Sustainability Patterns of Regional Design Traditions

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A LIVING TRADITION
[Architecture of the Bahamas]

STEPHEN A. MOUZON
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MIAMI
***POSITIVE OUTDOOR SPACE***

Use buildings, their wings, fences, walls, and plant material to create positive outdoor spaces around buildings.

WE DO THIS BECAUSE: People tend to use exterior space when it is enveloped in a positive fashion like a room with regular shapes and proportions, but not when it is left over corridor-like spaces around buildings. Positive space is that which is generally convex in shape. Negative space is concave in shape, eaten into by buildings or other elements and bleeding out around the edges.

**Massing & Walls**

**LEED CREDIT**
- EA1
- EQS: 1
- EQS: 2

**POINTS**
- 1
- 1

Contributes indirectly to EA1 by assisting environmental achievements (see 3rd Realm); contributes to EQS:1 & EQS:2 by creating a space that people naturally want to put more windows on.

**What Matters:** Enclose outdoor space with plant material, fences, arbors, and occasionally buildings.

**What Doesn't:** Specific character of space. People will use grass courtyards, cultivated gardens, paved courtyards, and even parking courts, as long as the space is positively enclosed.

**What Doesn't:** Specific character of space. People will use grass courtyards, cultivated gardens, paved courtyards, and even parking courts, as long as the space is positively enclosed.

**What Matters:** Enclose outdoor space with buildings, garden walls, porches, arbors, fences, and occasionally plant material. See Garden Rooms & TCP.

**What Doesn't:** Size of space. In 15 and 16, positive outdoor space is so precious that people will enjoy any bit of it.

**Realms:**
- 1st Realm (Local): Nassa courtyards are excellent.
- 2nd Realm (Regional): Courtyard and garden rooms make tremendous sense in the hot & humid climate of the Bahamas.
- 3rd Realm (Continental): Classical architecture has a 25-century history of creating delightful positive outdoor space.
- 4th Realm (Universal): This pattern, in one form or another, has served utilitarian habitation needs around the world almost since the dawn of time.

**Attributes:**
- commodity: Positive outdoor space is useful for any activity that requires a degree of privacy.
- delight: Positive outdoor space delights humans at a very basic level, and is found in every traditional culture.
- wellness: Because this pattern entices people outdoors, they both get fresh air and become accustomed to local seasonal weather conditions.

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**POSITIVE OUTDOOR SPACE**

Because people tend to use exterior space when it is enclosed in a positive design with regular shapes and proportions, but not when it is left overrandom-like spaces unattached buildings. Positive space is that which is generally convex in shape. Negative space is square in shape, eaten into by buildings or other elements and bleeding out around the edges.

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**What Matters**: Enclose outdoor space with plants material, fences, arbors, and occasionally buildings. See Garden Rooms. Allow positive outdoor space to look out into larger outdoor spaces. See TCP-5.

**What Doesn’t**: Specific character of space. People will use grass courts, cultivated gardens, paved courtyards, and even parking courts as long as the space is positively enclosed.

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**Variations**

- **T2, T3**: T4
- **T5, T6**: T4

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**Massing & Walls**

LEED CREDIT

**LEED**

- EA1
- EQS.1
- EQS.2

**POINTS**

1 to 10.

1, 4

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WE DO THIS BECAUSE: People tend to use exterior space when it is enclosed in a positive fashion like a room with regular shapes and proportions, but not when it is leftover corridor-like spaces around buildings. Positive space is that which is generally convex in shape. Negative space is concave in shape, eaten into by buildings or other elements and bleeding out around the edges.
**POSITIVE OUTDOOR SPACE**

We do this because people tend to use exterior space when it is enclosed in a positive fashion like a room with regular shapes and proportions, but not when it isioneer similar-like spaces around buildings. Positive space is that which is generally convex in shape. Negative space is square in shape, cut into by buildings or other elements and blending out around the edges.

**Variations**

T2, T3

T4

T5, T6

**Massing & Walls**

LEED

CREDIT

AA

EQS 3

EQS 2

POINTS

1-10

1, 2

Contributes indirectly to LEED by assisting environmental stewardship (see 39.1 Rating), contributes to 10.1, 10.2 by creating a space that people actually tend to put more windows on.

**REALMS**

1st Realm: Regional: Country and garden rooms must be exterior spaces on the four seasons climate of the Bahamas.

2nd Realm: Community: Residential and garden rooms must be exterior spaces on the four seasons climate of the Bahamas.

3rd Realm: Universal: Residential and garden rooms must be exterior spaces on the four seasons climate of the Bahamas.

**Attributes**

- Positive Outdoor Space is useful for any activity that requires a degree of privacy.
- Delight: Positive Outdoor Space delights us at a very basic level and is found in every traditional culture.
- Wellness: Because this pattern requires people outdoors, they both get fresh air and become acclimated to local seasonal weather conditions.

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***WHAT MATTERS: Enclose outdoor space with plant material, fences, arbors, and occasionally buildings. See Garden Rooms. Allow positive outdoor space to look out into larger outdoor spaces. See TCP-7.

WHAT DOESN’T: Specific character of space. People will use grass courtyards, cultivated gardens, paved courtyards, and even parking courts, as long as the space is positively enclosed.

WHAT MATTERS: Enclose outdoor space with buildings, garden walls, porches, arbors, fences, and occasionally plant material. See Garden Rooms & TCP-7.

WHAT DOESN’T: Specific character of space. People will use grass courtyards, cultivated gardens, paved courtyards, and even parking courts, as long as the space is positively enclosed.

WHAT MATTERS: Enclose outdoor space with buildings, galleries, porches and garden walls.

WHAT DOESN’T: Size of space. In t5 and t6, positive outdoor space is so precious that people will enjoy tiny bits of it.
**POSITIVE OUTDOOR SPACE**

Positive outdoor spaces are essential for creating healthy and sustainable environments. They provide a place for people to relax, socialize, and connect with nature. Positive outdoor spaces are often designed to maximize sunlight, natural ventilation, and aesthetic appeal. They can include features such as balconies, patios, decks, and roofs.

**WHAT MATTERS:**
- Negative spaces are just as important as positive spaces. They provide contrast and balance.
- Positive outdoor spaces can be extended into the building through transparent walls and roof overhangs.
- Positive outdoor spaces should be designed to be accessible to all users, including those with disabilities.

**WHAT DOESN'T:**
- Positive outdoor spaces should not be used as a substitute for interior spaces. They should complement, not compete with, interior spaces.
- Positive outdoor spaces should not be designed to be exclusive or elitist. They should be designed to be inclusive and welcoming to all.

**POINTS:**
- 1-10
- 1, 1

Contributes indirectly to LEED EQ8.1 & EQ8.2 by creating a space that people naturally want to put more widows on.

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**VARIATIONS**

- T2, T3
- T4
- T5, T6

**MASSING & WALLS**

LEED CREDIT

EQ8.1

EQ8.2

POINTS

1-10

1, 1

% contributes indirectly to LEED EQ8.1 & EQ8.2 by creating a space that people naturally want to put more widows on.

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*** POSITIVE OUTDOOR SPACE ***

Use buildings, their shape, forms, walls, and plant material to create positive outdoor spaces around buildings.

WE DO THIS BECAUSE: People tend to use exterior space when it is enclosed in a positive fashion like a room with regular shapes and proportions, but not when it is deficient in any like spaces around buildings. Negative space is that which is generally convex in shape. Negative space is convex in shape, cut into by buildings or other elements and bleeding out around the edges.

*** WHAT MATTERS: Enlarge outdoor space with plant material, fences, shrubs, and occasionally buildings. See Garden Rooms. Allow positive outdoor space to look out into larger outdoor spaces. See TGP.***

*** WHAT MATTERS: Enlarge outdoor space with buildings, garden walls, porches, stonework, and occasionally plant material. See Garden Rooms & TGP.***

WHAT DOESN'T: See of space fit T1 and T2, positive outdoor space is so precious that people will enjoy any bit of it.

WHAT DOESN'T: See of space fit T1 and T2, positive outdoor space is so precious that people will enjoy any bit of it.

TRANSECT> Refined Median Organic

2ND 3RD 4TH 5TH 6TH
<REALMS
Commodity Firmness Delight
*** POSITIVE OUTDOOR SPACE ***

Use buildings, their wings, fences, walls, and plant material to create positive outdoor spaces around buildings.

We do this because: People tend to use exterior space when it is enclosed in a positive fashion like a room with regular shapes and proportions, but not when it is left open, tender-like spaces around buildings. Positive space is that which is generally convex in shape. Negative space is square in shape, cut into by buildings or other elements and bleeding out around the edges.

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REALMS: 🌵 2nd Realm (Local): Nassau courtyards are excellent. 🌿 3rd Realm (Regional): Courtyard and garden rooms make tremendous sense in the hot & humid climate of the Bahamas. 🌿 5th Realm (Continental): Classical architecture has a 25-century history of creating delightful positive outdoor space. 🌿 6th Realm (Universal): This pattern, in one form or another, has served utilitarian habitational needs around the world almost since the dawn of time.

ATTRIBUTES: 🌿 Commodity: Positive Outdoor Space is useful for any activity that requires a degree of privacy. 🌿 Delight: Positive Outdoor Space delights humans at a very basic level, and is found in every traditional culture. ❤️ Wellness: Because this pattern entices people outdoors, they both get fresh air and become acclimated to local seasonal weather conditions.
**Positive Outdoor Space**

These outdoor spaces are designed with plant materials and buildings to create a positive outdoor space around buildings.

**What Matters:**
- Enlist outdoor space with plant materials and buildings. See Garden Rooms. Allow positive outdoor space to look out into larger outdoor spaces. See TCP 7.
- What Doesn't: Specific characteristic of space. People will use grass courtyards, covered garden, paved courtyards, and even parking courts as long as the space is positively enclosed.

**What Doesn't:**
- Site of space that looks out to positive outdoor space is so precious that people will enjoy the view of it.

**Attributes:**
- Community: Positive Outdoor Space is useful for any activity that requires a degree of privacy.
- Delight: Positive Outdoor Space delights us at a very low level, and it's found in every traditional culture.
- Wellness: Because this pattern is often found in courtyards, it provides a fresh air and is activated to local versus climatic weather conditions.

**Variations**

- T2, T3
- T4
- T5, T6

This is one of the three most important patterns in this book. Of all the important patterns missing from late 20th century architecture & construction, this one may be the most sorely missed. Typical suburban design neither provides the privacy necessary to enjoy outdoor space, nor does it properly enclose the space in a manner that would entice you to sit there even if it were private.
**POSITIVE OUTDOOR SPACE**

Use buildings, their wings, fences, walls, and planting to create positive outdoor spaces around buildings.

**WE DO THIS BECAUSE:** People tend to use exterior space when it is enclosed in a positive fashion like a room with regular shapes and proportions, but not when it is leftover-corner-like spaces around buildings. Positive space is that which is generally convex in shape. Negative space is concave in shape, eaten into by buildings or other elements and bleeding out around the edges.

**WHAT MATTERS:** Enclave outdoor space with plants materials, fences, trees, and occasionally buildings. See Garden Rooms. Allow positive outdoor space to look out into larger outdoor spaces. See TCPs.

**WHAT DOESN'T:** Specific character of space. People will use grass courtyards, cultivated gardens, paved courtyards, and even parking courts, so long as the space is positively enclosed.

**WHAT DOESN'T:** See of space. In T3 and T6, positive outdoor space is so precious that people will enjoy any bit of it.

**REALM:** 2nd Realm (Local): Grassy courtyards are excellent.

**REALM:** 3rd Realm (Regional): Courtyard and garden rooms make tremendous sense in the hot & humid climate of the Bahamas.

**REALM:** 4th Realm (Universal): This pattern, in one forms or another, served millions of people in the world before the time of us.

**ATTRIBUTES:**
- **Commonality:** Positive Outdoor Space is useful for any activity that requires a degree of privacy.
- **Delight:** Positive Outdoor Space delights humans at a very basic level, and is found in every traditional culture.
- **Wellness:** Because this pattern enters people outdoors, they both get fresh air and become accustomed to local seasonal weather conditions.
*** POSITIVE OUTDOOR SPACE ***

Use buildings, their wings, fences, walls, and plant material to create positive outdoor spaces around buildings.

WE DO THIS BECAUSE: People tend to use exterior space where it is enveloped in a positive fashion like a room with regular shapes and proportions, but not where it is left as corridor-like spaces around buildings. Positive space is that which is generally convex in shape. Negative space is concave in shape, eaten into by buildings or other elements and bleeding out around the edges.

**What Matters:** Enclose outdoor space with plant material, fences, arbors, and occasionally buildings. See Garden Rooms. Allow positive outdoor space to look into larger outdoor spaces. See TCP-13.

**What Doesn’t:** Specific character of space. People will use grass courtyards, cultivated gardens, paved courtyards, and even parking courts, as long as the space is positively enclosed.

**What Matters:** Enclose outdoor space with buildings, galleries, porches, arbors, fences, and occasionally plant material. See Garden Rooms & TCP-13.

**What Doesn’t:** Size of space. In T5 and T6, positive outdoor space is so precious that people will enjoy tiny bits of it.

*** WHAT MATTERS: Enclose outdoor space with buildings, galleries, porches, arbors, fences, and occasionally plant material. See Garden Rooms & TCP-13. ***

**What Doesn’t:** Size of space. In T5 and T6, positive outdoor space is so precious that people will enjoy tiny bits of it.

Variations

T2, T3

T4

T5, T6

Massing & Walls

Positive Outdoor Space

This is one of the most important patterns in this book. Of all the important patterns emerging from late 20th century architecture & construction, this one may be the most worth mining. Typical suburban design neither provides the privacy necessary to fully enjoy outdoor space, nor does it properly enclose the space in a manner that would entice you to sit there even if it were private.
GENERAL
MATERIAL NOTES

* All exterior materials used below the second floor height shall pass the test of the Arm's Length Rule as described in detail in Traditional Construction Patterns (see TCP97).
* All exterior materials used above the second floor height shall pass the test of the Eyes Only Rule as described in Traditional Construction Patterns (see TCP97).

* Materials are specified here, but variations in finishes are not. Generally, material finishes should be more refined toward the urban end of the Transition and should be more relaxed toward the rural end. Variations in finishes should also be informed by those of neighboring buildings so that there are no shocking variations in finishes within a streetscape. See TCP14 for color notes; see Town Founders for current approved color palette.

MASSING & WALLS

MATERIALS

FOUNDATIONS:
Stucco (see TCP12), or stone (see TCP10).

FOUNDATION VENTS:
Either A) build the entire house on piers with framed lattice between, B) vent masonry foundation with wood vents (see page 39), or C) build the entire lower level of masonry with a slab on grade requiring no vent (see First Floor Elevation pattern, "Refined or 15, 16" setting.)

SIDING:
Plank or bevel siding may be lowland cypress, redwood, cedar or cementitious plank (see TCP8 & TCP9).

STUCCO:
Hardcoat stucco on masonry walls. See TCP8 & TCP12.

EXTERIOR TRIM:
May be lowland cypress, redwood, cedar, cementitious or PVC as long as the material allows mitered corners. Materials that do not allow mitered corners may still be used in applications where it does not have to create an outside corner. See TCP13.
**POSITIVE OUTDOOR SPACE**

Use buildings, their wings, fences, walls, and plant material to create positive outdoor spaces around buildings.

**WE DO THIS BECAUSE:** People tend to use exterior space where it is enclosed in a positive fashion like a room with regular shapes and proportions, but not when it is leftover corridor-like spaces around buildings. Positive space is that which is generally convex in shape. Negative space is concave in shape, eaten into by buildings or other elements and bleeding out around the edges.

**WHAT MATTERS:** Enclose outdoor space with plant material, fences, arbors, and occasionally buildings. See Garden Rooms. Allow positive outdoor space to look out into larger outdoor spaces. See TCPs.

**WHAT DOESN’T:** Specific character of space. People will use grass courtyards, landscaped gardens, paved courtyards, and even parking courts, as long as the space is positively enclosed.

**WHAT MATTERS:** Enclose outdoor space with buildings, galleries, porches, arches, and occasionally plant material. See Garden Rooms & TCPs.

**WHAT DOESN’T:** Size of space. In 13 and 16, positive outdoor space is so precious that people will enjoy tiny bits of it.

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**REALMS:**

1. Tranquil
2. Rural
3. Urban
4. Green

**MALLS & WALLS**

LEED CREDIT

- EA1
- EQ8.1
- EQ8.2

POINTS

- 1-10
- 11

- 15

contributes indirectly to EA1 by assisting environmental achievement (see Realms); contributes to EQ8.1 & EQ8.2 by creating a space that people naturally want to put more windows on.

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**VARIED OUTDOOR SPACE**

This is one of the most important patterns in this book. Of all the important patterns emerging from late 20th century architecture & construction, this one may be the most poorly missed. Typical suburban design neither provides the privacy necessary to fully enjoy outdoor space, nor does it properly enclose the space in a manner that would entice you to sit there even if it were private.

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**ARCHITECTURE OF THE BARBADOS**

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A LIVING TRADITION

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**LIGHT WINGS**

Create buildings using as many thin wings as possible. Wings should be one room deep whenever possible. Make wings long east to west where possible.

WE DO THIS BECAUSE: Narrow wings allow more windows in most rooms because they have more exterior walls. More windows on more sides of a room obviously flood the room with more light. Additionally, rooms with windows on opposite sides cross-ventilate much better. Houses and/or wings that are long east to west have shorter Western Walls and more South-facing Outdoors, letting in more heat to winter and less in summer. The Bahamian tradition of building compact buildings with few wings originated in Britain, where the climate is much cooler than the sub-tropics of the Bahamas. LightWings is a pattern that should be imported from the US and elsewhere to help Bahamian buildings be more comfortable with less conditioning.

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**What Matters:** Stretch as much of the building as possible around large courtyards which may face the rear, the side, or the corner of the lot. See TCP-1 & TCP-2.

**What Doesn’t:** Specific configuration, as long as the wings are thin. Large T2 and T3 lots allow substantial variation in building form.

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**What Matters:** Stretch substantial portions of the building around courtyards that probably face the side of the lot, but that also may face the corner of the lot. See TCP-1 & TCP-2.

**What Doesn’t:** Courtyard widths. Meaning that if you use a single-winged wing on a T4 lot, there will almost always be enough room left beside it for a proper courtyard.

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**What Matters:** Create LightWings by involving narrow slots or by placing narrow side courts within units. Incise as deeply as possible to spread the light as deeply into the building as possible.

**What Doesn’t:** Cross-ventilation. Code issues prevent openings through firewalls into adjacent courtyards, so T3 and T6 courtyards provide light, but seldom provide cross-ventilation.

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REALMS: 3d Realm (Regional): LightWings make great sense in hot, damp climates because of how well they ventilate. 5th Realm (Continental): Western Classicism uses the single-winged wing freely because of the more beautiful light that it creates. 6th Realm (Universal): The need for light and for thermal comfort are universal to all humans. Only the specifics articulations of the patterns change.

ATTRIBUTES: Commodity: Natural light and natural ventilation obviously help us do tasks that would otherwise have to be done with machines. Delight: Fresh air and lots of light are simple but powerful. Health: Direct ventilation of fresh air into interior spaces is the best weapon against Sick Building Syndrome, where interior pollutants collect in the air to levels that make the occupants sick.
GENERAL MASSING RULES

Arrange building masses in accordance with the Urban Code if one is used in your neighborhood and according to the following principles in Transit zones T2 through T5. See TC1-5.

WE DO THIS BECAUSE: Buildings arranged according to these principles accomplish many good things that generally do not happen when arranging buildings according to conventional methods of the past few decades. First among the advantages of using these rules is the fact that they create an urbanism that helps create more beautiful streets, squares, and plazas. A close second is the fact that buildings of very different sizes following these rules sit more comfortably together, creating a much more interesting streetscape that people are more likely to want to walk along because they allow a greater variety of building sizes and types.

BUILDING PARTS

LAYERS & SETBACKS

BUILD-TO LINE

BUILDING WIDTH

SECOND LAYER WINGS

BUILDING HEIGHT

***WHAT MATTERS***

What matters: Compose building program of Principal Building, (1), Backbuilding(s) (2) and Outbuilding(s) (4). The Principal Building shall be toward the front of the lot.

What doesn't: Whether all parts are built at once or not. Often, the Principal Building is built first, with the Outbuilding and the Backbuilding added later, sometimes at different times.

***WHAT MATTERS***

The First Layer of the lot is that part of the lot that occurs between the Principal Frontage and the Teter Yoke Setback Line or Build-To Line. Open porches, balconies, and galleries may project up to 12" into the First Layer by right. They may also project up to 8' past the Side Street Setback Line, but no further than the Side Street Property Line. Architectural appendages such as awnings, awning tables, and chalkings may project up to 1/2 past the Side Street Setback Line or Build-To Line. Small encroachments of the building into the First Layer may be approved by the Town Architect Board on merit as the Town Architect's side illustration. The Second Layer of the lot is 20' deep and is located just behind the First Layer. No garage, doors may be located in the Second Layer. The Third Layer is the remainder of the lot. The Front Eave Zone is that portion of the Second Layer on which the Front Eave of the Principal Building must be built.

***WHAT MATTERS***

The Build-To Line occurs on the back of the Front Layer. Above either have Build-To Lines or Front Yard Setback Lines, but not both. If a lot has a Build-To Line, then the Front Eave of the Principal Building must be built along the Build-To Line.

***WHAT MATTERS***

Limit the Principal Building width to 40' for all building, except Massions 14,000 square feet of floor space or more on a single property, which may have a Principal Building Width of up to 45'.

***WHAT MATTERS***

Wings may project on either side of the Principal Building within the Second Layer, but only if they have a wall height of over-story and fall within a line drawn at 45° angle from either of the four corners of the Principal Building.

What doesn't: Building width within the Third Layer is unlimited.

***WHAT MATTERS***

Building height is measured in stories, one feet beginning at the floor level of the lowest story which is located at least 5' above grade, measured according to interior building column. A single story is that distance from one floor surface to the floor directly above it, not including balconies and mezzanines. A mezzanine is a floor that exceeds the floor below, and contains no more than 50% of the total area of the floor below.
SHELTER FROM THE PARKING

Shelter people from overexpansion to off-street parking by limiting stable garage size, creating parking that doesn't damage the streetscape & shrinking open lots.

WE DO THIS BECAUSE: People walk much more on streets that feel like they belong more to the people than to the cars. On a retail-dominated Main Street, on-street parking creates lots of pedestrians, making it a people place. In all other less intensive places, however, parked cars usually outnumber pedestrians, so most of the cars need to be shielded from view.

VISUAL GARAGE REDUCTION TECHNIQUES

1. **Reduce Front-to-Back**
   Build second level bonus space over garage (see “Carriage Houses” next page) that is $1/4$ or less as deep as the garage level, but 8" min. wider each side. This setback creates an inside corner where wall materials may be changed to further call attention to the two-story portion, not the whole garage. Roof of the one-story portion with a lean-to shed oripped shed. Place the garage doors in the one-story wall at the case of the shed.

2. **Reduce Side-to-Side**
   Build two spaces of the garage with a higher roof to read as the main mass. Add one or possibly two cars to the side(s) using lean-to roofs that tuck in under the eaves of the main roof. Set the walls in which the secondary doors are installed back 8" minimum from the primary garage wall. The setback also creates an inside corner where the wall material may be changed to further call attention to the main body, not the whole garage.

3. **Garages vs. Barns**
   The previous techniques reduce the visual effectiveness of garages holding 2+ cars, but do not solve the problem, which is the fact that blinded garages simply look too large, even when decorated. But if the same size building is detailed as a barn instead, then it looks like a small (and therefore “charming”) barn rather than an “overgrown garage.” This technique works best in 12, but also works in 13 & often in 14 if properly detailed.

REALMS

3rd Realm (Regional): The climate here is warm enough to be very conducive to walkability most of the year, but only the streetscape is attractive. If it is, then people are excited outside to walk and become more acclimated to the local weather, which reduces interior conditioning requirements, saving money and resources. Technique 4: Stacked Parking reduces urban heat build-up, as does Technique 5: Gaps Purged, which also reduces runoff from impervious surfaces.

ATTRIBUTES:
- 3 Carriage House puts affordable housing (and eyes) on the war line or alley Technique 1: Reduce Capacity saves enormous amounts of money that would otherwise be spent building unnecessary parking spaces. Delight:Techniques 8-10: Drive-Through Garden Rooms take space that would otherwise be used only for driveways and make delightful garden spaces out of them. Wellness: Few automobiles are as healthy and as accessible to the great majority of the population as walking. There is no membership to buy or special equipment required. The only requirement is an attractive place to walk.

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4. **Shaded Parking**

Design surface parking with trees that will shade the parking surface within 5 years, or provide a structure with open columns and a solid or fabric roof to shade surface parking.

5. **Grass Paving**

Use paving that has a partially or entirely grass surface on all except the most heavily-used parking spaces. The two most common techniques are concrete block pavers with holes in them to permit grass growth, & turf reinforcement structures (usually synthetic materials) placed just below the surface.

6. **Shielded Parking**

If off-street and off-alley surface parking must be used, shield it from view with walls, hedges, fences, or other means. Parking lots are much easier to shield if they are kept small, so limit them to no more than 7 cars whenever possible and separate the lots by at least 100'.

7. **Carriage Houses**

The windows of the second level, the frequent outside stair to the second level, and the simple human scale that comes with a leftover place like a half-dozen potted plants at the foot of the stair (or someone's front door, after all) distract the eye from the car storage functions of a carriage house.

8. **Drive-Through Garden Room 1**

Driveways do not have to destroy a garden. A series of Garden Rooms can accommodate a car for a few seconds each day, but function delightfully in places for people for the rest of the day. Use these techniques for any of the front-accessed parking methods on the previous page.

9. **Drive-Through Garden Room 2**

To properly execute Drive-Through Garden Rooms:
A. Entirely pave court @ garage doors.
B. Use disguised wheel strips @ adjacent Garden Rooms.
C. If proportions require a front Garden Room, entirely pave it for contrast.

10. **Drive-Through Garden Room 3**

"Disguised wheel strips" are part of a larger grid design of concrete or paver strips designed to not look like part of a driveway. Fountain or pool on narrow side of wheel strips as shown enhances the image of the Garden Rooms as a place for people rather than a driveway.

11. **Reduce Capacity**

Traditional Neighborhood Developments provide a huge number of on-street parking spaces. Reduce the problems caused by too much parking and increased garages by providing only the minimum off-street parking required by the local ordinance.
**SOUTH FACING OUTDOORS**

Place outdoor spaces to the South of the buildings they serve, then connect the building to the outdoor space with a porch that shades the building in summer.

**WE DO THIS BECAUSE:** Numerous studies have shown that people will not use an exterior space if they have to cross a wide zone of shadow to reach it except in the world’s hottest climates, no matter how much we hope they will. They will walk from the sunny place to sit in the shade, to be sure, but it appears to be the hand of sunshine that will draw them out of the building. Without it, exterior spaces simply will not be used.

**WHAT MATTERS:** Place porches on the South side of a building to shade the buildings in summer, but provide the view of sunshine that draws people outdoors.

**WHAT DOESNT** (T2, T3, T4):
Specific orientation. You don't need for a building to face directly South in order to receive the benefits of this pattern. Anything within about a 45° angle of due South will get a similar benefit.

**WHAT MATTERS** (T5, T6):
- Place porches on the South side of a building to shade the buildings in summer but provide the view of sunshine that draws people outdoors.
- Provide the view of sunshine that draws people outdoors.

**REALMS:**
- This is a major Third Realm pattern for several reasons:
  1. The shading devices admit heat in winter but exclude it in summer.
  2. By enticing people to spend time outdoors, less interior conditioning is required.
  3. Galleries & balconies shield sidewalks from frequent rain.

**Attributes:**
- Cosmology: South Facing Outdoor spaces are useful for cooking & dancing.
- Function: These spaces are often shaded and/or supported by permanent structural members which are major defining elements of the architecture of the building.
- Delight: This pattern is primarily about enticing and then delighting people.
- Wellness: Because this pattern entices people outdoors, they both get fresh air and become acclimated to local seasonal weather conditions.

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T2 & T3 MASSING

Compose Principal Buildings buildings with a Wraparound Porch, Eave Front, or Gable Front with or without a porch. Comply w/ CP-52.

**What Matters:** Compose the grandest buildings in T2 & T3 as a central core with a broad porch all the way around. The central core may be five bays or possible even more for mansions.

**Wraparound**

**What Doesn't:** Precise number of bays, although odd numbers are preferred as buildings become more refined so there is a central bay for the front door.

**Eave Front**

**What Doesn't:** Width of the Principal Building, so long as it does not exceed 30'. The number of bays can also vary, and the porch is sometimes omitted.

**Gable Front**

**What Doesn't:** Simpler buildings may also be composed as simple gable-front masses, usually with a porch across the entire front. Number of bays vary up to five as required for lot width.

**Variations**

These basic building forms are well-suited to rural or suburban lots where larger spaces between lots allow porches to wrap all the way around.

**Realms:** 3rd Realm (Regional): Bahamian massing types developed in close response to the regional climate, which has not yet changed appreciably in our time. Large expanses of deep porch entice people outdoors, accentuating the local climate and reducing interior conditioning requirements. Porches may be used while it's raining, as opposed to decks and terraces, which may not.

**Attributes:** Comfortable, a breezy, shady living space that helps reduce utility bills is clearly useful. Delightful but it's clearly delightful, too, especially when it's overlooking the garden.

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T4 MASSING

Compose Principal Buildings of T4 buildings as single- or double-barrel shotguns or as Five-Bay blocks that are either hipped, gable-front, or cave-front.

WE DO THIS BECAUSE: These are the most efficient ways to build simple structures on lots that are thin and deep. The shotgun house is a building type with African origins that has been used extensively around most of the Caribbean rim because of low well it ventilates because of being one room wide for the Single-Barrel Shotgun. The author suggests that this house type could be adapted into the Bahamian family of architectural traditions with great effect.

**WHAT MATTERS:** Compose buildings on the thinnest lots as two-bay structures that may be gabled, hipped, or even cave-fronted if they are not too deep. Single-Barrel Shotguns are usually one room wide, although private rooms may be flanked with a hallway to one side, and the cave is usually one story tall.

**WHAT DOESN’T:** Specific width. As noted on the diagrams above, Single-Barrel Shotguns may occupy a range of widths.

**WHAT MATTERS:** Compose buildings on the next thinnest lot as four-bay structures that may be hipped or cave-fronted. Gable fronts should be rare because the wider gable can dominate the mass of the building if not done properly. Double-Barrels are usually two room wide, and the cave is usually one story tall.

**WHAT DOESN’T:** Specific width. As noted on the diagrams above, Double-Barrel Shotguns may occupy a range of widths.

**WHAT MATTERS:** Compose buildings on the widest lots as Five Bay buildings, which should usually be cave-fronted. Because they are the largest buildings in 14, they may often be two stories tall or taller.

**WHAT DOESN’T:** Specific width. As noted on the diagrams above, Five Bay buildings may occupy a range of widths.

**REALMS:** and Realm (Locally): The New Orleans Shotgun is a well-known house type that could be very useful in the Bahamas. 3rd Realm (Regionally): Houses composed of thin masses are even better than Thin Wings at daylighting and cross-ventilation because the entire house is thin.

**ATTRIBUTES:** 

- **Commodity:** The primary attribute of T4 Massing is usefulness: fitting buildings to the site is effectively as possible.

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T5 & T6 MASSING

**What Matters:** Build a masonry building that is primarily open at the first level and much more solid at upper levels.

**What Doesn't:** Wall design, as long as it conforms to all applicable, wall, door & window and eave patterns in this book, and building height, as long as it conforms to the Urban Code.

**What Matters:** Build a masonry building that is primarily open at the first level and much more solid at upper levels.

**What Doesn't:** Wall design, as long as it conforms to all applicable, wall, door & window and eave patterns in this book, and building height, as long as it conforms to the Urban Code.

**What Matters:** Design building like the Flat Front building, except project a balcony from the second level over the sidewalk.

**What Doesn't:** Building height, as long as it conforms to the Urban Code, and balcony design, as long as it conforms to TCP-9, TCP-10, TCP-12, TCP-13, Porch Principles and Balcony Support.

**What Matters:** Design building like the Flat Front building, except project an open gallery over the sidewalk. Gallery may contain more than one floor level.

**What Doesn't:** Building height, as long as it conforms to the Urban Code, and gallery design, as long as it conforms to TCP-9, TCP-10, TCP-12, TCP-13, Porch Principles and Porch Principles all metal porch patterns.

**Variations**

**Massing & Walls**

14 Massing

These building forms are well-suited for the more compact neighborhoods, where lots are thin and deep. The first two variations are from New Orleans, where the shotgrass tradition has produced many beautiful examples. Because conditions are similar in the Bahamas, this house type could be very useful here, too.
**SLEEPING TO THE EAST**

Arrange bedrooms so that they catch the first morning sunshine.

**WE DO THIS BECAUSE:** Nature wakes us slowly and gently with the soft advance of morning light. Alarm clocks are sometimes necessary at today’s pace, but it is much better when a bedroom’s orientation helps to wake us in the morning.

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**NORTH FACE**

Place storage and utility rooms on the north face of the building.

**WE DO THIS BECAUSE:** The north side of a building is in almost perpetual shadow and therefore damp in sunny climates, and may spawn mold and mildew. People need light, but most insensitive objects do not so store things and put utility or mechanical functions where the sun doesn’t shine. The only habitable space that benefits from the shady northern side of a building is an artist’s studio.

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**WESTERN WALL**
Reduce the length of the western wall, reduce west-facing openings, and shade openings with deciduous foliage to block the hot, low afternoon sun in summer.

**WE DO THIS BECAUSE:** The western sun is hot in the sky, and high heat is better at elevating the highest part of the day. Roof overhangs, pergolas, and awnings de lite to block sunlight from low in the sky. Deciduous foliage works well because it blocks the summer sun, but allows the warmth of sunlight after it leaves have fallen in autumn.

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**CEILING HEIGHT**
Increase ceiling heights as buildings become more refined, but allow some rooms to have lower ceilings if more intimate or more intimate.

**WE DO THIS BECAUSE:** Tall ceilings allow heat to rise, increasing comfort in summer. Additionally, taller ceilings create taller ceiling volume, which usually frame a street better and provide a larger backdrop for proper architectural detailing. Bailey's architectural traditions imported from Britain include low-ceiling buildings, but these are much better suited for Britain's cooler, dryer climate than for the subtropical climate of the Bahamas. New Bailey's buildings should therefore be higher ceilings, but respect natural traditions by making the walls appear to be as tall as they really are with appropriate room detailing.
FIRST FLOOR ELEVATION

Elevate first floor of all buildings above grade as per mandated Base Flood Elevations, but not less than +42". More Refined buildings are elevated more.

WE DO THIS BECAUSE: There are flooding hazards in coastal areas. Raising the first floor elevation is the best way to protect individual buildings. The more refined the building, the higher it should be raised to protect it.

**What Matters**: Raise Organic buildings the least since they are least expensive. It is better to save the most money on a storm-prone home by leaving more room open in advance of a storm.

**What Doesn’t**: Specific height, but as long as it is at least 3'-0". Organic buildings may be raised and even raised to a certain level, like Refined buildings, if desired; they usually are raised less in order to save money.

**What Matters**: Raise Median buildings a half-story or more. In places where there is not a high water table, this could result in a partial daylight basement.

**What Doesn’t**: As with Organic buildings, the 3'-0" elevation is a minimum only, and may be exceeded by as much as the owner desires.

**What Matters**: In either the most Refined buildings or buildings in T5 or T6, the basement level is at sidewalk level, and the first floor is above 3'-0". The ground level occasionally floods. In residences, it either contains stored items or less valuable items that can be moved upstairs. If the lower level is a retail store, the retailer usually has employees who help move stock to a place of safety.

**Disadvantages**:

- **Cost**: First Floor Elevations are expensive.
- **Aesthetic**: Low-ground buildings are more likely to attract pests and rodents.
- **Easement**: Ground buildings need to be kept up to code, which can be costly.

**Recommendations**:

- **Enhance Easement**: Use materials that are easy to maintain and replace.
- **Aesthetic**: Use materials that are visually appealing and durable.
- **Cost**: Use materials that are cost-effective and long-lasting.
GARDEN ROOMS

Despite habitable outdoor space into a series of garden rooms, notably different from adjacent garden rooms, and never longer than 2:1.

WE DO THIS BECAUSE: Positive Outdoor Space must be treated in a conscious, intuitive, and thoughtful manner in order to entice people to enjoy it. This means that the Garden Rooms should be well-proportioned rooms of specific shapes, each with a markedly different character from the adjacent Garden Rooms. In other words, they should be treated with every bit as much design care as a room indoors.

**WHAT MATTERS:** Garden Rooms should be properly proportioned. Common room proportions are 11½ x 11½, 12 x 12, 12½ x 12½, 13 x 13, or 13½ x 13½ (above), the Golden Mean and the square root of 2 (not illustrated).

WHAT DOESN'T: The proportions you begin with... if you're dealing with an ill-proportioned space between buildings, use hedge-like plant material to fill in and create a proper proportion. Because of this, it's easy to properly proportion outdoor rooms.

**WHAT MATTERS:** Surface types include hard surfaces (pavement, concrete, brick), grass, sand or gravel, and ground cover. Each Garden Room should usually have a different surface material from adjacent Garden Rooms.

WHAT DOESN'T: Specific surface materials can vary widely within the range of materials that are regionally sensible. Because most Garden Rooms are not visible from the street, the neighbors won't see what you're up to.

**WHAT MATTERS:** A Garden Room should be a room, not just a "roofed" space. It's not a rectangle or square, make it an ellipse, circle, irregular polygon, or some combination thereof.

WHAT DOESN'T: The specific shape... just as long as it is a specific shape. Just don't let it become a "roofed" outdoor space.

**WHAT MATTERS:** The design process for a Garden Room requires a careful consideration of the materials that will be used, as well as the environmental and human factors that will influence their use.

WHAT DOESN'T: The process for a Garden Room is not about designing a room, but about creating a space that is habitable, comfortable, and enjoyable for those who use it.

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GREEN ENVELOPE

Place plants along the walls and on the roof of a building where people can see them, love them and nurture them.

WE DO THIS BECAUSE: Plants need the carbon dioxide we breathe out; they also exhaust the oxygen we breathe in. Additionally, they make their immediate surroundings cooler in summertime, and are often beautiful to look at. They can also have edible fruits (see Edible Perennials).

***WHAT MATTERS: Design porches, galleries and balconies that encourage plants to be placed on them and hung from them. Build window boxes and other devices such as vase or wood reliques that encourage plants to inhabit the wall of a building.

WHAT DOESN'T: Exact shape of plant-carrying components. They should be beautiful, whimsical and varied.

WHAT MATTERS: Green roofs only make sense in T5 & T6 because only buildings in these zones may have flat roofs and are substantial enough to support the weight of a green roof. Build green roofs only adjacent to inhabited porches so that people will see them, love them and nurture them. Design porches, galleries and balconies that encourage plants to be placed on them and hung from them.

WHAT DOESN'T: Proportion of porche to green roof. As long as people regularly see the green roof, they will care for it, even if from a fairly small vantage point.

REALMS: 2nd Realm (Local): Nassau and Dainmore Town have excellent examples of Green Envelopes.

3rd Realm (Regional): Green envelopes entice people outdoors, accentuating their local weather, reducing indoor conditioning levels. They also reduce urban heat build-up.

4th Realm (Universal): Humans around the world cherish plants that they keep close by, like good friends.

ATTRIBUTES: Comfort: Green envelopes are useful for cooling buildings, cooling streets, cleaning the air, shading western walls, and even growing food. Delight: Green envelopes are built first to delight humans by visual beauty, pleasant smells, and the buffering of street noise. All other benefits flow from this. Wellness: Green envelopes make air more healthy to breathe. By enticing humans outdoors, they put them over the street, interesting them in activities there, increasing the likelihood of them walking somewhere, with great benefit.

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LIGHT ON TWO SIDES

Locate windows to the outdoors on at least two sides of every room that people will sit in.

WE DO THIS BECAUSE: Light entering a room from two or more sides is more beautiful than the harsh, glaring light of one-sided windows. This happens because windows on different walls backlight each other, creating softer and more beautiful light.

T2, T3

T4

T5, T6

***WHAT MATTERS:*** Buildings in 12 and 13 often have the best opportunities for windows on opposite sides or on opposite sides of a room because of their distance from neighboring houses.

WHAT DOESN'T: The view. This pattern isn't about the view; but rather about getting light into a room from multiple directions. And with light from multiple directions, you'll probably get the view without even trying to.

**WHAT MATTERS:** 14 rooms often are not able to have windows on opposite sides of rooms out of concern for the neighbors' privacy, but if the buildings are composed of relatively short wings, most rooms may have corner windows.

WHAT DOESN'T: Again, good views occur almost by default if windows are placed in every exterior wall of a room.

*WHAT MATTERS:* Within the usually straight wall of a 15 or 16 building, either indirect, or across a bay to spread light or provide a bay to gather light.

WHAT DOESN'T: This is a rare pattern because property values usually preclude taking floor space out of a 15 or 16 habitable floor space and local laws usually prevent building habitable space over a public right-of-way.

T2, T3

T4

T5, T6

Variations

Massing & Walls

Light On Two Sides
- Conventional windows put few, if any windows on the side walls of houses on narrow lots. This is a big mistake.

Even when houses are very close, if the designers are clever, they can avoid windows in habitable rooms that look directly into neighbors’ habitable rooms.

North Side: Massing means you use only high windows at your backbuilding when facing your neighbor’s courtyard, but heavily glare to your courtyard.

REALMS: 6th Realm (Continental/Western Classicism), because of limiting the length of most wings of a building to reasonable lengths, has a strong tradition of light on two sides of a room.

6th Realm (Universal): Softer light is simply more desirable to the human eye.

Attributes: Delight. There should be no doubt concerning the fact that light on two sides of a room is all about delight.
MORE LIGHT

Light the principal rooms of a building with assemblies of semi-fitting windows that are shaded in summer but allow full sunshine in winter.

WE DO THIS BECAUSE: The people of Western cultures demand more light in our dwellings and workplaces today than ever before. Ancient window schemes are insufficient for meeting this need, but traditional architecture has always adapted itself to new needs, including this one.

*WHAT MATTERS*: Ring windows together, keeping them vertically proportioned. Use the simplest trim members that comply with TCP-37.

*WHAT DOESN'T*: Specific trim member sizes don't matter, as long as they meet the requirements noted above.

ORGANIC

MEDIAN

REFINED

*WHAT MATTERS*: Elaborate window surrounds and moldings up to 20% including a very simple classical pedistyle (illustrated above).

*WHAT DOESN'T*: Again, specific trim member sizes don't matter, as long as they meet the requirements of TCP-37 and classical design principles.

*WHAT MATTERS*: Arrange multiple windows in these: Refined combinations, like that of the Palladian window (illustrated above).

*WHAT DOESN'T*: There are many widely accepted methods of composing and proportioning a Palladian window. Pick one, learn it well, and execute it properly.

TRANSCRIPT:

REALMS

Medians

Organic

Methane

PROPERTIES

Firmness

Health

Delight

Attributes: Delight. As with Light On Two Sides, this pattern is all about delight.
TOWERS

Allow thin towers to be built that afford a long view of things in the distance.

WE DO THIS BECAUSE: In the Bahamas, most properties have at least a long view to the ocean. Long views add value to properties because people value being able to go to a place where they can see beyond their immediate surroundings. This often works if surrounding towers are thin enough that they do not block the view. Towers also create passive hot air exhausts as useful as an attic fan simply by opening the windows and allowing the thermal chimney effect and the Venturi effect from breezes to take place.

*What Matters*: Build open roof decks with rails that do not exceed 360 square feet. Portions of decks may be used for air conditioning condensers. NOTE: Open decks do not qualify for LEED credit by exhausting hot air; they only provide long views.

What Doesnt: Specific proportions of decks, so long as the finished floor of the deck is no more than 16” above the highest portion of the roof on which it is.

*What Matters*: Build roofed towers that may be open or enclosed, and that may also have adjacent areas of open roof deck. Roofed areas may not exceed 150 square feet. Open areas may not exceed 200 square feet. See 4.16 note on LEED credit & heights.

What Doesnt: Specific proportions or location of deck, so long as the finished floor of the deck is no more than 16” above the highest portion of the roof on which it is.

*What Matters*: Buildings with flat roofs may allow access to enclosed roof decks. towers not exceeding 150 square feet in area may extend above the allowable height without limits. Only towers with operable windows that are connected to interior spaces below so as to allow a free flow of exhaust air from those spaces qualify for LEED credit.

REALM: 1st Realms (Personal): Towers, because of their iconic nature, have potential for greater personal expression than other parts of many buildings. 2nd Realms (Regional): Towers are a regional pattern that occur where views to water, mountains, or other vistas are possible.

Attributes: 1. Comfort: Tall towers with exhaust as much air as a large attic fan, yet do not require electricity. They only cost is the user climbing the steps to open the window; the view is their compensation.

Towers: Because a tower has only 1 single function, it can be the clearest (and most expensive) expression of the structural system of the building. Delight: This pattern is primarily about the delight of climbing to a high place with a very long view.

Wellness: The beautiful long view, especially over the ocean, tends to heal the psyche in part by redirecting us away from the petty troubles with which the immediate things assalt our eyes.

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STREET GARAGE

Allow garages to be built at the property line along side streets of corner lots. Street Garages may either have no doors, or if there are doors, they shall be or appear to be swinging carriage house doors.

WE DO THIS BECAUSE: Garages are visually objectionable because of the mess they typically contain. But garages directly on the sidewalk must either be kept closed or kept empty of anything except a car for security. In either case, no mess is visible. The carriage house doors are more beautiful than conventional sectional doors. Street Garages can contribute to the streetscape by narrowing views into alleys. They can do this whereas conventional garages cannot precisely because they are entered from the street, not the alley, so the pair of Street Garages framing the alley entry may therefore be pulled very close together, leaving only a single driving lane between them.

WHAT MATTERS: Locate the Street Garage at the side property line in the Third Layer of the lot (see General Massing Rules.)

WHAT DOESN'T: Specific locations within the Third Layer, although the Street Garage should be placed as far as possible toward the back of the lot in order to frame more private outdoor gardens between it and the house.

WHAT MATTERS: Locate the Street Garage at the back corner of the lot adjacent to the side street. Run the sidewalk continuously in front of the Street Garage, and provide an access matching the street paving between the sidewalk and the street.

WHAT DOESN'T: So long as the Street Garage does not include habitable space, some municipalities will allow it to violate setbacks enforced on buildings, treating it as a garden structure instead.

TRANSITION MEDIANS:

REALMS: 2 1st Realm (Personal): Because one of the requirements for a Street Garage is that it be more beautiful than a typical garage, designers are encouraged to be unusually creative about how that beauty is created. See the second row of the left and right columns of the Xeriscapes on the next page for curious examples of Street Garage creativity. 2nd Realm (National): Street Garages are not numerous anywhere in the Bahamas, but they can be found scattered through almost any town.

ATTRIBUTES: Commodity: The primary usefulness of a Street Garage is threefold: create more ornamental space on side streets, restrict views down alleys, and create more usable space on building lots. Delight: The extra usable space created should be used to create bigger and better private Garden Rooms.

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HEAVY WALLS

Build most exterior walls of masonry, finished in either stone or brick. Detail thick walls with interior splays to diffuse light at windows and doors.

WE DO THIS BECAUSE: The entirety of the Bahamas is subject to devastating hurricane winds, and heavy masonry walls, properly detailed, are much better suited to resist them than standard stick-framed walls.

**What Matters:** Build masonry walls 12" thick or more. Splay the interior of door & window openings, returning the wall finish to the window casing. See TCP-8, TCP-11, & TCP-12. All exterior walls in 12" and 16" must be masonry. Most others should be.

**What Doesn't:** Specific trim details.

**What Matters:** Build masonry walls 16" thick or more. Splay the interior of door & window openings. Case entire splayed opening, possibly panelizing the splay in a simple fashion. See TCP-8, TCP-11, & TCP-12. All exterior walls in 16" must be masonry. Most others should be.

**What Doesn't:** Specific trim details.

**What Matters:** Build masonry walls 16" thick or preferably more. Splay the interior of door & window openings. Frame opening with Reinf. surrounds & panelized splays. Consider interior simulat. shutters that fold back against the splay. See TCP-8, TCP-11, & TCP-12. All exterior walls in 16" must be masonry. Most others should be.

**What Doesn't:** Specific trim details.

REALMS: 1st Realm (Local): Nassau masonry walls employ several types of scoring and other decorative methods to create subtle interest in surfaces that could otherwise be boring. 2nd Realm (Regional): Building of materials less likely to be destroyed in hurricanes avoids enormous quantities of raw materials being consumed in reconstruction. 3rd Realm (Universal): Diffusion of light at the edges of a window opening are physically gentler on the human retina than harsh, high-contrast edges of thin-framed windows.

ATTRIBUTES: Firmness: Few patterns combine Firmness and Delight better than Heavy Walls, which are the essence of Firmness. Delight: The soft diffusion of light across a deep window splay is visually pleasant on a very basic level.

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WALL BASE

Articulate the base of exterior walls using simple water table offsets and/or color in masonry walls and using skirt boards with drip caps for frame walls.

WE DO THIS BECAUSE: A visible base creates a visual platform for the building (see TCP 6). It also allows a harder, cruder, less expensive material to be used near ground level where the greatest physical abuse is expected, and does not waste more expensive materials by running them into the ground.

**WHAT MATTERS:** Use concrete or stucco base that projects from the primary wall surface and is colored the same as the primary wall surface, or may be colored differently if flush with wall above. Slope top of offset slightly to drain.

**WHAT MATTERS:** Specific drip cap shape and skirt board dimensions, as long as they meet or exceed the minimums.

*REALMS: 4th Realm (National): Nearly every old building in the Bahamas has a visible Wall Base. 4th Realm (Continental): Classical architecture is a strong promoter of the Wall Base. 4th Realm (Universal): Using heavier materials at the base of a wall is a visible reflection of the law of gravity.

ATTRIBUTES: Modesty: Using cruder, harder materials near the ground saves on maintenance because scuffs, dings, and other minor abuse expected near ground level does not look as objectionable with these materials.

In many cases, it is not even noticed on materials of this type. Firmness: People naturally expect to see heavier materials at the bottom of a wall (see TCP 18 & TCP 19).
WALL ENRICHMENT

Enrich masonry wall surfaces, wall edges, and/or wall joints of the most important buildings, and also of the most refined single-family residences.

WE DO THIS BECAUSE: Masonry walls lend themselves to enrichment because stucco makes no difference between the structural masonry wall and the enrichment, covering both in a common coating. The simplest enrichment, of course, is not stucco but natural stone. Not all buildings need Wall Enrichment; as a matter of fact, most do not. Wall Enrichment should be used on buildings to set them apart from the fabric of the town for some special reason.

SURFACES

What Matters: Face masonry walls either in stone, or score stucco to resemble joints in stone. Stone should be either cut or natural according to the setting of the building on the Classical/Vernacular Spectrum.

What Doesn’t: Specific size of the stones implied by stucco joints is not important, so long as they do not match the 8” x 16” dimensions of concrete blocks. The intent is to make the wall look like it is built of nobler materials, not cheaper ones.

QUOINS

What Matters: Build quoins that lap alternately between short and long to either side of the corner, suggesting that they are solid corner stones whether they really are or not. The long lap should be double the short lap. The height of the stones should be approximately equal to the short lap, measured to the center of the joint.

What Doesn’t: Specific quoins sizes, so long as the proportions above are maintained.

REFINED

What Matters: Enrich walls of the most refined buildings with classical profiles appropriate to their locations and use. Consult classical reference material as necessary; see Resources chapter at the end of this book.

What Doesn’t: Specific profile sizes, which should be proportioned correctly according to the use of the profiles.

REALMS

6th Realm (National): Wall Enrichment techniques are common across the Bahamas. They were brought here by British colonists building in a late Renaissance tradition. 7th Realm (Continental): The original Renaissance traditions of Wall Enrichment are a part of the Western classical tradition of differentiating the most important buildings with wall ornamentation.

Attributes: Firmness: Most Wall Enrichments is intended to make the wall appear to be heavier and stronger. Delight: The most refined Wall Enrichments are intended primarily to contribute to the beauty, and therefore the delight, of the building.
LOUVERS & VENTS
Vent Reclaimed Porches with louvers appropriate to the Classical/Vernacular setting of the building. Louvers may also be used as sunshades above door head height on porches.

WE DO THIS BECAUSE: Unconditioned spaces in humid climates should be vented rigorously. Louvers provide relatively free flow of air while protecting the space inside from direct sunlight and rain.

**WHAT MATTERS: Build Organic louvers as panels in a simple unstained frame that may be pivoted out from hinges at the top. Organic louvers may also be fixed in the simplest of frames.

What Doesn't: Frame casing width, so long as it is appropriate to the detailing of the building.

**WHAT MATTERS: Install Median louvers within a relatively simple frame which may include chamfered posts.

What Doesn't: Frame casing width, so long as it is appropriate to the detailing of the building.

**WHAT MATTERS: Install Refined louvers within a frame that is divided in such a manner that individual louvers are vertically proportioned. Pnuchs may be adorned with scrolled trim if appropriate to the detailing of the building, or lattice may be used instead of louvers if the interior space is properly shaded.

What Doesn't: Frame casing width, so long as it is appropriate to the detailing of the building.

REALMS:
Organic
Median
Refined

Attributes:
Costly. Almost every project is a result of the high, humid regional climate.

Guidelines:
- Well-ventilated foundations reduce the risk of numerous moisture-related building problems, including wood rot.
- Windows that are not well-ventilated also reduce the risk of numerous health hazards, from mold to mold & mildew.
**GENERAL MATERIAL NOTES**

- All exterior materials used below the second floor height shall pass the test of the Arm's Length Rule as described in detail in *Traditional Construction Patterns* (see TCP 75).

- All exterior materials used above the second floor height shall pass the test of the Eyes Only Rule as described in *Traditional Construction Patterns* (see TCP 75).

- Materials are specified here, but variations in finishes are not. Generally, material finishes should be more refined toward the urban end of the Transect, and should be more relaxed toward the rural end. Variations in finishes should also be informed by those of neighboring buildings so that there are no shocking variations in finishes within a streetscape. See TCP 14 for color notes; see Town Founders for current approved color palette.

**DOORS & WINDOWS**

**MATERIALS**

**Doors:**
Wood doors with glazed and/or panels. Panels may be flat, v-grooved, or raised. See TCP 20 & TCP 28. Double doors are permitted.

**Windows:**
Wood or clad windows. See TCP 21 & TCP 28.

**Storefronts:**
Wood, clad, or metal sashes with wood or metal surrounds.

**Shutters:**
Shall be fully operable and rated for hurricane impact so that windows only have to resist wind pressure, not impact. All windows except for commercial storefronts and special shapes such as arched transoms shall be shuttered unless hurricane impact windows are used. Commercial storefronts shall include tracks for metal hurricane closures and special shape windows shall have metal bars or other protective devices to shield glazing from impact loads unless hurricane impact windows are used. See TCP 35.

**Muntins:**
Must be indistinguishable from true muntins. See TCP 27.

**Casing:**
May be lowland cypress, redwood, cedar, cementitious plank or PVC. See TCP 25, TCP 26, TCP 37, TCP 38, & TCP 44.

**Masonry Lintels:**
Shall be either heavy timber, cut limestone, gauged brick jack arches, or refined wood surrounds that project beyond the surface of the masonry wall as depicted in Masonry Opening Head patterns, "Refined" setting. If exterior wall finish is stucco, lintel does not have to be visible on the most Organic buildings. See TCP 24, TCP 39, TCP 41, & TCP 43.

**Masonry Arches:**
Shall be stucco, cut limestone, or classical wood arches that project beyond the surface of masonry walls. See TCP 40 & TCP 42.
OPENING ARRANGEMENTS

Regularly space Refined columns & openings. Allow both window locations & column spacing of Organic buildings to be very relaxed. Comply with TCP=5 & TCP=2.

WE DO THIS BECAUSE: To be Organic, it must be easy to replicate. In other words, it must be something anyone can do, following very simple instructions like the ones below under the Organic setting. The Refined, on the other hand, is something that is done by the trained hand. The Refined setting describes what to do in a few words, too, but accomplishing it takes a lot more skill.

**WHAT MATTERS:** Set two columns equally spaced either side of the front door. Set columns at the corners of the porch. Set columns that line up with the corners of the house. Fill in columns in between, making sure that no space between columns is wider than it is tall.

**WHAT DOESN’T:** Bay window (spaces between columns) and whether columns align with doors or windows, except the front door, which is centered as noted above.

**WHAT MATTERS:** Equally space openings and columns or bal-конные бревна. There are high classical exceptions to equal spacing of everything. If you knew about them, you’d probably good enough to do them.

**WHAT DOESN’T:** Actually, everything matters in classical compositions. Not only should everything be on the outside align, but windows or pairs of windows should be centered in interior rooms, too.

REALMS: 3rd Realm (Regional): The Organic column & opening arrangements shown here are more relaxed than those of Organic architecture in most of the Americas. This could be a reflection of the more laid-back, easygoing culture in which it is built. 4th Realm (Continental): Mediating between the needs of the interior and the needs of the exterior in the composition of doors, windows, columns, exterior porches and interior rooms is one of the core skills of a classical architect.

ATTRIBUTES: - Firmness: Both the detailing, location and arrangement of openings, and also the detail and arrangement of the columns contribute to the appearance of a building of substance. - Delight: Appreciation of both the simple pleasure of a farmhouse porch and the skilled design of a great classical building derive substantially from their Opening Arrangements.

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**WINDOW SIZES**

Use vertically-proportioned windows that are taller than Refined buildings. Most windows on a given floor should be the same size, with special sizes used only sparingly.

WE DO THIS BECAUSE: Windows proportion should match those of the standing or sitting human body (see TCP-111). These windows are taller than those in most other parts of the country because tall double-hung window sashes can be lowered at the top and raised at the bottom to let out hot air from rooms with tall ceilings and let cooler outside air in at the bottom of the window in the evening once the heat of the day has passed.

***WHAT MATTERS:*** Use the window sizes above for principal rooms and upper level windows. Special-purpose windows may be smaller so long as they maintain similar pane proportions as the principal windows as per Divided Lites. No more than 33% of windows may be special sizes.

**WHAT DOESN'T:** Specific size of special windows, except as limited by pane proportion. The panels of special windows may also be exactly square.

**DIVIDED LITES**

Divide the glass of windows, and doors with smaller lites that are vertically-proportioned or exactly square. Use fewer lites in Organic buildings than Refined ones.

WE DO THIS BECAUSE: Maximum natural light as it enters a room, wherein single panes admit light that can be harsh and glaring. Organic buildings are seen as nurturing because the windows are less expensive, while more Refined buildings pay more for smaller panels that create a softer texture of light.

***WHAT MATTERS:*** Use double-hung windows with two or more vertically-proportioned lites in each unit. See TCP-27 & TCP-32.

**WHAT DOESN'T:** The square vertically proportioned pane shall not be less than 9/16 the height of the dominant pane in an Organic building.

***WHAT MATTERS:*** Use double-hung windows with four or more vertically-proportioned lites in each unit; see TCP-27 & TCP-32.

**WHAT DOESN'T:** The square vertically proportioned pane shall not be less than 9/16 the height of the dominant pane in a Refined building.

**REALMS:**

- **3rd Realm (Organic):** Tall windows that may be opened at top and bottom help cool buildings.
  - Delight: slight, cool breeze through tall windows is an immediate and sensual delight on a warm evening, while proper window proportions delight the intellect. Fewer for most people who do not analyze the window proportions, there is still a subconscious sense of hunching about proportions that are correct.

- **4th Realm (Mediocr):** Wooden doors and windows are to be minimal.

- **5th Realm (Refined):** All-weather windows and doors, with a variety of choices.
  - Delight: greater choice.

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**ARCHITECTURE OF THE HUMAN:**

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DOOR STYLES
Build doors of stile-and-rail construction that breathe more freely in Organic buildings and with panels and glass in Refined buildings according to TCP-20, TCP-28, & TCP-29.

WE DO THIS BECAUSE: Organic buildings often build more freely because they are designed to consume less electricity, if any, on air conditioning, while Refined buildings are designed where they may be closed up and conditioned on hot days. And stile-and-rail paneled doors shrink and swell naturally with large changes in humidity.

**What Matters:** Build Organic doors as Dutch doors so that the top panel may be opened for light and air while the bottom panel keeps children in and animals out. Panels should be simple boards surrounded by a flat board frame.

**What Doesn’t:** Exact proportion of top door leaf to bottom door leaf, so long as the overall door is vertically proportioned.

**What Matters:** Build Median doors with an inner door that is screened, louvered, or beehive, and outer shutters, which should usually be double.

**What Doesn’t:** Shutter design, so long as it generally follows the character of the house, except that the door shutters should match the window shutters in most cases.

**What Matters:** Build Refined doors with solid flat or lathed panels, stopped into doors with shaped stops. Bedrocks, moldings which project beyond the surface of the stile or rail are not permitted. Refined doors may include glazing, and also should include outer shutters. Refined doors may be double.

**What Doesn’t:** Panel design, so long as panels are no wider than 1" in their narrowest dimension and the majority of panels are vertically proportioned.

REALMS: 5th Realm (Continental): Refined paneled door design principles should be employed more strictly at the Refined end of the spectrum. 6th Realm (Universal): Doors should employ the same principles of simple proportion as window sashes, except at taller proportions since doors should be proportioned to the standing human.

ATTRIBUTES: Symmetry: Stile-and-rail doors react naturally to local humidity conditions. Door glazing is determined by the amount of connection needed between indoors and out. Sun: Stile-and-rail paneled doors exhibit the strength of their construction. Delight: Open, screened, and glazed doors admit lots of light to buildings that need to be more connected to the street.
WINDOW STYLES

Provide windows in a range of styles, from the most Organic board shuttered screened openings to the more Refined operable windows with multiple sashes.

WE DO THIS BECAUSE: the climate of the Bahamas affords the great luxury of a wider range of window styles than could be used in colder climates. Cold winters require tight windows, and that tightness can only be reasonably achieved with a very few window types. The tropically subtropical climate of the Bahamas, on the other hand, allows window types that breathe more freely. Free-breathing window types often have a uniqueness and charm that simply does not occur with an industry standard double-hung or casement.

ORGANIC | MEDIAN | Refined

WHAT MATTERS: Organic windows should breathe most freely. They are composed of a screened opening with a bored weather cover. Organic windows do not include glass.

WHAT DOESN'T: Hinging of the bored cover may be either from the top or side(s). Cover may be omitted either where the interior is imperious to damage from sun or where the opening is small enough to allow small amounts of rain.

WHAT MATTERS: Median windows have a single slotted sash that either pivots out from top hinges in swinging fashion or horizontally from side hinges as a casement. Median windows work best when they are small because the single sash gets very heavy when it is large.

WHAT DOESN'T: Because of the size restriction due to salt weight, many Median windows tend to be close to square, but other proportions work, so long as the pane proportions are kept either square or vertical.

WHAT MATTERS: Refined windows have at least two movable sashes that either slide up and down past each other (double hung) or that pivot out from side hinges as casement windows.

WHAT DOESN'T: Opening widths. Refined windows are easily stacked side by side as illustrated in the bottom two variations images on the next page.

REALMS: 1st Realm (Regional) The climate of the Bahamas is the reason that freely-breathing Organic and Median windows work.

Attributes:

- Commodity: Freely-breathing windows allow more airflow, which is essential in a hot, humid climate.
- Delight: Freely-breathing windows can be more charming because their operation is more visible than that of Refined windows.
Garage Doors

Construct garage doors to resemble carriage house doors on more organic buildings; build actual carriage house doors on the most refined buildings.

We do this because: Unadorned sectional doors have been associated so much with ordinary suburban construction in recent years that they tend to devalue an otherwise highly-desired home.

What Matters: Clad square-top or possibly arch-top sectional doors in a simple fashion to resemble carriage house doors. Include simple cross-bracing on most doors.

What Doesn’t: Specific frame design or panel design, so long as it is a realistic representation of a simple carriage house door.

Organic

Median

Refined

Organic: Build authentic side-hinged carriage house doors. Panels may be either board or raised.

What Doesn’t: Specific frame design or panel design, so long as it performs as a structural carriage house door.

Attributes: 2D: Frontiers. Propriety designed carriage house doors are about strength and solidity because doors of this size must be highly strong enough to endure years of use.

Delight: The beauty of these doors comes from their rugged strength.

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Architecture of the Barrios

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FRONT DOOR SURROUNDS

Surround the front door of each building with trimwork which sets it apart as a special door. The Front Door Surround should be one of the most classical elements on the building.

WE DO THIS BECAUSE: Front door surrounds immediately tell a visitor where to enter the building without the need for a sign. They should be more classical than most other exterior elements because the front door is the first close-up experience a person has with a building and the building should be more refined at that point.

WHAT MATTERS: Build Organic Front Door Surrounds as a simple post-and-beam (illustrated above) or arched (illustrated in Variations) structure. A post may be capped with a cornice, but should not include a full cornice.

WHAT MATTERS: Build Median Front Door Surrounds either as a post-and-beam capped by a cornice, a very simple classical entablature supported by simple pilasters, or as an arched surround.

WHAT MATTERS: Build Refined Front Door Surrounds with a full classical order and to full classical proportions.

WHAT DOESN'T: Classical order (Doric, Ionic, etc) and the level of elaboration of the entablature, so long as classical design principles are followed.

REALMS: 1st Realm (Local): Nassau has excellent Refined Front Door Surrounds, while good Organic door surrounds are found on Harbour Island, Eleuthera, and Abaco. 2nd Realm (Commercial): Front Door Surrounds should be based on classical design principles. 3rd Realm (Universal): Front Door Surrounds celebrate the act of resisting the law of gravity at the entry of the building.

ATTRIBUTES: Commodious: Front Door Surrounds exist to direct visitors to the front door. Firmness: They celebrate the act of holding up the wall over the door. They do so by using architectural elements that are usually heavier than the structural members necessary to carry the load. Delight: This structural celebration should usually be the most refined and beautiful element on the exterior of the building because it is the part of the building wall with which visitors have the closest experience.
FRAME OPENING HEADS

Frame opening heads are a critical aspect of architectural design, particularly when considering materials and construction techniques. These elements are essential for ensuring the structural integrity and aesthetic appeal of buildings. This section discusses the importance of frame opening heads and provides guidance on their design and installation.

WE DO THIS BECAUSE: Such a thin cap would be objectionable almost everywhere else. But in the Bahamas, shutters are often opened only when a room is occupied. As a result, the nominally thin casings, especially at the heads, are part of an overall composition that includes the closed shutter. In effect, the drip cap is a crown for the closed shutter. This prevents the head casing from appearing too flimsy. Casings are also made to appear more substantial when their width drops below 4" nominal for jamb casings and 6" nominal for head casings by increasing their thickness to 2" nominal.

DOORS & WINDOWS

Organic

What Matters: Cap Organic Opening Heads with only a heavy wood drip cap and not the drip cap in flashing that runs up under the siding.

What Doesn’t: Specific cap height and projection, so long as it is at least 2" tall.

Median

What Matters: Cap Median Opening Heads with flat casing at least 2" wide and projecting 2" or if thinner, at least 4" wide. Cap casing with drip cap as described under the Organic Opening Head.

What Doesn’t: Specific cap height and projection, so long as it is at least 2" tall.

Refined

What Matters: Cap Refined Opening Heads either with flat casing as described under Median setting, or with back-banded casing mitered at corners. A freeze and/or cornice (both pictured above) may be added if appropriate to the character of the building.

What Doesn’t: Back band profile or specific cornice profile, so long as it generally follows classical design principles.

REALMS: 3rd Realm (Regional): Frame Opening Heads should be properly flashed to get rainwater away from door or window openings.

4th Realm (National): Most of the Frame Opening Heads shown here are highly specific to the Bahamas.

5th Realm (Continental): The most Refined Frame Opening Heads should follow classical design principles.

Attributes: Commodity: Buildings in recent years do not have openings as well as they should because the woods that are available for construction now are not nearly so durable as those that were once used. The longevity of the building depends on proper flashing, and the drip cap provides a perfect location for flashing. Delight: Openings into a building should be more beautiful than a plain expanse of wall.

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TRADEMARKS

Organic

Median

Refined

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## Masonry Opening Heads

Spans masonry openings with visible structural lintels or with trimwork that follows the proportion of the structural lintel behind. Comply with TCP-24, 30, 39, 41 & 43.

**We Do This Because:** Masonry openings supported by hidden steel angles leave the viewer with two perceptions; either the opening looks structurally unstable and may fall on anyone's head, or the masonry isn't masonry at all, but rather "brick wallpaper." Obviously, neither is acceptable. So when you design visible masonry opening heads, design them in a way that celebrates the spanning of the opening.

### Organic
**What Matters:** Organic Masonry Opening Heads do not require a visible lintel since one is assumed to be behind the stucco finish. If raw stone is used instead, lintel should be visible.
**What Doesn't:** Specific depth of stone lintel, as long as its height is at least 1/3 of the total opening width.

### Median
**What Matters:** Build Median openings with a visible keystone. The lintel does not need to be visible because it is assumed to be behind the stucco finish.
**What Doesn't:** Specific width of the keystone, so long as lines drawn down its two vertical sides converge at a point 24" to 40" down the window. In other words, a proper keystone should have much steeper sides than those commonly used in recent years.

### Refined
**What Matters:** Refined Masonry Opening Heads should include a stone jack arch and keystones. Lines drawn down the two sides of the jack arch should converge at exactly the same point as two lines drawn down each side of the keystone.
**What Doesn't:** Specific depth of the jack arch so long as its height is at least 1/3 of the total opening width.

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### Refined Head Attributes
- **Firmness:** More Refined openings expose the entire structural lintel. Delight beyond Firmness, masonry opening heads celebrate the spanning of an opening to varying degrees that are primarily determined by the building's location on the Classical/Vernacular Spectrum. Because masonry wall materials are heavier than frame, Refined masonry heads tend to be heavier.

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ARCH OPENING HEADS

Span larger openings in masonry walls with arches. Important openings in a building may also be spanned with arches, even if the opening is not larger than a door.

WE DO THIS BECAUSE: Flat masonry lintels are very inefficient at spanning long distances, quickly growing enormous as the span gets larger. Most larger spans in masonry buildings are therefore spanned with arches. Arches are also used at more important openings because they have greater visual impact than an equally ornamental flat lintel.

ORGANIC  MEDIAN  REFINED

***WHAT MATTERS: Build arch simply; brick arches should be built of sun-dried red clay to allow for flexibility andimescence. Install steel bars over glazing because circle head windows cannot usually be properly sheltered so that hurricane impact windows are not required.

WHAT DOESN'T: Arch may be either round or elliptical.

**WHAT MATTERS: Express top of masonry arch with slight offset and/or build simple impost. Include outer nosing at top of brick arch. Steel bars may be used in lieu of impact windows.

WHAT DOESN'T: Arch may be round, elliptical, or bowstring. Very important details in adjacent buildings.

WHAT MATTERS: Build refined, full-featured arch that is usually round, but may be elliptical. Steel bars should only be used in rain-resistant walls. Use impact windows elsewhere.

WHAT DOESN'T: There are several appropriate ways of building full-featured classical arches.

REALMS: 5th Realm (National): More Organic arches are based primarily on arch construction techniques used throughout most of the Bahamas, and tend to be somewhat simpler than their European counterparts. 7th Realm (Continental): More Refined arches are based primarily on larger classical traditions common throughout Europe and the Americas.

ATTRIBUTES: Firmness: The arch that is carrying the load is visible in all but the most Organic examples, built of masonry, where the arch is flush with the rest of the wall surface and is finished with the same masonry as the wall. Delight: Beyond Firmness, arch opening heads celebrate the crowning of an opening to varying degrees that are primarily determined by the building's location on the Classical/Vernacular Spectrum. Because arches lend themselves well to celebratory details, they can be quite ornamental in more classical examples.

OPENING SILLS

Construct sub-sills that are simple blocks of wood or masonry except in the most refined buildings, where they may include simple elaboration. Comply with TCP-44.

WE DO THIS BECAUSE: Sills should act as a visual base to the window (see TCP-6). They may also accommodate window sill flashing, which needs to run at least from the outside edge of one jamb casing to the other. The flashing actually works better if it runs slightly beyond the casing. Because this is a somewhat more complicated detail, it appears more often on more refined windows.

***WHAT MATTERS: Install a wood sub sill at least 1-3/4" under window sill. Sub sill should either have a sloped bottom or routed drip. Sill flashing runs under sub sill. Sill may project up to 1/8" beyond the outside face of jamb casing.

WHAT DOESN'T: Sub sill height, as long as it does not exceed 3". Flat aprons may occasionally be used under sub sills at the Town Architect's sole discretion.

**WHAT MATTERS: Install a wood sub sill exactly like Organic sub sill except that it should have a small quirk and be inset into the front face. Median sub sill may also be plain stone on masonry buildings.

WHAT DOESN'T: Sub sill height, as long as it does not exceed 5" for stone sills or 3" for wood sills.

**WHAT MATTERS: Sub sills on refined buildings may be either plain stone or shaped stone. If shaped, the top shape should be a bullnose, with either a cove or a cyma reversa below. Sill flashing runs under sub sill. Shaped sub sill may project on either side of jamb casing a dimension equal to its projection from wall.

WHAT DOESN'T: Precise dimensions of individual parts, as long as they conform to classical design principles.

REALMS: 1st Realm (National): Organic & Median sills illustrated are common across the Bahamas. 4th Realm (Continental): Refined sills illustrated are simple versions of the sills of the larger classical tradition.

ATTRIBUTES: 1st Realm: Sill flashing is an integral part of getting water out of the sill, preventing damage and deterioration. 4th Realm: The sill forms the visual base for the window.

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ARCHITECTURE OF THE BAHAMAS

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BAYS

Build bays simply with windows filling the walls of the bays except for single casing boards around the openings. Extend to the ground or provide visible support. Comply with TCP~25 & TCP~34.

WE DO THIS BECAUSE: Bays exist to get more light into a room, so it makes no sense for the wall to be as thin as it can be. This is limited by the need to provide enough trim that the bay does not appear flimsy. Of course, anything projecting from the face of a building must be visually supported.

Organic
Median
Refined

WHAT MATTERS: Build Organic Bays with the simplest trim. Organic Bays may have the steepest roof, so long as they do not exceed the slope of the main building roof if it is pitched.

WHAT DOESN'T: Specific trim sizes, so long as they are consistent with the trim on the rest of the building.

Organic
Median
Refined

WHAT MATTERS: Median Bays may include a cornice with a cove or corner at the top, as well as a bed mold or quarter round underneath. Simple trim may be added at the window sill.

WHAT DOESN'T: Specific trim sizes, so long as they are consistent with the trim on the rest of the building.

Organic
Median
Refined

WHAT MATTERS: Refined Bays should be capped with trim that includes most or all of the parts of a classical entablature as illustrated above. Window sill trim may be more elaborate.

WHAT DOESN'T: Specific trim sizes, so long as they are consistent with the trim on the rest of the building. Also, elements such as transoms and doors may be added to the cornice if desired.

REALMS: 7th Realms (National). This relatively narrow range of bay expression is found in most of the Bahamas. It also resembles a similar range of expression in the Carolinas. 6th Realms (Universal). The act of providing visible bay support or running the bay to the ground recognizes the law of gravity, whereas the extra light that the bay delivers into the room means the basic human need for more light.

Attributes: 
- Delight: We realize now, perhaps more than any of our ancestors ever did, just how delightful it can be to bring more light into a room. Bays were designed for just this function.
SHUTTERS

Shutters every single rectangular opening with shutters built to withstand hurricane winds. Only sheltered,
refined shutters may be lowered; all others shall be solid.

We do this because: It makes no sense to build buildings up for hurricanes. Tremendous quantities
time and plywood are wasted every time a hurricane threatens, and people put themselves at great
risk of personal injury or occasionally even death by climbing ladders to build up high windows. If they hire
someone else to do it, they become potentially liable for that person’s injury or death. Shutters designed for
hurricanes solve all of this.

Organic  Median  Refined

**What Matters:** Build organic shutters of vertical boards with horizontal board rails to meet
building codes for hurricane impact. Comply with TCP=15.
What Doesn’t: Board width or rail width.

**What Matters:** Build Median shutters with frames and boards. Boards may be vertical (preferred) or
diagonal (illustrated above) within the frame. Boards may be flush with frame, ribbing into frame, or may
be outer. Comply with TCP=35.
What Doesn’t: Board width, rail width, and number of panels.

**What Matters:** Build Refined shutters of side-and-rail construction with the or preferably
raised panels. Only those shutters in heavily shielded locations may be lowered. Comply with TCP=35.
What Doesn’t: Side width, rail width, and number of panels.

REALMS:

Organic  Median  Refined

Attributes:

Commodity: Hurricane shutters represent the easiest, fastest and cheapest way to prepare for a
hurricane. They can be nothing once installed, and take far less time to close than any system requiring tools, including
metal shutters.

Fineness: Hurricane shutters look most because they are most.

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SHUTTER BARS

Provide shutter bars on all windows where the wind is likely to catch the shutter. Details the end of the bar according to the level of refinement of the building.

DOORS & WINDOWS

WE DO THIS BECAUSE: Shutter bars provide more strength to resist gusts of wind than most shutter dogs. This is especially true on dormers. Shutter dogs are strongest when installed at the outer ends of the shutters, but open shutters are far wider than their dormers, so the only place to attach the dogs is into the jamb of the dormer, where they are weak. Because the Shutter Bar has a specific job to do, the only places for a stylistic expression are at the ends of the bars. The end of bar design is therefore the only real difference between one Shutter Bar and the next.

ORGANIC

WHAT MATTERS: Use square-edged shutter bars on Organic shutters.
WHAT DOESN'T: Specific Shutter Bar height, so long as it is not more than 4”.

MEDIAN

WHAT MATTERS: Use square-edged shutter bars, except notch the depth of the bar down at the ends.
WHAT DOESN'T: See Organic.

REFINED

WHAT MATTERS: Scroll the ends of Refined Shutters Bars in a decorative fashion consistent with the rest of the building.
WHAT DOESN'T: See Organic.

REALMS: Reefs (Notable): This is currently a Bahamian pattern, but it is such a good idea that it should be exported to other parts of the world where dormers are used and winds are high.

ATTRIBUTES: Very: Shutter Bars exist to keep shutters (especially dormer shutters) from being damaged. Delight: While this is mainly a utilitarian pattern, the most Refined Shutter Bars may be shaped for beauty.

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General Material Notes

* All exterior materials used below the second floor height shall pass the test of the Arm's Length Rule as described in detail in Traditional Construction Patterns (see TCP75).
* All exterior materials used above the second floor height shall pass the test of the Eves Only Rule as described in Traditional Construction Patterns (see TCP75).
* Materials are specified here, but variations in finishes are not. Generally, material finishes should be more refined toward the urban end of the transect, and should be more relaxed toward the rural end. Variations in finishes should also be informed by those of neighboring buildings so that there are no shocking variations in finishes within a streetscape. See TCP14 for color notes; see Town Founders for current approved color palette.

Porches & Balconies

Materials

Floors:
Shall be wood when porches are raised, or concrete with optional masonry pavers when the porch is at grade. T&G 1x4 flooring is encouraged on raised floors. The new synthetic T&G flooring materials that pass the test of the Arm's Length Rule are also acceptable, as are 5/4x6 treated wood floorboards on the lowest habitable level only.

Columns:
Shall be wood (square posts, with or without chamfered corners, turned posts, or classical columns), concrete, or stone. Wood posts shall be 4x4 minimum and shall be #1 Common grade pressure-treated pine or better. Classical columns may be redwood or Perma-Cast. See TCP45.

Beams:
Shall be lowland cypress, redwood or cedar, or shall be stone or reinforced concrete if supporting masonry. See TCP46.

Porch Ceilings:
Ceilings, if used, shall be T&G boards or flat sheets with 1x4 minimum batten strips spaced no greater than 12" OC in either direction. See TCP47. Porch ceilings may be omitted on all except the most refined buildings, exposing porch rafters and underside of porch roof or floor deck above. Roofing nails shall not be visible.

Balconies:
See TCP48.

Railing:
Shall be lowland cypress, redwood, cedar, synthetic, or metal. Synthetic railings must pass the test of the Arm's Length Rule. See TCP49. Shall be wood with black or silver screen. Construct screen doors of minimum 2x stock, with stiles 2x4 minimum and rails 2x6 minimum. Use galvanized rod cross-bracing with turnbuckles to allow for adjustment.
**PORCH, BALCONY & GALLERY PRINCIPLES**

Build porches according to these principles and techniques so that people will feel comfortable using them.

WE DO THIS BECAUSE: People sit on porches only if they feel comfortable. People walking by on the sidewalk will stop and talk to them only if the people on the porch seem accessible. The Techniques, especially the bottom three charts, indicate the ranges of space within which these scenarios can be resolved. Only by getting this right can a T4 or T5 zone be a neighborhood rather than a warehouse for unacquainted residents.

### ORGANIC

- **What Matters**: Set a steeply pitched roof over the core of the house. Set a lower-pitched shed over the porch and outer rooms all around.
- **What Doesn’t**: Pitch of the shed roof, which can vary according to the widths of the porch or outer rooms.

### MEDIAN

- **What Matters**: Set a steeply pitched roof over the core of the house. Set a somewhat lower-pitched shed roof over the porch and outer rooms.
- **What Doesn’t**: Pitch of the shed roof, which can vary according to the widths of the porch or outer rooms.

### REFINED

- **What Matters**: Design the entire roof so that the roof pitch is out evenly to the porch core, with no break in the roof.
- **What Doesn’t**: Precise roof pitch, so long as it is within the range specified in Roof Shapes for primary roofs.

### Porch & Balcony Depth

• Porches & galleries should be at least 8’ deep, but the depth is limited by sidewalk width. Balconies should be no more than 1’ deep minimum, 3’ deep preferred. There are no intermedicate acceptable settings between a porch width and a balcony width.

### Porch Floor Height

The diagram illustrates the height that porches must be above the sidewalk at various distances to the sidewalk in order to provide proper psychological protection so people will choose to sit on the porch. But the porch can be too high, too. This chart shows the proper range & is based on no Frontage Fence between the porch and the sidewalk.

### Fence/Hedge/Wall

• Adding a Frontage Fence, Frontage Hedge or Frontage Wall allows the maximum porch floor height to be reduced according to this diagram because each of the three provides varying levels of psychological protection to people sitting on the porch. The maximum height remains unchanged.

### Railing

• The porch railing also provides psychological protection to people sitting on the porch. Removing the railing requires the porch to be higher, but it cannot be raised higher than 3’ above the sidewalk because of building codes. Using heavier wood railings or masonry railings provides more protection and reduces the minimum height.

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PIERS
Support main level wood columns with heavy masonry piers or columns.

WE DO THIS BECAUSE: Heavy masonry piers or columns resist damage by debris in floods or storm surges better than wooden supports.

ORGANIC

MEDIAN

REFINED

***WHAT MATTERS: Build Organic piers of brick, filled with concrete, and finish it smooth. Organic piers may also be stuccoed concrete or plain concrete. Organic piers should be no less than 16" square.

WHAT DOESN'T: Pier thickness, as long as it exceeds the minimum.

**WHAT MATTERS: Medium piers should be 16" square. Minimum: stuccoed masonry. They should have some sort of simple articulation such as the slightly wider masonry base illustrated above or other articulation such as the Variations illustrated on the next page.

WHAT DOESN'T: Specific articulation, as long as it is very simple, and pier thickness, as long as it exceeds the minimum.

***WHAT MATTERS: Build Refined piers as simple columns which may be constructed either of stone or concrete. For the most Refined Piers, use one of the simplest orders such as Tuscan or Greek Doric.

WHAT DOESN'T: Elements of the column may be exaggerated for massive effect, such as dramatically increasing the size of the plinth. They may also be articulated as chamfered posts.

REALMS: 3rd Realm (Regional): The coastal areas which constitute most of the land mass of the Bahamas and occasionally experiences flooding due to hurricanes. By building heavy masonry piers that resist damage from flood-borne debris better, it is possible to prevent other parts of the building from being damaged and having to be replaced.

4th Realm (Continental): Refined piers get their genetic material from the larger classical tradition.

ATTRIBUTES: Solidity: Preventing flood damage has obvious utilitarian benefit. Firmness: Piers are primarily an expression of the firm foundation on which the building is set on.
PIER INFILL

Fill spaces between piers with a lighter material if they are filled at all. They may be left open if desired.

WE DO THIS BECAUSE: The under-story of a building is a useful place to store things or place piping, and such that may look messy and should therefore be hidden from public view.

Porches & Balconies

**What Matters**: Infill piers in 12 and 13 with simple incased boards no smaller than 1 x 2.

**What Doesn't**: Direction (vertical or horizontal), and size of boards, so long as they exceed the minimum. Boards may also be the same, creating awnings.

**What Matters**: Infill piers in 12 and 13 with small incased lattice. Lattice boards may not be less than 1/2 x 1/4 or 1 x 1/2 wide. Gaping boards shall not be less than 1.5 x 0. The boards may be of the same. Also, lattice may be diagonal as shown, or may be plumed.

**What Doesn't**: Specific lattice or gaging, so long as they exceed the minimum. Also, lattice may be diagonal as shown, or may be plumed.

Porches & Balconies

ORGANIC (NONE)

**What Doesn't Matter**: Do not use piers on Organic buildings.

**What Matters**: Build median piers very simple and long, matching the width of the top of the shafts of adjacent columns. Piers may be finished in the primary building wall material except at the capital, which should be finished in a more refined material such as stone, which allows proper commingling of the capital. Median piers are not required to have a base.

**What Doesn't**: Width, and capital detail if properly classical.

Porches & Balconies

REALMS

* 1st Realm (Nationally): These pier infill patterns are found across the Bahamas.

**Attributes**:  
- **Community**: The primary attribute of Pier Infill is community, since its purpose is to hide unsightly areas and keep unwanted animals out of the under-story.  
- **Firmness**: But Pier Infill also contributes to Firmness by accentuating the solidity of the piers.

Architecture of the Bahamas

REALMS

* 2nd Realm (Regional): Elimination of the piers on Organic buildings is a reflection of the indigenous character of the region.  

**Attributes**:  
- **Firmness**: The primary function of a pier is to express the strength with which the building supports the porch beams.  

A Living Tradition

REALMS

* 3rd Realm (Regional): Pilasters, whether relaxed or rigorous, take their geome-

Architecture of the Bahamas

REALMS

* 4th Realm (Local): Delight: As piers become more refined, they become more concerned with proper proportions and configurations that are known to produce beauty.
WOOD COLUMNS

Use thin wood posts or columns that match the Classical/Vernacular setting of the building.

WE DO THIS BECAUSE: Wood is a readily available material in moderate sizes in the Bahamas, and a long-standing fabrication tradition in the Bahamas means that wood columns may not have to be shipped great distances. See note on page 4, Fifth Realm, last paragraph: High Classical columns are not shown here, but are welcome to be used by architects that are properly trained to de fully classical architecture.

Porches & Balconies

LEED
CREDIT
MR5.1
MR5.2
MR5.3

POINTS
1

WHAT MATTERS: Build Organic posts of 4" square to 8" square solid wood posts, with a preference for thicker posts. Chamfer posts so that flat face of chamfer is no less than 1/4 of post thickness, nor more than 1/8 of the post thickness.

WHAT DOESN’T: Specific column size, so long as it is within the acceptable range.

Organic

Median

Refined

WHAT MATTERS: Build Medium posts of 4" square to 8" square solid wood posts, with a preference for 6" posts. Chamfer posts so that flat face of chamfer is no less than 3/4 of post thickness, nor more than 7/8 of the post thickness. Posts may occasionally be elaborated with decorative brackets.

WHAT DOESN’T: Specific column size, so long as it is within the acceptable range.

WHAT MATTERS: Build Refined posts of 4" square to 8" square solid wood posts, with a preference for more slender posts. Chamfer posts so that flat face of chamfer is no less than 1/2 of post thickness, nor more than 5/8 of the post thickness. The top of the post may be elaborated with decorative brackets, and the post may be turned if appropriate to the architecture of the building.

WHAT DOESN’T: Specific column size, so long as it is within the acceptable range.

Architects of the Bahamas

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A Living Tradition

Variations

Organic

Median

Refined

Porches & Balconies

Wood Columns

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WOOD COLUMN CAPITALS

Use very simple columns capitals that match the Classical/Vernacular setting of the building and of the columns to which they are attached.

 WE DO THIS BECAUSE: Columns should have tops (see TCP#6) Chamfered are the simplest ways of indicating a column capital, and protect the column corners from damage. The primary difference between the tops of wood columns or posts in the Bahamas is the elaborateness of the end of the chamfer. See note on page 4, Fifth Realm; last paragraph: High Classical columns are not shown here, but are welcome to be used by architects that are properly trained to do fully classical architecture.

**WHAT MATTERS:** Chamfer
Organic post corners ending 1/2 to 1-1/2 the post width below the beam. The chamfer should be simple, with preference given to the simple slope illustrated above.

**WHAT DOESN'T:** The precise shape and height of the chamfer end.

**WHAT MATTERS:** Chamfer
Median post corners ending 1/2 to 1-1/2 the post width below the beam. The chamfer end should be relatively simple, with no more than one break and no more than one curve as illustrated above.

**WHAT DOESN'T:** The precise shape and height of the chamfer end.

**WHAT MATTERS:** Chamfer
Refined post corners ending 1/2 to 1-1/2 the post width below the beam. The chamfer end may be elaborate, with one or more breaks and compound curves as illustrated above.

**WHAT DOESN'T:** The precise shape and height of the chamfer end.

REALMS: 4th Realm (National): The perpendiculness of the chamfered post across the Classical/Vernacular Spectrum is particularly notable in the Bahamas. 4th Realm (Continental): Even the simplest Organic post follows at least the overall classical capital height proportion. As capitals become more Refined, they follow classical design principles more closely.

ATTRIBUTES: 1. Corollary: Chamfers help the post age more gracefully by creating post corners that do not break off as easily as square corners. 2. Delight: Chamfer ends, especially the refined ones, are places where carpenters can show their skill.
WOOD COLUMN BASES

Use column bases that match the Classical/Neoclassical setting of the building and of the columns to which they are attached.

PORCHES & BALCONIES

WE DO THIS BECAUSE: Columns should have bases (see TCP p.6.) Chamfered bases are the simplest way of indicating a column base and protect the column from damage. See note on page 4, Fifth Realm, last paragraph: High Classical columns are not shown here, but are welcome to be used by architects that are properly trained to do fully classical architecture.

ORGANIC  MEDIAN  REFINED

**WHAT MATTERS:** Chamfer all corners beginning at 90° above the handbook if a handrail is used or 1 to 2 post width above the floor. The chamfer end should be simple, with no more than one break, and no more than one curve as illustrated above.

What Doesn't: The precise shape and height of the chamfer end.

**WHAT MATTERS:** Chamfer all corners beginning at 90° above the handbook if a handrail is used or 1 to 2 post width above the floor. The chamfer end should be relatively simple, with no more than one break and no more than one curve as illustrated above.

What Doesn't: The precise shape and height of the chamfer end.

**WHAT MATTERS:** Chamfer all corners beginning at 90° above the handbook if a handrail is used or 1 to 2 post width above the floor. The chamfer end may be elaborate, with one or more breaks and compound curves as illustrated above.

What Doesn't: The precise shape and height of the chamfer end.

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A LIVING TRADITION

VARIATIONS

ORGANIC  MEDIAN  REFINED

PORCHES & BALCONIES

Wood Column Bases

Architectures of the Bahamas

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STONE OR CONCRETE COLUMNS

Use thick stone or columns that match the Classical/Vernacular setting of the building.

WE DO THIS BECAUSE: Concrete is a readily available building material, and there is a local craft tradition of forming concrete columns that allow at least the Organic and Median ones to be built relatively economically. See note on page 4, Fifth Realm, last paragraph: High Classical columns are not shown here, but are welcome to be used by architects that are properly trained to do fully classical architecture.

Porches & Balconies

LEED CREDIT
MB 5.1
MB 5.2

POINTS
1.5

contributes to 40% by being manufactured regionally, contributes to 55% by being extracted regionally.

Organic

**WHAT MATTERS: Build Organic Stone or Concrete Columns thickest of all, with a minimum face dimension of 18". Column depth should ideally be no less than 12", but in no case less than 8".

WHAT DOESN'T: Specific face widths should vary from building to building.

Median

**WHAT MATTERS: Build Median Stone or Concrete Columns with a minimum face dimension of 14". Column depth should ideally be no less than 12", but in no case less than 8".

WHAT DOESN'T: Specific face widths should vary from building to building.

Refined

***WHAT MATTERS: Build Refined Stone or Concrete Columns as simplifications of fully classical columns. Simplification may include squaring or building the columns as an octagon instead of round, and it almost always includes simplification of the capital and/or base. Refined columns should be no thicker than the classical order from which they were simplified.

WHAT DOESN'T: Amount of simplification of the details, so long as they are consistent with the classical tradition.

REALMS: 3rd Realm (Regional): Because columns in these patterns are based in part on local traditions and in part on locally available concrete materials for these columns can be both mined regionally and fabricated locally (concrete for concrete), saving the fuel required to ship longer distances. Building stone hurricane-resistant buildings saves resources.

6th Realm (Continental): Refined columns may be abstracted from any of the classical orders.

ATTRIBUTES: Comedy: Saving salt obviously saves money, and buying materials mined and fabricated regionally helps the regional economy. Building of concrete or stone also increases the storm-hardiness of the building, possibly saving on hurricane repair costs. \[\text{Permanence/} \text{Firmness}\]: These columns especially the more organic ones, may be exceptionally stout. Delight: Refined column contours bring intentional visual pleasure.

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Organic

Variations

Median

Refined

Porches & Balconies

REALMS: 3rd Realm (Regional): Because columns in these patterns are based in part on local traditions and in part on locally available concrete materials for these columns can be both mined regionally and fabricated locally (concrete for concrete), saving the fuel required to ship longer distances. Building stone hurricane-resistant buildings saves resources.

6th Realm (Continental): Refined columns may be abstracted from any of the classical orders.

ATTRIBUTES: Comedy: Saving salt obviously saves money, and buying materials mined and fabricated regionally helps the regional economy. Building of concrete or stone also increases the storm-hardiness of the building, possibly saving on hurricane repair costs. \[\text{Permanence/} \text{Firmness}\]: These columns especially the more organic ones, may be exceptionally stout. Delight: Refined column contours bring intentional visual pleasure.

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STONE OR CONCRETE COLUMN CAPITALS

Use stone or concrete column capitals that match the Classical/Vernacular setting of the building and of the columns to which they are attached.

**WE DO THIS BECAUSE:** Concrete is a readily available building material, and there is a local skill tradition of forming concrete columns capitals that allow at least the Organic and Median ones to be built relatively economically. See note on page 4, Fifth Realm, last paragraph. High Classical columns are not shown here, but are welcome to be used by architects that are properly trained to do fully classical architecture.

**WHAT MATTERS:** Form
Stone or Concrete Column Capitals with a single curve (conce or convex) and an offset or two. Repeat this shape on both sides of the column.

**WHAT DOESN'T:** Specific dimensions of curves and offsets, which should vary from building to building.

**WHAT MATTERS:** Fabricate
Refined Stone or Concrete Column Capitals, as aberrations of classical column capitals. Abstraction may be slight, or it may be notable.

**WHAT DOESN'T:** Amount of abstraction may vary according to the character of the building.

REALMS: 1st Realm: Nassau still has a good stock of both stone and concrete column capitals.

2nd Realm (Local): Nassau still has a good stock of both stone and concrete column capitals.

3rd Realm (Regional): Because capitals in these patterns are based on local traditions and in part on locally available concrete, materials for these capitals can both be mined locally and fabricated locally or onsite.

4th Realm: Commodity. Column capitals for these capitals can both be mined locally and fabricated locally or onsite.

5th Realm: Commodities of classical capitals are abstracted from any of the classical orders.

**ATTRIBUTES:**
- **Commodity:** Saving fuel obviously saves money, and buying materials mined and fabricated regionally helps the regional economy.
- **Finesse:** As columns become thinner, the capital becomes more important for visual load transfer.
- **Delight:** Refined capital contours bring intentional visual pleasure.

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**BALCONY & AWNING SUPPORT**

Support balconies with visible support brackets shaped from wood timbers. All but the most Organic should incorporate one or more curved shapes somewhere on the bracket.

WE DO THIS BECAUSE: Visible supports like these can more easily make a balcony strong than hidden cantilevers. Also, they can be designed more easily to tear off in a major storm, reducing the likelihood of collapse of the main building. As with other wood components, they also are made of materials that are available in the region, and for which there is a strong base of fabricators and installers. And wood is more resistant to deterioration in salt spray than metal. This is important because few parts of the Bahamas are out of the reach of the salty air.

---

**Porches & Balconies**

LEED

**Credit**

*MB 5.1

MB 5.2

**Points**

1-1

½

Contributes to 0.5 by being manufactured regionally; contributes to 1.0 points by being extracted regionally.

---

**Organic**

**What Matters:** Build Organic Balcony Supports as angle brackets composed of straight lumber members. See TCP-55.

**What Doesn't:** Specific shape. Even Organic Balcony Supports can vary substantially from one building to the next.

---

**Median**

**What Matters:** Build Median supports as visible cantilevered beams with at least one curved shape sculpted into the beam. See TCP-55.

**What Doesn't:** Specific shape. Median Balcony Supports can begin to be quite inventive.

---

**Refined**

**What Matters:** Build Refined supports as angle brackets like Organic supports, except that at least one bracket member should have a minimum of one curved shape. Maximum thickness in any dimension of all members is 3 ½”. See TCP-55.

**What Doesn't:** Specific shapes. Refined Balcony Supports may be highly inventive, so long as they are beautiful.

---

**Variations**

**Organic**

**Median**

**Refined**

---

**Porches & Balconies**

Balcony Supports

Balcony supports are another type of ornamental woodwork that once were seen in the Bahamas. But balconies and hand awnings were traditionally built to rip off in a hurricane without causing the collapse of the entire building, so they are sometimes storm casualties. Unfortunately, as the living traditions died in the early part of the twentieth century, fewer and fewer balconies and their supports were repaired or replaced after major storms. As a result, several of the images on this page were collected in other countries. We hope that images of these expatriate Balcony & Awning Supports, which were likely inspired by the architecture of the Bahamas, can help re-start living traditions here.

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Architects of the Bahamas

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PORCH BEAMS

Build porch beams in T2 & T3 of solid timbers that match column or post thickness. Build T4 beams of single boards, and T5 & T6 beams of concrete or stone. See TCP-55.

WE DO THIS BECAUSE: Beams in rural (T2) and suburban (T3) areas are least refined and larger.

The most urban areas require non-refined porch beams, which are heavier than wood and usually longer of all. In between, T4 beams are the thinnest because more urban architecture is generally more Refined than rural architecture, and as architecture moves from Organic to Refined in the Bahamas, it also generally gets thinner. It is the necessity to change to masonry in T5 that causes Porch Beams to get thicker again. See note on page 4. Fifth Realm, last paragraph: High Classical columns are not shown here, but we welcome to be used by architects that are properly trained to do fully classical architecture.

**WHAT MATTERS:** Porch beams should be a single timber matching the width of the post or column (6" to 8") and 6" to 12" tall. Space columns closely enough that these sizes work structurally. If built-up beams are used, comply with TCP-60.

WHAT DOESN'T: More Refined porch beams may be built up to include both frieze and architrave.

***WHAT MATTERS***: Build porch beam of a single solid piece of forest timber backed up by support structure where there is a gallery floor above. Solid timber beams as described for T2 and T3 may also be used on the most Organic buildings in T4.

WHAT DOESN'T: Specific size of head or arch at the bottom of the beam.

WHAT MATTERS: Porch Beams in the most urban areas where buildings are required to be built of masonry, especially when there is a masonry wall above. Where there is only a porch roof and building codes allow, wood detailing may be used.

WHAT DOESN'T: Specific beam sizes, which shall be determined by structural engineers on imposed loads. Stone beams bearing on stone columns may also be used.

REALMS: 2nd Realm (Regionally): Similar to porch beams may be found in other coastal cities of the Caribbean rim.

5th Realm (Continental): The most Refined Porch Beams in T2 and T3 form the lower two pairs (frieze & architrave) of classical entablatures, which have been refined over the centuries not only to support the building, but to do so using profiles known to produce beauty. Because they can be formed in any shape, concrete Porch Beams can also be shaped into a classical entablature relatively easily.

ATTRIBUTES: Firmness. Porch beams are single structural elements primarily intended to support load from above. Delight: See 5th Realm above.
WOOD RAILINGS

Use wood railings where wood columns are used. Build wood railings very simply, with thin square balusters in all but the most Refined railings. See TP1–54.

Porches & Balconies

We do this because: Thirty-detailed railings are consistent with other thin architectural details. Bottom rails should be turned vertical for strength and double-chamfered at the top to drain water. Balusters therefore have a forked double cut on their bottoms to fit the double-chamfered bottom rail. This is more expensive than the common practice of attaching them with two small tenons, but it is much stronger and more durable.

Organic

What matters: Top rail should be rectangular, contoured slightly to fit the hand. Balusters should be no larger than 1⅛, 1⅜ square, although 1 1/4” balusters are strongly preferred. Bottom rail should be 2⅛ or 2⅔, chamfered at top to drain water and hold fork-bottom balusters firmly in place. Support bottom rail at each end with blocks as shown.

What doesn’t: Precise handrail contour and bottom rail support block shape.

Median

Realms: 1st Realm (Regional): Organic railings are common throughout the Bahamas.

2nd Realm (Continental): Refined railings are based on classical decorative patterns executable with thin square balusters, on classical turned baluster design principles.

Attributes: Compatibility: Railings exist for a single very useful reason: to keep people from falling from high places. Firmness: Because of this single function, they must have enough strength to do so. Delight: But local cultural traditions of thin detailing prevent them from being overly heavy.

Refined

What matters: Top rail may match Organic rail type or may be flat with curved edges. Balusters should be cut from flat boards in a pattern consistent with the architecture of the building. Bottom rail should match Organic bottom rail type.

What doesn’t: Baluster design, precise handrail size & contour, and the bottom rail support block shape. Also, lattice built of 1” x 2” or heavier spaced no more than 5” on center may be substituted for balusters.
FOUNDATION STEPS

Foundation Steps are those that occur at the level of the foundation, leading from the ground to the first floor of a building. Build Foundation Steps of masonry.

WE DO THIS BECAUSE: Masonry steps last much longer than wood steps if the steps are sitting directly on the ground in a humid or rainy climate because steps sitting directly on the ground are in direct contact with moisture most of the time.

Porches & Balconies

what matters: Build the simplest Organic steps of concrete. Square edges are acceptable. Reduce risers to less than what would be used indoors for safety since Foundation Steps are often wet.

what doesn't: Specific dimensions, so long as they fall within code-mandated ranges.

Organic

what matters: Build Median steps like Organic steps, except add a check wall on either side of the flight of stairs, and/or add nosing to stair treads.

what doesn't: Specific size and shape of nosing, or configuration of check walls.

Median

what matters: Build Refined steps like Median steps except that the check wall may be played at the bottom, and may be terminated with special shapes. Stair nosing may also be made more refined.

what doesn't: Specific ornamental details, so long as they are consistent with the architectural character of the house.

Refined

REALMS: 4th Realm [Nautical]: Masonry Foundation Steps make sense throughout the Bahamas because of the climate.

attributes: Nautical: Masonry Foundation Steps may last for centuries, while wood would last for decades at best. Firmness: Foundation steps should appear solid and substantial.

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UPPER STAIRS

Build exterior stairs above the first level primarily of wood, with simple wood handrails. Use exterior stairs where feasible instead of interior stairs.

WE DO THIS BECAUSE: The climate of the Bahamas is so good that spending money for interior conditioned space that houses a stairwell sometimes is not necessary especially in the most Organic buildings where budget is a bigger concern.

WHAT MATTERS: Build Organic stairs in the simplest possible fashion, with the simplest handrail and pyramid-cut-top newels.
WHAT DOESN'T: Specific shape of top rail and size of bottom rail, so long as the bottom rail is at least 3" tall and the top rail can easily be grasped by the hand.

WHAT MATTERS: Build Median stairs like Organic stairs except that, bottom rail should be at least 5" tall and the handrail may be contoured somewhat more elaborately than the Organic handrail.
WHAT DOESN'T: Specific handrail shape, so long as it may be easily grasped by the hand.

WHAT MATTERS: Build Refined stairs like Median stairs except that balusters should either be more closely spaced as shown above, or that baluster boards cut to special shapes as shown on the next page may be used. Built-up novel post caps may be used.
WHAT DOESN'T: Specific railing shape, novel cap shape, and baluster board contour shapes.

REALM: 3rd Realm (Regional): Reducing the conditioned floor area of a building saves energy throughout the life of a building. Placing stairs outside can help make this happen. 4th Realm (National): Because of the Bahamas' favorable climate, exterior stairs are a realistic choice.

ATTRIBUTES:
Commodity: Exterior stairs save money during construction and save money on utilities thereafter.
Delight: The act of moving from one level to another can be celebrated with color, scrolled baluster boards, string or climbing plant material, or a simple, elegant handrail design.

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**RECLAIMED PORCH**

WE DO THIS BECAUSE: The Bahamian climate allows porches to be inhabited most of the year. Porches are usually less expensive to build than heated living space, so this becomes the least costly living space in the house. Reclaimed porches are especially good for sleeping porches so long as they contain screens as part of the enclosure.

**WHAT MATTERS:** Attach porch screening to a wooden frame that fits inside columns and beams. Consider using galvanized steel mesh in place of balusters below handrail height, since this disappears in the screening.

**WHAT DOESN'T:** Specific panel sizes, so long as they are vertically proportioned.

**WHAT MATTERS:** Build louveres in a wooden frame that fits inside columns and beams. Because they fit inside the frame, louver panels may either be fixed or top-hinged.

**WHAT DOESN'T:** Specific panel sizes, so long as they are vertically proportioned.

**WHAT MATTERS:** Window & Wall Reclaimed Porches may either be built within the column & beam frame as illustrated above, or the skin of the wall (cladding, usually) may wrap across the face of the columns so that the columns disappear, as in the bottom Window & Wall Variations image on the next page. This is the only option that does not resemble firefly, and may require conditioning.

**WHAT DOESN'T:** Specific panel sizes, so long as they are vertically proportioned.

REALMS: 3rd Realm (Regional): Sleeping porches exist all around the Caribbean rim and up into the US Carolina Low Country and beyond. They are a significant green pattern because sleeping in a screened outdoor room helps acclimate the sleeper to the local climate so that they require less full-body refrigeration when they go indoors. Sleeping porches require a screened enclosure, which can only be accomplished in a Reclaimed Porch.

**ATTACHMENTS:** Commodities: Porches that serve as living space instead of just decoration can save thousands in the Bahamian climate where they may be comfortably occupied most of the time. There are also significant utility bill savings to be had when people don't require as much full-body refrigeration. Delight: Reclaimed porches occur so often in the Bahamas that their quantity alone should indicate that they are delightful...just ask any neighbor who has one; because there is not enough room here to describe it all. Wellness: Acclimation to local climate can reduce the chance of getting sick by going back and forth between chilly interiors and the hot outdoors.

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A Living Tradition

ARCHITECTURE OF THE BAHAMAS

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PORCH FLOORS

Build Organic Porch Floors as a simple concrete slab elevated above grade, Median Porch Floors as wood frame on piers, and Refined Porch Floors as tile or pavers on a shotcrete or tile-faced concrete base.

WE DO THIS BECAUSE: Organic Porch Floors are the simplest possible floor, and they weather well in a very humid climate. They work best in the most rural conditions, where the porch is farthest from the sidewalk and must be raised less. Median Porch Floors are easiest to raise above grade, so they work better where the porch is closer to the sidewalk. Refined Porch Floors work across the Transect, but because of their expense, are less numerous.

WHAT MATTERS: Build Organic Porch Floors as concrete slabs elevated above grade as required by Porch, Balcony, & Gallery Principles.
WHAT DOESN'T: The edge of the slab may be either be chamfered or slopped, and may be stucco-faced if desired.

WHAT MATTERS: Build Median porch floors as a wood frame on piers. Floor material is wood boards.
WHAT DOESN'T: Floor boards may be either square-edged or tongued-and-groove.

WHAT MATTERS: Build Refined Porch Floors of concrete, then face with a more refined finish material. Floor material may be stone, brick pavers, or tile. The edge of the floor material should usually project beyond the vertical face as a bullnose. Vertical face material may be stucco, stone, or brick. Vertical face may contain elaborations such as setbacks or pendants.
WHAT DOESN'T: Specific pawer design or vertical face design, which may vary.

REALMS: 4th Realm (Natural): This particular combination of Porch Floors is strongly identified with Bahamian architecture because of weather conditions and the broad spectrum of Bahamian culture.

ATTRIBUTES: Commodity: The first obligation of Porch Floors is to be serviceable in the conditions in which they are used. Firmness: Because first-level Porch Floors form the base of the porch, they should appear heavier than the structure above. Delight: Median Porch Floors create a pleasant sound underfoot when walking on them; Refined Porch Floors may be quite beautiful.
PORCH CEILINGS

Build the most Organic Porch Ceilings with all framing exposed, and the most Refined Porch Ceilings with all framing concealed. Expose but minimize the framing at the Median setting.

WE DO THIS BECAUSE: Organic Porch Ceilings require the least labor and materials, while Refined Porch Ceilings require the most of both.

**Organic**

**Median**

**Refined**

**What Matters:** Build Organic Porch Ceilings with timber or floor joists running the short dimension of the porch and floor or roof decking above running the long dimension. Paint underside of the entire assembly the same color.

**What Doesn’t:** Refrain from using structural design, any detailing, or texture, which may be flat, beaded, or V-grooved.

**Variations**

**Organic**

**Median**

**Refined**

**What Matters:** Run periodic timber girders the short dimension of the porch, usually at each column. Run purlins between them at the maximum possible spacing that the strength of the decking above will allow. Often, this results in a single purlin running down the center of the porch. Paint the entire assembly the same color.

**What Doesn’t:** Girders or purlins, which should be determined by structural design, or any detailing or texture, which may be flat, beaded, or V-grooved.

**Architects of the Bahamas**

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PORCH BENCHES

We do this because: Porch Benches make living on the porch easier, especially with groups of friends, because they allow the outer row of seating to extend in a location that would normally be occupied just by the rail. This allows porches as narrow as 8' to easily be occupied and furnished as an outdoor room. Without Porch Benches, a 10' or wider porch would be required.

Organic

What Matters: Build Organic Porch Benches as a wide plank at seat height supported as required by vertical wood legs.

What Doesn't: Blank width, so long as it is wide enough to sit on, and leg design, which can be very simple as illustrated on the next page of Variations, or may be scrolled shapes as illustrated above.

Median

What Matters: Build median Porch Benches in similar fashion as the Organic setting, except add a board-framed back.

What Doesn't: Specific back design, so long as it is comfortable.

Refined

What Matters: Build Refined Porch Benches similar to Median ones except add end boards to finish off the ends of back framing and seat planks.

What Doesn't: Specific end design. Also, back may either be open boards as illustrated in the top right image on the next page, or may be boards spaced right together as illustrated above.

Variations

Organic

Median

Refined

Porches & Balconies

LEED CREDIT

1 EA

POINTS

1-10

66

Contributes indirectly to EA1 by aiding environmental degradation (see CED Realm)

REALMS

1st Realm (Personal): Refined Porch Benches can be quite inventive, and also can be a showcase for a carpenter's skills. 2nd Realm (Local): Some of the best Porch Benches are in Dunmore Town on Harbour Island. 3rd Realm (Regional): Because Porch Benches encourage outdoor living, they reduce the need for conditioning interior space. 4th Realm (National): Porch Benches are an iconic Bahamian pattern that eases the casual ease of outdoor living here.

Attributes:

Commodity: Reducing indoor space conditioning costs on the extreme hill. Reducing the width of a porch that may be furnished as a functional outdoor room reduces construction cost. Delight: Does the delight of sitting on the front porch need a description? We didn't think so. Wellness: The acclimation to the local climate that comes with outdoor living is healthier than full-body refrigeration.

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Architecture of the Bahamas

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EAVES & ROOFS

MATERIALS

EAVES RETURN CAP: Continuous low-slope flashing without transverse seams. See TCP-61.

GUTTERS & DOWNSPOUTS: Galvanized or copper half-round gutter supported on roof-mounted brackets, or copper-lined wood gutter supported on wood brackets. See TCP-65.

EAVES: Eave trim shapes and boards shall be lowland cypress, redwood, cedar, cementsitious, or PVC. See TCP-62 & TCP-64.

RAFTER TAILS: #1 Common pressure-treated pine tail scabbed onto primary tresses or rafters. Lowland cypress, redwood, or cedar may be used if the budget allows.

METAL ROOFING: Crimp metal roofing shall be the standard metal roofing material. Flat-panel standing seam roofing is an upgrade. Other upgraded roofing materials permitted are slate or synthetic slate, wood shingles and wood shakes. See TCP-73. Natural-finish metal roofing probably earns LEED 65-7; see LEED.

SHINGLE ROOFING: Wood shingles or shakes are the standard shingle roofing material. Natural slate is an upgrade. Synthetic slate is permitted if it passes the test of the Arm's Length Rule. This book typically specifies what to use and does not list all of the remaining things that are not permitted, but this item is an exception. Asphalt shingles are not permitted for too many reasons to list here. See TCP-74.

TILE ROOFING: Concrete Bermuda roofing is encouraged, not only for its storm resistance, but because when painted white, it reflects a large amount of the sun's heat. Overlapping two-piece clay tile roofs are permitted (but not required) on civic buildings only. See TCP-75.

RIDGE CAPS: See TCP-76 for metal ridge caps. Ridge caps for other roofing material shall be composed of the primary roofing material configured as per industry standards. In other words, a cedar shake roof shall be capped with cedar shakes; for example, with hidden cap flashing recommended by industry standards.
ROOF SHAPES

Build roofs of simple shapes. Most roofs should be hipped; gables should be used only under circumstances detailed below.

WE DO THIS BECAUSE: Survival of a building in a hurricane depends strongly on survival of the roof. Because if the roof fails, there is nothing to support the tops of the walls and the entire building often collapses. Hipped roofs have proved better than gabled roofs for instances, and have become an iconic part of the architecture of the Caribbean rim as a result.

SMALL & ORGANIC

WHAT MATTERS: Gables may be used for the smallest roof shapes because the ridge area is small enough that the wind forces are not large. Gables work best on the most Organic buildings because they are easier to build and therefore save money.

MEDIAN

WHAT MATTERS: Hips should be used for the majority of buildings.

HEAVY

WHAT MATTERS: Gables may also be used on the heaviest structures to increase wind resistance.

Basic Shapes

1. LEFT: The Lean-To building is longer front to back than side to side.

2. LEFT: The Long Hip building is longer side to side than front to back.

3. LEFT: The Long Hip building is longer side to side than front to back.

4. LEFT: The Lean-To building is longer side to side than front to back.

5. RIGHT: Add more hipped buildings by adding anotherHip roof, or by making a larger roof. Keeping the roof size smaller makes them stronger. Valley gables between the roof shapes should be well finished for terratorial rains.

6. RIGHT: Add more gabled buildings by adding another gabled portion, not by making a larger roof. Keeping the roof size smaller makes them stronger. Valley gables between the roof shapes should be well finished for terratorial rains.

7. RIGHT: Sheds may be used to make small additions to a larger original building.

8. RIGHT: Wings may also be used to add space. Wings have the additional benefit of being able to be used to enclose existing courtyards and gardens.

Adding On

EAVES & ROOFS

The shapes of roofs around the entire Caribbean rim result from several centuries of observing the building that survived the hurricanes.

REALMS: A Realm (Regional) Building is a manner where the building might last for centuries at the foundation of sustainability.

Attributes:

- Commonality: Building in a more sustainable manner, less money.
- Making the most of the building by virtue of its shape means that less material needs to be used to achieve the same wind resistance.
- Effortless Hip roofs are accelerating. They also deflect wind upward from all directions.

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OVERHANG DIMENSION
Allow the most Organic roofs to overhang further. Refined roofs should overhang no more than the nominal height. Comply with TCP-56.

WE DO THIS BECAUSE: Organic details are generally more relaxed and less precise. But all eaves should be shallower than further inland due to high wind stresses.

***WHAT MATTERS: Allow Organic roofs with upturned eaves to overhang 6" to 12". WHAT DOESN'T: Overhang may vary as desired within the range.

REALMS
3rd Realm (Regional): Overhanging dimensions are limited by the risk of hurricane-force winds. Eaves that project past the height of the roof experienced. Obviously, there are potentially large areas of eaves and eaves in overhanging after wind damage. 4th Realm (Communal): Refined roofs generally work well in high-wind zones since their overhang is no greater than the nominal height. This proportion has produced beautiful eaves for many centuries.

ATTRIBUTES
Modesty: As insulating resources and energy use are limited, the roof should be low and shallow. But look at steeper, too. Delight: See 3rd Realm above.

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EAVE ENCLOSURE

Organic eaves should have open rafter tails, while Median and Refined eaves should be enclosed. Comply with T2-T6.

WE DO THIS BECAUSE: Open eaves are easier to construct because there are fewer parts to purchase and assemble. Because a major focus of Organic architecture is cost control, open eaves are an ideal Organic detail. These details only apply in T2-T4 and in some areas of T5. Some T5 and most T6 roofs have no visible pitch from the street, so they do not have eaves per se, but rather a parapet.

ORGANIC        MEDIAN        Refined

***WHAT MATTERS: Construct the most Organic eaves with open rafter tails. This makes for a very fair detail to build.
WHAT DOESN'T: Blocking detail. There are several ways to block between rafters, one of which is shown here. Also, rafter tails may either be shaped as shown in one of the Variations on the next page, or they may be square-cut as illustrated above, or they may be plumb-cut.

***WHAT MATTERS: Construct Median eaves with a minimal overhang.
WHAT DOESN'T: Specific eave detail, which may include as many trim pieces as shown above, or may be as simple as a single frieze board with minimal roofing overhang.

***WHAT MATTERS: Fully enclose Refined eaves.
WHAT DOESN'T: Specific eave detail. There are many proper ways of detailing a Refined eave; select one that is consistent with the detailing of the rest of the building.

REALMS: 4th Realm (National): While short eaves in general are found all around the Caribbean rim, Median short eave details that developed here over the centuries identify the architecture as Bahamian. 4th Realm (Continental): The Eave Enclosure is the skin of the Refined cornice which has been refined over the centuries not only to get water off the building, but to do so using profiles known to produce beauty.

ATTRIBUTES: Commodity: Open eave materials cost less, and there should be less labor cost because there are fewer parts to put up. Delight: See 4th Realm above.

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RAINWATER COLLECTION, STORAGE, & USE
Collect rainwater for use in irrigation, water features & possibly interior greywater use. Store rainwater in visible cisterns where possible.

WE DO THIS BECAUSE: It makes little sense to use highly processed chlorinated fluoride water to flush toilets and water the houseplants. Thousands of gallons of rainwater are dumped into storm sewers from every house every year. It makes much more sense to use the water onsite and save substantially on the water bill.

***WHAT MATTERS: Use 2-board gutters & half round metal downspouts to collect rainwater from pitched roofs in T2, T3 & T4.

T2, T3, & T4

T5

T6

**WHAT MATTERS: Collect water from low pitched roofs through scuppers with metal conductor heads which feed round metal downspouts.

WHAT DOESN'T MATTER: Water collection in T6 is almost always wasted on a flat roof, with no visible expression on the outside of a building. Because the amount of water collected is very small relative to the building size, any potential green water usage is not worth the effort. There is often no garden space (except on a green roof, where water falls naturally) rainwater collection, storage and use often does relatively little good in T6.

REALMS: 1st Realm (Regional): It is important to re-use as much of the rain on-site as possible in places that experience heavy rainfall because this reduces stormwater runoff and the large number of associated environmental, logistical and financial problems. This is one of the more important environmental patterns in this book.

2nd Realm (National): Gutter details shown here may be found across the Bahamas. 6th Realm (Universal): The desire to spend time near water is universal to all humans.

ATTRIBUTES: Commodity: There is not enough space here to list all of the utilitarian benefits of on-site water storage and use. Nearly all of these save some money. Delight: Water collection devices such as pools and ponds can be quite delightful. Wellness: As a result, much has been written for centuries concerning the soothing and possibly healing influence of spending time near fountains, pools and ponds.

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GUTTER & DOWNSPOUT VARIATIONS
T2, T3, & T4

T5

EAVES & ROOFS

Rainwater Collection, Storage, & Use

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TECHNIQUES

(of Rainwater Collection, Storage, & Use from previous page)

RAINWATER SYSTEM
1. Rain is routed to gutters.
2. Water is routed from gutters through downspouts to pond, pool, or other collection device.
3. Water is pumped by low-volume pump from collection device to cisterns.
4. Water flows by gravity to grey water outlets (toilets, hose bibs, soiler boxes, etc.)

CISTERNs
Cisterns may be installed in attics or other hidden locations, but they also can be treated as an architectural feature, which is the preferred method.

PODns
Rainwater may be channeled to ponds in 12 and 13. Ponds should be lined to avoid stored water seeping into the ground.

POOLS
Man-made reflecting pools are better collection devices in 14, 15, and 16 because they can be made to fit more easily into tight quarters. As with ponds, they should be lined to prevent seepage.

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LAUNDRY EAVE

Build an extra-deep eave on a private side of a house and tuck a pulley-supported clothesline high up under it to encourage air-drying of clothes.

WE DO THIS BECAUSE: Natural clothes-drying has not been solved in the American in the modern era. The old-American system of the clothesline in the back yard takes up too much space and is dangerous (hence the term "he got clotheslined" in American football), and the European system of hanging wet laundry over the street is unattractive. This new pattern is an improvement on both existing systems.

**WHAT MATTERS:** Build the Laundry Eave on the back side of the house, away from view. The Laundry Eave may be a deep or green; a porch is not a substitute for a Laundry Eave in any Transect zone because wet laundry is considered unattractive in places where people sit. Visually support the eave with structural columns that do not impede the movement of laundry attached to the pulley-supported clothesline below.

**WHAT MATTERS:** Laundry Eave may be reduced to 14" deep if it encroaches on courtyards in 14' lots.

**WHAT MATTERS:** Reduce Laundry Eave depth to 0" to preserve light entering narrow 15' courtyards, and tuck clothesline up higher into the eave.

**TRANSECT?**

<table>
<thead>
<tr>
<th>REALMS</th>
<th>1st Realm (Personal)</th>
<th>2nd Realm (Communal)</th>
<th>3rd Realm (Regional)</th>
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<tbody>
<tr>
<td>12</td>
<td>13</td>
<td>14</td>
<td>15</td>
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</table>

REALMS:

1st Realm (Personal): Because the Laundry Eave is a newly-invented pattern that is being proposed for the first time in this book, it is ripe for misunderstanding and augmentation.

2nd Realm (Communal): The purpose of the Laundry Eave is to reduce energy, and have them last longer.

ATTRIBUTES:

1. Personal: At 3rd Realm (Regional): Because the Laundry Eave is a newly-invented pattern that is being proposed for the first time in this book, it is ripe for misunderstanding and augmentation.

The purpose of the Laundry Eave is to reduce energy, and have them last longer.

**TECHNIQUES**

**EUROPEAN METHOD**

Europeans regularly hang clothes out to dry over the street. That's OK, as long as it's alright for the neighbors to know if it's better or worse... etc. But Americans typically don't tolerate this degree of nosiness. But this method does have its advantages, including the fact that you don't have to go outside to hang the laundry.

**AMERICAN METHOD**

This was the original American clothes-drying method: the clothesline in the middle of the back yard. But in addition to being a hazard to the necks of anyone running through the back yard, it simply takes up too much space in most of today's more efficient lots.

**STEALTH CLOTHESLINES**

Many Homeowners Associations have taken to banning clotheslines in recent years. People who love air-dried clothes have recently taken to sneaking them back in, like this specimen between the house and guest cottage.

**THE TRADE-OFF**

OK, so nothing is quite as convenient as throwing the clothes in the dryer. The energy use is an expense we can tolerate... for now. But if you've ever wanted fresh breee-dried clothes rather than mechanically mumbled clothes, here's your chance. Because the Laundry Eave lets you choose which way to do it today.
EAVE ENRICHMENTS

Enrich eaves with ornament based on the building’s location on the Classical/Vernacular Spectrum. From Organic masonry or wood eaves to classical engravings.

EAVES & ROOFS

WE DO THIS BECAUSE: The eave is the continuous line where the building meets the sky, and should be celebrated. Also, the cornice should be projected past the face of the wall in a manner that allows water to drip free rather than running all the way down the wall in a still rain.

**WHAT MATTERS:**
- 12, 13 and 14 wood Organic eaves may be enriched with simple scrolled or notched fascia or intaglio bands. Build Organic masonry Eave Enrichments entirely of brick or of stone built to the size of brick in configurations that approximate the classical entablature. See how close the rough brick eave illustrated matches the more Refined eave!
- Refined Eves: A dozen or so basic brick cornice details make continuous cornice conditions.

**WHAT MATTERS:**
- Build stone or wood eaves, except they may be simplified and substituted affixed to projecting out as far as the cornice is tall.
- What Doesn’t: Some components of the classical entablature may be omitted.

WHAT MATTERS:
- Build full-employed classical entablature to proper classical proportions.
- What Doesn’t: The order of the entablature may vary according to the needs of the building.

**WHAT MATTERS:**
- 10th Realm (National): These Organic eave enrichments are found in cottages across the Bahamans.
- 11th Realm (Commercial): These Refined Eave Enrichments are right out of the annals of the classical tradition. As with all parts of the tradition, these details have produced beautiful results for centuries.

ATTRIBUTES:
- Elegance: While eave enrichments may be simply applied to the structure, they nonetheless are based on structural principles. Brackets, for example, were originally based on the ends of ancient beams. The fact that they have been idealized for millennia into an architectural device does not detract from their beauty or their solidity.
- Delight: Obviously, one of the purposes of building beautiful things is to create delight.

REALMS:
- Architectures of the Bahamas

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DORMERS

Build vertically-proportioned, simple dormers in a relatively narrow range of expression on the Classical/Vernacular Spectrum according to TCP-81 thru TCP-86.

The patterns listed above, found in Traditional Construction Patterns, fully code the basic rules of dormers. This pattern codes only dormer styles as they vary across the Classical/Vernacular Spectrum.

In other words, follow the rules in Traditional Construction Patterns and follow the styles shown here. Dormers occur more rarely in T5 and not at all in T6 because of the occurrence of flat roofs in those zones.

**What Matters:** Build Organic dormers with the simplest eve detailing. Drip cap should be directly on top of the dormer sills. No heating or cooling plates are used.

**What Doesn’t:** Specific sizes of dormer boards, so long as they are kept narrow.

**What Matters:** Build Median dormers with a head casing between the top of the window and the drip cap. Head should be inset on either side of the dormer sills.attributed

**What Doesn’t:** Specific sizes of organizing boards, so long as they are kept narrow.

**What Matters:** Build Refined dormers similar to Median dormers, except that simple trim pieces are used.

**What Doesn’t:** Specific sizes of organizing boards, so long as they are kept narrow.

REALMS: 3rd Realm (Regional): Dormers sit in the least heat in winter when the sun is low in the sky and the least heat in summer. Skylights, on the other hand, let in the most heat in summer and the least in winter because their glazing is more horizontal. Dormers therefore save substantial amounts of energy over skylights.

ATTRIBUTES: Commodity: Not only do dormers save money while they save energy, but they are also much less likely to leak than skylights. And a properly built dormer can often be constructed for less money than a high-quality skylight.

Delight: Dormers are usually the elements that crown a building as it meets the sky. The dormer is one of the highest-developed classical elements, so dormers based on the principles of the dormer are built on a strong foundation of beauty.
CUPOLAS, LANTERNS, & BELVEDERES

Provide cupolas for ventilation, lanterns for light, and belvederes for beautiful views to the town or the ocean. Vented cupolas should be the most numerous.

WE DO THIS BECAUSE: Vented cupolas assist in the natural ventilation of buildings, helping them to be comfortable without air conditioning for most of the Balsamian year. Lanterns light the spaces below them. In some cases, they are glazed to keep the rain out. When installed over a garden parapet, glazing is unnecessary because the rain will blow in below. Belvederes are the largest of the roof-top structures, because they must accommodate not only the statue, but also the people once they have climbed the stairs. Vented cupolas are most numerous because of the great need for natural ventilation in a hot, humid climate.

<Diagram of Organic, Median, and Refined cupolas>

WHAT MATTERS: Build Organic Cupolas, Lanterns, & Belvederes with the simplest roof detailing, which may include open rafter tails. The opening in the narrowest side should ideally be square or vertical. Set the structure on a square plinth composed of a simple cap and apron.

WHAT MATTERS: Build Median Cupolas, Lanterns, & Belvederes with closed roof detailing that is right to the wall, often using only a single top piece such as the one illustrated above. The plan should be square or octagonal. The proportion of openings in each side should ideally be vertical. Set the structure on a simple plinth similar to the Organic setting, except the apron may be taller.

WHAT MATTERS: Build Refined Cupolas, Lanterns, & Belvederes with closed roof detailing that is right to the wall, often using only a single top piece such as the one illustrated above. The plan should be square or octagonal. The proportion of openings in each side should ideally be vertical. Set the structure on a simple plinth similar to the Organic setting, except the apron may be taller.

WHAT DOESN'T: Specific sizes of trim boards, so long as they are kept narrow.

REMARKS:

Organic: As Realms, Belvederes are the celebration of the meeting of building and sky, they can be paler and for personal architectural expression. 1st Realm: (Personal) These structures are based on the principles of the classical pediment.

Attributes:
- Commodity: Naturally conditioning interior spaces saves money. Aclimating people to the local environment does the same.
- Firmness: These structures are patterned after larger post-and-beam structures.
- Delight: See 1st Realm. For the same reason, these structures should be visually delightful whether or not they are inventive.

For more information, visit www.originalgreen.org
GENERAL MATERIAL NOTES

- All exterior materials used below the second floor height shall pass the test of the Arm’s Length Rule as described in detail in Traditional Construction Patterns (see TCP-75).
- All exterior materials used above the second floor height shall pass the test of the Eyes Only Rule as described in Traditional Construction Patterns (see TCP-75).
- Materials are specified here, but variations in finishes are not. Generally, material finishes should be more refined toward the urban end of the transect, and should be more relaxed toward the rural end. Variations in finishes should also be informed by those of neighboring buildings so that there are no shocking variations in finishes within a streetscape. See TCP-14 for color notes; see Town Founders for current approved color palette.

ATTACHMENTS & SITEWORK MATERIALS

FLUES:
Clay tile.

CHIMNEYS:
Stucco. See TCP-88 & TCP-92.

SIGNS:
Wood sign boards are preferred, but metal signs may be accepted by the Town Architect based on merit at the Town Architect’s sole discretion. See TCP-89.

AWNINGS:
Canvas awnings on a light metal frame. Traditional retractable awnings are strongly encouraged due to high winds. See TCP-90.

ROOF PENETRATIONS:
See TCP-98.

FENCES:
Shall be wood (lowland cypress, redwood, cedar, or #1 Common grade pressure-treated pine.) See TCP-101. Masonry fence bases may be made of any materials permitted for walls (see below.)

WALLS:
Stucco. See TCP-102.

SIDWALK MATERIALS:
Paving materials used outside a frontage fence or wall on private property shall match public sidewalk material. Sidewalks inside frontage fence or wall may be any material permitted in Surfaces pattern if appropriate to the Transect zone. See TCP-103.
GIFT TO THE STREET

Gave a gift to the street that either refreshes, shelters, delights, directs, entertains, informs, or reminds people, or gives them a place to rest.

WE DO THIS BECAUSE: There are few acts so neighborly as freely giving a gift to anyone who happens by, whether they be friend or stranger.

*What Matters: Gifts to the Street in 12 & 13 most often happen along the frontage fence or hedge. They are also the rarest here because passers-by to give the Gift so are less numerous here.

What Doesn't: The specific gift you give, so long as you give one.

**What Matters: Gifts to the Street in 14 may occur either at the street or closer to the building wall because the private frontage is narrower.

What Doesn't: The specific gift you give, so long as you give one.

*What Matters: Gifts to the Street in 15 & 16 are often built into the property line gifts to the street here either occur on the wall of the building or in the adjacent sidewalk.

What Doesn't: The specific gift you give, so long as you give one.

**What Matters: Because buildings in 17 & 18 are often built into the property line gifts to the street here either occur on the wall of the building or in the adjacent sidewalk.

What Doesn't: The specific gift you give, so long as you give one.

Techniques

1. LEFT: A Gift to the Street can enrich people. The most victorious such technique is a sidewalk cafe, but it can also be as simple as a street fountain (not illustrated).

2. RIGHT: This shopfront gives several Gifts to the Street, including sheltering people who are under the awning from sun and rain.

3. LEFT: The flower garden exists primarily as a gift to delight the passer-by.

4. RIGHT: The tower on the house at the end of this street serves as a terminus where these serve to direct people along a path by providing a goal at the end.

5. LEFT: An interesting shop window entices pedestrians about as well as any technique available.

6. RIGHT: The sundial is an ancient method of informing people of the time. More recently, the wall-mounted clock does the same thing.

7. LEFT: Memorials remind future generations of the things that their forbears found most important, such as this memorial to the citizens of this city who died in World War I.

8. RIGHT: The sidewalk bench is obviously a common example of a place to rest, but the place to sit doesn't have to be an obvious bench in order to be useful.
CHIMNEYS
Build chimneys strictly according to TCP~87, TCP~88 & TCP~91 thru TCP~93.

THE PATTERNS LISTED ABOVE, found in Traditional Construction Patterns, fully code the various types of chimneys to be used. This pattern codes only chimney styles as they vary across the Classical/Vernacular Spectrum. In other words, follow the rules in Traditional Construction Patterns and follow the styles shown here. Generally, most chimneys are capped with some sort of device: the arched or gabled masonry hoods are most popular.

SIGNS
Build signs strictly according to TCP~87, TCP~88 & TCP~91 thru TCP~93.

THE PATTERNS LISTED ABOVE, found in Traditional Construction Patterns, fully code the various types of signs to be used. This pattern codes only sign styles as they vary across the Classical/Vernacular Spectrum. In other words, follow the rules in Traditional Construction Patterns and follow the styles shown here. Generally, sign styles are heavily weighted to wood signs, including engraved wood signs.
AWNINGS

Install awnings according to TCIP~90, TCIP~97, & TCIP~99. Solid awnings may also be used (see bottom row of photos). Awnings should extend or tilt for windstorms.

THE PATTERNS LISTED ABOVE, found in Traditional Construction Patterns, fully code the various types of awnings to be used. This pattern codes only awning styles as they vary across the Classical/ Vernacular Spectrum. In other words, follow the rules in Traditional Construction Patterns and follow the styles shown here.

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<tr>
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**What Matters:** Loosely hang single-color canopies on the simplest possible support. Umbrellas are portable Organic awnings.

**What Doesn’t:** Colors, as long as they are not garish.

---

**What Matters:** Add fringes and/or stripes to a Organic awning to get a Median awning.

**What Doesn’t:** Colors, again, as long as they’re not garish. And fringe scallop pattern, so long as it is shallow enough to permit signage on the fringe if desired.

---

**What Matters:** Frame a Classic awning prominently on a classical architectural element. To get a Organic awning.

**What Doesn’t:** Same as for Median awnings. Plus the design of the architectural elements by which the awning is framed, so long as they follow classical design principles.

---

ORGANIC  | MEDIAN  | REFINED

REALMS: 3rd Realm (Regional): Awnings are an important environmental pattern because they entice people to sit outside at food service establishments rather than taking up more interior space and requiring more interior air conditioning and lighting. They also entice people to shop on outdoor streets rather than malls by making the experience more interesting.

ATTRIBUTES: 1. Commodity: Most of the environmental benefits above either save money or make money for retailers. Awnings also protect people from the sun or the hot Southern sun. 2. Delight: They make money by enlivening the streetscape with colorful fabric that moves in the breeze. 3. Wellness: By making a more interesting streetscape, people are enticed to walk more with many resulting health benefits.
FOUNTAINS
Install fountains that are either freestanding as a focal point in an outdoor space or against the wall of an outdoor space.

WE DO THIS BECAUSE: The sound of water is refreshing in hot climates. Additionally, water spraying up or dripping down cools the air around it, acting as an evaporative cooling device. Fountains can be used as part of a stormwater collection device (see Rainwater Collection, Storage & Use.)

LIGHTING
Install lighting according to TCP~100. LEED Credit SS8 shall be earned in T2 & T3, should be earned in T4 and probably will not be earned in T5 & T6.

THE PATTERN LISTED ABOVE, found in Traditional Construction Patterns, fully codes the various types of lighting to be used. This pattern codes only lighting styles as they vary across the Classical/Vernacular Spectrum. In other words, follow the rules in Traditional Construction Patterns and follow the styles shown here. Because of regional preferences, gas lighting is strongly encouraged.
COLORS
Color buildings according to their location on the Harbor. Rural buildings may be most colorful in the widest range. Median buildings should be more varied in a wide range. Urban buildings should have the narrowest range of color.

ATTACHMENTS & Sitework
WE DO THIS BECAUSE: Rural buildings usually sit the furthest apart, so neighboring houses with very different color schemes might still be good neighbors, especially because of the lack Bahamas landscape. Buildings in more compact neighborhoods are more muted because the proximity of the buildings means that dramatically different color schemes may clash more easily. But the Bahamian color traditions are known worldwide, so buildings in more compact neighborhoods still should be colored in a wide range of colors. It is only in the most urban settings that the range should narrow; various shades of red and pink with white trim and green accents comprise the most common scheme.

What Matters: The most common body colors should be muted wood, white, yellow, and pink. Trim and accent colors may either be primary and secondary hues of shades or more saturated versions of the same hues.

WHAT MATTERS: The most common body colors should be white, cream, blue, yellow, and oxblood pink. Trim and accent colors should be primary and secondary hues of shades, with the exception of green, which may be fully saturated and dark.

WHAT MATTERS: The most common body colors should be oxblood pink and brown. The most common trim color should be white, and the most common accent color should be deep green.

<table>
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<tr>
<th>T2, T3 Colors</th>
<th>T2 &amp; T3 Colors</th>
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T2 & T3 Colors

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| Horizontal lines between rows of color swatches separate body colors, trim colors, and accent colors that may be interchanged within their categories. In other words, Body colors may be interchanged with each other, but Body colors may not be exchanged with Trim colors.

Empty chips in the Trim and Accent columns indicate one- or two-color schemes.

Color specifications are not given because great places exhibit a great variety of color and contrast in a narrow range. So a thousand interpretations of a color chip from a thousand people is better than one precise color that would provide a more unified scheme. So look closely before mixing the color you like best.
## T4 Colors

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## T5 & T6 Colors

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**ATTACHMENTS & SiteWork**

- **Colors**
  - Horizontal lines between rows of color swatches separate body, trim, and accent colors. Vertical lines may be interchanged within these categories. In other words, body colors may be interchanged with each other, but body colors may not be exchanged with trim colors.

- **Empty Cells**
  - Empty cells in the trim and accent columns indicate one- or two-color schemes.

- **Color specifications are not given** because great places exhibit a limited range of detail and color in a narrow range. So one-thousand interpretations of a color chip from a thousand people is better than one precise color the author might provide to be painted over and over—so long as the range doesn’t get too wide. So look closely before mixing the color you like best.
HEDGES

Plant hedges in T2, T3, and occasionally T4 where fences are required or desired as a replacement for fences. Allow hedges to grow taller than their counterpart fences are allowed in TCP-104 thru TCP-108.

WE DO THIS BECAUSE: Hedges are allowed extra height because they are made of living, growing material which compensates the sideways for its additional height by being softer and more beautiful than fences or walls. Any hedge structure, such as posts or frames, however, must comply with the height limitations of the fence type that is being replaced by the hedge. Posts are allowed to exceed height limitations by 8”. Only the living hedge material is allowed to exceed these heights. Hedges are most appropriate in the most rural zones of the Transect because they are more natural than fences or walls.

ORGANIC   MEDIAN   Refined

WHAT MATTERS: Plant the most Organic hedges with no non-living structures in all, just the hedge plants and nothing more.

WHAT DOESN’T: Species of hedge plant, so long as it is one that is on the Plant List. Some species that grow well in the Bahamas are flowering, such as the Bougainvillea shown in the third Organic image on the next page.

WHAT MATTERS: Median hedges include timber posts periodically, but no closer than 8” on center. This type is therefore sometimes referred to as the Post & Hedge. Posts should generally be heavier and have a simpler cap detail than would be used on the corresponding fence type.

WHAT DOESN’T: Species of hedge plant, as noted for Organic hedges.

WHAT MATTERS: Refined hedges include timber posts spaced periodically, but no greater than 8” on center. The posts are usually connected near the tops with a simple or compound wood top rail, and a wire mesh is installed on the resulting frame, upon which vines are trained; or as in which hedge plants are grown. This type is therefore sometimes referred to as the Frame & Hedge or the Habersham Hedge.

WHAT DOESN’T: Specific hedge or vine plant, as long as it is one that is on the Plant List.

REALMS:

1st Realm [Regional]: See Fences. 4th Realm [Nationals]: Hedges are commonly used throughout the Bahamas to establish boundaries of the more rural Transect zones. 5th Realm [Continental]: Hedges are one of the least refined patterns with such a broad expanse, as this Realm is populated mostly heavily by highly refined patterns such most of the patterns of Western classicism. But hedges have existed for many centuries throughout Europe, the Americas, and beyond, to the point that they must be considered a pattern of the 5th Realm.

ATTRIBUTES:

Commercial: Hedges exist first of all to divide pieces of land, and also to provide privacy behind the hedge. By making people feel protected outdoors, hedges help create all the financial benefits associated with low-conditioned interior space. Festive: Fences provide frontages. Delight: Hedges provide greater delight than fences and walls because of being created primarily or entirely of living materials. Wellness: The Wellness discussion in the Fences pattern (next page) applies to Hedges as well.

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The patterns listed above are found in Traditional Construction Patterns, fully code the various types of fences with only the locality-based exceptions noted above. This pattern orders only fence styles as they vary across the transect. In other words, follow the rules in Traditional Construction Patterns and follow the styles shown here. There are fewer fences in T2 and none in T5 or T6.

- **What Matters:** Build flat and simple fences of random-width pickets and/or leave fence unfinished. It finished, paint white.
- **What Doesn’t:** Sloped tops, single- or double-slope, angle can vary, and direction (if single-slope) can vary.

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**What Matters:** Build T4 fences of regularly-spaced wood pickets. Paint fences white or match house trim color if it is a very light off-white.

**What Doesn’t:** Picket top shape and angle, which should vary. Low stone or stucco wall at base of wall is optimal.

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REALMS: 3rd Realm (Regional): Fences are highly-evolved psychological protection devices that allow people to sit on their front porches because they feel protected there when people walk by on the sidewalk. This allows the house to be less conditioned at times. 4th Realm (National): These wood picket designs can be found throughout the Bahamas.

ATTRIBUTES: Community: By making people feel protected outdoors, fences help create all the financial benefits associated with less-conditioned interior space. Firmness: Fences protect frontages. Delight: See Wellness. Wellness: Because fences make the streetscape much more interesting, people tend to walk more. They also meet more neighbors who are sitting on their porches, fostering a greater sense of community which in turn has several emotional benefits.

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Variations

- T2, T3
- T4
- T5
- T6

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WALLS

Build stucco masonry walls in the landscape strictly according to TCP~101, TCP~102 & TCP~104, but TCP~108, except in T3 & T6 allow taller walls (up to 10') & allow wall panels up to 5' tall, not 40'.

THE PATTERNS LISTED ABOVE, found in Traditional Construction Patterns, fully code the various types of walls with only the locality-based exceptions noted above. This pattern index only wall styles as they vary across the Classical/Vernacular Spectrum. In other words, follow the rules in Traditional Construction Patterns and follow the styles shown here.

ATTACHMENTS & SITEWORK

LEED
CREDIT
EA1
POINTS
1-10
56

What Matters: Build Organic walls most simply, with a simple gable or arched top. Wall base is only required if wall height exceeds 40'.

What Doesn't: Wall thickness so long as the wall is structurally sound or finish material, which may vary between a smooth troweled mortar finish and unfinished rough stone structural walls in the most rural areas of T1 Transition zones.

ORGANIC

What Matters: Build Medium walls with a visible cap that projects beyond the surface of the wall below. Cap detail should be simple. Wall base is encouraged, but is only required if wall height exceeds 40'.

What Doesn't: Wall thickness so long as the wall is structurally sound or finish material, so long as the finish is smooth.

MEDIAN

What Matters: Build Refined walls with a visible cap with a bed molding and possibly shaped top. Wall base is required. A shaped base cap between the base and wall is encouraged.

What Doesn't: Specific shapes of cap, bed moldings, and base cap so long as they adhere to the basic principles of classical molding shapes.

REFINED

REALMS: 3rd Realm (Regional): Walls are highly-evolved psychological protection devices that allow people to sit on their front porches because they feel protected there when people walk by on the sidewalk. This allows the house to be less controlled at times. Because they are solid, walls act more positively in this regard than fences, and similar to Hedges. 4th Realm (National): Walls in the landscape are pervasive throughout the Bahamas, and in fact create some of the most memorable street scenes here. 5th Realm (Continental): Like hedges, landscape walls have a broad European and American heritage beyond the boundaries of the Bahamas.

Attributes: Commodity: Commodity: Walls exist first of all to divide pieces of land, and also to provide privacy behind the wall. By making people feel protected outdoors, walls help create all the financial benefits associated with less-conditioned interior space. Serenity, Delight, and Wellness. See Hedges, except that Walls are the finest of all property boundaries, but at the expense of Delight of not being made of living materials.

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FRONTAGE GARDEN
Build Frontage Gardens that adorn the passage from the street to the building and that are appropriate to the District zone in which they are located. Frontage Gardens may act as a Gift To The Street.

WE DO THIS BECAUSE: While a Frontage Garden is not a place to sit because of its proximity to the street, it is nonetheless very important to the act of entering a building because it is the first part of a property that someone experiences.

WHAT MATTERS: Plant a T2 or T3 Frontage Garden as the first vertical element at the site. If the site is large enough, a Frontage Garden may shield private areas in front of the front porch. Trees and smaller plants should be irregularly planted. The sidewalk to the front door may be curvilinear.

WHAT DOESN’T: The space in front of the Frontage Garden may either be planted in turf or ground cover. Specific garden designs may vary widely according to the overall site design.

WHAT MATTERS: Plant a T4 Frontage Garden behind the Frontage Fence. The T4 Frontage Garden should generally include little or no turf. The sidewalk to the front door should be straight in most cases, but can occasionally curve if necessary.

WHAT DOESN’T: Frontage Fence may be substituted for the Frontage Fence.

WHAT MATTERS: Plant a T5 or T6 Frontage Garden behind the Frontage Wall. In most cases, the lot will be small enough that the Frontage Garden will contain only large plantings and will not be an inhabited space.

WHAT DOESN’T: Frontage Wall may be substituted for the Frontage Wall in less urban areas of T5.

REALMS: 1st Realm (Regional): The Frontage Garden, if it also acts as a Gift To The Street, entices people outdoors, therefore helping acclimatize them to the local environment (see Gift to the Street). 4th Realm (National): Frontage Gardens, especially those of T4 and T5, contribute heavily to the popular images of Bahamian towns and villages that now exist around the world.

ATTRIBUTES: Delight: The Frontage Garden is almost entirely about delight... of those who pass through and those who pass by. Wellness: The healing effects of a garden, whether it is a garden to be sit within or passed beside, has been well-documented for centuries.
PRIVATE GARDENS
Create a series of Private Gardens on each site using the Elements shown here. Design Private Gardens to be appropriate to the Townset zone in which they are located.

ATTACHMENTS & SITework
LEED
CREDIT
EA1
10
POINTS
56
contributes indirectly to EA1 by assisting environmental acclimation (see 14B Realm)

WE DO THIS BECAUSE: Private Gardens are the primary on-site attainment elements that tempt people to spend time outdoors, therefore acclimatizing them to the local environment. The design of Private Gardens is strongly influenced by the amount of space that exists to put them in, which is in turn influenced by the Townset zone in which the property is located.

WHAT MATTERS: The most rural Private Gardens are defined primarily by their tree canopy and lower plant material at their edges. Buildings normally occupy only a small proportion of their perimeter. They may or may not contain large areas of turf (see Sustainable Strategies).

WHAT MATTERS: The most urban Private Gardens are defined in part by their tree canopies and plant material edges, but because their sizes are usually smaller, they are more likely to have a larger proportion of their edges made up by buildings. Garden structures (see Garden Pavilions) may also help form their edges.

WHAT MATTERS: The most urban Private Gardens are usually located on the smallest sites. As a result, they are usually composed entirely of either paved areas for walking, seating, and planting beds with no turf whatsoever.

Elements

1. LEFT: The tree canopy should be composed primarily of native species, since they thrive with little maintenance.

2. RIGHT: Lower planting should be primarily composed of native species, and also of flowering species.

3. LEFT: Floating plants may be trained across the wall of a building.

4. RIGHT: Building walls may also be covered with vining plants.

5. LEFT: Potted plants may be a major part of Private Garden design.

6. RIGHT: Trellises mounted against building walls may be used for training flowering plants or fruit trees and shrubs.

7. LEFT: Private Gardens are designed as places to sit, so don’t forget the seating.

8. RIGHT: Because Private Gardens are placed to spend time, don’t forget the water element, which can either take the form of fountains, or of several other water elements such as ponds and pools.

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TERRACES
Provide relatively flat floors for Garden Rooms in Private Gardens and possibly Frontage Gardens by terracing the land in a manner appropriate to the garden's location on the Trassect.

WE DO THIS BECAUSE: A garden room with a flat floor is simply more livable than steeply sloping ground. Divide it or a table without falling over, for example, and you don't feel as if you're about to fall out of your chair, as you would on sloping land. Terracing individual Garden Rooms into the existing grade allows the building and its garden to sit much more lightly on the land than can be done with the current practice of mass-grading everything with heavy equipment.

WHAT MATTERS: Terrace Garden Rooms with the most rural character by a simple earl grade at the edges.

WHAT DOESN'T: Slope of the edge grade, so long as it can be maintained and is within the "natural angle of repose" of the material to be used. That's a technical term that essentially means "will the dirt stay there indefinitely once you walk away?"

WHAT MATTERS: Terrace Garden Rooms with stone walls made up of smooth stones that may either be laid back as illustrated above, or may be laid vertically as shown in some of the variations on the next page. Laid-back walls can be taller without using massive foundations.

WHAT DOESN'T: Height of the wall, which should be determined by design and safety concerns based on your specific Garden Room.

REALMS: 3rd Realm (Universe): Terracing land to achieve more useful flat surfaces for Garden Rooms is a universal pattern found around the world in places where the land slopes.

ATTRIBUTES: Comfort: The primary purpose of a terrace is to create a useful space outdoors where you can do things you could not do so easily on a slope. Elegance: The taller stone walls usually look strong because they must be strong in order to hold back the earth behind them.
ARBORS
Build arbors of solid timber posts and beams and wood rafters and purlins. Arbor design should correspond to or be somewhat more Organic than the setting of the building it serves.

WE DO THIS BECAUSE: Arbors in the Bahamas endure extreme moisture, humidity, and often salty air. Solid timber fare much better than columns and beams built up of smaller beams and nailed together. Simpler designs require fewer fasteners which are the first elements to deteriorate if a durable wood is selected. The arbor design may be more Organic than the building it serves because gardens in general are more Organic than buildings.

WHAT MATTERS: Build Organic arbors of the simplest designs, usually including only thin posts, timber beams, and plain purlins.
WHAT DOESN’T: Specific shape of beams & purlin ends, which may be shaped in a decorative fashion so long as they do not become elaborate.

WHAT MATTERS: Build Medium arbors using posts of medium thickness, timber beams, rafters, and purlins. Posts should be chamfered to make corners wear better. Beams may connect only pairs of columns rather than running around entire arbor.
WHAT DOESN’T: Specific shape of beam, rafter, & purlin ends, which may be shaped in a decorative fashion.

WHAT MATTERS: Build Refined arbors using thick posts, timber beams, rafters, and purlins. Posts should be chamfered to make corners wear better, and may have simple capital trim. Beams should run around entire arbor.
WHAT DOESN’T: Specific shape of beam, rafter, & purlin ends, which may be shaped in a decorative fashion.

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PLAYING OUTDOORS
Provide as many opportunities as possible for both children and adults to play in close proximity to where they live.

WE DO THIS BECAUSE: Having to drive somewhere in order to exercise doesn’t make sense if you could walk out your back door instead. Because you don’t have to drive to get to local play areas, both children and adults are much more likely to get physical exercise. Play opportunities are best placed near the back alley or lane where they can be just a bit loud and messy without disturbing anyone.

MINOR TECHNIQUES

1. PLAY STRUCTURES
   Play structures are the most common of the three minor techniques shown here. They are considered minor because they generally are more structured, generating less spontaneous play.

2. STRUCTURED SPORTS
   There are a number of structured sports such as tetherball, shuffleboard, etc. that will capture a kid’s imagination for a while, but not usually for hours on end.

3. TABLE GAMES
   There is a long and honorable history of public board games played on a table. Checkers is the vernacular game of choice by the older men at the more rural reaches of the Transect. Chess is the more classical game preferred by many in more urban places. The primary reason Table Games are considered a minor technique is because there is no physical exertion or benefit.

REALMS: 1st Realm (Local): Topography and the neighborhood land plan usually determine which play opportunities are available on each block. 2nd Realm (Regional): Nearby play opportunities not only save gas and vehicular pollution, but also sever people outdoors, accentuating them to the local climate and reducing interior space conditioning as a result. 3rd Realm (National): Sports which play space are needed generally vary from nation to nation. 4th Realm (Universal): The universal human need for physical exercise is so obvious that no further explanation is needed.

ATTRIBUTES:  | Community: Saving gas saves money, but local play also saves time. And kids usually enjoy less structured local play far more than what is available at recreation centers costing millions.  | Wellness: Nobody who has read the news for the past 30 years needs this book to understand the many benefits of exercise.

MAJOR TECHNIQUES

1. FANTASY PLAY
   Adults often forget that the most fun they had as a kid was office in a secret hideaway somewhere. Some types of play are best placed near the top of the hierarchy, but rather than a tropical cruise, they cater to patrons that remember.

5. OPEN SPACE
   The biggest four sports in the Western Hemisphere (football, American football, baseball, basketball) all are played according to a dozen sets of rules. Wanna play HORS? Make ’em, take ’em! If there’s an open field nearby, the kids will take care of the rest, but by all means include a basketball goal somewhere on each alley.

6. BIKE RACKS
   Bikes are a kid’s only means of self-transportation, and they’re gaining popularity with adults, too, especially in walkable neighborhoods when you’re out of the habit of driving everywhere but need to get down to the corner store quickly. So by all means include a bike rack near the alley or lane for the bikers in your house.

7. OUT IN THE WOODS
   Given the opportunity, kids love to go play in the woods. Most likely probably not large enough to include soundscapes, but if they do, or if you can make a path in the woods, the kids will thank you.
BATHING OUTDOORS

Consider providing opportunities to bathe outdoors, whether recreationally or simply to clean up.

WE DO THIS BECAUSE: People are naturally drawn to water. Bathing outdoors is by nature more invigorating than a similar experience indoors for at least three reasons: the temperature is less controlled outdoors, the light is either brighter by day or darker by night, and the sounds of the outdoors can be clearly heard, whereas they are muffled indoors at best.

1. OPEN SHOWER
   This shower type is suitable for only swimmers and other semi-clad showers. It is obviously the least expensive of all techniques for bathing outdoors.

2. CURTAINED SHOWER
   This shower type technically would work for any unclad shower, but most people would feel uncomfortable doing so only if the shower were located in a secured and probably secluded part of their lot because anyone could walk up and open the curtain.

3. WALLED SHOWER
   This shower type works well for an unclad shower because the door can be latched from the inside. Be certain you have calculated the view angles from your neighbors' second floor windows, however, before you get too comfortable. This photo shows a simple floor, but walk-in showers can also include a class-room tub, which both collects the water better and also allows for taking a bath instead of a shower that is open to the sky.

REALM: 1st Realm (Personal): Because Bathing Outdoors is uncommon, there is a great need for designers' personal inventiveness. 2nd Realm (Regional): Opportunities for bathing outdoors entice people to spend more time outside, acclimating them to the local climate and reducing interior space conditioning, as a result. The feasibility of bathing outdoors should depend on the warmth of the local climate, but there are cold weather exceptions around the world that have increased in recent years with the advent of the hot tub. 4th Realm (Universal): Humans have always been drawn to water, possibly because our bodies are made mostly of water.

ATTRIBUTES: Delight. While there technically is some commodity involved, this pattern is really all about the sensual enjoyment of bathing outdoors. Wellness: Acclimating to the local environment may keep us from getting sick, while an invigorating experience like bathing outdoors raises our spirits.

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COOKING OUTDOORS

Set aside a place and equip it to prepare meals outdoors, no matter how simply.

WE DO THIS BECAUSE: Just as people are drawn to water outdoors, they are also drawn to fire, too. The most constructive thing that can usually be done with an outdoor fire is to cook a meal.

Components

Preparation Table
The prep table does not have to be permanent, but even if it is a simple folding table you take inside every time you finish eating outdoors, there still needs to be a place for it in your outdoor kitchen.

Water
It is obviously possible to grill steaks or hot dogs without running water, but having a sink clearly allows you to prepare a more complete meal and to clean up better afterwards. The sink may be inset into a permanent preparation table.

Fire
A heat source for cooking is the single most essential component of an outdoor kitchen. The simple drum cooker above uses charcoal. A simpler fire pit (see next page) uses wood, while the more elaborate cookers typically use gas.

Techniques

1. Fire Pit
The fire pit is the oldest cooking device, indoors or out. This one is rimmed with stone, but they can be as simple as a clean-sweep depression in the earth or a Boy Scout campfire. The covered pit is a variation that involves burning a fire in a hole, putting food on top, then covering the entire assembly until the food is cooked.

2. Masonry Grill
The masonry grill has a fairly long history, but not nearly as long as the fire pit. It has fallen somewhat out of favor in recent years because of the rise of the stainless steel cooker on the high end and the terra cotta chimenea on the low end.

3. Stainless Steel Cooker
Stainless steel grills are simple, three-legged affairs, but they have evolved recently into the fire-standing stainless steel cooker, which is the highest-end outdoor cooking device of our time. The stainless steel will not rust and many of these models have been engineered to last, cooking performance. Most are gas-fired.

4. Complete Kitchen
Stainless steel cookers are often combined with a sink, a refrigerator and other accessories like ice makers into a complete outdoor kitchen, all constructed of stainless steel and built for harsh climates such as salt spray. Capabilities of these kitchens can range from simple outdoor cooking and eating in to ancient eating. Why else would we sit around the fire until the coals go to grey?
STREET WORKSHOP

Allow workshops that are visible from the street in all Tenure zones so long as they do not create a hazard to the health, safety, and welfare of the neighbors.

WE DO THIS BECAUSE: Most of the industries of the Bahamas are small-scale, and may therefore benefit from small workshops that fit seamlessly into neighborhoods and town centers. Street workshops have many benefits, including allowing workers to walk to work rather than driving the roadways, and also allowing children to watch (from a distance) the work that is the reason for a place, such as boat-building or fish-cleaning.

WHAT MATTERS: Place T2 & T3 Street Workshops at the back of the lot and bring a driveway from the street to service them since lots in these zones likely are not served by rear lanes.

WHAT DOESN'T: Specific building configuration is less important in these zones because the buildings are less visible from the street than elsewhere.

WHAT MATTERS: Place T4 Street Workshops at the frontage setbacks of corner lots to force exterior work yards in the rear and hold the corner. Place a shed or garage at the back corner of street and alley or rear lane. Connect workshop and shed with a frontage wall that hides the exterior work yard. Provide display windows along street frontages of workshop to display wares.

WHAT MATTERS: Place T5 & T6 Street Workshops at the frontage line, leaving the rear of the lot for the exterior work yard. Street Workshop frontage should match the general character of the frontages of the adjacent buildings.

WHAT DOESN'T: Rear of workshop may be of less expensive construction because it is from the alley.

REALMS: 6th Realm (National): Street Workshops are an iconic pattern of the Bahamas, from the boat-building shops of Man-O-War to the fish-cleaning sheds along the shores of Eleuthera and elsewhere. They also occur in more urban areas, such as the cigar-making workshops and woodworking shops of Nassau.

ATTRIBUTES: Commodity: Street Workshops allow people to walk to work rather than having to drive. They also invite the tourists to buy the wares of the workshops by being located on the streets of the towns where the tourists are, rather than being housed in an industrial zone where a tourist would never set foot.
GREEN SHED

Create structures in the private part of a lot that combine the functions of getting sheds, tool sheds, and recycling bins.

WE DO THIS BECAUSE: People are much more likely to propagate asexual plants, and to recycle materials, if given a proper setting in which to do so. This pattern does not currently exist, but it is high time that it should.

TECHNIQUES

1. Bulk Storage
Provide some space for storing large, bulky items such as pots or fertilizer bags.

2. Hanging Storage
Open grids and pegboards are useful for hanging more things than what you can possibly think of at the moment. You can never have enough.

3. Water
If you find room for a utility sink, you'll be glad you did.

Techniques

4. Shed Size
A Green Shed does not have to be enormous. Depending on what all you want to do in one, they can require as little as 5' x 8' or even less.

5. Recycling Bins
Include recycling bins for each of the types of materials that can be locally recycled. The ideal spot for them is under the workbench.

6. Workbench
If you include nothing else, the workbench and the recycling bins are the two most essential parts of the Green Shed.

7. Greenhouse
If you have room for a small greenhouse, the gardener in your family will love you for it. A greenhouse doesn't have to be anywhere near as large as this one... even a small cold frame will help you start plants in early spring.


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WE DO THIS BECAUSE: The importance of animals to humans is far too great to catalog in one paragraph. Domesticated animals can be great friends, offering unconditional companionship. They can also be very useful for many tasks and are the source of many raw materials such as wool. Wild animals fill a legion of important roles, and may be attracted for their specialty, like building martin houses for their insect-eating process.

What Matters: 12 is by definition rural, so all sizes of animals may be included there, even the very largest such as horses.

Illustrations from top: Barns house horses. Martin houses are designed to attract the Martin, long known for eating pesky insects. Some grazing animals require nothing but a fence around the pasture in which they make their home. A millpond at the edge of town attracts a flock of ducks.

What Matters: Both medium-sized and small animals may make their homes in 13 & 14.

Illustrations from top: The dog and its doghouse. Birds may be attracted in a number of ways, including by birdhouses. Another reason to house the birdhouse is that it's mounted on a fence. Speaking of mounted, the birding post is an artifact of a horse's journey into town, although they should be housed in 12.

What Matters: 15 & 16 are most suitable for small animals.

Illustrations from top: Birdhouses may be incorporated as an architectural element. Some creatures prefer the human habitat, such as this cat enjoying a high roof terrace. Feeders attract creatures such as birds across all species of the Transx. Some creatures that are beneficial to humans are known to be attracted by certain plants.

REALMS: 3rd Realms (Regional): Populating a place with more than just humans (increasing bio-diversity) is important to us because we thrive best in places where we are not alone. 6th Realms (Universal): Animal companionship extends all the way back to the dawn of time in all cultures around the world.

Attributes: Commodity: Humans have nurtured and tended to animals since the beginning of civilization for many purposes. It is only during the past century that we have forgotten how useful many of them may be. Delight: The fact that many people consider their pets to be a part of the family is ample testimony to the delight that comes from the unquestioned loyalty of an animal friend. Wellness: Animal companionship has a long-standing documented history of enhancing human mental health. And the presence of all creatures, whether tame or wild, makes an environment that is healthier for humans in ways we are only beginning to understand.

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ARCHITECTURE OF THE BAHAMAS
[2005]
GARDEN PAVILION

Build Garden Pavilions within or at the edges of the Garden Rooms of Private Gardens so that gardens become living spaces that accommodate sitting, cooking, eating, and even sleeping.

WE DO THIS BECAUSE: Gardens that are purely decorative are expensive to build and maintain. Yet Garden Rooms that can actually be lived in can be some of the least expensive living space, and also the most delightful. But actually living in a garden rather than just walking through it requires certain services that sometimes require a roof. Breakfast in the garden during a morning rain can be a delight, for example, while doing the same in the open would result in a soggy mess.

ATTACHMENTS & SITEWORK
LEED
CREDIT
EA1
POINTS
1-10

WHAT MATTERS: Build Center Pavilions in a location where there is garden all around. Center pavilions work best for important activities such as eating which easily become the focal point of time in the garden.

WHAT DOESN’T: Specific size of a Center Pavilion, which should be tailored to the needs it is intended to meet. Center Pavilions need not be a specific shape, either, although they do lend themselves well to octagonal and circular structures.

WHAT MATTERS: Build Edge Pavilions on or near the garden wall. Edge Pavilions are internally wider than they are deep to help them enclose the Positive Outdoor Space of the Garden Rooms. Edge Pavilions, because they can be located anywhere along a garden wall, are often less iconic, and are therefore more suitable for service uses such as kitchens that need to spread in a linear fashion, although they also make good entry pavilions through a wall as illustrated in the bottom Variations image on the next page.

WHAT MATTERS: Build Corner Pavilions as corner posts for the garden wall, fence, or hedge. Corner Pavilions have only one corner that fully intersects the garden, so they are best used for functions such as storage where you need access, but don’t want to spend a lot of time. They work best as a corner post if they are relatively square. The shifting Variations image on the next page breaks both these conventions by assuming an L-shape and serving as an outdoor kitchen.

REALMS: 3rd Realm (Personal) - Garden Pavilions not visible from the street are fertile ground for design experimentation and expression. 3rd Realm (Regional) - The promise of enticing people outdoors to reduce interior crowding trends can best be met when the outdoors can actually be inhabited. Garden Pavilions make this happen. 4th Realm (National) - Humane Garden Pavilions often offer the signature elements of the garden that are most memorable. 5th Realm (Continental) - Because they are signature pieces, Garden Pavilions are often more refined. Following the classical tradition, 5th Realm (Universal) - Garden Pavilions allow for the universal human need to live in the garden. This need has existed since the Garden of Eden.

ATTRIBUTES: 2. Conspicuity: Except for rare foliers, Garden Pavilions all exist to facilitate inhabitations of the Garden Rooms as outdoor living space. 2. Delight and Wellness: See other garden patterns for elaboration.


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FRONT GATE

Provide a wooden gate in the frontage hedge, fence, or wall that leads to the front door. The lowest point of the top of the gate should be no higher than the allowable height of the hedge, fence, or wall it is in.

WE DO THIS BECAUSE: Gates not only keep out creatures such as neighborhood dogs, but they also present a clear boundary between the public realm of the street and the semi-private realm of the First Layer of a lot (see General Mazing Rules.) But front gates can also serve as an invitation to guests and neighbors to join you on your porch.

ATTACHMENTS & SITETWORK

ORGANIC

WHAT MATTERS: Build Organic Front Gates most simply, with square tops and vertical boards that match the pickets of the fence on either side, if there is one. When an Organic Front Gate is in a hedge or wall instead, match the general character of the building behind it.

WHAT DOESN’T: Specific frame design. Also, Organic Front Gates may be single or double.

MEDIAN

WHAT MATTERS: Build Median Front Gates with either a square top or median. Median Front Gates are located in fences rather than hedges or walls, pickets may or may not match the pickets of the adjacent fence.

WHAT DOESN’T: Gate top shape may be any geometric shape. Common shapes include round top, inverted round top, gable top, slope top, and double round top.

REFINED

WHAT MATTERS: Build Refined Front Gates of unique, expressive frames that contain at least one curved frame member. Pickets should not match any adjacent fence pickets.

WHAT DOESN’T: Specific gate design, so long as it is unique within view of the frontage hedge, fence, or wall within which it is installed.

REALMS:

1st Realm (Personal): Refined Front Gates should be expressive and unique, and are therefore fertile ground for creative invention.

2nd Realm (Regional): The islands of the Bahamas have subtle differences between Front Gate designs. Because Front Gates can be so interesting (see Delight) they can actually serve as a tell to the Street, and entice people to walk, with the ecological and Wellness benefits discussed in many other genres.

3rd Realm (National): Very few nations have preserved their traditions of Front Gates as well as the Bahamas.

4th Realm (Continental): Once, the tradition of the Front Gate extended to all of Europe and the Americas.

ATTAINMENTS: Expressivity: Front Gates are useful for keeping creatures either outside or inside the front yard. Delight: Front Gates are the first beautiful thing in a building that you can touch. Their beauty invites and welcomes the guest. Wellness: A community of beautiful Front Gates is an invitation to walk and to heal.

 Architectures of the Bahamas

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Variations

ORGANIC

MEDIAN

REFINED

ATTACHMENTS & SITETWORK

Front Gate

The Bahamian tradition of beautifully intricate Refined gates is a result of many of them originally being built by boat-builders, whose craft required the making of curved frames. They naturally translated that craft into the gates they built.

Median & Refined Front Gates may also include an arbor over the gate similar to those found on Garden Gates either if the street is very busy or if it is very small. The lower right image on this page illustrates this configuration.

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GARDEN GATE

Provide a wooden gate in the ledge, fence, or wall that leads to a private garden. The lowest point of the top of the gate should be no higher than the allowable height of the ledge, fence, or wall it is in.

WE DO THIS BECAUSE: Gates not only keep out creatures such as neighboring dogs, but they also present a clear boundary between the public realm of the side street and the private garden, or between the private gardens of two neighbors. Because they protect the privacy of private gardens, Garden Gates should be taller than Front Gates.

ORGANIC

WHAT MATTERS: Build Organic Garden Gates simply. These gates are similar to Organic and Median Front Gates, only taller. The gate posts should end at or just above the top of the gate.
WHAT DOESN'T: Specific frame and gate design may vary. Organic and Refined Garden Gates may be single or double.

MEDITAN

WHAT MATTERS: Median Garden Gates have gates that may be similar in character to those of Organic Garden Gates. The primary difference is that Median Garden Gates include an arbor or other portal structure that extends overhead across the gate. This structure should be flat-topped, and may or may not support ivies or other plants.
WHAT DOESN'T: Specific frame and gate designs may vary.

REFINED

WHAT MATTERS: Refined Garden Gates are similar to Median Garden Gates, except that either the gate must be refined to the level worthy of the Bahamian boat-and-gate builders, or the overhead structure must be some shape other than flat, or both.
WHAT DOESN'T: Gate and other designs should not closely resemble any other designs within view of the garden hedge, fence, or wall within which they are installed.

REALMS:

1st Realm (Personally): Refined Front Gates should be expensive and unique, and are therefore fertile ground for creative inventiveness. 2nd Realm (Locally): The Garden Gates of Dunmore Town are excellent. See them if you have not already. 3rd Realm (Regionally): Like Front Gates, Garden Gates have subtle regional differences throughout the Bahamas. 4th Realm (Nationally): Also like Front Gates, Bahamian Garden Gates are some of the best in the world. 5th Realm (Continentially): The Garden Gate has long had a place in the cultural heritage of European and American gardens.

ATTRIBUTES:

1. Commendable: Garden Gates are useful for keeping creatures either outside or inside the garden.
2. Delightful: The entry to a quiet and peaceful place like a private garden needs and deserves to be beautiful itself. The benefits of such a place to body, mind, and spirit have been well-known almost since the days of time.
PAVING

Pave the floors of Garden Rooms with paving materials appropriate to the location of the Garden Room on the Tuscan.

WE DO THIS BECAUSE: More rural gardens typically cover more ground because lots are larger. Covering more ground can best be done when either spacing the paving materials out or using a very Organic material such as pea gravel or natural stone. More urban gardens typically are built on smaller plots, so more refined materials may be used because you don’t need as much of them.

WHAT MATTERS: Pave the floors of the most rural Garden Rooms with stones set widely in a bed of grass or gravel, or use pea gravel as the floor material.
WHAT DOESN’T: Pavers may be either natural stone or concrete, as long as the concrete is not laid in identical tiles, which would appear too urban.

WHAT MATTERS: Pave the floors of the most urban Garden Rooms with the most refined materials, which may include stone, brick pavers, concrete cobblestones, or some combination of the above.
WHAT DOESN’T: Concrete may also be used, so long as it is limited to border strips and the like.

WHAT MATTERS: Pave the floors of the most urban Garden Rooms with the most refined materials, which may include stone, brick pavers, concrete cobblestones, or some combination of the above.
WHAT DOESN’T: Concrete may also be used, so long as it is limited to border strips and the like.

TRANSCENDENT MEASURES
REALMS: 3rd Realm (Regional) and 4th Realm (National). Because Paving is a heavy material, it should all be obtained from the Bahamas, ideally, from your own island (see Sustainable Strategies.)

ATTRIBUTES:

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WALKS

We do this because the most used walks, because they go to the greatest distances and usually need to navigate terrains, rocks, and other objects in the landscape, need to be able to hold firmly and not easily up and down. And because of their greater length, they need to be built of less expensive materials in most cases. The more urban walks, on the other hand, generally travel shorter distances over terrains that is more controlled, so they may be built of regular paving materials that may also be more expensive because there isn’t as much of it.

What Matters: Build the most rural walks of natural stepping stones, gravel, or sand. Where the distances are short and the terrain is even, the stones may occasionally be mortared together.

What Doesn’t: Precise widths of the walk, which should be allowed to vary due to the nature of the materials it is made of. Also, the precise shape of the walk should be contoured to the land it crosses. This is well travelled by a straight line in the most rural places.

Variations

T2, T3

T4

T5, T6

REALMS: 3rd Realm (Regional) and 4th Realm (Nationally) Walks are paved with heavy materials, which should all be obtained from the Bahamas ideally, from your own island (see Sustainable Strategies.)

Attributes: 

Commodity: Walks exist to provide a wearing surface for pathways. Traffic generally goes heavier in store urban locations, requiring harder wearing surfaces. Sand walks work fine between a beach-front cottage and the beach, for example, but would be utterly unserviceable as a sidewalk in a town center. Firmness: Because its reason for being is to be a hard wearing surface, most of the more urban paving materials look firm and substantiated by nature. Care should be taken to avoid some of the new paving materials that look clean at the beginning but wear poorly.
DRIVEWAYS

Pave Driveways between thoroughfares and parking spaces with paving materials appropriate to the location of the lot on the Transect.

We do this because: Like Walks, the most rural Driveways, because they often go the greatest distances and usually need to navigate terrain, trees, and other objects in the landscape, need to be able to bend freely and move easily up and down. And because of their greater length, they need to be built of less expensive materials in most cases. The more urban Driveways, on the other hand, generally travel shorter distances over terrain that is more controlled, so they may be built of more regular paving materials that may also be more expensive because there isn't as much of it.

What Matters: Build Driveways in the most rural settings of pea gravel. Asphalt paving may also be used when high traffic (rare on rural driveways) is anticipated. Limit driveway widths to no less than 10'.

What Doesn't: Exact contour of edge of Driveway, which naturally meanders when built of pea gravel.

WHAT MATTERS: Build most 14 driveways of individual wheel wells rather than a fully paved drive.

WHAT MATTERS: Build the most urban Driveways either of brick pavers, stone cobbles, or some combination of brick, stone, and concrete. Concrete may be used either as in-fill panels between paver strips as illustrated above, or as border strips around paver materials, but should not be used alone except on Driveways that do not require a Refined paving material.

TRANSECT: 1 2 3 4 5 6

REALM: 3rd Realm (Regional) and 4th Realm (Nationally) Walks are paved with heavy materials, which should all be obtained from the Bahamas ideally from your own island (see Sustainable Strategies.)

Attributes: 

1. Commodity: Walks exist to provide a wearing surface for pathways. Traffic generally gets heavier in stone urban locations, requiring harder wearing surfaces. Sand walks work fine between a beach-front cottage and the beach, for example, but would be utterly unserviceable as a sidewalk in a town center. 

2. Firmness: Because its reason for being is to be a hard wearing surface, most of the more urban paving materials look firm and substantial by nature. Care should be taken to avoid some of the new paving materials that look clean at the beginning but wear poorly.
EDIBLE ANNUALS

Landscape your property at least partly with annuals that produce edible fruit such as vegetables.

WE DO THIS BECAUSE: There is no meal so fresh as one that comes straight out of your garden. You get more intense flavor (and more nutrition) than is possible when food is trucked 1,400 miles (the average distance traveled for an American meal) and then stored three weeks before it gets to your table. Plus, you know exactly which chemicals you did or did not put in your food; something you can't be sure of if you didn't raise it yourself.

**WHAT MATTERS:** Compose your farmyard landscape beautifully. The principles are the same as ornamental gardening: the only change is the palate of materials. Include both Edible Perennials and Edible Trees in the composition where appropriate. T2 & T3 landscapes are well-suited to an Organic or even a rustic character, but may also be fully classical.

WHAT DOESN'T:** Specific annuals, so long as you like the fruit that they bear.

*WHAT MATTERS:* Compose 14 edible landscapes beautifully, often in beds at the perimeter of a yard, or possibly as an entire enclosed garden. The principles are the same as ornamental gardening; the only change is the palate of materials. Include Edible Perennials in the composition where appropriate and where space allows.

WHAT DOESN'T:** Specific annuals, so long as you like the fruit that they bear.

**REALM:** 3rd Realm (Regional): Less food consumed transporting food. Less ag-chemical use required. Any questions? 6th Realm (Universal): Contrary to popular belief, gardening is likely the oldest profession.

ATTRIBUTES:** Commodity: The 3rd Realm benefits translate directly into cost savings. And the Wellness benefits are likely to do the same. Delight: There once was a perception that a landscape could be either productive farmland or ornamental landscaping, but not both. But the Tuscan landscape proved for the entire world that farmland can be profoundly and stunningly beautiful. Wellness: Working in the garden has physical & emotional benefits that have been lauded for centuries. Try it if you even have the slightest inclination. And the health benefits of eating your own freshly-grown produce are obvious.

1. LEFT: Fruit trees, grape vines (Edible Perennials) and vegetables (Edible Annuals) all in a single rustic garden.
2. RIGHT: Raised beds are much more space-efficient (and labor-efficient) than row gardens. They are also more adaptable to ornamental use, especially in smaller spaces where they may be located as desired around a yard.
3. LEFT: Wire cages are very useful in training up plants before they become heavy with fruit.
4. RIGHT: Drop irrigation is great because it puts all the water on the root of the plant so that almost none is lost to evaporation; it doesn't require much water pressure, so it works great with a gravity-fed greywater system, and it recycles used automobile tires.
5. LEFT: Branches and vines pruned from the garden are useful in constructing charming frameworks such as this arbor which to train flowering plants.
6. RIGHT: Be sure to allow some space for the temporary storage of bulk items such as straw bales for mulch.
7. LEFT: Traditional compost bins occupy a lot of space, but can handle large quantities of compost.
8. RIGHT: Hand-cranked, stone- mbasted compost drums are a relatively new development. They are more efficient and take up less space, but cannot handle quite the volume of the traditional bins.

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ARCHITECTURE OF THE BAHAMAS

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EDIBLE PERENNIALS
Landscape your property at least partly with perennial vines and bushes that produce edible fruit.

WE DO THIS BECAUSE: There is no fruit so fresh and juicy as that which you pick off the vine or bush. You get more intense flavor (and more nutrition) than is possible when fruit is picked green and ripens in the back of a truck while traveling 1,400 miles to your table. Plus, you know exactly which chemicals you did or did not spray on your fruit; something you can’t know for sure if you didn’t raise it yourself.

**What Matters:** Compose vines & bushes in rural landscapes beautifully. The principles are the same as ornamental gardening; the only change is the palette of materials. Include both Edible Annuals and Edible Trees in the composition where appropriate. T2 & T3 vines & bushes often stand free in the landscape, away from buildings due to available space.

**What Doesn’t:** Specific vines or bushes, so long as you like the fruit that they bear.

*What Matters:* Compose vines & bushes in 14 landscapes beautifully. The principles are the same as ornamental gardening; the only change is the palette of materials. Include both Edible Annuals & Trees in the composition where appropriate. T4 vines & bushes are usually closely associated with buildings, with vines often trained up others attached to them.

*What Doesn’t:* Specific vines or bushes, so long as you like the fruit that they bear.

*What Matters:* Compose 15 vines & bushes beautifully in the smallest of spaces. The principles are the same as ornamental gardening; the only change is the palette of materials. Include Edible Annuals in the composition where appropriate. T5 & T6 vines & bushes hug the buildings tightly due to space constraints, with vines often trained on building walls.

*What Doesn’t:* Specific vines or bushes, so long as you like the fruit that they bear.

Techniques

1. **Left:** The classic grape arbor can be configured to enclose outdoor spaces such as courtyards (see Positive Outdoor Space).

2. **Right:** There is no reason that this garden could not have been created with blueberry bushes, which are about the same size and density as these plants. The blueberries not only provide seasonal color, but also a tasty treat.

3. **Left:** Vines can also be planted in pots such as these.

4. **Right:** Small bushes may also be potted. In both the case of vines and of bushes, this allows their use in high places such as this roof terrace where there is no soil.

5. **Left:** If an arbor is not available on which to train the vines, a simple trellis against a wall will do.

6. **Right:** Perhaps one of the most beautiful places to train a vine is around a door. Delight the delight by planting a fruit vine.

7. **Left:** Grapes are among the most beautiful of vines, and filter a dancing, lazy light through the windows below.

8. **Right:** Arbors can be designed to create both the ceiling and walls of an entire outdoor room, filtering through a soft, green light.

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EDIBLE TREES
Landscape your property at least partly with trees that produce edible fruit.

WE DO THIS BECAUSE: There is no fruit so fresh and juicy at that which you pick off your own tree. You get more intense flavor and more nutrition than is possible when fruit is picked green and ripens in the back of a truck while traveling 1,400 miles to your table. Plus, you know exactly which chemicals you did or did not spray on your fruit; something you can’t know for sure if you didn’t raise it yourself.

T2, T3

T4

T5, T6

**WHAT MATTERS:** Compose fruit trees beautifully in rural landscapes. The principles are the same as for ornamental trees: the only change in the palette of materials. Include both Edible Annuals and Edible Perennials in the composition where appropriate. T2 a T3 trees offer shade in the landscape, away from buildings due to available space.

WHAT DOESN’T Matter: Fruit trees are unlikely to be used in industrial landscapes. The principles are the same as for ornamental trees: the only change is the palette of materials. Include Edible Annuals & Perennials in the composition where appropriate. T4 fruit trees should ideally be miniature varieties because of the necessity for fitting into smaller spaces.

WHAT DOESN’T: Specfic fruit trees, so long as you like the fruit that they bear.

Techniques

1. LEFT: OK, so fruit tree you’ve seen in this big, but that technique of the rural tree place (bench sitting near looking past tree) still works. The rest of the techniques shown here work for fruit trees in part because they are smaller than most shade trees.

2. RIGHT: These lemon trees grow in a wide stretch of street and shade this urban tree place.

3. LEFT: Most of the images on this page, including this one, are not of fruit trees, but show ornamental tree techniques for which most fruit trees could be used. A fruit tree running over a fence like this would present a deliicious gift to the street.

4. RIGHT: Miniature fruit trees would work well in a formal garden such as this.

5. LEFT: Fruit trees may be used to frame an entry to a house.

6. RIGHT: They also may be used to frame a gateway to the landscape beyond.

7. LEFT: The allele is a long double row of trees flanking a path. There is no reason that intimate-scale alleles such as this could not be composed of fruit trees.

8. RIGHT: The ellipse is a technique that consists of framing fruit trees against a wall in a geometric pattern as if they were vines. This technique works great in the tightest of spaces.

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PLANT MATERIALS

We do this because: Native plants survive without extensive maintenance, as they have done for millennia before human civilization in the Bahamas. But other plants may be imported here, if they are good neighbors. “Good neighbor” plants are not invasive if selected into the wild, but rather contribute a unique beauty to the landscape. Bougainvillea, for example, is native to Brazil, but is a welcome addition to the Bahamas' landscape due to its color and also because it thrives in the Bahamian climate.

LOW PLANTS

What Matters: Plant these grasses, field grasses, vines, ferns, wildflowers, and low shrubs that are native to the Bahamas. Imported plants may also be used if they thrive here without maintenance; if they do not threaten native plants or ecosystems, and if there is a cultural history of them being used and loved here.

MEDIAN PLANTS

What Matters: Plant these grasses, field grasses, vines, ferns, wildflowers, and low shrubs that are native to the Bahamas. Imported plants may also be used if they thrive here without maintenance; if they do not threaten native plants or ecosystems, and if there is a cultural history of them being used and loved here.

TREES

What Matters: Plant these trees that are native to the Bahamas. Imported plants may also be used if they thrive here without maintenance; if they do not threaten native plants or ecosystems, and if there is a cultural history of them being used and loved here.

PLANT LIST

Sea Purslane
Yellow-Tops

Flaveria Lineata

Ferns

Nephrolepis Bracteata ‘Tucuma’ Poly podium Aureum
Acrostichum Diamantinum

Wildflowers

Beechley Orchid Placinga
Sea Oats
Sea Otter Daisy
Sea Poodle
Sea Rocket
Seaside Geranium
Silver-Leaf Aster
Spider Lily
Wild Almond
Yellowstop

Beechley Thamnosmea Placinga Rosea
Bromelia

Borrichia Frutescens
Borrichia Arborescens
Scolenia Morganii
Calico Loombill
Barbauma Exiliflora
Pitcairnia Granadilla
Hymenocallis Lomatia
Utrichus Luna
Flaveria Lineata

Dune Grasses

Beach Bead
Beach Morning Glory
Beach Plum
Cockspur
Firewheel
Roadside Vine

Bahaica Coton
Bahaica Coffee
Bahaica Nightshade
Bahaica Wild Coffee
Bay Lavender
Bredgers Wild-Mercury
Blue Popenweed
Butterfly Sage
Candelaria
Chesnut Berry

Canna Creepers
Psychotria Badiana
Solanum Badianum
Psychotria Erythrophylla
Melicocca Grapheodes
Aegoniana Bredgers
Stachy tusphaea Jameiensis
Conida Grisosa
Caesalpsia Pasciflora
Lycium Carolinianum

Pithecellobium Badiana
Minou Badiana
Sosa Badiana
Podanos Longipes
Porosa Badiana
Coccoloba Tenarii
Myrica Cerifera
Sesamum Manthus
Pitcairnia Pentandra
Eriphila Princeps
Bougainvillea
Boxwood
Brier Tree
Buffalo Top Palm
Candelaria
Car's Claw
Cordia
Cooperia

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FLAGS
Mount flagpoles on the ground, on porch posts, and on towers.

**ATTACHMENTS & SITWORK**

**WE DO THIS BECAUSE:** Signaling with flags to ships at sea and friends ashore has a tradition that is centuries long. Isn't it really necessary in the age of cell phones? Maybe not... so long as the power is on, and someone rings your number. But the idea of signaling something for all to see, whether it's your normal national, seasonal, or sports flag, or whether it's a hurricane warning, is an inherently neighborly act.

**GROUND FLAGS**

- **WHAT MATTERS:** Mount Ground Flags on wooden flagpoles set in the ground. Ground Flags may either have a cable to run the flag up the pole, or may pivot to attach the flag.
- **WHAT DOESN'T:** Flag pole height may vary according to the distance from which the flags should be read.

**PORCH FLAGS**

- **WHAT MATTERS:** Mount Porch Flagpoles to porch posts. Porch Flagpoles should not be more than 2/3 the height of the porch post.

**TOWER FLAGS**

- **WHAT MATTERS:** Mount Tower Flags to the highest point of a building.
- **WHAT DOESN'T:** Flag pole height may vary according to the distance from which the flags should be read, except that the flagpole should not be taller than the tower.

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**REALMS**

- **4th Realm (National):** Signaling with flags to crafts at sea has been a long-running tradition of nations built on the seashore.
- **ATTRIBUTE:** Originally, flags were all about transmitting information to ocean-going crafts without them having to tie up in port. Delight: Nowadays, of course, flags are more often used to exhibit a loyalty, whether to a nation, a sports team, or a season of the year.

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Install bells on or around gates, porch posts, and doors to allow guests to signal their presence to the residents. We do this because: Bells are signaling devices that never break down, never need electricity, and do not need instruction manuals.

**Gate Bells**
- What Matters: Install Gate Bells on gate posts or the gates themselves.

**Porch Bells**
- What Matters: Install Porch Bells on porch posts.

**Door Bells**
- What Matters: Install Door Bells in the vicinity of a front door so that they are obvious to guests.

**Variations**
- **Gate Bells**
- **Porch Bells**
- **Door Bells**

Bells are another part of the heritage of a Nautical Nation, originating as ships’ bells, and moving ashore as signaling devices for guests.

**Architectures of the Bahamas**

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A Living Tradition

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UTILITY ATTACHMENTS

ATTACHMENTS

WE DO THIS BECAUSE: Utilities perform best if they are neither seen nor heard except for informational utilities such as unit numbers, which are meant to be seen.

TECHNIQUES

SATELLITE DISHES
Locate satellite dishes on the back 1/3 of the lot if the lot is served by an alley or rear lane, or on the middle 1/3 of the lot if the lot backs up to anything other than an alley or rear lane (beach, park, green, etc.)

GARDEN HOSE STORAGE
Store garden hoses either indoors or utility boxes recessed into the ground or in a garden hose arm.

TRASH CAN ENCLOSURES
Trash cans shall be stored in the back 1/3 of the lot if the lot is served by an alley or rear lane, or on the middle 1/3 of the lot if the lot backs up to anything other than an alley or rear lane (beach, park, green, etc.) Cans shall be enclosed by a minimum 6 ft tall gated fence covering the requirements of the Private Yard Fence in Traditional Construction Patterns if they are located outdoors. They also may be stored indoors if desired.

A/C CONDENSING UNITS
Condensing units shall be located no closer than 15' from the front wall of the building. They also may be located no closer than 2' from the rear of the building unless the building is served by an alley, in which case they may be located on the back porch. Current FEMA regulations require that they be installed above the BFE.

UTILITY BOXES
Enclose utility boxes such as transformers, telephone service entries, and cable television service entries either with a Frontage Fence or a hedge as defined in Traditional Construction Patterns.

PRIVATE MESSAGE BOXES
Locate private message boxes either on top of the Frontage Fence or on the surface of the Frontage Fence if vertical. See Traditional Construction Patterns for Frontage Fence definition.

UNIT NUMBERS
Place unit numbers no more than 15' above the ground adjacent to the primary entry to the building. Unit numbers are omens where parking is allowed shall be located no less than 8' above the ground. Where no parking is allowed, they may be no lower than 4' above the ground.

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EXTERIOR CABINETS

Allow cabinets to be built on the outside of buildings.

WE DO THIS BECAUSE: Exterior Cabinets assist in the inhabitation of the landscape as exterior living space. This can only happen in nations like the Bahamas where the climate allows it.

SHELVES

What Matters: Build either wall shelves or wall boards which provide work space, exhibit space for artifactuals, or posing space for messages.

What Doesn’t: Specific size of shelves & boards, which should be tailored to the needs they serve.

WALL CABINETS

What Matters: Build wall cabinets to conceal equipment such as utility meters, or create enclosed shelves to protect their contents from the weather.

What Doesn’t: Specific size of wall cabinets, which should be tailored to the needs they serve.

FLOOR CABINETS

What Matters: Build floor cabinets that extend to the porch, sidewalk, or ground to store the largest items.

What Doesn’t: Specific size of floor cabinets, which should be tailored to the needs they serve.

REALMS:

3rd Realm (Regional): Exterior Cabinets, like Garden Pavilions, assist in the inhabitation of the Garden Room, which decreases the need for interior conditioning and interior space.

4th Realm (National): Interior Cabinets are one of the signature elements of Bahamian architecture.

Attributes: Commodity: Exterior Cabinets were invented for usefulness.

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A LIVING TRADITION

ARCHITECTURES OF THE BAHAMAS

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SITE-BASED POWER SOURCES

WE DO THIS BECAUSE: Site-Based Power Sources are potentially the most efficient because electricity does not have to be transmitted long distances. And with future energy prices uncertain, site-based renewable energy sources are likely to become more financially attractive over time. They also have the potential to be charming, which is something a fire-roosting coal-fired power plant has no hope of achieving. Because much of the Bahamas is situated near deep ocean water, Ocean Thermal Energy Conversion (OTEC) is a promising new technology that may power entire neighborhoods and should be investigated whenever conditions allow.

T2, T3

*WHAT MATTERS: T2 allows the greatest opportunities for site-based power sources because the lot sizes are much larger. You're more likely to have a stream on your property usable for a hydroelectric generator, for example, and a wind generator looks perfectly natural in the country. And combustion-based wood-fired heat sources make the most sense here because of your property's large enough, you probably can harvest enough. But remember that old fireplaces exhaust more heat than the fuel in the chimney, and cold air in the chimney and smoke in the cracks. They work only because people sit or sleep near the chimney or frostbite. Old fireplaces are not as efficient because they have less insulating glass and less cold air in the chimney. Energy efficient fireplace is the Russian stone, which produces much more heat than the chimney.

WHAT DOESN'T: Specific systems. Generate what you can.

T4

*WHAT MATTERS: Wood-fired power is increasingly unlikely in T4, but wind-based power still may make sense depending on local wind patterns. And modern wind generators are actually quite beautiful and run almost silently, so they should not be objectionable to nearby neighbors. Fire-based heat sources need to be clean burning as the neighbors get closer. The full range of solar power options are still available here because buildings are usually detached, which means that every building has a South face. And if you follow the highly important South-Facing Outdoor pattern, the South face is likely to be one of the hottest faces of the building. The sun's rays are more intense on the South face, which produces more usable heat than the chimney.

WHAT DOESN'T: Specific systems. Generate what you can.

T5, T6

*WHAT MATTERS: While wind-based power is possible in T5 & T6, most site-based power in these zones occurs in some form of combustion. Here, it is especially important to use highly efficient stoves and water heater where possible. Wind power is not widely used to pump water for livestock because the wind is bulky. But today, most wind power is harvested by wind generators that produce electricity.

WHAT DOESN'T: Specific systems. Generate what you can.

WIND

WIND: Wind power is even more suitable in the area. Coastal areas are mountainous often have more reliable winds than inland valleys. Wind power was once widely used to pump water for livestock because the wind is bulky. But today, most wind power is harvested by wind generators that produce electricity.

WHAT DOESN'T: Specific systems. Generate what you can.

NEW TECHNOLOGIES

New technologies development of new sustainable site-based power sources are very important. While this is beyond the scope of this book, we all need to think about the future and how we can contribute to a sustainable world.

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Architecture of the Bahamas

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Techniques

WATER

Water power obviously is the mainstay of the ancient site-based power sources because it requires you to have a stream running through your site. But if you have it, use it. OTEC is a promising water-based power at the scale of a neighborhood.

WIND

Wind power is more widely available, but not universal. Coastal areas often have more reliable winds than inland valleys. Wind power was once used to pump water for livestock, like the windmill shown here. But today, most wind power is harvested by wind generators that produce electricity.

FIRE

Fire includes not only the heat of on-site combustion (burning wood or other fuel) but also the heat of the sun. For on-site combustion, the most efficient methods are the Russian stove, which produces more usable heat than the chimney.
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