7.3](#).

Courtyard Wall: see MHZO 5-135.C

Cul-de-sac: see MHZO 5-103.34

Curb: the edge of the vehicular pavement, whether detailed as a raised curb or unarticulated pavement edge.

Curb Level: see MHZO 5-103.35

D

Developable Area: those areas of a site that are not required as building setbacks, driveway access or open space.

Depth: the dimension of a massing element (Main Mass, Wing, or Accessory Building) as measured generally perpendicular to the Streetside Line (Front Building Line) of the lot. See Guidelines [Sections 2.2 - 2.5](#).

Drive (also Driveway): a vehicular lane that provides access from the street to the lot and its garage. See Guidelines [Section 2.7.2](#)

Dwelling: see MHZO 5-103.38

Dwelling, One-Family: see MHZO 5-103.39

E

Easement: see MHZO 5-103.40

Elegance, Understated: the result when a building and its site are designed to appear as set in nature and restraint is applied regarding building size, facade composition, and level of articulation and ornament per the intentions of J.C. Nichols.

Elements, Building: secondary components of a building such as wings, walls, roofs, doors, windows, balconies, porches, stoops, and chimneys.

GLOSSARY

Elevation (Building): the exterior walls of a building not along a frontage. Also referred to as 'Facade' when the elevation is along a frontage line.

Enfront: the placement of an element such as a building facade.

Entrance, Principal: the principal point of pedestrian access to a building, typically along the building's primary frontage.

Entrance, Secondary: point(s) of pedestrian access to a building in addition to the principal entrance.

F

Fabric: the overall pattern of streetscapes, blocks, and buildings. The fabric typically changes from one area of the community to another in response to topography and the size and location of buildings.

Facade: the exterior wall of a building that is set along a frontage line. Facades support the public realm and are subject to frontage requirements additional to those required of elevations which are not set along frontage lines.

Facade, Publicly Engaged: a facade composed of a highly visible front door and large windows that relate directly to the shared/public living spaces within the main mass of the house. Such facades have a clear and direct engagement with the neighborhood, enhancing the sense of community.

Fence: see MHZO 5-103.43 and Guidelines [Section 2.7.3](#)

Fence, Wall or Retaining Wall Section: see MHZO 5-103.46

Front Yard Entryway Marker: Element that defines/locates visitor entry or access onto a property. See MHZO 5-132.B and Guidelines [Section 2.7.2](#)

Frontage, Special Lot (corner, intersection, hillside, creekside, edge): one of five physically-defined situations where a public open space feature adjoins a private lot. See [Section 1.2.2](#)

Frontage, Typical: the area between the building and the edge of the street which is typically covered by lawns and natural terrain with the occasional driveway access.

Frontage, Architectural: the architectural element of a building between the public right-of-way and the private property associated with the building. Frontage Types combined with the greenspace create the perceptible streetscape. The frontage types used in the Mission Hills Design Guidelines are described below:

Stoop: see MHZO 5-103.95

Porch: see MHZO 5-103.77

Porch, Full Height: a porch that is as tall as the second story of a 2 or 2 1/2 story house.

Front Yard: Front Yard frontages consist of the building facade being set back from the front property line in a dimension large enough to create a front yard which is continuous with neighboring yards. These yards are visually continuous within a block, and thus create a visually continuous landscape. see MHZO 5-103.122

Front(s) and Back(s): a term referring to the requirement for a building to have a clearly identifiable front facade along the lot's primary frontage, containing the primary pedestrian entrance and a clearly identifiable back facade in relation to the lot's rear property line. This term is also used to identify situations where it is not acceptable to have the front of a building adjacent to the back of another building.

G

Gable Length: The horizontal dimension of a massing element (Main Mass, Wing or Accessory Building) as measured parallel to the main ridge of the roof. This term is used in lieu of "Width" or "Depth" in circumstances where a massing element is neither clearly parallel to nor perpendicular to the Streetside Line (Front Building Line).

Gable Width: The horizontal dimension of a massing element (Main Mass, Wing or Accessory Building) as measured perpendicular to the main ridge of the roof. This term is used in lieu of "Width" or "Depth" in circumstances where a massing element is neither clearly parallel to nor perpendicular to the Streetside Line (Front Building Line).

Garage, Private: see MHZO 5-103.49

Garage Doors: see Guidelines [Section 2.7.1](#)

Garden Wall: see Guidelines [Section 2.7.3.C](#)

Grade (Established, Finished): see MHZO 5-103.51, 52

Greenspace (also Greenspace Pattern, Common, Perceived): the landscaped setting, whether publicly or privately owned, within which all homes are set and viewed. Four components comprise the greenspace – streets, greens and parklets, typical lot frontages, and special lot frontages. See Guidelines [Section 1.2](#)

Greenspace, Gardenside: the land within the lot that is not generally viewable from the street and is typically behind the house.

Greenspace, Minimum: see Guidelines [Section 2.7.3](#).

Greenspace, Streetside: the portion of a lot that is viewable from the street, typically in front of and alongside the house which, together with adjacent lots, forms the continuous pattern of landscaped yards. In some cases, this includes street-facing side yards at corner lots and/or street-facing rear yards at through lots.

Ground Floor/ Footprint: the horizontal area resulting from the application of building placement requirements and as further articulated by particular building design.

H

Half Story: see MHZO 5-103.97

I (reserved)

J (reserved)

K (reserved)

L

Layer: a factor of community character that is combined with and affects other factors in generating a recognizable whole such as the community Greenspace or Neighborhood Character Areas.

Lot (Adjacent Interior, Corner, Depth, Interior, Net Area of, Size, Through, Width): see MHZO 5-103.56-64

Lot Line: an ownership boundary of an officially platted lot.

Lot Line, Common: an ownership boundary of an officially platted lot that is also an ownership boundary of an adjacent lot.

Lot Line, Streetside: those lot lines that coincide with a right-of-way or a private easement for a street or open space. One frontage line should be designated as the Principal Frontage Line. Facades along Frontage Lines define the public streetscape or adjacent open space and are therefore more highly regulated than the elevations that coincide with other lot lines.

M

Mass (Main Mass, Main House): the bulk and volume that comprises the primary portion of the house.

Mission Hills Character: the combination of community landscape and residential architecture which evokes the countryside, richly landscaped, and with a preserved natural terrain and houses with an understated elegance within that setting in a pattern of picturesque streets where the greenspace is perceived as dominant.

N

Neighborhood Character Area: one of four physically-defined areas that is recognizable by certain design characteristics including lot size and shape, topography, Greenspace character, building scale, building massing, and architectural style. See Guidelines [Section 1.4](#)

Nonconforming Uses (lot, structure, use): see MHZO 5-103.66

GLOSSARY

O

Off-Street Loading, Parking: see MHZO 5-103.67, 68

Oriel: see MHZO 5-103.69

Outdoor Recreational Facility: see MHZO 5-103.70

P

Pastiche: work in a style that imitates that of another work, artist, or period.

Pedestrian Way: see MHZO 5-103.71

Platted Lot: see MHZO 5-103.74

Planter: an at-grade or raised container or area which accommodates landscaping.

Play Equipment: see MHZO 5-103.75

Pool: see MHZO 5-103.76

Porch: see 'Frontage Types, Architectural'

Main Mass: see MHZO 5-103.19

Public Property: see MHZO 5-103.79

Public Right-of-Way: see MHZO 5-103.80

Public Realm ('streetscape'): the combination of building facades, public and private frontages, signage, landscape, trees, sidewalks, streets and the activity within these areas that generate the physical character as viewed within the public right-of-way.

Public View: along a public street or open space, all that is visible as viewed by a pedestrian or motorist.

Q (reserved)

R

Recess Line: a horizontal line, the full width of a facade, above which the facade sets back a specified distance from the facade below.

Rebuild or Rebuild Project: see MHZO 5-103.81

Repair: see MHZO 5-103.82

Residential: premises available for dwelling.

Retaining Wall: see MHZO 5-103.84

Reverse Corner Lot: see MHZO 5-103.85

Right-of-Way: see MHZO 5-103.40

Roof: the external upper covering of a house informed by the relevant architectural style guidelines.

Roof, Swayback: the type of roof associated with the Tudor Revival architectural style where the wings and other secondary volumes have roofs with slopes that display a noticeable inward or downward curvature, similar to a bell-like flare.

S

Scale, Human: the effect when buildings and their various elements and details are proportioned to the human body.

Scaled (Down, Prototypical, Up): the lesser, typical and maximum scenarios of building massing for each massing type, while maintaining the characteristics of proportion for the relevant architectural style. See Guidelines [Section 1.3](#)

Setback Line (Building, Front Yard, Side Yard): see MHZO 5-103.20, 21

Sidewalk (Pedestrian Way): the paved portion of the streetscape dedicated exclusively to pedestrian activity.

Sign: see MHZO 5-103.88

Skylights: see Guidelines [Section 2.7.1](#)

Solar Energy System: see MHZO 5-103.94

Stoop: see MHZO 5-103.95

Story: see MHZO 5-103.96, and Guidelines [Section 1.3](#)

Story, Half: see MHZO 5-103.97, and Guidelines [Section 1.3](#)

Street: see MHZO 5-103.98

Street Grade: see MHZO 5-103.99

Street Improvements: see MHZO 5-103.100

Street Line: see MHZO 5-103.101

Streetscape: the combination of building facades, building frontage(s), signage, street furnishings and equipment, sidewalk, and landscape. Streetscapes vary in response to their intended physical character and context.

Structural Alterations: see MHZO 5-103.103

Structure: see MHZO 5-103.104

Substantial (Construction Matter, Exterior Demolition): see MHZO 5-103.107, 108

Surrounding Structures: see MHZO 5-103.109

T

Terrace: see MHZO 5-103.111

Terminated Vista: an important view at the end of a street or across an open space that provides additional visual interest.

Thoroughfare (also Street): a vehicular way incorporating moving lanes and parking lanes (except alleys/lanes which have no parking lanes) within a right-of-way or private easement.

Transition Line: a horizontal line, the full width of a facade expressed by a material change or by a continuous horizontal articulation such as a cornice or a balcony.

U (reserved)

V

Variance: see MHZO 5-103.114

Vernacular: the common language of a region, particularly in reference to architectural tectonics. Through time and use, the vernacular has intrinsically resolved the architectural response to climate, construction technique, and to some extent, social mores.

Vestibule: see MHZO 5-103.115

W

Walkable: a term referring to the pedestrian-orientation of the block and street network and the frequency of intersections where people can cross a street, favoring shorter blocks over longer blocks to allow for shorter routes to be used by pedestrians and motorists and, to balance the needs of pedestrians with those of motorists.

Wall: see MHZO 5-103.117

Watercourse: see MHZO 5-103.118

Width: The dimension of a building massing element (Main Mass, Wing or Accessory Building) measured approximately parallel to the Streetside Line (Front Building Line) of the lot. See Guidelines [Sections 2.2 - 2.5](#).

Windows (Bay, Bow): see MHZO 5-103.120, 121 and Guidelines [Section 2.7.1](#)

Wing: a secondary volume of a building where the primary volume is referred to as the main mass. See Guidelines [Section 1.3](#)

X (reserved)

Y

Yard: open space other than a courtyard or paseo on a lot, unoccupied and unobstructed from the ground upward.

Yard (Front, Rear, Side): see MHZO 5-103.122-124

Z (reserved)



APPENDIX A

ARCHITECTURAL STYLES OF MISSION HILLS

The intent of this Appendix is to help each property owner and their architects to prepare designs that are based on the principles, and that reinforce the patterns of, Mission Hills' rich architectural heritage. The original architecture within each part of Mission Hills projects an image of its time, expressed with confidence and understated elegance. This architecture reinforces and enhances the clear, strong massing of the homes, and each home is exemplary of its chosen architectural style. Homes are constructed of fine materials that age with grace. They are thoughtfully and inventively detailed, and their colors and textures harmonize with the surrounding landscape and other homes of the neighborhood.

The architecture of Mission Hills is well known, much admired, and often emulated, defining the character of the community on a very personal level. The homes not only reflect the highest standards of a particular style. They are reflections of the taste and discrimination of the people that live within them. There is a wide range of styles and sizes, indicating that from the beginning there has been a diversity of choice. This variety of design at the scale of the house adds to the character of place and enhances the community.

What has set Mission Hills apart from the beginning is an established architectural framework that has brought harmony to the diversity of styles. At first, J.C. Nichols personally oversaw the design of all homes. A well educated, well travelled critic, he had a strong sense of style and design. He wanted the homes of Mission Hills to invoke a sense of permanence and endurance, and to be of the highest quality. His approval was needed to construct a home in this newest development, and so it was his personal vision and preferences that originally set the standard. He later handed that responsibility over to a Homeowners Association, whose board members he personally appointed. Today, the City of Mission Hills, through its Architectural Review Board, continues the tradition of ensuring that diverse styles and designs are in harmony with the greater community.

The following discussion of architectural massing and styles is meant to educate and inform, point out some of the clear characteristics of each style, and provide guidance when modifying, adding to an existing structure, or constructing a new home.

Establishing clear, well articulated architectural massing is essential, and the starting point in the design of each Mission Hills house, as described in some detail in Chapter 1 and through the massing guidelines in Chapter 2. The selected architectural style, palette of fine materials, and restrained approach to detailing complete the composition and reinforce the understated elegance that is the hallmark of the Mission Hills home.

Every style has basic building blocks and architectural elements that combine to define its basic characteristics. These generally include the massing and roof form, the facade composition type (whether symmetrical or asymmetrical) and the fenestration patterns and proportions. The choice and application of materials, porches, balconies, window sizes and patterns, approach to ornamentation, and key architectural details are all particular to a specific style.

This "language of parts" that architects use is not a smorgasbord of interchangeable architectural parts that can be randomly mixed. For example, using the symmetrical, rhythmic window pattern of a Colonial Revival facade does not work on a Tudor Revival house. Using Colonial Revival wood lap siding on a Mediterranean is likewise incongruous. The choice and composition of elements within an architectural style should reflect the level of rigor and authenticity exhibited by the original homes of Mission Hills.

It is worth mentioning that from time to time it might be tempting to "invent" a new style, thereby making it easier to justify or re-define the architectural framework of Mission Hills. This is discouraged, as there is ample room within the established architectural styles listed here to create beautiful, elegantly understated and expressive buildings that reflect the individuality and style of an individual owner. And under no circumstances should elements of multiple pre-existing styles be "mixed and matched" in an attempt to generate a "new style."

Note: It is not the intent of these guidelines to dictate a particular architectural style, but rather to provide guidance within a style chosen from among those found in Mission Hills.

A.1. COLONIAL REVIVAL



1. DESCRIPTION

The Colonial Revival homes of Mission Hills are simple, 2-story masses with side gable roofs, often found with 1-story wings attached on either side. An entry, at the center of the facade, is accentuated with a portico, a type of porch with a pediment roof supported by slender columns. Doors have fan lights or side lights which add formality. Windows are arranged symmetrically on the facade and are typically double hung type with multiple glass panes.

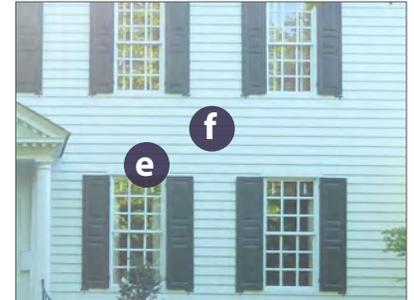
The Colonial Revival Style was very popular between 1915 and 1935, due in part to the wide distribution in 1914 of *The White Pine Series of Architectural Monographs*, which was dominated by photographs of Colonial buildings along the Atlantic coast. This was a time of rapid development within Mission Hills, and it is little wonder that it was a fashionable style among the new homeowners.

In Mission Hills, the style can be found in all the neighborhood character areas, from the large estates to the traditional homes of Sagamore Hill. Variations can even be found within the ranch style homes of the 1950s and 1960s, although these tend to be less symmetrical, adjusting to accommodate attached garages.



Strong, symmetrical placement of windows & doors on facade and portico entry.

2. DEFINING CHARACTERISTICS



- a 2-Story Mass with Gable Ends:** The predominant Colonial Revival house in Mission Hills is a 2-story rectilinear box and pitched roof with gabled ends facing the sides of the lot.
- b Wings:** It is very common to have 1 to 2-1/2 story wings attached to each side of the main mass. These wings often mimic the character of the main facade, but at times the window fenestration is expanded to give the impression of a more open garden room or enclosed porch.
- c Central Front Door with Pediment:** The front door is almost always located in the center of the facade. A large fan light above the door or sidelights are also present. The door is usually composed of six solid panels.
- d 1-Story Entry Porch:** A decorative crown or pediment with pilasters sits above the door. Often this pediment is extended to create a small front entry porch, supported by slender columns.
- e Balanced, Multi-pane, Single Windows:** A key characteristic of the Colonial Style is the double-hung wood sash windows that are located symmetrically around the front door. The windows are primarily multi-paned and flanked by louvered wood shutters. The shutters should ideally be functional, if not they should be half the window width so as to appear to be operable.
- f Exterior Materials:** Colonial Revival almost exclusively uses lap wood siding. There is a slight variation in Mission Hills as to the width of the siding, tending to the wider 10-inch lap rather than 4-inch. There are also a few excellent examples of red brick Colonials within Mission Hills; these tend to be in the more specific subset of Colonial Williamsburg style.

A.2. TUDOR REVIVAL



1. DESCRIPTION

Tudor Revival buildings are typically a simple rectangular mass topped with a steeply pitched roof form and a dominant gable set perpendicular to the main mass, creating a picturesque composition. The addition of elements such as swaybacked roof additions, bay windows, dormers and elaborate chimneys complete the design.

The Tudor Style is one of the most dominant architectural styles in Mission Hills. Its popularity from the late 19th century to the 1940s coincides with a significant period of building in the City. The style is readily adaptable to both large estate homes and more modest homes at the neighborhood scale.

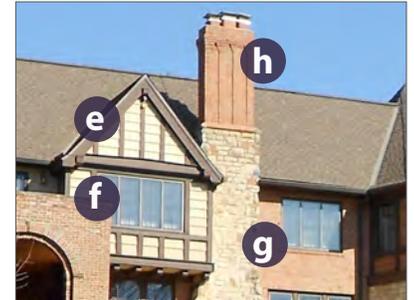
In Mission Hills, the style is almost universally dominated by an asymmetrical, steeply-pitched front facing gable, although there may be up to two or three gables on larger facades. About half have ornamental false timbering, another dominant characteristic. Dark brick (often reddish in tone) is commonly used in conjunction with one or more exterior materials, predominantly stone or the stucco of half-timbering.

Edward Tanner, a prominent architect in the 1920s through the early 1960s designed many of the Tudor homes for Mission Hills. His expertise and design skill within the style set a very high standard for future architects. Recognition of the importance of their work should be taken into consideration when renovating or adding on to a home. Their work is of such extraordinary skill that renovation and additions should be held to the excellent design precedent already established.



Entry door detail

2. DEFINING CHARACTERISTICS



- a Side Gabled Main Mass:** The basic form the house is a single main mass with gable ends. One or two mass forms may intersect perpendicularly with the main mass.
- b Steeply Pitched Roofs:** The roof pitch is usually between 10:12 or 12:12. In general, roofing materials have a certain depth and articulation. Common roofing materials are slate, wood shingles, or dimensional composition shingles.
- c Front Facades:** The facade is dominated by one or more cross gables. To maintain the character already established in Mission Hills, gables should be limited to 3 or 4 primary gables on larger estate facades and fewer on more modest homes. The exuberant over use of gables is discouraged.
- d Asymmetrical :** The composition of Tudor homes is almost always asymmetrical, consistent with the Picturesque massing type. The harmonious effect of the composition is achieved through balance of the varying features, such as bay windows, arched entrances, and the clustering of windows.
- e Half-Timbering:** Decorative half-timbering, mimicking Medieval infill timber framing is a common detail. In Mission Hills this feature is generally limited to the upper stories.
- f Narrow Windows Grouped Together:** Windows are generally casements of wood or metal. Grouped together into strings of three or more, they are most commonly found on or below the main gables. Windows usually feature small, multi-paned openings; the most picturesque are diamond shaped.
- g Multiple Exterior Materials:** More than one exterior material can be found on a Tudor style home. Stone, fancy brickwork, timbers, and stucco might be found within the same facade, although it is more common to combine two or three different materials. It is important when using more than one exterior material to put the heavier material on the bottom, i.e. brick over stone, stucco over brick, and wood over all masonry materials.
- h Other Features:** Other features of the Tudor style include bay windows, arched entrances, fancy brickwork, and elaborate chimneys that often make dramatic vertical gestures.

A.3. NEOCLASSICAL REVIVAL



1. DESCRIPTION

The Neoclassical Revival style is dominated by a full height porch supported by ornate classical columns. The simple rectangular mass, usually 2-story, has an elaborate and heavily adorned, central porch that extends to the roof line. The columns, typically with Ionic or Corinthian capitals, are a full 2-story and support a projecting roof.

The Neoclassical Revival Style was made popular by the World's Columbian Exposition held in Chicago in 1893. Neoclassical remained a dominant style in the United States for the first half of the 20th century. Well suited to the large scale Countryside Estates, it also can be found in the Neighborhood Estates of Mission Hills. J.C. Nichols' own home was Neoclassical, so we can assume he was somewhat partial to this particular style.

In Mission Hills, the style is typically red brick with white trim, although two imposing facades on Colonial Court have wood siding. Single, multi-paned windows, are symmetrically balanced on either side of the central door. One or 1-1/2 story wings are often added to either side of the facade.

The most distinguishing characteristic of the Neoclassical homes of Mission Hills is the attention to proportion and detail of the columns, entablature and the projecting roof that result in a graceful and memorable design. It should be noted that while true Neoclassical styles of homes are rarely built in today's market, there is a tendency in contemporary homes to try to emulate the 2-story dominant porch. New home designs that incorporate this element should take special care to thoughtfully study the details and proportions of the Neoclassical style. The adaptation of the Neoclassical porch to a *porte cochere* is also popular in some communities, but is discouraged in Mission Hills.



Entry detail - front door with sidelights, columned portico, and Palladian window above

2. DEFINING CHARACTERISTICS



- a Main Mass Dominated by Full Height Porch:** The simple 2-story mass is topped by a pitched gable end roof. At times the roof might be hipped. The large, full height porch is the dominant feature of this style. The porch can be curved or flat and can be across the full facade or a portion of the facade, but it is always centered.
- b Porch Supported by Classical Columns:** The presence of classical columns, either Ionic or Corinthian, separates this style from the Colonial Revival. Doric/Tuscan columns are used less frequently. The porches feature columns with classical bases, fluted shafts, and a well articulated entablature.
- c Symmetrical Facade:** Like the Colonial Revival style, Neoclassical features a central door with windows placed symmetrically on either side.
- d Elaborate Central Door:** The door surrounds are often elaborate and decorative in keeping with the ornate porch. A fanlight with sidelights is a common feature. A broken pediment above the central door is also common.
- e Tall Windows:** Wood, double-hung, multi-paned windows are rectangular and generally taller in proportion than their Colonial Revival counterparts. Typically they are either six-over-six or nine-over-nine panes. Shutters are common in black, or more typically for the period, a green so dark that it almost appears to be black. Shutters should be as wide as half the window to be, or appear to be, operable.
- f Exterior Materials:** Neoclassical homes in Mission Hills are primarily red brick, although two distinguished homes feature wood siding. Wood trim on the porch, the columns, and the window surrounds are almost exclusively painted either white or beige, as they were originally meant to emulate cut stone.
- g Other Features:** Other features often found on Neoclassical homes include roof line balustrades, exaggerated broken pediments, side porches, and dormers. Note that roof line balustrades that are supported by wooden columns and entablatures should be proportioned as wood balustrades, not as stone.

A.4. MEDITERRANEAN REVIVAL



1. DESCRIPTION

Mediterranean Revival Style houses are defined by their symmetrical low-pitched roof, either hipped or gabled, and typically clad in ceramic barrel tiles. Boxed eaves with brackets are also quite common. Most often, there are arches above the first floor windows, doors and porches, made of or fashioned after load bearing masonry. Stucco is the common exterior material in Mission Hills, although brick facades are well represented.

The Mediterranean Style groups a wider range of styles into one over-arching style category. Influences from Italian Renaissance and Spanish Eclectic architecture can all be found in this style type. The style was quite popular around the turn of the century up to the late 1920s, but quickly lost its appeal and there are very few examples post 1940. This style was used primarily in architect-designed homes in large metropolitan areas prior to World War I, but more vernacular interpretations can be seen throughout the 1920s.

The massing of the Mediterranean Style in Mission Hills is a simple 2-story rectangular shape with relatively few window openings, again in keeping with its simple, heavy masonry house origins. The windows at the ground floor are often full height, while the upper story windows are smaller, usually rectangular and less elaborate. All windows and door openings are recessed and detailed to express the thickness and solidity of load bearing masonry walls. It is also quite common to find a heavily detailed and decorated central entryway.



Heavy masonry aesthetic with playful composition



Entry detail: portico, roof eaves, tile roof, and chimney cap

2. DEFINING CHARACTERISTICS



- a 2-Story Rectangular Mass:** Most of the Mediterranean Revival Style homes in Mission Hills have relatively flat 2-story facades with the proportion of windows to wall being dominated by great stretches of wall. The principal facades are almost always symmetrical.
- b Low-pitched Hip Roof:** The typical roofing material for this style is barrel clay tiles. Eaves are relatively deep and boxed. It is not uncommon to find elaborate brackets below the deep eaves.
- c Delineation between Floors:** It is common to have a significant delineation between the first and second floor. In stucco houses there is generally a bulbous moulding at the second floor line. In brick houses there is a water table, a projecting brick course, or a change in the brick pattern.
- d Windows:** Further delineation is achieved through the use of different window types on the different floors. The ground floor tends to have full height windows, or windows with flat arches, or recessed Roman arches containing decorative scrollwork. Upper story windows are simpler, smaller and less elaborately detailed.
- e Front Door Accented:** The central front doors are often surrounded by elaborate carved stone detailing or the entry ways are accentuated by classical columns supporting a projecting porch roof. The entire entry wing sometimes projects to add prominence.

A.5. MODERN



1. DESCRIPTION

Modern buildings are unadorned simple rectangular shapes without ornament. Roofs are typically flat and windows are uninterrupted expanses of glass without mullions. The facade in this style is asymmetrical and front entrances are often subtle and hidden. Floor to ceiling windows, flush with outer walls, are offset by large sections of blank, windowless walls.

Included in this general category is a sub-type of architect-designed homes from the last quarter of the twentieth century. These homes resemble the modernist style, in that they are single, low horizontal masses but often feature a broad, low front facing gable, or shed roofs rather than a flat roof. The facade composition is again asymmetrical, and usually features exposed roof beams, deep eaves, and clerestory windows.

The Modern style gained popularity among architects and their avant-garde clients after World War II, but did not gain widespread popularity until the 1960s, when George Nelson at Herman Miller began marketing the new style to the “common man.”

The Modern style is not prevalent in Mission Hills; the earliest example does not appear until the late 1950s. Since then, only a few nationally prominent architects have been retained to design homes within Mission Hills in this modernist style. The style has been adapted to both large estate homes and at the neighborhood scale. Examples of the architect-designed subset of this style are also rare in Mission Hills and tend to be in the Suburban Character Area.



Asymmetry, flat roof with strong fascia/eave,

2. DEFINING CHARACTERISTICS



- a Unadorned Simple Rectangular Shapes:** The elegance in this style is derived from the simplicity of form. A simple mass with rectilinear projections or recesses is common. In keeping with the strong theory of minimalism, the most successful structures will always have ‘less’ rather than ‘more’ of any design feature. For example, an overabundance of projections, cantilevers and recesses is counter to the fundamental essence of the style. Such simple, minimal forms can be extremely compatible with the “home in the Greenspace” character of Mission Hills, an iconic example of which aesthetic is represented by Philip Johnson’s “Glass House” in New Canaan, Connecticut.
- b Large Sections of Blank Windowless Walls:** Large expanses of unadorned walls are standard in this style. Usually made of just one material, there is no hierarchy of materials expressed by base, walls, cornice.
- c Roofs:** The roof is so unimportant in this style it practically disappears. It is the eave or fascia board that defines a strong linear expression, but the actual roof cannot be seen. In the architect-designed homes of this style, the roof can be seen, but is again expressed behind the strong, slashing angles of the edge of the eave either jutting into asymmetrical gables or defining a shed roof.
- d Asymmetrical Composition:** “Form follows function” dominates the organization of the facade in this style. The facade reflects the functional layout of the floor plan within. There is never an attempt to manipulate the plan to create a symmetrical facade.
- e Windows:** Windows are expressed in terms of mass to void. Windows are usually large expanses of glass within a greater composition of solid walls. The placement and size of mullions have more to do with creating a harmonious and balanced scale to the facade than with creating a human-scale amenity for the house. Ribbon windows, high on a wall, are a common feature of this style.

A.6. MID-CENTURY



1. DESCRIPTION

The typical Mid-Century style home has an asymmetrical, long and low facade dominated by a low-pitched hipped roof. It is not uncommon to have a front facing gable projection on one side, creating an L-Plan. In some cases, front facing garages play a major role in the facade. Windows tend to be more horizontal than vertical, except in the front room which is often a large picture window. The addition of decorative elements such as porch columns, shutters, and ornamental ironwork relate to the influence of the various revival styles of Mission Hills.

The Mid-Century style has many variations, but is commonly referred to as “ranch.” This building style was the dominant American home style in the 1950s and 1960s. It developed out of the Minimal Traditional style of the late 1940s, of which Prairie Village has many fine examples. The popularity of the Mid-Century style coincides with a significant period of building in Mission Hills. The style was readily adaptable to the large, wide lots of the New Sagamore and Tomahawk Road neighborhood areas.

There are many excellent examples of the style prevalent in Mission Hills, and they tend to represent the high style of this genre. The Mission Hills homes seem to have slightly higher pitched roofs at 5:12 rather than a more typical 3:12. Quite a number are of 1-1/2 story, with dormers rather than just 1-story. Mission Hills homes have a more defined decorative theme than most ranches. For example, there are English Cottage influences, as well as French Provincial, Colonial Revival, and Monterey Revival. These homes often feature two gables, and sometimes hips, instead of only one.



Entry porch, mix of brick & board/batten siding

2. DEFINING CHARACTERISTICS



- a Eaves-facing Main Mass:** The basic form of structure is a single one or 1-1/2 story main mass, whose length is much greater than its height. Perpendicular to the main mass may be a projecting wing, which defines a porch within the “L-plan.” The eaves are deep, low, and accentuate the overall horizontality of the mass.
- b Low-pitched Roofs:** The roof pitch is usually between 3:12 and 5:12. Originally, roofing materials were wood or composition shingles, although wood shingles are now rare. Roof materials are subdued in the overall composition of the facade and are not a dominant characteristic.
- c Asymmetrical Front Facade:** The facade is low and horizontal. Almost always asymmetrical, it is a rambling composition of various size windows that respond to the function within, rather than to the formalities of a formal facade.
- d Exterior Materials:** The predominant building materials used in Mid-Century homes are brick, stone, and wood siding; usually in combination. The masonry is always below the wood siding, never above. The masonry joints contribute to the horizontal character of the style.
- e Doors and Windows:** Similar to and growing out of the Modern style, the openings in Mid-Century homes are typically nearly flush with the walls. Windows are more often horizontal than vertical, and entry doors are often very wide for their height.

A.7. MISSION HILLS CONTEMPORARY



1. DESCRIPTION

This category includes contemporary architecture which does not allude to the other six dominant styles found in Mission Hills. While not a formalized style in itself, the Contemporary style represents a paradigm for future building which should follow the innate characteristics seen in Mission Hills' typical styles.

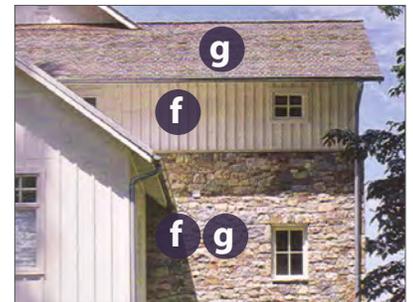
There is a recognizable difference between the elegant and understated homes of Mission Hills and the "merchant-builder" homes and custom homes that are prevalent in newer subdivisions. What sets the Contemporary homes in Mission Hills apart from those in newer nearby subdivisions, is that the Mission Hills Contemporary style employs the classic massing types described in [Section 1.3.2](#), rather than the Complex Applied styles described in the Massing Aberrations [Section 2.7.1](#).

The attributes of the Contemporary style should be inspired and informed by the original architectural and massing characteristics and patterns that fit into the established framework of Mission Hills. The simple mass forms and resulting uncomplicated roof forms are a primary characteristic of this style. Complicated and manipulated massing, where smaller pieces are adhered onto a large box resulting in convoluted roof plans, are not a part of the original pattern of Mission Hills.



Horizontal massing, regional expressions of materials, and roof form (pitched roof for rain, snow)

2. DEFINING CHARACTERISTICS



- a Mass:** The main body of the house is a simple volume reflecting the main shared living spaces of the building. Subordinate masses are attached at sides as wings, arranged symmetrically or asymmetrically. The main body is raised off the surrounding grade 8 inches to 24 inches (maximum).
- b Roof Forms:** A pitched roof form relates directly to the main mass of the house, and the wings also are reinforced in massing by their own concomitant roofs. Pitched roofs relate directly to the climate of the Midwest region and give the area specificity of place. Flat roof forms are rare in Mission Hills for practical and stylistic reasons, and are not part of the original pattern.
- c Publicly Engaged Facade:** The facade is composed with a highly visible front door and large windows which relate directly to the shared/public living spaces within the main mass of the house. There is a clear and direct engagement between the neighborhood and the facade, enhancing a sense of community.
- d Windows to Enliven the Facade:** Windows organize the facade, providing a sense of scale. Window placement, size, and groupings create a deliberate balance (symmetrical or asymmetrical). The windows should be recessed from the face of the wall to create shadows and depth. Doors should be recessed into the walls for reasons of protection from elements and to give shadow lines. Doors and windows should be vertical in proportion. Horizontal windows are allowed if grouped in vertical compositions.
- e Engaged Elements:** Covered porches may be engaged as design elements on the facade, though they are generally engaged under the roof of the main body or its wings. Dormers can be used to bring light into spaces and create interest on the roof. They should be considered as part of the greater design, but should never become a dominant feature.
- f Exterior Materials:** Materials for the Contemporary style should be of the locale and region – connoting substantiality, durability, and building tradition. Heavier materials (brick, stone, etc.) should be placed at ground level, while lighter ones (wood or cement board siding, stucco, etc.) should be placed above. Supportive elements (columns, brackets, etc.) should be of solid lumber or stone in a scale/proportion which structurally and visually supports the element they are holding up.
- g Colors:** Colors for exterior materials should generally be of natural earthen colors native to the area, which harmonize naturally with the landscape of Mission Hills. Walls and roofs should be tans, browns, deep reds, yellows, or creams (limestone), and details and accents browns, deep reds, tans, yellows, creams (limestone), gray (warm tone), or muted blues.