

The Heritage

at Jacobs Farm

ARCHITECTURAL CHARACTER



Thompson Placemaking
ARCHITECTURE

Creating A Usable Front Porch & Outdoor Room

A porch is more than just an attractive addition to the front of the house. Simply adding a porch doesn't make a house fit for a TND. The porch serves a very important purpose. Getting the porch right can make all the difference in the world.

Porches, on American homes prior to World War II, were often built on the front and the back of the house. The back porch was used as another sitting space. Mass production homes post war, started building much smaller porches, often too small for habitable uses or social uses. The small porches were more or less a

decorative nod to the pre-war homes with "real" front porches.

Strive to have usable front porches - porches that families can enjoy as an outdoor room and extension of the house. If done correctly, this can be a successful usable space. To do this, we view the front porch as both public and private - public enough to extend social behavior and interaction with neighbors, and private enough to feel comfortable to actually sit on the front porch and enjoy it. This is achieved with layers of boundaries - boundaries like elevated porches, yard fences, and porch railings. These elements

provide the privacy we need psychologically to feel comfortable enough to actually use our front porches, accommodating chairs or benches, tables, plants, porch swings, rocking chairs, or ceiling fans.

The diagrams and table below show the relationship between the distance of the front porch to the sidewalk and the height of the porch above the sidewalk in order to create a usable and enjoyable front porch.



The Outdoor Room

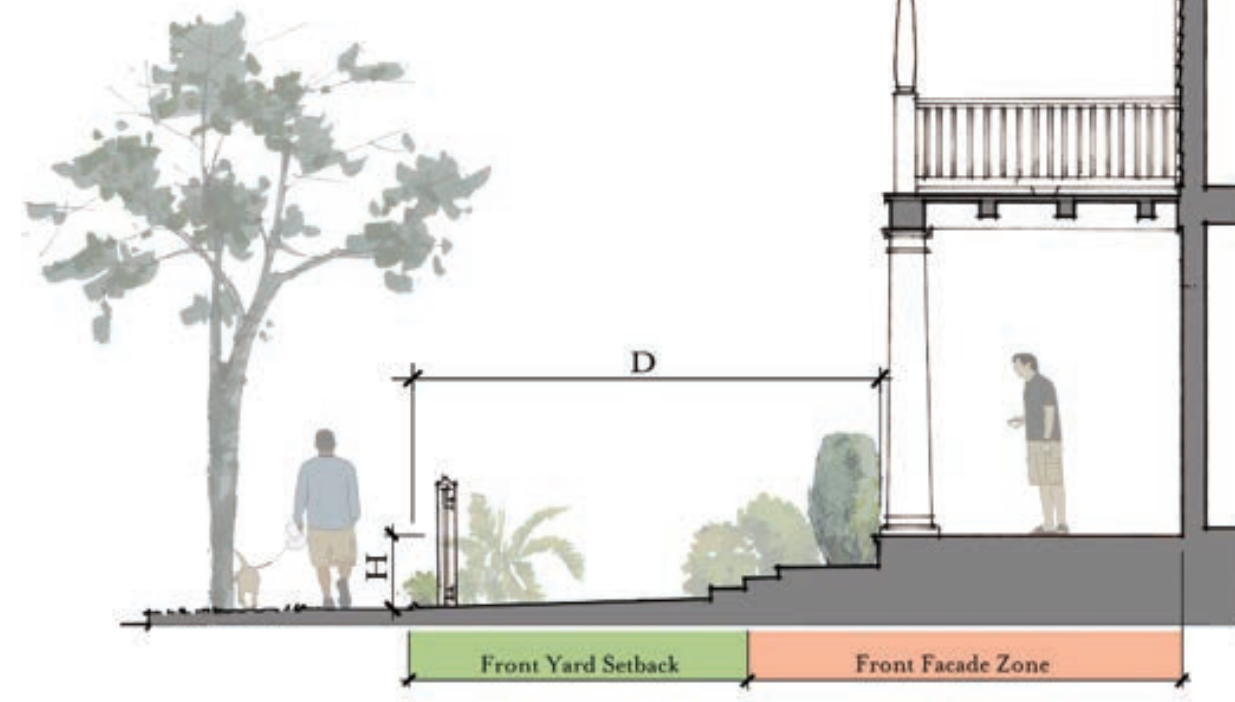
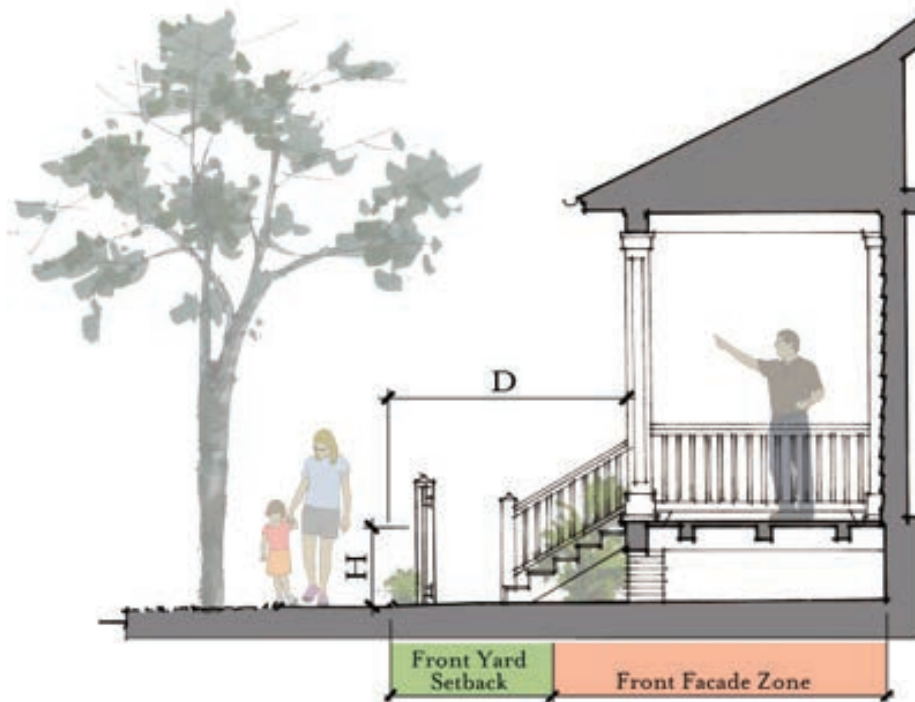
In our southern climate, the porch is a cooling device for the house, providing shade at the exterior wall and working in conjunction with windows that can be opened to improve house ventilation.

Strive to have usable front porches - porches that families can enjoy as an outdoor room and extension of the house. The porch is both public enough to extend social behavior and interaction with neighbors, and private enough to feel comfortable to actually sit on the front porch and enjoy it.



For one-story houses, take an approach between using front yard fences and porch railings in order to achieve the desired effect and porch height. Both help with privacy and usability. Refer to the fence location diagram in the residential section.

For two-story houses, resort first to adding a yard fence or hedge at the sidewalk in order to reduce the height of the porch and refrain from adding a railing at the porch. For Urban Lots, the yard fence alone will reduce the porch height to 30" above sidewalk, which keeps you from having a porch railing per code. However, having a porch rail can add a level of privacy that may be much needed, depending on the distance from the sidewalk. Greater privacy on the porch can also be achieved with landscaping.



Lot Type	Urban	<<<<<<<<< ----- >>>>>>>>>>			Rural	
Depth "D"	4'-6'	6'-12'	12' - 23'	16' - 27'	26' - 43'	30' - 73'
Height "H"	48"	48" - 32"	32" - 22"	26" - 20"	20" Min	20" Min
"H" if added Porch Railing	40"	40" - 28"	26" - 20"	20" Min.	20" Min	20" Min
"H" if added Yard Fence or Hedge	30"	30" - 24"	24" - 20"	20" Min.	20" Min	20" Min

Front Yard Fences

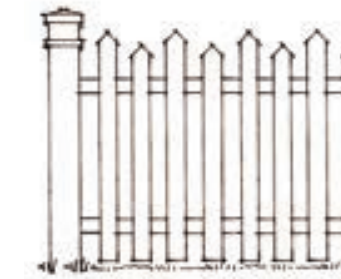
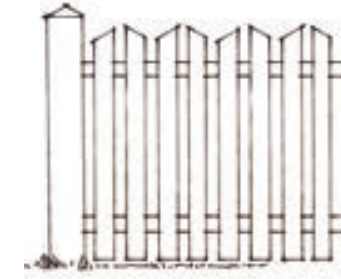


One of the secret ingredients in a TND that makes the transition between the public and private realm, is a traditional front yard fence. Many developments that try to be a TND often miss this ingredient. Another key TND ingredient, the front porch, cannot be as effective without a front fence. Think of the great places you love to visit where front porches are well used and loved. Most of the time, a front fence that gives a little separation from those passing by on a sidewalk, is exactly what's needed for one to feel comfortable sitting on that porch.

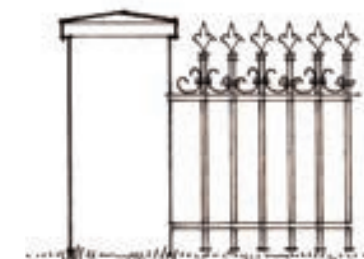
Articulation of property lines will help clearly distinguish between the private areas of the house lots and the common right-of-way areas, which include sidewalks, parks, streets and lanes. The edges of pedestrian zones shall be articulated in a consistent manner throughout the neighborhood, with partly transparent wood fences or hedge-like plantings.

In general, fences should enclose areas of exterior space, distinguished private yard areas from common pedestrian areas, rather than simply property lines. Where required, front yard fences and hedges should be continuous around the perimeter of the front yard and should have a gate or opening at the front walk.

In many zones, the front yard fence or hedge and the porch railing should work together to create the private zone of the usable front porch.



Simple wood picket type fencing - most common



Decorative iron fencing, for urban areas or more refined houses only



Front Yard Fencing

Your front yard fence should compliment your house and the feel of your property. It can give a first impression that enhances walkable experience along the sidewalk.

In TND's, front yard fences create a transparent privacy that encourages interaction between the passer-by and the resident on the front porch.

Front fencing is optional but should compliment the house and work with landscaping to create a nice front edge along the sidewalk.

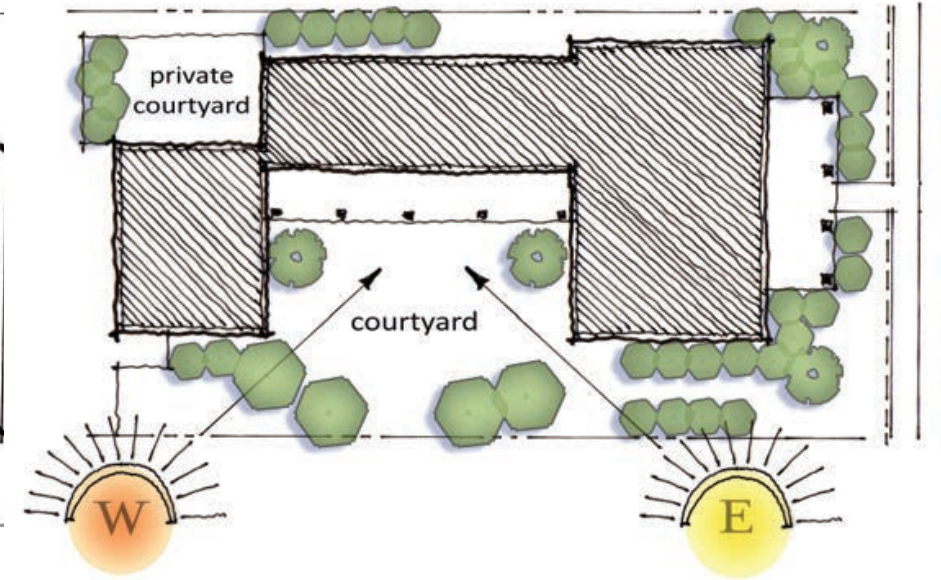
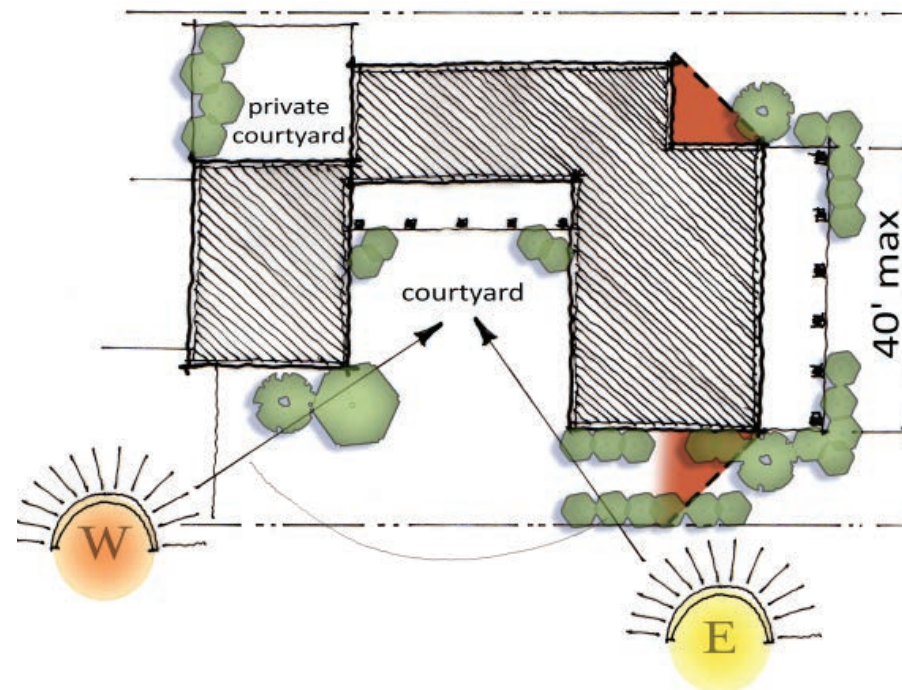
Creating Your Courtyard Home

The styles in this section are uniquely southern. To use this pattern book most effectively, first decide which style suits you and your family best. What's more southern than an outdoor living room or great courtyard? A courtyard design will basically work with any of the styles you choose. We greatly encourage the design of courtyards, for comfort, but also value added to the house and your extended living space.

First, choose your style home. Some styles are going to be more on the simple side of construction - less detail, more simple shapes, and therefore, less costly construction. Other house styles are going to be middle of the road or lend themselves to the additional second level and porches, which increases cost a little, but gives a distinctive look. Finally, there are a few styles where the designs are more refined, with more detail and trimwork, and therefore tend to be more costly than others.

You can dial the architecture up or down or dial the detail up or down, and by doing so, dial your cost up or down to suit your budget and your dream home look. We encourage you to do this to stay in budget as long as the detailing works with the style you've chosen.

Arrange the house on site to take advantage of eastern and southern sun, and protect against western sun. Porches and courtyards work great together and should face south to give shade and provide sunshine that people can enjoy. Think of the courtyard as an outdoor room that you actually use. Porches and courtyards don't necessarily need to



face due south, they just need to take advantage of sun in the morning and mid-day, and protect from the heat in late afternoon and early evening. On any given block, courtyards need to face the same direction, and neighborly windows that face courtyards need to guard against viewing straight into the neighbors courtyard.

To add to the street appeal, windows should appear on the side walls of the house within the first eight feet from the corner. The Main Body of the house should be no greater than 40' wide for houses up to 4,800 square feet and no greater than 48' for houses above 4,800 square feet - not including wrap-around porches.

Narrow side and rear wings allow for more windows and better light through the house. These wings shall be no more than 1 1/2 stories in height and the maximum width and placement of wings is determined by a 45 degree line from the front corners of the Main Body of the house to a distance of 20 feet. Beyond 20 feet, the house may get as wide as it likes.



The Courtyard

The courtyards of the home design with a Main Body and thin wings has influences from Spanish, French, and West Indies traditions but actually has its beginning roots in New Orleans Creole architecture when the city began rebuilding after the great fires of 1788 & 1794.

Particularly in more urban or dense developments, interior courtyards can play a vital part of any good house design - providing privacy in an outdoor living space as well as helping deal with the humid climate of the South.

Plant Palette

Large Trees for Shade and Street

Genus	Species	Common Name	Native (N) Hybrid (H) Intro. (I)	Evergreen (E) Deciduous (D)
Acer	Rubrum	Red Maple	N	D
Acer	barbatum	Souther Sugar Maple	N	D
Carya	aquatica	Water hickory	N	D
Magnolia	grandiflora	Southern Magnolia	N	E
Magnolia	grandiflora 'DD Blanchard'	DD Blanchard Magnolia	H	E
Magnolia	grandiflora 'Little Gem'	Little Gem Magnolia	H	E
Nyssa	aquatica	Tupelo Gum	N	D
Nyssa	sylvatica	Black Gum	N	D
Pinus	glabra	Spruce Pine	N	E
Pinus	taeda	Loblolly Pine	N	E
Quercus	falcata	Southern Red Oak	N	D
Quercus	falcata v. pagodifolia	Cherrybark Oak, Swamp Red Oak	N	D
Quercus	michauxii	Swamp Chestnut Oak	N	D
Quercus	nuttallii	Nuttall Oak	N	D
Quercus	phellos	Willow Oak	N	D
Quercus	shumardii	Shumard Red Oak	N	D
Quercus	virginiana	Southern Live Oak	N	E
Sabal	palmetto	Cabbage Palm	N	E
Taxodium	ascendens	Pond Cypress	N	D
Ulmus	alata	Winged Elm	N	D

Small Trees

Aesculus	pavia	Red Buckeye	N	D
Cornus	drummondia	Roughleaf Dogwood	N	E
Crataegus	marshallii	Parsley Hawthorn	N	D
Halesia	diptera	Two-winged Silverbell	N	D
Ilex	vomitaria	Native Yaupon	N	E
Lagerstroemia	indica	Crape Myrtle	I	D
Persea	palustris	Swamp Redbay	N	E
Pistacia	chinensis	Pistachio	I	D

Shrubs

Camellia	sasanqua	Camellia Sasanqua	I	E
Cyrilla	racemiflora	Titi	N	D
Ilex	x attenuata 'East Palatka'	East Palatka Holly	H	E
Illicium	floridanum	Florida Anise	N	E
Itea	virginica	Sweetspire	N	D
Leucothoe	axillaris	Coast Leucothoe	N	E
Musa	spp.	Banana	I	D
Myrica	cerifera	Southern Wax Myrtle	N	E
Osmanthus	fragrans	Sweet Olive, Tea Olive	I	E
Rosa	spp.	Antique varieties	I	E
Sabal	minor	Dwarf Palmetto	N	E
Viburnum	nudum	Swamp Viburnum	N	E
Vitex	agnus castus	Chaste Tree	I	D

Ground Covers, Ferns, and Perennials

Aspidistra	elatior	Cast Iron Plant	I	E
Cyrtomium	falcatum	Holly Fern	I	E
Liriope	muscarl	Monkey Grass	I	E
Ophiopogon	japonica	Monkey Grass	I	E
Crinum	spp.	Crinum Lily	I	D
Ginger	spp.	Ginger	I	D
Iris	spp.	Iris	N&I	E
Hemerocallis	spp.	Daylily	I	D
Lantana	spp.	Lantana	N	E

Vines

Campsis	radicans	Trumpet Vine	N	D
Ficus	pumila	Fig Vine	I	E
Gelsemium	sempervirens	Carolina Jessamine	N	E
Rosa	spp.	Antique varieties	I	E
Trachelospermum	jasminoides	Confederate Jasmine	I	E



Live Oak



Sweetspire



Holly Fern



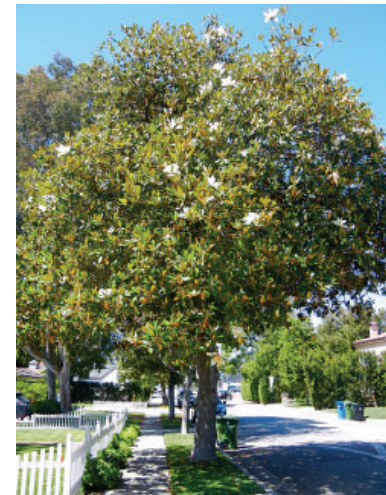
Banana



Southern Sugar Maple



Drake Elm



Southern Magnolia



Cast Iron Plant



Southern Wax Myrtle



Plant Palette

A street is bare without trees. A frontyard and porch are unwelcoming without vegetation. A courtyard is miserable without foliage. Landscaping can be used to make an outdoor room a wonderful place to be, a neighborhood street walkable and enjoyable, and a plaza inviting enough to take a seat and catch a breath. Native plants are preferred. The more variety of plant types in a courtyard, the more real the experience. Southern trees and plants shade the outdoor space and help create a room worthy of being enjoyed in all weather.



Landscaping in The Heritage

Landscaping is a vital element of the Heritage. Both the neighborhood architecture and landscaping are designed with a Southern vernacular. As such, the landscaping adds a level of privacy and elegance to the neighborhood that can't be achieved by architecture alone. Granted, it takes years for landscaping to reach maturity and give the feel we see in so many of these pictures, but the ideas shared in this Landscape Pattern will help designers and owners understand the key elements of what produces that Southern charm to a yard.

These are guidelines, and although not prescriptive, do establish a base level of expectation for what the landscape design is to be for the common areas as well as individual homes.

Key Elements of style

1. Hedging or picket fencing at the front of the lot. Courtyard wall or fencing behind the first side window of the house.
2. Landscaping along the front fencing - either in front, just behind, or on.
3. Layers of landscaping that "step up" in height to the front porch, quite often using a combination of hedging and other materials to create the layered affect.
4. The use of small trees or vertical plant elements in the front yard space between sidewalk and front porch and around sides of porch.
5. Courtyard walls covered in climbing plant material or painted wood fencing with plants in front.
6. Street trees that canopy over the sidewalks and street.
7. Combination of paved breaks in grass strip to access on-street parking, along with landscape elements.

HERITAGE LANDSCAPE



Landscape Expectations - Front Privacy Edge



The combination of front fencing and landscape creates a privacy edge for the owner. This is accomplished in several different ways; 1) using a continuous hedge as a fencing element, or 2) creating a decorative planting bed directly behind the front fencing, or 3) pulling the fence back from the sidewalk edge and having a landscape bed between the fence and sidewalk.



Plant Material

Materials:



Landscape Expectations - Courtyard Walls



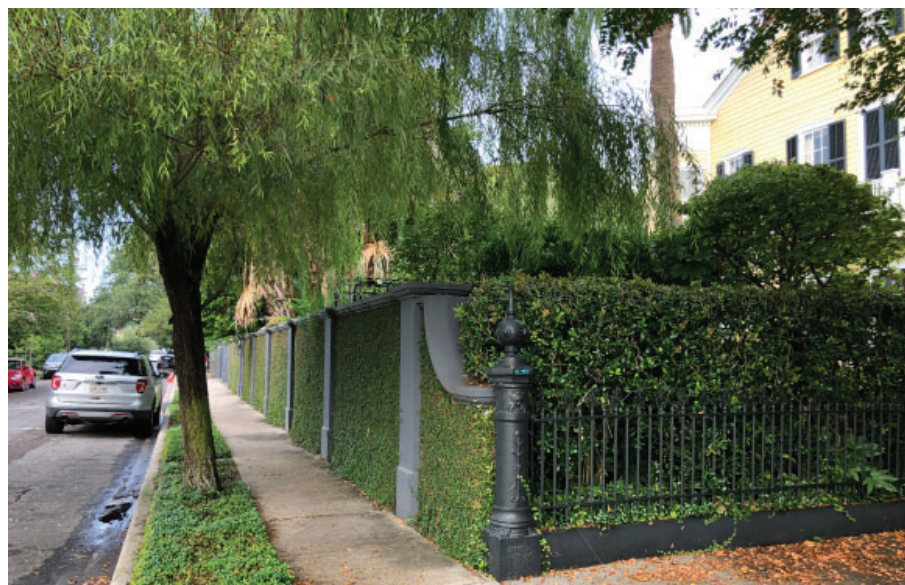
Courtyard walls create privacy at the entry to the courtyard. Courtyard walls are typically taller than 5'-0" and can be as tall as 7'-4". All courtyard walls are set back a minimum of 12" from the sidewalk edge to allow for planting at the base. Climbing plant material is required to cover all courtyard walls if the wall does not have a decorative design to break it up.

Corner lots tend to have larger courtyard screened walls because the courtyards always face the street side. Gates can be wooden or iron.



Plant Material

Materials:



Landscape Expectations - Landscape Layers & Steps



Between the front fence and porch are "Layers" of landscape that almost always step up in height. Many times, layering incorporates a hedge perimeter, with taller plants behind, including layers that cover the face of the foundation or wall space below finish floor elevation.

Layers need to include a combination of low level plantings, shorter hedging, taller plant elements, as well as vertical elements such as small trees.



Plant Material

Materials:



Landscape Expectations - Courtyards

Courtyards should not be an afterthought. Courtyards are vital to creating outdoor living space as an extension of the home. Careful design consideration should incorporate plants that envelope the space, help maintain the privacy, and add to the value of the home. Designs should include hardscape elements like pavers or stone, plantings at walkway edges, and perimeter plantings that include vertical elements that enclose the space.



Plant Material

Materials:



Landscape Expectations - Street Edge



The grass strip between sidewalk and street should accommodate street trees, smaller decorative plantings, and paved breaks for access to on-street parking. The developer is responsible for the street tree design, but the individual owner is responsible for the design of the paved breaks to on-street parking and the smaller plantings along the street. A variety of approaches can be taken to achieve this soft edge.

Street trees should canopy over the street and sidewalks.

Paved breaks in the grass strip should be at minimum, scored concrete on 45 degree angle, or brick pavers is preferred. Blue-Green stone also can be used.



Plant Material

Materials:

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