

SECTION



Architectural Patterns



History and Character

THE PRAIRIE TRAIL EUROPEAN ROMANTIC style is based on the early twentieth century interpretation of English architecture by American architects and builders. The reason for the design comes from the English cottage, manor houses, and rural village manor houses. The American version is usually three with simple volumes, and often three stories high. Cottages have steeply pitched roofs, gables, and dormers. The American version is usually three with simple volumes, and often three stories high. Cottages have steeply pitched roofs, gables, and dormers. The American version is usually three with simple volumes, and often three stories high. Cottages have steeply pitched roofs, gables, and dormers.

Formal Elements of Style:

- Steeply pitched roofs with dormers
- Gabled roofs with simple volumes
- Simple window and door treatments
- Porches that are not too wide
- No decorative elements on the facade

Prairie Trail European Romantic

ARCHITECTURAL PATTERNS



History and Character

THE PRAIRIE TRAIL COLONIAL REVIVAL style is based on the early twentieth century interpretation of English architecture by American architects and builders. The reason for the design comes from the English cottage, manor houses, and rural village manor houses. The American version is usually three with simple volumes, and often three stories high. Cottages have steeply pitched roofs, gables, and dormers. The American version is usually three with simple volumes, and often three stories high. Cottages have steeply pitched roofs, gables, and dormers.

Formal Elements of Style:

- Steeply pitched roofs with dormers
- Gabled roofs with simple volumes
- Simple window and door treatments
- Porches that are not too wide
- No decorative elements on the facade

Prairie Trail Colonial Revival

ARCHITECTURAL PATTERNS



History and Character

THE PRAIRIE TRAIL VICTORIAN style is based on the early twentieth century interpretation of English architecture by American architects and builders. The reason for the design comes from the English cottage, manor houses, and rural village manor houses. The American version is usually three with simple volumes, and often three stories high. Cottages have steeply pitched roofs, gables, and dormers. The American version is usually three with simple volumes, and often three stories high. Cottages have steeply pitched roofs, gables, and dormers.

Formal Elements of Style:

- Steeply pitched roofs with dormers
- Gabled roofs with simple volumes
- Simple window and door treatments
- Porches that are not too wide
- No decorative elements on the facade

Prairie Trail Victorian

ARCHITECTURAL PATTERNS



History and Character

THE PRAIRIE TRAIL ARTS & CRAFTS style is based on the early twentieth century interpretation of English architecture by American architects and builders. The reason for the design comes from the English cottage, manor houses, and rural village manor houses. The American version is usually three with simple volumes, and often three stories high. Cottages have steeply pitched roofs, gables, and dormers. The American version is usually three with simple volumes, and often three stories high. Cottages have steeply pitched roofs, gables, and dormers.

Formal Elements of Style:

- Steeply pitched roofs with dormers
- Gabled roofs with simple volumes
- Simple window and door treatments
- Porches that are not too wide
- No decorative elements on the facade

Prairie Trail Arts & Crafts

ARCHITECTURAL PATTERNS



Precedents

THESE BUILDINGS ARE PRECEDENTS FOR THE TOWN CENTER BUILDINGS. THEY SHOW A VARIETY OF STYLES AND FORMS THAT CAN BE USED AS A GUIDE FOR DESIGNING TOWN CENTER BUILDINGS.

Town Center Buildings

ARCHITECTURAL PATTERNS

THE ARCHITECTURAL PATTERNS SECTION illustrates key elements and design strategies for the four permitted traditional architectural styles – European Romantic, Colonial Revival, Arts & Crafts, and Victorian. These styles will be depicted within the residential neighborhoods as well as the Town Center, each of which has special architectural characteristics. This section provides detailed guidelines for designing within the prescribed styles as a method for creating distinct and well-defined variations between houses and buildings. This approach is not an exhaustive catalog of all possibilities, rather it is a guide to the key components within a particular style or, in the case of the Town Center, a particular place.

Each style section begins with an overview and general description of the style. Following are several pages that document key massing types, eaves details, door and window characteristics, typical porch types and details, and finally materials and possibilities using the Pattern Book components. Variations or other alternative combinations of components are permitted so long as they reference built precedents within that style. The goal is to design within specific families of styles that are appropriate to the Central Iowa region, not to design historic reproductions. The style pages and the illustrated details are meant to be a menu of options for designing houses in response to market demands and cost constraints while providing a consistent quality of character and detail.

In order to ensure a variety of house designs and styles along all streets, a maximum of three houses of the same style (unless specified by the Pattern Book) may be located next to each other. In addition, identical houses (defined as having the same front facade and floor plan) may not be repeated along a series of six houses. This applies to houses adjacent to each other and across the street from each other. After the initial series of six houses, facades may be repeated if three of the five major facade elements are varied. This pattern may be repeated through the plan. The major elements of a facade include color, window type, porch type, building material, and trim. The variation of these elements will ensure diversity along neighborhood streets.

Overview



L-shaped European Romantic house



North Grand area European Romantic house



One- and one-half story side gable in Des Moines



Historic Sketch of an European Romantic house



**Essential Elements of
Prairie Trail European Romantic**

- Steep roof pitches with dormers.
- Balanced window and door locations.
- Vertical windows in groupings.
- Porches often notched out, under an extended roof.
- Simple detailing.
- Shallow overhangs.
- Massive chimneys.

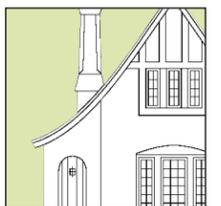
History and Character

THE PRAIRIE TRAIL EUROPEAN ROMANTIC STYLE is based on the early twentieth-century interpretations of English architecture by American architects and builders. The source for the design comes from medieval English cottages, manor houses and rural village vernacular houses. The American version is normally a house with simple volumes and, often, front-facing gables. Gables have steeply pitched roofs between 8 in 12 and 20 in 12. Half-timbering, shingles and horizontal siding are often used as infill in gables. The decorative half-timbering may occur at the entire second story. Gable, hip and shed dormers are dominant features of the style.

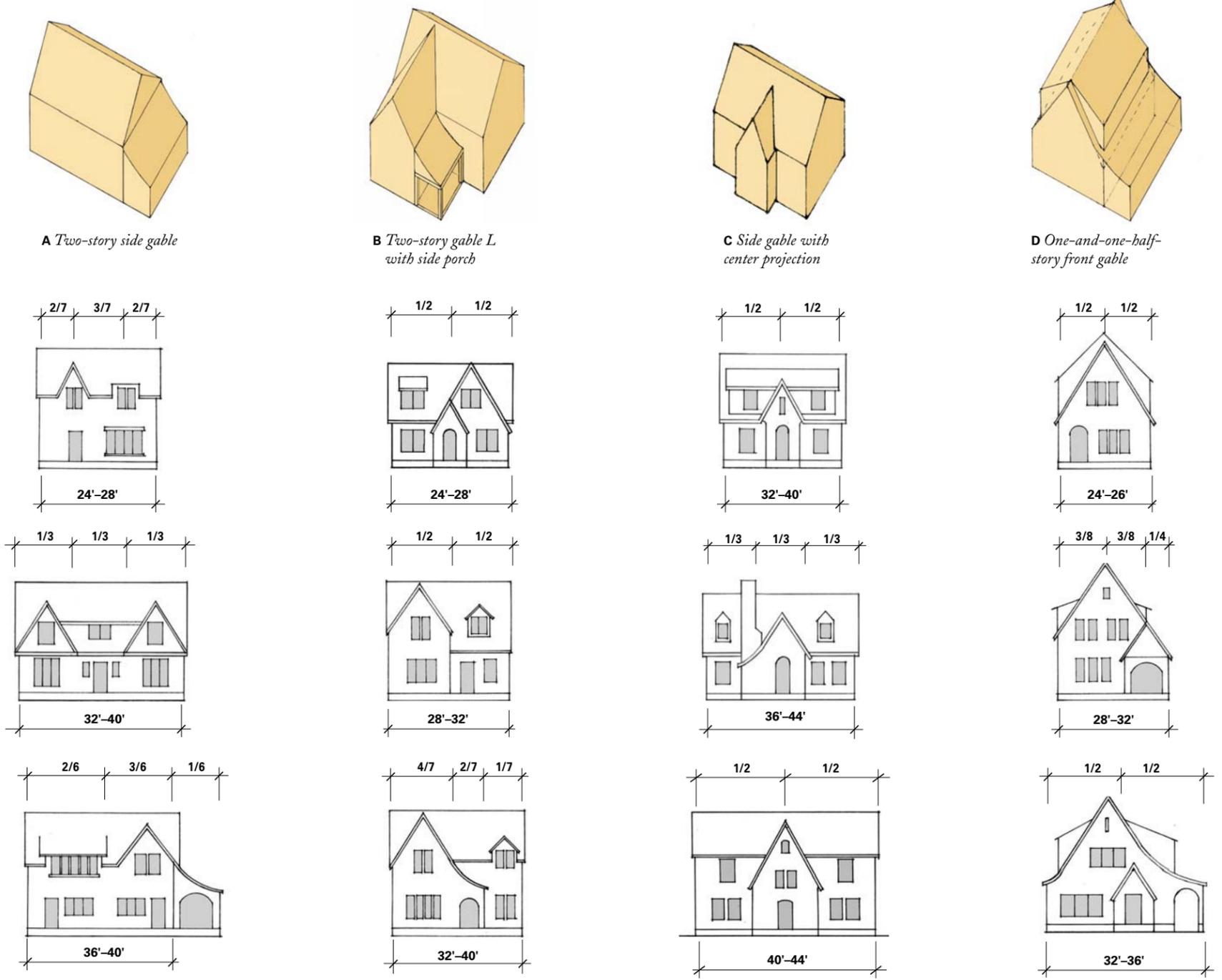
Windows include single and paired double-hung types mixed with vertically proportioned casement windows arranged in groups of two to five. There are relatively few windows in the facade; the general impression represents a solid mass with small openings.

Chimneys are often significant elements in the massing of the house. These massive chimneys may be finished in brick or plaster. They feature simple detailing and chimney pots.

Prairie Trail European Romantic



Massing Diagrams



Massing and Composition

Massing

A Two-story side gable

Two-story rectangular box with gable roof. Dormer accents can have gable or shed roof forms.

B Two-story gable L with side porch

Two-story gabled main body with the ridge running parallel to the street. A gable projects forward from the main body and has an integrated side entry porch. This gable can be made to appear broader and lower to the ground by extending curved, roofed wing walls beyond the mass.

C Side gable with center projection

Similar to a side gable massing with a central element, appropriate for larger house types. This may occur in one-and-one-half and two-stories.

D One-and-one-half-story front gable

One-and-one-half-story main body, gable roof with ridge perpendicular to the street. Side-projecting porch or wing are common features.

Combinations

The character of these houses is enhanced by the addition of wings and telescoping extensions which, through massing or detailing, appear to have been added over time. The architectural character of the attached parts should be in keeping with the character of the main body. Most wings and bodies are one-room deep; wings are from 12 to 18 feet in width; and main bodies are from 16 to 24 feet in width.

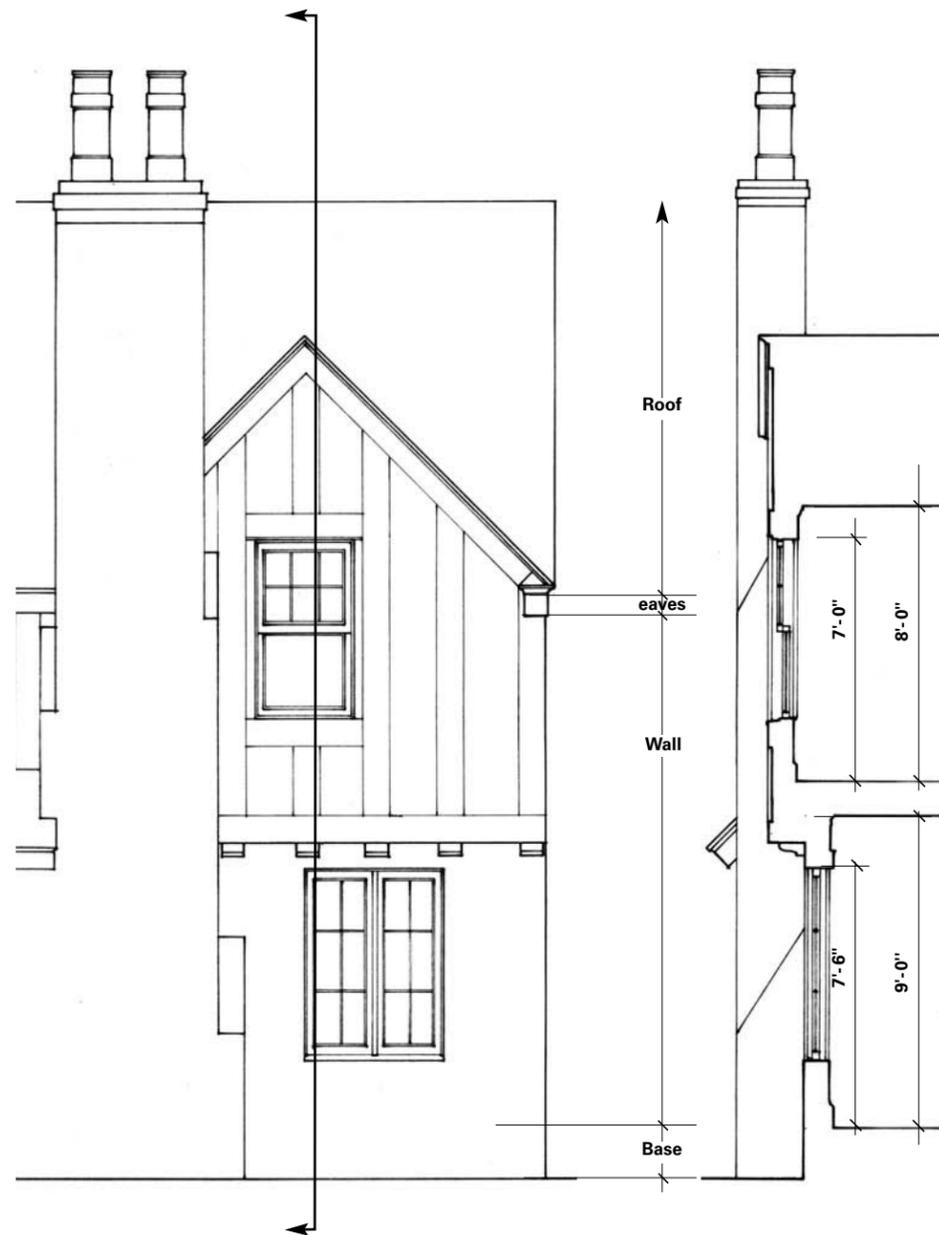
There is a wide variety of roof forms: gable, hip, 'clipped' gable, and shed. In select locations, the roof forms may be intermixed.

In gable-ended massing types, roof planes are primarily interrupted by gables (same pitch as roof) and accented with small dormers. Gable ends generally have no eaves/overhang, except at half-timbered areas. Half-timbering or a change in materials is generally applied at the second floor of two-story structures or at single-story wings on a two-story structure. Where half-timbering is used on second stories, the plane often overhangs the first floor 8 to 15 inches, supported by timber corbels below.

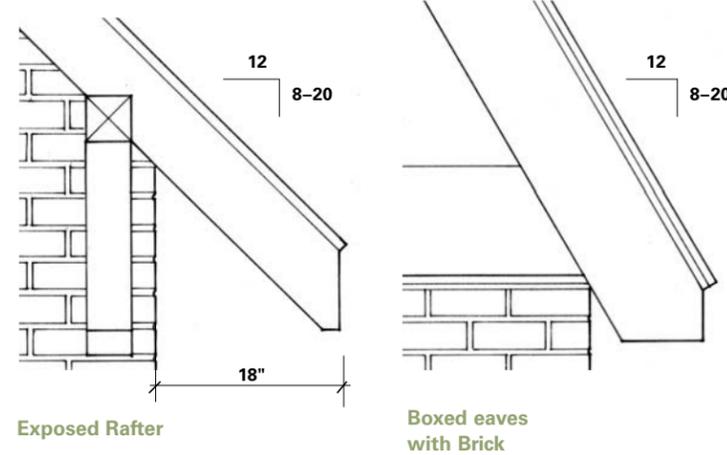


Prairie Trail European Romantic

Partial Elevation and Section



Eaves



Cladding Possibilities



Wall Section and eaves Details

Roof

The roof pitch on European Romantic houses varies from 8 to 20 in 12. For Gable L forms, the pitch on the street-facing gables can range from 14 to 20 in 12. Gable and shed dormers help to introduce light into half-story and attic spaces. False eaves, set at a steep pitch, are often used to create the illusion of a steeply pitched roof on the main body.

Eaves

Overhang/eaves shall be generally shallow (up to 8 inches) although they are sometimes as deep as 18 inches where half timbering is used. Deep eaves construction is typically of two types:

- A Exposed 2 x 8-inch rafter tails set 16 to 24 inches on center, and trimmed parallel to the ground.
- B Boxed eaves, 4 to 10 inches deep.

Walls

The first floor of the main body generally is slab on grade - elevated just enough to keep rainwater out, about 1 foot to 1½ feet above ground. The floor-to-ceiling height on the ground floor is typically 9 feet. The secondary floor-to-ceiling height is 8 to 9 feet. Walls are typically frame with brick veneer or siding or a combination of these materials. Material changes typically occur at the second floor and in gable ends above the window head.



Exposed rafters

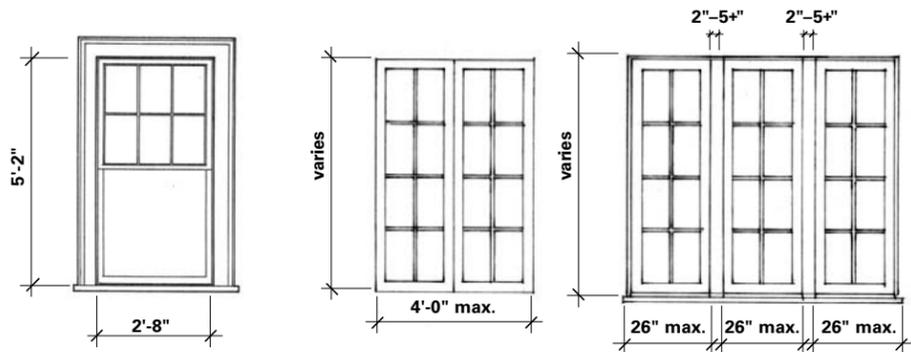


Shallow boxed eaves

Prairie Trail European Romantic



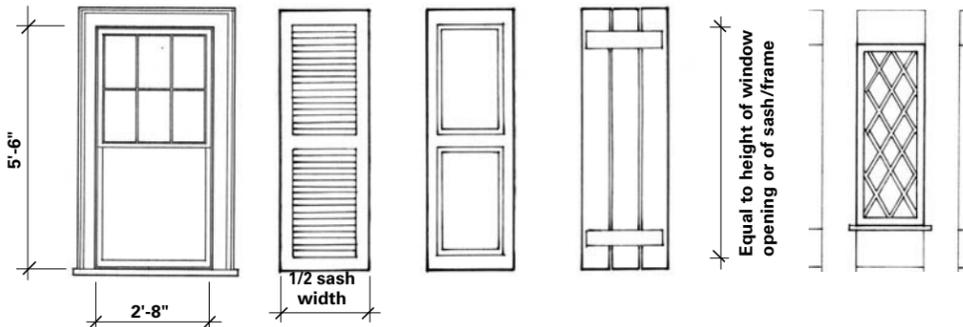
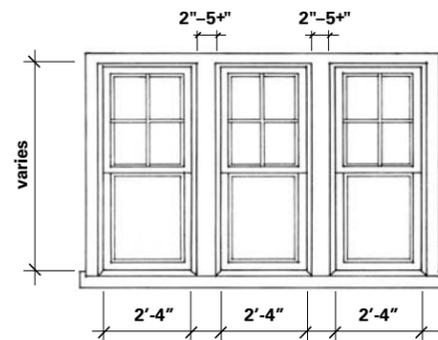
Windows



Second Floor

Ganged Windows

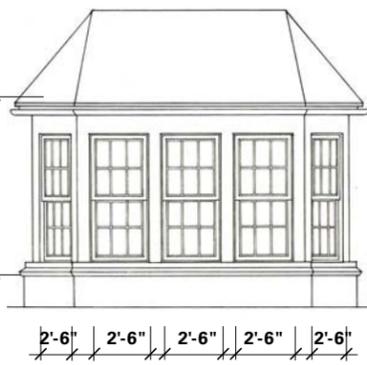
Special Windows



First Floor

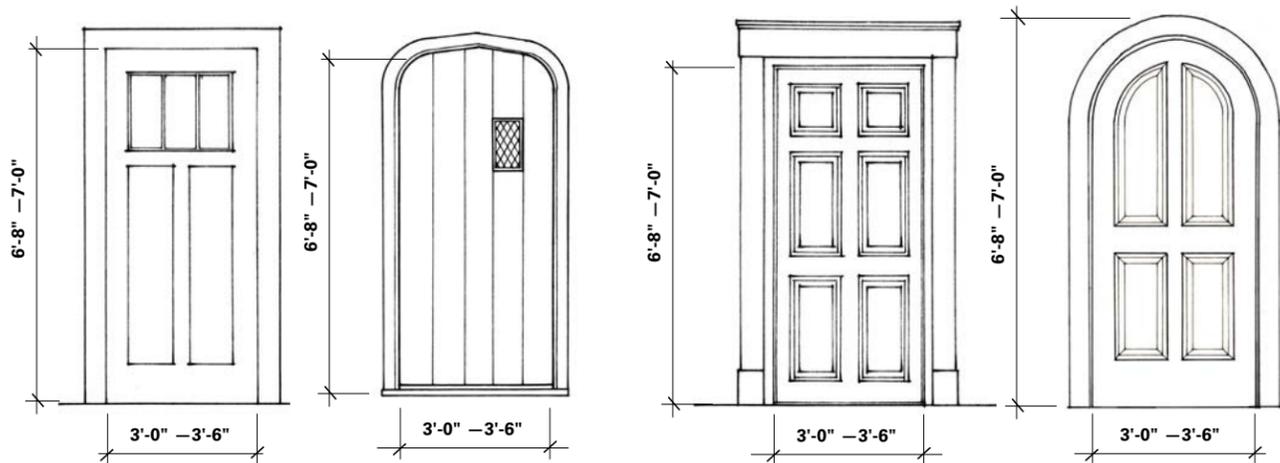
Shutters

Accent Window

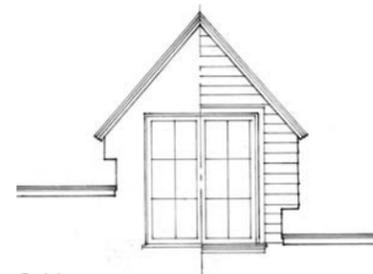


Bay Window

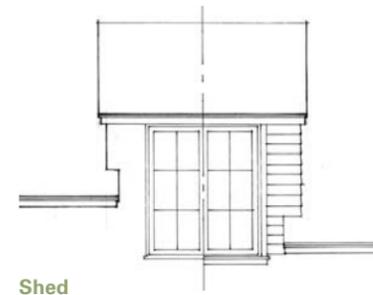
Doors



Dormer Types



Gable



Shed

Windows and Doors

Standard Windows

European Romantic is characterized by two types of windows: double hung with 6 over 1 or 6 over 6 pane patterns and narrow casement windows ganged in pairs or groups of three with pane patterns that are vertical in proportion. The height of windows should diminish with each succeeding story. All windows shall have a divided-light appearance. Windows surrounded by stucco should be deeply recessed from the facade to create the illusion of thick walls.

Special Windows

Special windows include bay windows, oriel windows, dormer windows, and small accent windows. Bays should be constructed of a light material, such as wood, and can be composed of either casement windows with a divided-light appearance or narrow, double hung windows. Dormers should be the shed or gabled type, typically with paired casement windows. Small decorative accent windows are encouraged, especially in service rooms, powder rooms, closets, and halls.

Doors

Plank/board or panel-style single door, often with a round or arched top and wrought iron accents. As with windows, doors should be recessed as deeply as possible. Simple detailing around doors is encouraged.

Trim

Four- to six-inch wood trim is typical for windows and doors when siding is used. Ornamental cast stone or wood lintels and sills are encouraged for masonry window and door openings. Stucco should typically return to the window – eliminating the need for most trim. Half-timbering functions as trim at half-timbered areas.

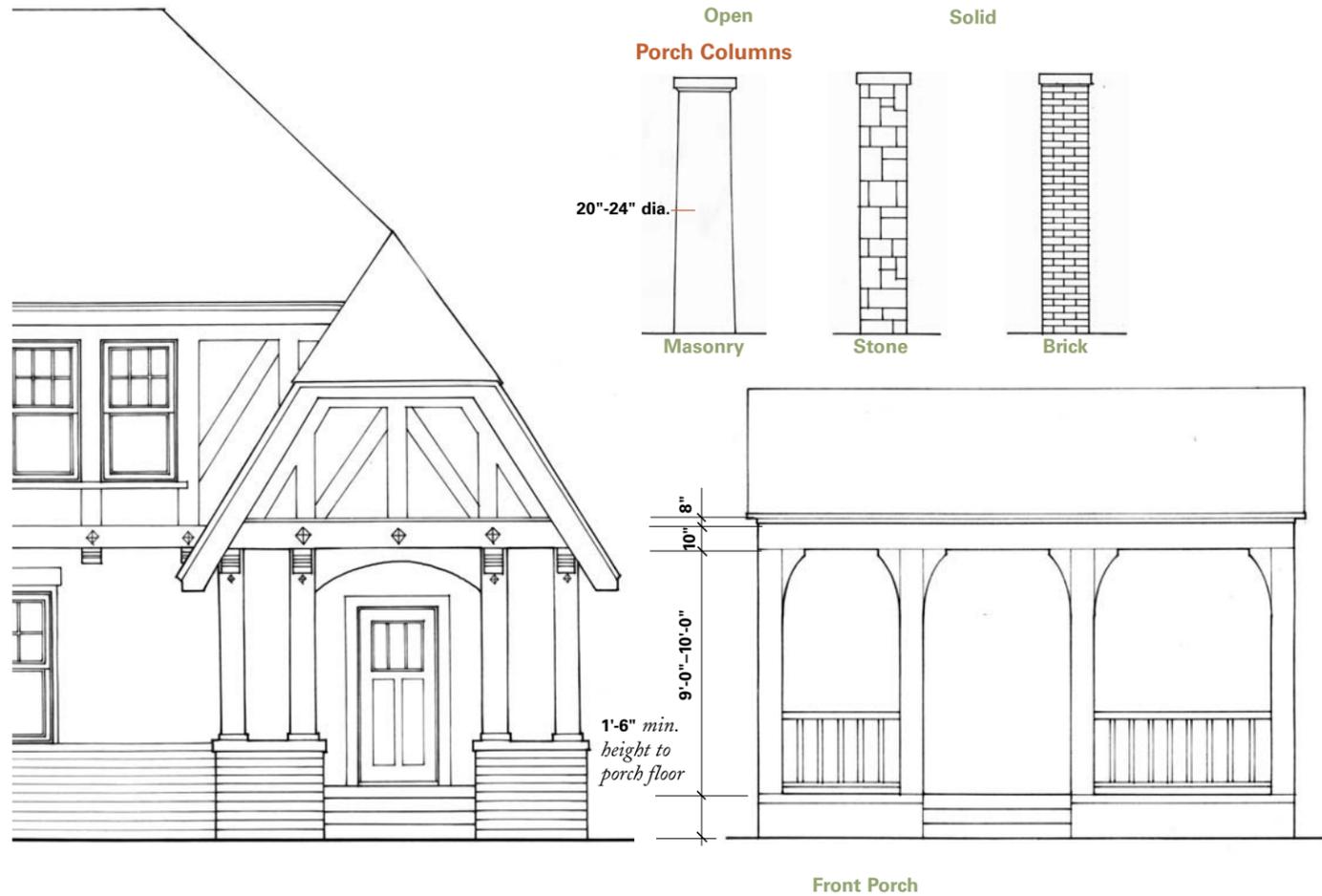
Shutters

Plank/board or panel-style shutters are encouraged as an accent. Wrought iron lift-off hinges, shutter dogs, and latches are also encouraged. Shutters are not permitted at half-timbered areas.

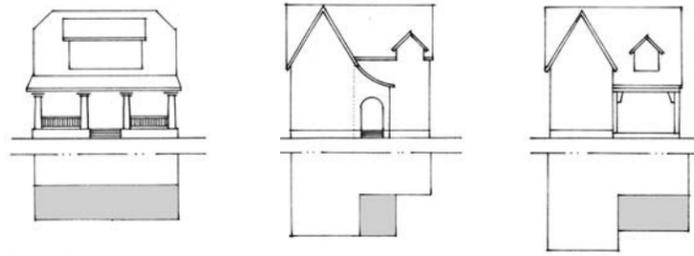


Prairie Trail European Romantic

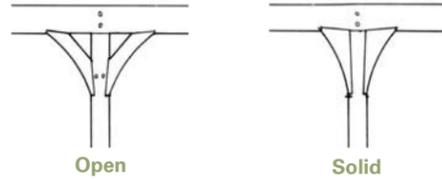
Porch Elevation



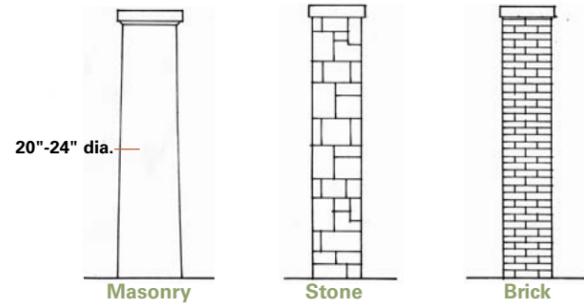
Porch Placement



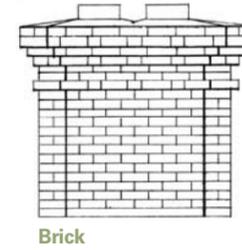
Post Braces



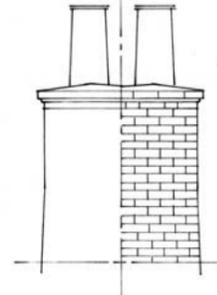
Porch Columns



Chimney Caps

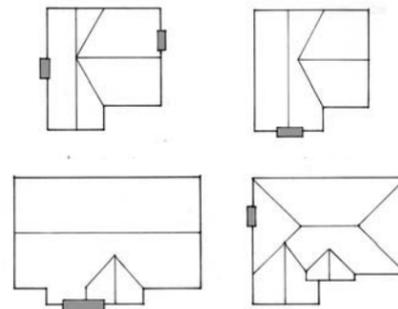


Brick



Brick or Plaster with Tile Cap

Chimney Placement



Porches and Chimneys

Porch Roofs and Eaves

Porches can have gable ends or shed roof forms, extending up into the main house roof form. European Romantic porches have shallow eaves that repeat the same rafter or eaves treatment as the main house body.

Columns and Railings

Several porch column options provide variety to the style. Porches may be supported on square cross-section heavy timber columns, stone columns, or stone or brick piers.

Porch Location

The Prairie Trail European Romantic features front loggias and porches. Covered loggias have a typical width of 5 to 7 feet. Porches are frequently placed at the sides of European Romantic houses and often have room-like size. Porches range from 8 to 12 feet in depth.

Chimneys

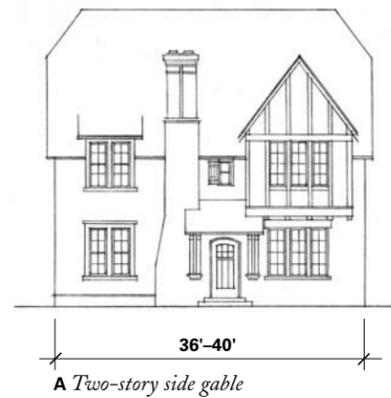
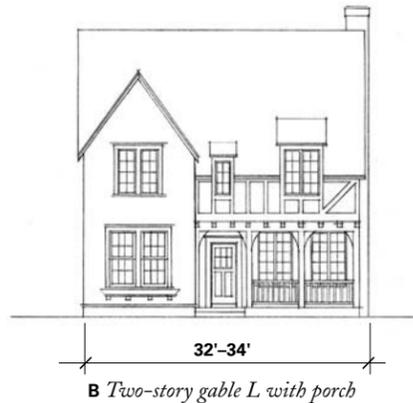
Chimneys are a key element in the composition of the elevation. They should appear large and have an asymmetrical massing. A wide variety of chimney cap profiles is encouraged.



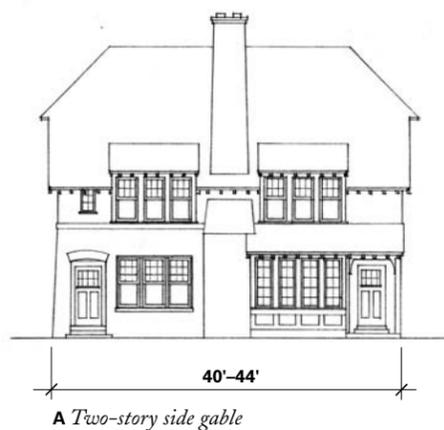
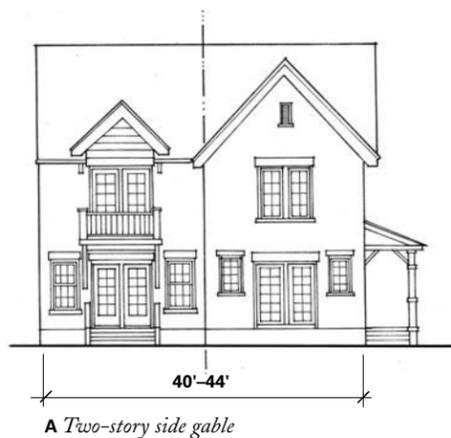
Prairie Trail European Romantic



Possibilities



Multi Family Possibilities



Materials

Siding: Wood or fiber-cement board siding with four-inch lap reveal, cut shakes, brick or stucco with handmade/formed appearance (no skip-trowel or similar). Half-timbering appearance for second-story accents.

Roofing: Flat clay tile, cedar shakes, slate profile fiberglass shingles, or slate (including manufactured slate products).

Windows: Energy-efficient wood, PVC, aluminum-clad, or aluminum; with true divided-light appearance (3/4-inch exterior muntins). Dark frames for stucco and white for brick and siding houses.

Columns: Rough cut, square wood posts.
Trim: Ornamental cast stone, or rough cut wood.

Eaves: Wood or fiberboard sheathing with 2x, 3x, or 4x rafter tails. Plaster molded eaves are also permitted on brick or stucco houses. Smooth soffits to be built with fiberboard or plywood.

Exterior Ceilings: Plank and beam or beaded board.

Gutters: Half-round metal or PVC.

Downspouts: Round metal or PVC.

Shutters: Plank/board or panel type. Wrought iron hinges, shutter dogs, and latches are encouraged.

Chimneys: Masonry or stucco with handmade/formed appearance.

Front Yard Fences: Prefinished metal or masonry/stucco.

Rear Yard Fences: Painted wood, prefinished metal, or masonry/stucco.

Color: Colors are to be selected from a color palette prepared by the master developer.

Prairie Trail European Romantic





A one-and-one-half-story gambrel example in Des Moines



A two-story front gable example with front porch in Ankeny



A two-and-one-half-story side gable example in Newton



Historical character sketch of a Colonial Revival house



**Essential Elements of
Prairie Trail Colonial Revival**

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

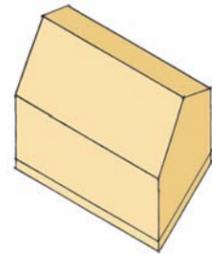
History and Character

THE PRAIRIE TRAIL COLONIAL REVIVAL STYLE is based on Colonial Revival styles that were prevalent throughout the country in the late nineteenth and early twentieth centuries. Elements from Classical and Colonial house types were combined and modified to produce a new vocabulary that became popular in the latter part of the nineteenth century. This mixing of architectural elements produced a wide variety of expressions and forms in the Colonial Revival house. Many of these houses have elaborate entrances, cornice treatments and window compositions. Dutch Colonial Gambrel forms are also very typical. Windows tend to be taller and wider in proportion than the original Colonial houses, and more free in composition. Many of the houses incorporate deep front porches, running the entire face of the front facade.

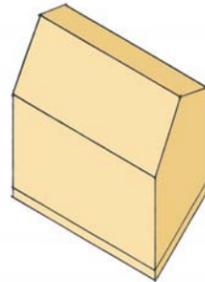
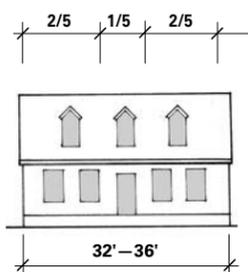
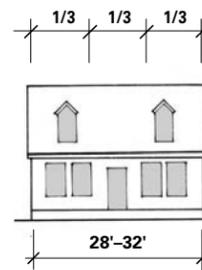
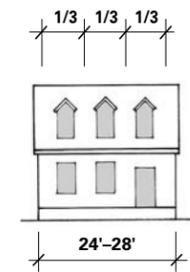
Prairie Trail Colonial Revival



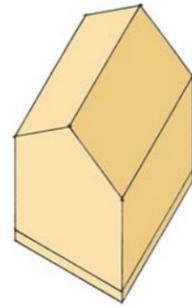
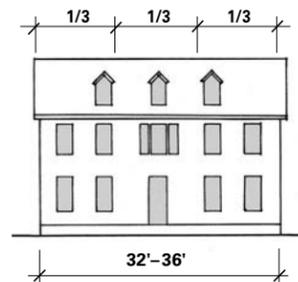
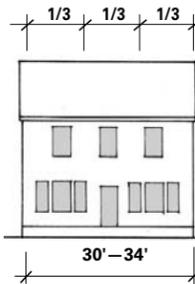
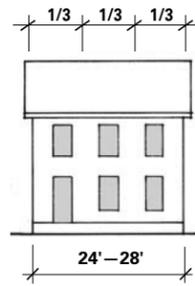
Massing Diagrams



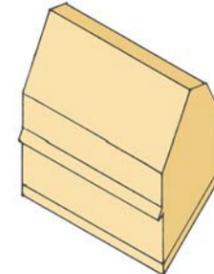
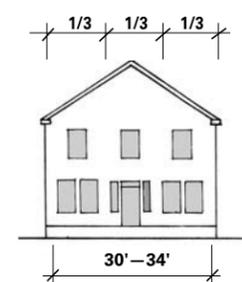
A One-and-one-half-story side gable



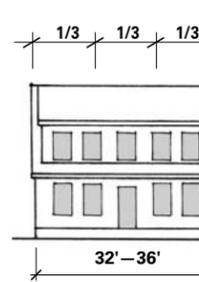
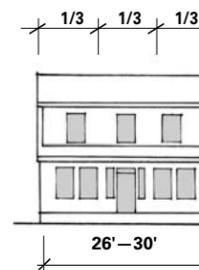
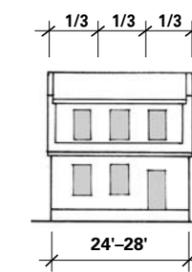
B Two-story side gable



C One-and-one-half-story and two-story front gable



D One-and-one-half-story side gambrel



Massing and Composition

Main Body Massing

A One-and-one-half-story side gable

Side-gabled rectangular volume. Gable roof pitch typically ranges from 8 in 12 to 12 in 12. Both stoops and porches are common. Porches usually occupy most of the length of the front facade. Hip roofs prevail on this massing type. Individual gable windows are encouraged for the upper half story and relate, compositionally, with the lower story window organization.

B Two-story and two-and-one-half-story side gable

Side-gabled rectangular volume, often with a steeply-pitched, gabled dormer. Roof pitch is typically 8 in 12 to 12 in 12, and one- or two-story front porches typically extend across the full front of the house.

C One-and-one-half-story and two-story front gable

Front-gabled rectangular volume. Gable roof pitches range from 5 in 12 to 10 in 12. As with other massing, stoops and hipped front porches are common. Porches are most often one-story. Integral two-story porches are reserved for front-gabled houses no greater than 30 feet wide.

D One-and-one-half-story side gambrel

Rectangular volume with a side gambrel roof facing to the street. Gambrel roofs have two roof pitches, 20 in 12 to 36 in 12 at the eave, and 6 in 12 to 10 in 12 above the pitch break. One-story, full front facade porches are typical.

Combinations

Larger living spaces may be created by adding side wings to the main body. Gabled or shed dormers may be added to introduce light into half-story and attic spaces. The architectural character of elements such as side wings, rear wings, and accessory/ancillary structures should be consistent with the architectural character of the main body.

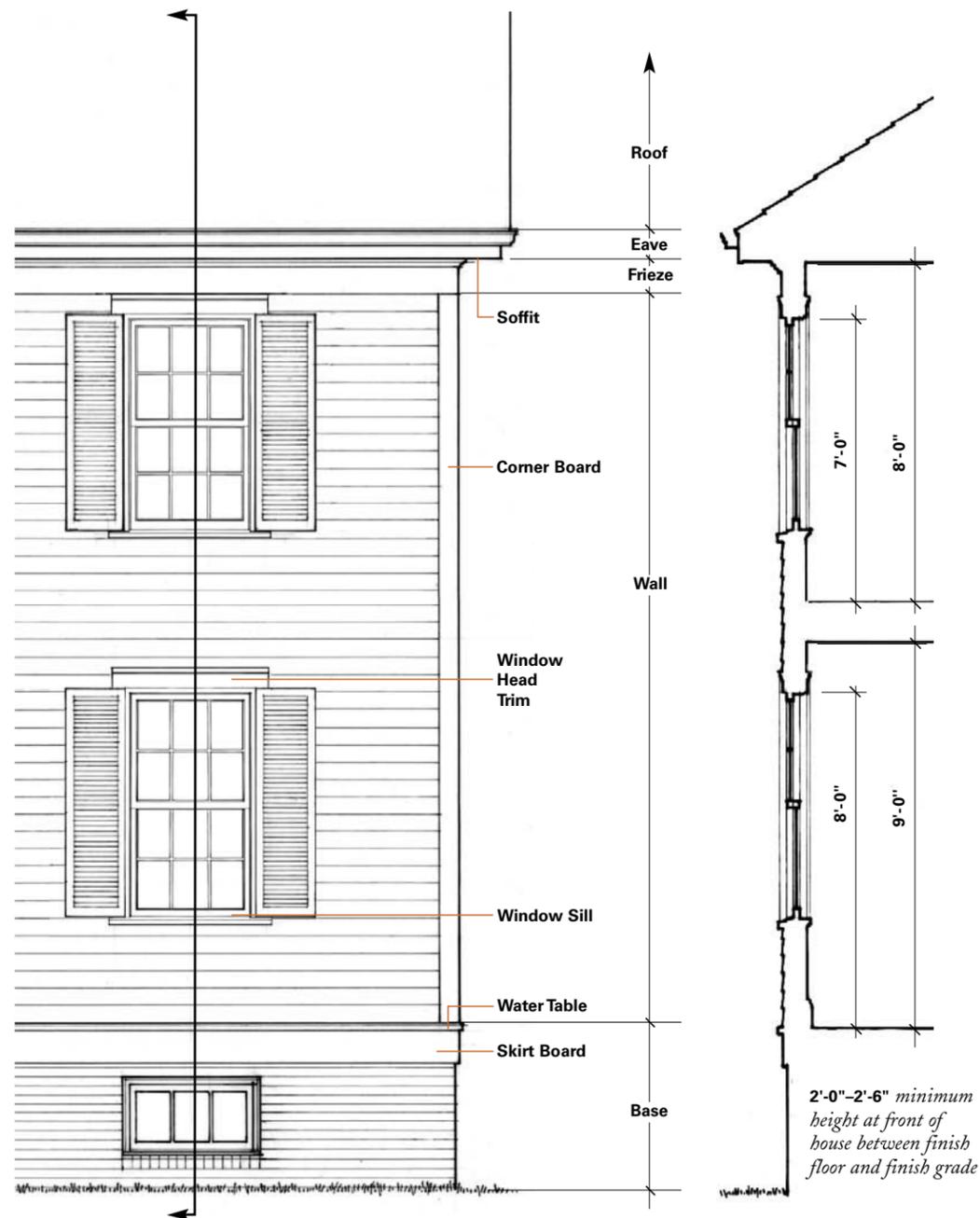
Facade Composition

Colonial Revival facade composition is characterized by a symmetrical and balanced placement of doors and windows. Though single window openings are most common, standard windows can be grouped for emphasis. The differing placement of entrance doors on narrow and wide front houses responds to traditional floor plans. Entrance doors are located near the corner in narrow houses and at the center in wide houses.

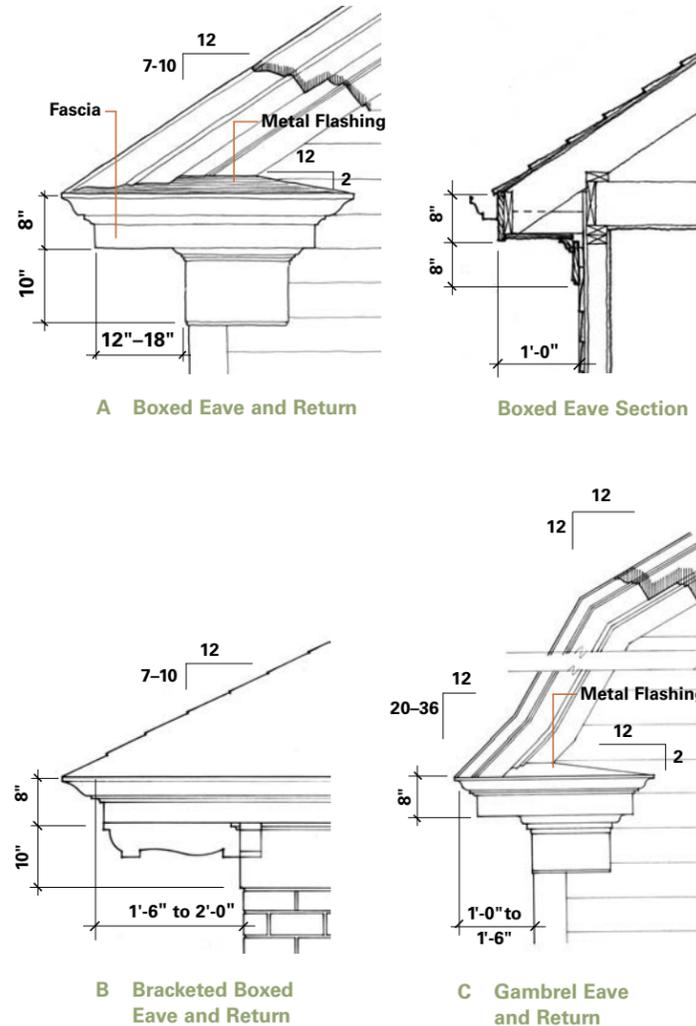
Prairie Trail Colonial Revival



Partial Elevation and Section



Eaves



Wall Section and Eave Details

Eaves

The Prairie Trail Colonial Revival house has one of three eave profiles:

- A** Boxed eave, with a 12- to 18-inch soffit depth; shallow soffit on the rake, the classic Colonial Revival eave detail.
- B** Deep boxed eave with heavy brackets, frequently used with hipped roofs, presents a robust image.
- C** Boxed eave modified for gambrel roofs.

Eave profiles have an 8- to 12-inch frieze board above the window head trim. This frieze board may either touch the window head trim directly, or rest 8 inches above.

Wall

One-story houses have a minimum floor-to-ceiling height of 10 feet. Two-story houses have a minimum floor-to-ceiling height of 9 feet on the first floor, and 8 feet on the second floor. Standard window head heights are 8 feet on the first floor, and 7 to 8 feet on the second floor. On clapboard houses, corner boards should be minimum nominal 5/4 by 6 inches. There is always a frieze board above the windows.

Base

The first floor of the Colonial Revival house is set at a minimum of 24 inches above finished grade. On stucco or brick houses, the water table should project 2 inches from the wall. Clapboard houses should have an 8-inch-high skirt board. When foundation vents are used, they should be centered under windows.



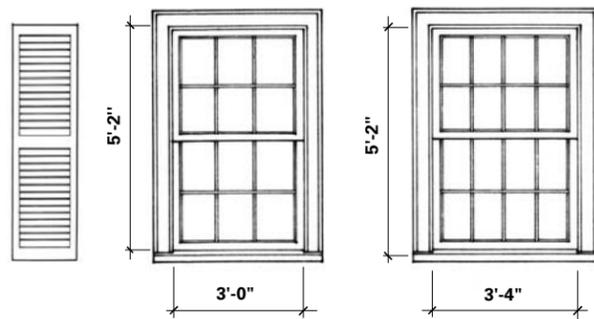
Prairie Trail examples showing a deep eave type and a boxed eave return



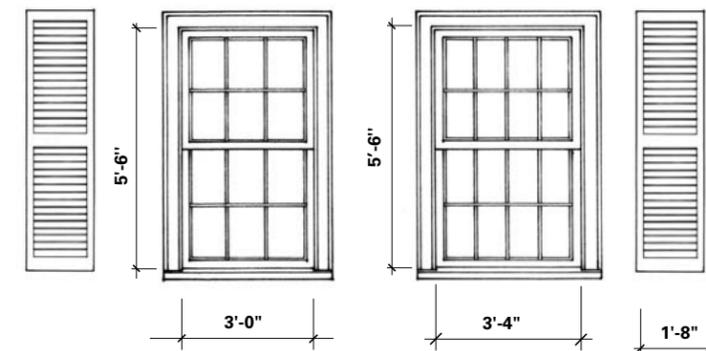
Prairie Trail Colonial Revival



Windows

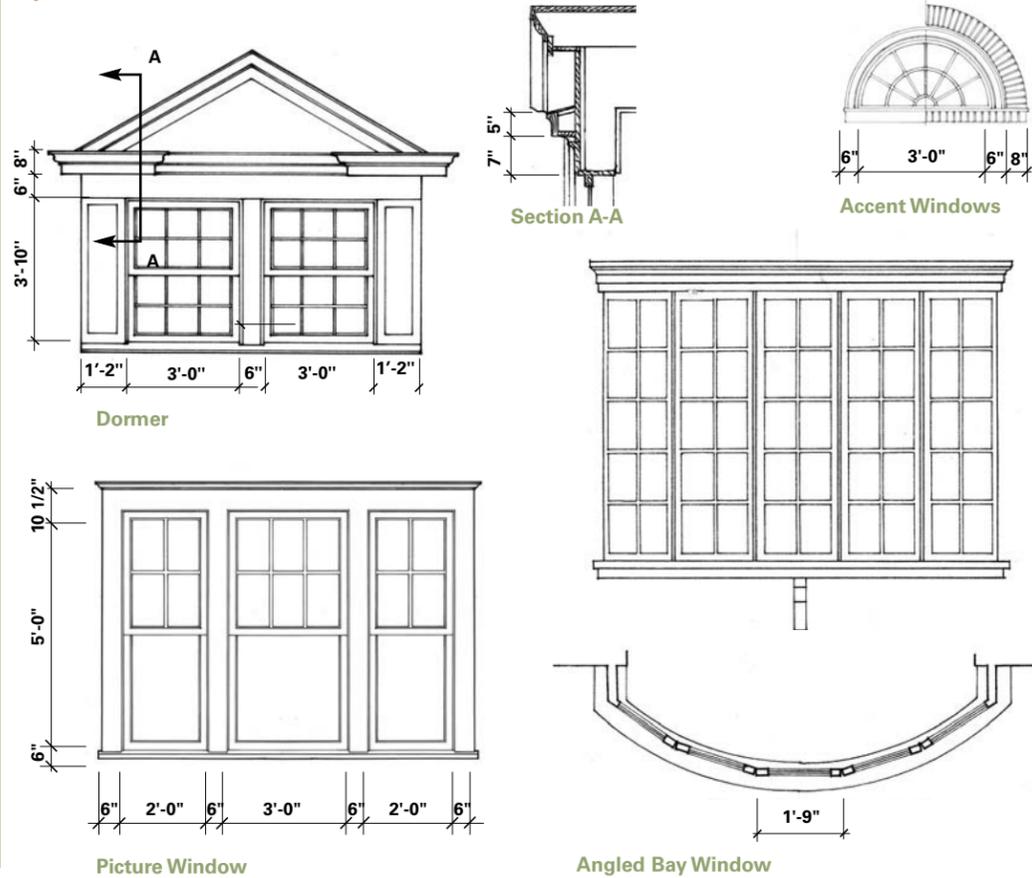


Second Floor



First Floor

Special Windows



Windows and Doors

Standard Windows

Windows are vertical in proportion. Window muntin patterns can be 6 over 1, 6 over 6, or 8 over 8 on both floors, and window panes should be more vertical in proportion than square. Standard windows are double hung. Flat arches in stone and precast lintels are common over windows set in masonry walls.

Special Windows

Special windows include angled bay windows, picture windows, and pedimented dormers. Bay windows should extend to the ground whenever possible, otherwise bay windows supported on heavy brackets are acceptable. Small square and rectangular windows are often used as an accent in gable ends or on the second floor above the entrance.

Doors

Doors typically have six panels, while surrounds frequently incorporate sidelights and transoms. Doors are typically 6 feet 8 inches tall and 3 feet wide.

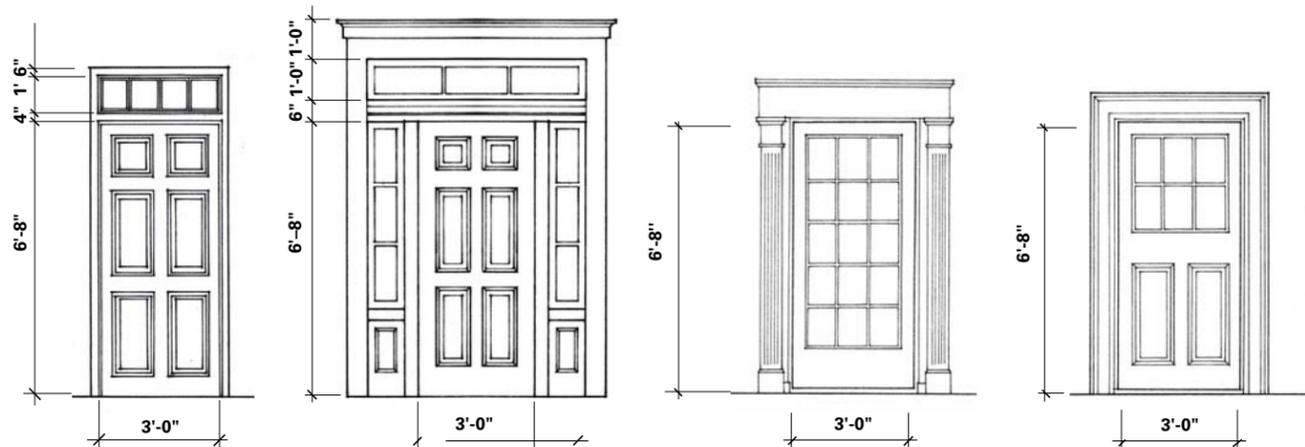
Exterior Trim

Windows and doors feature a 6-inch-wide flat trim with or without a cap molding. The trim can also feature a backband. Brick buildings feature 2-inch brickmold.

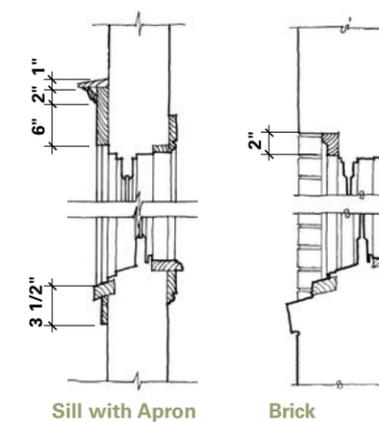
Shutters

Shutters are encouraged. If shutters are installed, they must be sized and mounted as if operable to cover the adjacent window or door.

Doors



Typical Window Sections



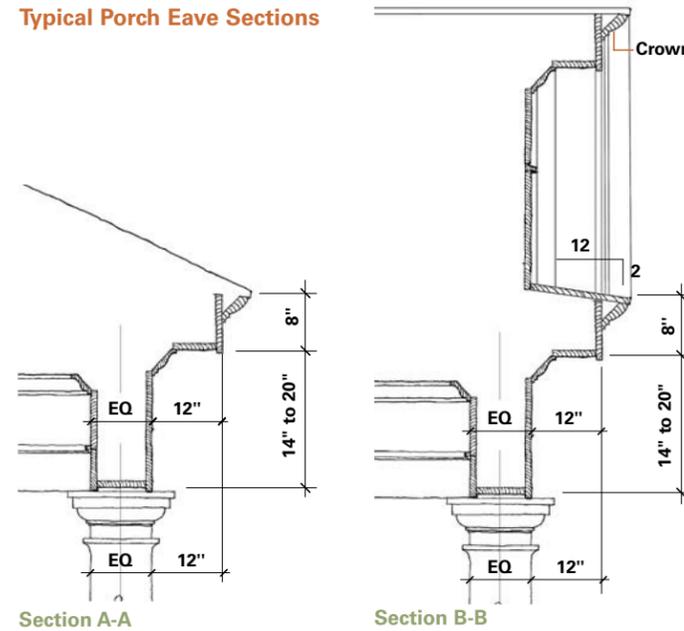
Prairie Trail Colonial Revival

Portico and Porch Elevations



Partial Porch Elevation

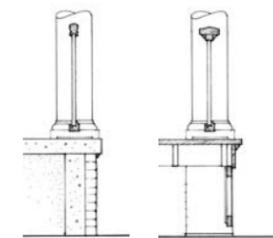
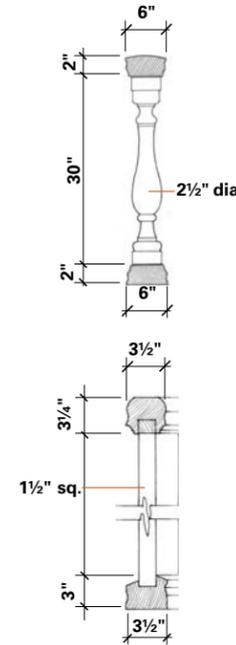
Typical Porch Eave Sections



Section A-A

Section B-B

Rail Details



Section C-C
Masonry Frame



Porches

Porch Roofs and Eaves

Porches can be one or two stories tall with either flat, shed, or shallow hipped roofs. Shed or hip porches typically have a 3 in 12 to 4 in 12 pitch.

Columns and Railings

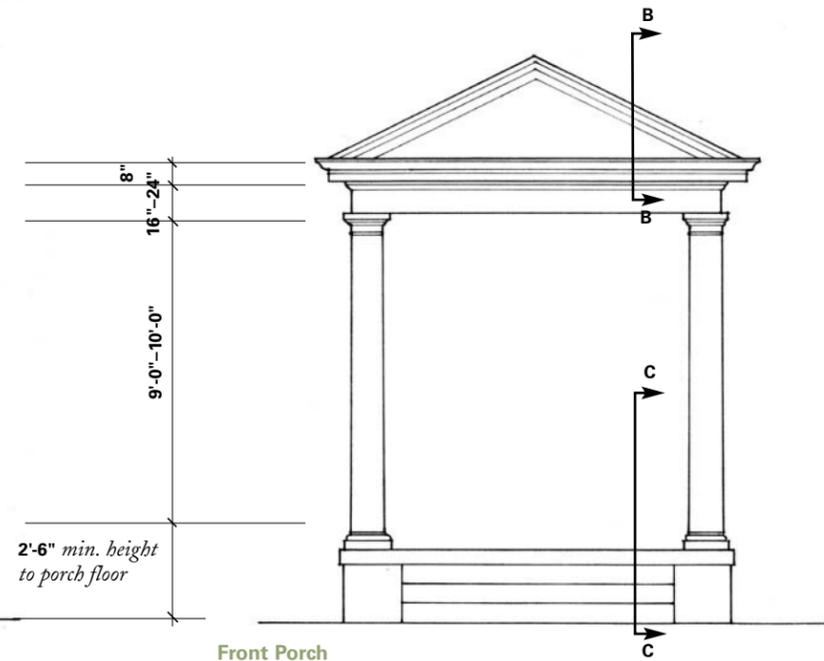
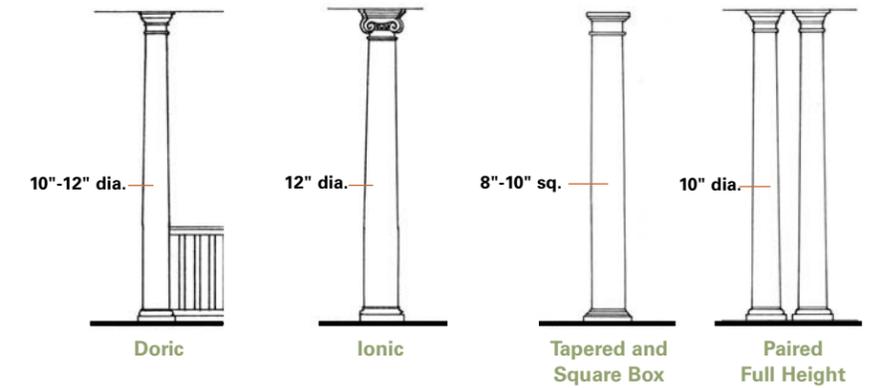
Columns include 10- and 12-inch round Doric columns; 12-inch Ionic columns; three-quarter height paired Doric columns, and 8- to 10-inch full-height tapered box columns. Single-story porches have 9- to 10-foot-tall columns, and columns on two-story porches are 9- to 10-foot tall on the ground floor and 8- to 9-foot tall on the second. For double porches with classical or tapered columns, 12-inch-wide columns are used on the ground floor, while 10-inch

columns are used above. Porch column bays should be more narrow than wide. Balusters should be turned or square, and spaced no more than 4 inches on center.

Porch Location and Massing

Full front porches are encouraged on Prairie Trail Colonial Revival houses. Smaller porches should be centered in the massing bay in which they occur (see Massing and Composition, page C-9). Minimum porch depth is 8 feet. For wood deck porches, the gaps between brick piers are infilled with lattice panels. Solid porches should be faced in brick, or stucco if appropriate.

Column Types



Front Porch

Prairie Trail Colonial Revival



Possibilities



24'-28'
C Two-story front gable



24'-32'
A One-and-one-half-story side gable



26'-30'
D One-and-one-half-story gambrel



30'-34'
D One-and-one-half-story gambrel



30'-34'
B Two-and-one-half-story side gable



32'-36'
B Two-story side gable

Multi-Family Possibilities



36'-44'
Multi-family A



56'-64'
Multi-family B



36'-44'
Multi-family C

Materials

Siding: Wood or fiber-cement board with 4-inch lap.

Roofing: Slate; synthetic slate, clay tile, or fiberglass shingles with a heavy profile to mimic natural materials.

Windows: Double-hung; energy-efficient wood, PVC-clad, or aluminum-clad, with external divided lights (3/4-inch muntins).

Trim: Wood, fiber-cement board, composition board, or polymer millwork for built-up sections. Historic reproductions of polymer are also permitted.

Columns: Historic reproductions of wood, polymer, or fiberglass with classical entasis and proportions.

Railings: Wood milled top and bottom rails with straight or turned balusters.

Soffits and Porch Ceiling: Smooth surface composition board, fiber-cement board, plaster, T&G wood, or polymer historic reproductions.

Gutters: Ogee or half-round primed or prefinished metal.

Downspouts: Rectangular or round primed or prefinished metal.

Shutters: Historic wood, polymer, lightweight cement or fiberglass reproductions mounted as if operable; at least 1/4" thick.

Foundations: Stucco, brick, or stone veneer.

Chimneys: Brick, or stone; veneer.

Front Yard Fences: Wood, prefinished metal, stone, or masonry.

Rear Yard Fences: Wood, vinyl, prefinished metal, or masonry.

Color: Colors are to be selected from a color palette prepared by the master developer.

Prairie Trail Colonial Revival





One-and one-half story front gable house in Uptown Ankeny



A Sherman Hills L-shaped Victorian house



Pyramidal Victorian house in Sherman Hills



Historic Sketch of a Victorian House



**Essential Elements of
Prairie Trail Victorian**

- Steeply pitched gable roofs.
- Cut wood ornament, often with natural forms such as leaves and vines, or simple shape cutouts and arched forms.
- Clapboard siding, with siding, shingles, or beadboard in gable ends.
- Vertical proportions for windows and doors, windows with two- and four-pane sashes.

History and Character

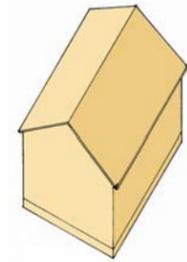
THE PRAIRIE TRAIL VICTORIAN STYLE builds on the Carpenter Gothic homes abundant in the mid to late 1800s. Pattern books published by Andrew Jackson Downing and others were the source for many of these early house designs. These books made it easier for the builders of early resorts, country estates, and even modest dwellings to adopt the style, and increased its popularity across the country. Although exotic Victorian houses incorporating Eastlake and Queen Anne details grew in popularity, folk-based Victorian and Italianate houses survive in this region.

The Prairie Trail Victorian is based on the simple, elegant forms adapted to houses in small towns and rural farmhouses. The massing forms are simple, while ornament is typically restrained and limited to the porch and the building's cornice.

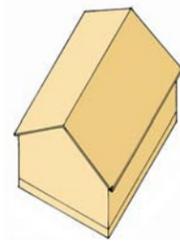
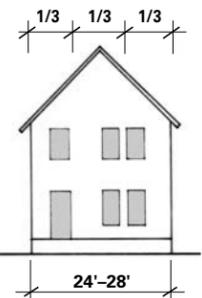
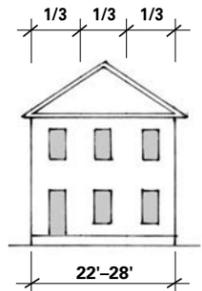
Prairie Trail Victorian



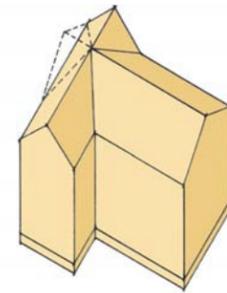
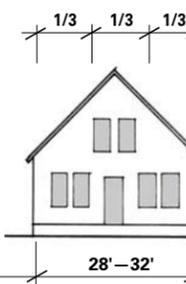
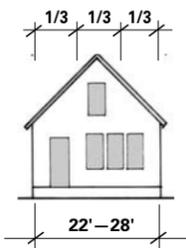
Massing Diagrams



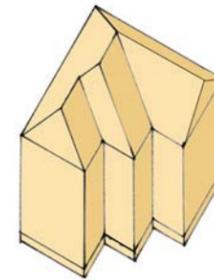
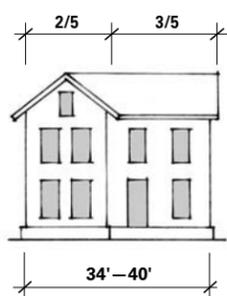
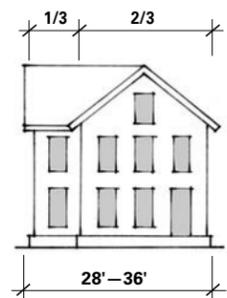
A Two-story front gable



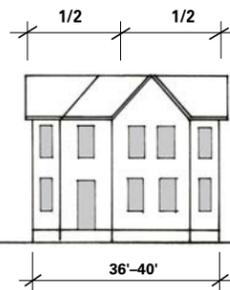
B One- and one-half-story front gable



C L-shaped



D Pyramidal



Massing and Composition

Massing

A Two-story front gable

Front-gabled rectangular volume with a roof pitch ranging from 8 in 12 to 12 in 12 for the main body. One-story shed or hip front porches from one-third to the full width of the main body are common. Often, two-story porches are integrated under the main roof form.

B One- and one-half-story front gable

Rectangular volume with 8 in 12 roof pitch and gable facing the street. One-story partial or full front porch with 3 in 12 hip roof is common.

C L-shaped

Cross-gabled volume with a 9 in 12 to 12 in 12 gable facing the street. The width of the gable facing the street is typically two-fifths that of the main body. This massing typically accommodates a one- or two- story continuous porch with a shed or hipped roof which dies into the side of the projecting wing.

D Pyramidal

Square or rectangular volume with a roof pitch ranging from 8 in 12 to 12 in 12. Side wings give the main body an orientation to the street as well as side yards. When one or more stories, the side wings generally keep the same roof line as the main body. Wrapping hipped or partial front porches are typical.

Combinations

Complex forms and larger living spaces may be created by combining side wings and/or rear wings with the main body. Gabled or arched dormers may be added to introduce light into half-story and attic spaces. The architectural character of the attached parts should match that of the main body.

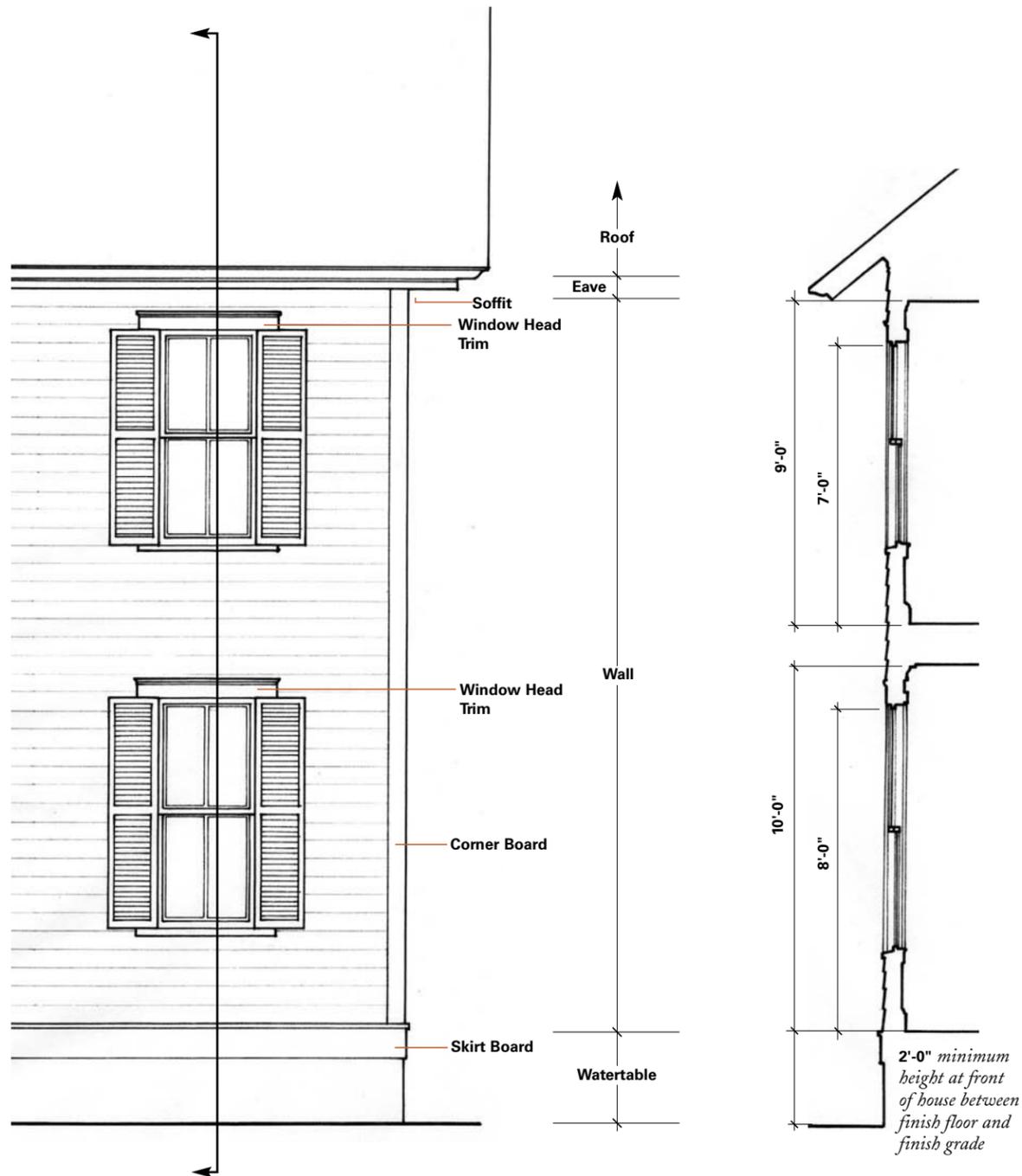
Facade Composition

Victorian facade composition is characterized by a symmetrical and balanced placement of doors and windows. Individual double-hung windows are the most common type. Front doors are generally located in the corner of narrow houses and at the center of wide houses. Paired or bay windows are often used in the forward gable of the gable L massing types. Bay windows may be one or two stories tall.

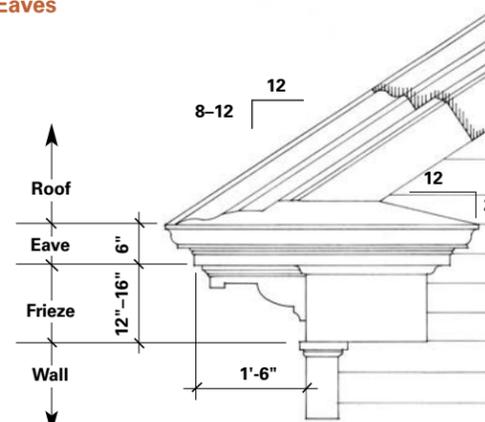


Prairie Trail Victorian

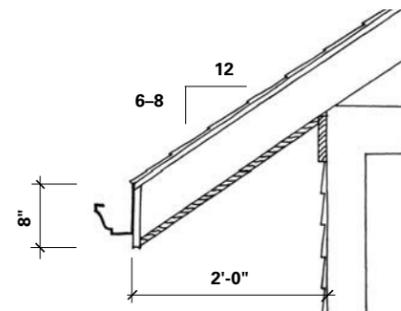
Partial Elevation and Section



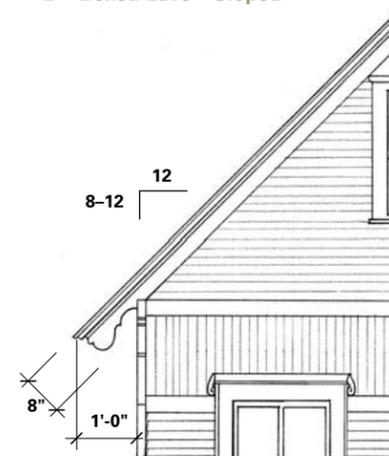
Eaves



A Boxed Eave Return



B Boxed Eave - Sloped



Overhanging Eave at Bay Window

Wall Section and Eave Details

Roof

The roof pitch on most Prairie Trail Victorian houses vary from 8 to 12 in 12. Slate, shingles and metal are appropriate roofing materials.

Eaves

Two eave types define the Prairie Trail Victorian, one more formal than the other.

- A Boxed eave, with frieze, the more formal option; with or without brackets which are either horizontal or vertical in proportion.
- B Boxed eave with sloped soffit, often hipped; at gables, the rake features an overhang with simple vergeboard. Eave profiles have a 12- to 16-inch frieze board either touching/co-planar with, or at least 8 inches above the window head trim. Eave returns should have metal flashing back to the wall at a maximum slope of 2 in 12.

Wall

For one-story buildings, the minimum floor-to-ceiling height is 10 feet. For buildings greater than one story, the minimum floor-to-ceiling height is 10 feet for the first floor and 9 feet for the second floor. Window head heights should be 8 feet for the first floor and 7 feet for the second floor. Corner boards should be no less than nominal 5/4 by 6 inches.

Watertable

The first floor of the Prairie Trail Victorian house is set three feet above the finished grade. Prairie Trail Victorian houses should have an 8-inch skirt board. When foundation vents are used, they should be centered under windows.

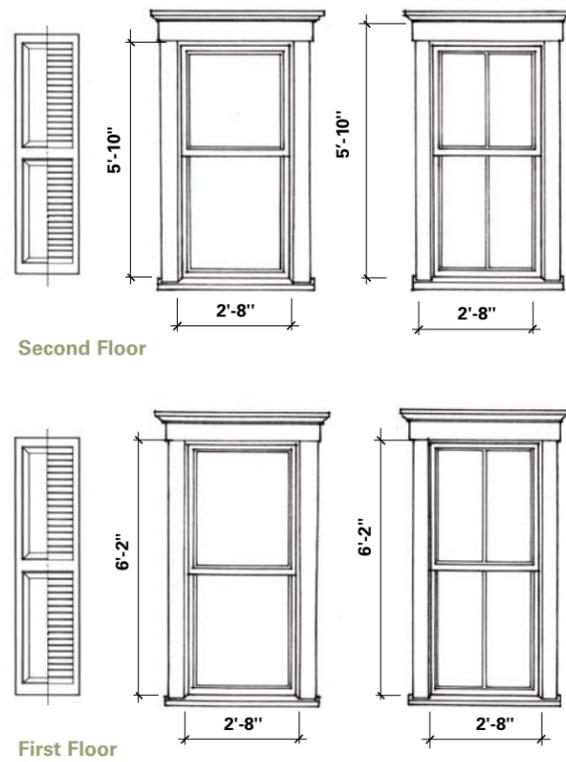


Iowa examples showing a deep eave type and a boxed eave return

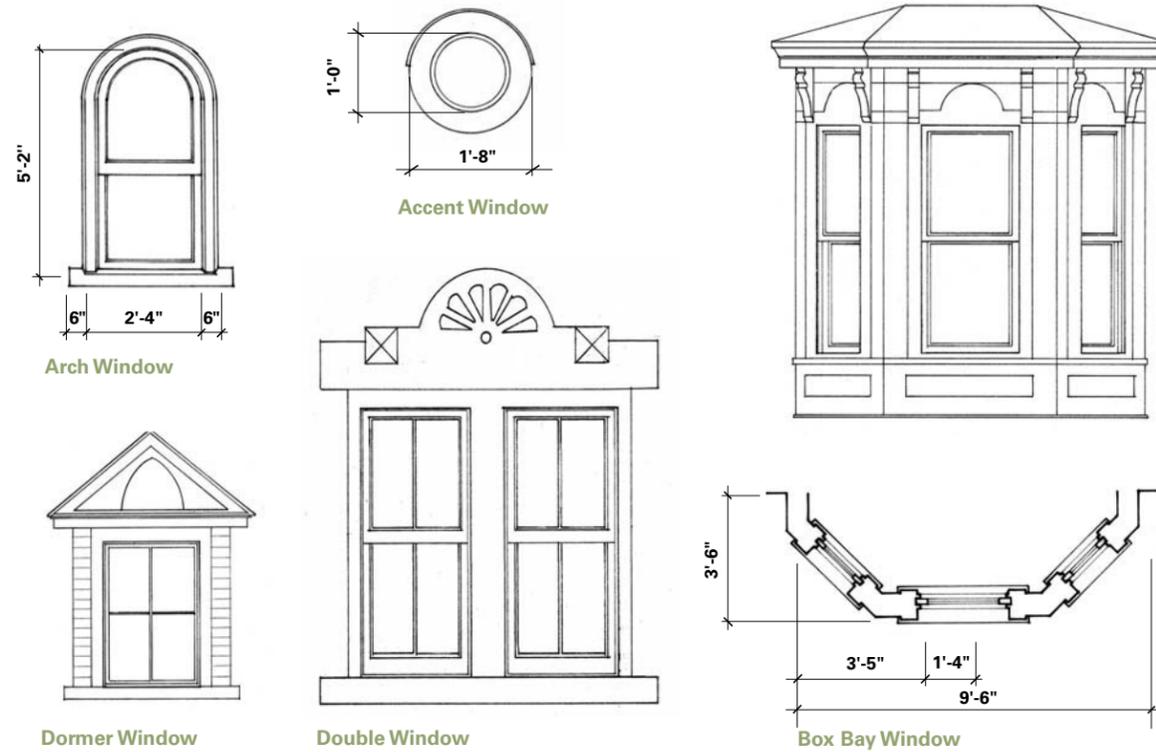


Prairie Trail Victorian

Standard Windows



Special Windows



Windows and Doors

Standard Windows

Windows are typically vertical in proportion and have a 2 over 2 or 4 over 4 muntin pattern. Panes are always taller than they are wide. Some houses may have windows with rounded upper sashes. Standard windows are double hung.

Special Windows

Prairie Trail Victorian houses feature round-top windows, dormers, and box and angled bay windows. Bay windows must project a minimum of 8 inches from the main structure. Bay windows have a continuous base to the ground, and two-story bays are common. Paired or bay windows are also used in front of both massing types.

Doors

Doors on Prairie Trail Victorian houses are vertical in proportion, such as two- and four-panel doors. The maximum width of a pair of double doors is 5 feet for doors at least 8 feet tall, and 4 feet for shorter pairs of double doors.

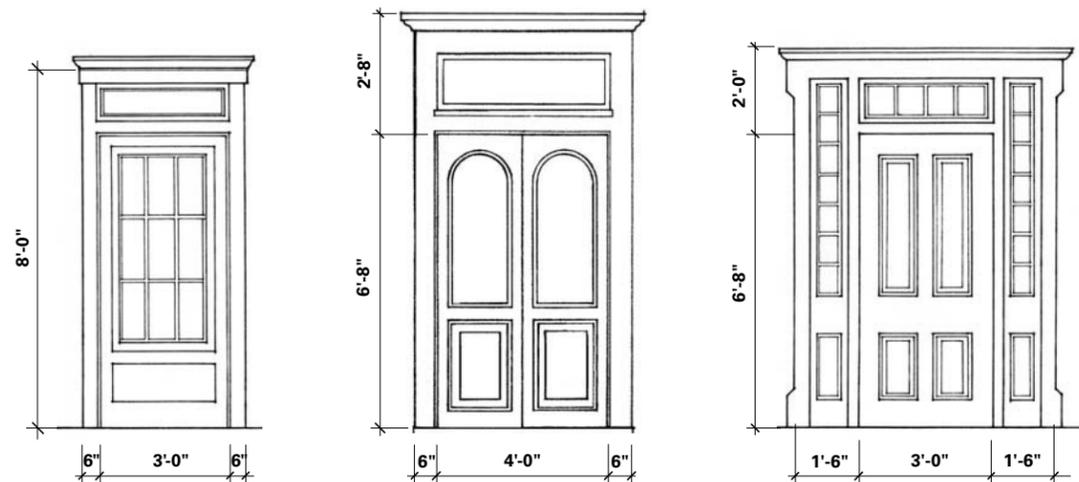
Trim

Windows and doors have 6-inch trim with a simple backband profile. Victorian window and door trim carries a decorative crown and cap above; windows may feature an ornate hood.

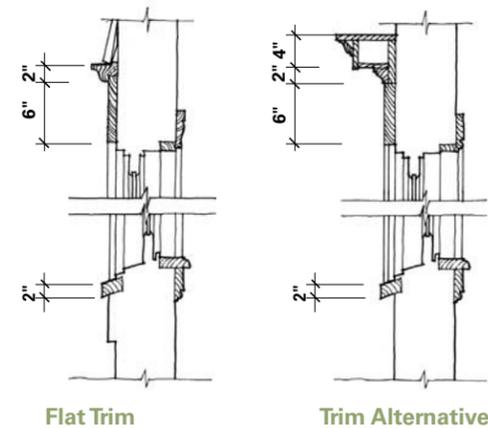
Shutters

The use of shutters adjacent to single windows and fully glazed doors is encouraged. If shutters are installed, they must be operable, and sized and mounted to cover the adjacent window or door.

Standard Doors



Typical Window Detail



Prairie Trail Victorian

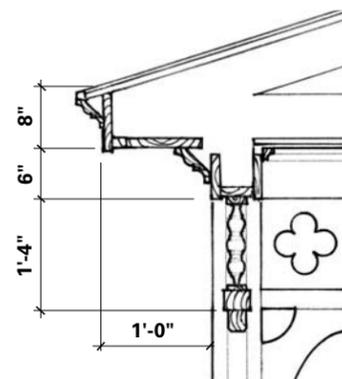


Porch Elevations

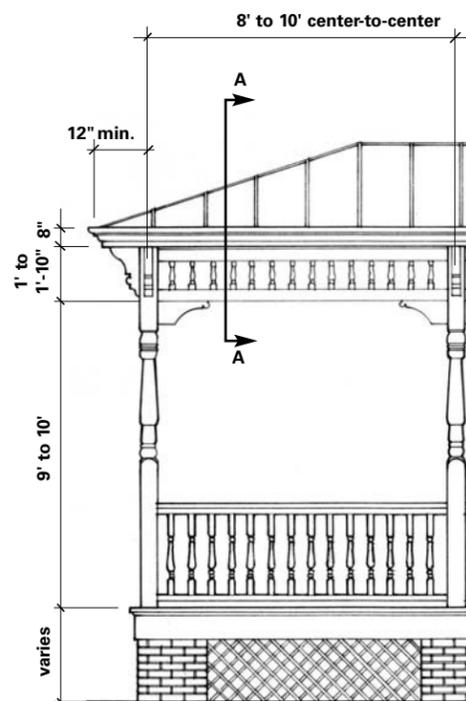


One-Story Porch Elevation

Porch Eave Details

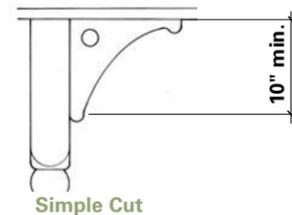


Section A-A: Boxed Porch Eave

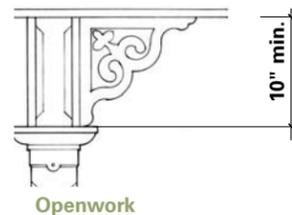


One-Story Porch Elevation

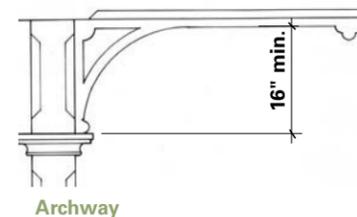
Porch Bracket Types



Simple Cut

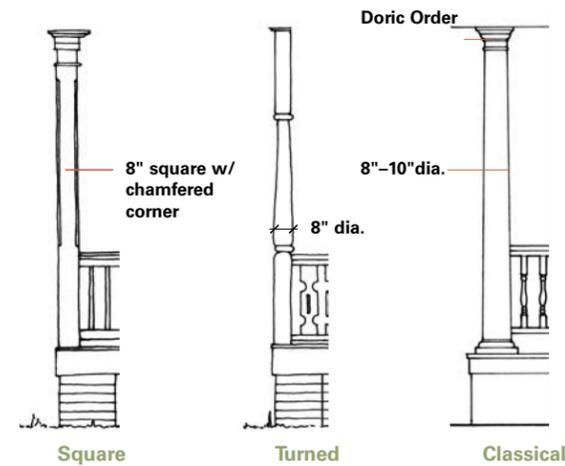


Openwork



Archway

Column Types



Porches

Porch Roofs and Eaves

Porches can be one or two stories tall with flat, shed, or shallow hipped roofs. Full porches may be integrated under the house's main roof. Shed or hip porches have a 3 in 12 to 4 in 12 pitch. Exposed rafter tails are typically 2 x 8 and occur 14 to 16 inches on center. Entablatures are generally classically proportioned and detailed.

Columns and Railings

Column types include turned columns from 8-inch-square stock, 8-inch-square posts, and 8- to 10-inch-diameter Doric and Ionic columns. First floor columns are 9- to 10-feet tall, while second floor columns are 8- to 9- feet tall. Turned or square balusters are spaced no more than 4 inches apart. Porch bays should be vertically proportioned. Flat cut orna-

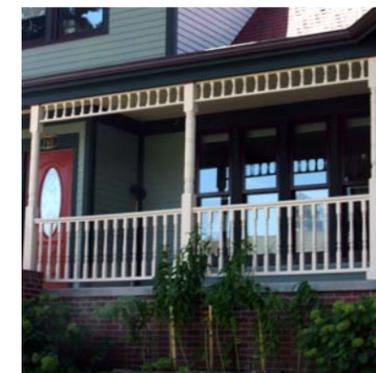
mental balusters are also used, with square or turned columns. Square pattern lattice is used as infill between piers at the foundation.

Brackets

Brackets range from simple designs cut from boards, to more elaborate turned wood or jigsaw-cut openwork. Brackets are a minimum of 2 inches thick. Archway bracketing can be used to form portals over key entry locations.

Porch Location

Full front porches are encouraged on Prairie Trail Victorian houses. Porches can be used to wrap the corner of a house, or fill in the void created by an L-shaped plan. The minimum porch depth is 8 feet.



Prairie Trail Victorian



Possibilities



24'-28'
B One-and-one-half-story front gable



36'-40'
C L-shaped



26'-30'
C L-shaped



24'-28'
D Pyramidal



24'-28'
A Two-story front gable



36'-40'
D Pyramidal

Multi-Family Possibilities



56'-64'
Multi-family A



36'-44'
Multi-family B



40'-44'
Multi-family C

Prairie Trail Victorian



Materials

Siding: Smooth, horizontal bevel or lap wood or fiber-cement siding, 4 to 6 inches wide with 3/4 by 6-inch corner boards; board and batten siding.

Roofing: Metal, narrow standing seam of 5-V panels (painted); wood shingles/shakes; dimensioned architectural grade asphalt or fiberglass shingles; slate or synthetic slate; roof penetrations and flat skylights may be placed on a roof not facing a public thoroughfare with houses; maximum of two skylights per roof plane.

Foundations, Piers and Chimneys: Brick, stone or stucco on block.

Windows: Wood, vinyl (solid or clad) or aluminum clad with traditional profiles, minimum 3/4-inch-wide projecting exterior muntins.

Doors: Painted or stained wood or aesthetic equivalent.

Railings: Straight or turned wood balusters; decorative black metal for stair rails.

Shutters: Operable wood or polyvinyl sized to match opening, with appropriate hardware.

Porch Ceilings: Plaster; beaded-profile, tongue and groove or paneled boards.

Soffits: Smooth composition, tongue and groove, or fiber-cement boards.

Gutters and Downspouts: Half round gutters, round or rectangular smooth downspouts.

Fences and Garden Walls: Wood picket, black metal, brick, stucco on block, or combination.

Lighting: Pendant carriage lamp, porch or wall mounted.

Color: Colors are to be selected from a color palette prepared by the master developer.



A one-and-one-half story side gable example in Des Moines.



A two story side gable example in Des Moines.



A four square house massing example in Des Moines.



A historical character sketch of an Arts & Crafts house.



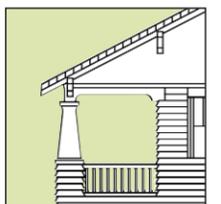
Essential Elements of Prairie Trail Arts & Crafts

- Shallow-pitched roofs with deep overhangs
- Deep, broad porch elements with expressive structural components
- Exposed structural elements in the eaves such as rafters and brackets
- A mixture of materials such as brick, shingles, and siding
- Asymmetrical window and door compositions
- Grouped windows

History and Character

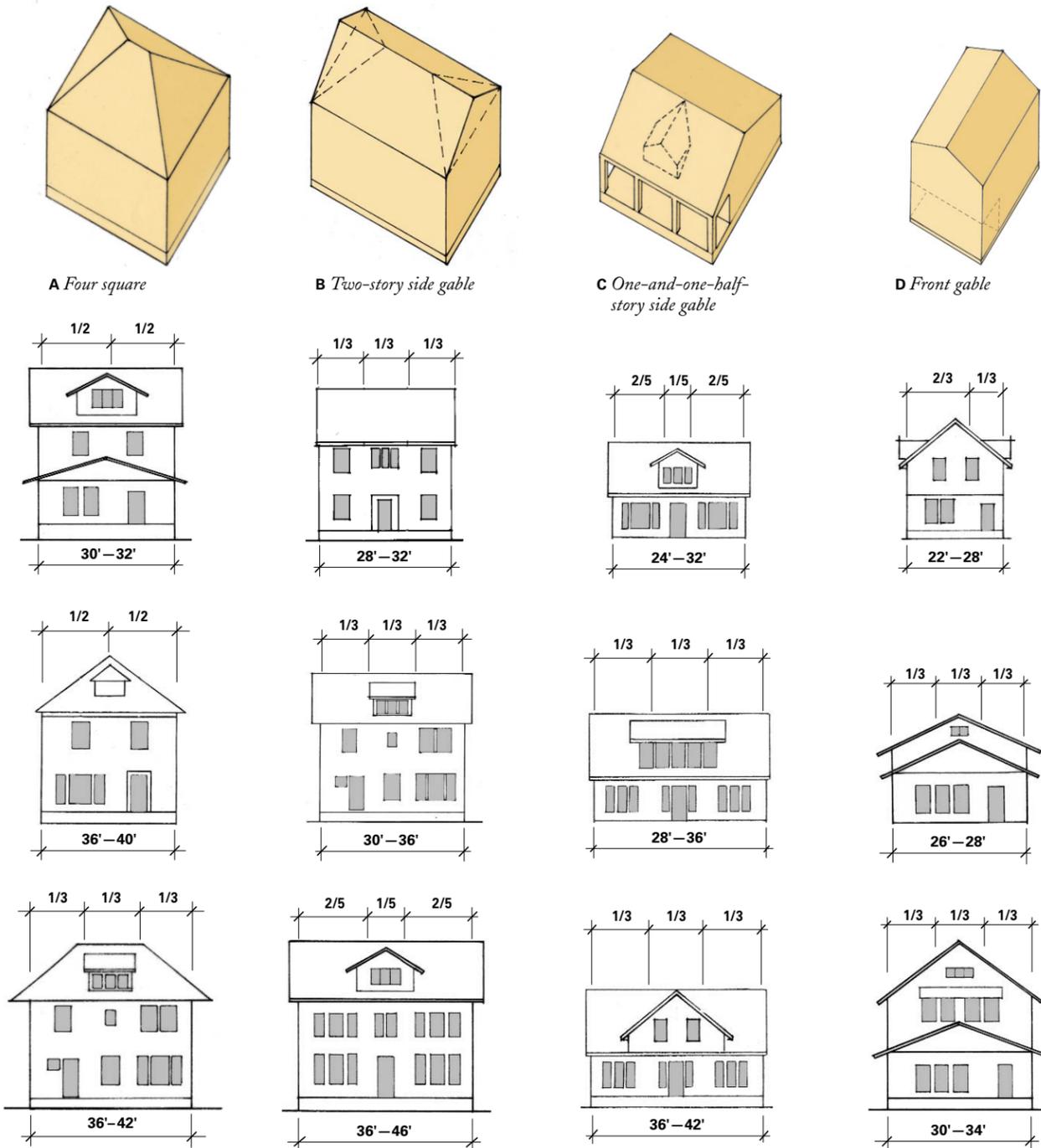
PRAIRIE TRAIL ARTS & CRAFTS HOUSES are derived from the Bungalow design tradition. Characterized by an eclectic mix of architectural elements, the Bungalow style flourished during the early twentieth century both in modest cottages and large houses. Builders used pattern books and mass-marketed house plans and packages to attract a broad spectrum of home buyers. These comfortable, eclectic houses were often lighter in color and less ornamented than high style Arts & Crafts houses. It is this more eclectic style that serves as the basis for the Prairie Trail Arts & Crafts.

The Prairie Trail Arts & Crafts is characterized by broad open porches; low sloping roofs with deep overhangs; multiple gables; asymmetric compositions; oversized first-floor windows; expressive trim; exposed rafters; and bracketed porches.

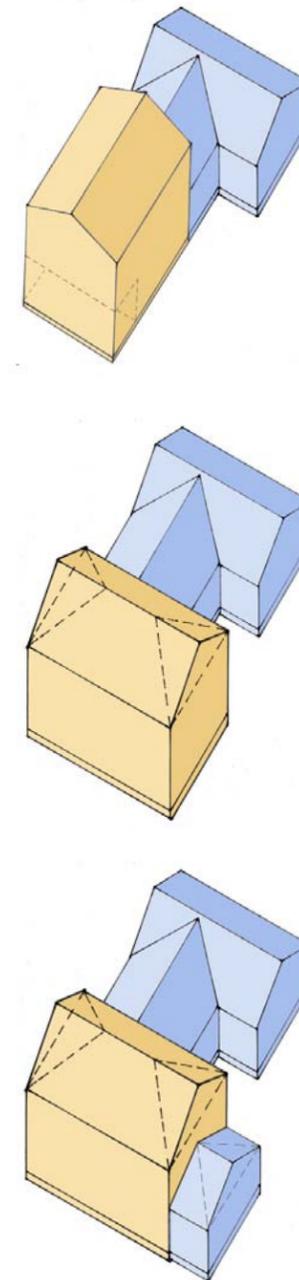


Prairie Trail Arts & Crafts

Massing Diagrams



Illustrative Massing Combinations



Massing and Composition

Massing

A Four square

Rectangular or square volume with a 6 in 12 to 8 in 12 roof pitch; the ridge line, if not pyramidal, runs parallel with the front of the house. Front gabled and shed roofed porches with a 3 in 12 to 5 in 12 pitch are placed both symmetrically and asymmetrically on the front facade or as full-facade elements. Porches are typically one story and may wrap one or both corners.

B Two story broad front

Rectangular volume with a 6 in 12 to 8 in 12 roof pitch. Asymmetrically placed gabled and/or shed roofed porches are common. Porches are typically one story.

C One- to one-and-one-half-story side gable

Rectangular one-and-one-half-story volume with a 6 in 12 to 8 in 12 roof pitch. The integral porch is set under occupiable interior space, made possible by a dormer and high knee wall on the second floor. Integral front porch ranges from half to the full length of the front facade. Symmetrically placed gabled or shed dormers have a 3 in 12 roof pitch.

D Front gable

Rectangular volume with a 6 in 12 to 8 in 12 roof pitch and gable facing the street. Symmetrically or asymmetrically

placed front and/or shed roofed porches are common and either one- or two-story. An inset, one-story porch may also run the full width of the house.

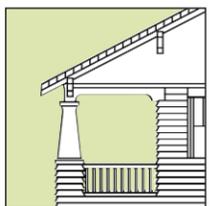
Combinations

Complex forms and larger living spaces may be created by combining side and/or rear wings with the main body. Gabled or shed dormers may be added to introduce light into half-story and attic spaces. The architectural character of elements such as side wings, rear wings, and accessory/ancillary structures should be consistent with the architectural character of the main body.

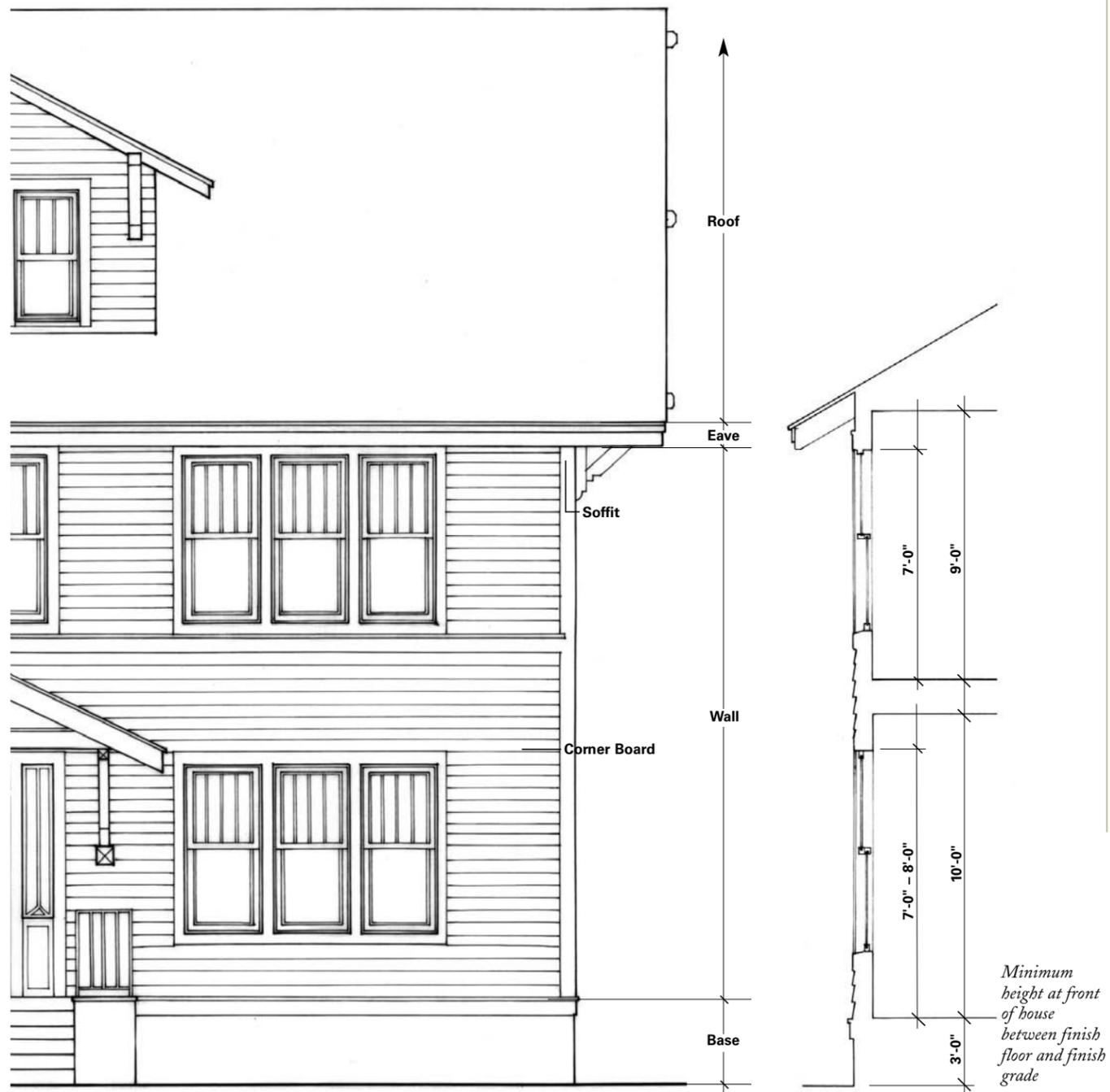
Facade Composition

Prairie Trail Arts & Crafts facade composition is characterized by a balanced placement of doors and windows. Though single window openings are most common, standard windows can be grouped for emphasis. The differing placement of entrance doors on narrow and wide front houses responds to traditional floor plans. Entrance doors are located near the corner in narrow houses and at the center in wide houses.

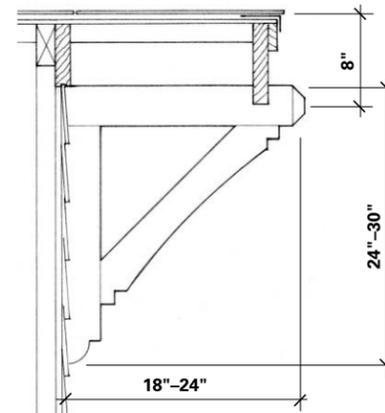
Prairie Trail Arts & Crafts



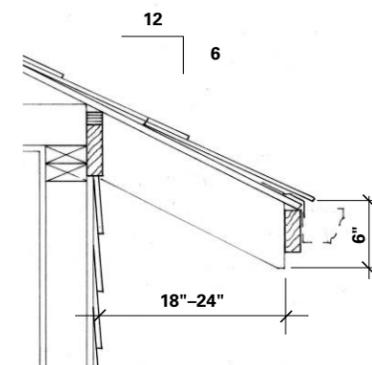
Partial Elevation and Section



Eaves



A Rake with Bracket



B Open Rafter Eave



Typical Arts & Crafts eave details

Wall Section and Eave Details

Roof

The roof pitch on Prairie Trail Arts & Crafts houses varies from 6 in 12 to 8 in 12. Shingles and metal are appropriate roofing materials.

Eaves

Deep eaves are a dominant characteristic of the Prairie Trail Arts & Crafts style. There are two types of eaves in the style:

- A Boxed eave with flat soffit, and shallow profile brackets 6 inches wide and 24 inches on center.
- B Exposed 2 x 6 inch shaped rafter tail 16 to 24 inches on center, the most common eave; often hipped, gables feature a vergeboard.

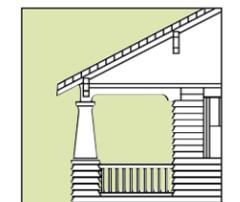
Eave profiles have an 8- to 12-inch frieze board either touching/co-planar with or no more than 8-inches above the window head trim. The Prairie Trail Arts & Crafts may have a Victorian-era character, achieved by using Classical-order columns on the porch and broad, flat, boxed eaves with shallow brackets on the house and porch.

Wall

For one-story houses, the minimum floor-to-ceiling height is 9 feet. For two-story houses, the minimum floor-to-ceiling height is 10 feet for the first floor and 9 feet for the second floor. Window head heights should be 7 feet to 8 feet above the floor for first-floor windows and 7 feet for second-floor windows.

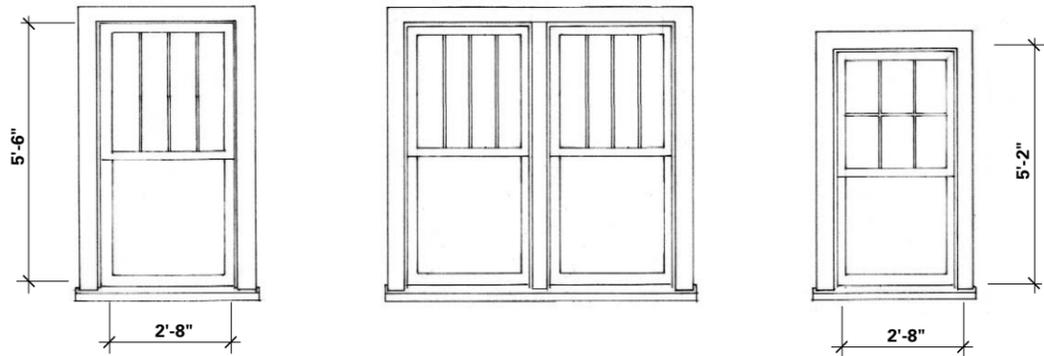
Base

The first floor of the Prairie Trail Arts & Crafts house is typically set three feet above the finished grade. Prairie Trail Arts & Crafts houses have 8- to 10-inch-wide skirt boards. Foundation vents are centered under windows when used.

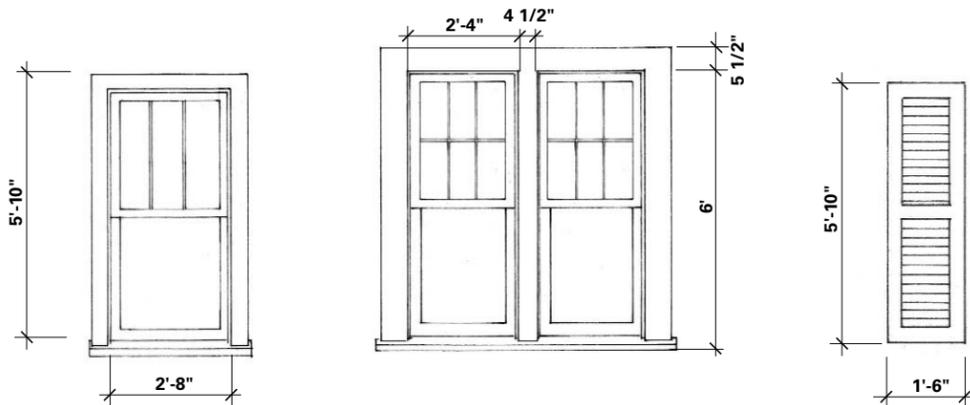


Prairie Trail Arts & Crafts

Windows

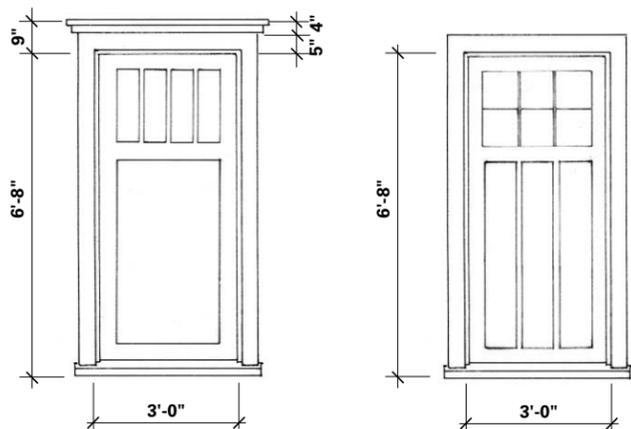


Second Floor

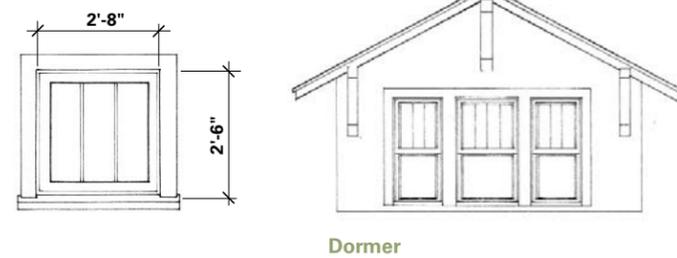


First Floor

Doors



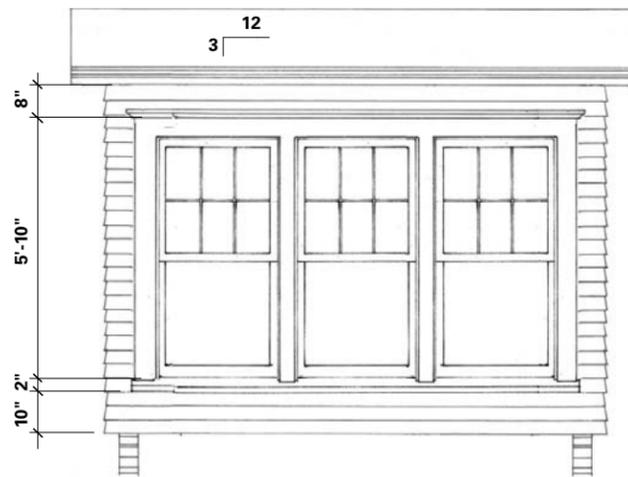
Special Windows



Dormer



Angled Bay Elevation



Box Bay Elevation

Windows and Doors

Standard Windows

Windows should be vertical in proportion and may be single, paired, or tripled. Special accent windows are encouraged. Window pane patterns include 3 over 1, 6 over 1, and 4 over 1. Standard windows are double hung.

Special Windows

Special windows include picture windows, double-hung windows, and small, square, and rectangular accent windows. Picture windows are typically paired with sidelights and transoms, and can include a special pane pattern or stained glass upper sashes.

Doors

Arts & Crafts doors should be stained wood with either wood plank design or a panel door with integrated transoms.

Doors may have decorative, stained glass sidelights and transoms in Arts & Crafts patterns.

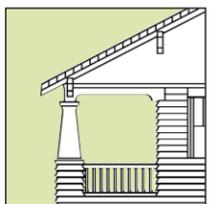
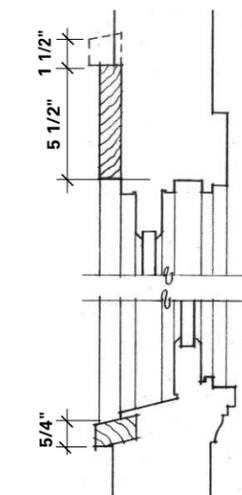
Trim

Trim may either be a straight or tapered board, typically 5 1/2 inches wide, with a head that extends beyond the jamb trim.

Shutters

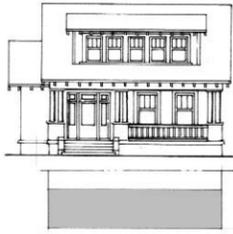
Louvered or paneled shutters are encouraged. If shutters are installed, they must be sized and mounted as if operable to cover the adjacent window or door.

Typical Window Detail

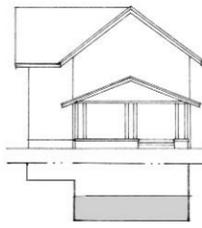


Prairie Trail Arts & Crafts

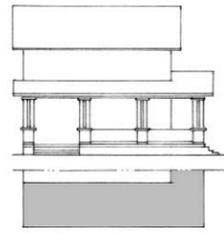
One-Story Porches



A One-and-one-half-story, integrated porch



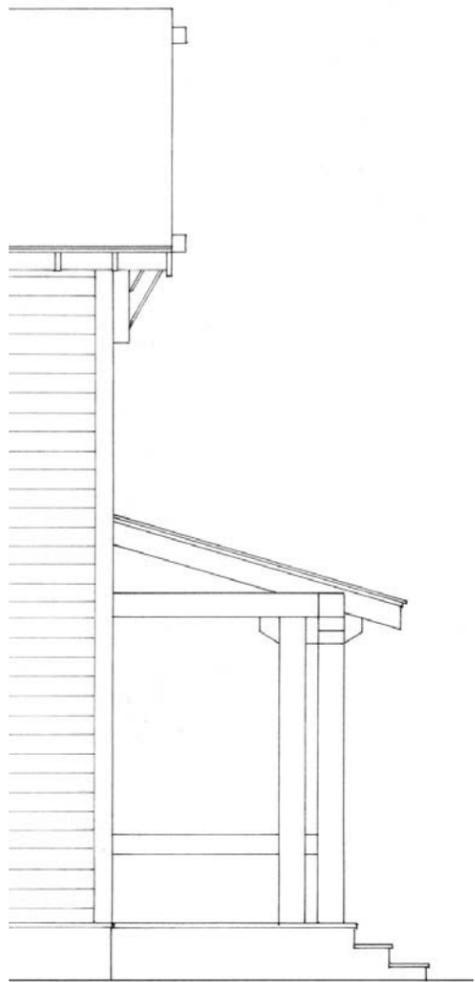
B Two-story L-shape with full front porch



C Two-story side gable with wrap porch



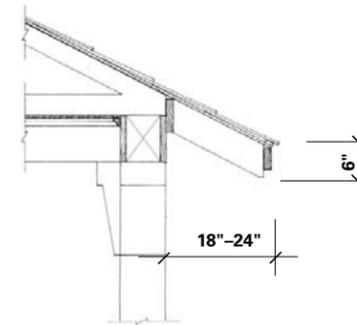
D Two-story side gable with center porch



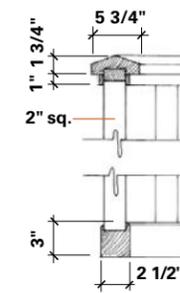
One-Story Shed Porch



One-Story Integrated Porch

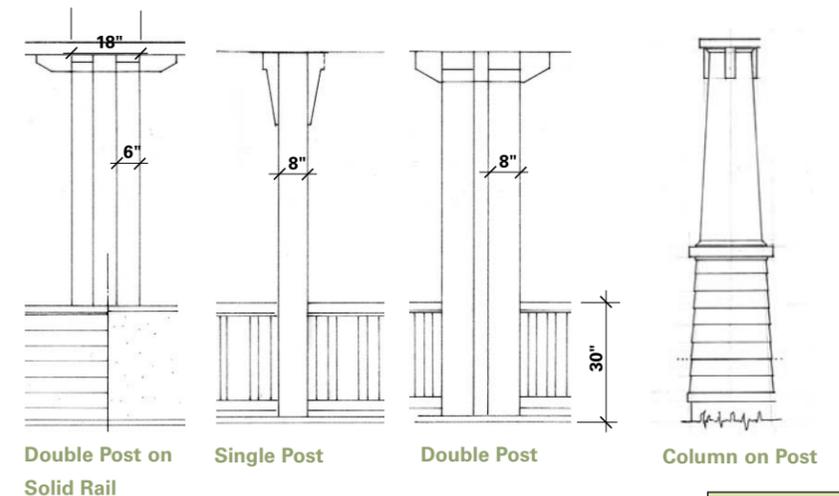


Section A-A



Rail Detail

Column Types



Double Post on Solid Rail

Single Post

Double Post

Column on Post

Porches

Porch Roofs and Eaves

Porches can have gable ends, shed roofs, or combinations of the two forms. Hipped porches are also common. Gable-end porches are designed to express structural elements.

Columns and Railings

Column types include 8- to 10-inch square single posts; 6- to 8-inch square double posts; and tapered box columns, double- or single-posts on solid rails, or piers. Columns are 9- to 10-feet tall. Balusters should be square, and spaced no more than 4 inches apart.

Porch Location and Massing

In this style, porches and porch locations vary considerably and are used to create a number of spatial effects. As in other styles, full front porches are encouraged.

Prairie Trail Arts & Crafts

Possibilities



24'-32'
C One-and-one-half story side gable



22'-28'
D Two-story front gable



24'-32'
B Two-story side gable



32' - 36'
A Two-story four square



28'-36'
C Side gable with integral porch



26'-30'
D Two-story front gable



24'-32'
A Two-story hipped



36'-44'
B Two-story side gable



38'-44'
C One-and-one-half-story side gable triplex

Materials

Cladding: Smooth, horizontal bevel or lap wood or fiber-cement siding, 4 to 8 inches wide, miter cut corners or with $\frac{5}{4}$ by 6-inch corner boards; cut wood or fiber-cement shingles, with $\frac{5}{4}$ by 6-inch dimensional corner boards. Smooth finish brick in Common, English or Flemish Bond patterns with tooled mortar joints and white or tinted mortar; painted brick. Light sand-finish stucco. Cladding materials should be consistent on all facades except for special design elements such as gables or dormers.

Trim: Wood, composite, cellular PVC or polymer millwork

Foundations, Piers, and Chimneys: Brick on all sides

Roofing: Metal, narrow standing seam of 5-V panels (painted); wood shingles/shakes; dimensioned architectural grade asphalt or fiberglass shingles; slate/synthetic slate. Roof penetrations and flat skylights may be placed on a roof not facing a public thoroughfare with houses, maximum of two skylights per roof plane.

Soffits: Smooth surface composition, tongue and groove, or fiber-cement boards

Gutters and Downspouts: Half round or ogee profile gutters with round or rectangular downspouts in copper,

painted or prefinished metal. PVC is also acceptable in a color that matches trim.

Windows: Wood, vinyl (solid or clad) or aluminum clad with traditional profiles, minimum $\frac{3}{4}$ inch wide projecting exterior muntins

Doors: Painted or stained wood, or aesthetic equivalent

Shutters: Operable wood or polyvinyl sized to match opening, with appropriate hardware

Columns: Wood, fiberglass or polymer

Railings: Straight or turned wood balusters; solid rails clad in wood, cut shingle, siding or brick

Brackets: Wood

Porch Flooring and Steps: Brick, wood tongue and groove or composite boards tongue and groove

Porch Ceilings: Plaster; beaded-profile, tongue and groove or paneled boards

Fences and Garden Walls: Wood picket, black metal, brick, stucco on block, or combination

Lighting: Arts & Crafts style pendant lamp, porch or wall mounted lantern

Color: Colors are to be selected from a color palette prepared by the master developer.

Prairie Trail Arts & Crafts

