Poplar Grove

Pattern Book

A Pictorial Guide to Architectural Design

A Southeastern Family Homes Community Marketed by Southeastern


Poplar Grove

Poplar Grove

"Poplar Grove will appeal most to those who come, not to be seen, but to behold; not to be heard by others, but to listen - to that special wisdom which only nature and history can impart. Everywhere, the emphasis will be on quiet enjoyment and casual, understated charm; an escape from the pretension and formality which have come to characterize too much of our daily lives.

The future of Poplar Grove must be approached, not only as an opportunity, but as an obligation. The cherished sense of a special place, with which generations of owners have looked upon this land, must never be allowed to die."

- The Poplar Grove Philosophy

December 2004

CONTENTS

View of Historic Downtown Charleston.

Founded in 1670, the City of Charleston has grown to be the crown jewel of the historic South. When founded, Charleston was the 5th largest city in North America with a population of 1,200. It is located midway along South Carolina's coastline at the junction of the Ashley and Cooper Rivers. The city was named after King Charles II of England. Charleston is also the location of Fort Moultrie, which was instrumental in delivering a critical defeat to the British in the American Revolutionary War, and Fort Sumter, the refuted site of the "first shot" of the American Civil War.

In 1633, after Charles II was restored to the English throne, he granted the chartered Carolina territory to eight of his loyal friends, known as the Lords Proprietors. Seven years later, the Lords arranged for the settlement, the first being that of Charles Town. The community was established by English settlers in 1670 across the Ashley River from the city's current location. As the capital of the Carolina Colony, Charleston was the center for further expansion and was the southernmost point of English settlement during the late 1600s.

Carolina by order of the Lords Proprietors, published in 1671. (maker John Ogilby)

In 1680, a plan for the new settlement, the Grand Modell, laid out "the model of an exact rectangular town," and the future for the growing community. Land surrounding the intersection of Meeting and Broad Streets was set aside for a civic square. Over time, this intersection became known as the four corners of law, referring to the various arms of governmental and religious law presiding over the square and the growing city. St. Michaels Episcopal, Charleston's oldest and most noted church, was built on the southeast corner in 1752. The following year, the capital of the colony was erected across the square. Because of its prominent position within the city and its elegant architecture, the building signaled to Charleston's citizens and visitors its importance within the British colonies. Provincial Court met on the ground floor of the Commons House of Assembly, and the Royal Governors Council met on the second floor.

St. Michael's Episcopal, 1865.

By the mid 18th century, Charleston had become a bustling trade center and the wealthiest and largest city south of Philadelphia. Rice and indigo had been successfully cultivated by gentlemen planters in the surrounding coastal lowcountry while merchants profited from the successful shipping industry. The first American museum opened to the public on January 12, 1773 in Charleston.

Charleston's Old Exchange Building

In 1774, South Carolina declared its independence from the Crown on the steps of The Exchange Building. Soon, the church steeples of Charleston became targets for British warships. A siege on the city in 1776 was successfully defended by William Moultrie from Sullivan's Island, but by 1780 came under British control for 2 ½ years. After the British retreated in December 1782, the city's name was officially changed from Charlestown to Charleston. By 1788, Carolinians were meeting at the capital building for the constitutional ratification convention. Although there was support for the federal government, division arose over the location of the new state capital. A suspicious fire broke out in the capital building during the convention, after which the delegates were moved to the Exchange Building, and Columbia was declared the new state capital of South Carolina. By 1792, the capital had been rebuilt and became the Charleston County Courthouse.

Historic Sketch of the Charleston County Courthouse

As Charleston has grown over these many years, so have the community's cultural and social opportunities. The first theater building in America, Dock Street Theater, was built in Charleston in 1736. The Charleston Library Society was established in 1748 by wealthy Charlestonians who wished to keep up with scientific and philosophical issues of the day. This group helped establish the College of Charleston in 1770, the oldest college in South Carolina and the 13th oldest in the United States.

Dock Street Theater

The invention of the cotton gin in 1793 revolutionized cotton's production, and it quickly became South Carolina's major export. As demand for cotton grew around the world, Charleston became prosperous in the plantation dominated economy of the post revolutionary years. It grew to become one of the busiest port cities in the country by 1800, and the construction of a new, larger U.S. Customs House began in 1849. Its construction was interrupted by the events of the Civil War. The South Carolina legislature was the first state to vote for secession from the Union on December 20, 1860. On January 9, 1861, Citadel cadets fired the first shots of the American Civil War when they opened fire on a union ship entering Charleston Harbor. On April 2, 1861, shore batteries under the command of General Pierre G. T. Beauregard opened fire on the Union-held Fort Sumter. After a 34 hour bombardment, Major Robert Anderson surrendered the fort. Cadets from The Citadel, South Carolina's liberal arts military college, continued to aid the Confederate Army during the Civil War through the manufacture of ammunition, the protection of arms depots, and the guarding of Union prisoners.

Battery at Fort Moultrie, bearing on Fort Sumter.—Drawn by an officer of Maj. Anderson's command.

After the eventual destructive defeat of the Confederacy, federal forces remained in Charleston during the city's reconstruction. The war shattered the prosperity of the antebellum city. Charleston's woes were compounded when a 125 mph hurricane hit Charleston in 1885, destroying or damaging 90% of homes. Only a year later in 1886 a major earthquake damaged 2,000 buildings, destroying more than 25% of the value of the real estate in Charleston. Nonetheless, with the efforts of urban renewal, many of Charleston's historic buildings remain intact.

Charleston Earthquake August 31, 1886

Charlestonians today refer to their city as the Holy City and describe it as a site where the Ashley and Cooper Rivers merge to form the Atlantic Ocean. It was recently named America's "best-mannered" city and has grown to be the South's tourist Mecca. South Carolina's aquarium is located on Charleston's waterfront. Charleston annually hosts the Spoleto Festival as well as the Southeastern Wildlife Exposition and the Family Circle Tennis Cup. The annual Cooper River Bridge run attracts more than 40,000 people each year.

Cooper River Bridge Run, 2003

The Medical University of South Carolina is the area's largest employer providing world class medical facilities to the citizens of the area. Much of the history of the old South is to be found in the Charleston area, which boasts many preserved plantations as well as hundreds of historic homes, churches and commercial buildings downtown.

Drayton Hall Plantation

Before there was a state of South Carolina and almost 100 years before our country became an independent nation, Poplar Grove thrived as a major coastal plantation. Originally granted to Thomas Elliot in 1696 under a king's grant, Poplar Grove grew to more than 7,500 acres, serving as an active plantation for rice, cotton, indigo and various other crops for almost 300 years. In the

Rice Fields

early years, the owners of Poplar Grove spent most of the sweltering summer in the small colony of Charleston, which at the time had only a little over 1,000 citizens. Fall, winter, and spring were spent at the plantation house, which was destroyed during the Civil War and now consists of only a few scattered remains. The land plan for the current Poplar Grove Development incorporates many of the original features of the plantation infrastructure, including original dikes, marsh crossings, and irrigation canals (more than 200 years old). Some of the original ma-

Canals were essential to transportation

terials (recycled bricks, stones, etc.) have been utilized in the construction of Poplar Grove's Boat House.

Following the receipt of his king's grant on April 24, 1696, Thomas Elliot acquired virtually all of the land in "a cypress swamp along the western edge of Rantowles Creek." After his death in 1731, these tracts were divided among his 6 children. In October, 1738, William Butler, a grandson of Thomas Elliot, joined with his mother Elizabeth Butler and conveyed to William's son (also named Thomas) 570 acres of land on the head of the northern-most branch of the Stono River for 10 shillings. This site is now Poplar Grove. The main drive to our new Poplar Grove community is named for the 10 shillings paid for the 570 acres.

Location of Poplar Grove

Elizabeth Butler was the daughter of Ralph Emms, owner of adjoining Winter plantation. Elizabeth Butler and William Elliot appear to have received this property as an inheritance from William's father (also named William) 1703-1721. William Elliot had been in the project area before 1720 when his father Thomas conveyed him 650 acres along Rantowles Creek, "where they laboriously cleared and harvested cypress trees." When they conveyed the project tract to Thomas Elliot (1699- 1760), the property was described as, "all that plantation whereon Elisha Butler and Elizabeth, his wife, in her lifetime dwelt, containing

Poplar Grove aerial view

570 acres in which the dwelling house had set Elisha and Elizabeth stands." The lack of plans precludes even a guess as to where the settlement stood. Artifacts recently recovered on the site support the original settlement of the project in the late 1600's and early 1700's and suggest that the project was probably continuously occupied by Europeans until its purchase by West Virginia Pulp and Paper Company in the 1940s.

After Thomas Elliot's death in 1760, the Plantation was passed to his daughter, Mary, who was married to Robert McKewen. Thomas Elliot left a substantial estate value at more than 200,000 pounds at his death—a significant sum. After Robert McKewen's death in 1769, Mary married Robert Rowand, an extensive landowner and slave trader from Saint Paul's Parrish. The couple's combined land holdings at that time totaled more than 4,000 acres. A deed from 1795 refers to the project as a "public landing or brick house ... devised to Mary Rowand by her father." Robert and Mary had the plantation under cultivation by 1790, when Robert was listed as "head of family" in the US Census of 1791. On Poplar Grove's Master Plan (shown on the following pages), the plantation land reflects a planned social and economic environment oriented to efficient agriculture production. The settlement was strategically located to take advantage of transportation routes and designed to effectively mesh people in the cultivation of crops. Robert Rowand's Will indicates that Poplar Grove served primarily as a county seat. Like many planters, the Rowand family spent the winter months on the plantation and escaped to their home on 48 Meeting Street during the summer months to avoid the seasonal outbreak of malaria. The plantation affairs were left to a trusted overseer and driver named Cuffee. The overseer was charged with the responsibility of managing the Rowand's Mobawry and Poplar Grove plantations.

Actual survey of Poplar Grove area, 1791

Flood canals wind throughout Poplar Grove

The historic plan shows the special structure of the rice fields, which were intentionally designed and officially organized around a system of flood canals. These canals today will provide access to deep water for many Poplar Grove residents adjoining the marsh. At each canal juncture, gates would have been installed to take advantage of the fluctuating creek to maintain desired water levels. The vast rice fields have slowly been reclaimed by nature. The eroded traces of the ditches and canals and most of the fields are barely visible today. Throughout the former rice fields are remains of low-lying earthen dams once used to impound water and keep out the fluctuating water of Rantowles Creek. The trunks of flood gates, like other parts of the plantation, have long since disappeared.

Remains of a dam gate used to maintain desired water levels

In 1803, the property was surveyed by its owner Charles Elliot Rowand (descendent of Thomas Elliot), only 5 years after purchasing the plantation from his parents. Under his control, the plantation took on a formalized appearance with avenues of oaks providing an entrance to the planter's house. The plantation fields still produced rice, cotton, and provisional crops. Some of the old fields and highlands were allowed to return to mixed woods for timber, but most remained in cultivation.

18th Century Delft Tiles

Artifacts discovered during the recent archaeological investigation indicate that Poplar Grove Plantation enjoyed some level of prosperity. The fragments of ceramic found around the site of the original Plantation House were Delft and Chinese porcelain, an indication that some of the owners were affluent (an assertion substantiated by census records). Archival research and archaeological testing on the plantation indicates a construction date for the Plantation House of around 1740. This collates roughly to the emergence of a Georgian architecture, traditionally inspired by Old World architecture. The plantation home was brick using English bond, alternating rows of headers and structures, in construction. The low beam walls were four bricks thick (21 inches) and were made to support the structure's weight. Discovery of plastered fragments and later impressions demonstrate the interior was plastered. A large number of bricks remaining indicate a large two-story home, probably Georgian in style.

Lowndes Hill Plantation, Greenville, SC (Today)

Despite the ravages of Malaria and the poor health of Charleston's overall population, several of Charles Rowand's children lived to give him grandchildren and perpetuate his family name. Rowand died in September of 1833, and the plantation was left to his wife Henrietta and their children. Henrietta Rowand held the deed of Poplar Grove until February of 1839 when the executer of Mr. Rowand's estate sold the prop-

Continued on Page 6

Continued from Page 5

erty to Captain Thomas O. Lowndes of Charleston. Lowndes paid $19,500 for 852 acres and acquired adjoining land to eventually develop 5,758 acres in the project area. In the years before the Civil War, the plantation prospered and grew. By 1850, Lowndes had 126 slaves working his plantations. In 1850, Lowndes moved his family to Greenville, SC where he constructed "Lowndes Hills," which is still standing. In his absence, the plantation grew rice in quantity, along with a wide variety of other goods.

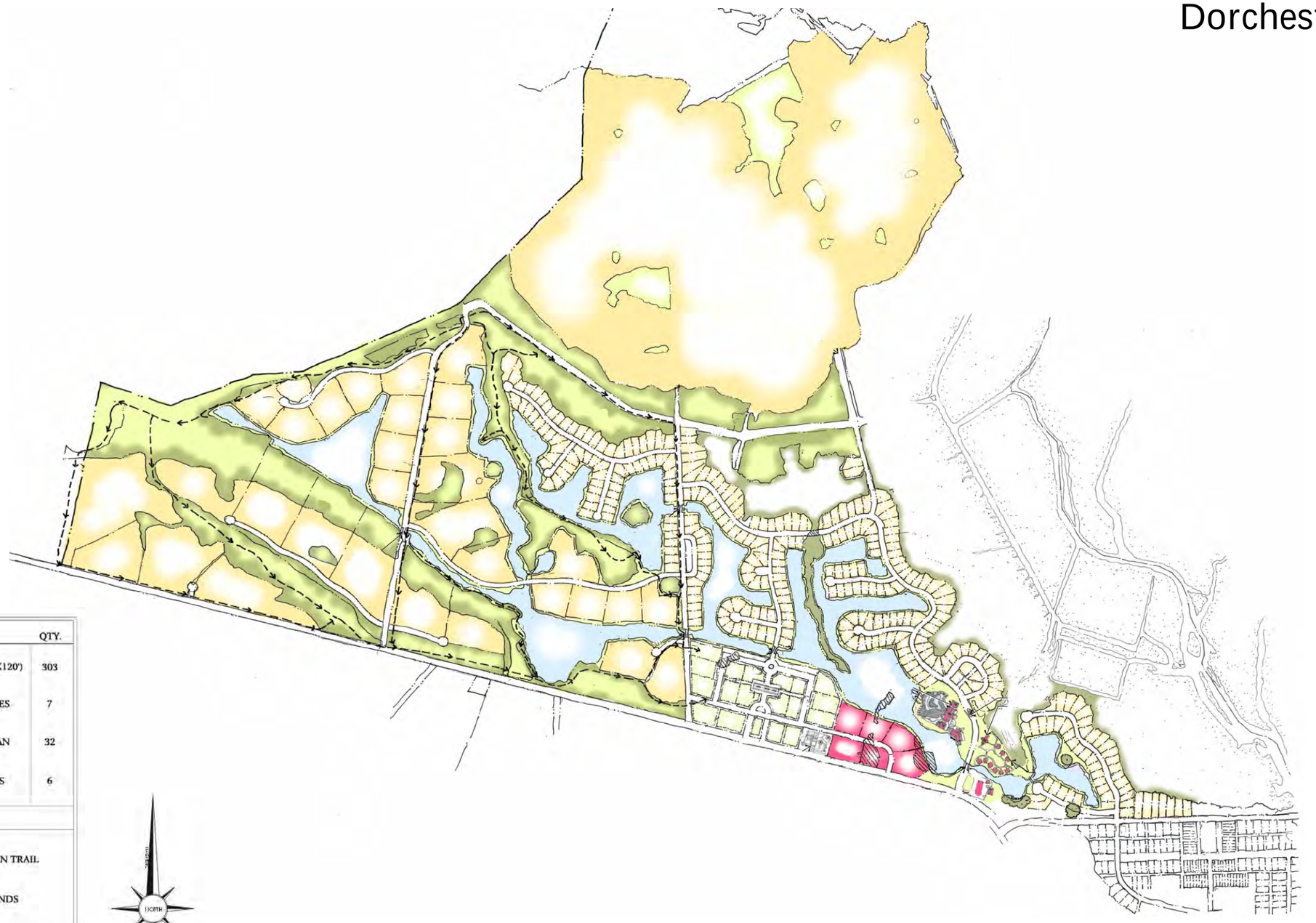
Cotton appears to have added to Thomas Lowndes's prosperity between 1850 and 1860. In 1850, Lowndes still produced 38,500 pounds of rice. The Lowndes family was an important and influential family during South Carolina's antebellum years. Lowndes himself was an active planter and farmer, but by 1862, Captain Thomas was an elderly man, "too old to aid the cause in uniform." He remained in Greenville, SC during the epic struggle between the North and South, believing that Poplar Grove's rice and slavery would survive the war. It is generally believed that the plantation home was destroyed during the Civil War.

Following the Civil War, Poplar Grove was sold to William Bradley of Plymouth, Massachusetts. Bradley operated large mining operations in the South, primarily extracting phosphate. The Poplar Grove site does not suggest that significant mining activities took place on the plantation. This mining was instead concentrated on other land owned by Bradley across Rantowles Creek. A bridge was constructed during this period connecting the project tract with Bradley's Beauleu Property across Rantowles Creek. In 1943, the Bradley Realty Company conveyed the 5,748 Lowndes' tract (which included Poplar Grove) to the West Virginia Pulp and Paper Company. The company changed its name to Westvaco in 1969 and used the property primarily for timber operation.

Notwithstanding its history as a rice plantation, the property today largely appears in its natural state. Volunteer Roses and Poplar Trees, whose seed might be traced back to when Robert Rowand gave the plantation its namesake, are abundant on the site. Long marsh grasses, which supplanted the rice stalks of the plantation, are also prolific. Although the open fields are now thickly wooded with pines and oaks, and only the foundation remains of the old plantation house, many reminders remain of the years when the plantation was in full bloom.

Possibly the most tangible link to the past are the Gibbes, Washington, Grant, and Ancrum families that live west of the project lands on land "claimed by sundry persons" a century and half after emancipation. These descendants of freed men still live and work the same land that their ancestors toiled on for nearly 200 years.

Disclaimer: This land plan for Poplar Grove is conceptual only and will change substantially as the development is completed over time. Land features and uses, housing preferences, amenity location, etc. will influence the long term design.



DESCRIPTION	QTY.
HOMESITES (+/-75'X120')	303
VILLAGE HOMESITES	7
ESTATE/EQUESTRIAN HOMESITES	32
COMMERCIAL LOTS	6

LEGEND

- HORSE/ PEDESTRIAN TRAIL
- IMPACTED WETLANDS

Disclaimer: This land plan for Poplar Grove is conceptual only and will change substantially as the development is completed over time. Land features and uses, housing preferences, amenity location, etc. will influence the long term design.

The Poplar Grove Style

The Poplar Grove Style is a mixture of various architectural styles, embracing a common theme—traditionalism. The developers of Poplar Grove recognize that these styles, while very different from each other, blend to form a wonderful array of housing styles that are compatible with each other and the overall theme of Poplar Grove. These architectural styles promote a simpler lifestyle and encourage the understanding and protection of the natural beauty of the land and the historical beauty of the Lowcountry.

Cottage Style

Informal Lowcountry Style

Shingle Style

Plantation Style

Imagery of the Cottage Style

The Cottage Style generally features a partially exposed basement beneath a 1½ story main structure. Most often, dormer windows and front and rear porches are features on a cottage style house. Also called a "raised cottage," many examples are located throughout the sandhills of South Carolina and Georgia, bringing rise to the term "sandhills cottage."

Individual homes range from the very informal structure with tin or metal roofs to the more formal "New England cottage" with more ornate and elaborate detailing. Cottages were typically built as summer retreats to the higher and cooler elevations and generally reflect a rural character.

The bungalow style, introduced in the early 1800's, is similar to the cottage style and is encouraged. Bungalow style homes have limited or no dormers and generally smaller or partial porches. The Bungalow style incorporates materials from the Arts and Crafts movement of the Period and may be the largest category of the historic buildings of South Carolina.

Imagery of the Informal Lowcountry Style

While not an actual category of American Architecture, the Informal Lowcountry Style draws from various architectural features. These features create a less formal style of home that one would expect to encounter while traveling along the Ashley or Cooper Rivers or other historic rivers of the South. Exposed rafter tails, wide porches, simple columns, large-pane windows, lapped or board and batten siding, ceiling fans, natural landscaping, and the combination of gabled and shed metal roofs blend to create a style of home that speaks to a slower paced and more natural, peaceful lifestyle.

Imagery of the Shingle Style

Famous architects of the late 1800's such as Sanford White introduced the Shingle Style to Charleston, a very unique form of architecture. Originating in the southern portion of Long Island, this seaside style found its way to Charleston and South Carolina through the many wealthy winter residents who constructed wonderful homes in the area to serve as a retreat from the cold Northern winters. Using the talents of their renowned architects, these winter guests to Charleston created some of the area's most beautiful homes.

Shingle style architecture blends the use of shingle siding on exterior sides, eaves, or other areas with brick or other hard surfaces. Slate, shake, copper, and other roof materials are used extensively. Windows are also an important feature of Shingle Style architecture, with homes often displaying a broad combination of window styles including elliptical, Palladian, half-round, round, and fan light.

Imagery of the Plantation Style

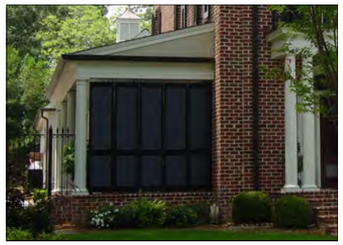
Found along the coastal piedmont of South Carolina, Georgia, Louisiana, and Mississippi, a form of architecture has evolved that incorporates details from various traditional and historical forms. The major feature of the Plantation Style of architecture is the expansive porches, many of which span the width of two-story structures of Greek Revival origin. Other common elements include high ceilings, floor-to-ceiling windows, and dormers, all of which were used to create shade and breezes to battle the blistering southern summers. Windows are generally shuttered to protect against the coastal hurricanes. Sleeping porches were also common so as to take advantage of the cooler nights.

Poplar Grove Community Boathouse

The next section of this book consists of architectural guidelines to be followed when designing your Poplar Grove Home. The guidelines and images provided are to be used as a general reference by Poplar Grove homeowners and their architects. These examples are a brief glimpse at the realm of exceptional details that may be utilized in creating a home that is suitable for the community of Poplar Grove.

Guidelines ~ Porches and Decks

Single Story Wrapping Porch with Screened Section



Side Porch with Louvered Shutters

River Style Porch/Exposed Rafters

Two-Story Porch with Top Portion Screened

Wide Porch with Exposed Rafters

Two-Story Wrapping

Side Screened Porch

Wide Screened Porch with Fireplace

Wide Furnished Screened Porch

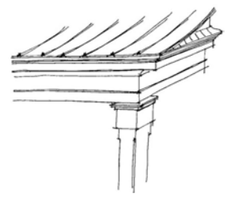
Porches

- Porches are perhaps the most important feature of any southern home.
- Front porches may be one or two stories and should generally span the full width of the home. Certain styles, however, may provide for a reduced span.
- It is strongly encouraged that all porches be a minimum of three bays wide.
- Primary porches should be designed to be functional and actively used. Thus, all porches should be a minimum of 8'-10' deep. Side or secondary porches may be reduced in size.
- Rear or side porches may be smaller and screened or glass enclosed for additional living area, but should maintain the character of the original porch.
- Enclosing front porches will generally not be permitted.

Decks

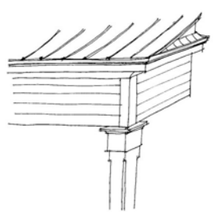
- All designs must be approved by the Design Review Board

Desirable



Note: Simple and classic porch proportion

Undesirable



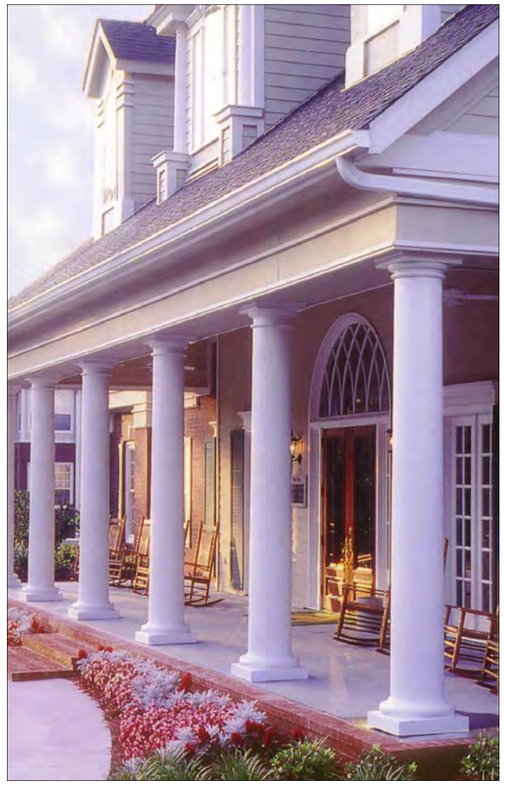
Note: Bad example of a beam with siding

Guidelines ~ Porch Columns

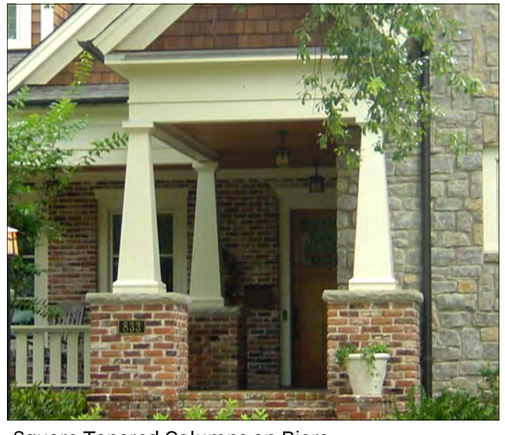
Square Doric Columns

Corinthian Columns (Discouraged)

Ionic Columns (Discouraged)



Round Doric Columns



Square Tapered Columns on Piers

Chamfered Columns

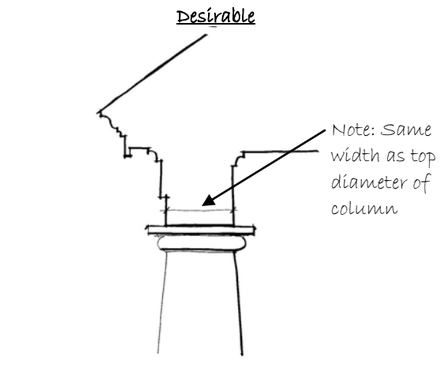
Square Doric Columns

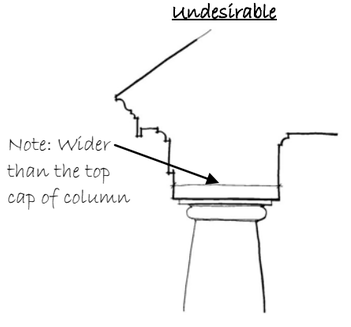
Fluted Doric Columns

Round Tapered Brick Columns

Porch Columns

- Tuscan or Doric columns, square or round, are appropriate for homes in Poplar Grove.
- More ornate columns such as Ionic or Corinthian are discouraged, as they may be inconsistent with the simple and traditional theme of the architectural design of Poplar Grove.
- The height of the columns relative to the diameter is extremely important in providing proper scale and balance to the façade and will be closely examined in the architectural review.
- Arched porch openings are generally discouraged.

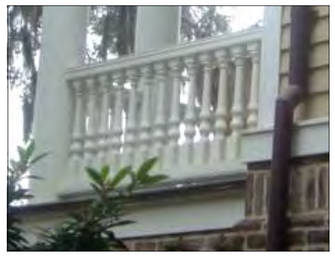




Guidelines ~ Porch Rails

Round Rail with Square Balusters

Jigsaw Cut Balusters (Discouraged)



Turned Baluster Railing

Curved Stair Wrought Iron Railing

Angled Stair Rail

Square Balusters

Chamfered Cap Rails with Chippendale Insert

Simple Square Rails with single Baluster

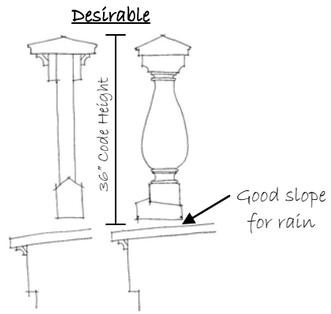
Simple Turned 4 x 4 Square Rail

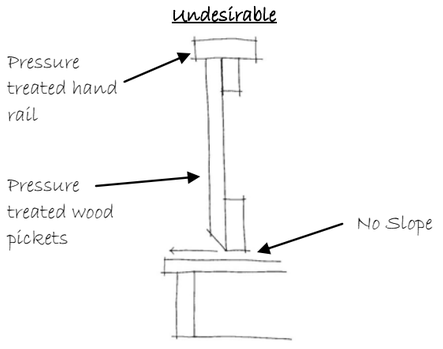
Porch Rails

- Hand rails may be round, oval, chamfered, or square, with or without a beaded edge. Simple designs are encouraged.
- Proper scale and proportion of hand and shoe railings to balusters are very important components of the design.

Porch Balusters

- Balusters may be square or turned.
- Square balusters should generally not exceed 1¼ inch hard edge.
- Wood or synthetic balusters are allowed, with wood being the preferred material.
- Limestone and cast concrete railings will generally not be allowed
- A standard 2 x 4 cap railing and shoe with 2 x 2 balusters will not be allowed.



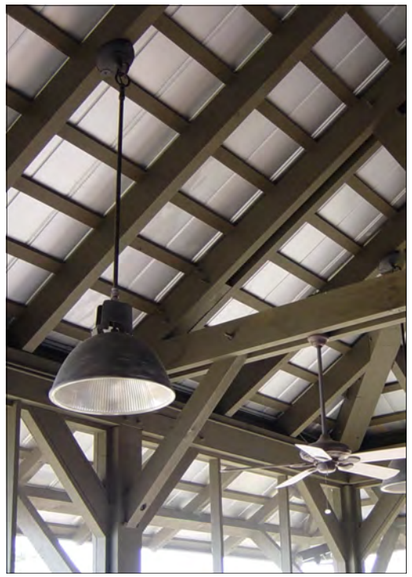


Poplar Grove

Guidelines ~ Porch Floors and Ceilings

Stone Floor

Arched Bead Board Ceiling



Exposed Metal Roof

Treated Wood Floor (note: shallow porch discouraged)

Bead Board Ceiling with Exposed Rafter Tails

Painted Paneled Ceiling with Fans, Can Lights, and Exposed Rafter Tails

Painted Ceiling

Brick Floor

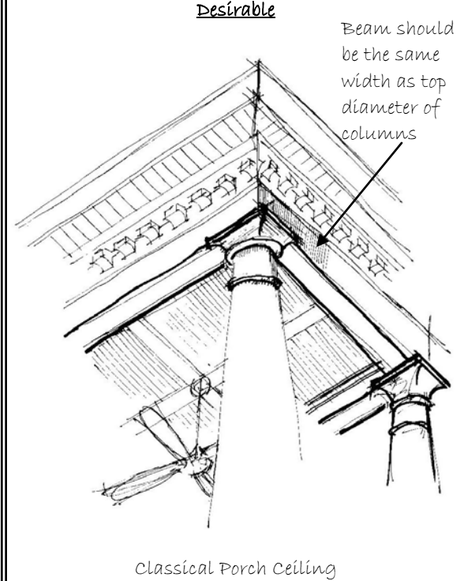
Exposed Roof Framing

Porch Flooring

- The preferred materials are brick, stone, or wood.
- Wood: 1¼ inch tongue and groove, utilizing a pressure treated or similar material.

Porch Ceilings

- 1 x 4 or 1 x 6, plain or beaded, square edged or tongue and groove.
- Ceilings utilizing a Hitchcock molding or chamfered design are encouraged.
- Open roof with exposed rafters revealing the underside of the roof decking (metal or wood) can be an attractive and desirable ceiling design for Poplar Grove.
- Natural, or painted ceilings are acceptable.
- Eaves extending more than 2' over edge of porch is encouraged.



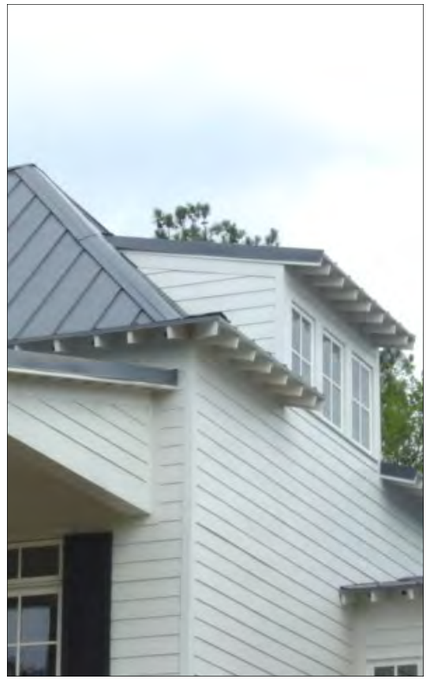
Classical Porch Ceiling

Guidelines ~ Cornice, Soffit, & Frieze

Exposed Cornice with Exposed Rafter Tails

Cornice with Dental Molding

Cornice with Details



Exposed Rafter Tails

Exposed Rafter Tails with Bracketed Cornice

Exposed Rafter Tails with

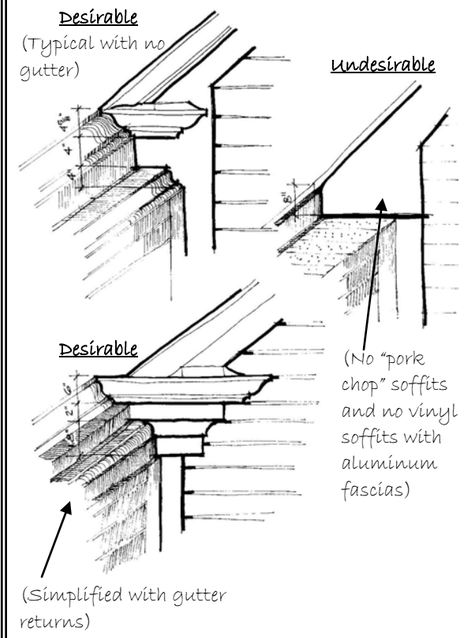
Simple Cornice with Return

Exposed Rafter Tails with Bracket

Exposed Rafter Tails with Bracketed Cornice

Cornices

- Cornices may be enclosed, utilizing crown and bed moldings.
- Exposed rafter tails are encouraged on architecture using a less formal design.
- Proper proportion must be used in determining size, scale, and overhang depth of cornice and frieze.
- Cornice and frieze must be appropriate to the style and body of the house.
- Frieze should generally be at least 8" if wooden or a soldier course of brick.
- Two to three courses of brick or Jack arches should be utilized above upstairs windows on masonry homes.



Guidelines ~ Roofing and Gutters

Old Fashioned Chain Link Gutter

5V Crimped Metal Roof

Half-Round Copper Gutter

Copper Accent

Hand-Crimped Standing Seam Roof

Slate Roof

Shake or Shingle Roof

Half-Round

Architectural Grade Asphalt Roof

Shake or Shingle Roof

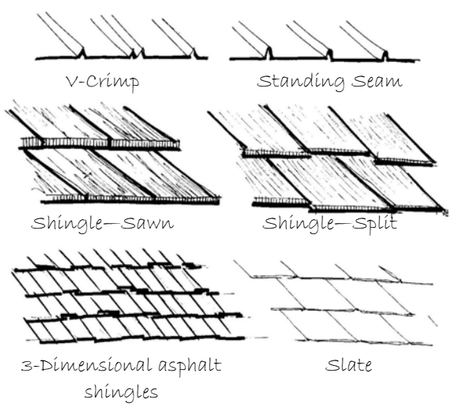
Roofing

- Materials: various materials are acceptable, with slate, shingle (cedar), arch grade asphalt, and metal or Galvalume are highly encouraged.
- Fiberglass shingles must utilize architectural grade with proper relief.
- Metal roofs must utilize a 5V crimp style and must be painted or Galvalume finish.
- Copper may be utilized if allowed to weather to a dark or pale blue patina.

Gutters

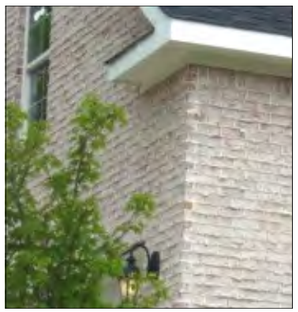
- Must be ½ round or crown gutter.
- Materials: aluminum, copper, or galvanized paint to match gutter. Painted downspouts to blend with siding color.
- Downspouts should generally be round and match gutter colors.
- Unusual gutters, such as chain downspouts, are discouraged.
- No "K" section gutters will be allowed.

Desirable Roofing Materials



Guidelines ~ Siding and Trim

Vertical Board and Batten



Brick with Weeping Mortar

Tabby with Shake Roof

Brick with White Mortar

Lap Siding with Shingle Accent Gable

Cedar Shake Shin-

Horizontal Siding

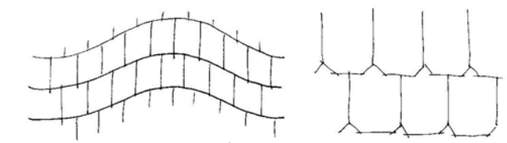
Shingles Siding

Shingle Siding

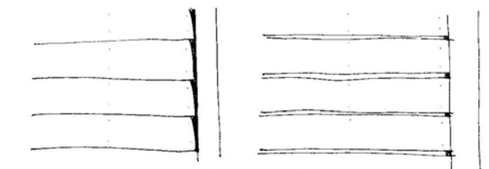
Siding and Trim

- Siding generally associated with historical housing or less formal structures is strongly encouraged.
- Accents using shingles or brick are strongly encouraged. Combining Charleston or Savannah grey brick with white mortar is very desirable.
- Acceptable Siding materials: Hardie Plank (smooth), new or recycled wood.
- Cedar shingles are preferred for certain traditional and shake homes.
- Horizontal siding may be installed using a lap or clap style.
- Vertical board & batten can also be attractive if used in conjunction with horizontal siding or stone and brick accents.
- Corner boards should be a minimum of 4" x 1¼".
- Other materials, such as tabby or stucco, may be appropriate under certain circumstances if approved by the Architectural Review Board.
- Under *no* circumstances will aluminum or vinyl siding be allowed.

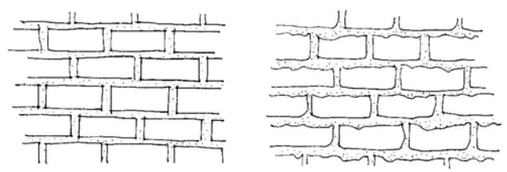
Desirable Siding Materials



Cedar Shakes



Horizontal Siding

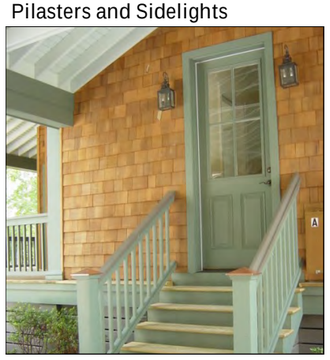


Brick with 1/2" to 3/4" "mortar joints" and weeping mortar

Guidelines ~ Doors

Pilasters and Engaged Columns

Pilasters and Sidelights



Side Door

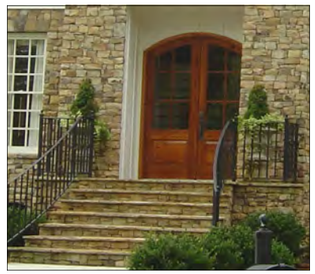
Front Entry with Sidelights

French Doors

French Doors with Transoms and Shutters

Sidelights and Transom

Side Door with Copper Eve



Arched Double Door Entry

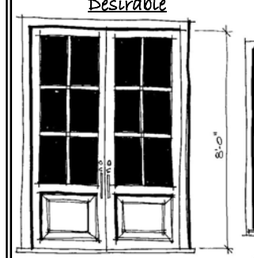
Doors

- The main entry door should be simple and elegant in design and appropriate to the style presented.
- Properly scaled transoms and sidelights are required.
- Transoms must have a minimum height of 18" and sidelights should be proportionally sized to the transom.
- Any front doors utilizing glass should be historical and traditional in design.
- Front doors with excessively ornate designs are discouraged and may not be approved.
- High quality materials such as mahogany, heart pine, or similar materials are required.
- Metal doors may not be used on any main entrance, any secondary doors visible from the front facade or any side streets.
- Transoms (standard and fan) are encouraged if simple in design and historically accurate.

Rear Doors

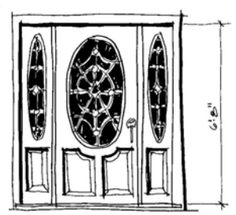
- Rear doors may be either a solid raised panel or French doors.
- High quality metal doors may be utilized if not visible from any front or side street.

Desirable



Note: Nicely Proportioned door

Undesirable



Note: No metal doors with stained glass inserts that are not proportioned to house.

Poplar Grove

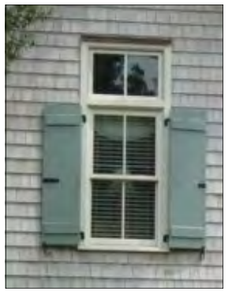
Guidelines ~ Windows and Shutters

Windowed Sunroom with Mullions

Bay Window with Copper Eve

Palladian Window

Round Accent Window



Plank Shutters

Louvered Shutters

Windows without Shutters

Arched Windows w/ Louvered Butterfly Shutters
(Note: will cover entire window

Paneled Shutters with Shutterdogs

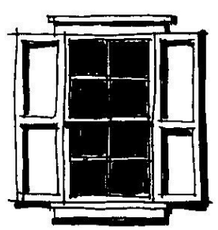
Windows

- Windows may be wood or vinyl clad if a wood trim and sill are utilized.
- Glass surfaces must have a true divided light appearance with interior and exterior surface being broken by muntins or sticking (⅞" sticking is preferred).
- Either a true or simulated divided light must be used.
- Window light patterns should be in keeping with the style of the home.
- No 1-over-1 configuration will be approved.
- Casing: minimum of 1 ¼" x 5 ½".
- No standard 2 ¼ case will be allowed.
- Window sills must have a minimum thickness of 3".
- Use of transoms should generally be restricted to doors and interior passages.
- Larger windows should be used in lieu of transoms in other areas.
- Special window styles such as Palladian should be used in strict adherence to historical imagery and style.

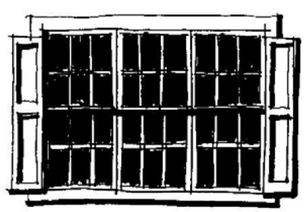
Shutters

- Louvered, raised panel, plank, or board shutters may be utilized if harmonious to the style of the home.
- Shutters must be functionally operable with the ability to be closed.
- Shutters should cover the entire window or door when closed. (This may not be possible in all instances.)
- Shutters must be a minimum of 1 ¼" thick and should have a copper cap if wooden.
- High quality synthetic shutters may be used.
- Architecturally correct shutterdogs are desirable underneath shutters.

Desirable



Undesirable



Guidelines ~ Foundations and Chimneys

Tabby Foundation w/ Pierced Brick Detail

Brick Foundation w/ Arched Fencing Detail

Brick Foundation and Chimney

Brick Chimney

Brick Foundation with Arched Detail

Brick Chimney and Foundation (Savannah grey brick with white mortar)

Brick

Tabby and Brick Chimney

Stucco and Horizontal Fencing

Foundations

- Brick, tabby or stucco are the preferred materials.
- All piers to porches must be tabby, brick, or stucco.
- All foundations (crawl space or slab) must have a minimum of 30" above grade as seen from the front elevation.

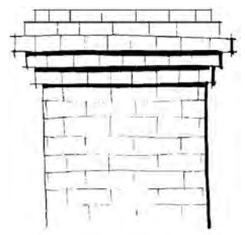
Chimneys

- Brick, tabby or stucco to coordinate with the foundation.
- No synthetic or foam may be used with stucco application, and only a fine sand or tabby finish will be permitted.
- Chimney material must match the foundation.
- Pre-fabricated fireplaces are permissible only if they are ventless or vented utilizing wind screen that coordinates with the roof.
- Chimney pots or bonnets can be desirable for certain architectural styles.

Crawl Space and Skirting

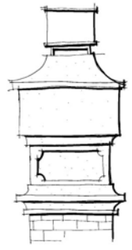
- Louvered wood vents are preferred unless inconsistent with the architectural style.
- Pierced brick patterns may be used where appropriate.
- Horizontal boards of at least 6" width may be acceptable.

Desirable



Note: Typical chimney cap; very simple

Undesirable

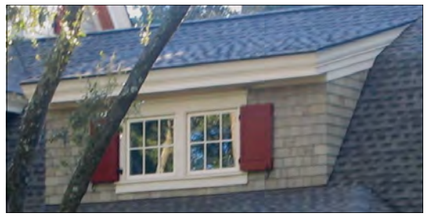


Note: No gaudy chimney caps

Guidelines ~ Dormers

Shed Dormers with Center Accent Dormer

Gable Dormers



Shed Dormer with Double Window

Hipped Dormers

Shed Dormers

Shed Dormer with Triple Window

Gable Dormers

Arched Dormer

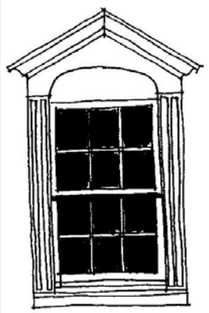
Shed Dormers

Gable Dormers

Dormers

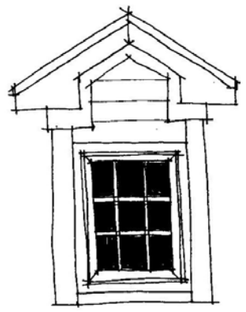
- The utilization of dormers can accent the architecture of many structures if within the context and style of the home.
- A variety of roof styles may be used on dormers including gable, hipped, or shed.
- The siding material may be lap, butt-joint, or shake if shingle materials are used.
- Great detail must be used in the design of the dormers relative to scale, proportion, and spacing.
- The trim and window surrounds must be proportionally sized relative to the windows and roof pitches.

Desirable



Note: Well-proportioned

Undesirable

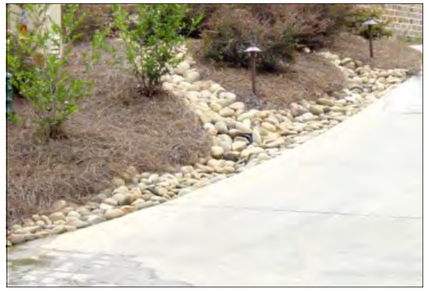


Note: Oversized

Poplar Grove Marsh View

Poplar Grove has been created giving careful consideration to the existing landscape features. The natural landscape served to dictate the layout of roads, home sites, and recreational amenities throughout the Poplar Grove community. Poplar Grove strives to create a careful balance between the natural setting and the proposed improvements. The natural elements that each home site offers should guide the development of the site, the architectural style used on the site, and the enhancements to the existing landscape. The following landscape guidelines will help homeowners achieve this attractive balance between the site improvements and the beautiful environment that Poplar Grove has to offer.

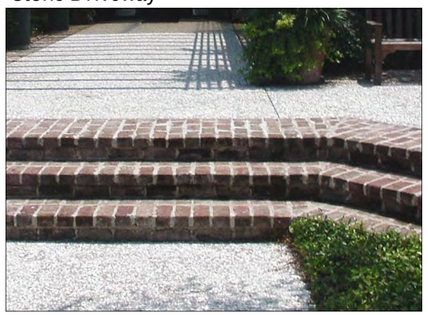
Driveways and Walkways



Concrete Drive with Stone Run-off System

Aggregate Concrete Driveway

Stone Driveway

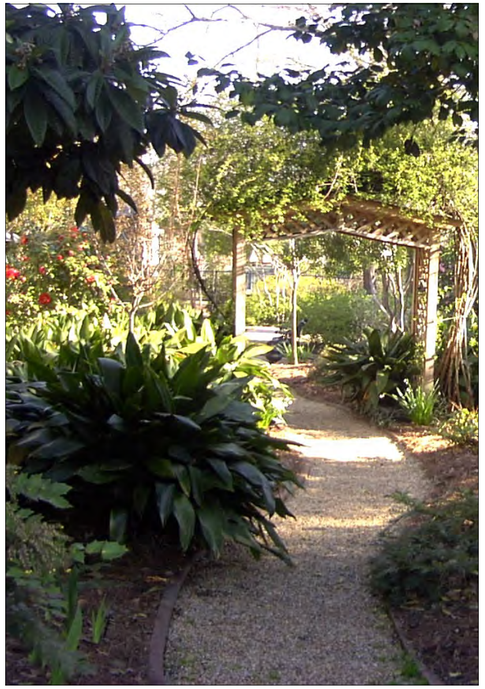


Aggregate Concrete with Brick Stairs

Brick Walkway

Concrete Walkway

Double Driveway Divided by Grass



Pebble Walkway

Tabby w/Brick Edging

Concrete Drive w/Brick

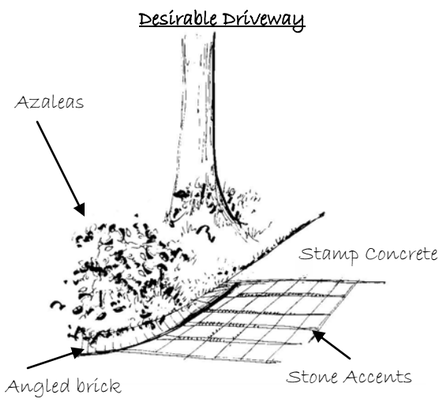
- Driveways and walkways are an extension of the home. Therefore, both should be purposefully designed to remain in unison with the architectural style and materials of the home.

Driveways

- Approved driveway surfaces: asphalt, brick, concrete , or tabby concrete.
- Oyster shell or granite screenings may be approved in certain instances and must have brick or steel edging.
- Oyster shell or granite screenings must also have a permanent hard surface (brick, concrete, or tabby concrete) drive-way apron. This driveway apron must extend a minimum of 15' from the road towards the house.
- Driveways should be located to avoid entering tree root zones (under the canopy drip line). Previous materials that allow rain water to filter through are encouraged wherever possible .

Walkways

- Approved walkway surfaces: brick, concrete, tabby concrete, oyster shell, or granite screenings.
- Oyster shell or granite screenings must have brick or steel edging.



Fencing and Walls for Estate Lots

Hedge Fencing with Brick Pilasters

Wooden Picket Fence

Gray Brick Wall with Wooden Gate

Natural Wood Fencing

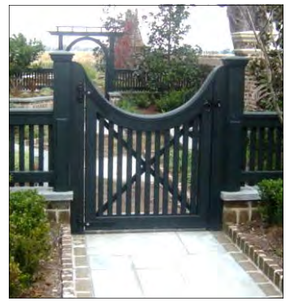
Stone Wall

Wooden Fence and Gate

Pierced Brick Wall with Wooden Gate

Wrought Iron Fence with Tab-

Low Stone Wall and Fire Pit



Arched Wooden Gate

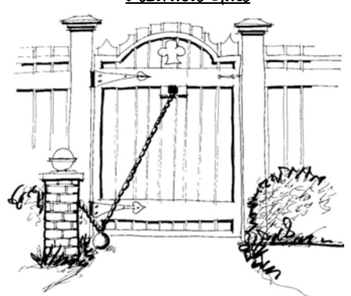
Fencing

- Fences are generally considered an avoidable element, due to the fact that they often block views. However, fencing may be acceptable if it compliments the style of the house, if proper respect is paid to the architecture, and if designed in an unobtrusive manner. Fences should be simple and inviting.
- Fencing at the front of the house may be used to define or frame the entrance space.
- No operable gates on entrance fencing will be allowed within 20' of road and then only if deemed compatible with surrounding properties.
- Fence height should be a maximum of 6' above finished grade.
- Acceptable Materials: masonry, wrought iron (painted black), wood board-on-board, wood picket, or wood railing.

Walls

- Materials: masonry, stacked stone, tabby concrete, or stucco.
- Landscape walls may be used for structural purposes, aesthetic purposes, as planters, as seat walls, or to organize areas.
- Garden walls and planters should generally be a maximum of 4' high.

Desirable Gate



Note: A welcoming, pleasant gate

Garages and Outdoor Lighting

Double Doors with Dormers, Additional Side Door, and Living Quarters Above

Arched Recessed Doors

Double Doors

Double Doors with Dormer

Double Doors

Double Doors

Arched Double Doors

Double Doors with Dormers

Double Doors

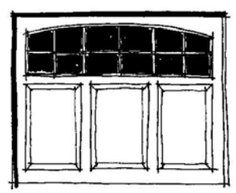
Garages

- The architecture for garages should be an extension of the main dwelling. Garages themselves can be architectural gems.
- Roof materials should generally be similar to the roof materials used on the main house.
- Garages doors should be in keeping with the style of the house. Informal "farm" type doors are appropriate for simpler style homes, while more formal homes may require a finished panel type of door.
- Garage doors should be wood or composite if visible from any street.
- Not all doors have to have glass, but they should have a carriage style.
- Each bay should have a separate door if visible from the street.
- Surface mount exterior lamps are desirable.
- Separate structures are most desirable.
- Finished space above can add extra space at a relatively low cost.

Outdoor Lighting

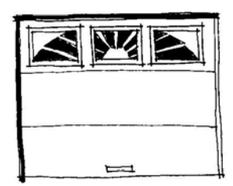
- Outdoor lighting should be night sky friendly to prevent light pollution at Poplar Grove. Outdoor lighting must be approved by the Design Review Board

Desirable



Note: Simple, carriage style garage door

Undesirable



Note: No decorative inserts; No aluminum handles

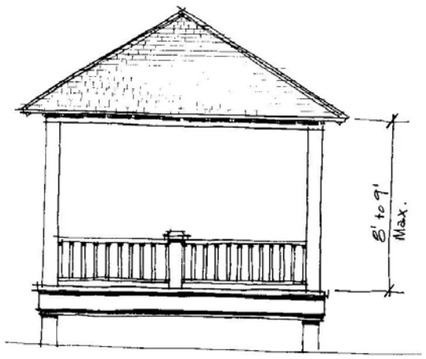
Docks

Poplar Grove Boathouse Community Dock

Docks

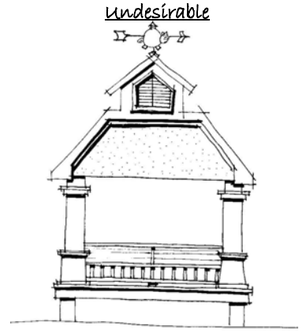
- All private docks at River Island are required to follow this design, whether single or double slip:
  - cedar shake roofs with or without cupola
  - approved stain color
  - square columns
  - approved railings
  - approved flooring materials
- All docks must also be approved by appropriate Governmental Agencies, including the U.S. Corps of Engineers.

Desirable



Note: Simple elegance; low roof pitches; proportional spans

Undesirable



Note: No architectural style; lack of proportion; poor use of materials

Glossary

ARCH—a structure forming the curved, pointed, or flat upper edge of an open space and supporting the weight above it, as in a bridge or doorway.

ARCHITRAVE—the lowermost part of an entablature in Classical architecture that rests directly on top of a column; the molding around a door or window.

BALUSTER—one of the upright supports of a balustrade; one of the supporting posts of a handrail.

BALUSTRADE—a rail and the row of balusters or posts that support it, as along the edge of a balcony, terrace, bridge, staircase, or the eaves of a building.

BATTEN—a narrow cover strip at the vertical joint between two boards.

BAY—a part of a building marked off by vertical elements, such as columns or pilasters.

BAY WINDOW—a large window projecting from the outer wall of a building and forming a recess within.

BEAD—a convex shape cut into the length of the surface or corner of wood moldings.

BEAM—a large, squared-off piece of timber used as a horizontal support in construction.

BEADED BOARD—A board with a rounded edge separated from the rest of the board by a small depression.

BRACKET—a decorative or weight-bearing structural unit beneath a projecting surface such as eaves, balconies, or other overhangs, with one arm flush against a wall and the other flush beneath the projecting surface.

BUTT JOINT—a joint formed by two abutting surfaces placed squarely together, end to end.

CASING—the frame or framework of a window or door opening.

CHAMFER—a flat surface made by cutting off the edge or corner of a square or rectangular block of wood or other material at a 45 degree angle.

CHIMNEY CAP—the part of a building which contains the smoke flues and in most cases extends through or above the roof of the building.

CHIMNEY POT—a short, usually earthenware pipe placed on the top of a chimney to improve the draft.

CLAPBOARD SIDING—a siding commonly used on the exterior of a building that consists of boards that are overlapped horizontally, with the lower edge thicker than the upper edge and the grain running lengthwise.

CLASSICAL ARCHITECTURE—architecture influenced by the ancient Greeks or Romans during the pre-Christian era.

COLUMN—a supporting pillar consisting of a base, a cylindrical shaft, and a capital.

CORINTHIAN—the lightest and most ornamental of the three classical orders of architecture.

CORINTHIAN COLUMN—the most ornate column, marked by a slender, fluted column with an ornate bell-shaped capital decorated with acanthus leaves.

CORNER BOARD—a vertical strip of wood placed on the corners of a building's exterior that is used for decoration, protection, and construction.

CORNICE—a horizontal molded projection that crowns or completes a building or wall and makes up the overhang or eave.

DORIC—the oldest and simplest of the three Classical orders of architecture that was originated by the Doran Greeks.

DORIC COLUMNS—the simplest column, marked by unadorned capitals and no bases.

DORMER—an extension built out from a sloping roof to accommodate a window or ventilating louver.

DOUBLE-HUNG WINDOW—a window with two balanced sashes, one vertically sliding over the other.

DOWNSPOUT—a vertical pipe for carrying rainwater down from a roof gutter.

DRIVEWAY APRON—a strip of strong surface material at the entrance to a driveway used to protect the surface.

EAVES—the projecting overhang at the lower edge of a roof.

ENTABLATURE—the upper section of a classical building, resting on the columns or pilasters and consisting of the architrave, frieze, and cornice.

ENTASIS—a slight convexity or swelling, as in the shaft of a column, intended to compensate for the illusion of concavity resulting from straight sides.

FAÇADE—the face of a building, especially the principal face.

FLUE—a vertical passage through a chimney for the escape of flame and smoke to the outer air.

FLUTED COLUMN—a column with long, usually rounded grooves incised as a decorative motif on the shaft of the column.

FOUNDATION—the base of a structure; the part of the structure in or on the supporting earth.

FRENCH DOORS—a pair of hinged doors, usually with glass lights.

FRIEZE—a plain or decorated horizontal part of an entablature between the architrave and cornice; a decorative horizontal band, as along the upper part of a wall in a room.

GABLE—the triangular section of wall at the end of a pitched roof, from the level of the cornice or eaves to the ridge of the roof; a triangular, usually ornamental architectural section, as one above an arched door or window.

GABLED ROOF—a roof having a gable at one or both ends.

GRADE—the level at which the ground surface meets the foundation of a building; the degree of inclination of a slope, road, or other surface.

GUTTER—a trough fixed under or along the eaves for draining rainwater from a roof.

HAND RAILING—the uppermost horizontal bar extending between supports on a fence or porch railing.

HIPPED ROOF—a four-sided roof having uniformly sloping ends and sides.

IONIC—the Classical order of architecture originated by the Ionian Greeks and characterized by its elegant detailing.

IONIC COLUMNS—a column that is less heavy than Doric and is marked by a capital with large volutes and elegant detailing; detailing is more elaborate than the Doric but less elaborate than the Corinthian.

JACK ARCH—an arch that is the thickness of one brick.

LAP SIDING—a siding commonly used on the exterior of a building that consists of boards that are overlapped horizontally, with the grain running lengthwise.

LATTICE—an open framework made of strips of wood overlapped or overlaid in a regular, usually crisscross pattern.

LOUVERED SHUTTERS—shutters fixed with movable, horizontal slats for admitting air and light and shedding rain.

MAIN BODY—the largest part of the front façade, which includes the front door of the house.

Glossary

MASONRY—stonework or brickwork held together by mortar.

MOLDING—a linear or curved strip of wood that is used to decorate or finish a surface, such as the wall of a room or building or the surface of a door.

MULLION—a slender vertical pier between lights of windows, doors or screens.

MUNTIN—a strip separating panes of glass in a sash.

PALLADIAN WINDOW—a window made up of an arched opening directly flanked by square-head openings of smaller size and with the same base or sill.

PIER—any of various vertical supporting structures.

PILASTER—an engaged column used as an ornamental motif, projecting only slightly from a wall and following the height and width of related columns, with similar base and cap.

PILLAR—a square or rectangular vertical support; a column.

PITCH—the angle of a roof.

PORCH—an open or enclosed gallery or room attached to the outside of a building; a veranda.

RAFTER—one of the sloping beams immediately beneath the roofing material or the roof boarding.

RAIL—a bar extending horizontally between supports, as in a fence.

RELIEF—the projections of a figure above the ground or plane on which it is formed.

SASH—a frame in which the panes of a window or door are set.

SCREENINGS—a framing designed to divide or decorate.

SHAKE—a rough shingle, often made from cedar, used to cover rustic buildings.

SHED ROOF—a roof that is pitched in only one direction.

SHINGLES—a thin, oblong piece of material, such as wood or slate, that is laid in overlapping rows to cover the roof or sides of a house or other building.

SHOE RAILING—the bottom, horizontal bar extending between supports on a fence or porch railing.

SHUTTER—a hinged cover for a window or door.

SHUTTERDOG—a device used at the base of a shutter to hold the shutter in place against the wall.

SIDE PORCH—porches attached to the side of the main body of the house, which may be enclosed with glass or screen.

SIDELIGHTS—a pair of marrow windows on either side of a door.

SIDING—materials such as boards or shingles, used for surfacing the outside walls of a framed building.

SILL—the horizontal member at the base of a door or window that sheds water.

SOFFIT—the underside of a roof overhang.

SPARK ARRESTER—a device placed at the top of a chimney flue to keep sparks from escaping at the chimney opening.

STICKING—a long, slender piece of wood used to frame window panes.

STUCCO—a durable finish for exterior walls, usually composed of cement, sand, and lime, and applied while wet.

TABBY—a building material made from a mixture of shells, lime, and gravel or stones mixed with water.

TONGUE-AND-GROOVE—a tight joint made by fitting a tongue on the edge of a board into a matching groove on the edge of another board.

TRANSOM—a horizontal crosspiece over a door or window.

TURNED BALUSTER—balusters cut on a lathe.

TUSCAN—one of the Classical orders of architecture similar to Doric, but of greater simplicity.

VINYL CLAD—having a vinyl covering.

WRAPPING PORCH—a porch that spans the front façade of a building and continues around to both sides of the building.

WROUGHT IRON—an easily welded and forged iron that is worked into shape by manual effort and used for fences, railings, gates, lanterns, etc.