Community Improvement Board
Regular Meeting Agenda

May 28, 2024
5:30 PM
6738 Dixon Street
Milton, FL 32570

1. **Call Meeting to Order**
2. **Review and Approval of Agenda**
3. **Approval of Minutes**

   Item # 2024-2490
   Approval of Minutes from March 26 and April 23, 2024, meeting
4. **Agenda Items**

   Item # 2024-2491
   CRA Design Standards - Discussion of The Gulf Coast Neighborhood Pattern Book
5. **Open Forum**
6. **Old Business**
7. **New Business**
8. **Adjournment**

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the City at least 48 hours before the meeting by contacting City Hall, 6738 Dixon Street, Milton, or by calling 983-5410.

"If any person decides to appeal any decision made by the board, agency, or commission, with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based." FS 286.0105

Approval of Minutes from March 26 and April 23, 2024, meeting

MEETING DATE	PREPARED BY
May 28, 2024	Clerk's Office

City of Milton

Community Improvement Board Meeting

March 26, 2024, 5:30 p.m.

MINUTES

The City of Milton Community Improvement Board meeting was called to order at 5:30 P.M. on March 26th, 2024. Present at the meeting were Chairwoman Cassandra Sharp, Board Members Ms. Deb Becker, Mr. Vernon Compton, Mr. Paul Kilmartin, Mrs. Cynthia Smith, Mr. Kaiden Spurlock, and Mr. Howard Steele. City Staff present included Mr. Tim Milstead and Mr. Ed Spears. These minutes are a synopsis of the actions taken at the meeting and are not intended as verbatim minutes.

I. The meeting was called to order by Chairwoman Sharp at 5:30 p.m. She welcomed those in attendance. It was noted that a quorum was achieved.

II. Chairwoman Sharp called for any additions, deletions, or changes to the meeting agenda. Mr. Steele made a motion to approve the agenda. Mr. Spurlock seconded the motion. The motion passed unanimously.

III. Chairwoman Sharp called for any additions, deletions, or changes to the minutes of the previous meeting. Ms. Becker made a motion to approve the minutes without objection. No objection was noted.

IV. Mr. Milstead presented the "Gulf Coast Neighborhood Pattern Book" as a basis for discussion of design standards. Chairwoman Sharp requested the Board review the pattern book for a future discussion.

V. The Board then discussed alcohol ordinance. Mr. Milstead advised that it would go before the City Council on April 9th. The main concern was statement of "no consumption" of alcohol within the setback distance of a church. As there are residences, restaurants and bars existing within the distance requirements, the concern is new churches moving downtown and prohibiting alcohol. Mr. Milstead opined that the ordinance would not apply to private residences. The Board felt any future church in the DCM zoning district should not be allowed to limit sales or consumption. Discussion followed.

Mrs. Angie Lund addressed the Board and supported their position and opined that there should be less regulation to encourage new development and activities downtown.

VI. Open Forum – Mrs. Angie Lund, owner of Posh Color Bar, addressed the Board and stated her excitement of downtown events and encouraged more activities and support for local business.

VII. Old Business – Mr. Spears advised that a request had been made to the county to allow tree planting and picnic tables to be installed by the City at the Whittle Property. He also advised that Councilman Hawthorne stated that he would be bringing forward a letter from the City to the County regarding the reconnection of Oak Street.

VIII. New Business – Mr. Compton asked the Board to consider creation of a program to recognize great city events and their organizers the same way the City recognized historic buildings.

The Board also asked staff to provide information on bathroom requirements for special events. Mr. Spears advised that the Florida Legislature passed an allocation of $250,000 for bathrooms at Jernigan's Landing. The allocation was awaiting approval by the Governor.

Mr. Spears advised that the next regularly scheduled meeting would be April 23rd, 2024.

IX. With no further business to discuss, the meeting was adjourned at 6:17 p.m.

Respectfully submitted, Mr. Edward E. Spears, Economic Development Director

City of Milton

Community Improvement Board Meeting

April 23, 2024, 5:30 p.m.

MINUTES

The City of Milton Community Improvement Board meeting was called to order at 5:30 P.M. on March 26th, 2024. Present at the meeting were Chairwoman Cassandra Sharp, Board Members Mrs. Cynthia Smith, and Mr. Kaiden Spurlock. Mr. Tim Milstead from the City was also present. These minutes are a synopsis of the actions taken at the meeting and are not intended as verbatim minutes.

I. The meeting was called to order by Chairwoman Sharp at 5:30 p.m. She welcomed those in attendance. It was noted that a quorum was not achieved, and the meeting was adjourned.

Respectfully submitted, Mr. Edward E. Spears, Economic Development Director

Agenda Item # 2024-2491

CRA Design Standards - Discussion of The Gulf Coast Neighborhood Pattern Book

MEETING DATE	PREPARED BY
May 28, 2024	

BACKGROUND

SUMMARY

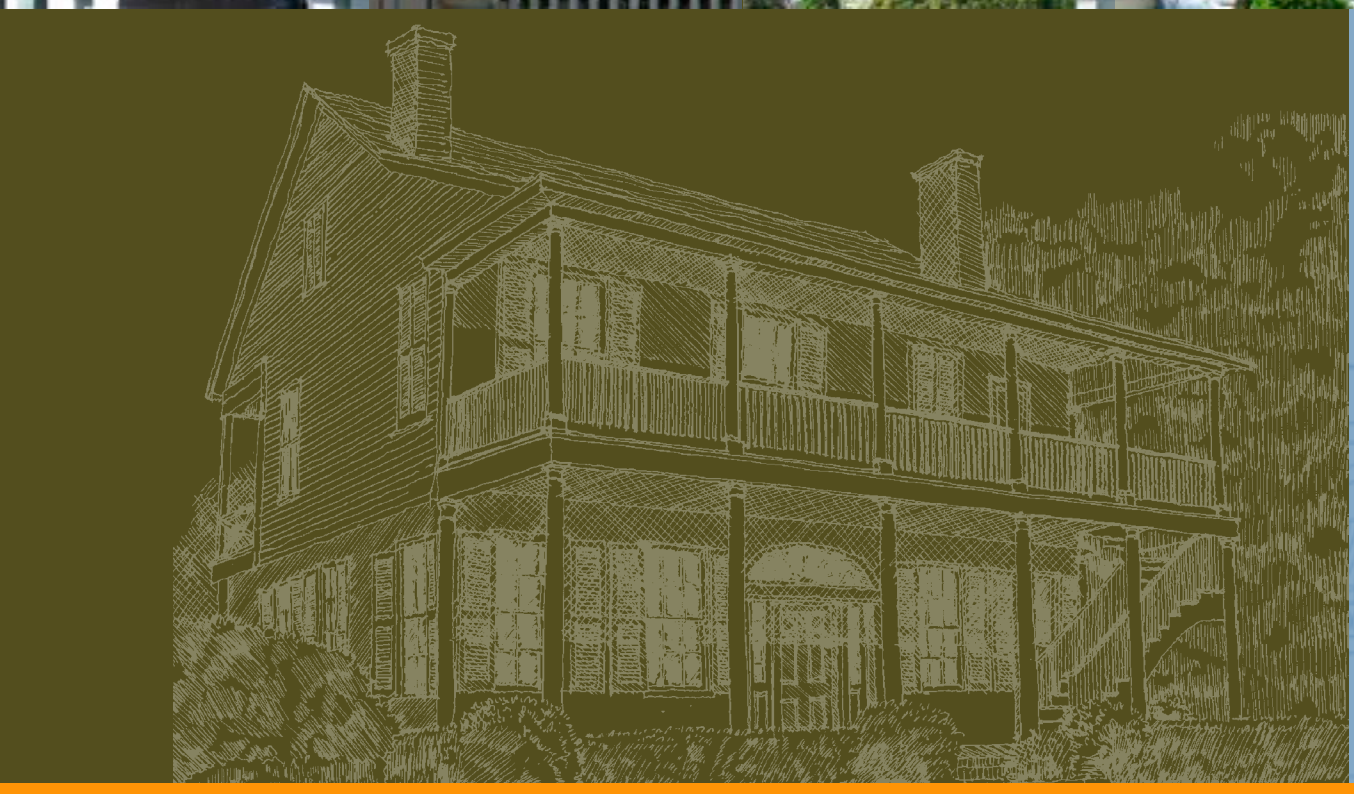
RECOMMENDATION

ATTACHMENTS

1. Gulf Coast Neighborhoods Pattern Book

Details and techniques for building and renovating Gulf Coast houses

A PATTERN BOOK *for* GULF COAST NEIGHBORHOODS



MISSISSIPPI RENEWAL FORUM

Urban Design Associates
707 Grant Street, 31st Floor
The Gulf Tower
Pittsburgh, PA 15219

www.urbandesignassociates.com

Special thanks to all the CNU contributors well as John Norquist and his staff for a terrific job organizing the design teams. To Andres Duany and the great folks at DPZ for their tireless support and work to bring everyone together to find options for rebuilding in ways that enhance traditional urbanism in the Gulf Coast.

MISSISSIPPI RENEWAL FORUM
GOVERNOR'S COMMISSION RECOVERY, REBUILDING, RENEWAL
CNU Congress for the New Urbanism

To the Residents of the Gulf Coast:

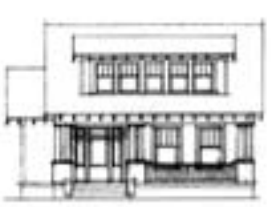
As a result of the leadership of the *Governor's Commission on Recovery, Rebuilding and Renewal* and the efforts of many talented professionals, A Pattern Book for Gulf Coast Neighborhoods is now available. This valuable tool marks a new beginning in the rebuilding efforts of our residents and businesses throughout the Gulf Coast region. While many of our most loved places have disappeared, we are compelled to rebuild the Coast in a time- honored way. To ensure that this effort is properly performed, I urge builders to use this pattern book in their efforts. It will not only result in beautiful buildings, but also strong and well- protected homes and businesses.

A Pattern Book for Gulf Coast Neighborhoods follows the tradition of American town building by providing practical tools and resources for small builders, homeowners and suppliers. In an effort to conserve and restore the sense of place that is specific to each locality, this book provides a kind of DNA code for our communities and our inherited architecture. Pattern books have been in use since ancient Roman times, and the British brought the idea to the American colonies, where pattern books remained a common town-building tool through the first half of the 20th Century. Within this pattern book is a resource that offers general direction for character retention that should be used in both renovation, as well as new construction opportunities.

I wish to thank and acknowledge the many agencies and participants who contributed in the preparation of this document. So many people have risen to the challenge of Hurricane Katrina's impact, and I am proud to have their help in our time of need. Marsha and I look forward to people rebuilding our remarkable neighborhoods and communities and hope this pattern book will help bring back some of the best of what we lost.

Sincerely,

Haley Barbour
Governor



Purpose of the Gulf Coast Pattern Book

Mississippi's Gulf Coast has a rich architectural heritage that has created a collection of neighborhoods remarkable for their diversity and unique regional character. While the architecture of the houses varies from town to town, a common architectural language was shared by the region's traditional builders which has resulted in the unique character and quality of neighborhood streets, public spaces and parks, and downtown streets. As we walk along these streets today, or remember doing so in places that are now gone, it is the graceful porches, the ornament on top of a porch column, the grandeur of tall narrow windows, and the gracefulness of a cornice detail that tell us where we are – and who we are.

The devastation wrought by hurricanes in the region destroyed many of the buildings which created these streets, neighborhoods, and towns. With the urgent need to rebuild, it is essential to find the most efficient and cost effective means for providing housing and making it possible to resume activities. However, there is also a danger that the essential qualities of these places will be lost. The use of mass production, standardized plans, modular units, and the need for speed, could result in generic buildings that seem the same as anywhere else.

It is also imperative to make sure the new houses are as well prepared as possible to withstand future storms. FEMA is introducing new regulations which will result in further changes in the way in which houses are built.

The *Mississippi Renewal Forum* has developed concepts for rebuilding towns and cities in new ways but as traditional urban environments. That work addresses the larger scale issues of new urban patterns, building relationships and town character. It also has produced some beautiful, large scale building proposals for waterfronts and downtowns.

A Pattern Book for Gulf Coast Neighborhoods provides patterns for traditional houses and small commercial buildings as a resource for individual owners, local builders, architects and communities as they rebuild houses, businesses and neighborhoods. Whether repairing a damaged house, erecting a pre-manufactured house, or building with conventional means and methods, readers will be able to find appropriate patterns to help guide the process of designing and building houses consistent with traditions of the Gulf Coast. Mississippi architects are a great resource to help residents and business owners design appropriate buildings for their towns.

Neighborhood Patterns

Architectural Patterns

Landscape Patterns

Overview of the Gulf Coast Pattern Book

This Pattern Book is organized in four sections: *The Overview*, *Neighborhood Patterns, Architectural Patterns,* and *Landscape Patterns*. Each section is designed to provide key information to help inform design and site planning decisions about a planned renovation or new house construction.

The *Neighborhood Patterns* section opens with a series of illustrations that describe the way in which individual houses create a Gulf Coast neighborhood street. Illustrations include different types of streets including small scale neighborhood streets, larger scale streets, and commercial streets. It then provides a description of the various Gulf Coast neighborhoods and relates them to the Transect Zones in the SmartCode which served as the basis of the conceptual plans that developed in the *Forum*. Each zone has an appropriate range of building types and street cross sections. And finally, building types will need to respond to FEMA regulations that control the minimum floor elevation of buildings. In addition to determining the range of appropriate house types, this will require particular care in placing the house on the site and designing elements such as stairs, porches, and other elements that relate the house to the street.

The *Architectural Patterns* section presents guidelines for building or renovating traditional Gulf Coast houses and small commercial buildings within a specific architectural vocabulary. Four primary architectural traditions found throughout the Gulf Coast neighborhoods are illustrated with key details, materials and shapes to help owners determine the appropriate design elements for their house or building.

The *Landscape Patterns* section illustrates specific examples of fencing, walls, paving, and garden types found in Gulf Coast neighborhoods.

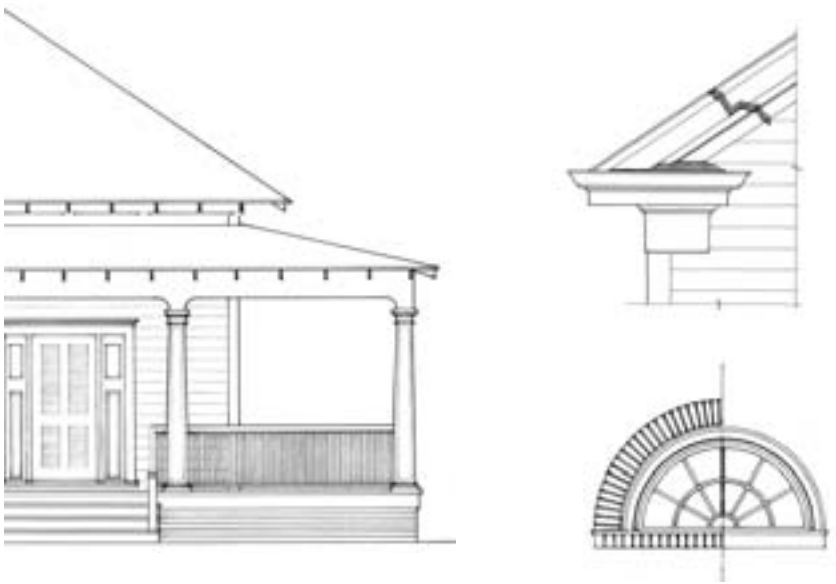
An *Appendix*, illustrating a variety of regional house plans and elevations prepared by architects as well as a listing of material resources, reference materials and a glossary, is also included.

Neighborhood Patterns

Architectural Patterns

Landscape Patterns

A Gulf Coast neighborhood corner lot



Architectural details are illustrated with typical dimensions and locations

How To Use The Pattern Book For Gulf Coast Neighborhoods

Step 1: Identify Neighborhood Type and Character

The *Neighborhood Patterns* section provides an overview of the unique characteristics of each type of traditional neighborhood street and keys them to the transect zone which identifies the range of appropriate building types, as well as architectural character.

Step 2: Identify Appropriate House Types

The rebuilding effort will identify areas for different building and lot types, ranging from small cottages to large and complex mixed use buildings. Review the potential building types for the site and establish the minimum required floor elevation above grade level for your flood zone. The diagrams on pages C14 - C17 illustrate strategies to achieve various minimum floor elevations for common building types.

Step 3: Identify Appropriate Architectural Character

Four primary architectural styles found in Gulf Coast are documented in the Pattern Book: Acadian-Creole, Classical, Arts & Crafts, and Victorian. An additional Mixed-Use Building types is described as well. These sections follow the structure outlined below:

HISTORY & CHARACTER

The first page of every architectural style section begins with a brief description of the style and its history. Photos of relevant examples of the style in Gulf Coast have been documented and are shown along with the essential qualities of each style. A partial elevation drawing and measured cross section relay the critical vertical dimensions and elements of the facade.

MASSING & COMPOSITION

This page describes the basic massing types or shapes of houses found in the Gulf Coast precedents for each architectural style. Each massing type is shown as a three-dimensional image with a corresponding elevation diagram showing potential additions. The layout of rooms should be designed to fit into the massing types found within the particular style. The roof types are part of this overall massing description.

WINDOWS & DOORS

The window and door spacing is related to both the shape and the style of the house. Typical window and door compositions are illustrated as part of the massing illustrations for each style. Typical window and door proportions, trim details and special window or door elements are illustrated on a separate page within each section.

PORCHES & CHIMNEYS

Porches are essential elements of the character of many Gulf Coast neighborhoods. The location and design elements of porches are covered on this page. The massing of the front porch is specific to each house type and distinct within a particular style.

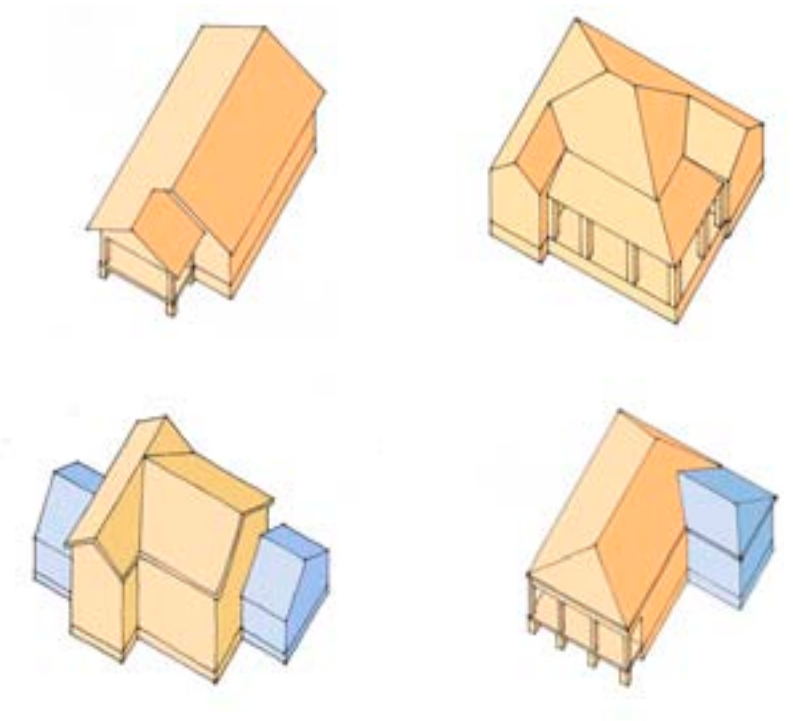
Chimneys are a key element in the composition of the elevation for some of the styles. Massing and details such as chimney caps are outlined on this page.

MATERIALS & APPLICATIONS

This page of each style section in the Architectural Patterns includes a list of acceptable materials and their application. Also included on this page are hand-drawn elevation "possibilities" composed using elements described in the Pattern Book to illustrate the end result achieved if one follows the guidelines of the Pattern Book.

Assembling the elements of a Gulf Coast house

Character sketch of a traditional Gulf Coast house



Massing and composition diagrams

GALLERY OF EXAMPLES

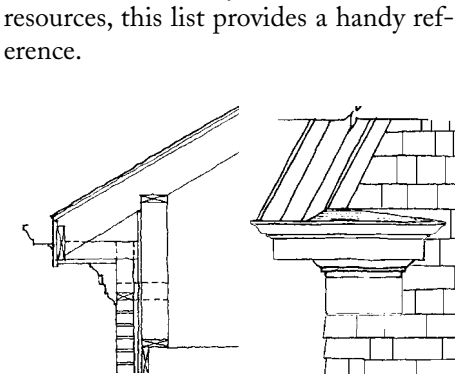
This last page of each style section contains both a collection of photos of Gulf Coast houses in that style as well as detail photos of porches, doors and windows.

Step 6: Review the Material Manufacturers List in the Appendix

An abbreviated list of material manufacturers for items such as doors, windows, columns, and moldings is provided here. When keyed to the appropriate architectural style, the list can serve as a reference or resource when searching for the appropriate building supplies from local sources.

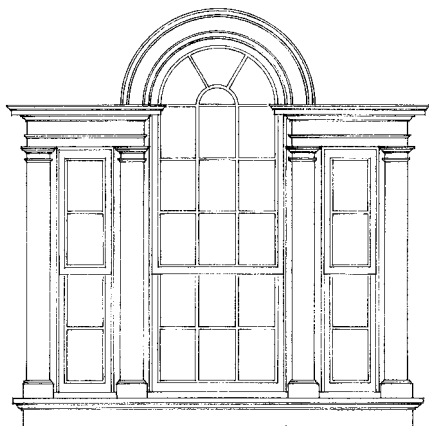
Step 7: Review the Resources List in the Appendix

For those interested in learning more about the Gulf Coast's residential architecture, architectural styles in general, the Gulf Coast's history, or other available resources, this list provides a handy reference.



Eave details

Material options example



Identifying or selecting a window

Style examples

NEIGHBORHOOD PATTERNS

Photo of typical streetscaping in a Mississippi town

An example of a raised cottage in the Victorian style

The Gulf Coast has a remarkable collection of distinct and unique places, each with its own individual identity and inherited traditions. The diversity of this regional character is a result of many factors including the rich mix of cultures, the sub-tropical environment, and the migration of people from many parts of the world. Since the earliest settlements of the French, Spanish, and English colonists, this mix of traditions has been evident in food, music, literature, and language as well as architectural and urban patterns. The legacy of this complex history is found in the character of the architecture and urbanism throughout the region, whether in small rural hamlets, towns, or cities.

Within the diverse range of settlements, there are common elements that have emerged over time to create this fabric of Gulf Coast neighborhoods and places.

The Transect, which describes the hierarchy of scale and location within the region, helps us understand the fundamental qualities of the different settlement patterns. They include rural landscapes with farmsteads or coastal homesteads, small hamlets and villages, collective settlements around historic trading towns and government centers up to the larger urban centers. These areas are defined in *The SmartCode*, a tool used to guide planning and development policies based on the quality and character of the type of place. When rebuilding in your own neighborhood, it is helpful to understand the underlying patterns, the way houses and buildings are located on property, the size and character of streets, the preservation of agricultural or coastal land, the landscape and the architecture.

Note: All requirements in this table are subject to adjustment for local context.

Transect Zone T3:

Plan of Waveland, Mississippi

Historic postcard of Beach Boulevard in Waveland, MS

View of large home in rural setting

Transect Zone T4:

Plan of Bay St.Louis, Mississippi

Photo of typical cottage in Bay St.Louis

Typical L-shape massing in the Victorian style

Transect Zone T5:

Plan of Biloxi, Mississippi

View of Howard Avenue in Biloxi

View of typical main street in Natchez

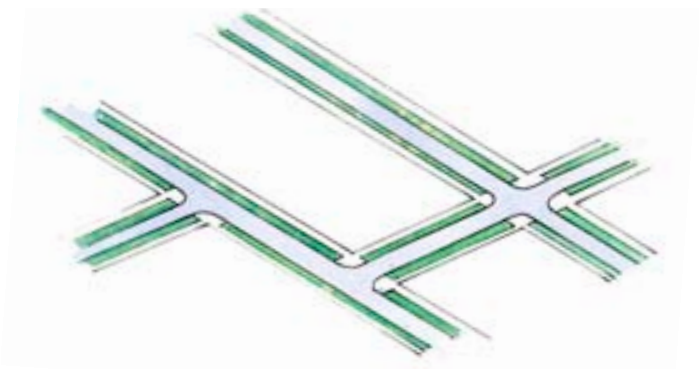
Settlement Character

Neighborhoods and buildings have very different character traits that create the distinct sense of place. The SmartCode has defined a series of zones that include the most rural – T1 to T2 – to typical neighborhoods in towns and villages – T3 to T4 – and urban centers that have more of a mix of uses with a variety of building sizes and densities. These zones include traditional Main streets and areas with special uses – T5 and SD.

Neighborhood Patterns

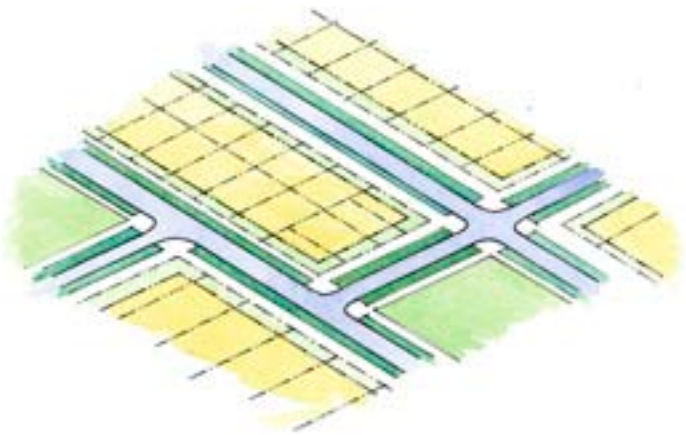
Neighborhoods in the City

The Gulf Coast's wonderful neighborhoods including vacation homes in Waveland and residential neighborhoods in Biloxi and Ocean Springs, provide a wide variety of architectural styles, house types and sizes. Yet despite the differences, these neighborhoods share a fundamental physical structure.



Streets & Blocks

The physical structure of a neighborhood is defined by its network of public streets, (occasionally with alleys), residential development blocks and park spaces. The street pattern can vary from a small-scale grid of streets focused on a park green to curving streets to a series of cul-de-sacs depending on the neighborhood's era of development.



Building Setbacks

Each residential development block (yellow) is lotted into individual house lots with a typical front yard zone (light green) which is the "public face" of the house. These lots can vary in size and can accommodate single or multi-family lots. The "building setback" is the distance from the front property line to the face of the house. Neighborhoods usually have a common setback for the houses that varies depending on the era of the neighborhood.

Houses on Lots

Houses are built along a relatively consistent front yard setback line. Setbacks vary slightly to provide visual relief and to allow for porches, existing trees and other landscape elements to remain. First floors and porches tend to sit two to three feet above finished grade. Ancillary structures, such as garages and sheds, are attached to the house or are located at the rear of the lot.

Public Street Landscape

Public street landscape, such as grass verges (lawns) and street trees, provide both a visual edge as well as a buffer between the street and the front lawn. In the older neighborhoods, the trees have grown quite large and beautiful creating a canopy of green as one walks down the street.

Private Front Yard Landscape

The individual personality of the homeowner is displayed through the varying treatments that front and back yards receive. Landscaping patterns can range from the formal to the informal, and brick edging, brick walks and well-trimmed hedges are as common as naturalistic gardens of low groundcover, medium height shrubs and indigenous ornamental trees.

Neighborhood Character

Each neighborhood derives its unique character from the composition and juxtaposition of these individual elements – streets, blocks, houses, parks, and public and private landscape elements – which together form the residential fabric of the Gulf Coast.

The Individual House

The last component of a neighborhood is the individual house. The house provides the greatest opportunity for variety through the use of architectural styles, massing forms, color palette and the varied possibilities of landscaping selections.

Building a New Traditional Community

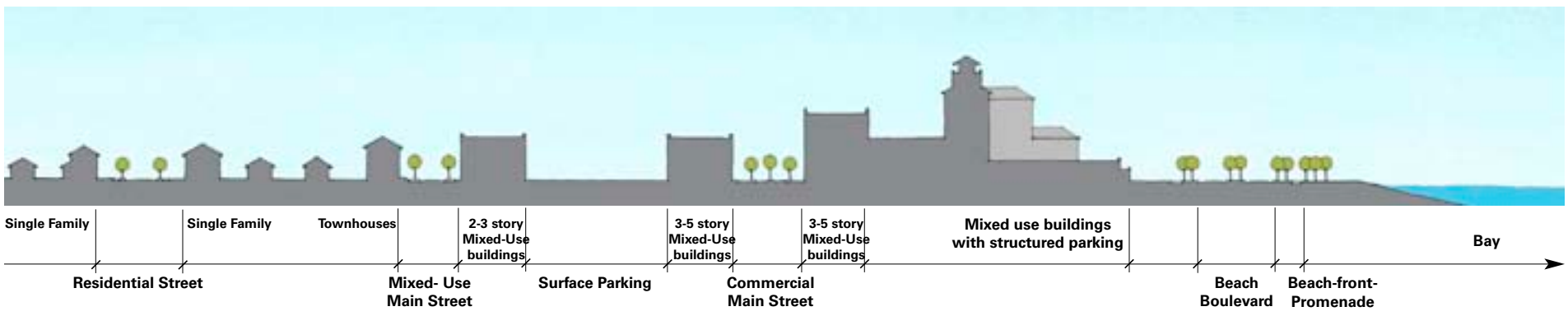
Each of the communities of the Mississippi Gulf Coast is unique, and each has its own special sense of place, which must be recognized, sustained, and nurtured as those communities recover and rebuild in the aftermath of Hurricane Katrina. Each community has its own history, its own patterns of settlement and growth, its own history and cultural heritage, and its own distinctive architectural character which reflects that history and cultural heritage.

In the effort to retain each community's individuality and sense of place, the preservation of historic buildings is of utmost importance. Historic buildings are visible ties to the community's past -- tangible links with the lifetimes and contributions of earlier generations -- helping to provide a sense of continuity in the ongoing process of shaping the history of a place and its people. Historic buildings also help to establish the uniqueness and individuality of the community, for only that particular community has those particular buildings with their particular character and appearance. To a large extent, a place retains its identity because it has a degree of visual continuity over the years. The buildings of a community provide much of that visual continuity. They help to form its picture in our minds, and make it recognizable to us.

But many of the older buildings of the Gulf Coast, which helped to impart that distinctive character and sense of place, have been destroyed, and many others have been irreparably damaged. In some places whole neighborhoods have been devastated, and some areas of the Coast have been completely destroyed. How do these communities go about rebuilding in a manner that will enable them to retain their individuality and distinctiveness? In those areas, there will be a need to construct new buildings that are designed in a manner that is sympathetic to the distinctive architectural character of the community.

Although each community of the Mississippi Gulf Coast has a unique history and its own distinctive appearance, there are certain patterns of settlement and architecture that are widely shared. Building and designing in a manner that is consistent with and sympathetic to these patterns can produce neighborhoods and communities that "belong" to the Mississippi Gulf Coast.

Richard J. Cawthon,
Chief Architectural Historian,
Mississippi Department of Archives and History



Potential transect section of transition from gulf front to residential neighborhoods

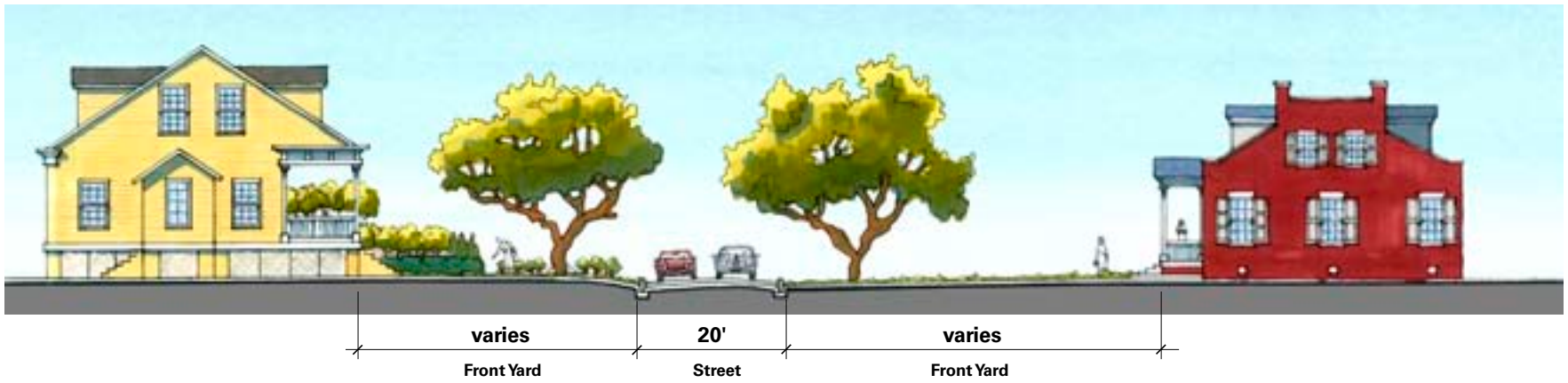
As each house and shop is rebuilt or renovated, homeowners and builders have an opportunity to create the sense of continuity and unique quality of Gulf Coast places. It is all too easy to build generic buildings that could be anywhere. The same is true for windows, porches, doors and materials. *A Pattern Book for Gulf Coast Neighborhoods* is intended to provide a resource for building in traditional ways. It offers patterns that builders once knew very well. These vocabularies are still alive. It is still possible to buy windows, doors, trim boards and porch columns much like the ones used in traditional houses, new and improved without losing their character and quality. Each house, shop, and building must be thought about as part of the larger neighborhood. Porches pulled up close to the street, front gardens that are kept for the benefit of neighbors walking down the street - all of these rituals and acts of building community, reinforce our ties to the region, history and a sense of the future.

The most important aspect of each of the building types illustrated is the way in which they contribute to the public realm. Individual houses line the streets of neighborhoods and offer a front porch and front lawn as a gift to the street. The large scale buildings provide open facades, arcades, and loggias to add scale and character to streets and public spaces. Even in V-zones, the articulation of the bases of large buildings must provide this scale and character to create humane and inviting urban environments

Above drawings provided by Milton W. Grenfell, Michael Imber, Marianne Cusato, and Eric Moser

Neighborhood Character

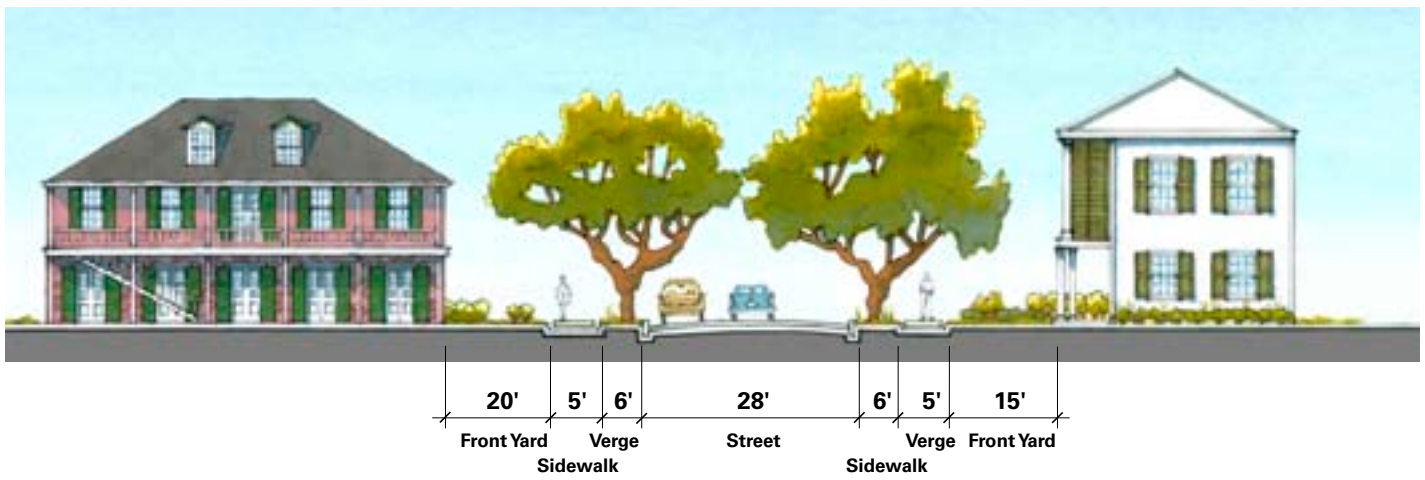
T3: THE SUBURBAN ZONE



Elements of Small Scale Neighborhood street

- Low density suburban residential areas
- Naturalistic planting
- Deep setbacks
- Large blocks
- Irregular roads to accommodate natural conditions

T4: THE GENERAL URBAN ZONE



Elements of Medium Scale Neighborhood street

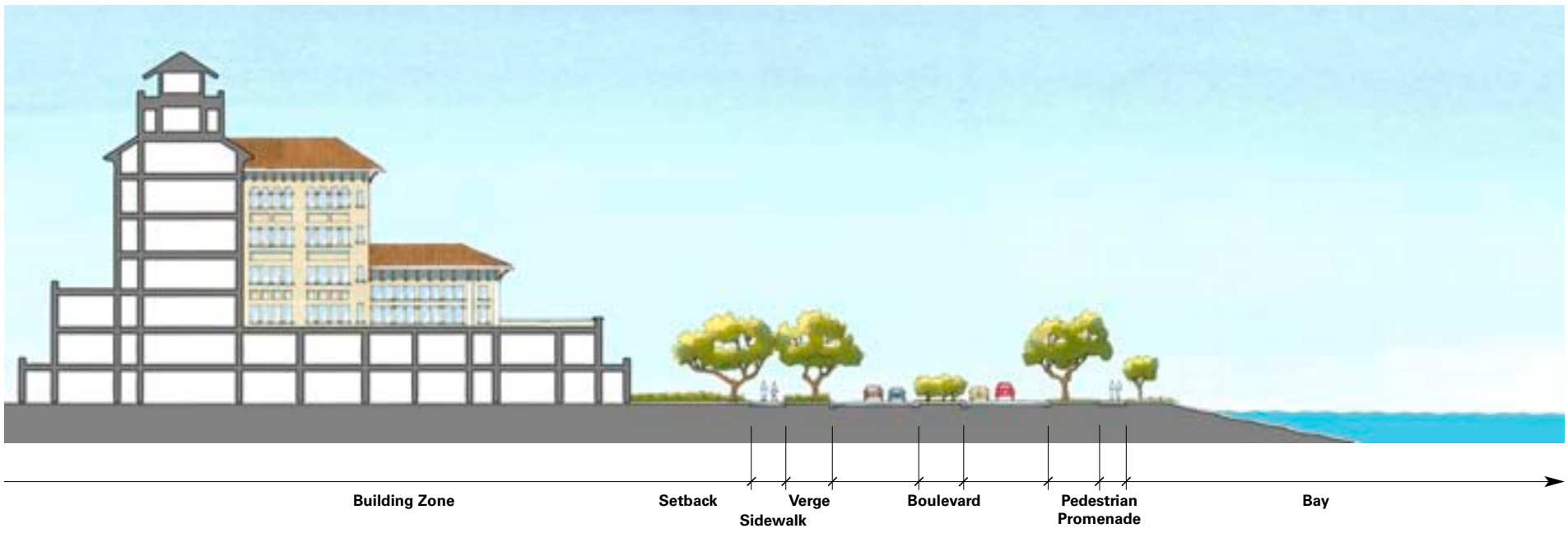
- Mixed -use but primarily residential
- Wide range of building types
- Varying setbacks
- Medium size blocks

T4: THE GENERAL URBAN ZONE

Elements of Mixed Use Neighborhood Street

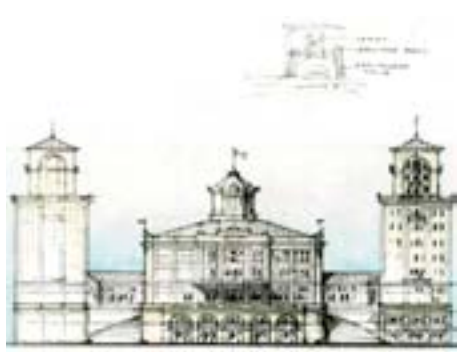
- Higher density mixed-use buildings
- Varying building types including retail, offices, rowhouses and apartments
- Tight network of streets with wide sidewalks
- Consistent street tree planting
- Buildings set close to the street wide sidewalks

T5: THE URBAN CENTER ZONE

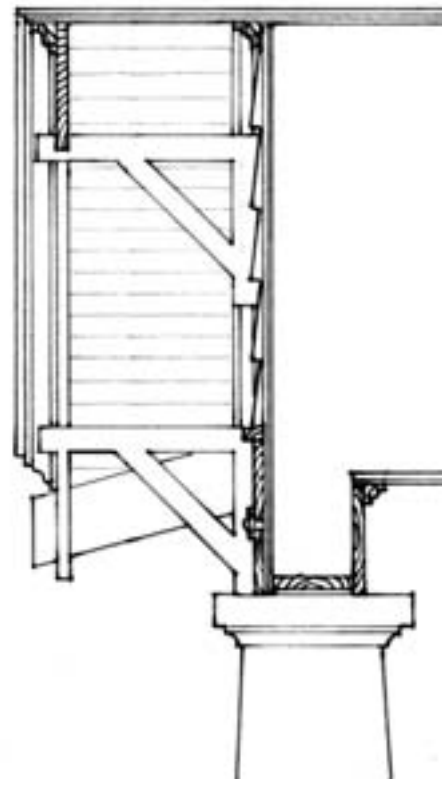


Elements of Water Front Streets

- Highest density
- Greatest variety of uses
- Civic buildings of regional importance
- Larger blocks with screened parking
- Steady tree planting along streets
- Buildings set close to the street



Above drawings provided by Michael Imber, and Marianne Cusato



ARCHITECTURAL PATTERNS

This Pattern Book establishes patterns among traditional house types in Gulf Coast neighborhoods. There are other conditions described in the plans developed by the *Mississippi Forum Charrette* that include buildings in the Downtowns and in coastal zones that have more complex requirements by FEMAand will need special architectural designs. This Pattern Book is intended for use by individuals and builders as they rebuild the fabric of neighborhoods and therefore focuses on the design of houses and small commercial buildings. It provides means of coping with FEMA requirements forcing new houses to be built at higher elevations than in the past, but it does so only within the range of elevations that are appropriate for traditional house types and for affordable construction. Special conditions that require greater height should be designed by architects as special conditions.

The information in this section is intended to help homeowners and builders in understanding the key elements that contribute to the character or "style" of Gulf Coast houses and small commercial buildings. These guidelines can be applied to new construction renovation and additions to historic buildings or even provide resources to "transform" existing production houses that do not reflect Gulf Coast traditions.

This section begins with an overview of the traditional building types found throughout the Gulf Coast. Following that, individual sections based on common architectural styles identify typical characteristics and elements of a house including general massing types, window and door composition, common eaves and porch details as well as materials and examples. These are described in both graphic and written form. These patterns can help enhance the original character of a regional house or as residents build new houses within one of the traditional Gulf Coast neighborhoods, new plans can be adapted to reflect one of these traditional styles.

Gulf Coast Building Types

The Gulf Coast House

The *Architectural Patterns* section builds on the *Neighborhood Patterns* described in the previous section to create distinct places. Seven distinct building typologies recur throughout the region and in the Gulf Coast neighborhoods. This inventory of regional building types is adapted to reflect various architectural *styles* or *vocabularies*. In many older houses, styles were adapted over time as certain patterns became popular. While there are many variations on regional house types, the types illustrated on this page appear to dominate neighborhood patterns before World War II, throughout the region

1 SIDE HALL HOUSES

These houses include 'shotgun' types as well where the primary difference is the single room width bay on the shotgun and a wider house with a hallway along one side to access rooms. Typically hipped roof but also gabled roofs are common.

2 RAISED COTTAGE

This type is often called a Creole Cottage or Acadian Cottage. Influences are a mix of French and Spanish adaptations to the region. Later versions include what is referred to as an *American* Cottage with Classical detailing and a typical 5 bay composition for windows and doors.

3 L-SHAPED

These houses often have a perpendicular wing in the back or a cross gable wing that forms a 'T' in plan. Porches or galleries often run along the side and tie into the rear wing.

4 SIDE GABLE

This house type is found nationally and forms the simple rectangular form that can be adapted to most styles. In this region, the rear or the front can have porches inset under the main roof.

5 PYRAMID

This house type is found throughout the region typically as a one or one and a half story massing often called a *Bayed Cottage*. The floor to ceiling height is typically taller to allow for deep porches.

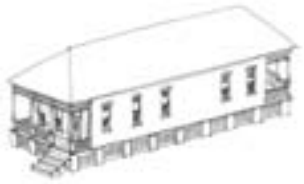
6 TOWNHOUSE

Found in the heart of urban centers, many townhouses developed as mixed use types with commercial ground floors and residential floors above. French influenced buildings often feature a balcony above the ground floor.

7 MIXED-USE BUILDINGS

These form the local commercial streets and districts. Typically simple, two story forms of masonry with plaster finishing. Balconies and repetitive openings on upper floors are typical. Decorative cornices of either wood or masonry.

1 SIDE HALL



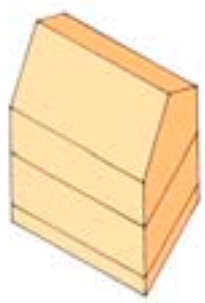
2. COTTAGE



3. L-SHAPE



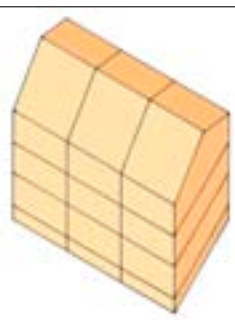
4. SIDE GABLE

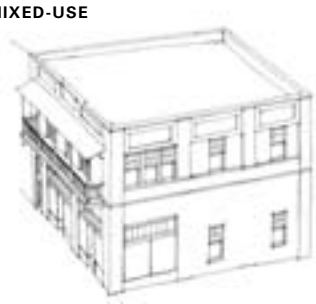

5. PYRAMID



6. TOWNHOUSE


7. MIXED-USE



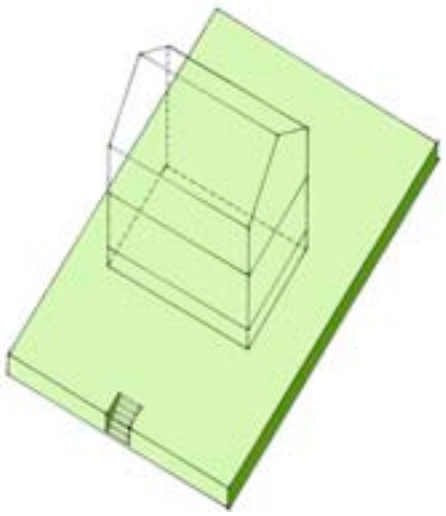
Kit of Parts – Strategies to Meet FEMA Requirements

FEMA has outlined requirements in particular zones to raise the finish floor of new homes to minimum heights above sea level. Check local requirements to determine specific site criteria. For more information check with FEMA at www.fema.gov.

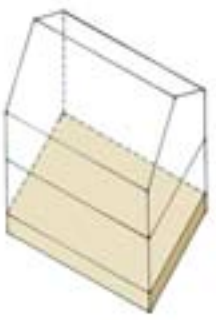
This document includes a 'kit of parts' to achieve these requirements in a manner derived from typical local and vernacular examples. These options can be used individually and together in combination. In vernacular conditions, the strategies were carefully designed not to overwhelm the building's scale. Not all building types can be used with the most restrictive conditions. Basic strategies include:

1. Raising the site with 4 feet of fill
2. 4-foot base to raise the floor elevation
3. 8-foot sub-story with a grand stair

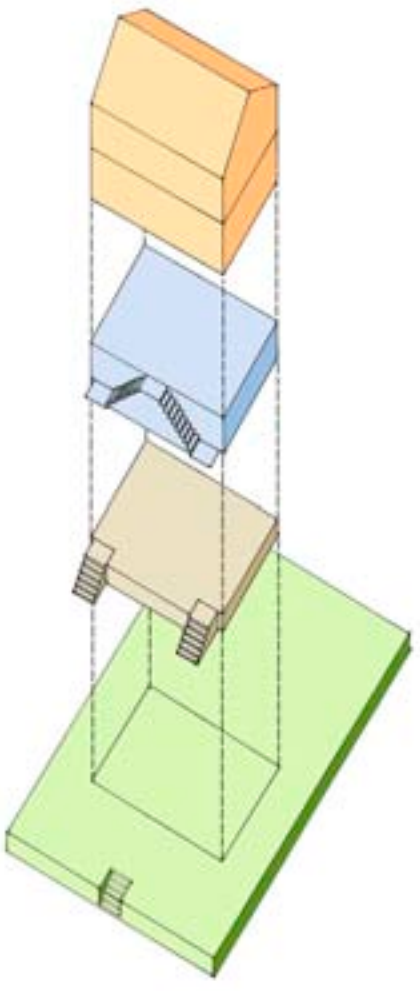
Used in combination, they can reach up to 16 feet above original site grade. The diagram suggests how these options can achieve the maximum elevation.

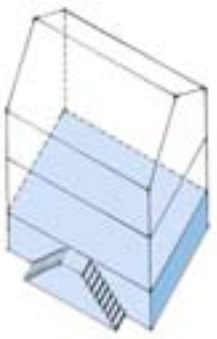


Option 1
4-foot Raised Site
The first option is to use fill to raised the building site up four feet. In more urban conditions, a site wall is used at the sidewalk to maximize the flat areas of the site



Option 2
4-foot Base
The most commonly used option is to build the finish floor four feet above grade. This is achieved with the use of either piles or foundation walls





Option 3
8-foot Sub-Story with Grand Stair
Another common option is to raise the house 8 feet above finish grade. When a porch is used, the stair is often incorporated inside the porch itself. In many cases, the ground floor is enclosed with walls to create useable unconditioned space for vehicles and equipment

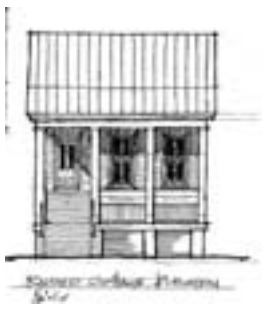
ALTERNATIVE A
BUILDING BASE

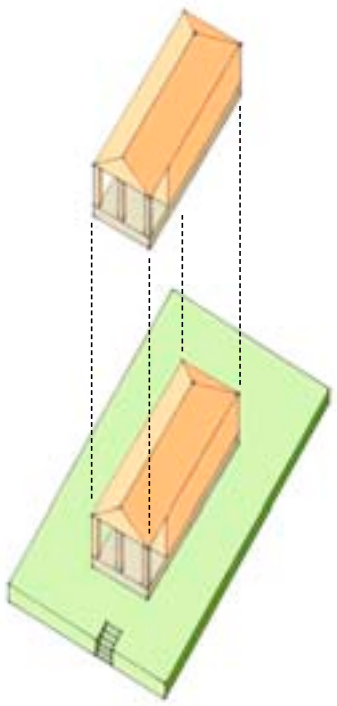
ALTERNATIVE B
SUB-STORY

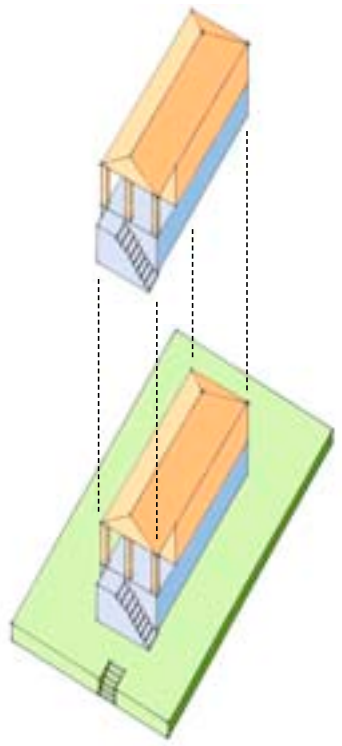
Side Hall

Side Hall and Shotgun style houses typically have very narrow forms. They are traditionally raised above the ground several feet and accommodate a 4 foot high base and a perpendicular set of steps to get up onto the porch.

The two story Side Gable house is less common but is also a traditional form in the region. These houses often have two story front porches and are articulated as Victorian style houses. Stairs are sometimes pulled inside the porch structure. With the addition of a raised site, the house can achieve a 12 foot height above surrounding grade.

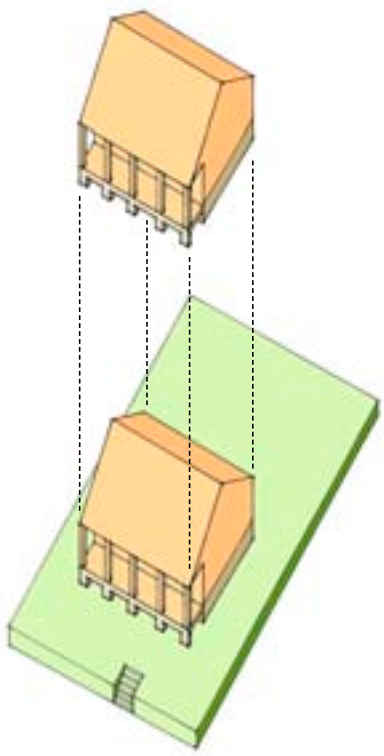


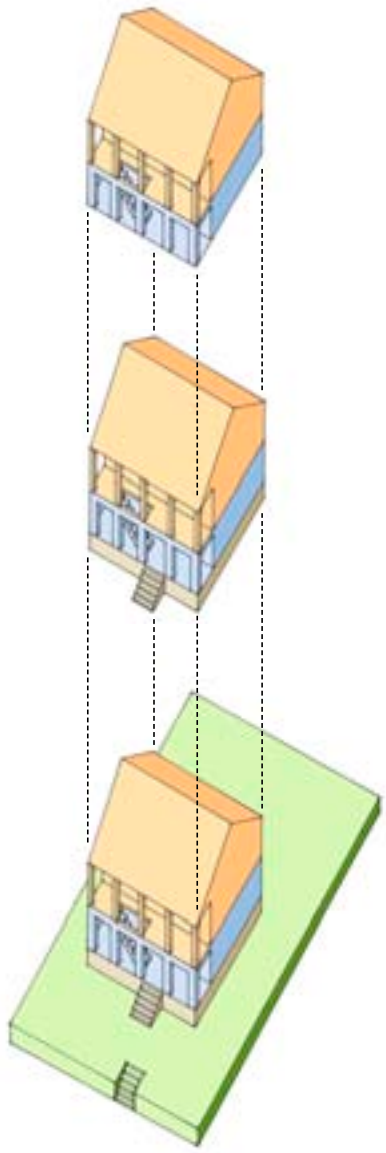




Raised Cottage

These houses are the most adaptable to the raised condition. Most traditional houses of this type are either raised 4 to 6 feet with a storage area underneath the porch and the first floor, or they are raided a full story with square masonry piers on the ground floor and the light wood porch structure above. These are found in the rural (T1 and T2 transect areas) and as urban cottages as well. The diagrams illustrate the potential to add an additional 4 foot base to the two story type to achieve a 12 foot height above grade. If the site can be raised and additional 4 feet, than the potential of 16 feet above surrounding grade can be achieved. Unoccupied ground floor exterior walls can be articulated as louvered panels inset between square, masonry piers.





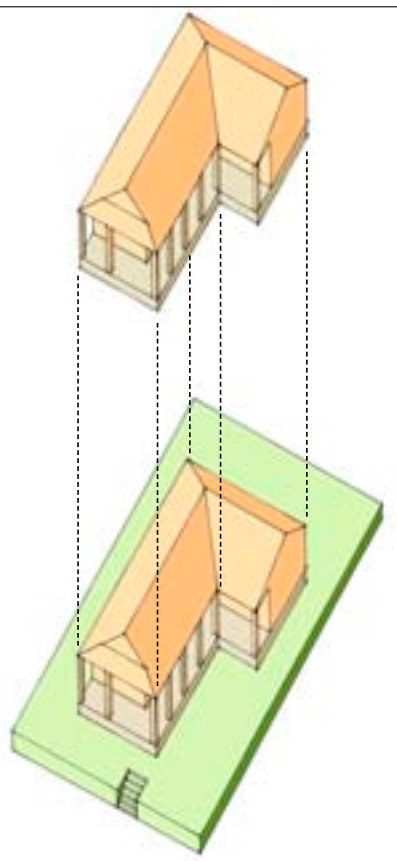
ALTERNATIVE A
BUILDING BASE

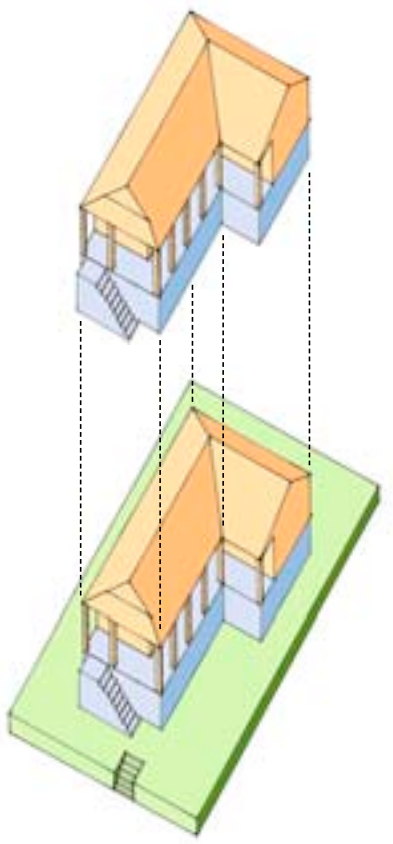
ALTERNATIVE B
SUB-STORY

L-Shape

These houses are variations on the Side hall and Shotgun types.They are traditionally raised above the ground several feet and accommodate a 4 foot high base and a perpendicular set of steps to the front porch or parallel to the side porch.

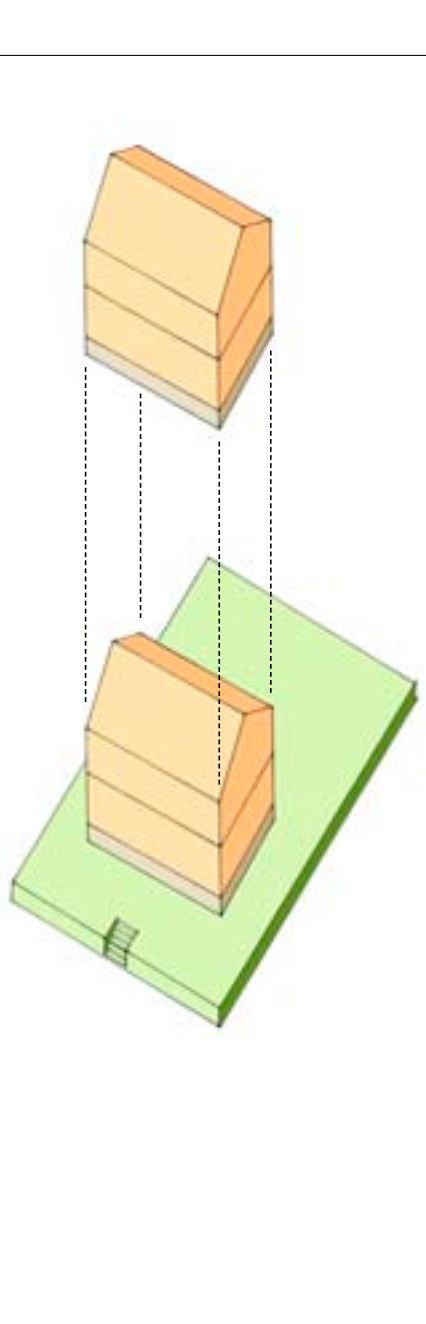
The two story L-shape house often has a two story front porch. Stairs are sometimes pulled inside the porch structure for these as well. With the addition of a raised site, the house can achieve a 12 foot height above surrounding grade. Unoccupied ground floor exterior walls can be articulated as louvered panels inset between square, masonry piers.

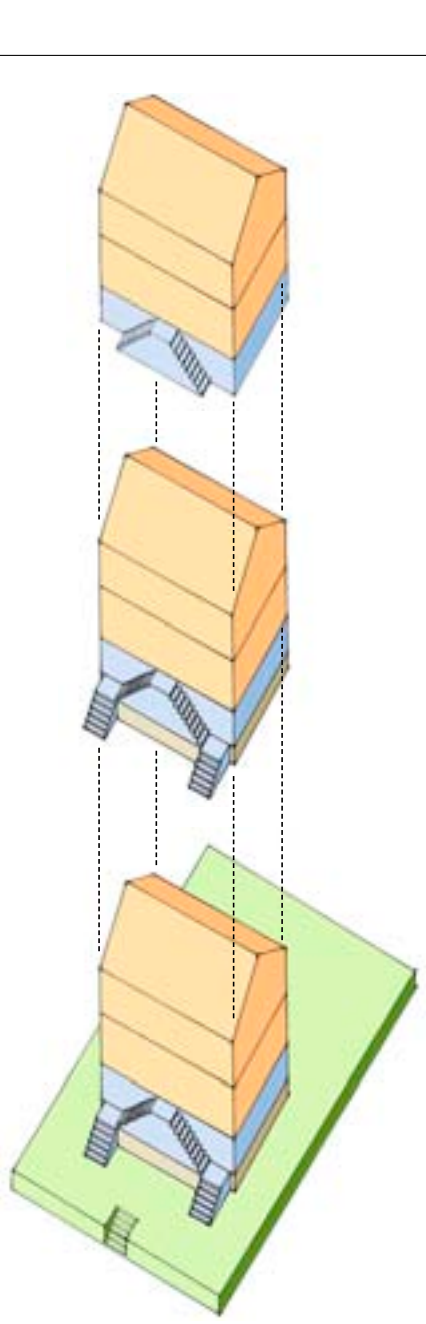




Side Gable

These houses are simple rectangular boxes. Typically they are two story masses. An additional 4 foot base can be added to achieve a minimum elevation above the surrounding grade. Stairs can run parallel to the front face of the house to access the porch or run perpendicular to the front porch. The ground floor should be designed as light, panel walls with window like openings. Shutters should infill between piers. An additional 8 foot sub-story can be added to achieve a two story living space above an un-occupied ground floor. This can be combined with a 4 foot high base and a raised site to achieve 16 feet above surrounding grade.



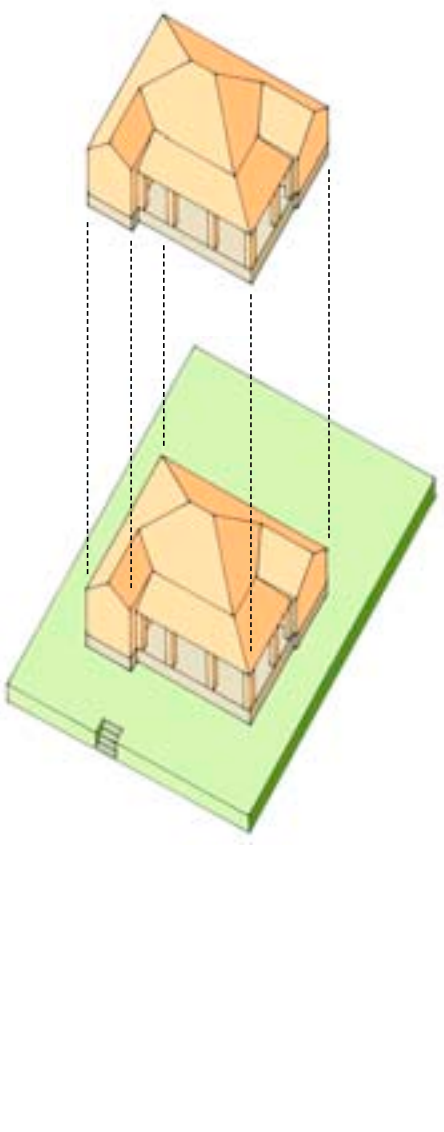


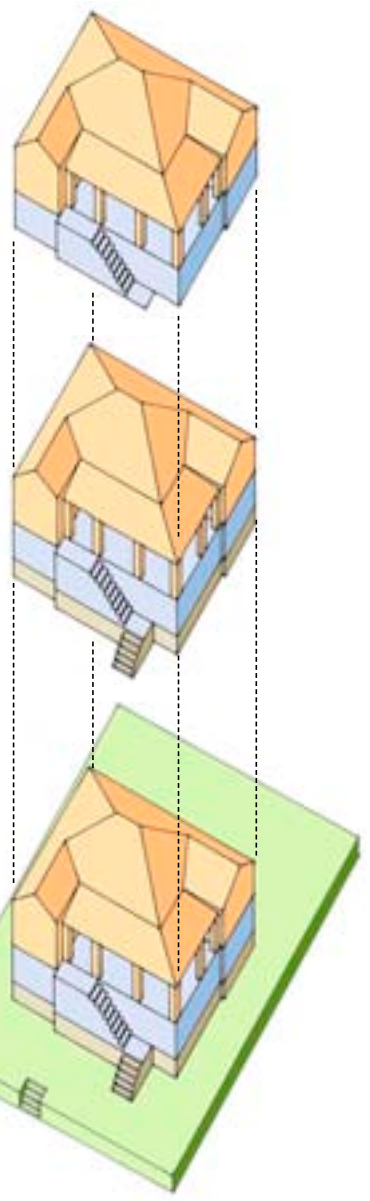
ALTERNATIVE A
BUILDING BASE

ALTERNATIVE B
SUB-STORY

Pyramid

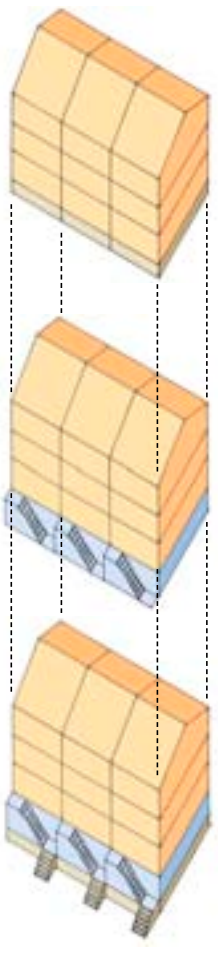
The pyramidal house form is typically built as a single story house. The house is almost always raised on a base masonry piers infilled with lattice. To achieve additional height above surrounding grade, a sub-story of 8 feet and a base of four feet can be combined to create a reasonable house form. This can be raised an additional 4 feet with the site where possible. The base articulation requires masonry piers with louvered panel infill.





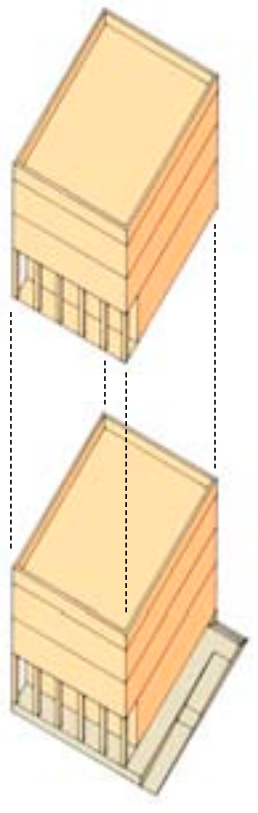
Townhouse

Townhouses can accommodate an 8 foot height sub-story that can serve as parking and some light storage. The base must be articulated as masonry piers with louver shutter infill panels. An additional 4 foot high base can be added to achieve a 12 foot height above surrounding grade. Stairs will have to un parallel to the front face with a sub-base of 8 feet. Additional height will require some setback from the sidewalk to allow for perpendicular runs of steps as well.



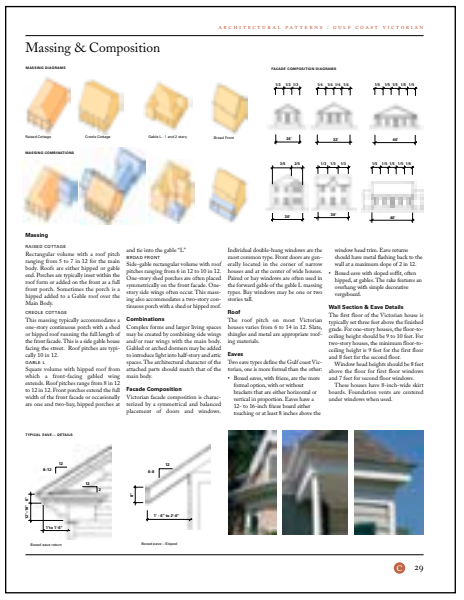
Mixed-Use

Mixed-use buildings typically rely on grade level entrances to accommodate ADA access and street level activity. Additional height can be gained by providing deeper setbacks to the street - 20 feet plus - and a raised base. ADA access is provided wither as a parallel ramp in the front just off the sidewalk or a perpendicular ramp along one side of the building.



Building a Gulf Coast House

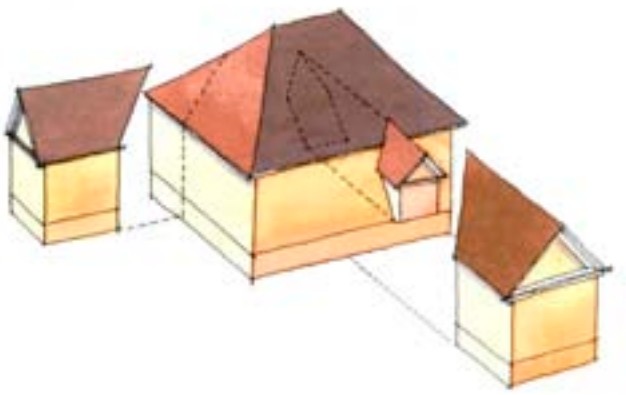
The History & Character Page of the Gulf Coast Victorian Architectural Style



The Massing & Composition Page of the Gulf Coast Victorian Architectural Style

Historic photos of Gulf Coast Victorian houses

Most traditional houses are distinguished by a **Main Body** that is always the most important form. Additional space is created through secondary additions to this Main Body. The first step in designing a house is to determine the Main Body Massing Type. This will guide the development of a new house plan or the modifications to an existing house.

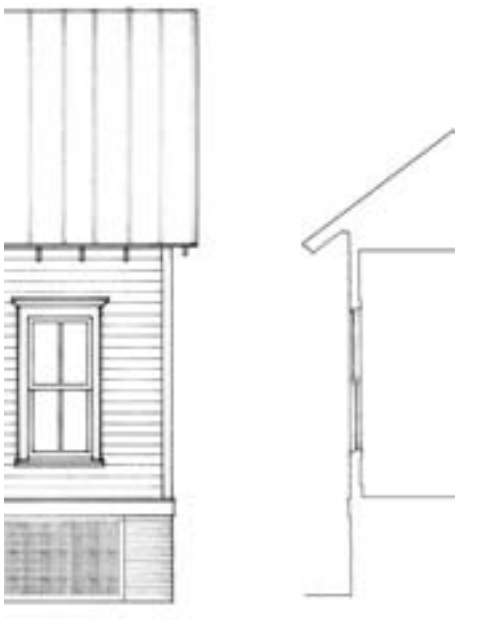


In general, additions are treated as **Wings**. Side wings can be either one, or one-and-one-half stories, set back from the front facade of the Main Body. Two-story additions can be added to two-story Main Bodies, but should be set back from the front facade and limited in width to a maximum of one-third the width of the Main Body. Side wings and rear wings can be added in many combinations.

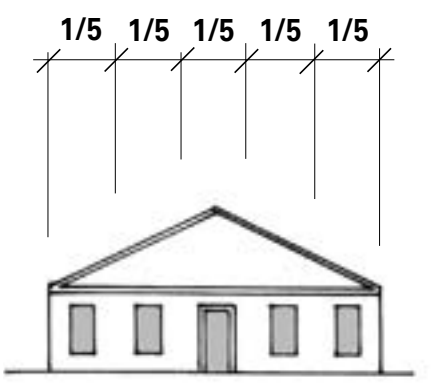
Once the massing and the floor-to-floor heights are determined, various **Door and Window Compositions** can be explored. Most styles have very definite patterns that were used to produce balanced or picturesque compositions with a harmonious and pleasing image. Window proportions, location and spacing are all important and were well understood by early house builders.

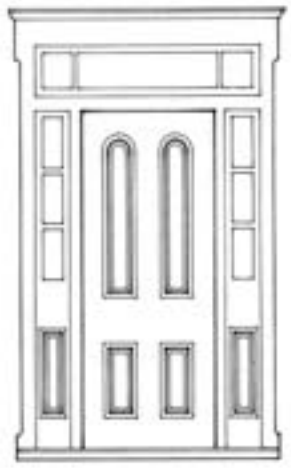
Typical Boxed eaves return

Massing Diagram indicating a 4-foot base

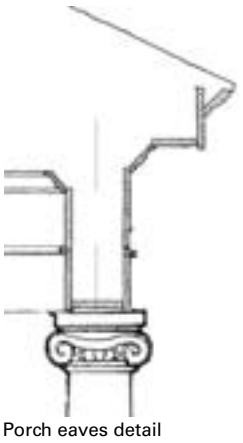


Partial elevation and wall section

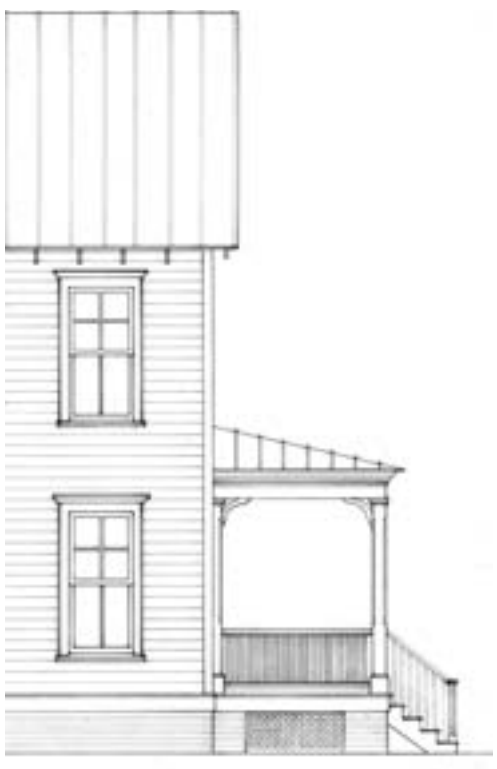




PORCH EAVES DETAILS



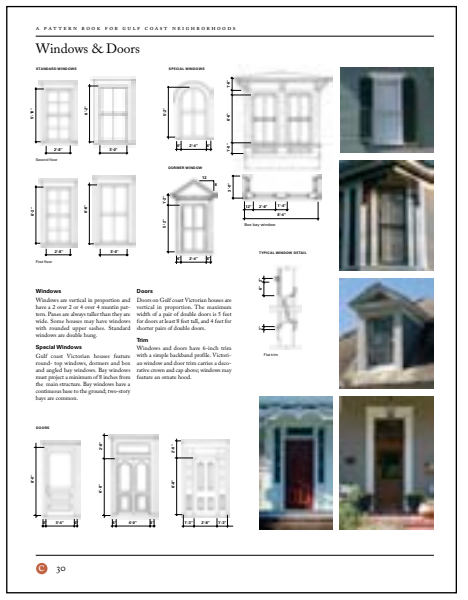
Porch eaves detail



While windows and doors are available today from a wide range of manufacturers and come in almost any shape and size, correctly proportioned and detailed **Windows and Doors** are critical in reinforcing the style of the house. The Pattern Book illustrates standard window and door types used for each architectural style and special windows and doors used as accents.

Porches are important elements in the environment and find expression in almost every architectural style or vocabulary. Setting the appropriate column types, porch cornices, railing, and balustrades is key to establishing the character of the house. The Pattern Book offers options found within a particular style complete with sample profiles that illustrate the correct dimensions and components.

The final assembly of the various components should produce a house of recognized character and quality no matter what the size. Appropriate materials are discussed in the Appendix. A series of illustrated possibilities within each style section demonstrates the effective application of the Pattern Book guidelines.



A PATTERN BOOK FOR GULF COAST NEIGHBORHOODS

Windows & Doors

30

The Doors & Windows Page of the Gulf Coast Victorian Architectural Style

ARCHITECTURAL PATTERNS : GULF COAST VICTORIAN

Porches

31

The Porches Page of the Gulf Coast Victorian Architectural Style

Illustration of the correct assembly of a house in the Victorian Style

Gulf Coast Architectural Styles

Gulf Coast House Styles

A series of well developed architectural styles or vocabularies were popular throughout the Gulf Region in the 19th and early 20th Century. These styles were adapted by local builders through the use of early Pattern Books and later catalogs of house plans. Many of the early houses were built without the aid of Pattern Books and are increasingly rare. These styles represent the broader patterns found in the neighborhoods constructed largely before 1940.

Each style has become adapted to the local environment and local building traditions. Many patterns emerged from the influence of Caribbean builders and settlers trading with the West Indies and Latin America.

Four principal architectural styles give neighborhoods their character:

1 Acadian-Creole

2 Victorian

3 Classical

4 Arts & Crafts

These styles are described in more detail with typical key elements in the following pages.

1 ACADIAN-CREOLE

2 VICTORIAN

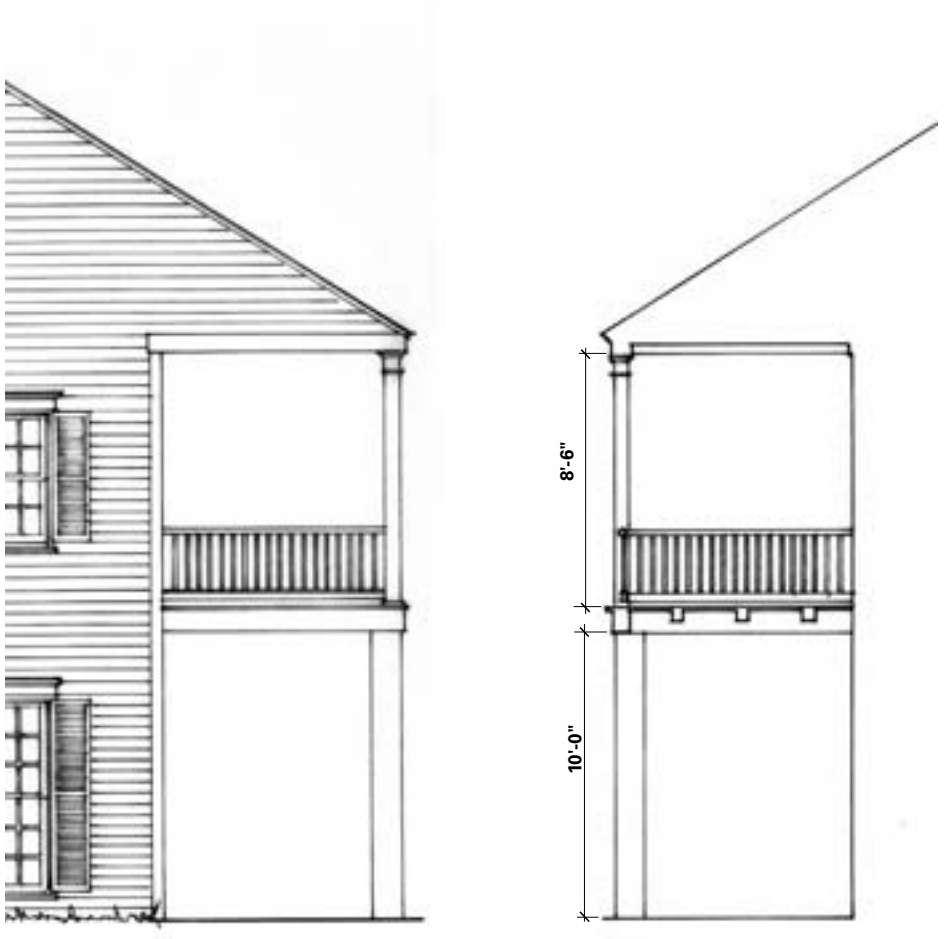
3 CLASSICAL

4 ARTS & CRAFTS

Essential Elements of the Coastal Style

- Deep one and two story porches
- High ceiling with vertically proportioned column bays and wall openings
- French doors and full length windows on the ground floor with tall shutters
- First floors raised above the ground

GULF COAST ACADIAN-CREOLE

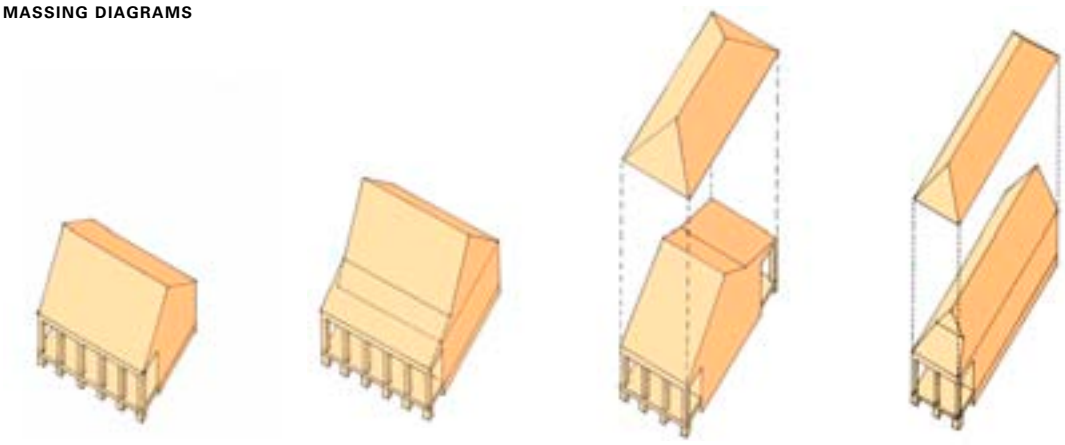


Partial Elevation and Wall Section

The Acadian-Creole style found throughout this region was influenced by French speaking people who first migrated to Nova Scotia and later resettled along the Gulf Coast. They brought with them the rich culture of France, which has continued with their descendants. While Biloxi, New Orleans, and other Gulf Coast towns have a strong French flavor, theirs is by no means the only culture to contribute to this distinctive style; it is also a mix of English and Spanish colonial architecture. Much of the "look" also reflects a Caribbean influence. This collage of influences has created one of the most appealing styles that is a direct response to the climatic and environmental conditions of the region. Deep porches, or "galleries", evolved as an integral part of the principal house massing and combined with the traditional steeply pitched French hipped roof produced the distinctive double pitch roof of the Acadian-Creole house. While these houses have many different massing types, the detailing is largely Classical with Victorian variations.

Massing & Composition

MASSING DIAGRAMS



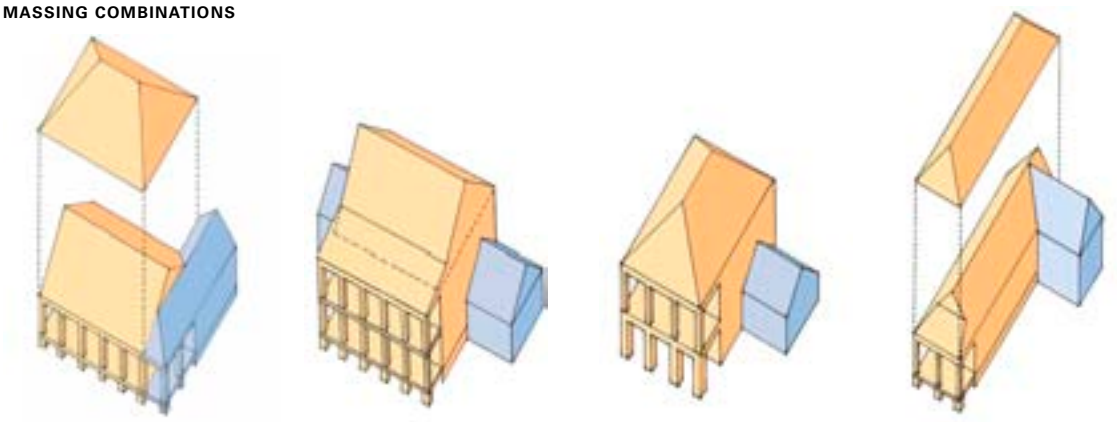
Broad Front

Broad Front
with Double Pitch Roof

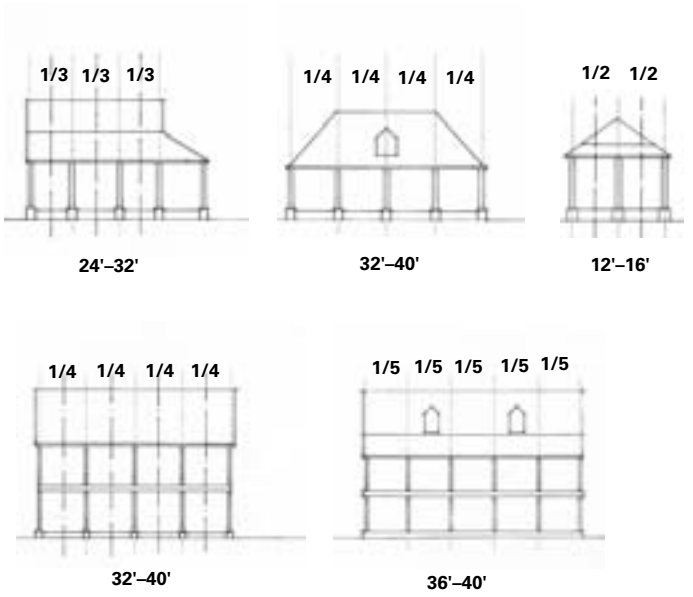
Narrow Front

Side Hall

MASSING COMBINATIONS



FACADE COMPOSITION DIAGRAMS



Massing

A deep front porch is recessed within the volume of the house under one roof.

The one-story houses are raised off the ground three feet and have 16-inch by 20-inch brick piers supporting each column on the front porch. The two-story house is typically a one-story house raised on full-height brick piers. Dormers are added to create a one-and-one-half- or two-and-one-half-story house. Porches can wrap around one or more sides of the house.

BROAD FRONT

Rectangular volume with either a gabled or hipped roof. The pitch is typically 10-in-12

BROAD FRONT WITH DOUBLE PITCH ROOF

Rectangular volume with a side gabled roof. The roof has a pitch of 9-in-12 over the main body and 6-in-12 over the recessed porch.

NARROW FRONT

Rectangular or square volume with either a side gabled or hipped roof. Side gabled roof has either a constant 10 in 12 pitch or a double pitch roof at the front , and may have a double pitch roof at the rear. Hipped roof has a 10 in 12 pitch and the ridge line, if any, runs perpendicular to the front of the house.

SIDE HALL

One-story narrow front rectangular volume with either a hip or gable facing the street. Roof pitch is 8 in 12 to 10 in 12. A full width front porch is added to the volume of the house. An inset porch may also run the full width of the hipped roof volume.

Massing Combinations

The strong form of these houses limits the number of ways in which additional wings can be added. Add-on wings should have similar roof pitches and be treated as separate "additions" to the basic form rather than part of a single complex form.

Facade Composition

An informal relationship among the elements enables window spacing, dormer placement, and porch bays to each have their own spacing and dimensions.

Eaves

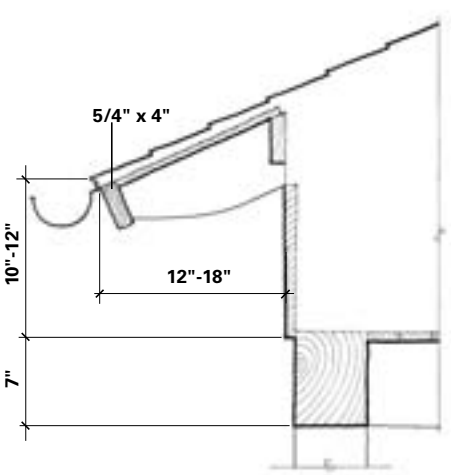
Simple unadorned eaves are characteristic of the Acadian-Creole style. They can have exposed rafter ends that are shaped. A frieze board is used below the rafters. They can also be flush to the wall or beam at the porch, or slightly projecting with a boxed soffit.

Wall

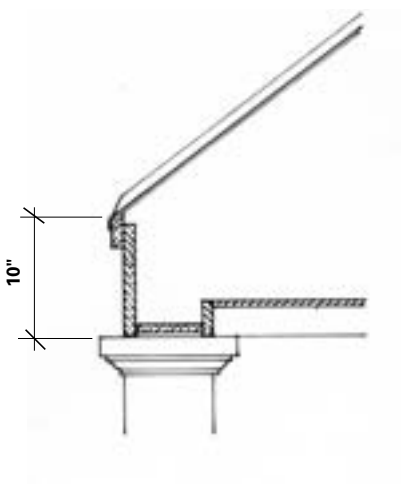
The first floor of an Acadian-Creole house is typically set three feet above the finished grade for a one-story house and one foot above finished grade for a two-story house. For one-story houses, the minimum floor-to-ceiling height is 10 feet. For two-story houses, the minimum floor-to-ceiling height is 10 feet for the first floor and 9 feet for the second floor.

Window head heights should be 8 feet above the floor for the first floor windows, and 7 feet to 8 feet for the second floor windows.

TYPICAL EAVE DETAILS



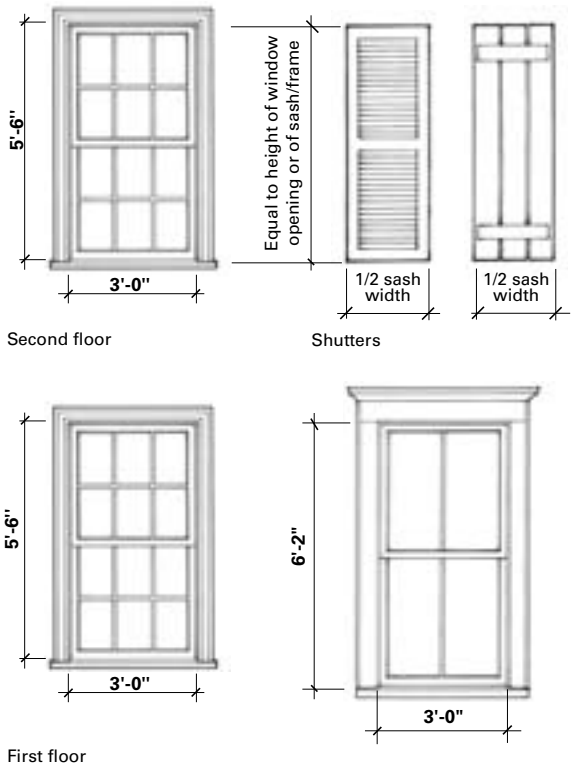
Open rafters



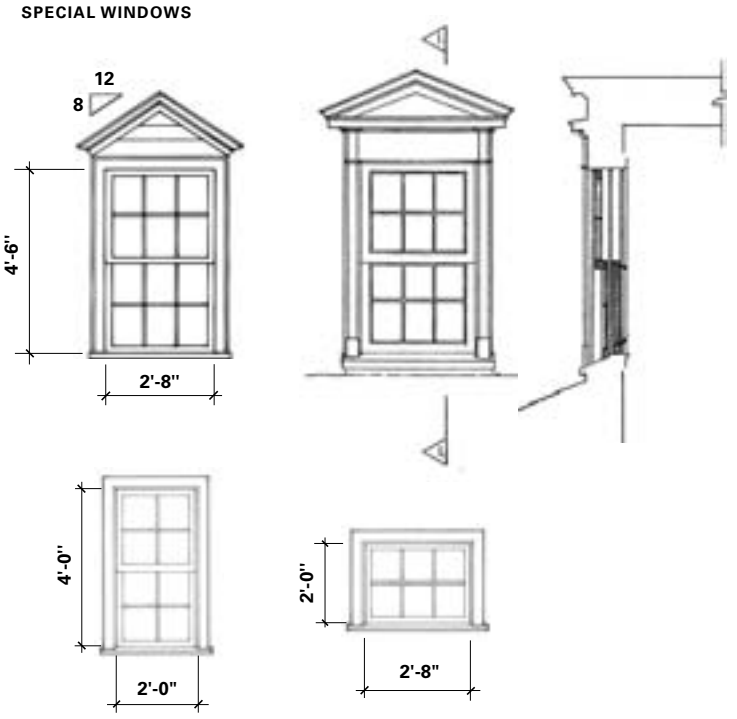
Flush or boxed

Windows & Doors

STANDARD WINDOWS



SPECIAL WINDOWS



Standard Windows

Windows are typically vertical in proportion with muntin patterns of 6 over 6 or 9 over 9. Window panes are square or vertical in proportion. First floor windows can have 4 over 4 or 2 over 2 muntin patterns as well. Standard windows are double-hung.

Special Windows

Special windows are typically small accent windows with 6 panes or in a 4 over 4 muntin pattern. A single leaf shutter is often used. Dormer windows are multi-paned in the 6 over 6 pattern.

Shutters

Louvered and board & batten shutters are common elements for windows and doors. They should be sized to match the window sash and mounted with hardware to appear operable.

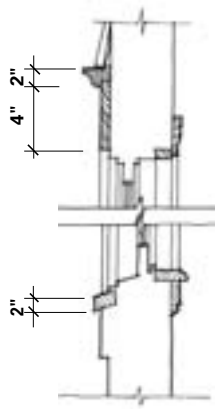
Doors

Multi-pane doors are often used in lieu of windows on the first floor under the porch. Entry doors are typically 4-, 6- or 8-paneled and include either a transom or a transom and sidelites.

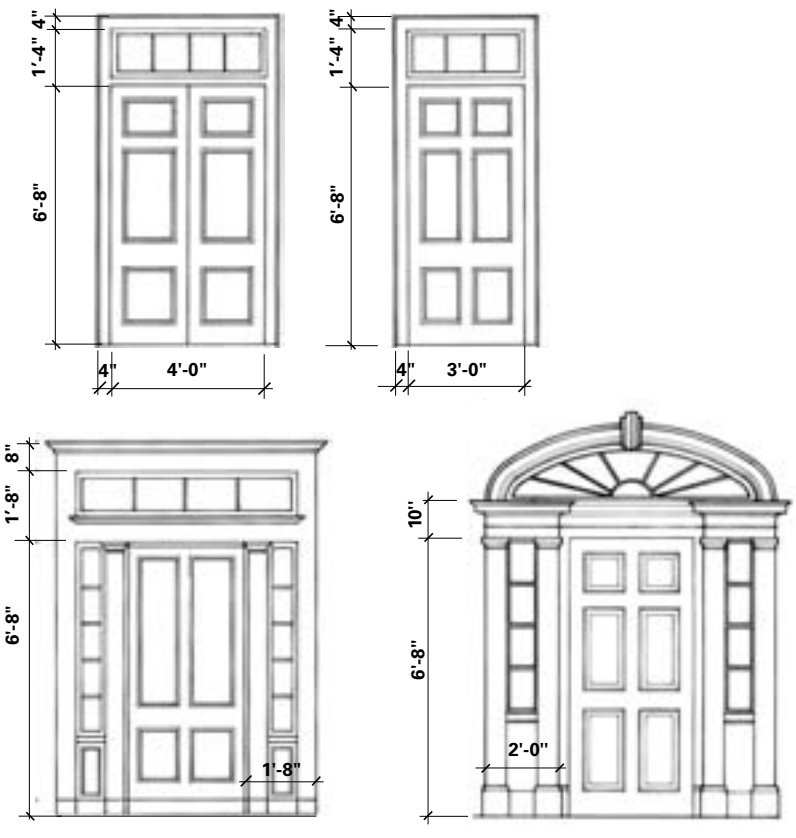
Trim

Windows and doors typically have 4-inch-wide trim with a backband. Classical door surrounds are sometimes used at the front door. Stone or wood lintels over windows and doors are common elements clad in brick or stucco.

TYPICAL WINDOW DETAIL



DOORS



Porches

Porch Roofs & Eaves

Acadian-Creole porches are symmetrical and run the full length of the facade. Columns have a regular spacing of between 8 to 12 feet on center. Eaves can be either open rafters or flush with the porch beam.

Columns & Railings

Column types for one-story porches and the second floor of two-story porches include slender round or square Tuscan columns, and chamfered or plain rectangular posts with out trim. Columns at the first floor of two-story porches are more massive with either no detail, or a minimum capital expression.

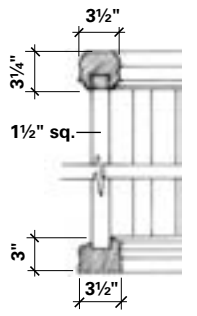
Railings have square balusters spaced no more than 4 inches on center with intermediate posts for railings over 9 feet in length.

Porch Location & Massing

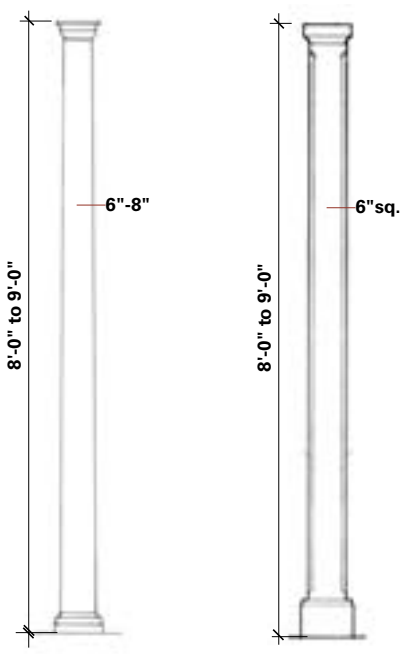
Side Hall houses have two "Bays" for the front facade length, or three bays for porches that wrap one side. Houses 24 to 32 feet wide have three bays for the front facade length, or four or five bays for porches that wrap one or two sides. Houses 36 to 40 feet wide have a five bay porch. The porch can extend beyond the main body of the house and wrap one or two sides.

Porches should have a minimum porch depth of 8 feet. Porches are frame construction set up on masonry piers. The space between piers may remain open without infill.

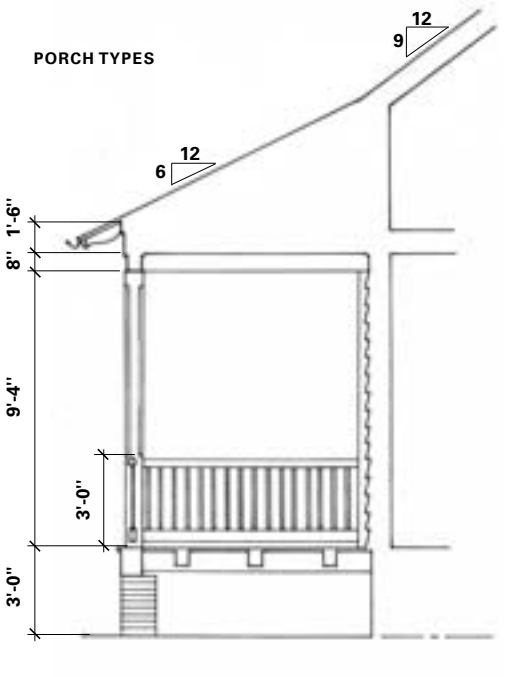
TYPICAL RAIL DETAIL



PORCH COLUMN TYPES

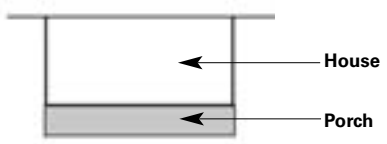


PORCH TYPES



One-Story Porch Section

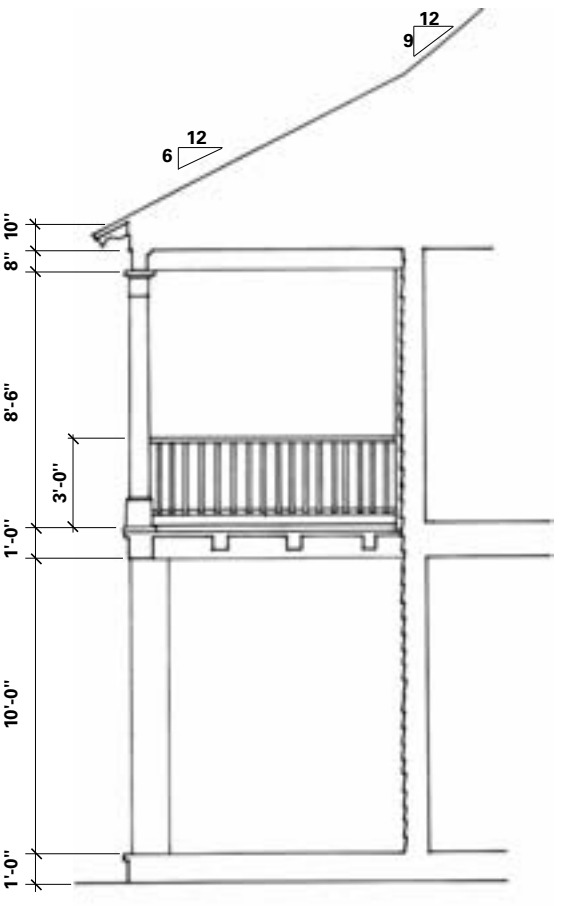
TYPICAL PORCH LOCATIONS



Full front porch

Wrapped one side

Wrapped two sides



Two-Story Porch Section

Materials & Applications

Roofing

- Standing seam metal (painted), slate (including manufactured slate products), asphalt or composition shingles

Soffits

- Smooth-finish wood, fiber-cement or composition board

Gutters & Downspouts

- Half-round or ogee profile gutters with round or rectangular downspouts in copper, painted or prefinished metal

Windows

- Painted wood or solid cellular PVC, or clad wood or vinyl with brick veneer only; true divided light or simulated divided light (SDL) sash with traditional exterior muntin profile (⅞ inch wide)

Doors

- Wood, fiberglass or steel with traditional stile-and-rail proportions and raised panel profiles, painted or stained

Shutters

- Wood or composite, sized to match window sash and mounted with hardware to appear operable

Cladding

- Smooth-finish wood or fiber-cement lap siding, 4 to 6 inches exposure
- Smooth finish brick in Common, English or Flemish bond pattern
- Painted brick
- Light sand-finish stucco

Foundations & Chimneys

- Brick veneer

Trim

- Wood, composite or cellular PVC

Columns

- Round or square Tuscan or Doric orders, or 6 inch x 8 inch chamfered posts in wood, fiberglass or composite material; brick or block with stucco, 16 inch x 20 inch

Railings

- Milled wood top and bottom rails with turned or square balusters

Porch Ceilings

- Plaster, tongue-and-groove wood or composite boards, or beaded-profile plywood

Front Yard Fences

- Wood picket on brick base

Lighting

- Porch ceiling or wall-mounted coach light

Gallery of Examples

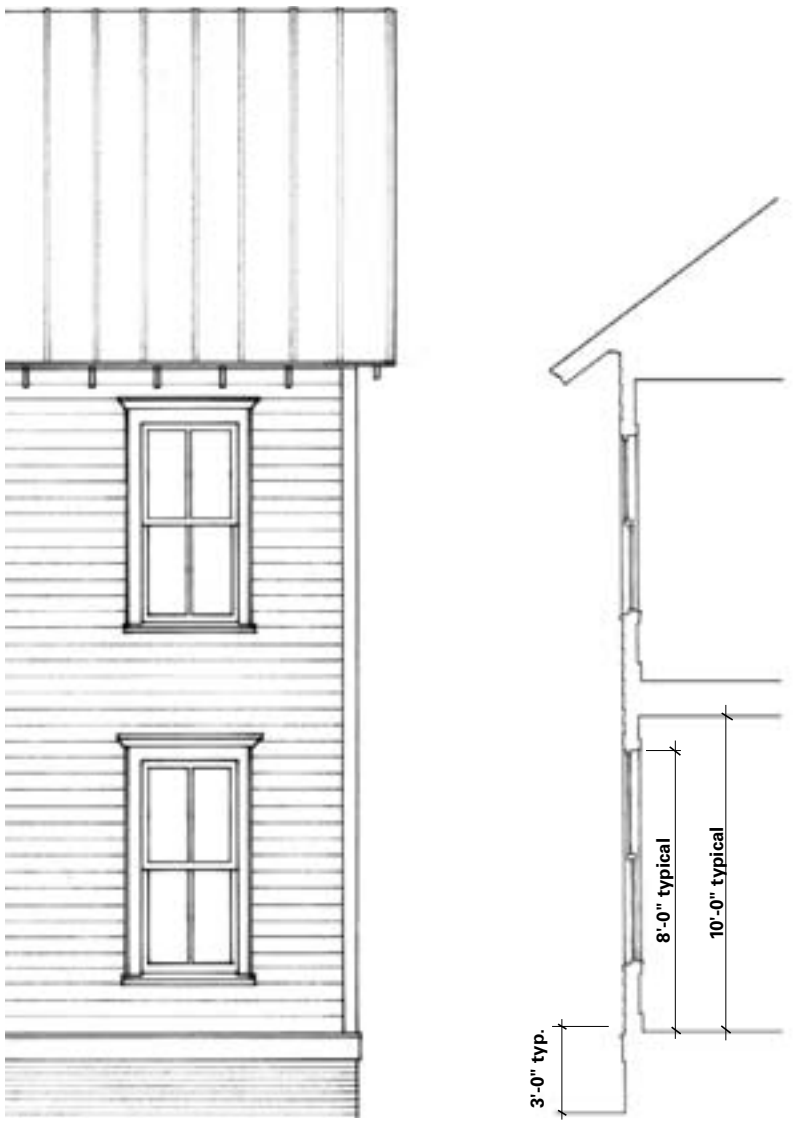
Essential Elements of the Gulf Coast Victorian Style

- Prominent porch elements
- Cut wood ornament, influenced by natural forms such as leaves and vines, or turned decorative millwork
- Wood clapboard siding
- Vertically proportioned windows and doors

GULF COAST VICTORIAN

The Victorian style builds on the Carpenter Gothic cottages abundant in early rail-served coastal resorts. Pattern Books published by Andrew Jackson Downing and others were the source of many of these early house designs. These books made it easier for the builders of early resorts, country estates and even modest dwellings to adopt the style. Although exotic Victorian houses incorporating Eastlake, Queen Anne and Italianate details grew in popularity, folk-based Victorian houses flourished in this region.

The Gulf Coast Victorian style is based on the simple, elegant forms adapted to small houses. The massing is simple, while ornament is typically restrained and limited to the porch and the building's cornice.



Partial elevation and wall section

Massing & Composition

MASSING DIAGRAMS

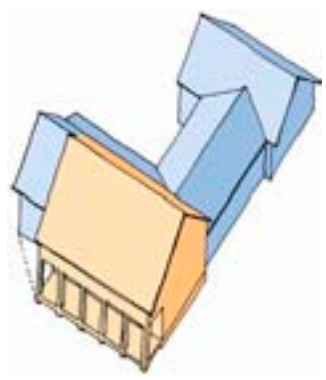
Hipped Cottage

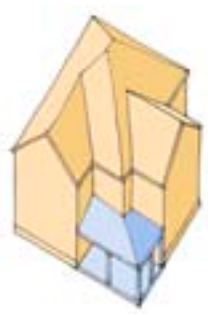
Creole Cottage

Gable L - 1 and 2 story

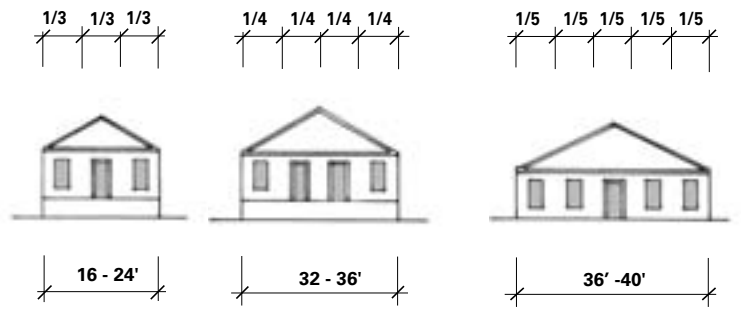
Broad Front

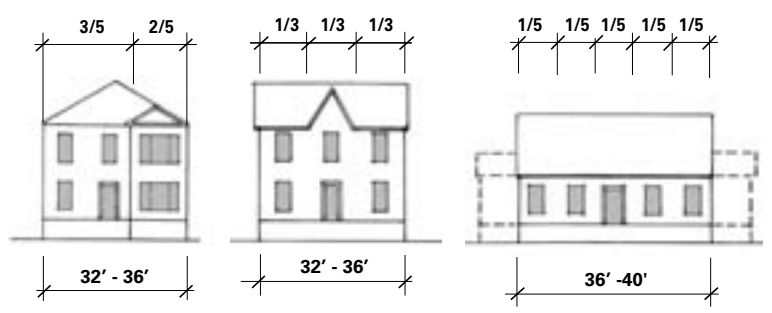
MASSING COMBINATIONS





FACADE COMPOSITION DIAGRAMS





Massing

RAISED COTTAGE

Rectangular volume with a roof pitch ranging from 5 to 8 in 12 for the main body. Roofs are either hipped or gabled. Porches are typically inset within the roof form or added on the front as a full front porch. Add on porches may have a different roof type than the Main Body of the house.

CREOLE COTTAGE

This massing typically accommodates a one-story continuous porch with a shed or hipped roof running the full length of the front facade. This is a side gable house with the ridge parallel with the street. Roof pitches are typically 8 to 10 in 12.

GABLE L

Square volume with hipped roof from which a front-facing gabled wing extends. Roof pitches range from 8 in 12 to 12 in 12. Front porches are typicall two or three bay, hipped porches that tie into the gable "L". Often in corner houses, the porches wrap one corner and tie into a side wing.

BROAD FRONT

Two story, side-gabled rectangular volume with roof pitches ranging from 6 in 12 to 10 in 12. One-story shed porches are often placed symmetrically on the front facade. One-story side wings often occur. This massing also accommodates a two-story continuous porch with a shed or hipped roof.

Combinations

Complex forms and larger living spaces may be created by combining side wings and/or rear wings with the main body. Gabled or arched dormers may be added to introduce light into half-story and attic spaces. The architectural character of the attached parts should match that of the main body.

Facade Composition

Victorian facade composition is characterized by a symmetrical and balanced placement of doors and windows. Individual double-hung windows are the most common type. Front doors are generally located in the corner of narrow houses and at the center of wide houses. Paired or bay windows are often used in the forward gable of the Gable L massing type. Bay windows may be one- or two- stories tall.

Eaves

Two eave types define the Gulf coast Victorian, one is more formal than the other:

- A boxed eave with frieze is the most formal option, with or without brackets. A 12- to 16-inch frieze board either touching or at least 8 inches above the window head trim is common. Eave returns should have metal flashing back to the wall at a maximum slope of 2 in 12.
- A boxed eave with sloped soffit. The rake features an overhang with simple decorative vergeboard.

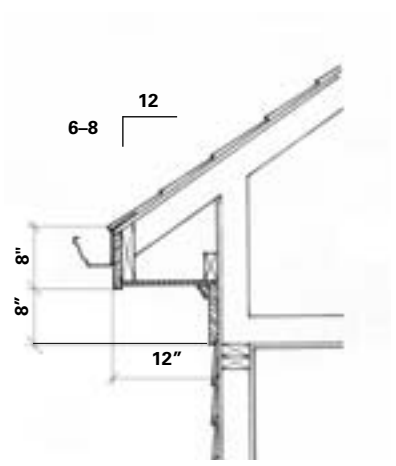
Wall Section & Eave Details

The first floor of the Victorian house is typically set four feet above the finished grade. For one-story houses, the floor-to-ceiling height should be 9 to 10 feet. For two-story houses, the minimum floor-to-ceiling height is 9 feet for the first floor and 8 feet for the second floor.

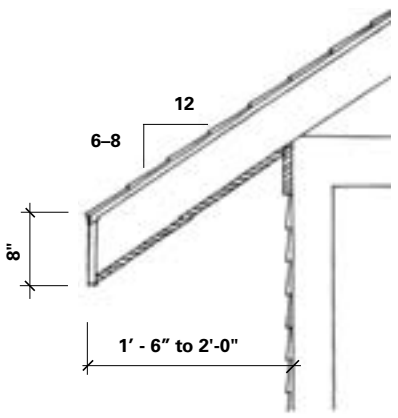
Window head heights should be 8 feet above the floor for first floor windows and 7 feet for second floor windows.

These houses have 8-inch-wide skirt boards. Foundation vents are centered under windows when used.

TYPICAL EAVE DETAILS



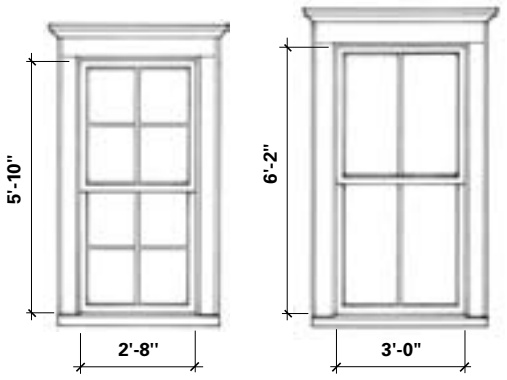
Boxed Eave



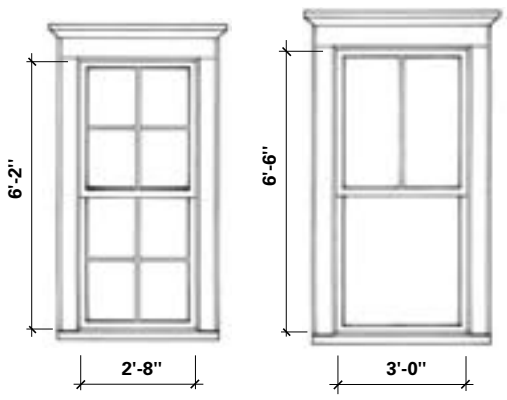
Boxed Eave – Sloped

Windows & Doors

STANDARD WINDOWS

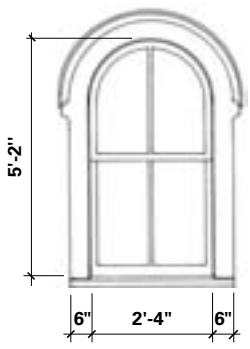


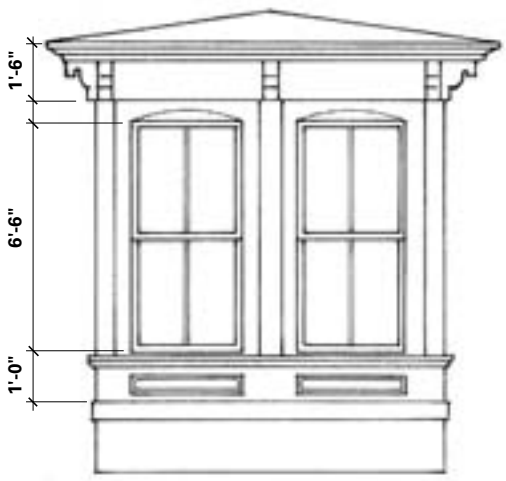
Second floor



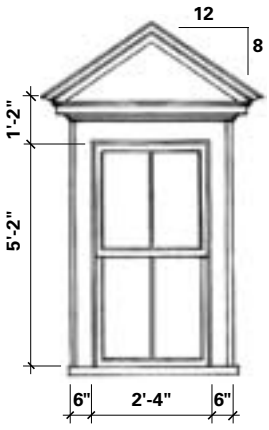
First floor

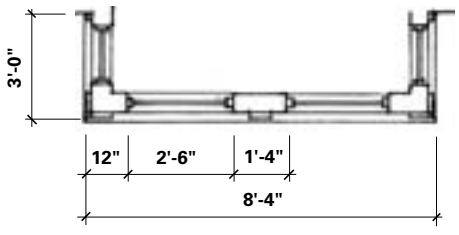
SPECIAL WINDOWS





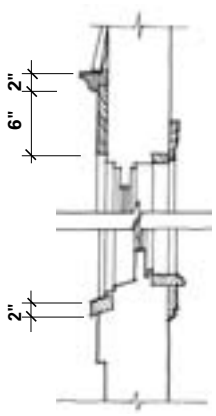
DORMER WINDOW





Box bay window

TYPICAL WINDOW DETAIL



Flat trim with crown

Windows

Windows are vertical in proportion and have a 2 over 2 or 4 over 4 muntin pattern. Panes are always taller than they are wide. Some houses may have windows with rounded upper sashes. Standard windows are double hung.

Special Windows

Gulf coast Victorian houses feature round- top windows, dormers and box and angled bay windows. Bay windows must project a minimum of 8 inches from the main structure. Bay windows have a continuous base to the ground; two-story bays are common.

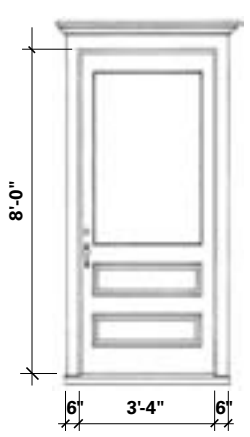
Doors

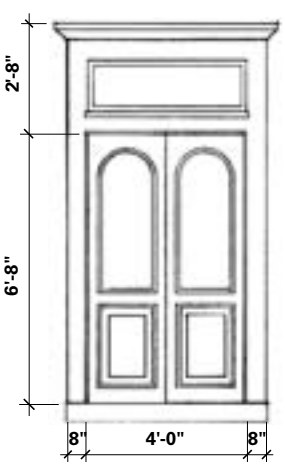
Doors on Gulf coast Victorian houses are vertical in proportion. The maximum width of a pair of double doors is 5 feet for doors at least 8 feet tall, and 4 feet for shorter pairs of double doors.

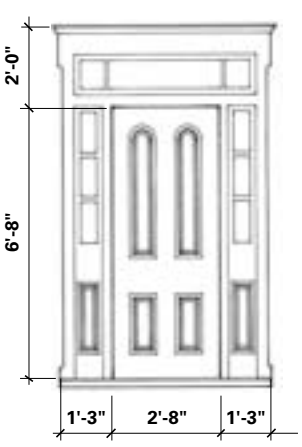
Trim

Windows and doors have 6-inch trim with a simple backband profile. Victorian window and door trim carries a decorative crown and cap above; windows may feature an ornate hood.

DOORS







Porches

Porch Roofs & Eaves

Porches can be one or two stories tall with flat, shed or shallow hipped roofs. Full porches may be integrated under the house's main roof. Shed or hipped porches have a 3 in 12 to 4 in 12 pitch. Exposed 2 x 8 rafter tails typically occur every 14 to 16 inches on center. Entablatures are generally Classically proportioned and detailed.

Columns & Railings

Column types include 8-inch-square posts and 8- to 10-inch-diameter Doric and Ionic columns. First-floor columns are 9- to 10-feet tall, while second-floor columns are 8- to 9- feet tall. Turned or square balusters are spaced no more than 4 inches apart. Porch bays should be vertically proportioned. Flat-cut ornamental balusters are also used with square columns. Square pattern lattice is used as infill between piers at the foundation.

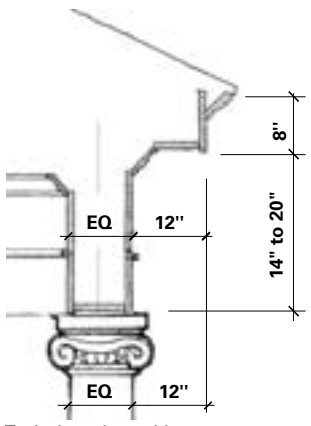
Brackets

Brackets range from simple designs cut from boards, to more elaborate turned wood or jigsaw-cut openwork. Brackets are a minimum of 2 inches thick. Archway bracketing can be used to form portals over key entry locations.

Porch Location

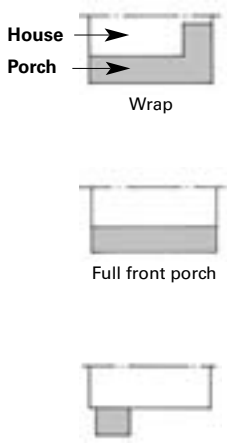
Full front porches are common on Gulf Coast Victorian houses. Porches can be used to wrap the corner of a house, or fill in the void created by an L-shaped plan. The minimum porch depth is 8 feet.

PORCH EAVE DETAIL

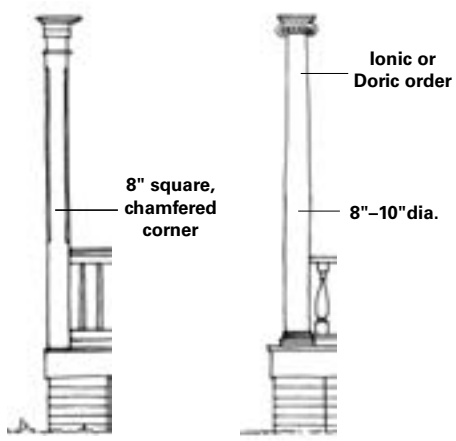


Typical porch entablature

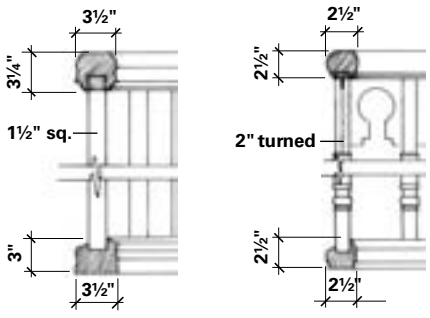
TYPICAL PORCH LOCATIONS

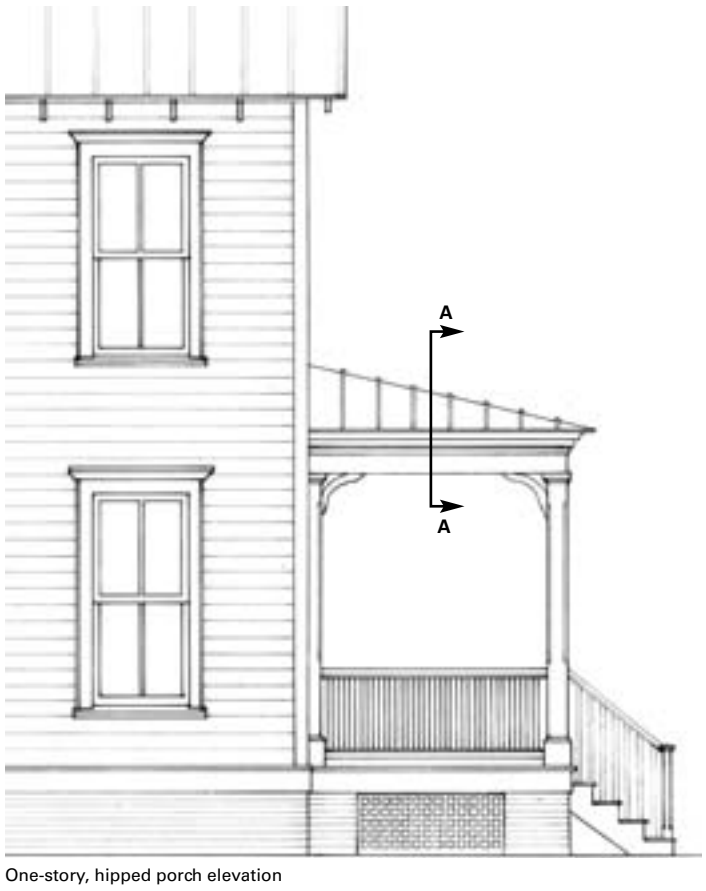


PORCH COLUMN TYPES

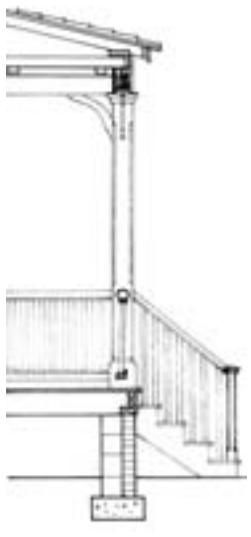


RAIL DETAILS





One-story, hipped porch elevation



One-story porch elevation
Section AA

Materials & Applications

Roofing

- Slate (including manufactured slate products), laminated asphalt or composition shingles with a slate pattern, or painted metal standing seam or 5-V crimp panels

Soffits

- Smooth-finish composition board, tongue-and-groove wood boards, or fiber-cement panels

Gutters & Downspouts

- Half-round or ogee profile gutters with round or rectangular downspouts in copper, painted or prefinished metal

Windows

- Painted wood or solid cellular PVC, or clad wood or vinyl with brick veneer only; true divided light or simulated divided light (SDL) sash with traditional exterior muntin profile (⅞ inch wide)

Doors

- Wood, fiberglass or steel with traditional stile-and-rail proportions and raised panel profiles, painted or stained

Shutters

- Wood or composite, sized to match window sash and mounted with hardware to appear operable

Cladding

- Smooth-finish wood or fiber-cement lap siding, 4 to 6 inches exposure
- Vertical board and batten siding
- Smooth-finish brick, common bond
- Random-width cut wood or fiber-cement shingles
- Decorative cut wood or fiber-cement shingles in fishscale, diamond and staggered patterns

Trim

- Wood, composite, cellular PVC or polyurethane millwork; stone or cast stone

Foundations & Chimneys

- Brick or stone veneer

Front Fences

- Wood picket, or wrought iron or solid bar stock metal picket with ornamental metal posts

Lighting

- Porch pendant or wall-mounted carriage lantern

Columns

- Architecturally correct Classical proportions and details in wood, fiberglass or composite material
- Square box column with chamfered corners in built-up wood, fiberglass or composite material
- Turned posts (minimum 6-inch stock) in wood, fiberglass or composite material

Railings

- Milled wood top and bottom rails with square, turned or scroll-cut board balusters

Porch Ceilings

- Plaster, tongue-and-groove wood or composite boards, or beaded-profile plywood

Gallery of Examples





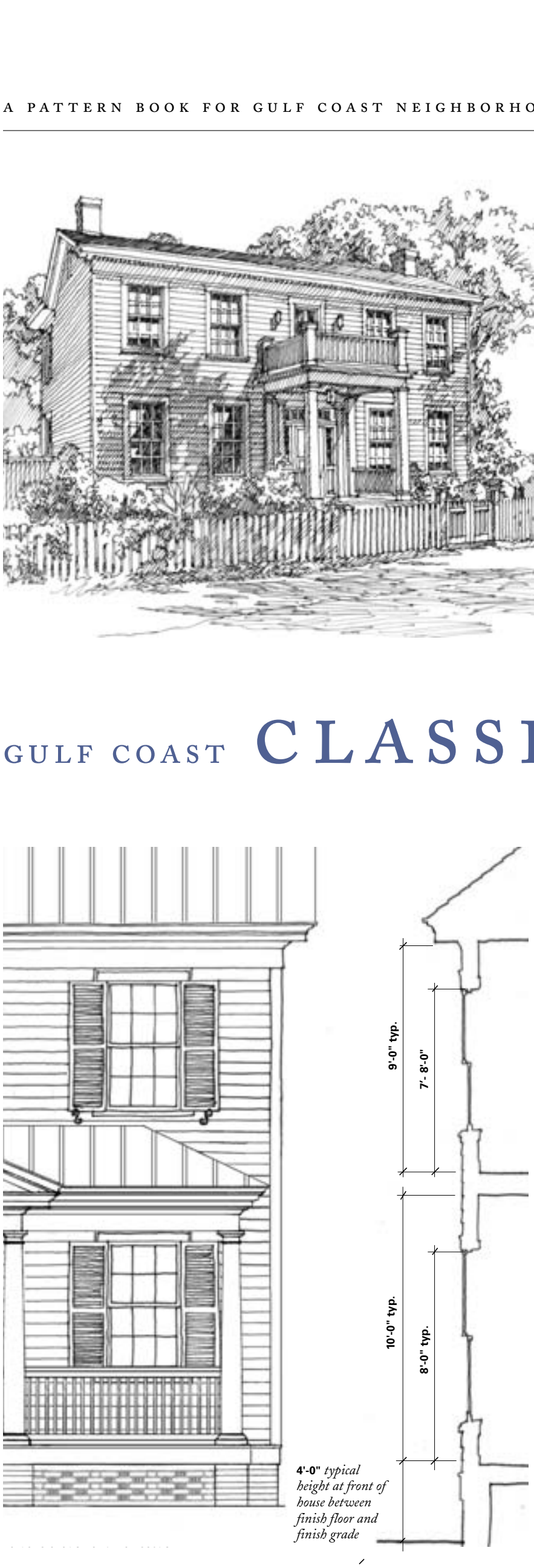





Essential Elements of the Gulf Coast Classical Style

- Simple volumes with side wings and porches added to make more complex shapes
- Symmetrical composition of doors and windows
- Simplified versions of Classical details and columns, often with robust and exotic Classical orders such as Ionic and Corinthian used in the porch element
- Multi-pane windows that are more broad in proportion, usually with 6 over 6 or 9 over 9 pane patterns

GULF COAST CLASSICAL



The Gulf Coast Classical style is based on Federal and Greek houses from the mid-nineteenth century. This region has significant examples of houses from this period. The dominant Federal style was practiced by notable architects such as Robert Mills and Benjamin Latrobe and many houses from this period were constructed using Pattern Books such as Asher Benjamin's *American Builder's Companion*.

These houses typically begin as simple, additive massing types with a dominant center pavilion, or main body, which can be one or two stories, with additive side wings, rear wings and pavilions. Palladian compositions documented in many English pattern books, were a principle reference for many houses from this period. Classical detailing and proportions were simplifed and applied to common massing types found on the Gulf Coast.

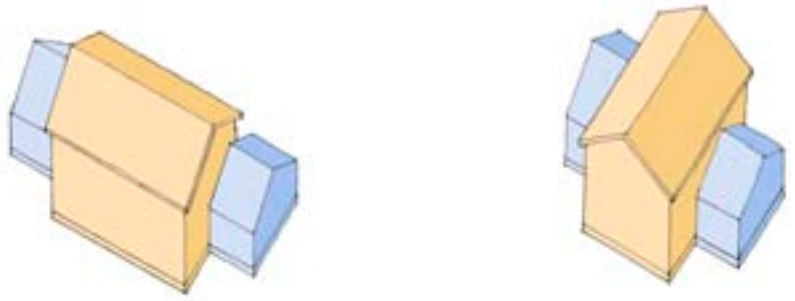
Massing & Composition

MASSING DIAGRAMS

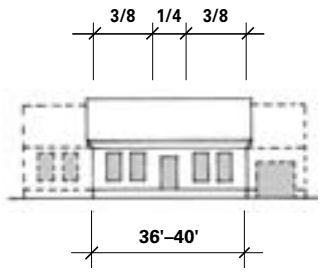
Broad Front

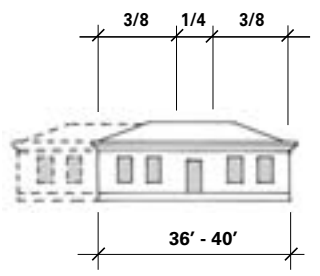
Narrow Front

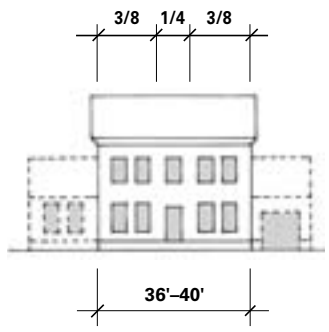
MASSING COMBINATIONS

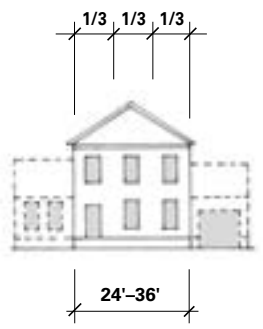


FACADE COMPOSITION DIAGRAMS









Massing

BROAD FRONT

Hipped or side-gabled rectangular volume with roof pitches ranging from 6 to 8 in 12. One-story shed or hipped porches are often located centrally on the front facade. One-story side wings often occur. Although porches are most often one-third or one-fifth the length of the main body, they may also be three-fifths or the entire length of the front facade.

NARROW FRONT

Hipped or front-gabled box with roof pitches ranging from 6 to 8 in 12. Three-bay compositions are common. Full front porches and one-story side-wings are common to this massing type.

Facade Composition

The Gulf Coast Classical facade composition is characterized by a symmetrical and balanced placement of doors and windows. Entrance doors are typically located in the center of the composition. Typically windows align vertically from floor to floor.

Combinations

Complex forms and larger living spaces may be created by combining side and/or rear wings with the main body. Gabled or hipped dormers may be added to introduce light into half-story and attic spaces. The architectural character of the attached parts should match that of the main body.

Wall Section & Eave Details

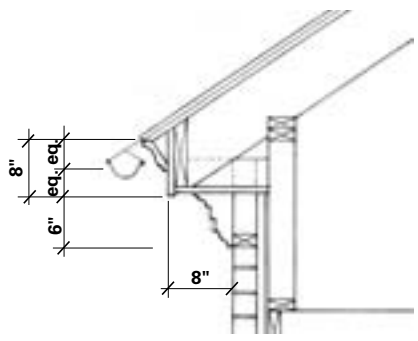
The first floor of the Main Body is typically set 4 feet above the finished grade. The floor-to-ceiling height on the first floor is typically 10 feet. For two-story houses, the second-story floor-to-ceiling height is typically 8 to 9 feet tall.

The Gulf Coast Classical style is characterized by the vertical proportion of the window and door elements and well-detailed Classical eaves and cornices. The frieze below the soffit is typically small with profiled moldings and dentils.

TYPICAL EAVE DETAILS

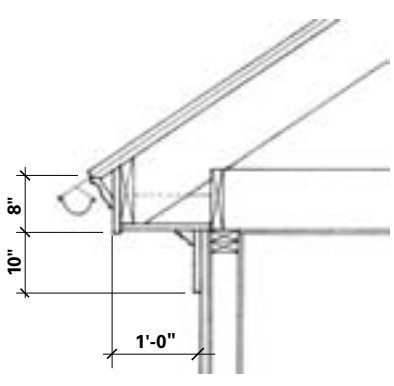
Boxed Eave Detail

Boxed Eave Return



Boxed Eave Section

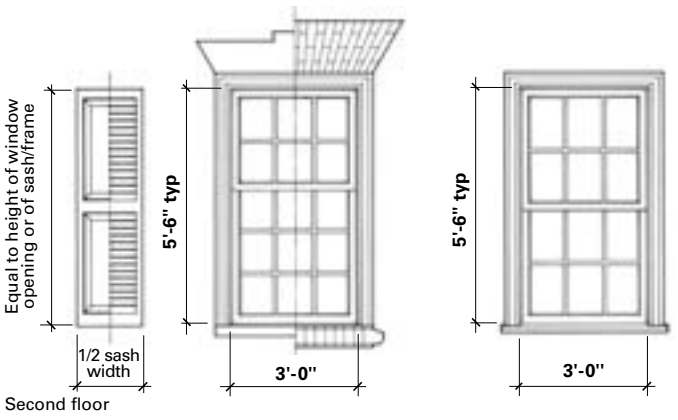
Boxed Eave Return



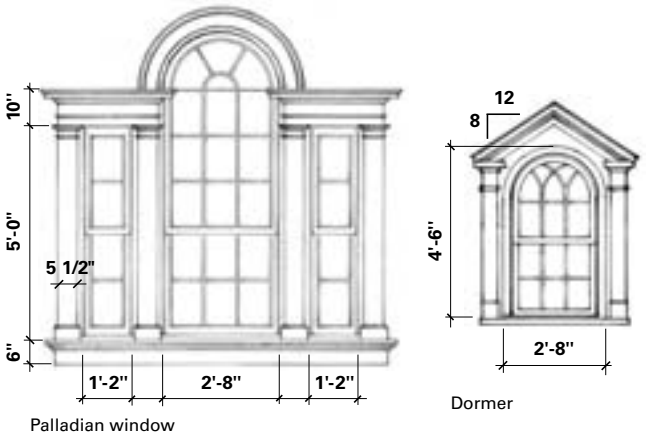
Boxed Eave Section

Windows & Doors

STANDARD WINDOWS



SPECIAL WINDOWS



Standard Windows

Windows are typically vertical in proportion. Two basic window muntin patterns are 9 over 9 or 6 over 6 on the first floor, 9 over 9, 6 over 9 or 6 over 6 on the second floor, double hung with wide trim. Stone or brick jack arch lintels are typical.

Special Windows

Special windows include Palladian arched accent windows in gabled ends, dormers with gable or hipped roof, and the triple window with broad center sash, a hallmark of the Gulf Coast Classical style house.

Shutters

Shutters should be sized and mounted to appear operable. Shutter styles can either be paneled or louvered.

Doors

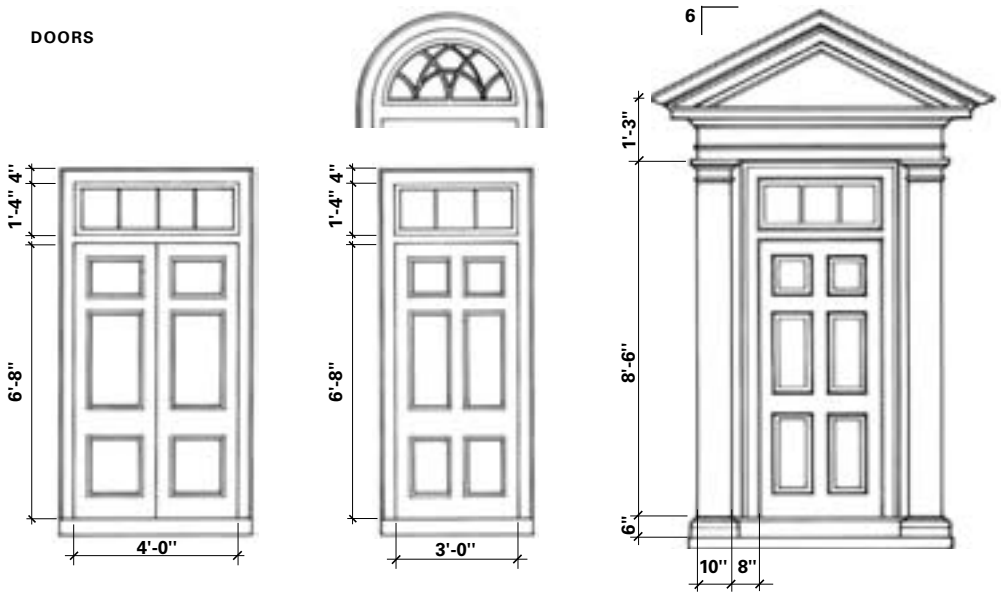
Doors include 6- and 8-panel patterns, typically with sidelights and transom surrounds.

Trim

Windows and doors typically have 4-inch-wide profiled trim.

TYPICAL WINDOW DETAILS

DOORS



Porches

Porches & Eaves

Porches can be one or two stories tall with either flat, shed, gabled, or hipped roofs. Shed or hipped porches have a 2 to 4 in 12 pitch, while classically proportioned temple-front porch roofs have a 5 to 7 in 12 roof pitch.

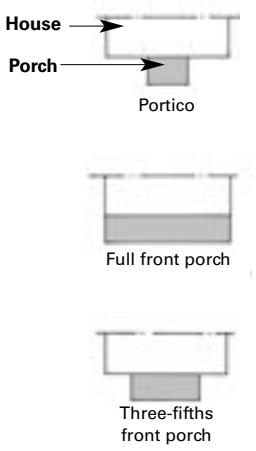
Columns & Railings

Columns include 10-inch diameter Doric columns, and 12-inch diameter Ionic columns. Single-story porches have 9-to 10-foot-tall columns. Two-story porches use 10-inch diameter, 8-to 9-foot-tall columns on the second story and 12-inch diameter 9-to 10-foot-tall columns on the first floor. Porch column bays should be more narrow than wide. Balusters have a square or turned cross section, and should be spaced no more than 4 inches on center.

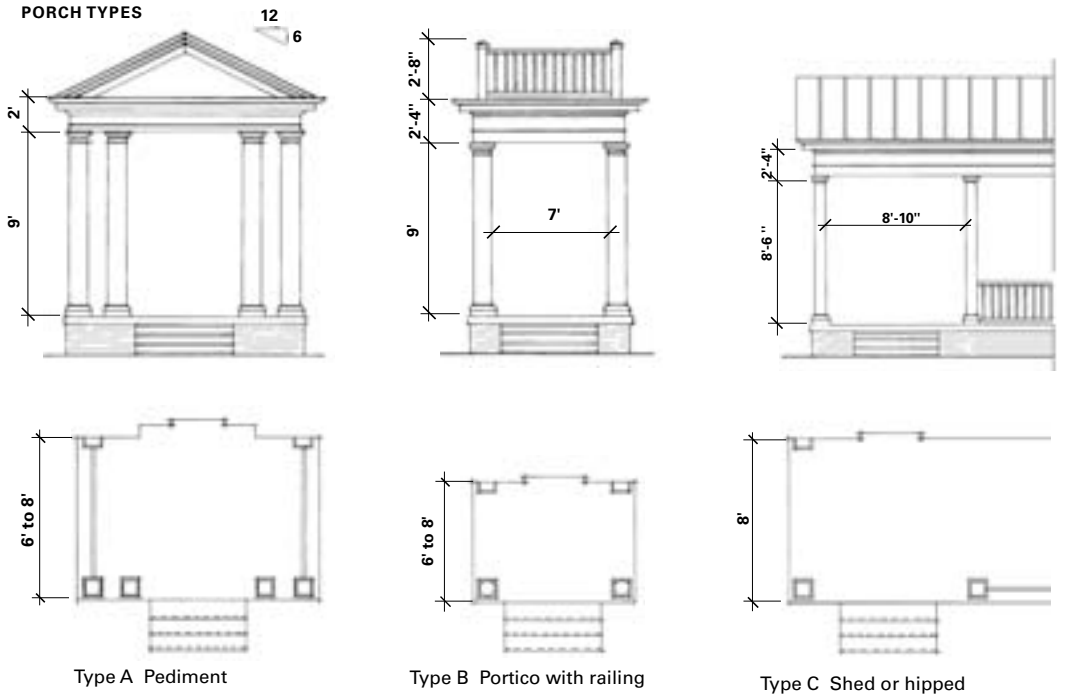
Porch Location & Massing

Entry porticos and three-bay front porches are encouraged on Gulf Coast Classical houses. Porches are generally centered in the facade composition of this style. Minimum porch depth is 8 feet. For wood deck porches, the gaps between brick piers have lattice infill panels. Concrete porches should be faced in brick, stone or stucco if appropriate.

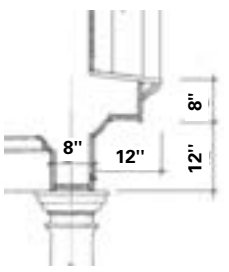
TYPICAL PORCH LOCATIONS



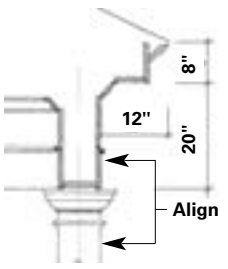
PORCH TYPES



EAVE SECTIONS

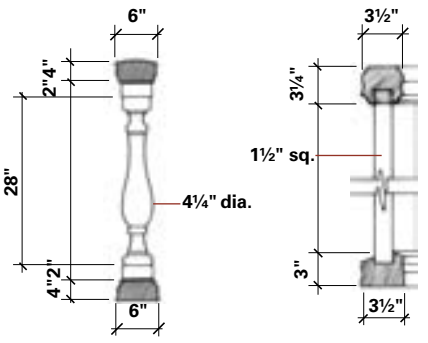


A

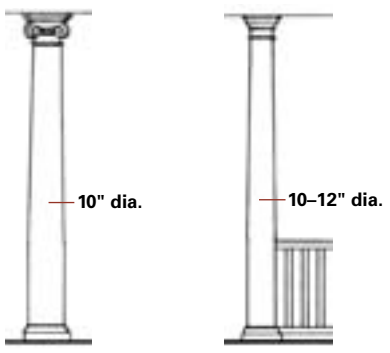


B and C

RAIL DETAILS



COLUMN TYPES



Ionic Doric

Partial elevation

Materials & Applications

Roofing

- Slate (including manufactured slate products), laminated asphalt or composition shingles with a slate pattern, flat clay tile, or painted metal standing seam or 5-V crimp panels

Soffits

- Smooth finish composition board, tongue-and-groove wood boards, or fiber-cement panels

Gutters & Downspouts

- Half-round or ogee profile gutters with round or rectangular downspouts in copper, painted or prefinished metal

Cladding

- Sand-molded or smooth-finish brick in Common, English or Flemish bond patterns
- Smooth-finish wood or fiber-cement lap siding, 4 to 6 inches wide
- Light sand-finish stucco

Foundations & Chimneys

- Brick, stucco or stone veneer

Columns

- Architecturally correct Classical proportions and details in wood, fiberglass, cast stone, or composite material

Railings

- Milled wood top and bottom rails with square or turned balusters; square balusters in Chippendale patterns
- Wrought iron or solid bar stock decorative metal

Porch Ceilings

- Plaster, tongue-and-groove wood or composite boards, or beaded-profile plywood

Windows

- Painted wood or solid cellular PVC, or clad wood or vinyl with brick veneer only; true divided light or simulated divided light (SDL) sash with traditional exterior muntin profile (⅞ inch wide)

Trim

- Wood, composite, cellular PVC or polyurethane millwork; stucco, stone or cast stone

Doors

- Wood, fiberglass or steel with traditional stile-and-rail proportions and raised panel profiles, painted or stained

Shutters

- Wood or composite, sized to match window sash and mounted with hardware to appear operable

Front Yard Fences

- Wood picket or wood, wrought iron or solid bar stock metal picket with brick or stucco finish masonry piers

Lighting

- Porch pendant or wall-mounted carriage lantern

Gallery of Examples



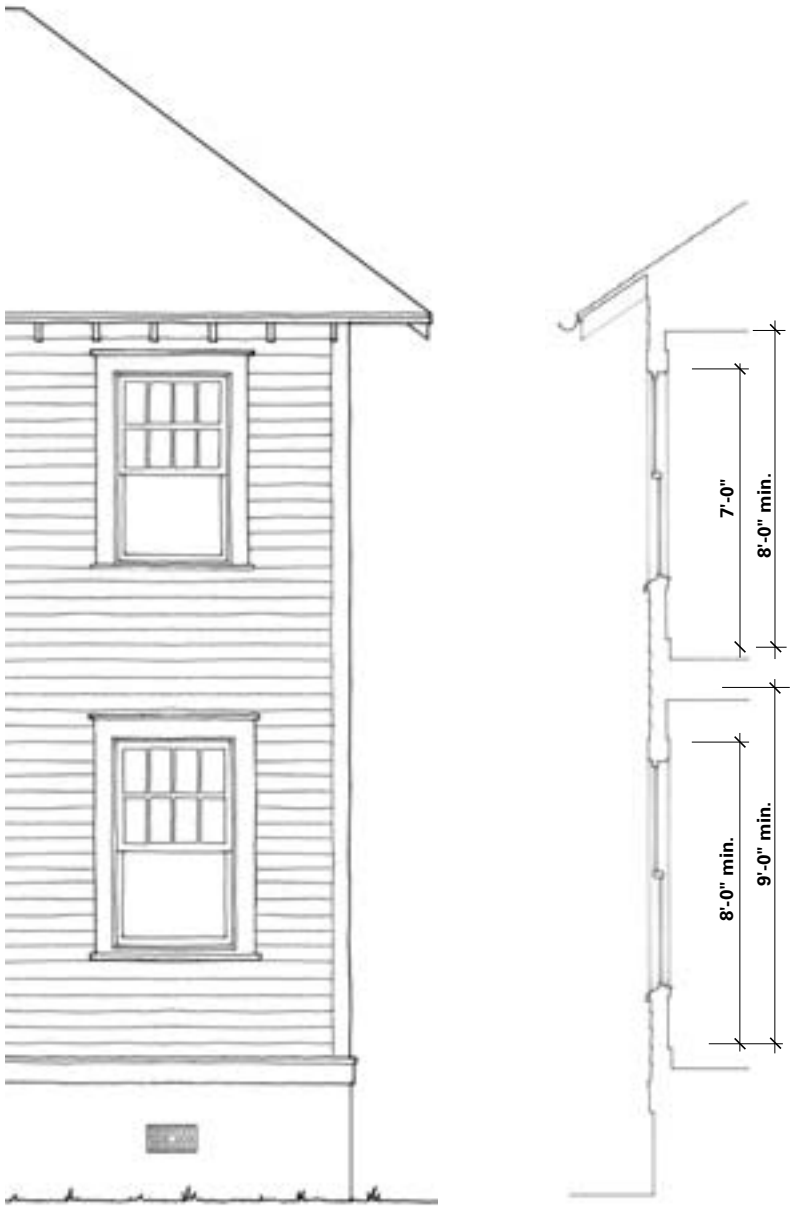





Essential Elements of the Gulf Coast Arts & Crafts Style

- Shallow-pitched roofs with deep overhangs
- Deep, broad porch elements with expressive structural components
- Expressive structural elements such as rafters, brackets and columns
- A mixture of materials such as brick, shingles and siding
- Asymmetrical window and door compositions

GULF COAST ARTS & CRAFTS



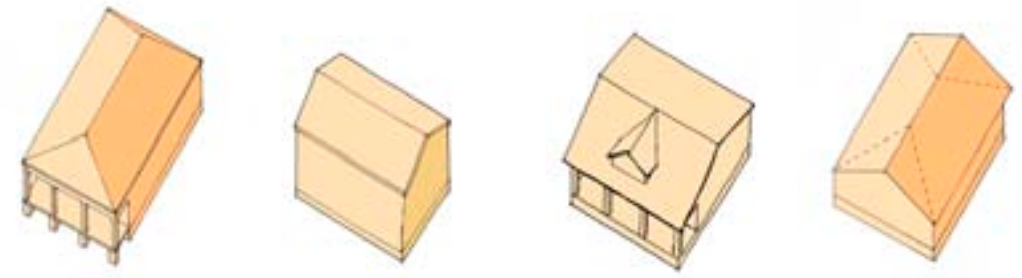
Partial elevation and wall section

Gulf Coast Arts & Crafts houses emerged from the traditions of craftsman design found throughout the country during the early twentieth century. Many local builders picked up elements of the style from house plan publications and mail order houses. The Arts & Crafts movement, which began in England in the late 19th Century, espoused a simple decorative expression of structural elements and use of natural materials which builders found suitable for estate and cottage homes. The Gulf Coast region is home to many small craftsman cottages that have been adapted to local building types and traditions.

The Gulf Coast Arts & Crafts style is characterized by broad, open porches; roofs with deep overhangs and exposed rafter tails; asymmetric compositions; grouped windows with a variety of upper muntin patterns; expressive trim; and porches with brackets. One unique trait of many of the Arts & Crafts houses in this region is the use of a more vertical column as opposed to the shorter and wider columns used in other regions.

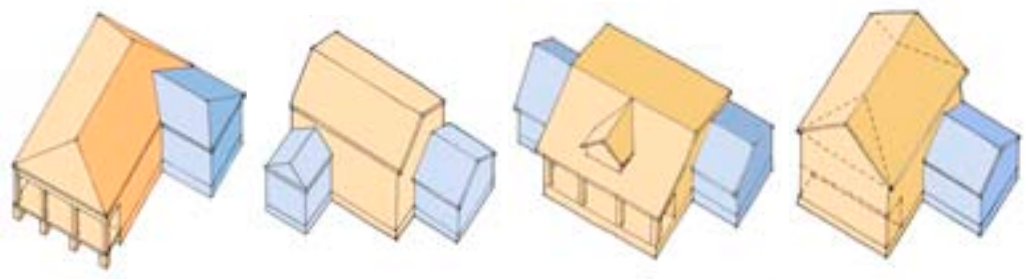
Massing & Composition

MASSING DIAGRAMS

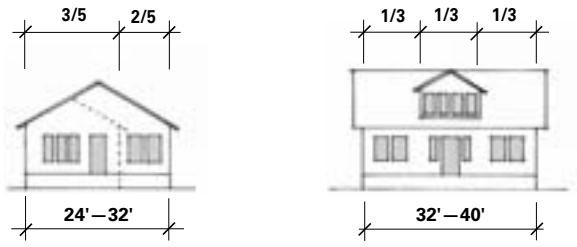


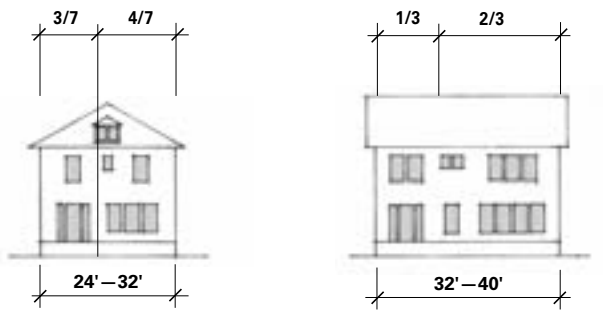
Hipped | Broad Front | Bungalow | Narrow Front

MASSING COMBINATIONS



FACADE COMPOSITION DIAGRAMS





Massing

HIPPED

Rectangular or square volume with a 6 in 12 to 8 in 12 roof pitch; the ridge line runs perpendicular to the front of the house. Porches are inset under the roof and run the full front facade. These types are either three bay or five bay porches. These can be two stories, often with full two story porches.

BROAD FRONT

Rectangular one or two story volume witha 4 in 12 to 8 in 12 hipped or gable roof pitch. Asymmetrically placed gabled and/or shed roofed porches are common. Porches are typically one story.

BUNGALOW

Rectangular one-and-one-half-story volume with a 6 in 12 to 8 in 12 roof pitch. The integral porch is set under occupiable interior space, made possible by a dormer and high knee wall on the second floor. Integral front porches range from half to the full length of the front facade. Symmetrically placed gabled or shed dormers have a 3 in 12 roof pitch.

NARROW FRONT

Rectangular volume with a 6 in 12 to 8 in 12 roof pitch with gable facing the street. This can be either one or two stories. Hipped roof houses of this type are also found in the region.Asymmetrically placed, single bay, gable end porches are common. An inset one-story porch may also run the full width of the house.

Massing Combinations

Complex forms and larger living spaces may be created by combining side and/or rear wings with the main body. Gabled or shed dormers may be added to introduce light into half-story and attic spaces. The architectural character of the attached parts should match that of the main body.

Facade Composition

Arts & Crafts facade composition is characterized by an asymmetrical yet balanced placement of doors and windows. Typically, windows occur in pairs and multiples to create larger compositions. Entrance doors are most often under porches and off center. Doors typically have wide sidelights with expressive muntin patterns or Arts & Crafts stained glass elements.

Eaves

Deep eaves are a dominant characteristic of the Arts & Crafts style. There are two types of eaves in the style:

- Boxed eave with flat soffit and shallow profile brackets 6 inches wide and 24 inches on center (less common in Gulf Coast)
- Exposed 2 x 8-inch rafter tails, 16 to 24 inches on center is the most common eave type. Often hipped, gables feature a continuous fascia rather than exposed rafter ends.

Eave profiles often have a wide frieze board either touching or no more than 12 inches above the window head trim. The houses may have a Victorian-era character achieved by using more vertically proportioned columns on the porch.

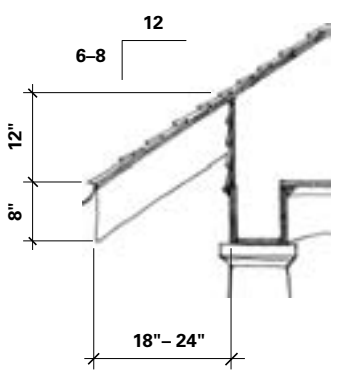
Walls

The first floor of the Arts & Crafts house is typically set three to four feet above the finished grade. For one-story houses, the typical floor-to-ceiling height is 9 feet. For two-story houses, the typical floor-to-ceiling height is 9 feet for the first floor and 8 feet for the second floor.

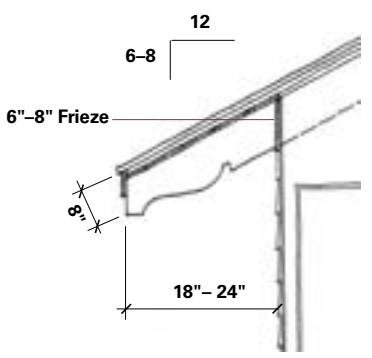
Window head heights should be 7 feet to 8 feet above the floor for first floor windows, and 7 feet for second floor windows.

These houses have 8- to 10-inch-wide skirt boards. Foundation vents are centered under windows when used.

TYPICAL EAVE DETAILS



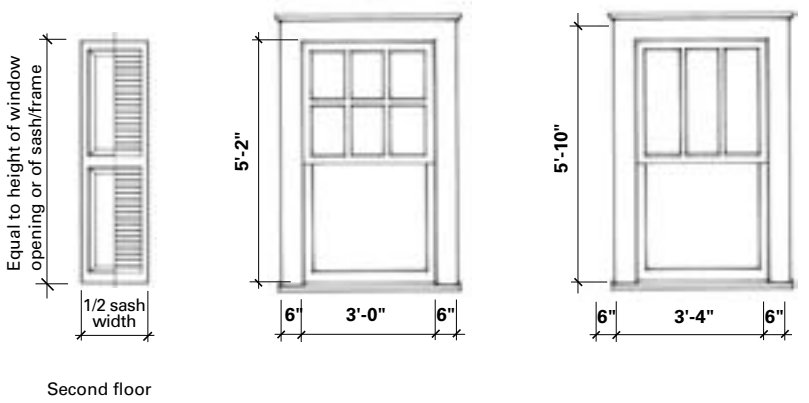
Exposed rafter tail



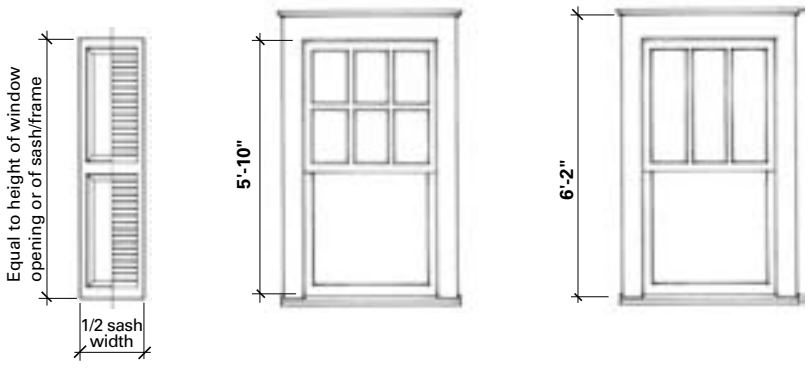
Exposed rafter tail, shaped

Windows & Doors

STANDARD WINDOWS

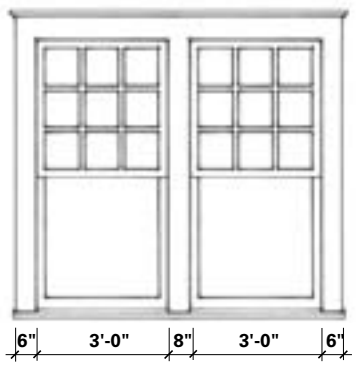


Second floor

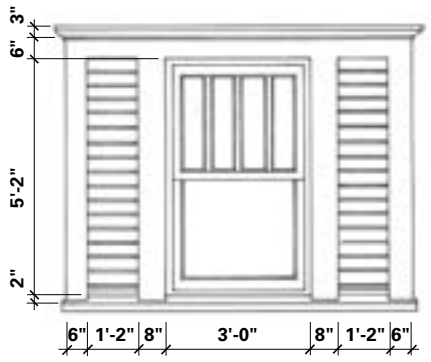


First floor

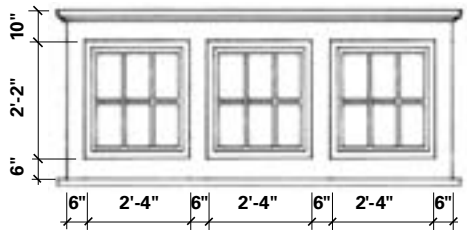
SPECIAL WINDOWS



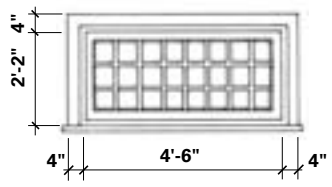
Double window



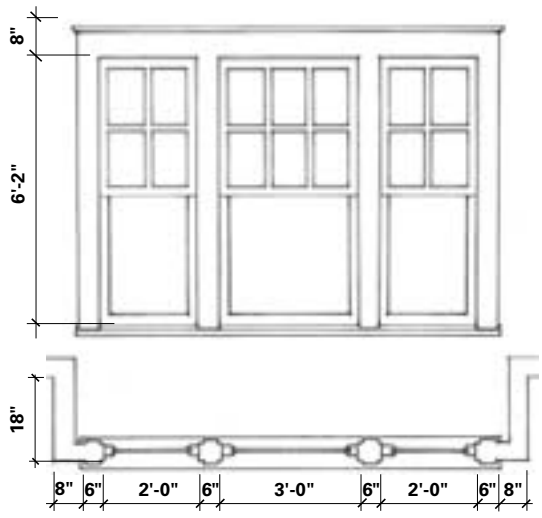
Gable end window



Accent windows

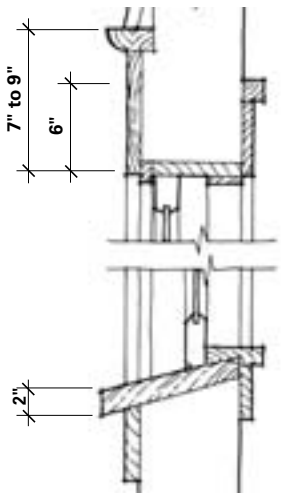


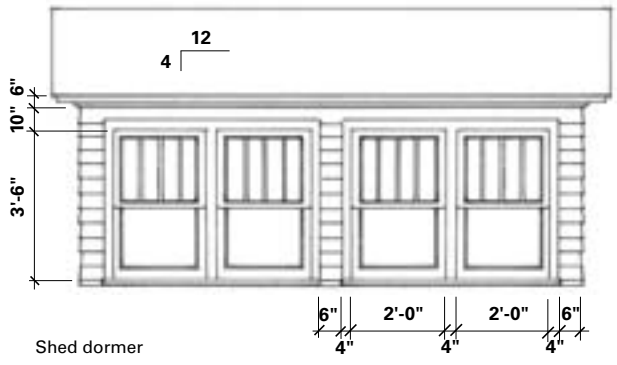
Dormer accent



Box bay elevation and plan

TYPICAL WINDOW DETAIL





Shed dormer

Standard Windows

Windows are typically vertical in proportion and have a 3 over 1, 4 over 1, 6 over 1, or 9 over 1 muntin pattern. Standard windows are double hung.

Special Windows

Special windows include paired or triple windows, small square accent windows, and box bay windows supported on wood brackets. Broad, horizontal windows divided into several panes occur in dormers and gables. Other dormer windows are ganged together in wide gabled or shed dormers.

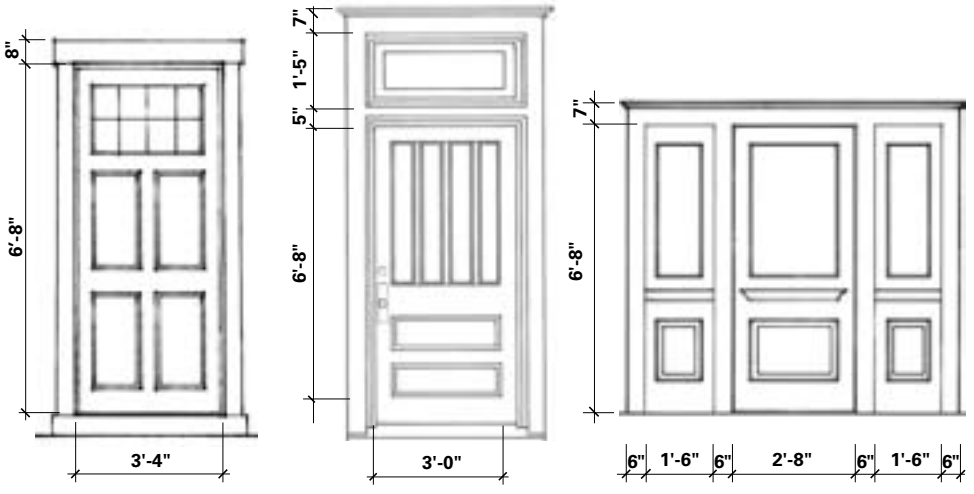
Doors

Arts & Crafts doors are often stained wood with either wood plank design or a panel door with a variety of different glazing patterns in the top half. Doors may have sidelights or transoms in clear or leaded glass in Arts & Crafts patterns.

Trim

Windows and doors have 6-inch straight or tapered flat trim. Arts & Crafts window and door trim carries a simple molding and cap above.

DOORS



Porches

Porch Roofs & Eaves

Porches can have shed or gabled roofs or combinations of the two. Hipped porches are also common. Gable-end porches are designed with expressive structural elements. Shed and hip porches typically have a 4 in 12 to 6 in 12 pitch. Porches have deep eaves often repeating the same rafter or eave treatment as the main house body. Exposed rafter tails are either shaped or cut plumb.

Columns & Railings

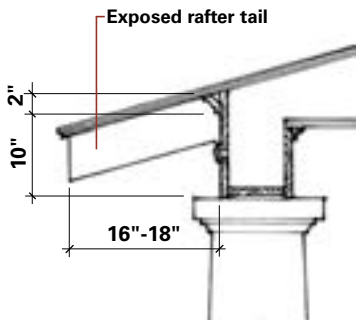
Columns include full-height tapered box, half-height paneled box, and three-quarter-height paired box columns. Many columns are set on square piers or solid porch balustrades.

Porch Location & Massing

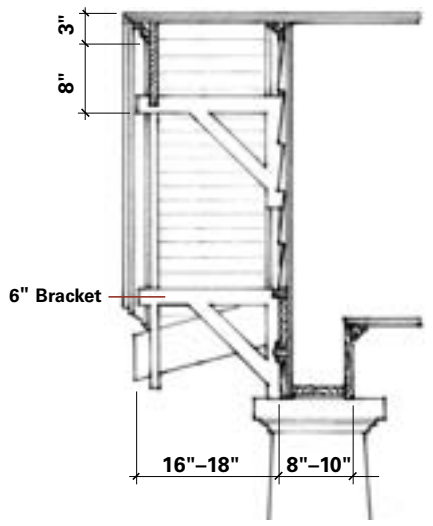
Porches and porch locations vary considerably and are used to create a number of spatial effects. Porches are typically broad and low or fill in the void created by an inset house plan.

Minimum porch depth is 8 feet. For wood deck porches, the gaps between brick piers are infilled with lattice panels. Solid porches should be faced in brick, or stucco if appropriate and should read as part of a continuous foundation or base-treatment.

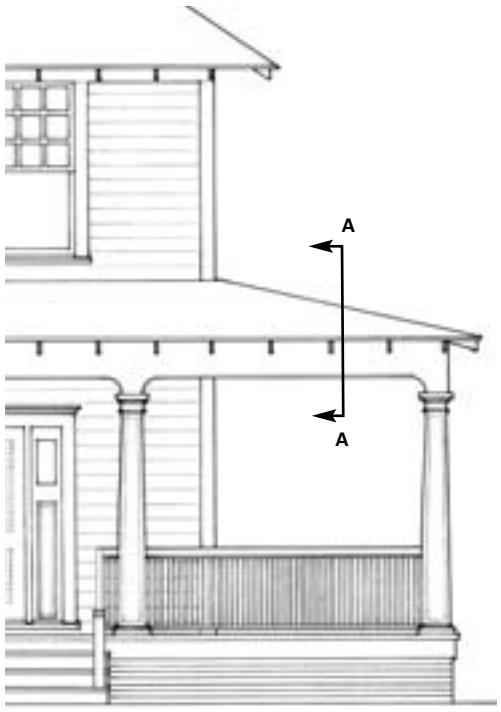
PORCH EAVES



Section A-A Porch eave section

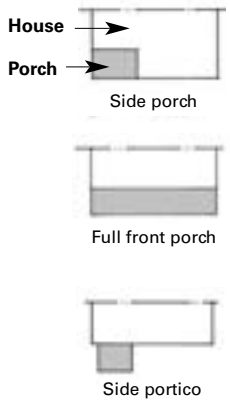


Section B-B Porch gable section

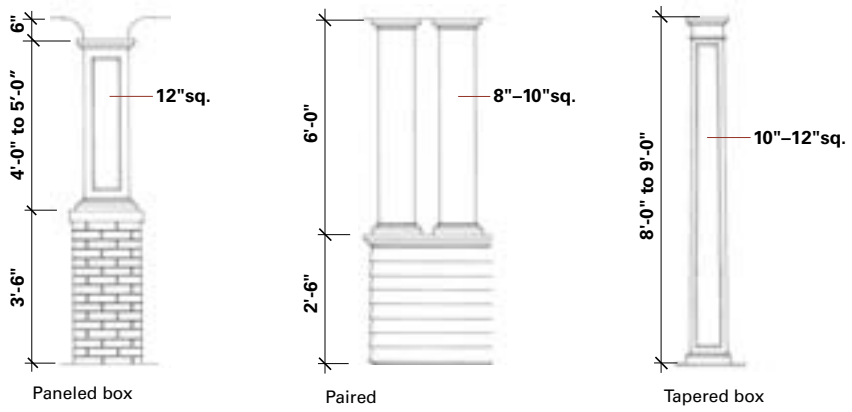


Partial porch front elevation

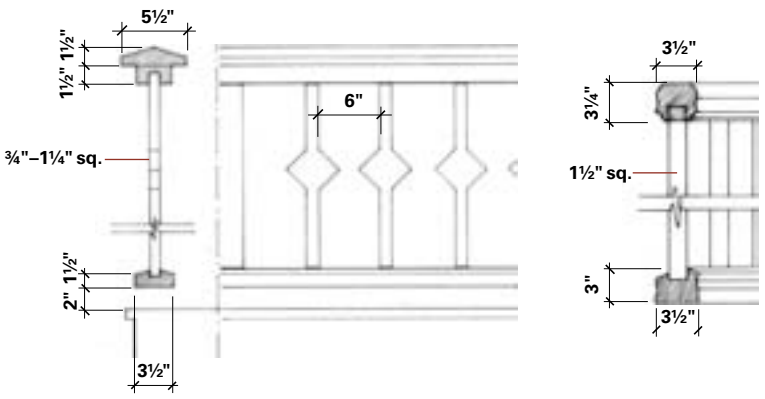
TYPICAL PORCH LOCATIONS



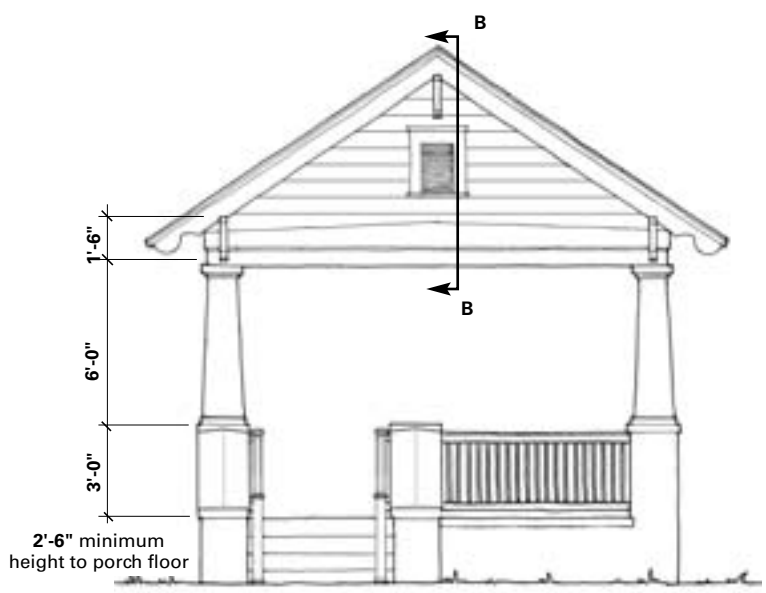
PORCH COLUMN TYPES



RAIL DETAILS



Porch side elevation



Bay porch elevation

Materials & Applications

Roofing

- Cedar shakes, slate (including manufactured slate products), laminated asphalt or composition shingles, or clay tile with flat or barrel profile

Soffits

- Smooth-finish composition board, tongue-and-groove wood boards, or fiber-cement panels

Gutters & Downspouts

- Half-round or ogee profile gutters with round or rectangular downspouts in copper, painted or prefinished metal

Windows

- Painted wood or solid cellular PVC, or clad wood or vinyl with brick veneer only; true divided light or simulated divided light (SDL) sash with traditional exterior muntin profile (⅞ inch wide)

Shutters

- Wood or composite, sized to match window sash and mounted with hardware to appear operable

Doors

- Wood, fiberglass or steel with traditional stile-and-rail proportions and panel profiles, painted or stained

Cladding

- Smooth-finish wood or fiber-cement lap siding, 4 to 8 inches exposure, with mitered corners or ¾ x 6-inch corner board trim
- Random-width cut wood or fiber-cement shingles with mitered corners or ¾ x 6-inch corner board trim
- Smooth-finish brick in Common bond pattern
- Light sand-finish stucco

Foundations, Piers & Chimneys

- Brick, stucco or stone veneer

Trim

- Wood, composite, cellular PVC or polyurethane millwork

Columns

- Wood, fiberglass, or composite material with Classical proportions and details

Railings

- Wood top and bottom rails with square balusters
- Solid rails clad in siding, shingles, stucco, brick or stone veneer

Brackets

- Wood

Porch Ceilings

- Plaster, tongue-and-groove wood or composite boards, or beaded-profile plywood

Front Yard Fences

- Wood picket, masonry with stucco, brick or stone finish, or combination

Lighting

- Porch pendant or wall-mounted lantern

Gallery of Examples





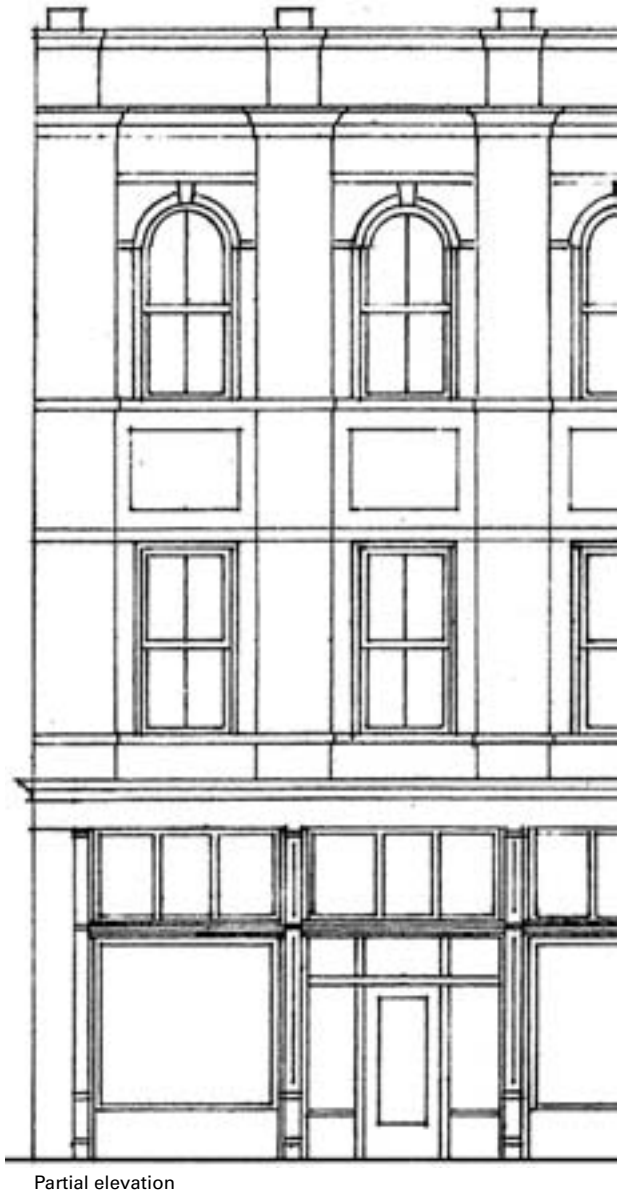




Essential Elements of the Gulf Coast Mixed use

- Ground floors have storefront design with large windows and glass doors.
- Two- and three-story buildings with individual expression at storefront level.
- Simple, individual window compositions above the ground floor with vertically proportioned, double-hung sashes.
- Front facades have parapet walls with cornice expression.

GULF COAST MIXED-USE



Partial elevation

Throughout this region, many small towns and villages have a traditional commercial core. In this core, shops and offices line the main commercial streets or crossroads on the ground floor, while apartments and offices occupy space above. This pattern creates a public and civic center for these communities within a relatively close proximity of the surrounding neighborhoods. In more rural communities, these districts serve as a kind of regional center. Neighborhood services and amenities are in walking distance of the neighborhoods. Historic building types tend to have a very regular pattern of large storefront openings, where wood trim frames large glass storefronts and double doors. The upper floors have a regular pattern of windows, usually in either two-bay or three-bay compositions. Gulf Coast buildings often have deep verandas over passages to provide shade.

Massing & Composition

FACADE COMPOSITION DIAGRAMS

A Two-Bay B Three-Bay C Four-Bay E Five-Bay F Six-Bay

Massing

Gulf Coast mixed-use buildings will have a variety of forms and compositions. Front facades are designed as parapet wall fronts with some form of cornice expression. The parapet may be continuous with either an articulated cornice using brackets, paneling, and shaped molding, or the top may be defined using cut or cast stone elements and accent brickwork.

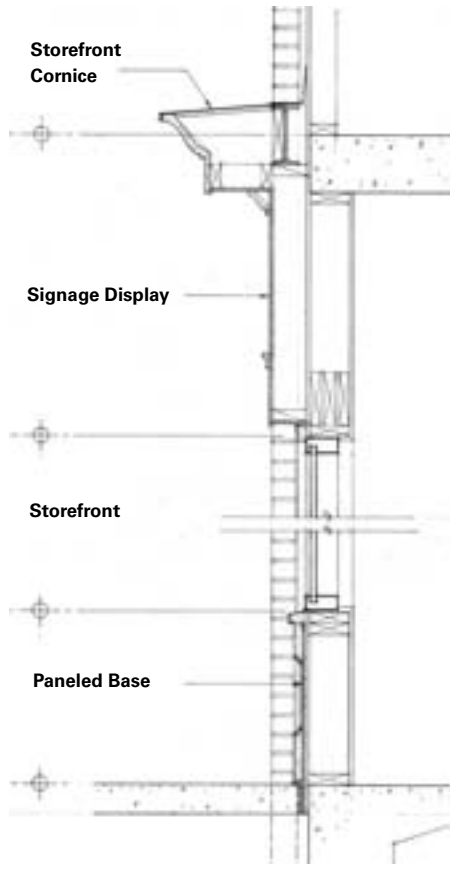
Massing is typically a two- or three-story building with a tall ground floor and more vertical proportions.

Composition

Typically, these buildings will have two- to three-bay door and window compositions with the ground floor expressed as a single storefront composition. These are then attached to form a streetscape. Heights may vary from building to building. Larger buildings may have five- or six-bay compositions above the ground floor with varying storefront treatments on the ground floor.

Cornices

The cornice is generally used as device to articulate the parapet and give the building a 'top'. In the Gulf Coast towns, there is considerable variety in their design. The silhouette can be straight or eccentric to create a profile against the sky, ornamentation can be simple or elaborate, the depth of the projections can be shallow or deep to modulate the shadow on the building face.

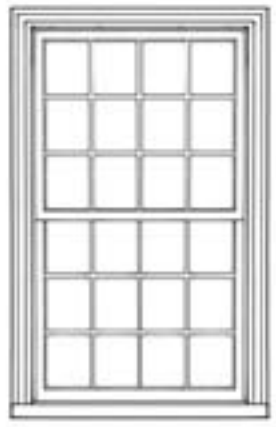


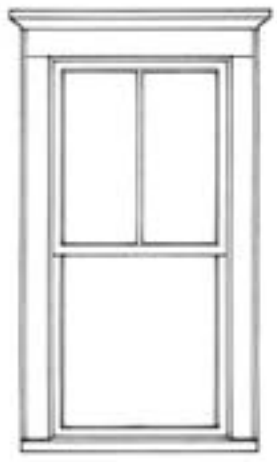
Typical Storefront Section A-A

Windows & Balconies

Standard Windows

Windows above the ground floor are typically vertical in proportion. Standard windows are double hung with a two over one pattern or two over two pattern of divided lights. Jack arches, stone, and precast lintels as well as articulated window hoods and trim are common over windows set in masonry walls.





Balconies and Galleries

Upper-story balconies are typical on Gulf Coast mixed-use buildings. They are usually decorative metal with ornate balusters and columns. Early balconies were wrought iron, later balconies were made of cast iron. Ornate wood balconies are common as well. Many buildings have continuous galleries across the front facade with metal shed or hipped roofs.

BALCONIES

French balcony

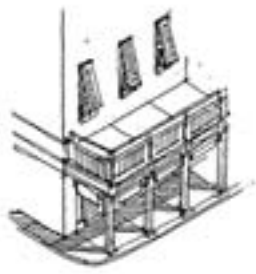
Shallow balcony

Shopfronts

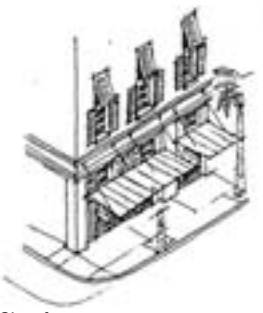
Storefronts on the ground floor are designed using millwork shapes of round or square columns to trim large shopfront windows with a glass panel entrance door centered in between two shopfront windows or off to one side. Storefronts typically have a deep entablature/cornice expression above the shopfront that serves as an area for signs.

STOREFRONT OPTIONS

Arcade



Gallery

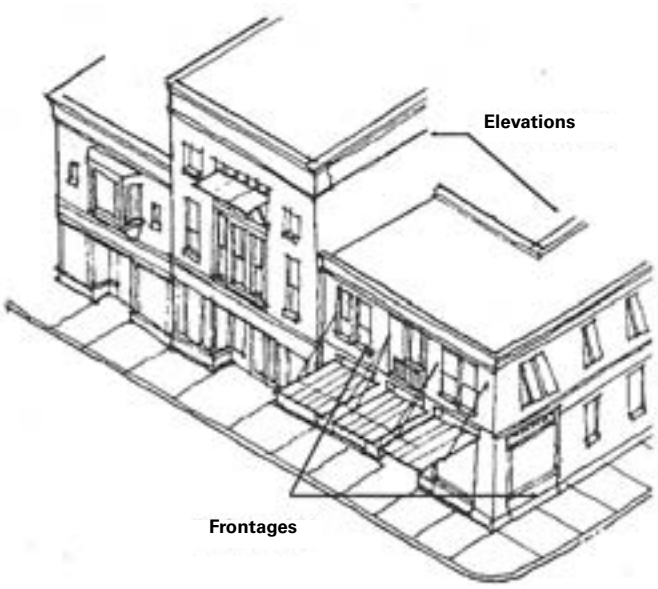


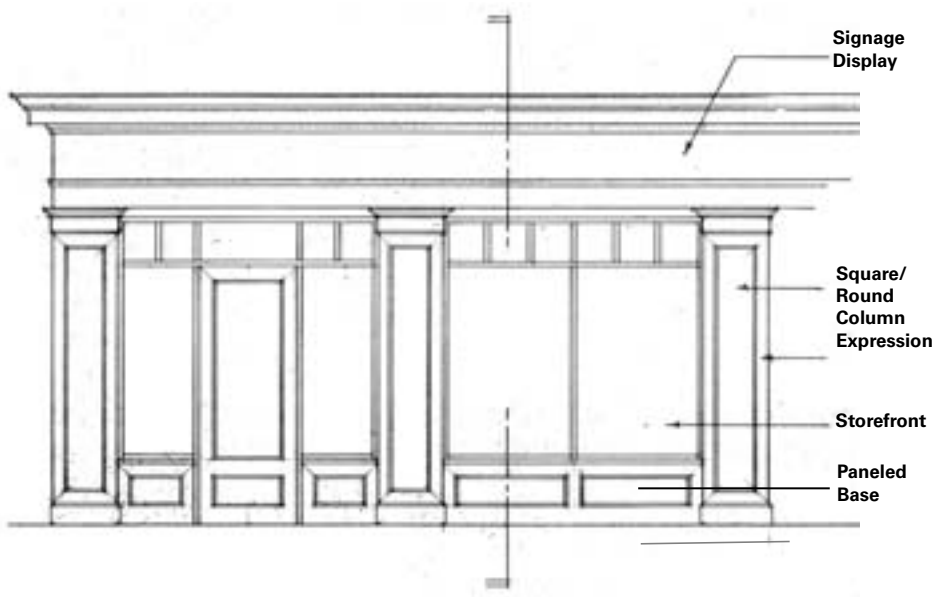
Shopfront

Stoop

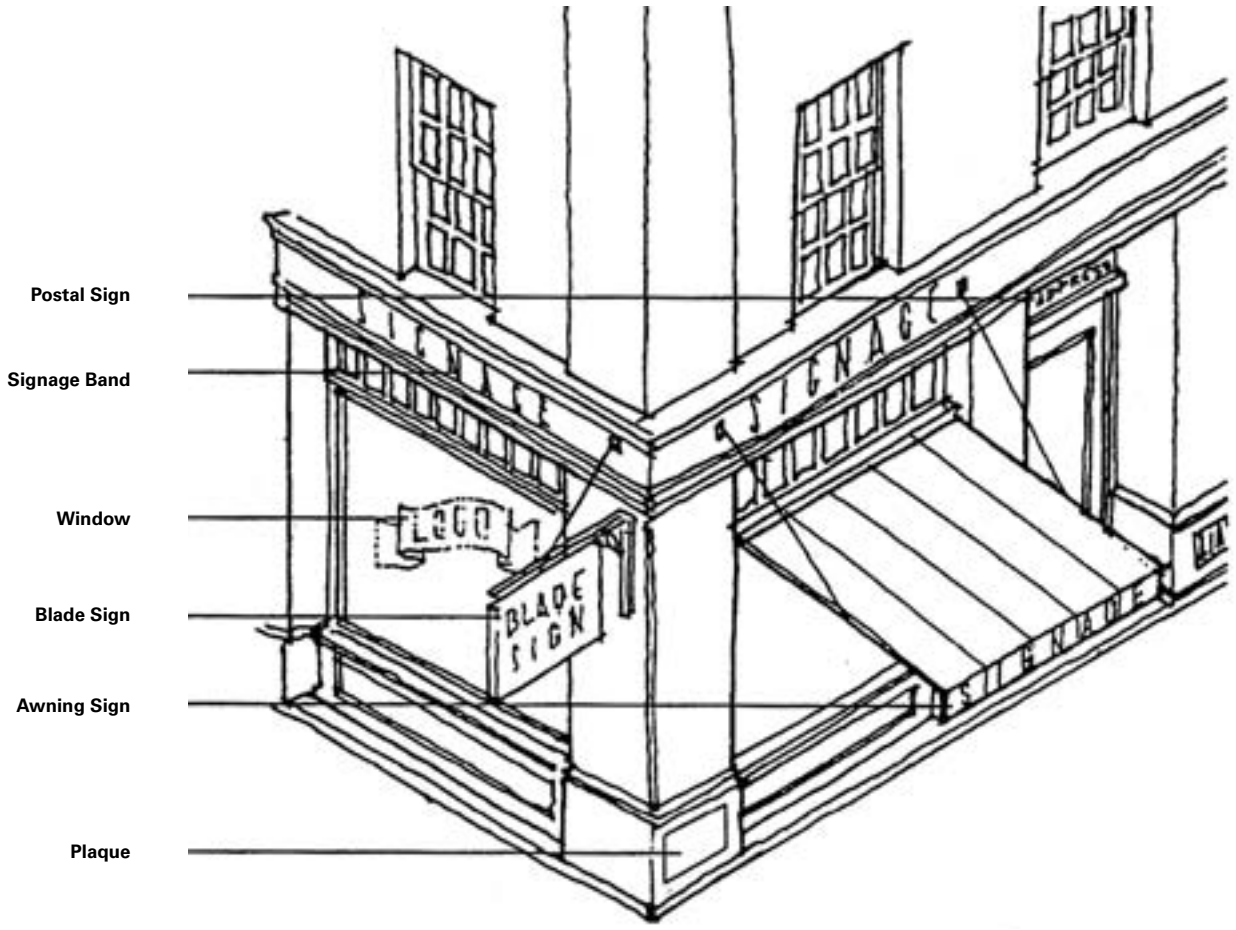
Porch and Fence

Dooryard





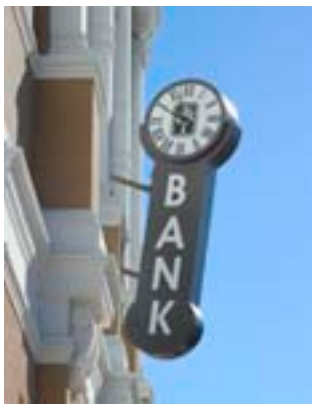
Signage



Elements of commercial signage

Gulf Coast shops and mixed-use buildings have a variety of sign types: blade signs which hang perpendicular to the building, neon signs that also are mounted perpendicular to the building or hang in shopfront windows, individual letters mounted on signage bands above the shopfronts, or logos and names etched on shopfront glass. Signs painted on cloth awnings are also a traditional method of identity.

Awnigs are often used for identity signs. etching on shopfronts and Blade signs are also used in combination



Gallery & Materials

Siding

- Brick, stucco or horizontal siding with 4-inch lap reveal.

Roofing

- Membrane roofing or shallow pitch gable/hip roof behind parapet wall with composition shingles; composition shingles for sloped roofs

Windows

- Energy-efficient wood, pvc, aluminum-clad, or aluminum; with true divided light appearance (7/8-inch exterior muntins).

Storefronts

- Pre-finished aluminum, steel, aluminum clad wood or decorative metal, with clear glass display windows; decorative translucent glass or opaque glass with ceramic frit can be used in transoms 9 feet or higher above the finished floor. Doors and display windows can be trimmed with pilasters and columns, fiber-cement panels, dense polyurethene or cellular PVC trim, or composite millwork for built-up sections. Structural steel shapes may be expressed as lintels and columns. Canvas awnings with a shallow slope and minimum four foot projection from the building.

Trim

- Cast stone, fiber-cement, polyurethane, PVC or painted wood.

Exterior Ceilings

- Beaded board, smooth surface or plank and beam appearance.

Cornices & Trim

- Wood, composite, cellular PVC or polyurethane millwork; stucco, stone or cast stone

Gutters

- Half-round metal or PVC.

Downspouts

- Round metal or PVC.

Signs

- Painted/screened raised individual letters on entablatures or glass storefronts; perpendicular painted/screened signs on metal brackets or suspended from brackets; exposed neon tubing mounted inside windows; decorative canvas awnings. Signs should be lighted with exterior sources.

Gallery

View of proposed mixed-use building provided by Michael Imber

Ancillary Structures & Garages

These Historic Photos of a carriage house from the South. The structure can serve a number of uses as temporary housing, guest house, and permanent residence as a low-cost housing alternative.

Ancillary Structures

Ancillary structures may include garages, carriage houses (a garage with a livable second floor), and garden sheds and pavilions. These structures should always be smaller than the main house and, whenever possible, should have similar detailing as the main house. In general, ancillary structures are detached from the main body of the house although they may be connected with a variety of elements like breezeways, fences or pergolas.

In the case of recovery of the Gulf Region, temporary housing can be part of an incremental growth over time to create permanent solutions. This pattern book suggests the addition of structures over time as resources allow. The step-by-step approach is a sustainable neighborhood growth principle and an efficient resources of land and resources.

Historic Photo of a detached ancillary structure in the South

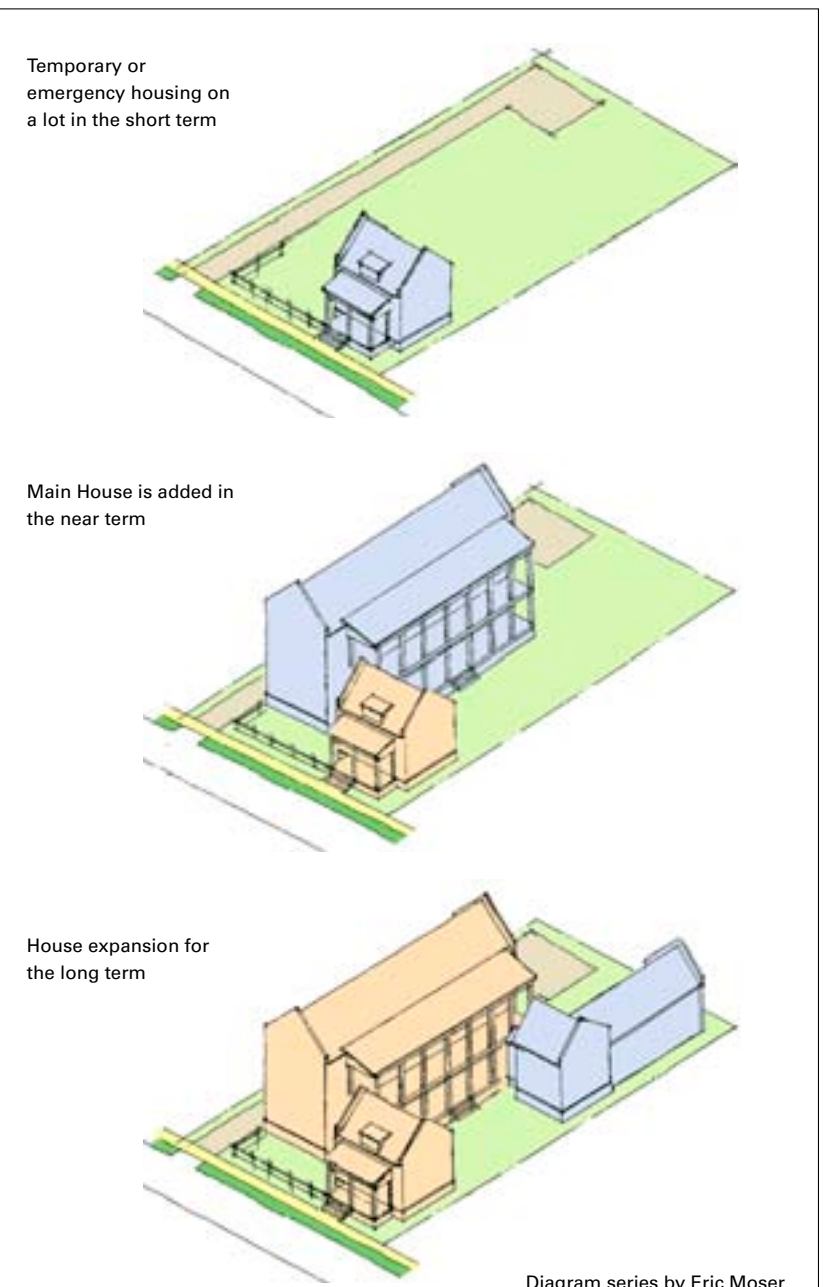


Diagram series by Eric Moser

Detached Garages & Carriage Houses

The construction of garages and carriage houses can add great value to an existing home. It is best to locate garages at the back of your lot if possible, though it is also possible to build tasteful, attached garages. The principal issues with garages are the size, location and detailing for the doors. A common problem with current construction is that the garage additions often overwhelm the scale and character of the house. General principles for siting and designing garages are listed below.

THE CORNER LOT

For houses on corner lots, the garage should be located in the rear yard close to the property line, turned to face the side street, and be set back to match the house's setback, if possible. It is preferable to locate the garage so that the parking area in front of the garage is at least 15 feet back (18 feet preferred) from the side street property line. This prevents parked cars from encroaching into the public sidewalk which creates a safety hazard.

Corner lots are also good places for two- or three-car carriage houses which incorporate a small apartment, studio or workshop above.

Single-width garage doors up to 8 feet wide are recommended. Paneled door styles appropriate to the style of the house should be used. Doors with divided lights are recommended, as shown in the photos on the next page. Often it is better to paint the doors a deeper, more contrasting color to help offset the large size, depending on the color palette of the house.

THE IN-LINE LOT

In many cases, there may be enough room to build a one-, two-, or even a three-car garage in the rear yard of a relatively narrow lot. Access to the garage is typically from a narrow driveway, usually 8 to 9 feet wide, that slips along one side of the house.

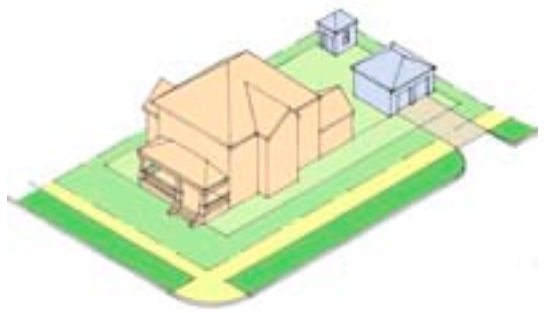
A carriage porch was often used to provide a drop-off at the house and is a good way to screen the back yard and garage area from the front. It is recommended that the garage be placed in the rear of the lot to provide turnaround space between the house and the garage.

ATTACHED GARAGE

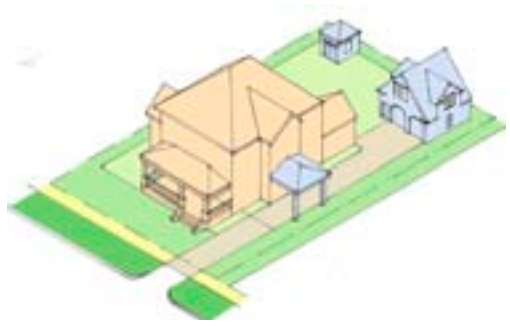
If an attached garage is preferred over a detached one and the lot is wide enough, a one-car garage is recommended. An attached two-car garage addition can create a massing problem in which the garage appears wider than the house. Two- or three-car garages should be detached and located in the rear of the lot.

Attached one-car garages should be treated as any wing addition in terms of its setback from the front of the house (a distance equal to the width of the garage) and its architectural character, which should match that of the house.

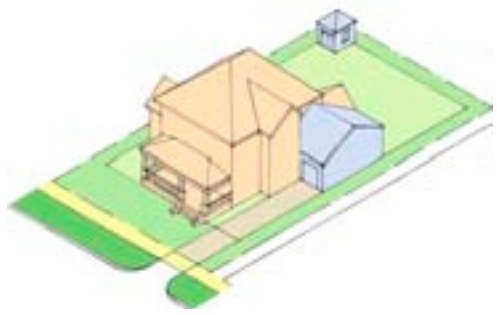
Attached garages are typically built a step or two down from the main living level to prevent gases from seeping into the main living areas.



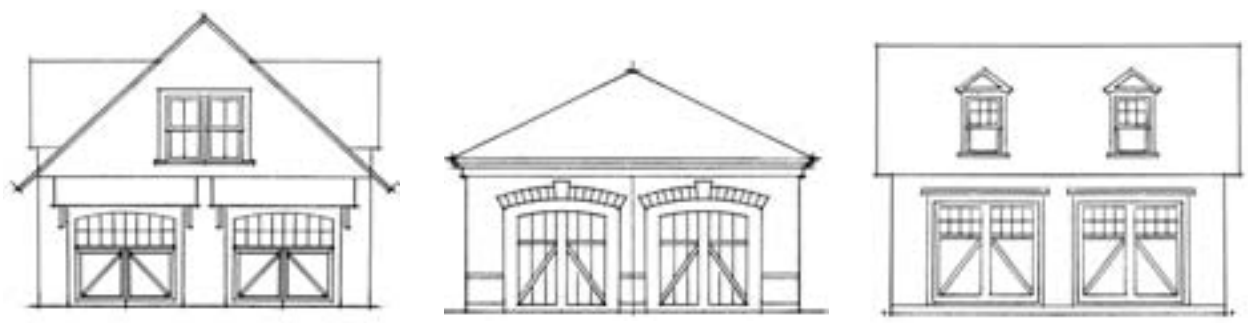
Ancillary structures include pavilions and detached garages on a corner lot



A porte cochère (carriage porch) and a carriage house is shown on a mid-block lot

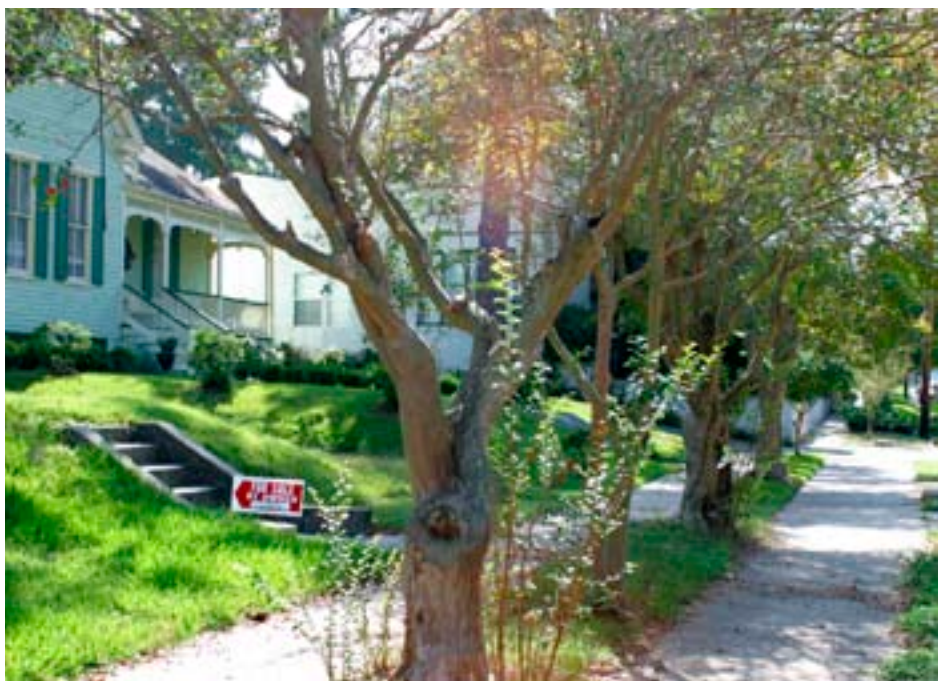


An attached garage on a mid-block lot

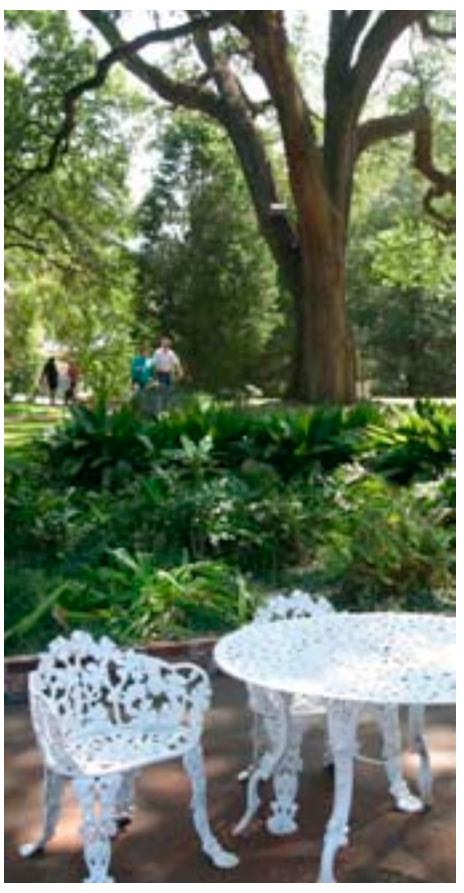


Possibilities for garages

Examples of garage doors commercially available for traditional houses - Colonial, Victorian and Acadian Creole Cottage



LANDSCAPE PATTERNS



Gulf Coast neighborhoods have a marvelous mix of flowering trees, shade trees, perennials, hedges, ornamental grasses, ground covers, and paving materials that create a distinct sense of place and character. Neighborhoods of different densities have a broad range of street types, building setbacks and lot sizes, environmental location and public planting areas so the feel and character of each neighborhood is distinct. This section of the Pattern Book is intended to provide guidance for homeowners regarding the private landscape elements found on individual lots within these varying neighborhood locations from the more rural to the most urban.

The landscape elements that constitute the front yards are the primary focus for this section. These elements include steps, walls, piers, sidewalk and driveway materials, fencing, lighting and accessories as well as "softscape" materials such as plantings and hedges. This is where the landscaping of the individual house contributes to the overall character of the street and neighborhood.

Houses located in the most rural zones create more individual compounds often set deep into the lot. The pattern is often more informal. Historic patterns along the traditional traces and roads often created more formal sequences into the private yard with tree lined streets and picturesque planting within gracious yards. These were typical in the early mansions along the coast as well. The late nineteenth-century neighborhoods that comprise much of the fabric in places like Biloxi often have a marvelous diversity and mix of large lots and small lots in a broad assortment of patterns. As the frontage along streets filled in over time, the houses typically had shallower front yards that werewell planted, sometimes overflowing to the sidewalk or edged with a low wall between the public sidewalk and the foundation planting of the house. Resort settlements like Waveland, have more informal patterns less defined by tree lines or house fronts.

Landscape Elements

Front Yards

The majority of Gulf Coast front yards are composed of a few key elements ranging from canopy and ornamental trees, foundation plantings (including ornamental trees and shrubs), beds of flowering perennials and annuals, groundcover, expanses of grass lawns, and "hardscape" materials such as sidewalks, steps, low walls, fences, and driveways.

Due to the shallow depth of the front yards in the more urban neighborhoods (T4), canopy trees in the lawn are not typical. However, extensive foundation planting and plots of green lawn edged with flower-beds, brick or stone are common, as is the use of fencing, typically cast iron with or without brick piers. The distinct boundary between public and private—whether through a material change or vertical element such as a short wall, fence or hedge is typical here.

The deeper front yards of the early resort neighborhoods allow the green lawn to become the base for a variety of planting beds, hedges, shrubs, and a mix of canopy and ornamental trees that frame the view of the house. The use of planting beds—whether groundcover, flowers, or low shrubbery—define the lawn as a "room." Houses of this era are typically raised and many have large porches and stairs providing another transition area as one approaches the entrance.

T3 and T4 neighborhood front yards

T3 and T4 neighborhood front yards

Foundation plantings in early-twentieth-century neighborhoods (T3)

Foundation Planting

Foundation planting varies from low, manicured evergreens to brightly colored flowering bushes, to groundcover. All "ground" the house to the front yard.

Sidewalk Edging

Sidewalk edge planting, which varies from ornamental grasses, to colorful perennials and textured groundcovers, enhances the entrance and guides visitors to many Gulf coast houses, regardless of the era.

Hedges

Hedges are found throughout Gulf Coast, and have been used historically as a transition between the public realm of the sidewalk and the front lawn of the private lot as well as a definer between house lots.

Other definers of individual lots include any plant material such as ornamental grasses, low shrubbery, and even groundcover that is visually high enough to define the room of the front yard.

Gardens in the shallow yards of many in-town neighborhoods

A variety of sidewalk edging defines the entrance to the house

Hedges and gates define the front yard

Turn-of-the-century front yard

A variety of plantings define individual front yards

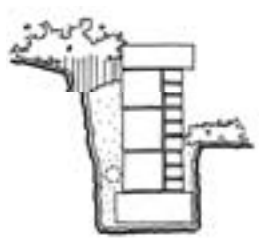
Typical concrete walk

Low, painted masonry walls edge the sidewalk

Historic photo of a typical walk to the house

Concrete sidewalk and brick steps

Brick steps with capped side walls



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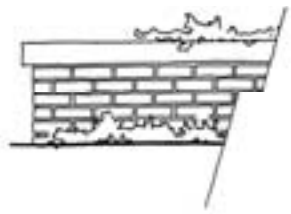
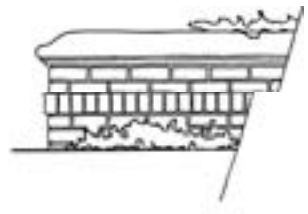


Running bond with square stone cap



Running bond with shaped brick cap and water course

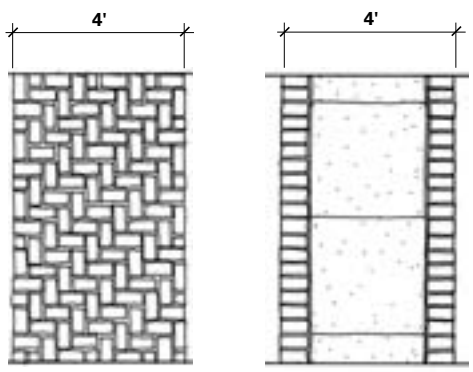
A low, brick wall

Brick wall and steps

Walls, Piers & Steps

One of the most common landscaping elements is the low brick or stone wall defining the front yard. Typically between 12 and 18 inches high, these walls enclose either a planting edge or simply the front lawn. Often these walls will turn to follow the private sidewalk as an edging and create the low piers that border the front steps to the porch. These piers are usually capped with stone. If there is a slight rise to the yard, there will be two sets of steps leading to the front porch.

Quite often the steps leading to the front porch are brick. Although the most common material for steps is concrete, steps of stone, either rough cut or smooth, are found as well.



Brick walk

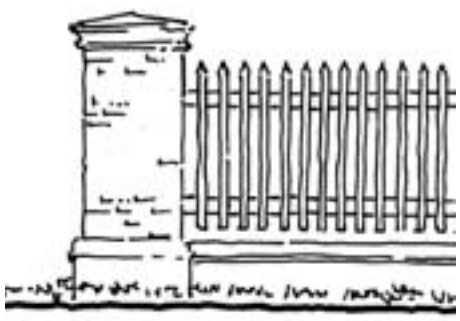
Concrete walk (with brick border)

Stone walk

Sidewalk Paving & Driveway Pavement Surfaces

Private sidewalks found in Gulf coast range from the typical concrete to brick, stone, or even terra cotta tile. Brick sidewalks, both public and private—very common in the nineteenth-century neighborhoods—are also found throughout Gulf coast. Concrete is the most common sidewalk material, sometimes edged with brick. Also found are stepping stones set within the front lawn.

Driveways are typically concrete, usually smooth, but exposed aggregate ones are also common. A variation of the typical driveway found in Gulf coast is the type that has only two tire paths in concrete with grass between.



Wall and fence combinations

Flat picket fence

Square picket fence

Ornate iron fence

Simple iron fence

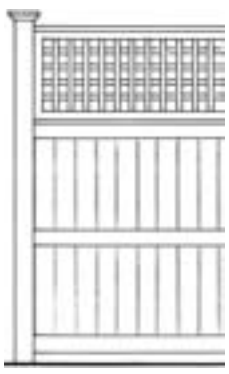
Fencing and Screening

Fences provide definition between public and private spaces and are an integral component of Gulf coast landscaping.

Wood fences are the most common, especially in the early-twentieth- and post-war neighborhoods. Typically 30 to 36 inches high, these fences have either flat wide boards that are decoratively cut or square pickets. Privacy fences should only be used in the rear yard and should not exceed 6 feet in height. The upper two feet should have 50 percent opacity (a lattice or grid pattern, for example).

Very common in the oldest Gulf coast neighborhoods, wrought iron fences – with or without brick piers – are typically 3 feet in height and can range from simple, vertical balusters to very ornate geometries.

It is recommended that air conditioning and mechanical equipment and any trash enclosures be screened from public view with shrubs, hedges, walls, fences, or a combination of those elements.



Six-foot-high privacy fence

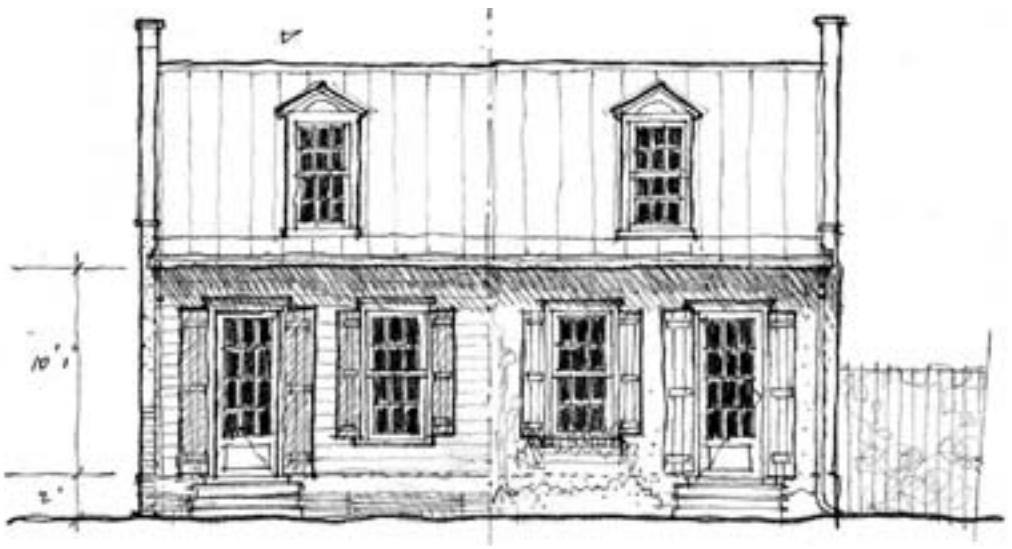
Garden Features

Gulf coast houses and lots have a variety of elements that enhance the front, side and rear yards.Trellises, arbors, secluded sitting areas, and decorative fencing elements provide visual interest, additional planting areas, and private, outdoor space.

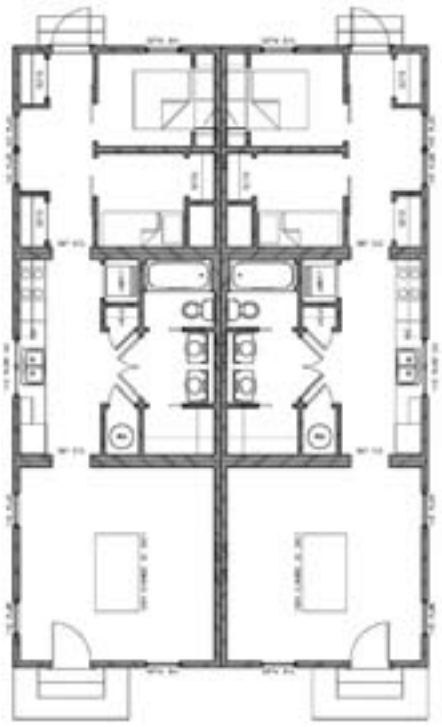
Front Yard Lighting & Accessories

In addition to streetlights, private homeowners often augment their property with freestanding lights, typically near the front property line next to the driveway, as well as porch lights or sidelights on the house at the entrance.

In the photos at right, the light poles provide a location for the house number as well as a birdfeeder. Front yard accessories that match the materials of the house, such as a planter that doubles as a mailbox (see photo), make attractive accents.



APPENDIX

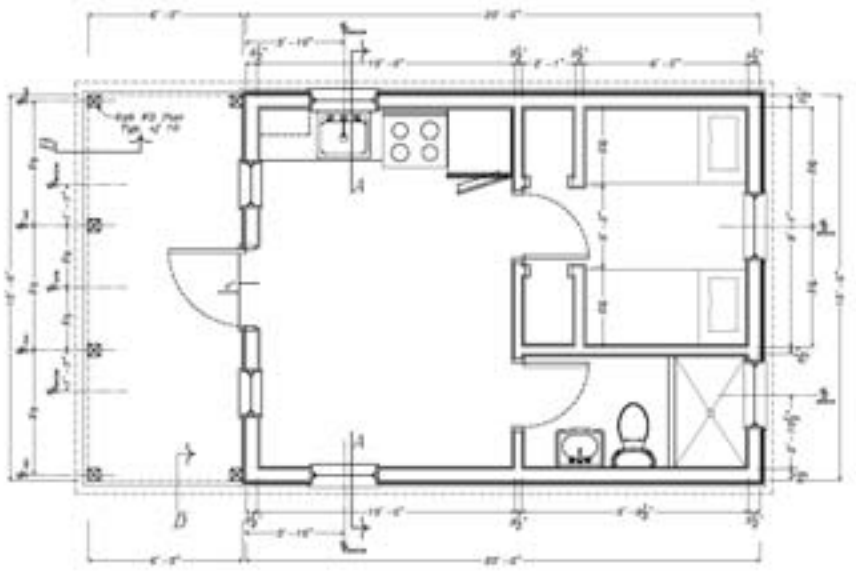


The attached architectural plans represents selections from the designs of the Mississippi Renewal Forum. The entire showcase of these designs will be available in a separate document in the near future. The plan selections attached are designed to address the housing needs for the immediate future, and the near and long term for the rebuilding of Mississippi. These plans also may serve as references of typologies to suit a variety of needs and requirements for attached and detached single family houses. These plans are available in the form of builder sets at the contact information indicated on each plan.

The Appendix also includes a reference list of Material Manufacturers that provide materials that are compatible with this pattern book; resources for further research and a Glossary of Terms used in *A Pattern Book for Gulf Coast Neighborhoods*.

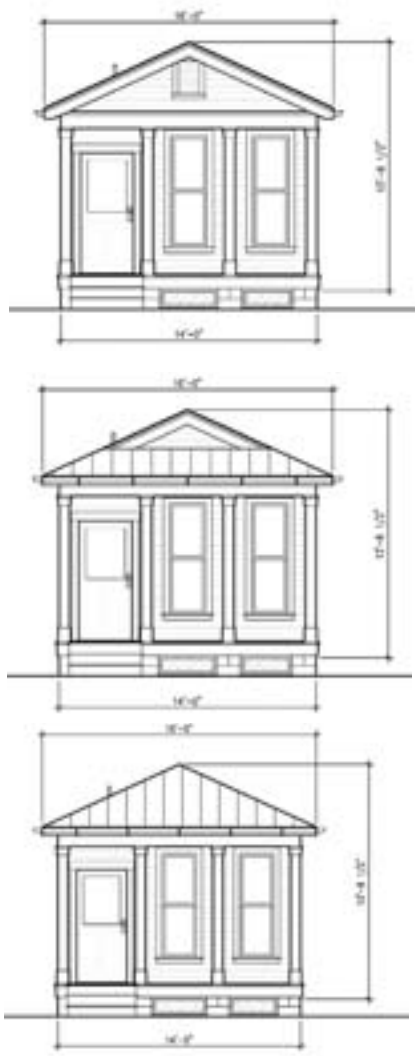
Front Elevation

Rear Elevation

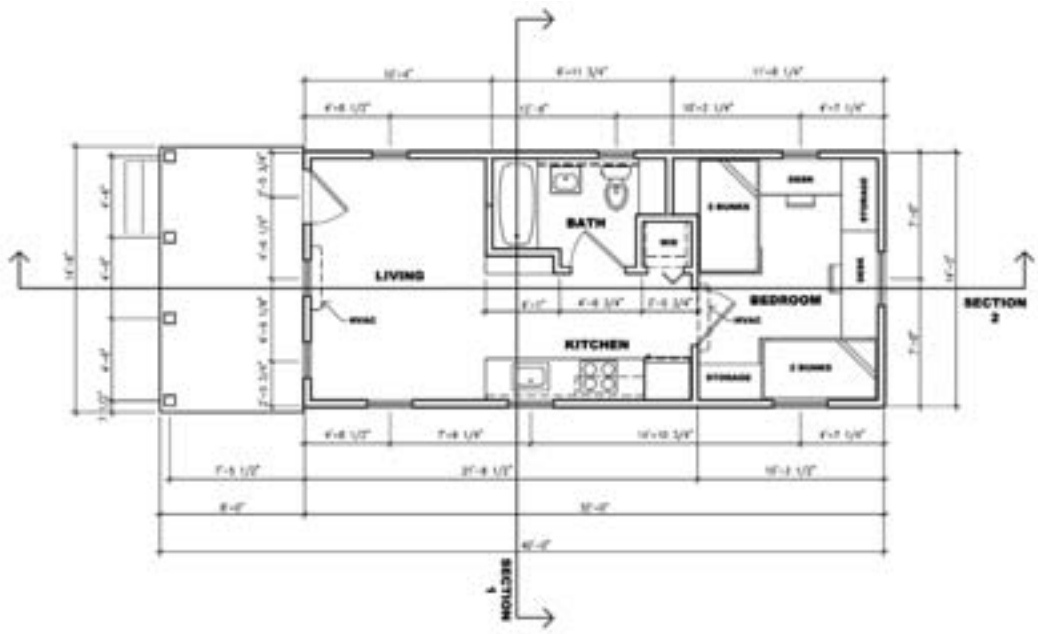


Floor Plan

Housing Type	Emergency Housing – Small Cottage
Contact	Erika Albright and Matthew Lister
Contact Information	matthew@flmarchitects.com
Total Square Feet	300
Number of Bedrooms	1
Number of Bathrooms	1
Timing	Immediate/Medium Term/Long Term
Housing Type	Temporary/Mobile/Modular/Panelized/Stock Plan



Elevation Alternatives



Floor Plan

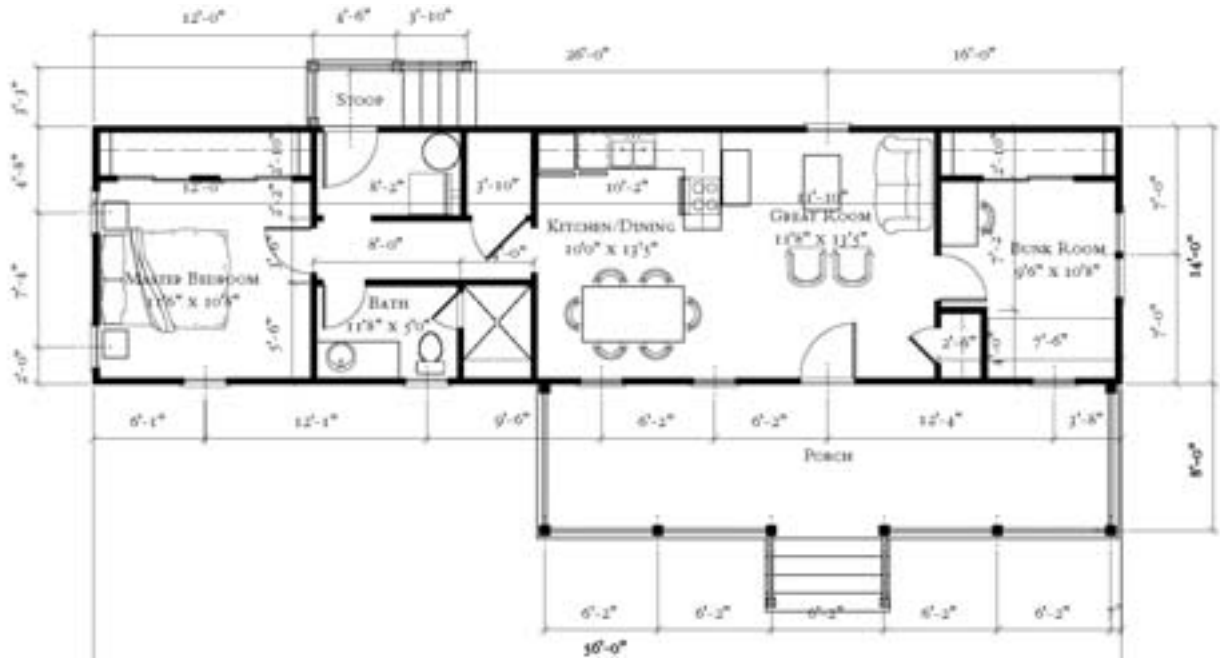
Housing Type	Emergency Housing – Cottage
Contact	R. John Anderson
Contact Information	janderson@newurbanbuilders.com
Total Square Feet	448
Number of Bedrooms	1
Number of Bathrooms	1
Timing	Immediate/Medium Term/Long Term
Housing Type	Mobile/Modular/Panelized/Stock Plan

Floor Plan

Front Elevation

Rear Elevation

Housing Type	Affordable Housing – Cottage
Contact	Gary William Justiss
Contact Information	gwjustiss@aol.com
Total Square Feet	720
Number of Bedrooms	2
Number of Bathrooms	1
Timing	Immediate/Medium Term/Long Term
Housing Type	Mobile/Modular/Panelized/Stock Plan

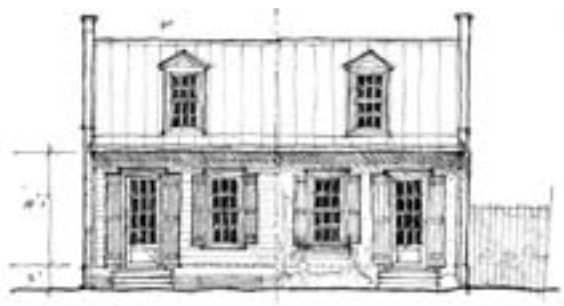


Floor Plan

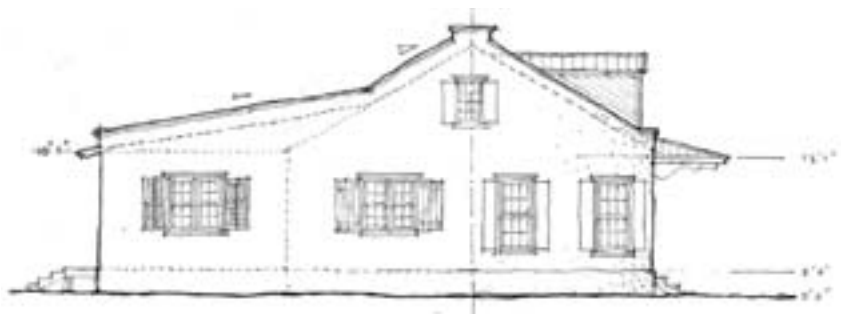
Elevation

Housing Type	Affordable Housing – Vernacular Sideyard
Contact	Susan Henderson
Contact Information	susan@placemakers.com
Total Square Feet	784
Number of Bedrooms	3
Number of Bathrooms	3
Timing	Immediate/Medium Term/Long Term
Housing Type	Mobile/ModularPanelized/Stock Plan

Floor Plan Alternatives



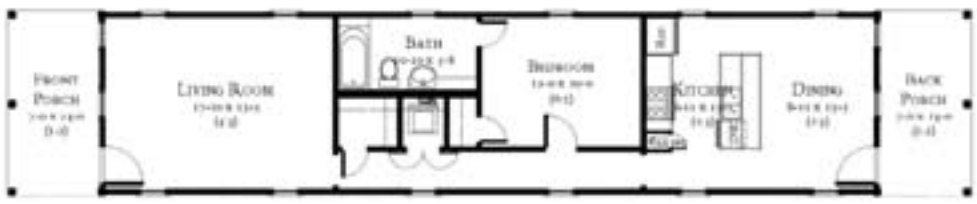
Front Elevation



Side Elevation

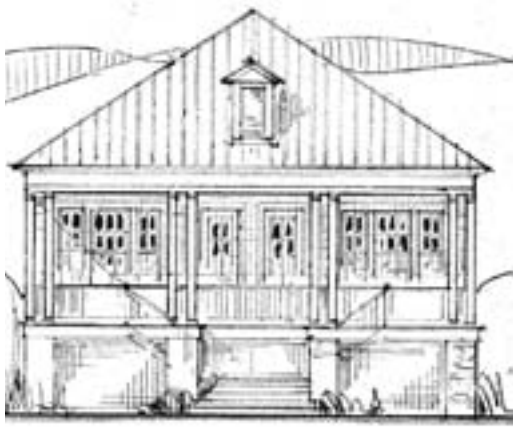
Housing Type	Affordable Housing – Modular Cottages
Contact	Dan Osbourne
Contact Information	dosbourne@historicalconcepts.com
Total Square Feet	768
Number of Bedrooms	2
Number of Bathrooms	1
Timing	Immediate/Medium Term/Long Term
Housing Type	Modular/Panelized/Stock Plan

Elevation Alternatives



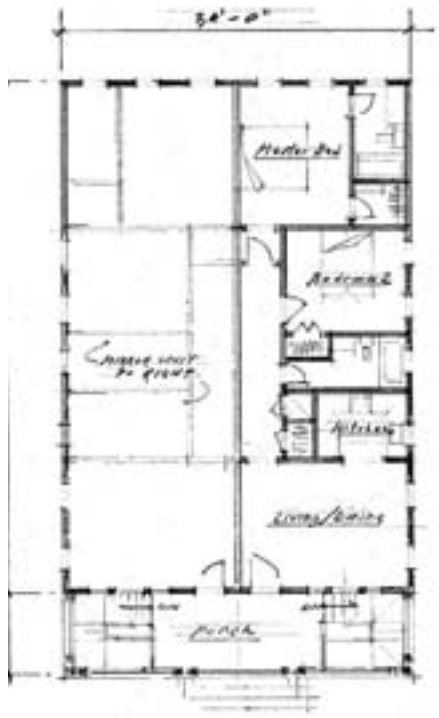
Floor Plan

Housing Type	Affordable Housing – Single Barrel
Contact	Stephen A. Mouzon
Contact Information	steve@newurbanguild.com
Total Square Feet	849
Number of Bedrooms	1
Number of Bathrooms	1
Timing	Immediate/Medium Term/Long Term
Housing Type	Mobile/Modular/Panelized/Stock Plan



Elevation

Elevation with Lower Terrace

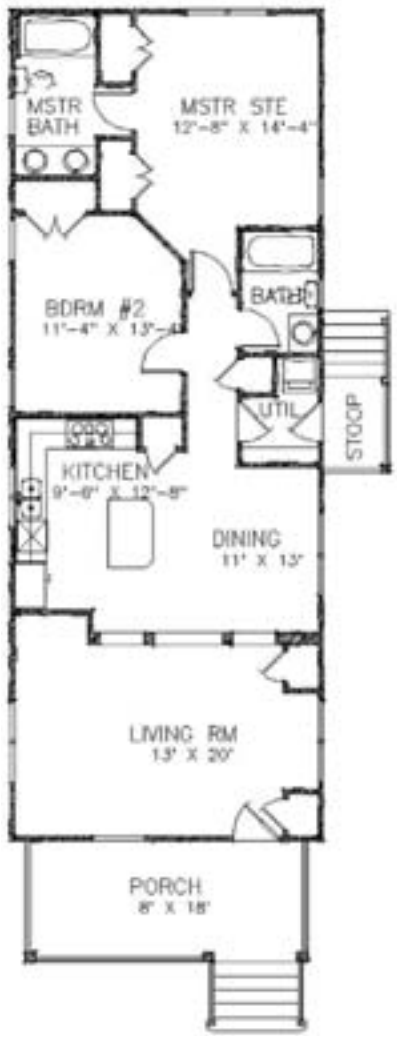


Plan

Housing Type	Affordable Housing – Cottage
Contact	Marianne Cusato
Contact Information	mcusato@aol.com
Total Square Feet	850
Number of Bedrooms	2
Number of Bathrooms	2
Timing	Medium Term/Long Term
Housing Type	Modular/Panelized/Stock Plan

Alternative Elevation

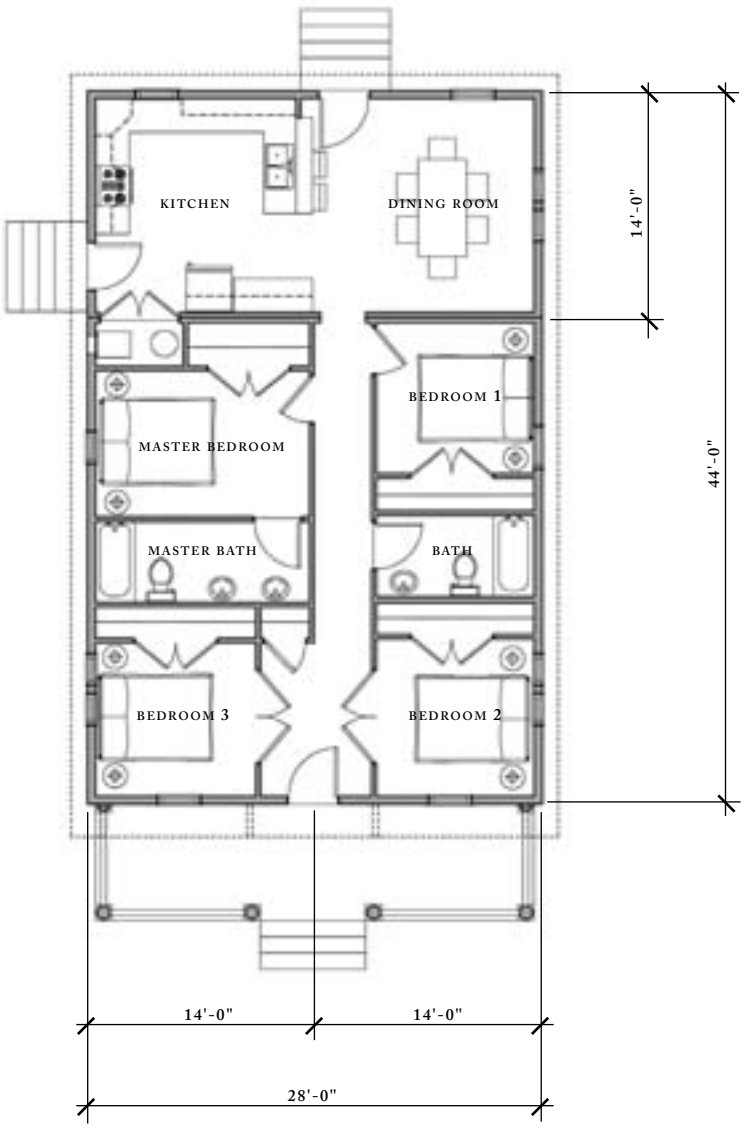
Alternative Elevation



Floor Plan

Elevation

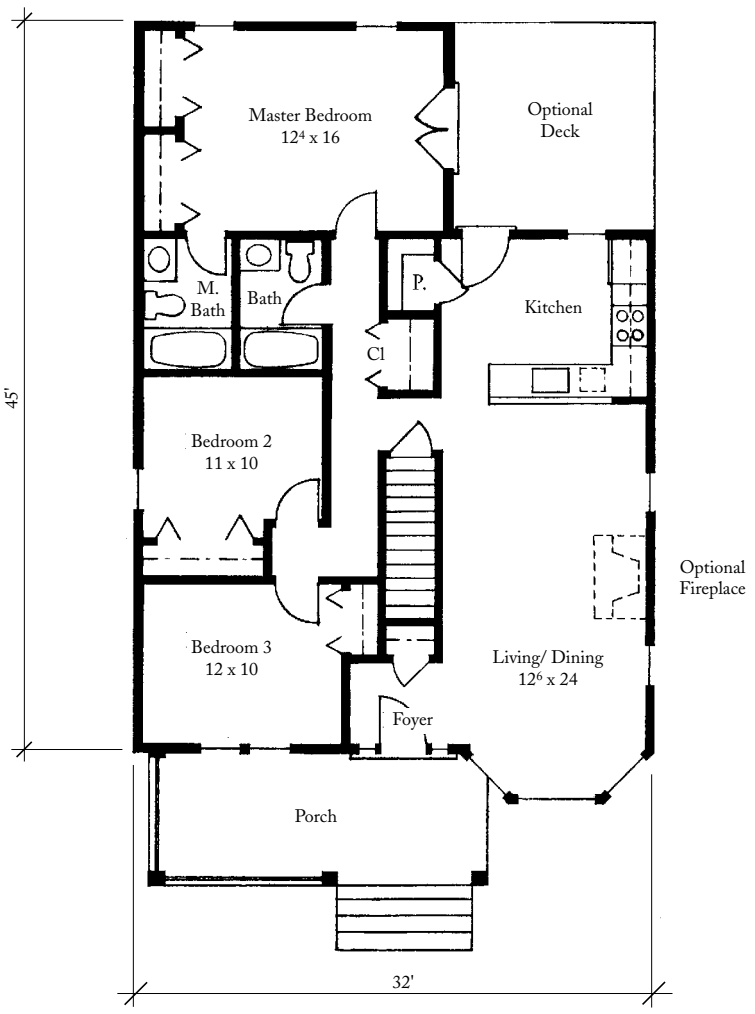
Housing Type	Affordable Housing – Bungalow
Contact	Eric Moser
Contact Information	ericmoser@moserdesigngroup.com
Total Square Feet	1,117
Number of Bedrooms	2
Number of Bathrooms	2
Timing	Medium Term/Long Term
Housing Type	Modular/Panelized/Stock Plan



Floor Plan

Elevation

Housing Type	Affordable Housing – "Doublewide Cottage"
Contact	Laura Anne Bossardt Welsh and Jeremy Welsh
Contact Information	labwelsh@gmail.com
Total Square Feet	1,232
Number of Bedrooms	4
Number of Bathrooms	2
Timing	Immediate/Medium Term/Long Term
Housing Type	Mobile/Modular/Panelized/Stock Plan



Floor Plan

Elevation

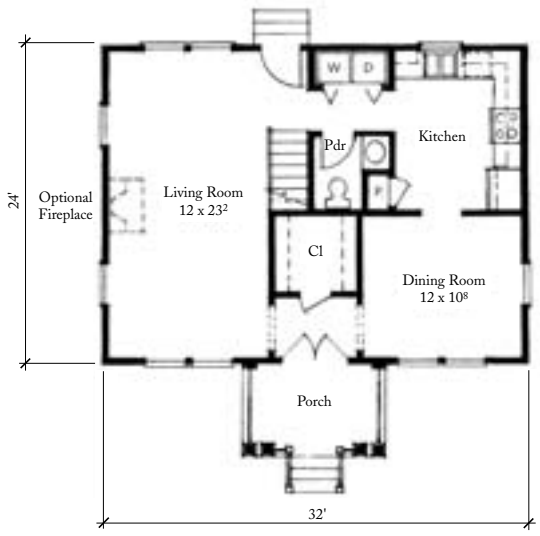
Housing Type	Detached Single-Family
Contact	Urban Design Associates
Contact Information	http://www.urbandesignassociates.com/
Total Square Feet	1,311
Number of Bedrooms	3
Number of Bathrooms	2
Timing	Medium Term/Long Term
Housing Type	Stock Plan

First Floor Plan

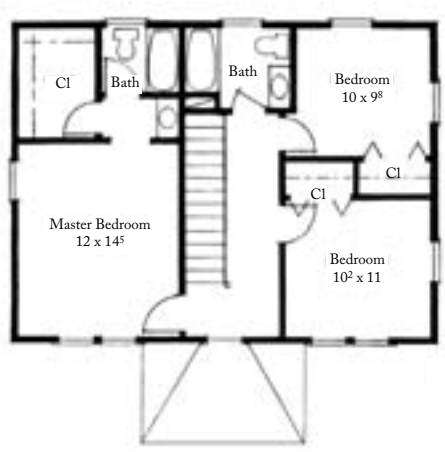
Second Floor Plan

Elevation

Housing Type	Attached Single-Family
Contact	Torti Gallas and Partners
Contact Information	http://www.tortigallas.com/
Total Square Feet	1,521
Number of Bedrooms	3
Number of Bathrooms	1.5
Timing	Medium Term/Long Term
Housing Type	Stock Plan

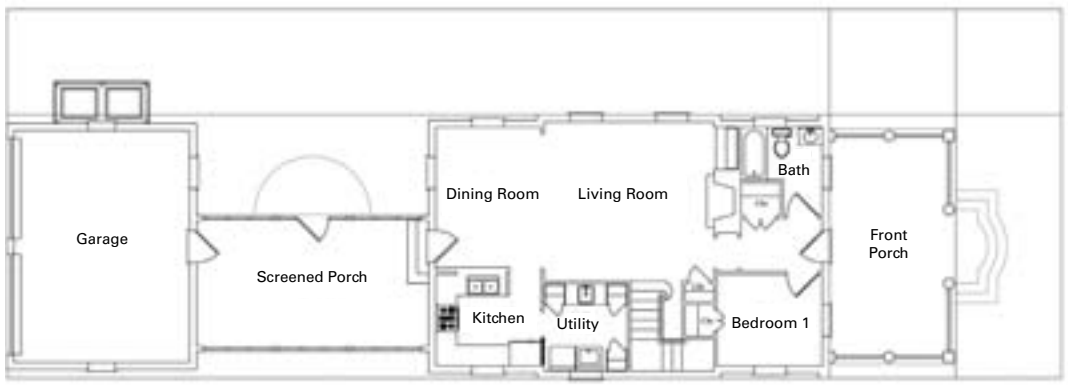


First Floor Plan



Second Floor Plan

Housing Type	Detached Single-Family
Contact	Urban Design Associates
Contact Information	http://www.urbandesignassociates.com
Total Square Feet	1,536
Number of Bedrooms	3
Number of Bathrooms	2.5
Timing	Medium Term/Long Term
Housing Type	Stock Plan



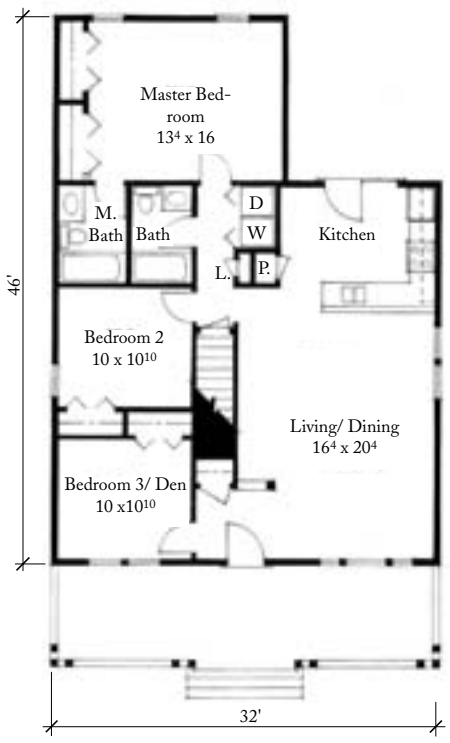
First Floor Plan

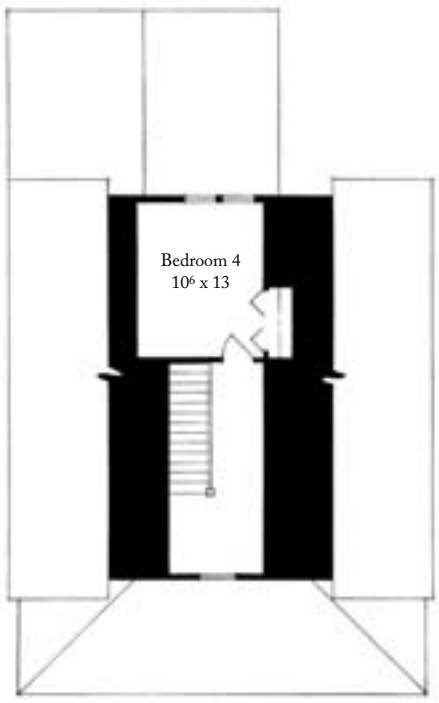
Alternative Elevation

Alternative Elevation

Second Floor Plan

Housing Type	Detached Single-Family
Contact	Pier Carlo Bontempi and Victor Deupi
Contact Information	vdeupi@nd.edu
Total Square Feet	1,584
Number of Bedrooms	4
Number of Bathrooms	3.5
Timing	Medium Term/Long Term
Housing Type	Stock Plan





Alternative Elevation

Alternative Elevation

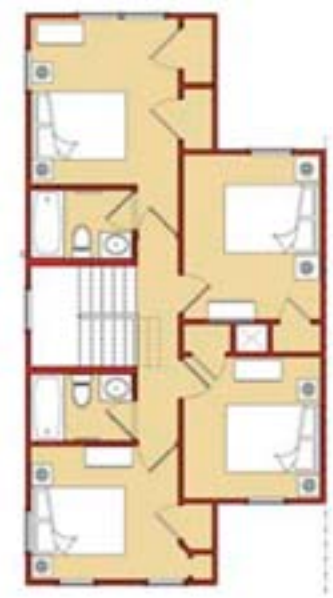
Housing Type	Detached Single-Family
Contact	Urban Design Associates
Contact Information	http://www.urbandesignassociates.com/
Total Square Feet	1,630
Number of Bedrooms	4
Number of Bathrooms	2
Timing	Medium Term/Long Term
Housing Type	Stock Plan

First Floor Plan

Second Floor Plan

Housing Type	Affordable Housing
Contact	Lew Oliver
Contact Information	archi60@bellsouth.net
Total Square Feet	1,972
Number of Bedrooms	3
Number of Bathrooms	3
Timing	Medium Term/Long Term
Housing Type	Panelized/Stock Plan

First Floor Plan



Second Floor Plan

Elevation

Housing Type	Attached Single-Family
Contact	Torti Gallas and Partners
Contact Information	http://www.tortigallas.com/
Total Square Feet	1,972
Number of Bedrooms	4
Number of Bathrooms	2.5
Timing	Medium Term/Long Term
Housing Type	Stock Plan

First Floor Plan

Second Floor Plan

Elevation

Housing Type	Affordable Housing – House
Contact	Eric Moser
Contact Information	ericmoser@moserdesigngroup.com
Total Square Feet	2,066
Number of Bedrooms	4
Number of Bathrooms	3
Timing	Medium Term/Long Term
Housing Type	Panelized/Stock Plan

Material Manufacturers

The following partial list of national manufacturers of building products, developed by Urban Design Associates, is being provided as a starting point for homeowners in their search for appropriate materials for their home improvement efforts. These products have been selected due to their appropriateness for the architectural styles outlined in the Pattern Book.

General Resources Periodical

Clem Labine's Period Homes (http://www.period-homes.com)
The professional's resource for residential architecture.

Windows

Marvin (http://www.marvin.com)
Wood double-hung and casement
Clad double-hung and casement with aluminum trim accessories
Replacement sash w/profiled aluminum panning
Wood or clad simulated divided lights (SDL)
French doors

Caradco (http://www.jeld-wen.com/windows/wood/caradco)
Wood double-hung and casement
Clad double-hung and casement with aluminum trim accessories
Wood or clad simulated divided lights (SDL)
French doors

Windsor (http://www.windsorwindows.com)
Wood double-hung and casement
Cellular PVC Legend Series double-hung and casement
Wood or PVC simulated divided light (SDL)
Direct set transoms and sidelights

Shutters

Southern Shutter Company (http://www.southernshutter.com)

J&L Shutters (http://www.jlshutters.com)
Stephen Fuller Signature Series (composite shutters, Permex)

Entry Doors

Simpson (http://www.simpsondoor.com)
Wood doors: Appropriate for all styles; hard to find Arts & Crafts door (#1662) is less than $400; several hard-to-find 2/3 light Victorian doors; European Romantic doors

Nord (http://jeld-wen.com/windows/wood/norco)
Wood doors: Classical and Colonial Revival styles, some Victorian and European Romantic doors

ThermaTru (http://www.thermatru.com)
Fiberglass and Premium Steel Series
Steel Doors: Classical, Colonial Revival and Victorian styles; acceptable European Romantic and Arts & Crafts doors

Stanley (http://www.stanleyworks.com)
Fiberglass and steel doors: Classical, Colonial Revival and Victorian styles; acceptable European Romantic doors

Peachtree (http://www.peach99.com)
Fiberglass and steel doors: Classical, Colonial Revival and Victorian styles; acceptable European Romantic doors

Columns

Turncraft (http://www.turncraft.com)
Architecturally correct round and square composite and wood columns; Arts & Crafts tapered square "Polybox"; composite columns

Column & Post (http://www.columnpost.com)
Architecturally correct round and square composite columns

Somerset (http://www.somersetcolumns.com)
Architecturally correct round and square wood columns and pilasters

HB&G (http://www.hbgcolumns.com)
PermaPorch system: Cellular pvc; 2x2 square or turned balusters with "Savannah" top rail

Exterior Siding (synthetic options)

James Hardie (http://www.jameshardie.com)
Hardiplank (fiber cement), lap siding, shingle, panel, and soffit products

Georgia-Pacific (http://www.gp.com)
Fiber cement cladding board

Exterior Molding, Trim & Brackets (synthetic options)

Chemcrest (http://www.chemcrest.com)
Classic Moulding & Door: Crown, bed, casing, and brackets in polyurethane

Azek (http://www.azek.com)
Cellular PVC flat sheet (4' x 8', 4' x 10' and 4' x 12') for gables, soffits, etc. 3/4" thick trim boards, 5/4" thick trim boards (4" and 6" widths), tongue-and-groove paneling

Royal Wood (http://www.royalwood.com)
Composite 1x trim boards, brickmould and T&G paneling for porch ceilings

Fypon or Duraflex (http://www.fypon.com)

Porch Ceilings

Georgia-Pacific (http://www.gp.com)
"PlyBead Classic" or T&G beaded paneling

Fencing (synthetic options)

Kroy (http://www.kroybp.com)
Classic Manor Collection: Vinyl fences in traditional designs and profiles

Garage Doors

Designer Door (http://www.designerdoors.com)

Clopay Doors (http://www.clopay.com)

Roof Shingles & Tiles (synthetic options)

Majestic Skylines (http://www.majesticskylines.com)
Synthetic slate

Owens Corning (http://www.miravistaroof.com)
MiraVista specialty roofing: synthetic shakes, slate, copper, and metal
Berkshire Collection: composite shingles

Tamko Roofing Products (http://www.lamarite.com)
Lamarite slate composite shingles

Resources

American House Styles. Baker, John 2002 Norton

Identifying American Architecture. Blumenson, John 1995 Rowman & Littlefield

Ocean Springs Historic District Design Guidelines. Callahan, Monica 1999 City of Ocean Springs, Mississippi

The Visual Dictionary of American Domestic Architecture. Carley, Rachel 1997 Henry Holt

The Buildings of Biloxi. 2000 City of Biloxi

The Grammar of Architecture. Cole, Emily 2002 Bullfinch

Historic Architecture in Mississippi. Crocker, Mary Wallace 1973 University Press of Mississippi

Musing Through Towns in Mississippi. Deese,Wynell Scott

Clues to American Architecture. Klein, Marilyn W. and Fogle, David P. 1986 Starrhill Press

Architecture of the Old South. Lane, Mills 1993 Abbeville Press

Architecture of the Old South: Mississippi and Alabama. Lane, Mills 1996 Beehive Press

A Field Guide to American Houses. McAlester, V. & L. 1984 Random House

Written in the Bricks. Miller, MaryCarol

Lost Landmarks in Mississippi. Miller, Mary Carol

Classic New Orleans. Mitchell, Willian R Jr. 1993 Martin-St. Martin Publishing Company

Victorian Houses of Mississippi. Pace, Sherry 1995

Design Review Guidelines. Thomason and Associates 2005 City of Biloxi

New Orleans Houses: A House-Watcher's Guide. Vogt, Lloyd 1992 Pelican Publishing Company

What Style Is It? Poppeliers, John 1977 John Wiley & Sons

Traditional Details for Rehabilitation and Reconstruction. Ramsey, C. & Sleeper, H. 1998 John Wiley & Sons

A Concise History of American Architecture. Roth, Leland 1980 Westview Press

American Homes, An Illustrated Encyclopedia of Domestic Architecture. Walker, Lester 1996 Black Dog & Leventhal

The American Vignola. Ware, William R. 1994 Dover

The SmartCode, a product of Duany Plater-Zyberk & Company (DPZ), is available at: http://www.placemakers.net/info/smartcode.html

PPrints & Photographs Online Catalog – Historic American Buildings Survey/Historic American Engineering Record (HABS-HAER) Collection: http://lcweb2.loc.gov/pp/hhquery.html (search "Mississippi," "houses," and "drawings")

Glossary of Terms

Acadian-Creole: Descriptive term for an architectural style that blends French-Canadian, Spanish Colonial, and Caribean influences in response to the local climate and inherited building traditions of the early settlers of the Gulf Coast.

Apron: A raised panel below a window sill.

Architrave: The lowest part of an entablature, sometimes used by itself.

Arts & Crafts: Eclectic movement of American domestic architecture in the arts and architecture during the second half of the 19th century and early part of the 20th century, emphasizing craftsmanship in a regional expression.

Balustrade: An entire railing system including a top rail, balusters, and often a bottom rail.

Batten: A narrow strip of wood applied to cover a joint along the edges of two parallel boards in the same plane.

Beaded-Profile Panels: Panels manufactured to resemble traditional bead board.

Boxed Eave (boxed cornice): A hollow eave enclosed by the roofing, the soffit and the building wall.

Bricked Eave: Eave condition where the top of a brick masonry wall is corbelled out to the eave eliminating the soffit.

Brickmold: Window or door trim, typically 2 inches wide.

Carriage Porch: A roofed structure over a driveway at the door to a building, protecting from the weather those entering or leaving a vehicle.

Casement: A window sash which swings open along its entire length; usually on hinges fixed to the sides.

Chimney Cap: Cornice forming a crowning termination of a chimney.

Classical Architecture: The architecture of Hellenic Greece and imperial Rome.

Classical Revival: An architecture movement in the early nineteenth century based on the use of Roman and Greek forms.

Colonial Revival: The reuse of Georgian and colonial design in the U.S. in the late nineteenth and early twentieth centuries.

Corbelling: Brickwork projecting successively more in each course to support or meet a structure above.

Corinthian: the slenderest and most ornate of the three Greek orders of architecture, having elaborate capitals with volutes and acanthus leaf decoration.

Corner Board: A board which is used as trim on the external corner of a wood-frame structure.

Cornice: An ornamental molding at the meeting of the roof and walls; usually consists of bed molding, soffit, fascia, and crown molding.

Crown Molding: Projecting molding forming the top member of a cornice, door or window frame.

Dentil: One of a band of small, square, tooth-like blocks forming part of the characteristic ornamentation of some classical orders.

Doric Order: The column and entablature developed by the Dorian Greeks, sturdy in proportion, with a simple cushion capital, a frieze of triglyphs and metopes, and mutules in the cornice.

Entablature: In classical architecture, the elaborated beam member carried by the columns, horizontally divided into architrave, frieze, and cornice.

Fascia: Vertical board that terminates a sloped roof at the eave.

FEMA: Federal Emergency Management Agency (http://www.fema.gov)

Frieze: The middle horizontal member of a classical entablature, above the architrave and below the cornice.

Gable: The vertical triangular portion of the end of a building having a double-sloping roof, from the level of the cornice or eaves to the ridge of the roof.

Gable L: Describes the massing of a house having a hipped roof with a projecting gable form at the front, typically two-thirds the width of the facade.

Gable Roof: A roof having a gable at one or both ends.

Half-timbering: A technique of wooden-frame construction in which the timber members are exposed on the outside of the wall.

Hipped Roof: A roof which slopes upward from all four sides of a building, requiring a hip rafter at each corner.

Hood: A cover placed above an opening or an object to shelter it.

Ionic Order: The classical order of architecture characterized by its capital with large volutes, a fasciated entablature, continuous frieze, usually dentils in the cornice, and by its elegant detailing.

Jack Arch: A flat or straight masonry arch.

Knee wall: Short, vertical wall that closes off the low space created by a sloping ceiling and the floor.

Light: A pane of glass, a window or a subdivision of a window.

Lintel: A horizontal structural member (such as a beam) over an opening which carries the weight of the wall above it.

Louver: An assembly of sloping, overlapping blades or slats designed to admit air and/or light and exclude rain and snow.

Mullion and Muntin: The vertical and horizontal members separating (and often supporting) window, doors, or panels set in series.

Ogee Curve: a double curve resembling an S-shape.

Oriel Window: In medieval English architecture, a window corbelled out from the wall of an upper story.

Palladian Motif: A door or window opening in three parts with a flat lintel over each side and an arch over the center.

Pediment: In classical architecture, the triangular gable end of the roof above the horizontal cornice. Also, a surface used ornamentally over doors or windows.

Pergola: A structure of posts or piers carrying beams and trelliswork for climbing plants.

Pilaster: An engaged pier or pillar, often with capital and base.

Porte cochère: A carriage porch.

Portico: A porch or covered walk consisting of a roof supported by columns; a colonnaded porch.

Post-and-beam framing: A type of framing which horizontal members rest on a post as distinguished from a wall.

Rafter Tails: A rafter, bracket, or joist which projects beyond the side of a building and supports an overhanging portion of the roof.

Roof Pitch: The slope of a roof expressed as a ratio of its vertical rise to its horizontal rise.

Sash: Any framework of a window. May be movable or fixed; may slide in a vertical plane or pivoted.

Shed Dormer: A dormer window whose eave line is parallel to the eave line of the main roof instead of being gabled.

Shed Roof: A roof shape having only one sloping plane.

Shutter Dog: A pivoting bar for fixing shutters in the open position against a wall.

Side Gable: Describes the massing of a house having the gable end (or roof ridgeline) perpendicular to the street.

Side Hall: Narrow residential house type that is one room wide, associated with French settlements and the Mississippi River region.

Simulated Divided Light: Refers to a light in a window sash that is visually subdivided by applied muntins that simulates a true divided sash.

Skirt Board: A board set horizontally at the bottom of wall cladding.

Soffit: the exposed undersurface of any overhead component of a building, such as a beam, cornice, lintel, or vault.

Stile-and-rail: Type of door construction that utilizes a framework of vertical and horizontal members infilled with panels.

Tongue-and-groove: Method of joining materials, usually wood, where a tongue or projection in one board fits the groove of its neighbor.

Transom: A horizontal bar of wood or stone across a window. Also the window or opening above the transom bar.

Verge: The edge projecting over the gable of a roof. Also, the area of planting, lawn or pavement between the sidewalk and the curb on a street.

Vergeboard: An ornamental board hanging from the rake, or verge, of a gable roof.

Vernacular Architecture: A mode of building based on regional forms and materials.

Victorian: Eclectic style of domestic architecture of the late 19th Century; named after the reign of Britain's Queen Victoria (1837-1901).

Vocabulary: A collection of related architectural elements, materials or stylistic conventions used to describe a building or structure.

Water Course or **Water Table**: A board or masonry projection fixed to the foot of a wall to shoot water away from it.

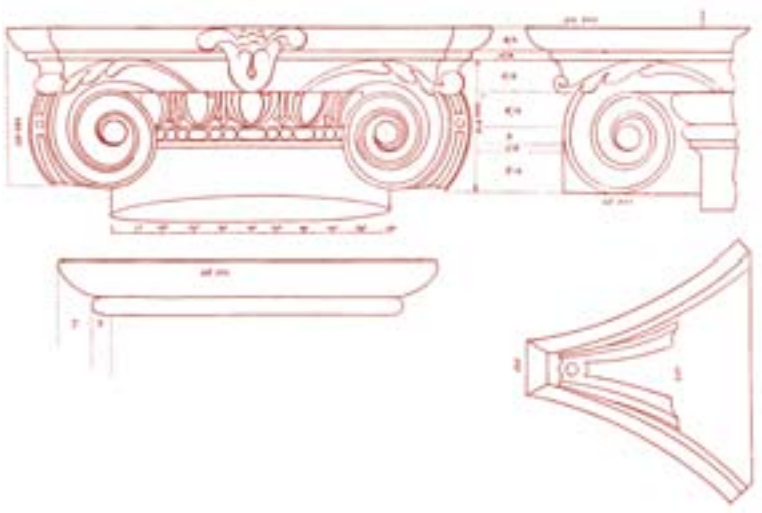
Wing: a subsidiary part of a building extending out from the main portion or body.

A Pattern Book History

All across this country, in small towns, large cities, villages and hamlets, you will find remarkably beautiful traditional neighborhoods. The Gulf Coast is no exception. These collections of houses were designed and grouped together to create a series of neighborhood streets and spaces of remarkable charm and character. Much though we admire the variety and individuality of these houses, we are most struck by the way in which each individual house and public building relates to its neighbors and the consistently high design standards followed by all. There is never a discordant or incorrect house.

Initially, houses and towns were built on the frontier of the wilderness, often far removed from civilization. The rapid growth of our country resulted in a series of building booms, in which thousands of houses were built each decade in each community. And yet, the results of this mass production were carefully crafted houses in a variety of architectural styles, all with superb proportions and ornament. Windows, doors, roof forms, and porches followed complex and sophisticated design principles and patterns.

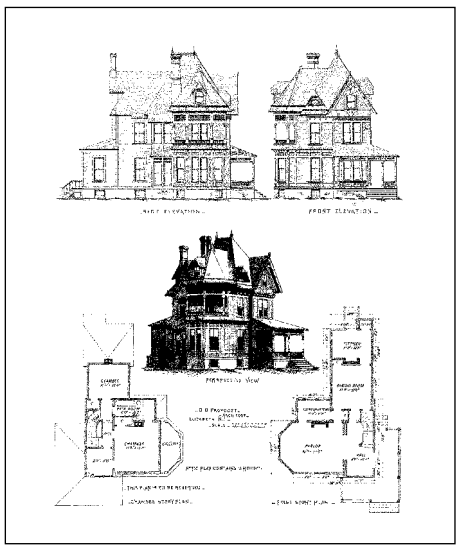
How was such a sophisticated level of design maintained across so wide a geographic area and for nearly 150 years? There were certainly not enough architects to design each of the houses. Architects did, however, contribute designs and principles to the building industry in a series of builders' handbooks known as Pattern Books. These books contained the principles and key details for a variety of architectural styles. They were the direct descendants of books created since Roman times, the means by which architects have passed along their knowledge of design to builders in remote places. From Vitruvius, to Palladio, to Asher Benjamin, to William Ware, architects provided helpful guides for the building industry.



Key construction and proportioning details were illustrated and described in a popular nineteenth-century builder's reference entitled *The Builder's Companion,* by Asher Benjamin.

In the second half of the nineteenth century, Pattern Books became part of builders' marketing programs. These attractively designed books were easy to understand. Their pages combined realistic drawings of houses along with floor plans and important details. There were many choices of floor plans and arrangements of architectural elements, but all used the details and proportions of the style.

Pattern Books set the rules, but each builder found ways of interpreting them, elaborating them, or even bending them. The result is the much-admired balance between individual expression and unity found in traditional neighborhoods. The patterns and elements of style were expressed differently in each region and often elements were "cross-bred" across different styles. They represented a consensus among architects, builders, realtors, and home buyers on the way to design buildings and communities. Later on in the early and mid portions of the twentieth century, mail order houses were enormously popular. Companies such as Sears, Alladin, Standard Homes Company, and others, created volumes of varied house designs available directly to consumers.



Above Left: Traditional houses in Hattiesburg, Mississippi
Above Right: This example of Pattern Book pages originally published by William T. Comstock in 1881 is typical of the books used by American builders through the early part of the twentieth century.

A Pattern Book Revival

Our goal in reviving the Pattern Book tradition is to help builders, home owners and architects understand the elements and principles of design that help create the distinct character and image of each distinct tradition.

Urban Design Associates (UDA) Pattern Books are designed as a "kit of parts," with a great deal of flexibility for the designers and builders who use them. They generally have three sections: Overview; Community Patterns; and Architectural Patterns. Occasionally they also include a Landscape Patterns section. *A Pattern Book for Gulf Coast Neighborhoods* follows this same structure and includes principles for building placement and massing for a variety of conditions and lot types.