

ARCHITECTURAL DESIGN GUIDELINE



The basis of Harmony's Design Guideline document rests in the desire to create a community that is in step with the unique landscape and stunning views the site offers, while allowing for the establishment of a strong, consistent community design vision. Architecture and landscape reflective of the Northern Colorado region are critical to the success of this vision. The Design Guideline document was created to assist architects and lot purchasers developing new homes within Harmony. The design review process encourages a high level of design quality and continuity with the overall community, while providing the flexibility needed to encourage creativity on the part of architects and lot purchasers. This synopsis provides core information about Harmony's design criteria and architectural principles.

SITE PLANNING

Careful evaluation of topographic conditions, views, and view corridor contribute to the location of architecture that is subservient to Harmony's land forms. Buildings that grow from the site can help shape a home design that is sensitive to its surroundings and contributes positively to the desired "grounded" vision of Harmony. Homes should be designed to integrate and nestle seamlessly into the site. Building pads are obliged to be "stepped" in a tiered fashion, mimicking the natural contours of the site. Building masses should be articulated in a manner that "stairsteps" the mass as the site's slope descends.

ARCHITECTURE

Homeowners, builders, and architects shall be sensitive to past Colorado architectural expressions, where inherited and borrowed styles such as Craftsman, Prairie, Western Shingle, Tuscan, and High Plains Territorial have been successfully blended with deep rooted local traditions and native building materials. The architect should work with the knowledge of, and sympathy for, past architectural styles found in Colorado, but should also strive not to confuse the circumstances of our era with those of another.

The architectural design elements that relate to the desired character of Harmony are best summarized as:

- Rural rather than urban
- Traditional rather than contemporary
- Human-scaled rather than massive
- Realistic & convincing material transitions rather than phony veneers
- Human scaled entrances & covered porches functioning as transitional elements rather than monumental entryways
- Informal rather than formal

- Rustic rather than polished
- Telescoping building mass rather than a vertical box
- Ample ornamented roof fascia rather than flimsy and weak-appearing roof trim
- Wide based pedestal (anchored to the ground plane) rather than a "floating" foundation
- Indigenous materials (brick, stone, stucco, cultured stone, shingle, dimensional timbers) rather than foreign materials (adobe, log, siding)

This abbreviated list is intended to give elemental background to Harmony's design vernacular. The design guidelines fully describe and graphically depict the specific elements that give authenticity to the various architectural styles appropriate for Harmony.

LANDSCAPE

Creating individually landscaped homes provides a platform for the introduction of plant materials in an effort to accommodate self-expression. The objective is to ensure that on-site landscape harmonizes with adjacent off-site open space and adjacent home sites, as well as establishing formal and informal landscape patterns that create a unified, yet distinctive streetscape. Generally, landscape must be installed within 120 days after a home is certified for occupancy. For homes certified between November 1 and March 1, landscaping must be completed by June 30th.

DESIGN REVIEW PROCESS

Design review is conducted by the Harmony Development Team, the guideline's author (DTJ Designs, Inc.), and a landscape architect. The review process is a three step process: a) an Orientation meeting, b) plan submittal, and c) final approval. In very general terms, the review cycle is intended to take approximately two to four weeks.