



# **OAK PRAIRIE ESTATES**

## **ARCHITECTURAL DESIGN STANDARDS and LANDSCAPE DESIGN STANDARDS**

**July 12, 2006**

**REVISED**

### **ARCHITECTURAL DESIGN STANDARDS**

The owners of Oak Prairie intend to maintain the rural character of the site, the natural terrain and the existing vegetation to the greatest extent possible. All building plans will require pre-approval by the Architectural Review Committee. The Oak Prairie Design Standards will serve as the basis on which plan submittals are reviewed and approved. The Design Standards describe a range of suggested architectural styles and general architectural requirements expected for each single family residence at Oak Prairie.

### **PURPOSE**

The goal of the Oak Prairie Design Standards is to provide a safeguard for the investment of all who choose to build and live in the Oak Prairie Estates. The Architectural Design Standards establish a minimum level of design quality and compatibility for residential buildings and improved open space. Each building and landscape requires an appropriate selection and application of materials.

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In the application of these Design Standards, all design and construction shall comply with the Oak Prairie Development Plan and Lancaster County's Zoning Regulations and Land Subdivision Regulations.

### **ARCHITECTURAL STYLES**

All plans, regardless of architectural style, may be submitted to the Architectural Review Committee for consideration. The developers of Oak Prairie Estates have chosen to suggest three traditional architectural styles belonging to the Arts and Crafts Movement: the Bungalow Style, Craftsman Style and Prairie Style, as the preferred architectural styles.

The Arts and Crafts Movement from 1900-1930 was concerned with the spiritual connectivity with one's surroundings—both natural and manmade. The home was designed to compliment its environment and provide a refuge to cultivate hearth, home and family.

The Bungalow, Craftsman and Prairie styles incorporated similar interior features such as open floor plans, beamed ceilings, an abundance of woodwork and windows, stained and leaded glass, built-in bookcases or cabinetry, and of course, a fireplace. The dark wood and simple hearth conveyed coziness while the many windows flooded the rooms in natural light, thus bringing the outdoors into the home.

#### *Bungalow and Craftsman Style*

Although very much alike in style, the Craftsman house was a larger, two-story home while the Bungalow was a smaller, one or one and one-half story home. Both used materials left as close as possible to their natural state. Cobblestones were used in foundations and broad chimneys while the rest of the home was constructed of wood or shingles in a natural shade of brown. The long pitched roof displayed exposed rafters or braces along its wide eaves and there was an abundance of outdoor space consisting of a broad front porch as well as a rear patio. The front door opened directly into the living room, which in turn connected to the dining room. Often, the two rooms were separated only by a half wall. As in all Arts & Crafts-style homes, the fireplace was a prominent feature and special attention was paid to the location and construction of the hearth. Like the rest of the house, the fireplace was to be utilitarian and was built of local stone or clinker brick, but in more affluent homes the fireplace would sometimes be embellished with decorative tiles and mantles.

#### *Prairie Style*

Frank Lloyd Wright, one of America's founders of Arts & Crafts architecture set about creating a style especially suited to his Midwestern roots. From 1900-1920, he sought to create buildings that reflected the flat rolling Midwest prairie -- the Prairie Style.

The Prairie Style had a very horizontal appearance with an almost flat, broad hipped or gabled roof and wide overhanging eaves. This geometric look was enhanced by a large, plain chimney and straight walls that met at 90-degree angles. In keeping with the feel of the landscape, light-colored brick and wood was used to imitate the sprawling Midwestern wheat fields.

See Appendix A for additional architectural details.

### **GENERAL ARCHITECTURAL REQUIREMENTS**

Our general requirements are applicable to all architectural styles.

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### *Foundations*

- Concrete foundations less than two feet in height, accompanied with landscape materials, are allowed.
- Exposed foundations greater than two feet in height must be covered with stucco, brick, split-faced block or stone.
- Foundation coverage material should be appropriate to the architectural style of the structure.

### *Wall materials*

- Clapboard siding may be wood or fiber cement. Vinyl siding of any kind is not allowed.
- Siding materials should be selected to provide longevity as well as minimal maintenance.
- Vertical transitions between brick or stone to another material shall be made at an inside corner. No transitions shall be permitted from an outside joint or corner.
- Pre-fabricated wall materials must be approved by the Architectural Review Committee.

### *Roofing materials*

- Maximum roof pitch of 6:12 is suggested.
- Standard plain three tab shingles are not allowed.
- Roofing materials should be selected to be in harmony with the selected style.
- Synthetic materials with the appearance of slate, clay tile and concrete are acceptable in certain styles.
- Ridge vents are acceptable. Turbine vents are not permitted. Exposed metal vents may only be used on roof sides not facing public views.

### *Soffit and Fascia materials*

- For purposes of maintenance, metal soffits and fascia are acceptable.

### *Windows*

- Windows shall be double glazed insulated windows.
- Windows styles, sizes, groupings and appearance should be appropriate to the architectural style.

## **DESIGN SUBMITTALS**

Final design submittals must include the following:

- site plan which shows:
  - the location of the house on the site;
  - the location of mechanical equipment;
  - the inner and outer landscaping zones;
  - the location of planned windbreaks.
- foundation plan
- basement plan
- floor plan
- exterior building elevations with materials and colors noted
  - for shingles, siding, shutters, doors and windows

Design submittals will be reviewed by the Architectural Review Committee and written responses will be completed within two weeks.

## **MINIMUM SQUARE FOOTAGE**

Single story: 2000 s.f.

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Story and one-half: 2,400 s.f.  
Two story: 2,500 s.f.

### **BUILDING HEIGHT**

The primary residence on Lot 1 shall be a single story home. The primary residence on Lot 2 may be a single story or one and one-half story. The primary residence on Lots 3 may be single story, one and one-half story or a two story home. All lots have the opportunity for a walk-out or day-lit basement.

### **BUILDABLE AREA ON LOT**

To maintain the right of each property owner to possess a long view toward the lake and the skyline of Lincoln, the buildable area for the primary residence is restricted on Lots 1,2 & 3 as noted on the map attached as Appendix B.

### **CONSTRUCTION TIMEFRAME**

A building permit must be obtained from Lancaster County and construction commenced upon a lot within eighteen months from closing of the residential lot. In the event construction is not commenced within eighteen months, the declarant shall have the option to purchase the lot for its original sale price, less any real estate commission or other closing cost paid by the declarant at the time of the original sale.

### **LOT MAINTENANCE DURING CONSTRUCTION**

Each owner and builder is responsible for assuring that contractors maintain the building site in a clean and orderly manner. Lots must be kept clean and mowed. Trash must not be deposited on other lots. An on-site trash dumpster is required and must be emptied on a regular basis. During period of construction on a lot, the builder shall provide adequate physical barriers such as erosion silt fencing, straw bales, etc. where deemed necessary to prevent erosion.

### **PORCHES**

Front porches are encouraged within Oak Prairie Estates, but not required. All porches should fit with the chosen architectural style.

### **GARAGES**

-Care shall be taken in the design to mitigate the impact of the garage to the public view by setting a front entry garage back from the face of the house; entering the garage from the side or rear of the house; or detaching the garage from the residence and setting it to the rear of the lot.  
-Design, materials and finish shall be regulated by the same standards for the primary structure, and shall be compatible with the primary structure.

### **ACCESSORY STRUCTURES**

Any and all improvements made to a residential lot, including swimming pools, pool houses, decks, gazebos, free standing flag poles, greenhouses, storage buildings, etc., must receive prior approval by the Architectural Review Committee.

### **FENCING**

Perimeter fencing is not allowed. Landscape screening is encouraged. Any other fencing of any type or location must be approved by the Architectural Review Committee.

### **LANDSCAPING**

Each lot will receive \$3,000 in nursery stock from the Oak Prairie Tree Farm. The landscape plan shall complement the style of the home. The landscape zones will provide a unifying character to the Oak

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Prairie Estates as it builds upon the prairie theme. Every lot shall have two landscape zones consisting of the following:

*Inner Zone:* The Inner Zone is defined as that area immediately surrounding the primary residence. Plant materials may include both native and introduced hardy shade trees, ornamental trees, evergreen trees and shrubs, perennials, ornamental and native grasses and annuals.

*Perimeter Zone:* The Perimeter Zone is defined as that area immediately within the boundaries of each lot. This zone shall utilize as much native vegetation as possible. Pruning is not allowed. Plants that naturalize readily are encouraged. Native perennials and grasses shall be chosen over introduced materials. Turf options include buffalo grass, short and tall-grass prairie mixes.

### **SUBDIVISION OF LOT**

No lot may be split, divided, combined or subdivided for sale, resale, gift, transfer or otherwise, without the prior written approval of the Architectural Review Committee.

### **REMODELING OF HOMES**

All houses built in the Oak Prairie Estates must adhere to these Architectural Design Standards for future remodeling or addition projects. The Architectural Review Committee must approve the remodeling or addition projects until such time as the Oak Prairie Homeowners Association assumes those responsibilities under the Covenants.

## **APPENDIX A**





## PRAIRIE STYLE

The General Form was a strong sense of horizontality in one or two story structures. Extended wings contain large rooms and porches. The floor plan of the home can be symmetrical or asymmetrical. Massing ranges from simple “four square” with large

front porches to long linear silhouettes with massive chimneys and piers. Deep overhangs, grouping of windows in bands, brick and contrasting horizontal trim, achieve a strong horizontal emphasis. Chimneys and piers are used as sturdy vertical elements anchoring horizontal lines.

Roofs are the dominating feature and extend way beyond walls to create shelter and shadows. Ground floor roof lines continue from one side to the other. Roofs are usually hipped and have very low pitches.

Materials can be asphalt, wood shingles or slate appearing materials.

Walls consisted of stone and elongated brick to emphasize horizontality. Siding was horizontal. Stone and brick were used in the vertical chimneys and piers.

Windows are usually casement and in groupings. Windows were arranged to either enhance the horizontality of the roof lines and siding or used as vertical elements in harmony with the piers. Windows should have a heavy perimeter trim that contrasts with the brick, stucco and siding. Leaded or stained glass usually in geometric shapes was common.

Eaves and overhangs are a minimum of 36” and 48” or greater is recommended. Overhangs should be proportional to the scale of the overall structure. Heavy trim at the eave line is helps anchor the windows to the eaves.

The entry can but rarely does face the street and is often hard to find, usually on the side under the covered porch, or behind a protective wall.

Color is usually neutral such as tan or off-white when using stucco or siding. Brick is usually red, brown, tan or buff. Trim is in contrast and usually darker than the wall surface.

Interiors are usually clean, lineal and very open. Division of areas is made through transitions in ceilings, use of bulkheads and furnishings. Changing floor coverings is also a common way of dividing spaces. Base trim can be very minimal (2” or less) or may be substantial (5” or more), however, it is consistent throughout the house. Window and door trim tends to be 4” is width. Doors may be slabs, 2 to 4 panel, leaded or stained glass. Wood flooring is recommended. Fireplaces tend to be massive and of masonry. Built in cabinetry and seating is common in the living and dining areas. Stairways are simple and linear. Ceilings are usually flat. Ceilings are smooth or slightly textured by hand.

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## **BUNGALOW STYLE**

The General Style is typically rectangular of one to one and one half story in height with a lower pitched roof and ample overhangs. Dormers usually provide light and volume for a second level. First floor is usually raised 2 feet above grade.

Roofs are gabled and usually form a protective cover for the front porch. Roof materials should be asphalt or heavier textured wood shingles. Copper roofing is acceptable to accent dormers.

Exterior wall base is a durable material such as stone, split face block or brick. The same material is used for the fireplace chimney and porch columns. Clapboard siding, stucco and shingled siding may be used as wall materials above the brick or stone and on dormer walls.

Windows are double hung with the top sash smaller than the bottom. A multi-paned top sash is common. Windows are usually in groupings of threes and should have 4" wide trim. The level of the top of the windows is an appropriate line of transition from one siding material to another.

Eaves are at least 30" and exposed, not boxed-in. Rafter tails are commonly scalloped for decoration. Exposed beams and knee braces in the gabled ends are appropriate for this style.

A covered porch and front door usually face the street. Columns for the porch are massive and built with durable materials.

Colors tend to be muted and in the earth tones. Trim is usually contrasting to the siding materials. Changes in siding materials may or may not be emphasized by a change in color. Brick tends to be in the red and red/brown range.

Interiors utilize open living and dining areas divided by colonnades and wood trimmed bulkheads. Hallways are either non-existent or minimal as rooms usually connect directly to one another. Bulkheads should be trimmed in wood and supported by columns where appropriate. Base trim should be substantial (5" or more). Window and door trim should be 4" in width. Doors may be 2-6 panel or leaded or stained glass. Wood flooring is recommended. Fireplaces tend to be massive and of masonry. Built in cabinetry and seating is common in the living and dining areas. Stairways are simple and linear. Ceilings are usually flat. Ceilings are smooth or slightly textured by hand.

## **APPENDIX B**



# Oak Prairie Estates

