



The NWX Prairie Style

History and Character

The NorthWest Crossing “Prairie Style” home takes its cues from the traditions embodied in a distinctive architectural style developed by a creative group of Chicago architects, collectively known as the Prairie School. Under the leadership of Frank Lloyd Wright, the acknowledged master of the Prairie style, this elite group of architects developed a new style that was distinctly different from the Victorian homes then being built across the country.

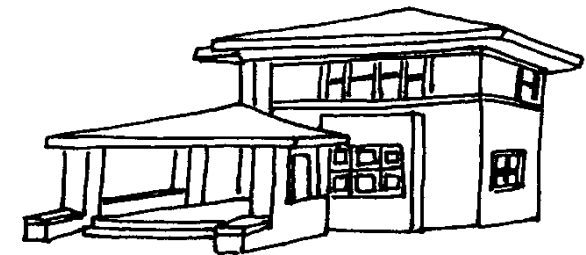
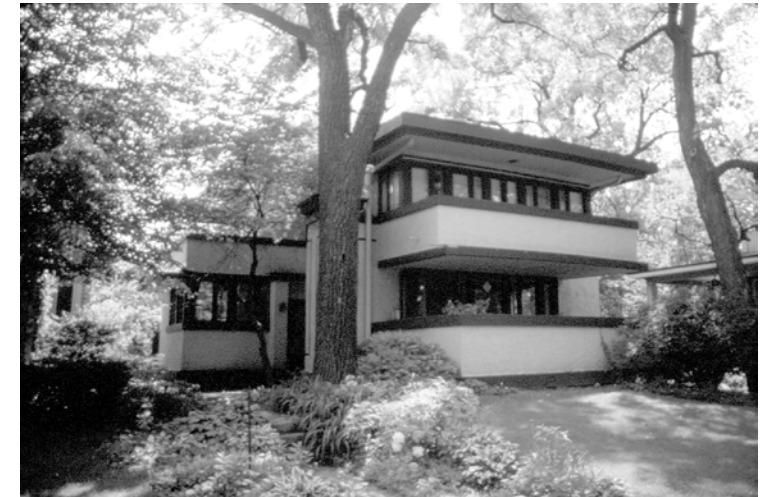
Although the Prairie style was created to meld with the mid-western landscape, its attribute are remarkably consistent with the features of the Craftsman style here on the west coast. Both emphasize natural materials, hori-

zontal proportions and a kinship with the earth. All Prairie style homes reflect Wright’s obsession with “breaking up the box”.

Historically, single level prairie style homes were uncommon. Single level NWX Prairie Style homes will generally require additional architectural enhancements such as large fireplace/chimney elements, 4’ or greater roof overhangs, use of masonry, stucco or other enhanced materials to express the horizontality essential to the style.

Essential elements include:

- ☐ Low-pitched hipped roofs with large over-hanging boxed in eaves, generally 4’ overhangs
- ☐ Emphasis on horizontal planes
- ☐ Massive square porch columns
- ☐ Complex massing usually two stories with one story wings
- ☐ Casement style windows often grouped in continuous bands, frequently including leaded glass
- ☐ Contrasting wood trim and caps on porches, piers, balconies and chimneys
- ☐ Interior finishes, trim and proportions echo exterior materials and details



Roofs and Massing

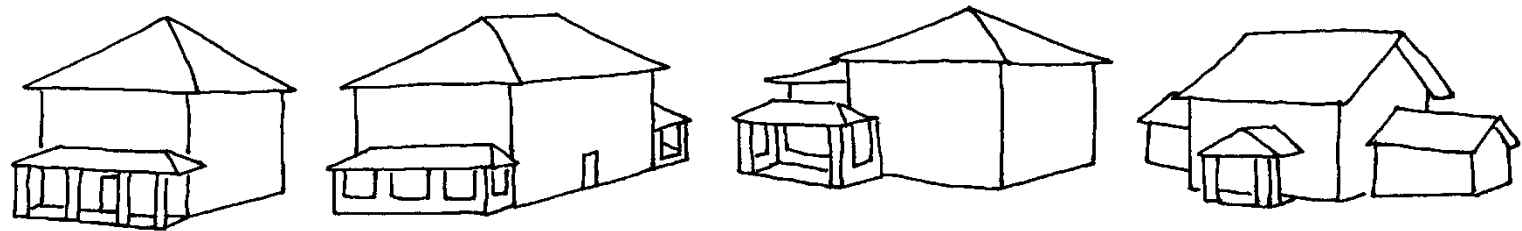
There are four basic Prairie Style houses: (1) the hipped roof, symmetrical with a front porch, (2) the hipped roof, symmetrical with no front entry porch, (3) the hipped roof asymmetrical, and (4) the gabled roof plan with one-story projections. Variations on these designs as well as combinations of the basic forms can occur.

The Prairie Style house is a juxtaposition of horizontally oriented boxes, which allow the building to adopt to differing site conditions. If the lot is flat, the boxes are at equal elevations; if the lot is steep, then the boxes step up or down the hill. Likewise the roof plan is broken and steps up or down the hill.

A very low-pitched gravel or asphalt shingle roof typically caps each box. The eaves have an exaggerated overhang to the point of a real or suggested cantilever. The shadows cast by the overhangs modulate the stark stucco walls. All Prairie Style homes have eaves, which are completely boxed-in, hiding evidence of the structural system. An emphasis on horizontal motifs is achieved by such devices as contrasting caps on porch and balcony railings, contrasting wood trim between stories, and selective recessing of only the horizontal masonry joints. Other common details include window boxes or flattened pedestal urns for flowers, broad flat chimneys, and geometric patterns of small pane window glazing. Often at the exterior and eave joint you will find a small contrasting frieze board.



Typical Massing



Porches

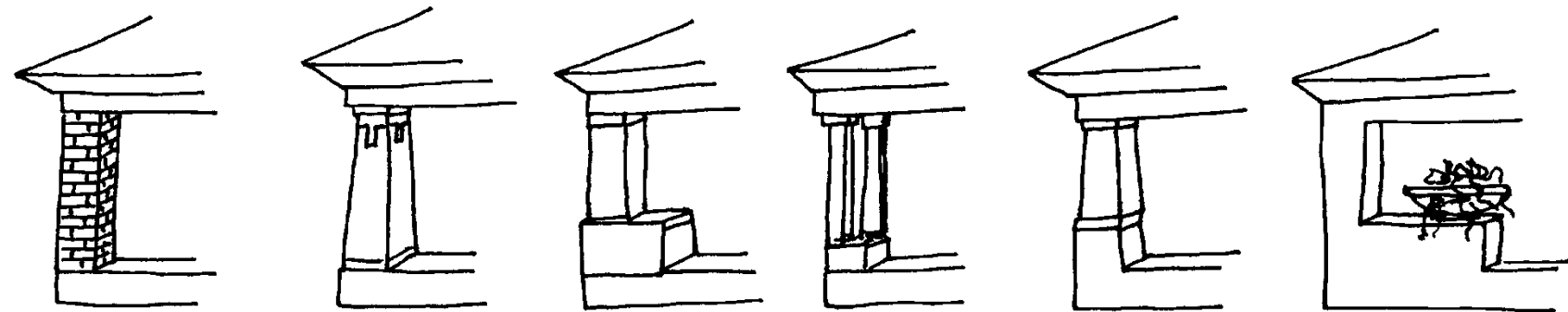
Unlike their Craftsman bungalow counterparts where porches play a key role in welcoming the visitor to the home, porches on many Prairie Style homes are often reserved for the homeowner. Many of these porches only have access from the inside of the house and are enclosed by solid half walls. The majority of Prairie Style homes don't have porches, relying on the large expanses of casement style windows to bring the outside in.

Those homes that do have porches boast large oversize square columns. Columns can be built of stone, stuccoed block or brick. Groups of square columns and large tapered columns can also be found. The large overhanging eaves found on the main body of the home are always repeated on the roof of the porch where the ceilings are boxed in creating a flat plane. Resting on the corners of solid

porch walls are the large urn-shaped flowerpots and horizontal contrasting trim caps of brick, poured concrete or wood. Many Prairie style homes also have a porte-cochere (covered driveway) which shelters the arriving automobile.



Typical Porch Supports

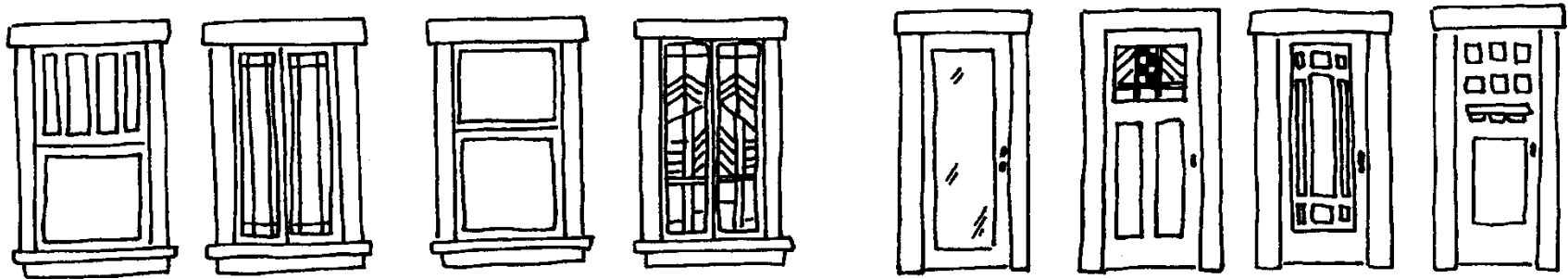


Windows and Doors

Prairie Style doors and windows can be very simple or complex in design. They are always surrounded by large 4" to 6" moldings that set them apart from the plane of the wall. Horizontality is also a key design element to the relation and placement of windows. Casement style windows are often grouped in bands with shared projecting sills, and appear to wrap around the building in some cases. Often geometric muntins of leaded and stained glass can be found, although a typical Craftsman design is common on vernacular examples. Windows are usually casements but double hung with various patterns of glazing are found on many vernacular examples. Common double hung windows include nine-over-ones, six-over-ones, four-over-ones, and three-over-ones. Casement windows with leaded and stained glass always have geometric patterns. Entry doors are often hidden from the main street view, tucked away deep within a porch or hidden behind a half wall. Doors are commonly stained natural in color and always are punctuated with a glass opening. All design work, in the form of glass openings and panels, are rectilinear or square in shape. You may also find sidelights on a single door, but will rarely encounter them on double doors.



Typical Window and Door Styles

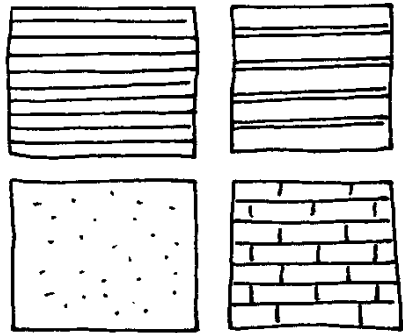


Materials

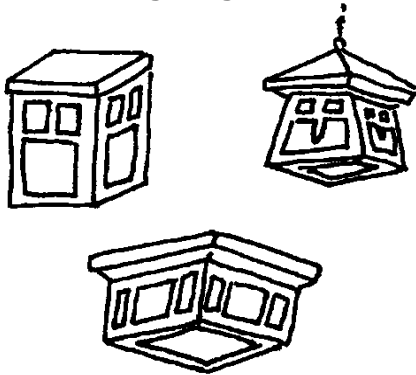
Most Prairie Style homes have stucco or brick exterior walls. However you can find examples of coursed shingles clapboard and horizontal board and batten. Often the second floors of Prairie style homes are articulated with a different material defining a base, middle and cap appearance. Through the use of wood strips, a raking of the mortar joints between bricks and/or the use of concrete caps, the desired horizontal look is achieved. Chimneys, porch posts and foundations are usually left exposed. Roofing materials can be asphalt, wood shingle, or even tile. Due to the use of boxed-in eaves, gutters can be found on many Prairie style homes. Decorative patterns of terra cotta and concrete are often found in a frieze board or on the capitals of porch columns. All exterior lighting should be what most catalogues refer to as “Mission” style. These rectangular lights are made of dark, anodized metal with translucent glass panes. They can be attached directly to the wall or ceiling or can hang down on a short chain from the ceiling of the porch.



Cladding Details



Lighting



Decorative Details

