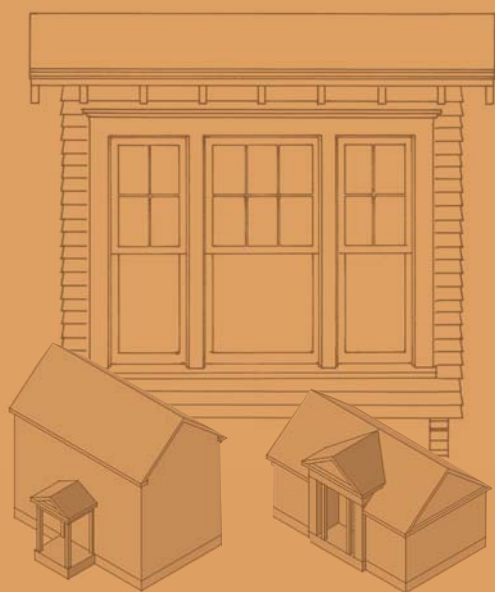


LOUISIANA SPEAKS: PATTERN BOOK

URBAN DESIGN ASSOCIATES



LETTER FROM THE GOVERNOR



To the Residents of Louisiana:

As you well know, Hurricanes Katrina and Rita caused unprecedented devastation throughout South Louisiana, destroying more than 123,000 houses, 82,000 rental units and 18,000 businesses. Mother Nature wiped out entire communities. She damaged our entire coast. In many communities, she left behind a blank slate for us to rebuild. We must use this opportunity to rebuild safer, stronger, and smarter.

The Louisiana Speaks Pattern Book will serve as a valuable tool in the rebuilding efforts of our residents and businesses. Because many of our most loved places have been destroyed, we are compelled to rebuild in a time-honored way. This Pattern Book was designed, through the efforts of the Louisiana Recovery Authority, the Center for Planning Excellence, and Urban Design Associates to ensure that this effort is performed well and beautifully.

The Louisiana Speaks Pattern Book 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. 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. This Pattern Book serves as a resource, offering general direction for character retention that should be used for both renovation and new construction opportunities.

I urge builders to use this Pattern Book in their efforts, and I want to thank the many agencies, participants, and professionals who contributed to the preparation of this document. The Louisiana Speaks Pattern Book will help to ensure that the buildings and homes we rebuild are not only beautiful, but also safer, stronger, and smarter.

Sincerely,

Kathleen Babineaux Blanco

Governor Kathleen Babineaux Blanco

ACKNOWLEDGMENTS

The Louisiana Speaks Pattern Book and its accompanying Tool Kit would not have been possible without the generous support and hard work of the Louisiana Recovery Authority, the LRA Long-Term Community Planning Task Force, the Center for Planning Excellence, and the LRA Support Foundation.

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Please Note: This Pattern Book contains information that will assist urban planners, architects, production house builders, and consumers in making informed, appropriate, and well-conceived choices for both rehabilitation projects and new construction by taking into consideration the local climate, values, historical precedents, and design traditions of a site and its environs. Patterns and styles presented in this book are for illustrative purposes only and are not to be used for construction purposes. A professional architect or engineer should be consulted for any residential reconstruction.

THE PURPOSE OF THE PATTERN BOOK

In the wake of Hurricanes Katrina and Rita, urgent need exists to rebuild vast numbers of houses and buildings and to do so with a speed not possible using only traditional construction techniques.

The challenge is to make sure that rebuilding is achieved in the best possible way—*Safer, Stronger, and Smarter*—in keeping with the motto of the Louisiana Recovery Authority's **Louisiana Speaks** program. The Louisiana Speaks Pattern Book has been created to provide both guidance and tools for the builders who will take on that task.

The Pattern Book and its companion publication, the Louisiana Speaks Tool Kit, are part of Louisiana Speaks, a program which has undertaken several complementary initiatives: First was the Parish Recovery Planning process during which citizens developed their vision, goals, strategies, and a list of high priority, high impact projects to jump start their recovery. Second was a series of three demonstration planning charrettes conducted by Duany Plater-Zyberk & Company in three separate locations that have distinctly different urban conditions. A third initiative entails a regional planning program to develop a long-term vision for Louisiana. This Pattern Book and the Tool Kit form the bridge between these initiatives. These two documents present tools and techniques from both the planning charrettes and the regional vision processes in a form that can be used by communities throughout the state for both rehabilitation and new construction.



The Pattern Book contains patterns and techniques for building housing, neighborhoods, and towns at a greatly accelerated pace while remaining true to the values and traditions of the people of Louisiana. These traditions provide guidance for rebuilding in harmony with the state's natural environment and climate in the design and construction of environmentally responsible houses that incorporate many of the traditional architectural features of the region. The Pattern Book also provides guidance on incorporating hazard-resistant design and improved construction techniques into the built landscape. Doing so can prevent or reduce future losses of life and property from floods and winds in the years to come.

THE PATTERN BOOK PROCESS

The Louisiana Speaks initiatives included the Parish Recovery Planning process, three demonstration charrettes, a regional planning effort, and development of the Louisiana Speaks Pattern Book and Tool Kit. All four initiatives used an open, public process designed to encourage and engage as many citizens as possible in developing ideas and concepts for rebuilding. The content of the Pattern Book reflects the ideas and addresses the concerns of the participants in all of these processes.

In addition, a series of workshops on housing and neighborhood design were conducted as part of the Pattern Book process. The workshops enabled the Pattern Book team—which includes specialists in cultural geography, architectural history, architecture, landscape architecture, green building, and urban planning—to hear firsthand the qualities people value and cherish most about Louisiana.

WHAT WE HEARD

The most pressing concern of participants is how to rebuild the houses, buildings, and neighborhoods lost during Katrina and Rita—and to build or rebuild smarter, stronger, and safer to ensure that renovated and new structures will be better able to survive future storms.

Equally urgent is ensuring that the form of new construction creates houses and communities that look and feel as though they belong in Louisiana. Participants repeatedly stressed the important aspects of house and community design that contribute to local culture and social relations. Workshop and charrette participants were passionate about the built environment and its close connection to their cultural and social traditions, their image of themselves, the particular region in which they live, and to all aspects of life.

They spoke of Louisiana's extraordinarily rich architectural heritage where region-specific architecture has developed out of the physical conditions of the land; the efforts to cope with a hot, humid climate; and the diversity of cultures woven into the fabric of Louisiana by the many different ethnic groups who have settled in the state.

The character of the streets and public spaces of traditional neighborhoods and towns throughout Louisiana is another example of regional cultural, geographic, and climatic differences. As we walk through these streets, or remember places that are now gone, it is the graceful porches, the windows that go to the floor, the ornamentation on the frame around the door, and the shape of the cornices at the eave line that tell us where we are—and who we are.

Participants also spoke sadly (and angrily) about how recent development and architectural practices have diluted the uniqueness of places and their character. Sprawl, strip commercial development, standardized buildings reflecting national chains (rather than local identity) and monolithic, single-income, cookie-cutter style subdivisions have all eroded the sense of place. The excessive use of concrete and asphalt in the construction of roads and the damaging incursions made into natural environments have contributed to this erasure of culture.

THE OPPORTUNITY

Katrina and Rita destroyed over 200,000 homes along with thousands of commercial and public buildings. Some were traditional buildings that contributed to the uniqueness of the region; many were less distinctive, but nevertheless played an essential role in satisfying the housing, commercial, and institutional needs of their communities and the economy of the state.

Evidence suggests that the older, traditional houses, built with an understanding of the impact of the forces of nature, fared better than recent construction. The opportunity now exists to rebuild at all scales of development in ways that take full advantage of these lessons and combines them with new technologies for building smarter, stronger, and safer.

Using pre-Katrina production methods, it would take decades to build replacements for the more than 200,000 homes that were lost. New technologies and resources must be introduced to meet the housing demand. During the first few months of 2006, the number of manufactured and modular houses being shipped on the highways of Louisiana dramatically increased in response to this need. Sadly, most of them look as though they do not belong in Louisiana. The Louisiana Speaks Pattern Book provides the production housing industry with information about the values and forms that are most meaningful to the citizens of Louisiana and translates that information into the patterns, elements, and details presented in this book.



Raising houses in the rebuilding effort



Citizens discussing essential qualities during the Pattern Book workshops

Participants repeatedly stressed the importance of preserving the local culture and social traditions and the particular aspects of house and community design essential to doing so.



Katrina Cottage: Emergency housing from the DPZ Demonstration Charrette in St. Bernard Parish

OVERVIEW

The Louisiana Speaks Pattern Book is organized in five sections: the Introduction, followed by the Community Patterns, Architectural Patterns, Demonstration Plans, and Landscape Patterns sections. Each section provides essential information for making informed design and site planning decisions for renovations or new house construction.

The **COMMUNITY PATTERNS** section contains descriptions of the diverse regions of Louisiana and the differences in community and architectural patterns based on geography, climate, and culture that should be factored into site planning and design decisions. Illustrations are presented of the different types of urban settlement using terminology from the Transect and Smart Code—essential tools used during the Charrette Process. The section also contains a series of patterns for placing houses on sites.

The **ARCHITECTURAL PATTERNS** section identifies various types of houses and mixed-use buildings and illustrates the way that these types can be constructed using different technologies, including manufactured housing, panelized construction, and Insulating Concrete Forms (ICF) materials. Techniques for preparing safer ground for houses in the design of new communities are provided as are methods for adapting typical house types to meet the appropriate floodplain management rules and regulations (e.g., minimum elevation for occupied floors). Issues of visitability and accessibility are addressed. Architectural patterns for renovating or building traditional Louisiana houses and buildings are presented. Specific architectural vocabularies are illustrated including Louisiana Vernacular (which describes the building types and styles unique to Louisiana), as well as several styles/building types that have been imported and modified for use in Louisiana: Louisiana Victorian, Louisiana Classical, Louisiana Arts & Crafts, and Modern. Green Building Guidelines are also included. This section is followed by the **DEMONSTRATION PLANS** section that contains a sample of house plans which illustrate possible pattern applications.

The **LANDSCAPE PATTERNS** section includes an overview of traditional examples of civic and private landscape designs and ecologically sensitive design techniques. A palette of native plant materials for different conditions is included, along with prototype details for built elements (e.g., fences, walls, and furniture).

The **APPENDIX** contains a Glossary and a Resources list.



Community Patterns



Architectural Patterns



Demonstration Plans



Landscape Patterns

INTRODUCTION

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HISTORICALLY SENSITIVE BUILDING

Building in Historically Sensitive Areas

This Pattern Book is intended to provide basic guidance to help new construction be consistent with, and sensitive to, the existing built landscape of South Louisiana. But some places—New Orleans in particular—already have extensive and detailed guidance on historically sensitive building design. This Pattern Book should be considered as a supplement to pre-existing local regulations and guidance; it does not presume to supersede them. Specific resources for some existing local regulations can be found on the Resources page in the Appendix.



A Louisiana neighborhood corner lot

HOW TO USE THE PATTERN BOOK

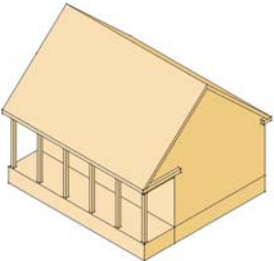
The following sequence of steps will provide for an orderly and thorough application of the design principles and patterns contained in this Pattern Book to both renovation and new development projects.

STEP 1:
IDENTIFY LOCATION

Before beginning your project, determine its location, Velocity Zone (per the International Residential Code), climate, soil type, and floodplain elevation. In siting the buildings, consider solar orientation and prevailing wind patterns to take advantage of environmental opportunities for passive heating and cooling.



Step 1: Identify Location



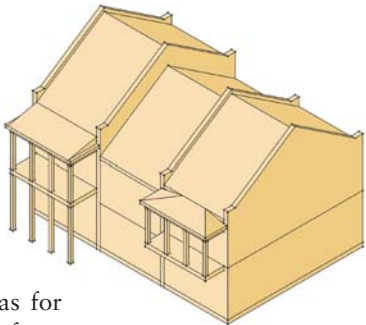
Single-Family House

STEP 2:
IDENTIFY NEIGHBORHOOD TYPE AND CHARACTER

Within the Community Patterns section, you'll find a discussion of Neighborhood Patterns that includes an overview of the unique characteristics of each type of traditional neighborhood street, each keyed to the Transect Zone which identifies the range of appropriate building types and architectural character.



Step 2: Identify Neighborhood Type and Character



Rowhouse

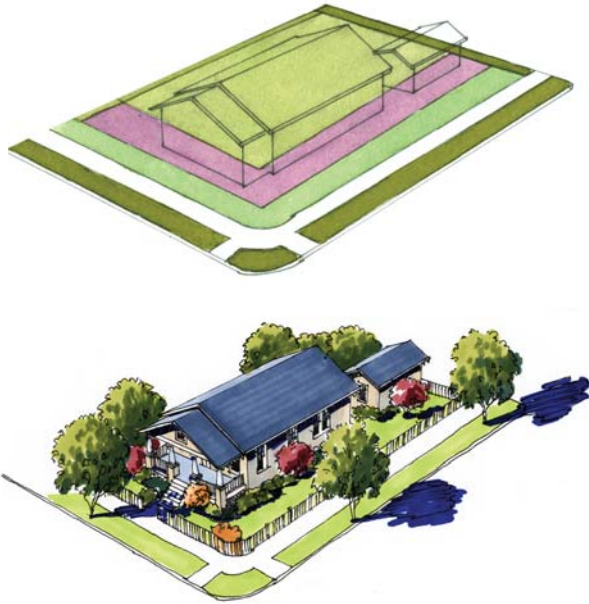
STEP 3:
IDENTIFY APPROPRIATE BUILDING TYPES

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 in terms of the building technology which will be used to construct them and factor in the necessary construction hardening techniques and ADA requirements for visitability and accessibility.

Step 3: Identify Appropriate Building Type

STEP 4:
PLACE THE BUILDING
ON THE SITE

Using the setbacks and build-to lines, locate the building type on the site. Review the potential building types for the site and establish the minimum required floor elevations above grade level for your flood zone. Using the diagrams on page 24, select a method of elevating the building, if required, or of determining alternative means of satisfying the requirements.



Step 4: Place the Building on the Site



Step 5: Identify the Appropriate Architectural Style



STEP 5:
IDENTIFY APPROPRIATE
ARCHITECTURAL STYLE

Select an architectural style that continues the traditions of the neighborhood and region in which the building will be located and is also a style appropriate for that building type (as defined by the Community Patterns). Make sure that the building type and style are feasible for the selected method of building by reviewing the technologies illustrated on page 26. Then, go to the first page of the appropriate style in the Architectural Patterns section.

Refer to the text, drawings, and photos in that style section for more information about the individual style. The style pages include information about the history and character of that particular style, its massing and composition, roof types, elevations and cross-sections, critical vertical dimensions, facade elements, windows and doors, porches, galleries, materials, and appropriate applications of the style.

HISTORY & CHARACTER

This page contains a brief description of the style and its history as well as three elevation possibilities ranging from a modest and simple one-story house to a larger and more ornate two-story house. A gallery of examples is offered to illustrate the range of possibilities.

MASSING & COMPOSITION

This page describes the basic massing types and shapes for that style house as found in relevant precedents. 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.

WALLS, EAVES, & ROOFS

This page provides a partial elevation and measured cross-section to set the critical vertical dimensions and elements of the facade. Eave details ranging from simple to ornate describe how roofs should join the wall.

PORCHES

Porches are essential elements of the character of most Louisiana neighborhoods. The location and design elements of porches are covered for each style. The massing of the front porch is specific to each house type and distinct within a particular style.

WINDOWS & DOORS

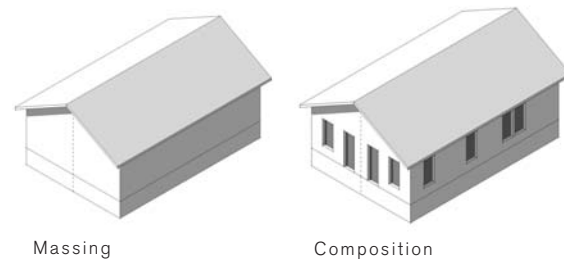
The window and door spacing is related to both the shape and the style of the house. Typical window and door compositions are illustrated as part of the massing illustrations for each style. Typical window and door proportions, trim details, and special window or door elements are illustrated on a separate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

STEP 6:
REVIEW THE RESOURCES LIST
IN THE APPENDIX

For those interested in learning more about Louisiana's and the Gulf Coast's residential architecture, architectural styles in general, the Gulf Coast's history, and other available resources specific to (re)building in South Louisiana, a handy resource list is provided in the Appendix. A more extensive resources list will be provided on the web-based version of this Pattern Book and Tool Kit.

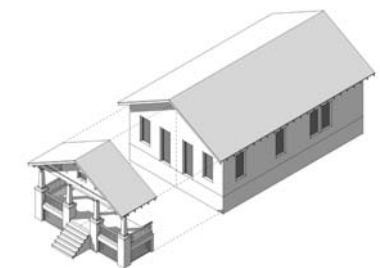


Lake Charles Arts & Crafts

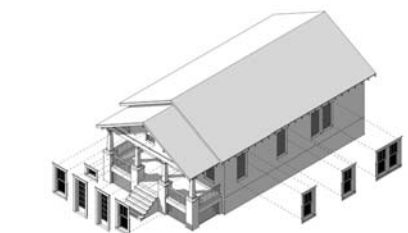


Massing

Composition



Porches



Windows