

THE ORIGINAL GREEN



PLACEMAKERS WEBINAR

11 August 18

STEPHEN A. MOUZON, AIA CNU LEED

THE NEW URBAN GUILD

Miami Beach, Florida, USA

HOW THINGS OPERATE

A large, rusted industrial machine, possibly a steam engine or turbine, is the central focus of the image. The machine is made of dark, weathered metal and features a large, curved, segmented structure. In the foreground, a chain-link fence runs across the frame, partially obscuring the machine. The background shows a dimly lit industrial interior with various pipes, structural beams, and a brick wall. The overall atmosphere is gritty and industrial.

www.originalgreen.org

LOTS of CONTROLS



www.originalgreen.org

PRECISION ALIGNMENTS



www.originalgreen.org

MASSIVE USE of ENERGY

A photograph of a large industrial machine, possibly a steam engine or turbine, with a prominent brown cylindrical tank and green pipes. The machine is surrounded by a yellow metal railing. The background shows a dark, industrial interior with a grid-like structure.

www.originalgreen.org

HOW THINGS GROW



www.originalgreen.org

THINGS *that have* LIFE



www.originalgreen.org



WHERE THEY *can* THRIVE

www.originalgreen.org

HOW WE GET THERE

www.originalgreen.org

HOW WE PARTICIPATE

www.originalgreen.org

MICRON

the ORIGINAL GREEN UNLOCKING *the* MYSTERY of TRUE SUSTAINABILITY

the
**ORIGINAL
GREEN**

UNLOCKING *the* MYSTERY of TRUE SUSTAINABILITY

STEPHEN A. MOUZON
*The Guild Foundation Press
Miami*

Foreword by
ROBERT F. KENNEDY, JR.

NEW
GREEN
GUILD
FOUNDATION

UNIVERSITY
OF
FLORIDA
PRESS

ROBERT F. KENNEDY, JR.
Foreword by

WHAT'S *the* PROBLEM?

10. *the* ABSENCE of PLAIN-
SPOKEN SUSTAINABILITY

9. *the* DANGER of WISHES

8. *the* DILEMMA of GLOBAL
WARMING

7. *the* FATE of "OUGHT-TO"

6. *the* PROBLEM of GROWTH

5. *the* TROUBLE with
CONSUMPTION

4. *the* ACHILLES HEEL of
ARCHITECTURE

3. *the* CARBON FOCUS

2. *the* SUPPLY-SIDE FOCUS

1. *the* 2.5 BILLION PEOPLE

A photograph of a stone building under construction in a lush green field. The building is made of rough-hewn stones and has a partially completed roof. In the foreground, there is a wooden frame structure made of bamboo or similar material, possibly for drying or storage. The background is filled with dense green foliage and trees.

10. *the* ABSENCE
of PLAIN-SPOKEN SUSTAINABILITY

www.originalgreen.org

The background of the slide is a photograph of an industrial facility, likely a power plant or refinery, during a hazy or smoggy day. Several tall, dark smokestacks are visible, with a thick plume of dark smoke rising from one of them on the left side. The sky is a uniform, pale yellowish-brown color, suggesting air pollution. The overall tone is somber and industrial.

9. *the* DANGER *of* WISHES

www.originalgreen.org

An aerial photograph of a mountain range with several snow patches. The mountains are dark green and brown, with snow patches scattered across the peaks and ridges. The text is overlaid on the top half of the image.

8. *the* DILEMMA
of GLOBAL WARMING

www.originalgreen.org

7. *the* FATE of “OUGHT-TO”



6. *the* PROBLEM OF GROWTH



An aerial photograph showing a large, active industrial or construction site. The site is characterized by extensive areas of dark, muddy earth and large piles of grey material, possibly waste or raw materials. Several large trucks and pieces of heavy machinery are scattered across the site. In the background, a long freight train with multiple yellow and white cars is visible, traveling along a track that runs parallel to a highway. The surrounding landscape includes green fields and a dense forest of trees. The overall scene suggests a significant environmental impact from industrial activity.

5. *the* TROUBLE
with CONSUMPTION

www.originalgreen.org

PLANNED OBSOLESCENCE



www.originalgreen.org

THROWAWAY BUILDINGS



www.originalgreen.org

THROWAWAY PLACES



www.originalgreen.org

A large, modern concrete building at dusk. The building features a prominent entrance with a wide set of stairs and a covered walkway. The windows are illuminated from within, casting a warm glow. The sky is a deep blue, and the overall atmosphere is one of architectural grandeur.

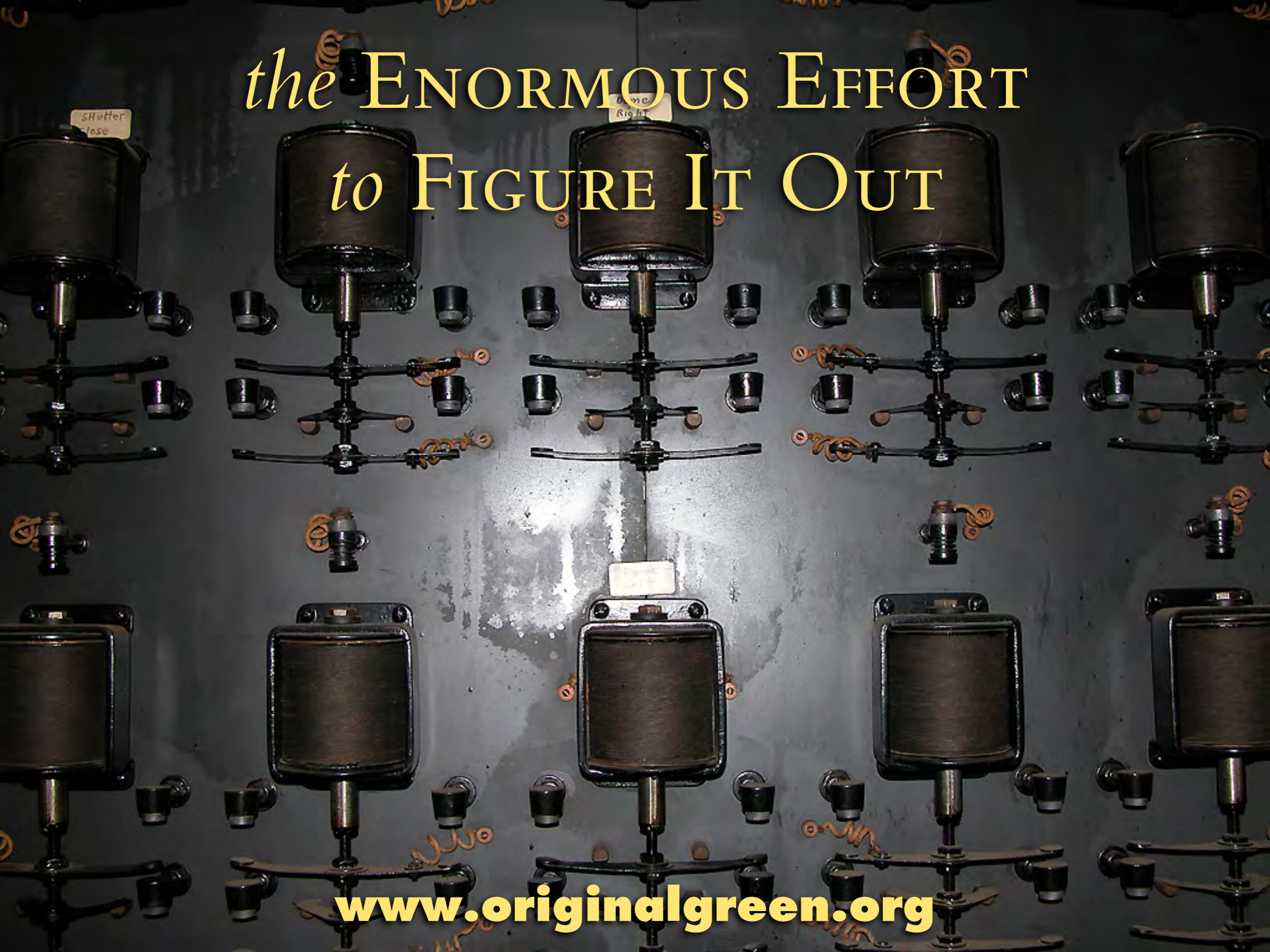
4. *the* ACHILLES HEEL
of ARCHITECTURE

www.originalgreen.org

the NECESSITY *of*
UNIQUENESS

www.originalgreen.org

the ENORMOUS EFFORT
to FIGURE IT OUT



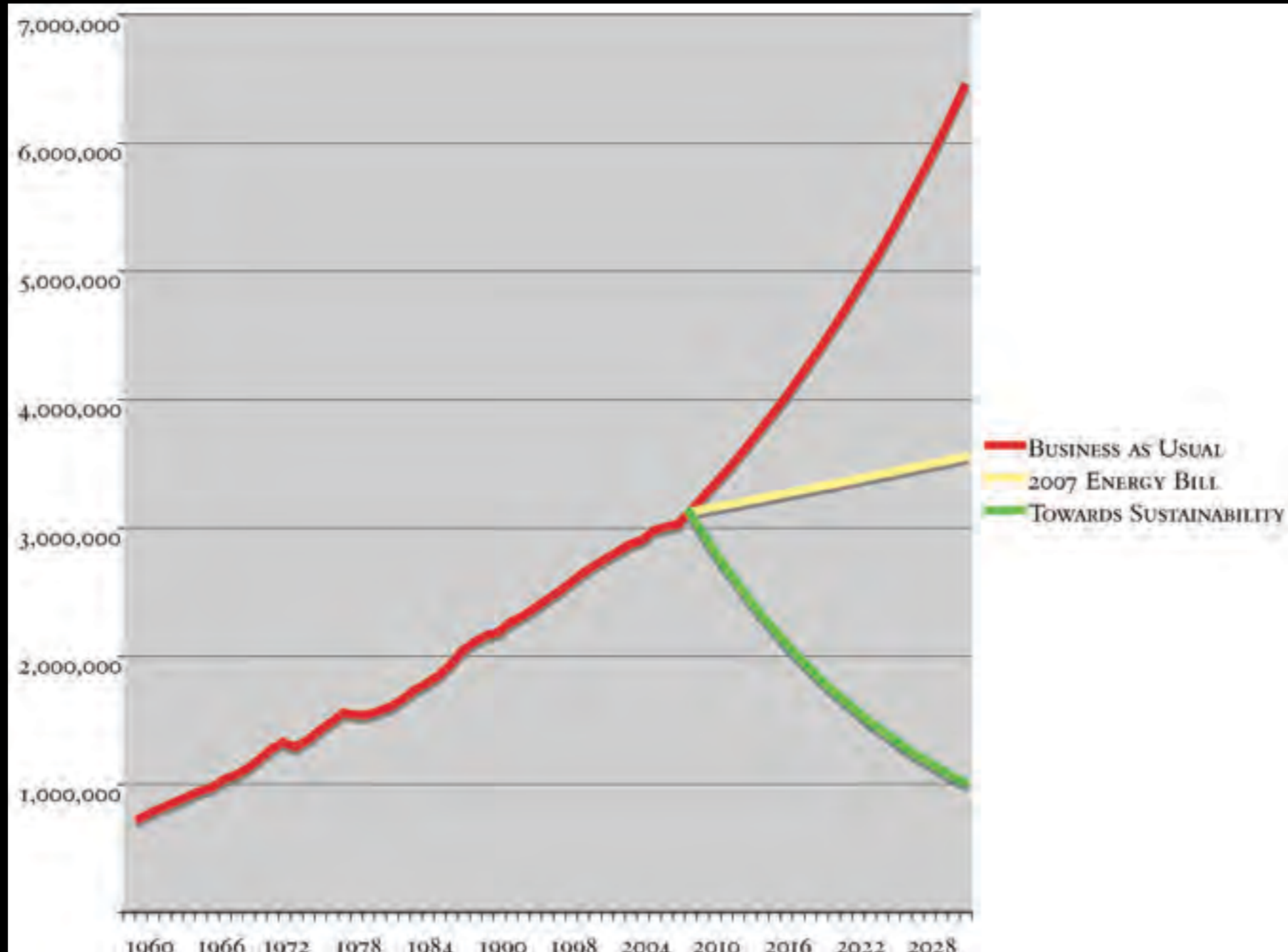
www.originalgreen.org

An aerial photograph showing a multi-lane highway interchange. A large, multi-story, light-colored building with a flat roof and a large parking lot is situated on the right side of the highway. The surrounding area includes green fields, some trees, and other buildings in the distance. The text "3. the CARBON FOCUS" is overlaid in a yellow, serif font across the top of the image.

3. *the* CARBON FOCUS

www.originalgreen.org

2. *the* SUPPLY-SIDE FOCUS



1. *the* 2.5 BILLION PEOPLE

www.originalgreen.org

WHAT CAN WE DO?

10. *the THINGS that WORK*

9. *the DIVERSIFIED EXTENT*

8. *the DIVERSIFIED ENVIRONMENT*

7. *the DIVERSIFIED MEANS*

6. *the EXPANDED USES*

5. *the NARROWED RESOURCE RANGE*

4. *the EXPANDED COMFORT RANGE*

3. *the LOCALIZED OPERATIONS*

2. *the SHARING of WISDOM*

1. *the INVOLVEMENT of EVERYONE*

www.originalgreen.org



10. *the THINGS that WORK*

www.originalgreen.org

9. *the* DIVERSIFIED EXTENT

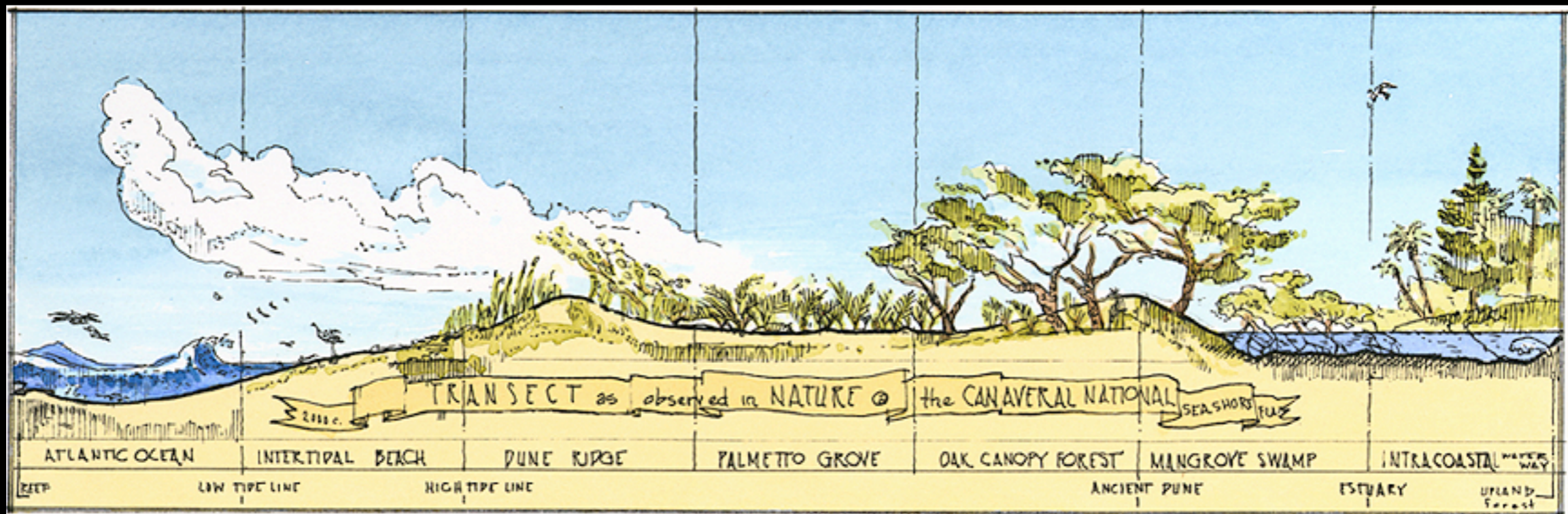


www.originalgreen.org

8. *the* DIVERSIFIED ENVIRONMENT

The Transect is the operating system of the New Urbanism.

The idea of the Transect originated in the 1900's as an ecological tool used to describe a series of natural habitats, but transects have existed in nature since the dawn of time.



the TRANSECT



- ★ T1: NATURAL (THE WILDERNESS)
- ★ T2: RURAL (FIELDS & MEADOWS)
- ★ T3: SUBURBAN (THE OUTSKIRTS)
- ★ T4: GENERAL URBAN (NEIGHBORHOODS)
- ★ T5: URBAN CENTER (MAIN STREET)
- ★ T6: URBAN CORE (DOWNTOWN)



7. *the* DIVERSIFIED MEANS

www.originalgreen.org

V

VERNACULAR



M

MEDIAN



C

CLASSICAL



MORE ORGANIC

MORE REFINED

www.originalgreen.org

the CLASSICAL IDEAL



CHARLESTON

COTSWOLDS

NANTUCKET

SANTA FE

NEW ORLEANS

BERMUDA

6. *the* EXPANDED USES



www.originalgreen.org

5. *the* NARROWED
RESOURCE RANGE



www.originalgreen.org

A night scene of a busy street market. The street is paved with cobblestones and lined with shops. On the left, a restaurant named 'TABERNA to XANI' has outdoor seating with tables and chairs. People are walking along the street, some carrying shopping bags. On the right, a clothing store has racks of clothes hanging outside. The scene is illuminated by warm streetlights and shop lights, creating a vibrant atmosphere.

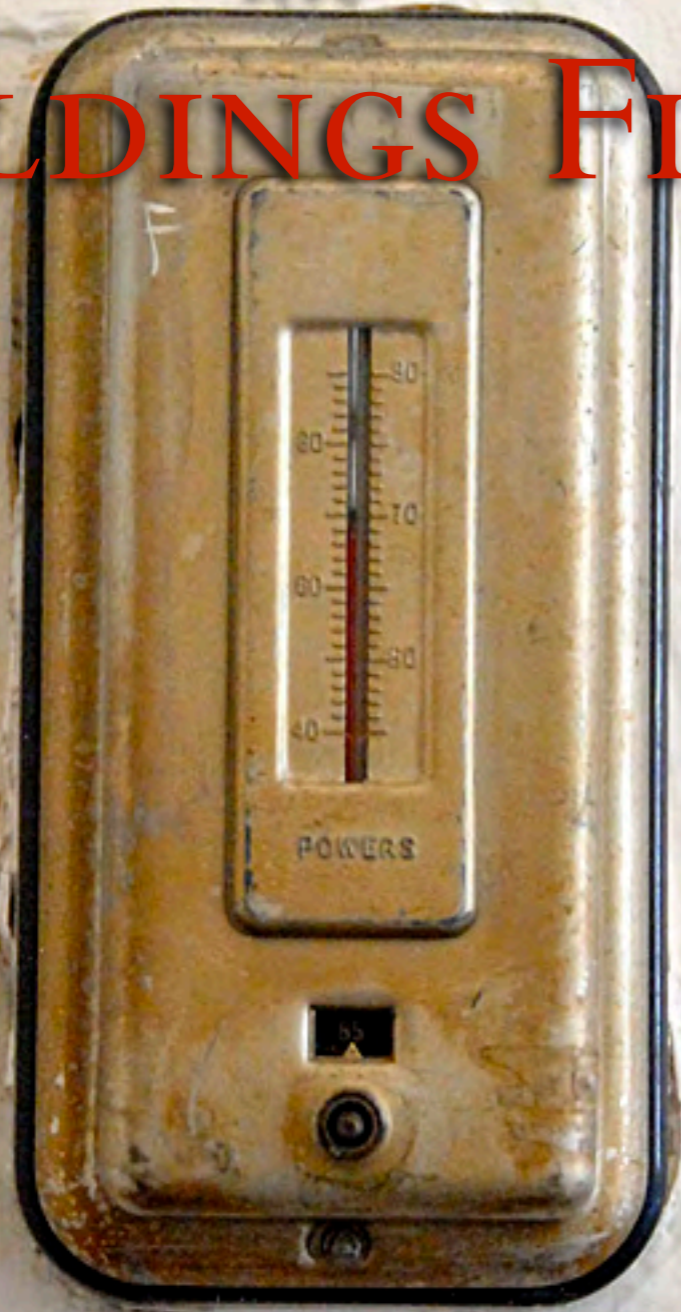
4. *the* EXPANDED
COMFORT RANGE

www.originalgreen.org

CONDITIONING

the

BUILDINGS FIRST



CONDITIONING

THE

HUMANS FIRST



www.originalgreen.org

LIVING *in* SEASON



www.originalgreen.org

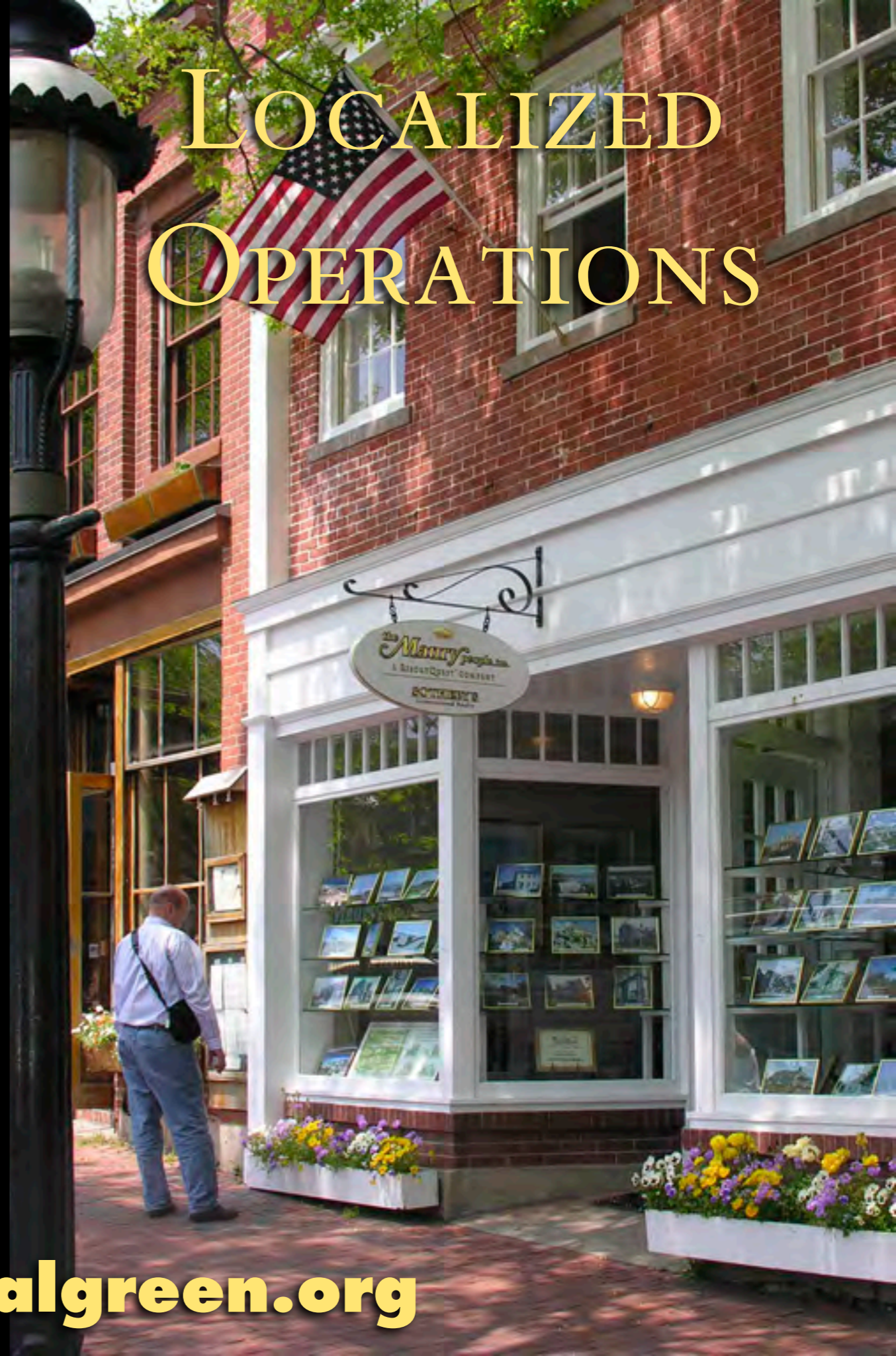
3. *the* LOCALIZED OPERATIONS



LARGE-SCALE WAFFLE HOUSE OPERATIONS



LOCALIZED OPERATIONS



www.originalgreen.org

WEB of DAILY LIFE



www.originalgreen.org



www.originalgreen.org



www.originalgreen.org



Doctor

www.originalgreen.org



Accountant ●

www.originalgreen.org



www.originalgreen.org



Vitamins

www.originalgreen.org



Groceries ●



Groceries



Hardware ●



Bookstore

www.originalgreen.org



Apple Store

www.originalgreen.org



Restaurants

WEB OF DAILY LIFE



www.originalgreen.org

2. *the* SHARING of WISDOM

www.originalgreen.org

WHAT'S THE DELIVERY SYSTEM?

★ PUBLIC EDUCATION'S WAY

★ HIGHER EDUCATION'S WAY

★ *the* SPECIALISTS' WAY

★ NATURE'S WAY

www.originalgreen.org

PUBLIC EDUCATION'S WAY

PUBLIC LIBRARY

www.originalgreen.org

HIGHER EDUCATION'S WAY

www.originalgreen.org



the SPECIALISTS' WAY

www.originalgreen.org

NATURE'S WAY

www.originalgreen.org



www.originalgreen.org

I. *the* INVOLVEMENT of EVERYONE



www.originalgreen.org

WHAT IS A LIVING TRADITION?

- ★ INSIGHT
- ★ RESONANCE
- ★ REPETITION
- ★ ADOPTION

www.originalgreen.org

WORKINGS *of a* LIVING TRADITION

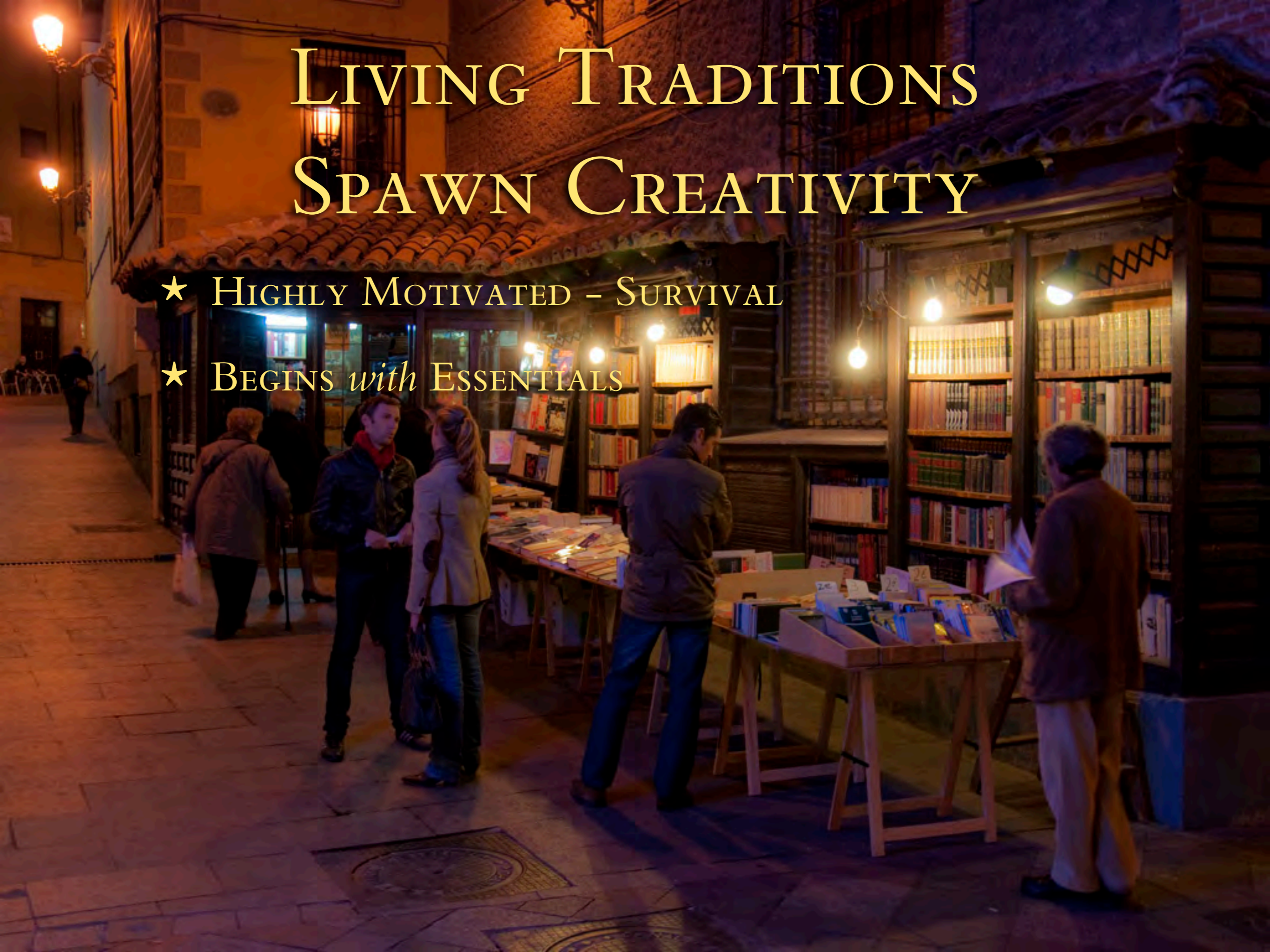
- ★ EASILY PERCEIVED
- ★ EASILY LOVED
- ★ EASILY PERFORMED
- ★ ... BY THE PEOPLE, NOT JUST THE SPECIALISTS

www.originalgreen.org

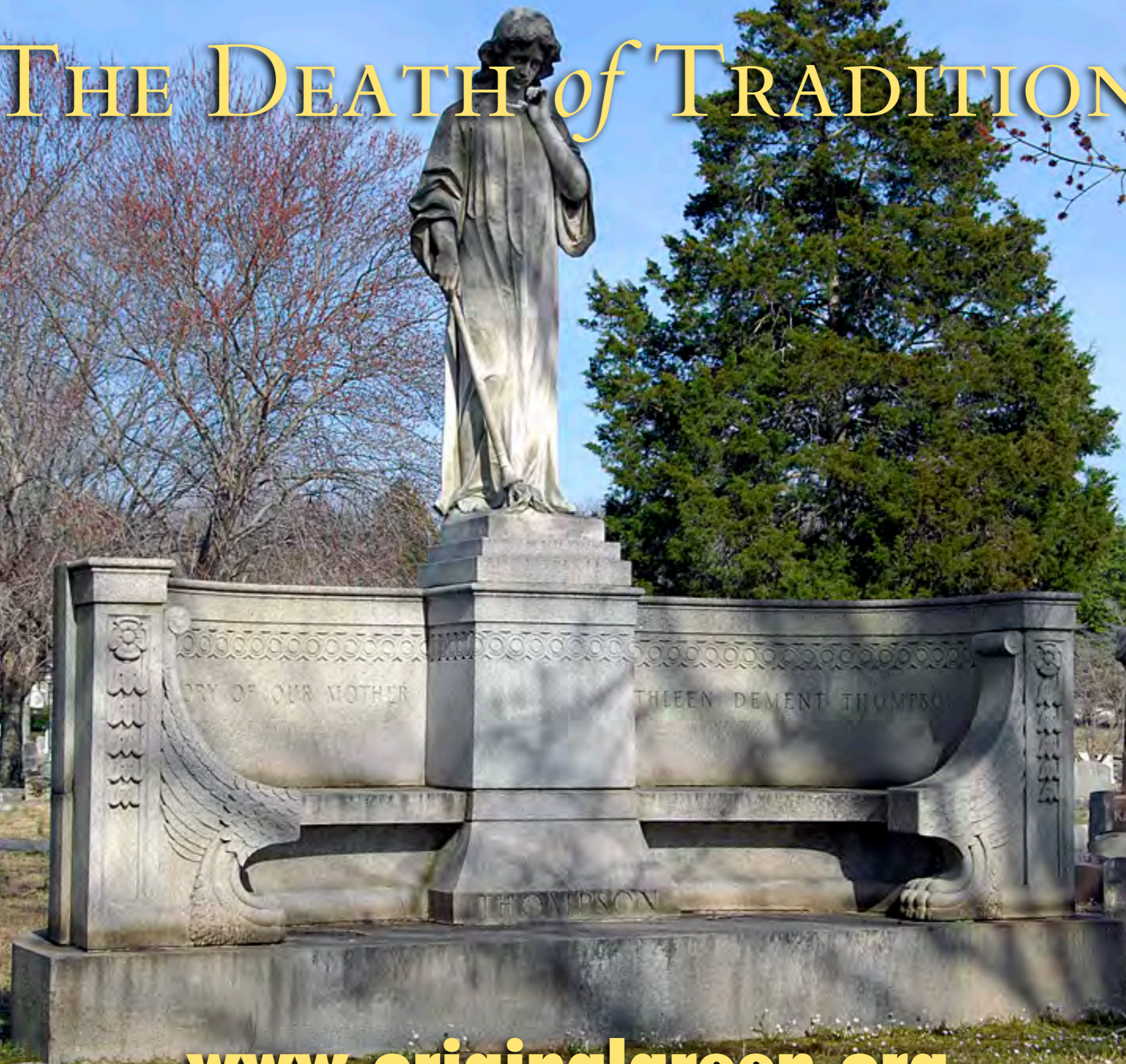
LIVING TRADITIONS SPAWN CREATIVITY

★ HIGHLY MOTIVATED - SURVIVAL

★ BEGINS *with* ESSENTIALS



THE DEATH *of* TRADITION



www.originalgreen.org



www.originalgreen.org

THE GREAT DECLINE

1925-1945

www.originalgreen.org



www.originalgreen.org



THE DARK AGES OF ARCHITECTURE

1945-1980

www.originalgreen.org



Kum & Go

ICE
ICE

www.originalgreen.org

THE NEW RENAISSANCE



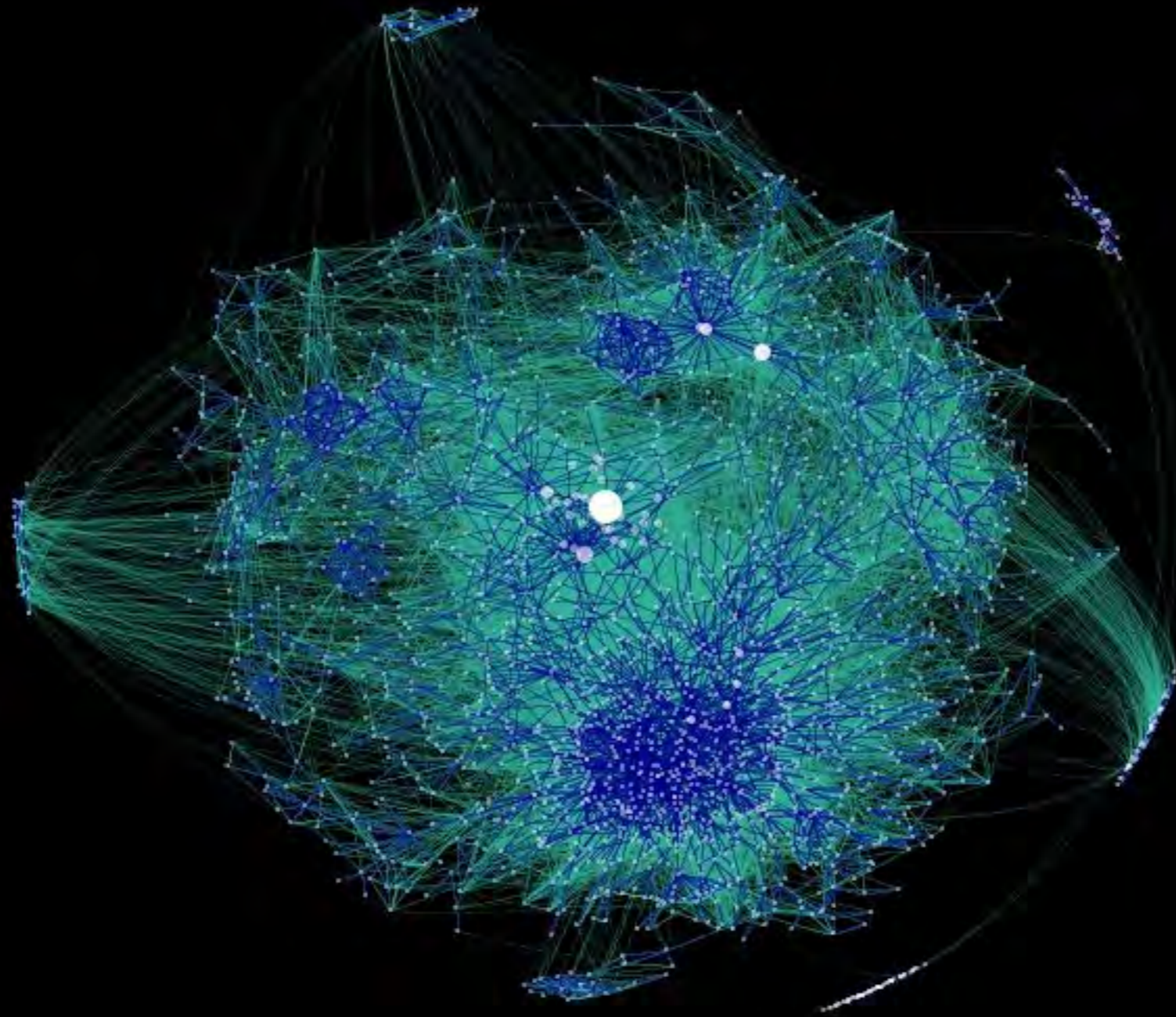
★ FIRST PHASE: 1980-2005

★ SECOND PHASE: 2006-?

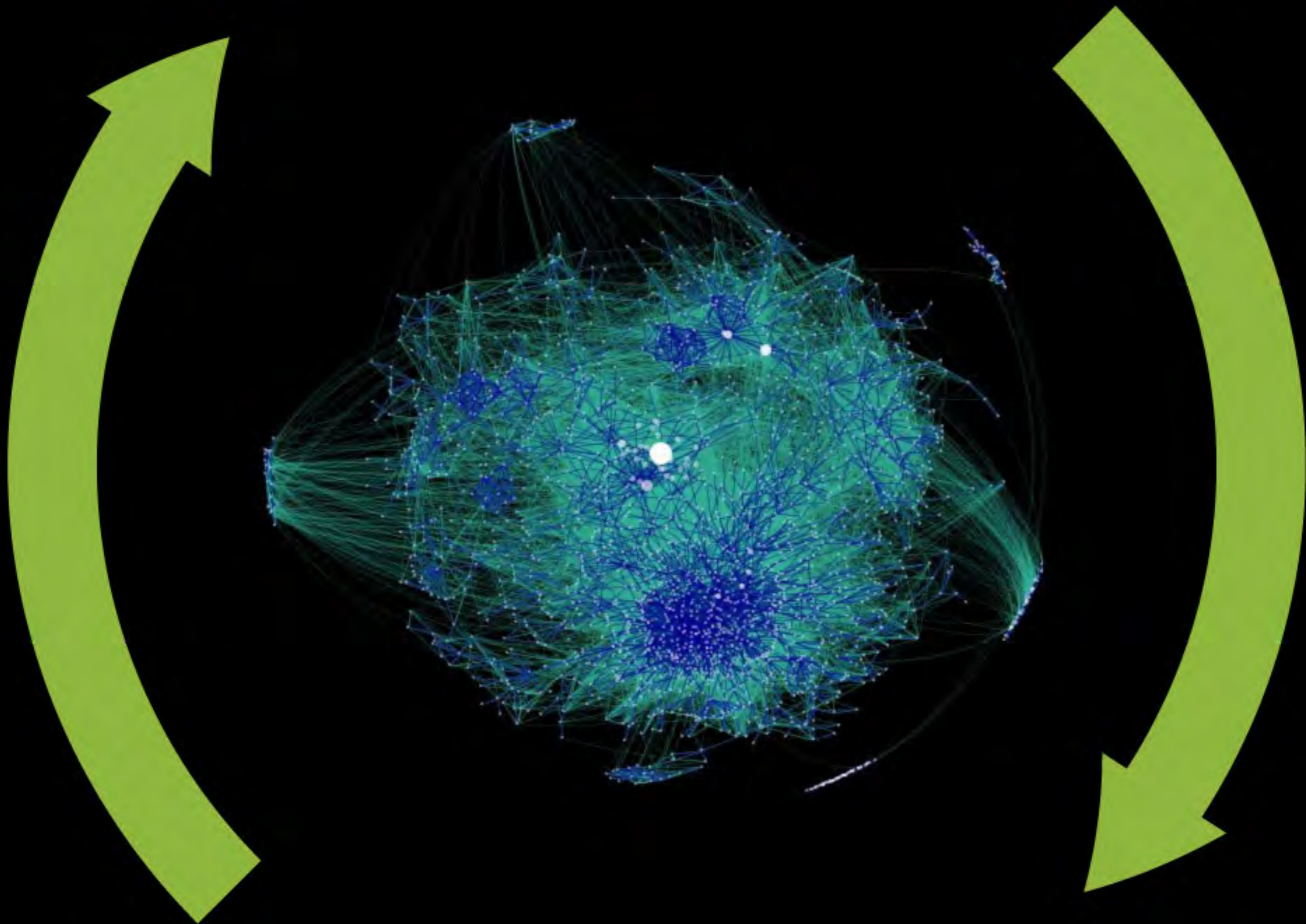
★ THIRD PHASE: ?-

www.originalgreen.org

IMAGE SOURCE: [HTTP://MSA4.WORDPRESS.COM](http://msa4.wordpress.com)



www.originalgreen.org



www.originalgreen.org



GIZMO GREEN

www.originalgreen.org



www.originalgreen.org



www.originalgreen.org



www.originalgreen.org



www.originalgreen.org

“THIS IS HOW WE BUILD
HERE”

www.originalgreen.org

THAT WHICH CAN REPRODUCE AND LIVE
SUSTAINABLY IS GREEN; THAT WHICH IS
INCAPABLE OF DOING SO IS NOT GREEN.

THIS IS THE STANDARD OF LIFE.

LIFE IS THAT PROCESS WHICH CREATES
ALL THINGS GREEN.

www.originalgreen.org

WHAT IS *the* ORIGINAL GREEN?

www.originalgreen.org

KEEPING THINGS GOING MEANS HEALING, NOT TRASHING



www.originalgreen.org

WORKMAN/TOOL/PRODUCT OG/LT/ARTIFACTS



www.originalgreen.org

THE ORIGINAL GREEN



THE ORIGINAL GREEN

PLACES



THE ORIGINAL GREEN

P L A C E S

B U I L D I N G S



THE ORIGINAL GREEN

NOURISHABLE

PLACES

BUILDINGS



A street scene in a village with stone buildings, parked cars, and a person walking a dog. The scene is captured in a slightly desaturated, vintage style. The buildings are multi-story stone structures with gabled roofs and dormer windows. A person is walking a dog on the sidewalk, and several cars are parked along the street. A sign for 'ANTHONY'S' is visible on one of the buildings.

THE ORIGINAL GREEN

NOURISHABLE

ACCESSIBLE

PLACES

BUILDINGS

A street scene in a village with stone buildings, parked cars, and a person walking a dog. The scene is set in a narrow street with traditional stone buildings on either side. A person is walking a dog on the right side of the street. There are several cars parked along the side of the road. The overall atmosphere is peaceful and scenic.

THE ORIGINAL GREEN

S NOURISHABLE

E ACCESSIBLE

A SERVICEABLE

P L A C E

B U I L D I N G S

A street scene in a village with stone buildings, parked cars, and a person walking a dog. The scene is set in a narrow street with traditional stone buildings on either side. A person is walking a dog on the right side of the street. There are several cars parked along the side of the road. The overall atmosphere is peaceful and scenic.

THE ORIGINAL GREEN

S NOURISHABLE

E ACCESSIBLE

A SERVICEABLE

L SECURABLE

P

BUILDINGS

A street scene in a village with stone buildings, parked cars, and a person walking a dog. The scene is set in a narrow street with traditional stone buildings on either side. There are several cars parked along the side of the road. A person is walking a dog on the sidewalk. The overall atmosphere is peaceful and scenic.

THE ORIGINAL GREEN

S NOURISHABLE L O V A B L E S

E A C C E S S I B L E

A S E R V I C E A B L E

L S E C U R A B L E

**S
E
C
A
L
P**

**S
G
I
N
G
B
U
I
L
D
I
N
G
S**

A street scene with stone buildings, parked cars, and a person walking a dog. The scene is slightly dimmed to make the text stand out.

THE ORIGINAL GREEN

S NOURISHABLE L O V A B L E **S**

E ACCESSIBLE D U R A B L E **G**

A SERVICEABLE **N**

L SECURABLE **I**

P **B**

THE ORIGINAL GREEN

S NOURISHABLE L O V A B L E **S**
E ACCESSIBLE D U R A B L E **E**
C SERVICEABLE F L E X I B L E **N**
A SECURABLE **G**
L **I**
P **B**

THE ORIGINAL GREEN

S NOURISHABLE L O V A B L E **S**
E ACCESSIBLE D U R A B L E **E**
C SERVICEABLE F L E X I B L E **C**
A SECURABLE F R U G A L **A**
L **L**
R **B**

An aerial photograph of a hillside town. The foreground is dominated by terraced vineyards with stone walls. The middle ground shows a cluster of buildings, including a prominent large stone tower with a central archway. The background shows more buildings on the hillside under a clear sky.

NOURISHABLE PLACES

www.originalgreen.org

TIGHTLY-EMBEDDED

An aerial photograph of a hillside town, likely in Italy, showing terraced vineyards with green netting, a castle on a hilltop, and various buildings. The text 'TIGHTLY-EMBEDDED' is overlaid in a gold, serif font at the top.

www.originalgreen.org

OPPORTUNISTIC

www.originalgreen.org

SLOPE-ADAPTABLE

An aerial photograph of a coastal town built on a steep, terraced hillside. The town features numerous buildings with red-tiled roofs and is surrounded by lush green vegetation. The hillside is covered in terraced fields, some of which are covered with green netting. The town is situated on a cliffside overlooking a bright blue ocean. The sky is clear and blue.

www.originalgreen.org

MULTI-LAYERED



www.originalgreen.org

SCALES OF AGRICULTURE



- ★ EMPLOYING FARM
- ★ FAMILY FARM
- ★ ALLOTMENT GARDEN
- ★ EDGE YARD GARDEN
- ★ COURTYARD GARDEN
- ★ ROOF GARDEN
- ★ ARBOR GARDEN
- ★ WALL GARDEN
- ★ BALCONY GARDEN
- ★ WINDOW GARDEN

www.originalgreen.org

FARMER'S MARKET



www.originalgreen.org

ACCESSIBLE PLACES

www.originalgreen.org



www.originalgreen.org



www.originalgreen.org

WALKABILITY: ALLEYS



www.originalgreen.org

WALKABILITY: FRONTAGES

www.originalgreen.org

WALKABILITY: PORCHES

A two-story house with light grey horizontal siding and a dark grey shingled roof. The house features three gabled dormer windows on the second floor. A large, wrap-around front porch with white columns and railings spans the front of the house. The porch has a white lattice base and is decorated with potted plants and a wreath. A concrete walkway leads to the porch steps. The house is surrounded by greenery and a lawn.

www.originalgreen.org

SERVICEABLE PLACES

FIRST ST.
EST. 1985
CAFÉ

www.originalgreen.org

REDUCING PROPERTY VALUES *of the* ADJACENT HOMES



www.originalgreen.org

AFFORDABILITY: COTTAGES



www.originalgreen.org



**AFFORDABILITY:
REAR LANE ADDRESSES**

www.originalgreen.org

AFFORDABILITY: MEWS

www.originalgreen.org

SECURABLE PLACES



www.originalgreen.org



www.originalgreen.org



← Pg. Lluís Companys
Arc de Triomf
Arc de Triomf

Pl. Sant Cugat
Av. Francesc Cambó
Monestir de Sant Carles

www.originalgreen.org

A photograph of a brick building with green shutters and a window, with a vine-covered trellis above. The scene is set in a courtyard with a brick wall, a window with green shutters, and a doorway with green shutters. A vine-covered trellis arches over the doorway. A small tree in a white pot sits on the brick-paved ground. In the background, a brick wall and a metal railing are visible.

LOVABLE BUILDINGS

www.originalgreen.org

THREE SOURCES *of* LOVABILITY

★ THINGS *that* REFLECT US

★ THINGS *that* DELIGHT US

★ THINGS *that* PUT US *in* HARMONY

THINGS *that* REFLECT US

- ★ REFLECTING *the* HUMAN FORM
- ★ REFLECTING *the* CULTURE OF OUR GROUPS
- ★ REFLECTING *the* CULTURE OF OUR REGION
- ★ REFLECTING *the* CULTURE OF OUR NATION

THINGS *that* DELIGHT US

- ★ SENSUAL
- ★ GROUP
- ★ MEMORY
- ★ INTELLECTUAL
- ★ SHELTERING
- ★ CHALLENGING

www.originalgreen.org

THINGS *that* PUT US *in* HARMONY

- ★ MATHEMATICAL
- ★ SIMPLICITY
- ★ AUTHENTICITY
- ★ NATURAL PROCESSES
- ★ NATURAL LAWS
- ★ NATURAL FORMS
- ★ HARMONY *with the* REGION

www.originalgreen.org

A photograph of a stone building facade. The central feature is a window with a stone frame and three vertical mullions. Above the window is a small, gabled roof structure made of stone tiles. To the left of the window is a hanging basket of pink flowers. To the right is a small, rounded tree in a dark red planter. A black outdoor lamp is mounted on the wall to the right of the window. The building is made of light-colored stone blocks. The ground in front is paved with large, grey stones.

DURABLE BUILDINGS

www.originalgreen.org



www.originalgreen.org

UNNATURALLY
USED
MATERIALS

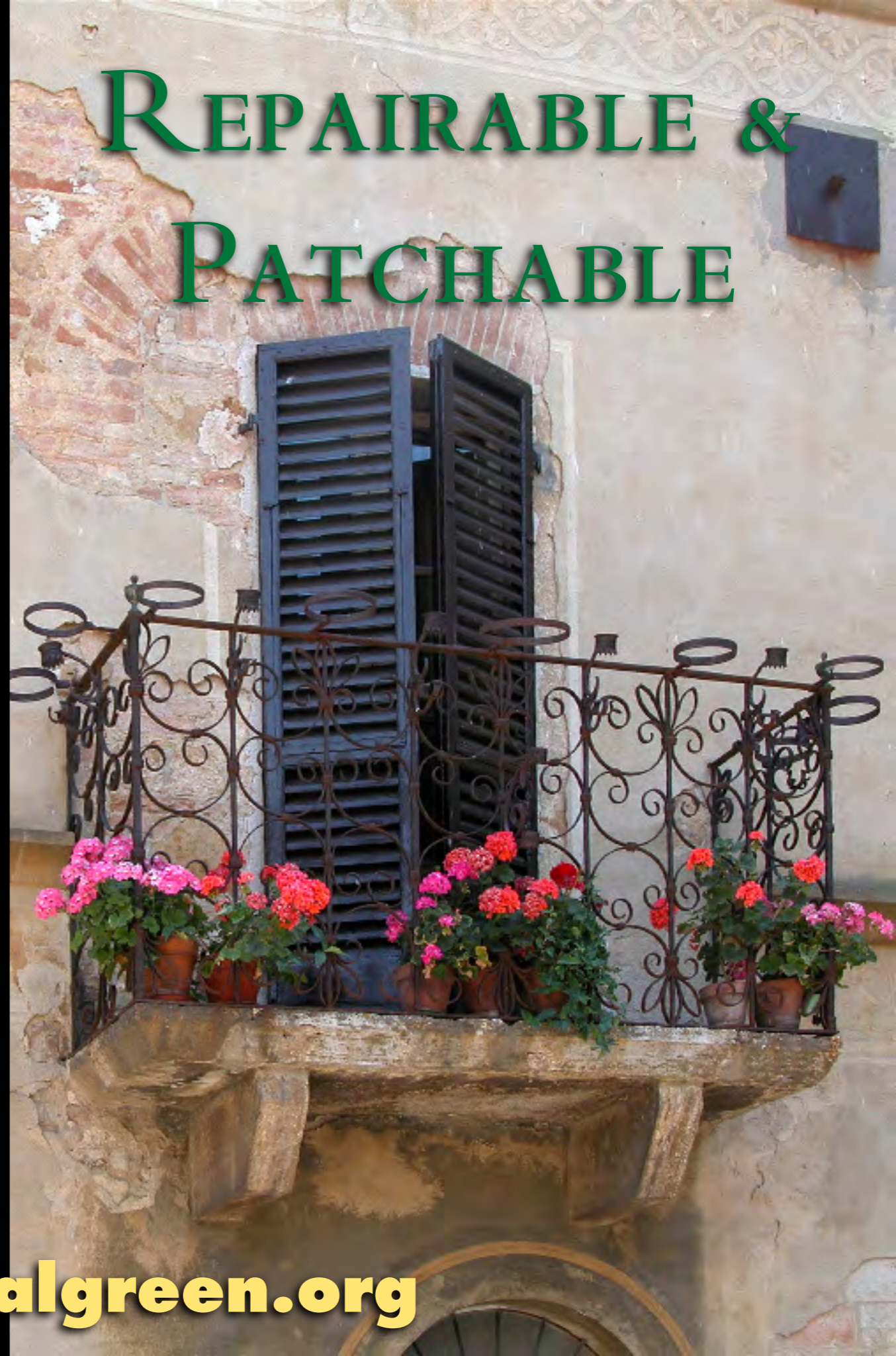
NATURALLY
USED
MATERIALS

www.originalgreen.org

“No
MAINTENANCE”



REPAIRABLE &
PATCHABLE



www.originalgreen.org

FLEXIBLE BUILDINGS

BANANA REPUBLIC



www.originalgreen.org

PROXIMITY TO STREET



www.originalgreen.org

CEILING HEIGHT



www.originalgreen.org

SIMPLICITY OF MASSING



www.originalgreen.org

SIMPLICITY OF CIRCULATION

(???)

www.originalgreen.org



PIPES

www.originalgreen.org

FRUGAL BUILDINGS

www.originalgreen.org

SUSTAINABILITY *and the* MELTDOWN



www.originalgreen.org



BE FRUGAL FIRST

www.originalgreen.org

THEN BRIDGE THE GAP



www.originalgreen.org

PUTTING BUILDINGS

BACK *to* WORK



www.originalgreen.org

THE ORIGINAL GREEN

**S
E
C
A
R
E**

NOURISHABLE LOVABLE

ORGANIC
FARMING

NU:
CODES

LIVING
TRADITIONS

ACCESSIBLE DURABLE

NU:
COMPACT & WALKABLE

LIVING
TRADITIONS

SERVICEABLE FLEXIBLE

NU:
DIVERSE

LIVING
TRADITIONS

SECURABLE FRUGAL

NU:
IDENTITY

LIVING
TRADITIONS

GIZMO
GREEN

**S
G
I
N
G
I
N
G
B
U
I
L
D
I
N
G**

LENSES

- ★ VALUE
- ★ MEANING
- ★ DELIGHT
- ★ WELLNESS
- ★ CONNECTEDNESS

VALUE

★ USEFULNESS

★ TIME

★ MONEY

www.originalgreen.org

VALUE BASED *on* USEFULNESS

★ WORKING

★ LEARNING

★ PLAYING

www.originalgreen.org

VALUE BASED *on* TIME

★ TIME SAVINGS

★ INCREMENTAL ACTIVITIES

www.originalgreen.org

VALUE BASED *on* MONEY

★ CURRENT

REGIONS BANK

★ FUTURE

www.originalgreen.org

ACCESSIBLE PLACES *through the* LENS *of* VALUE *based on* MONEY

- ★ ECONOMIC BENEFITS *of* BETTER HEALTH *in*
ACCESSIBLE PLACES
- ★ FITNESS ALFRESCO IN ACCESSIBLE PLACES



www.originalgreen.org

AUTOMOBILE POVERTY

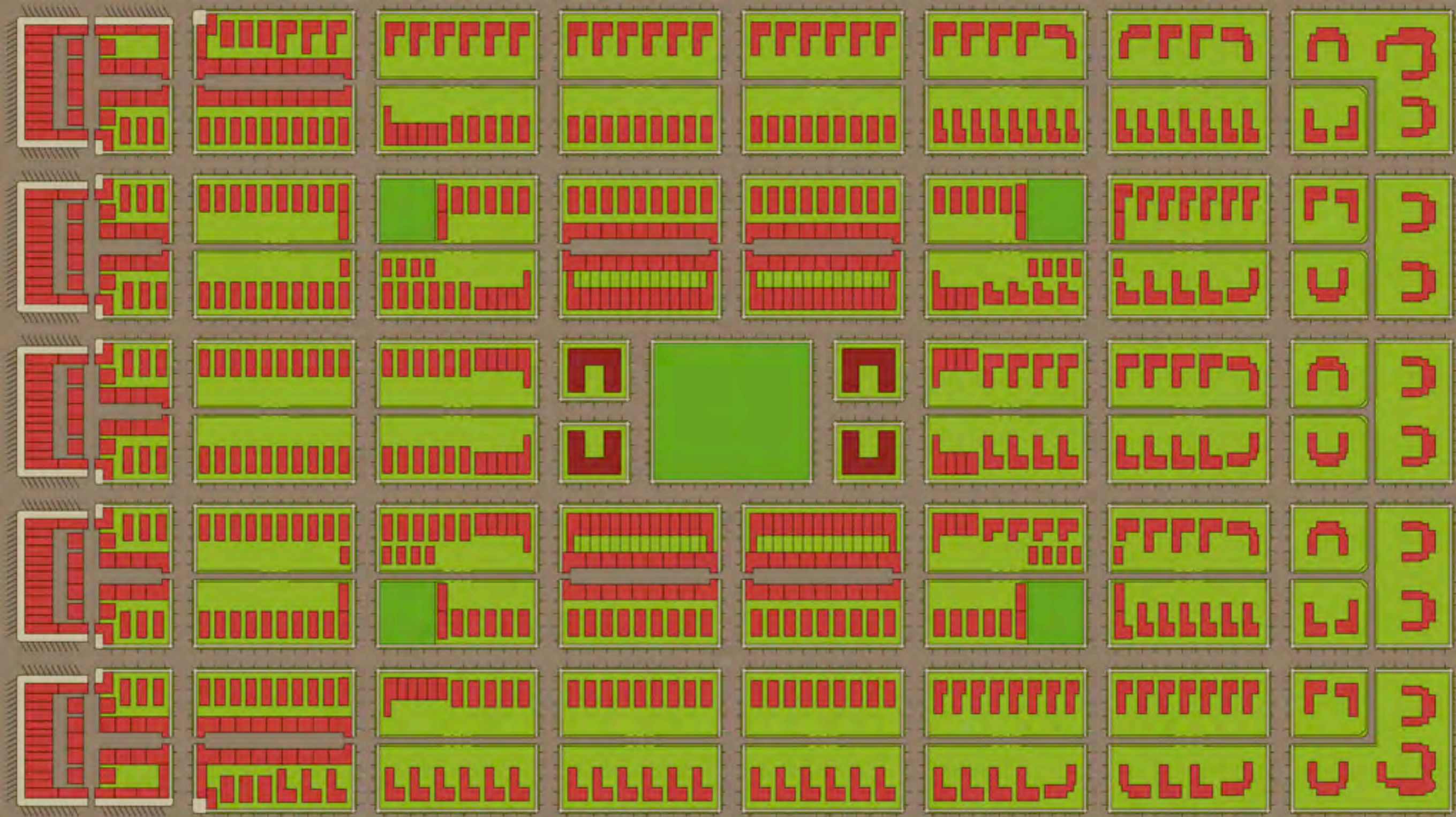


www.originalgreen.org

SUBDIVISION



TND



METRICS

★ 90 ACRES

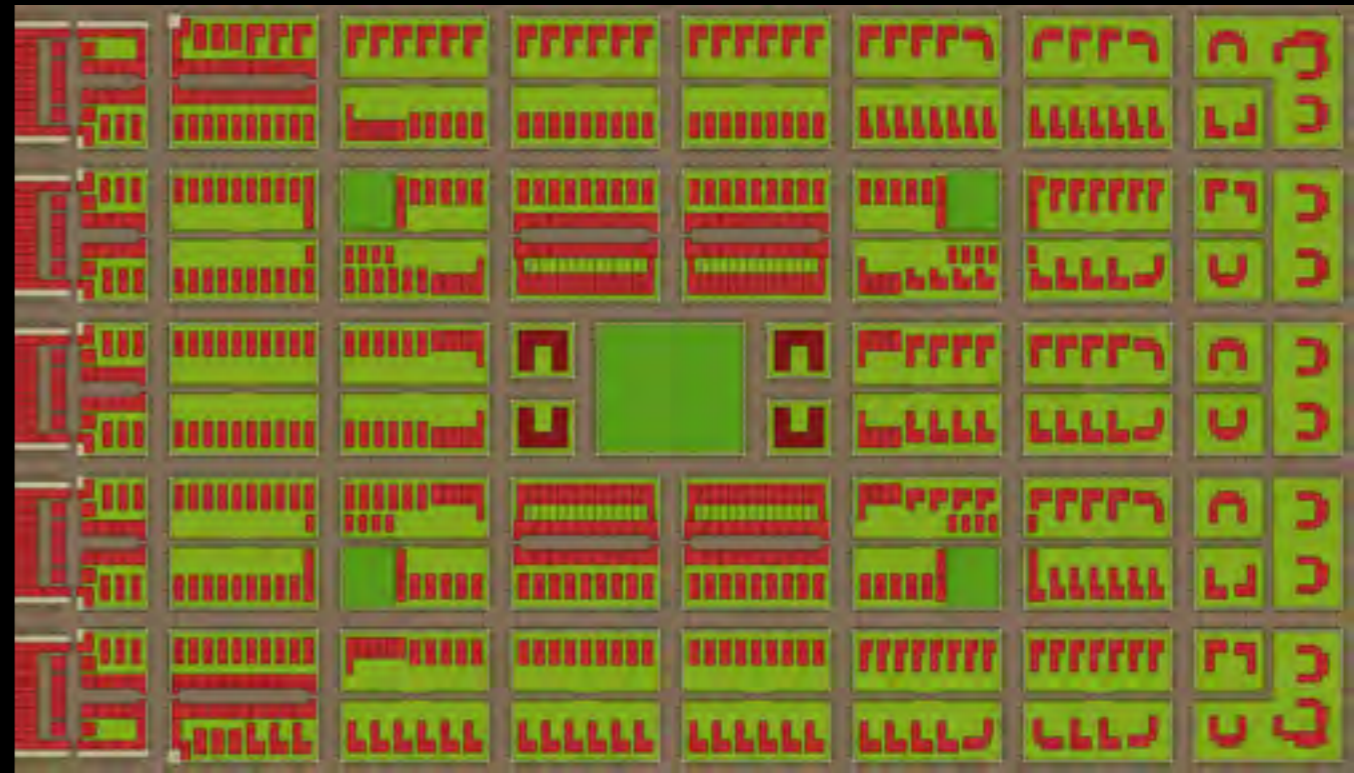
★ 114 UNITS

★ NO SHOPS OR OFFICES

★ 90 ACRES

★ 814 UNITS

★ 99.27 SF/UNIT SHOPS & OFFICES



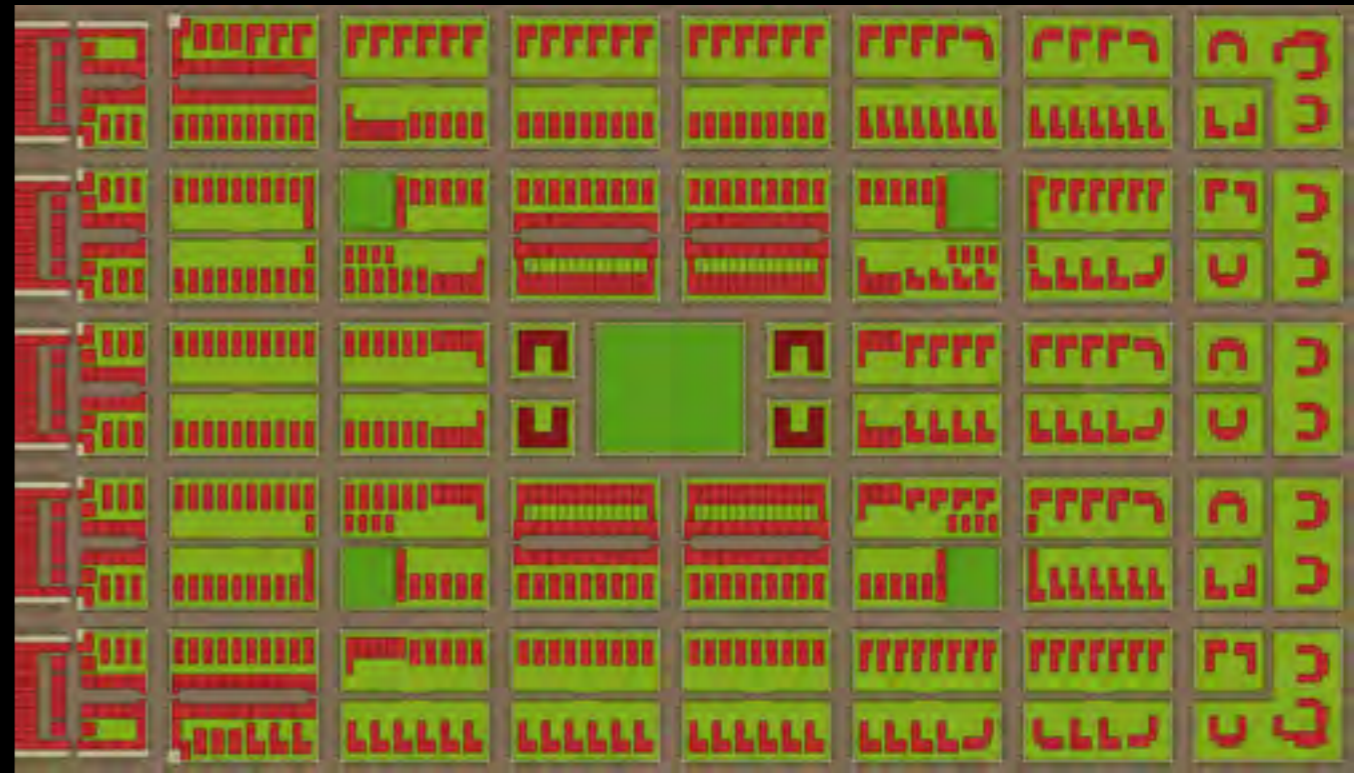
CIVIC SPACES & BUILDINGS

★ NONE

★ 1 SQUARE

★ 4 POCKET PARKS/PLAYGROUNDS

★ 2.63 ACRES = 140 SF/UNIT



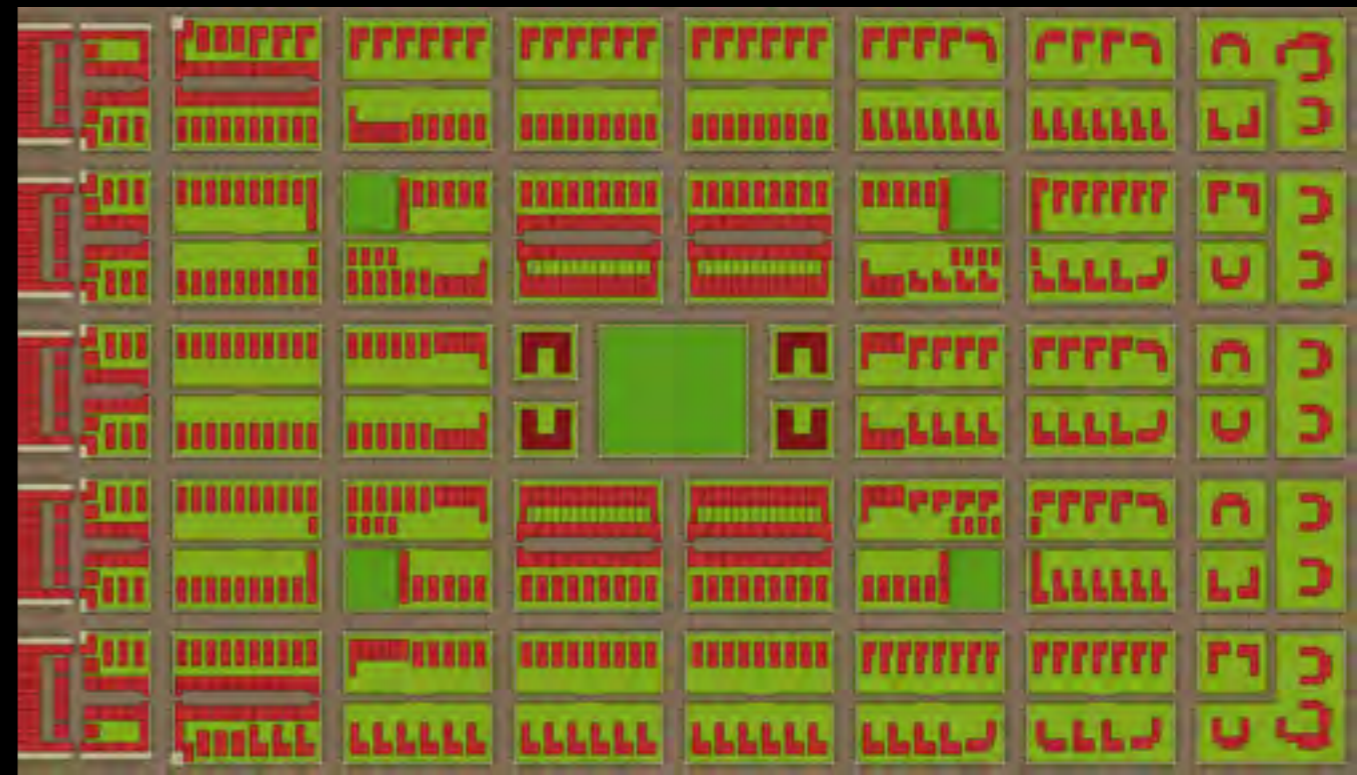
MAJOR THOROUGHFARES

★ ARTERIAL: 13.3'/UNIT
(CREATES NO REAL ESTATE VALUE)

★ MAIN STREET: NONE

★ ARTERIAL: NONE

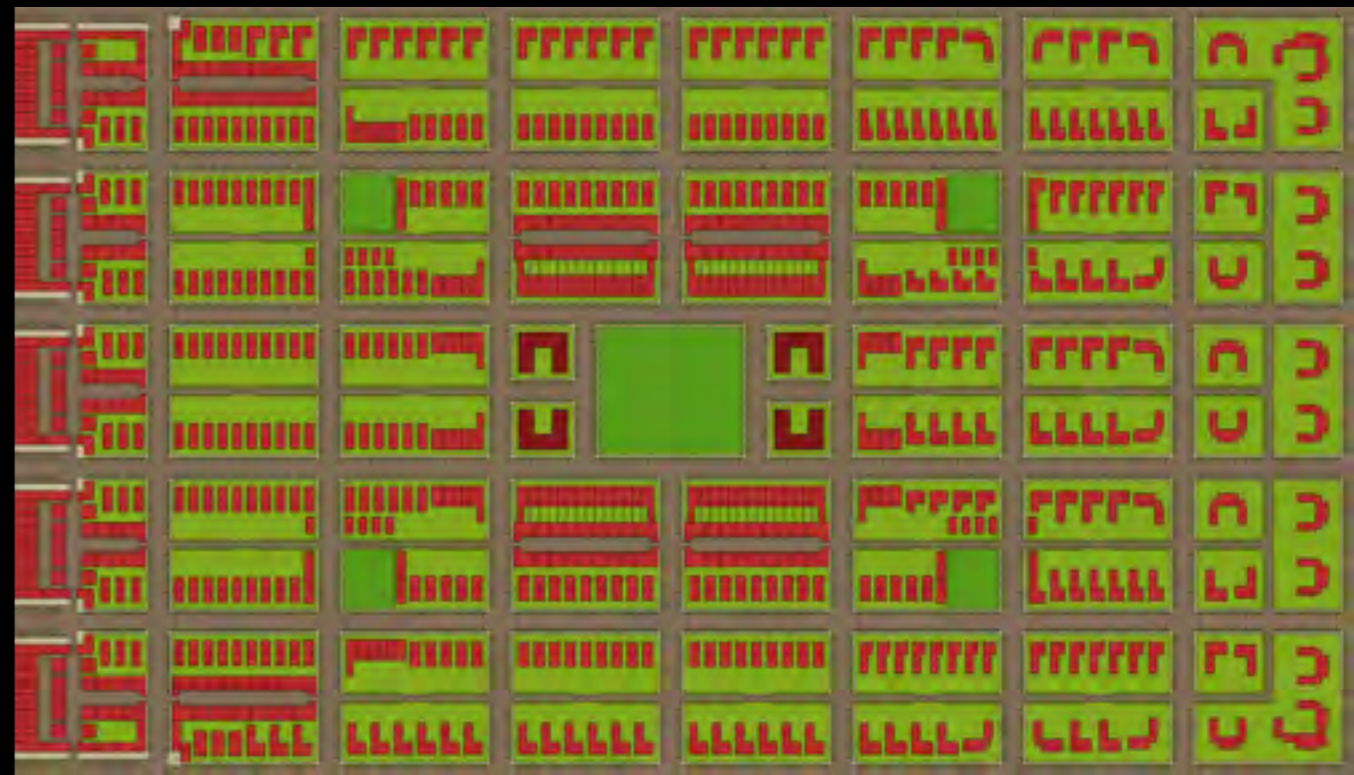
★ MAIN STREET: 2.13'/UNIT
(CREATES HIGH REAL ESTATE VALUE)



MINOR THOROUGHFARES

★ LOCALS: 101.4'/UNIT = 3,650 SF OF PAVING/UNIT @ TYPICAL SPRAWL WIDTH OF 36', BUT INCLUDES NO PARKING

★ STREETS: 28.03'/UNIT = 953 SF OF PAVING/UNIT, AND INCLUDES 2.02 GUEST SPACES OF PARKING ON-STREET



SERVICE THOROUGHFARES

★ DRIVEWAYS: AVERAGE 108' / UNIT

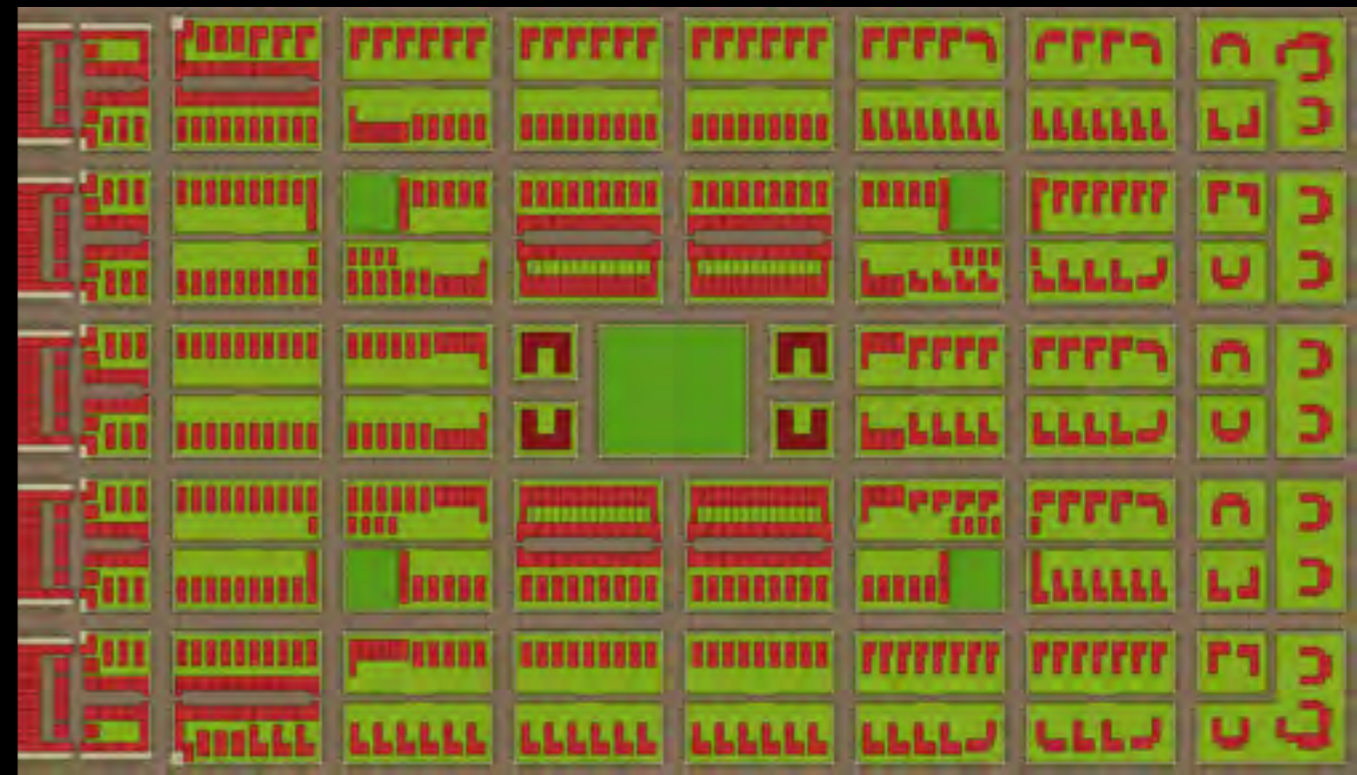
★ PAVING AREA: 1,296 SF / UNIT

★ ALLEYS: 4.45' / UNIT

★ REAR LANES: 10.2' / UNIT

★ DRIVEWAYS: 9' / UNIT

★ PAVING AREA: 454 SF / UNIT



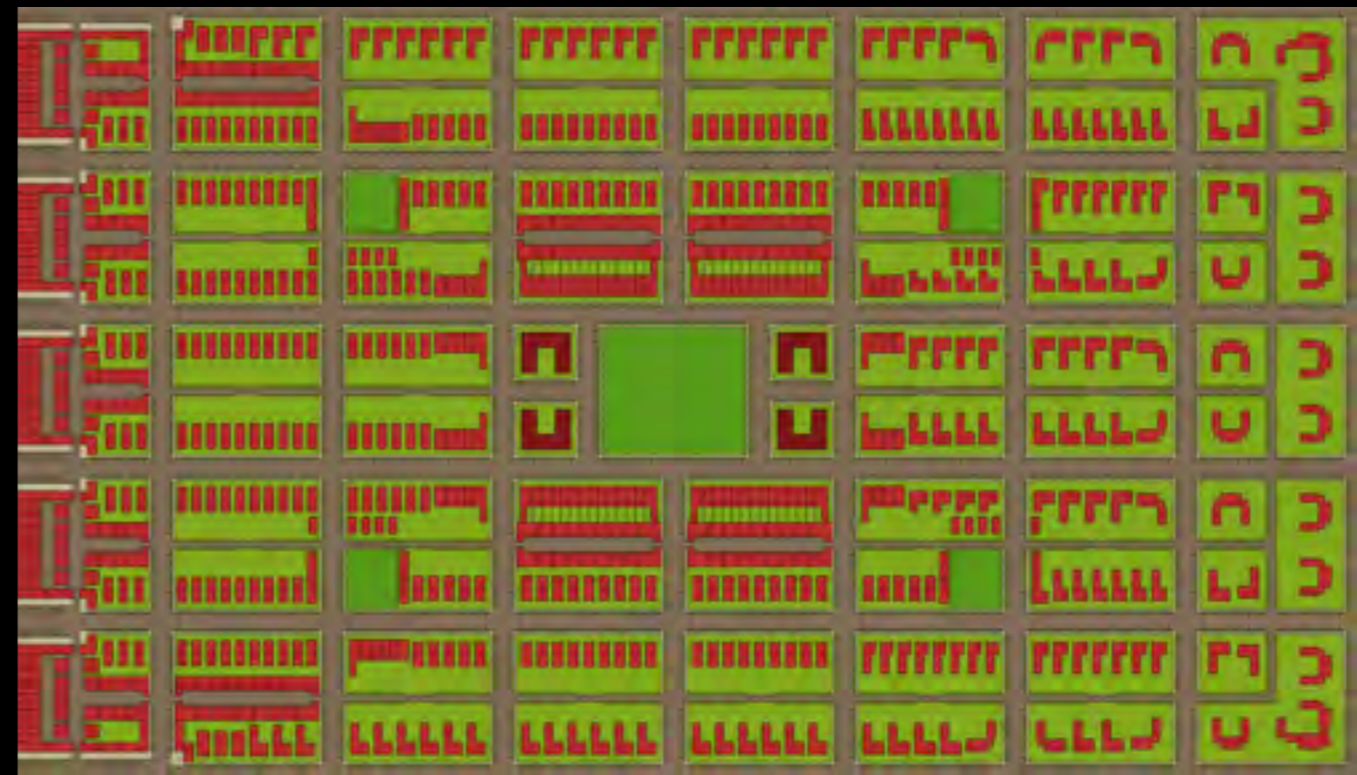
PUBLIC SAFETY

★ PROTECT 46 UNITS PER MILE TRAVELED

★ FRONT ACCESS ONLY

★ PROTECT 175 UNITS PER MILE TRAVELED

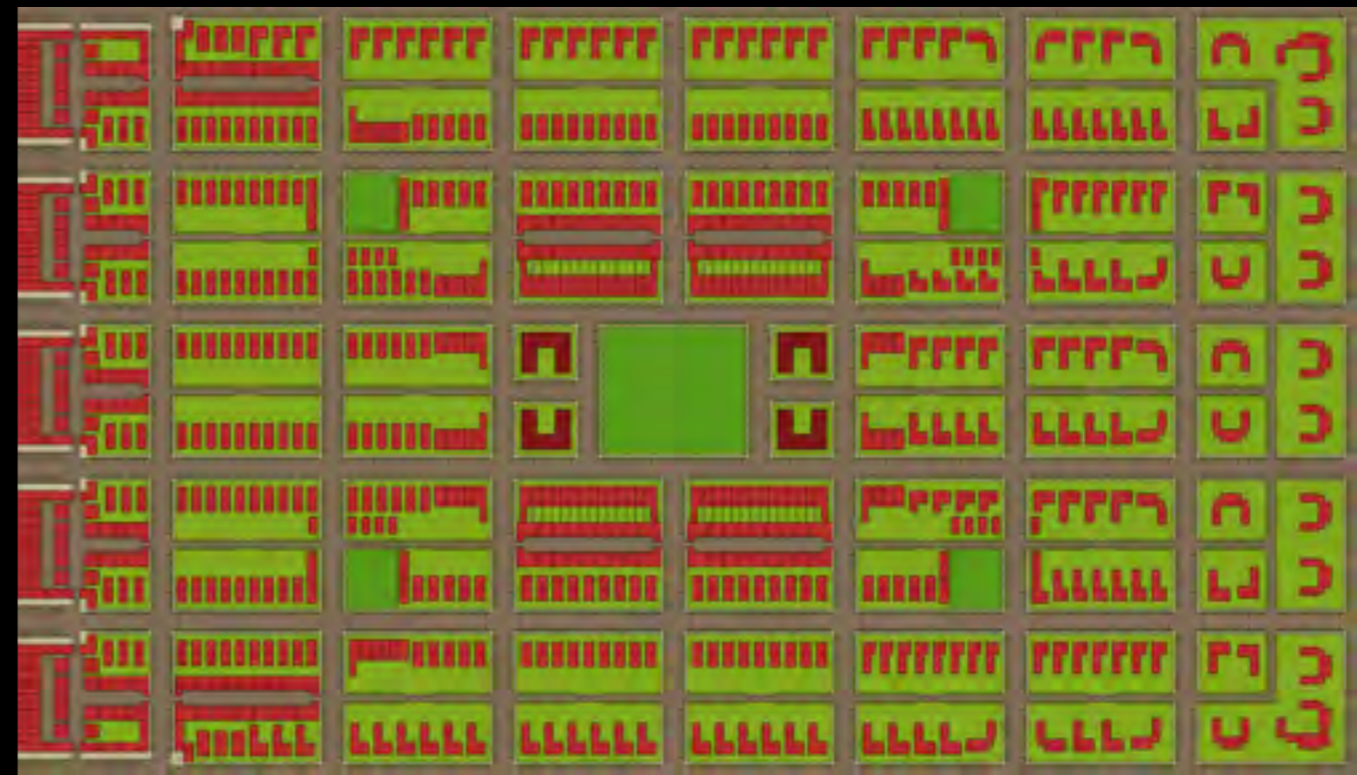
★ ALLEYS & REAR LANES PROVIDE SECONDARY ACCESS



INFRASTRUCTURE

★ 114.7' OF UTILITIES PER UNIT

★ 30.16' OF UTILITIES PER UNIT



TRAFFIC

★ FULL LOAD MILES

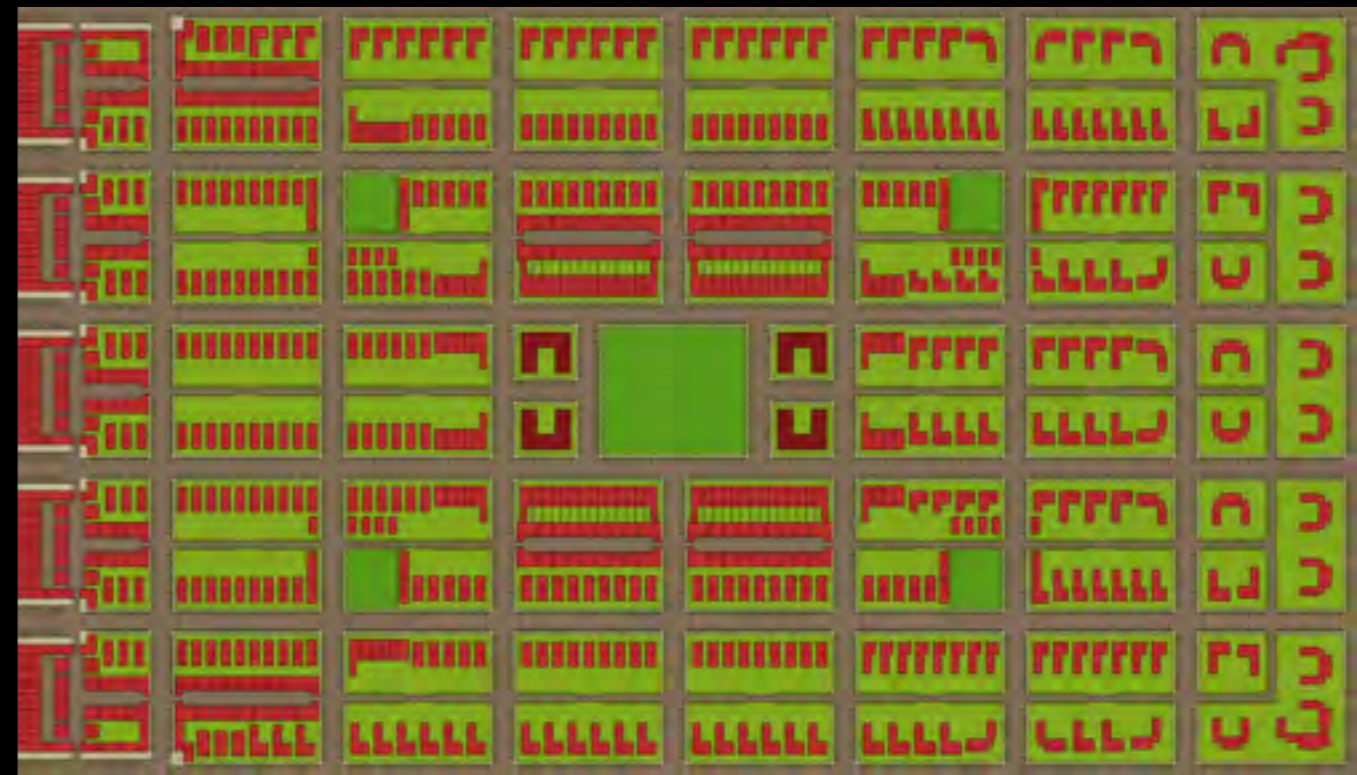
★ CARS: 89.9% OF TRIPS

★ FULL LOAD TRIPS

★ 18 LESS MILES/DAY/HOUSE

★ CARS: 78.4% OF TRIPS

★ 1.53 FEWER EXTERNAL TRIPS/
DAY



LAND PRESERVATION



1	2	3	4	5	6	7	8	9	10
11	12	13	14	15	16	17	18	19	20
21	22	23	24	25	26	27	28	29	30
31	32	33	34	35	36	37	38	39	40
41	42	43	44	45	46	47	48	49	50
51	52	53	54	55	56	57	58	59	60
61	62	63	64	65	66	67	68	69	70
71	72	73	74	75	76	77	78	79	80
81	82	83	84	85	86	87	88	89	90
91	92	93	94	95	96	97	98	99	100



SPRAWL REPAIR MANUAL

GALINA TACHIEVA

SERVICEABLE PLACES *through the* LENS *of* VALUE *based on* MONEY

★ FALLACY *of* SUPER-SIZING

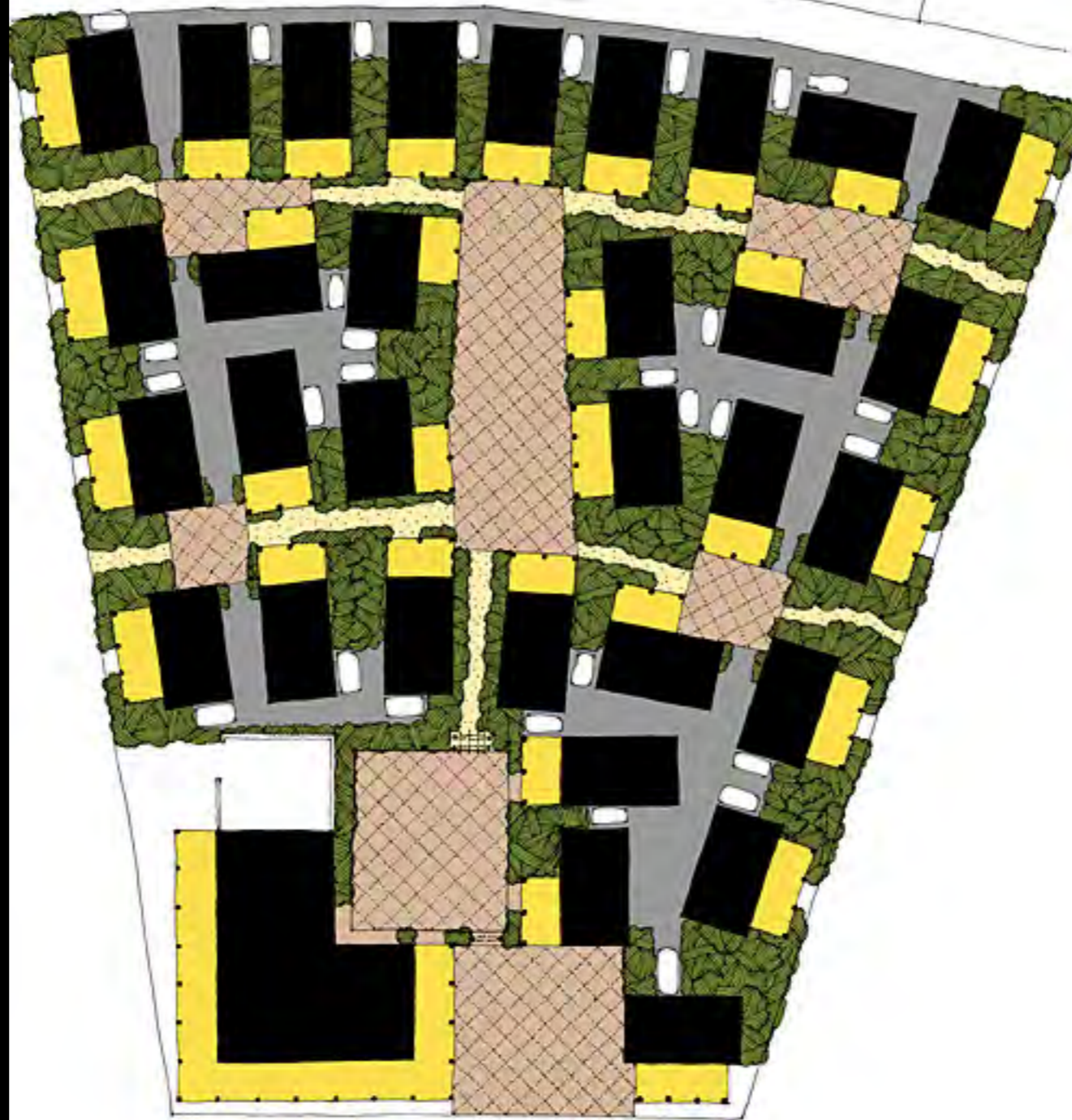


www.originalgreen.org

BED & BREAKFAST BENEFITS



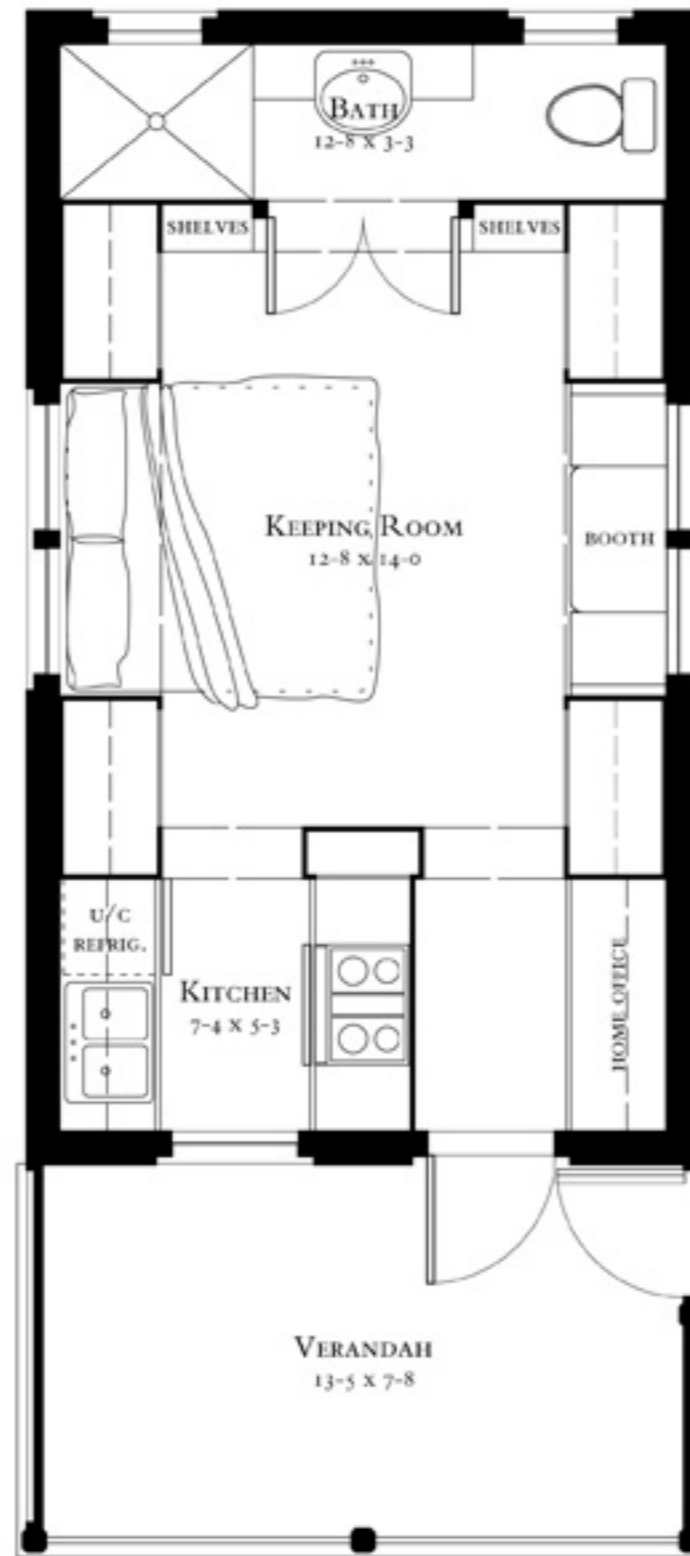
LATIN QUARTER



THE LATIN QUARTER

Site Plan

Prepared by: [unreadable]



This was the original design of the basic end-load cottage. It places the Keeping Room in the center, with everything accessible all around. I'd suggest a mix of Cottage 1 and Cottage 2, as there is strong preference for this plan from some people.

LATIN QUARTER COTTAGE 2

0 2 4 6 8 10 12 14 16

FLOOR PLAN

336 SF

STEPHEN A. MOUZON • AIA • CNU • LEED AP • MIAMI BEACH

LOVABLE BUILDINGS *through the* LENS *of* VALUE *based on* TIME



www.originalgreen.org

DOWN *the* UNLOVABLE CARBON STAIR-STEPS



LOVABLE BUILDINGS *through the* LENS *of* VALUE *based on* MONEY

- ★ ENDURING VALUE *of* LOVABILITY: CARRYING VALUE
DEEP *into an* UNCERTAIN FUTURE
- ★ PAST YOUR CHILDREN'S REJECTION
- ★ SACRIFICE *for* LOVE



www.originalgreen.org

THE TOURIST TEST



ACTIVITIES *vs.* PLACE



DURABLE BUILDINGS *through the* LENS *of* VALUE *based on* TIME



www.originalgreen.org

MULTI-GENERATION HOUSE



www.originalgreen.org

MEANING

- ★ PHYSICAL
- ★ CULTURAL
- ★ PERSONAL

www.originalgreen.org

PHYSICAL MEANING

★ PATTERNS

★ FIRMNESS

★ ADORNMENT

PATTERNS



www.originalgreen.org

FIRMNESS

www.originalgreen.org

ADORNMENT



www.originalgreen.org

CULTURAL MEANING

★ NATIONAL

★ REGIONAL

★ LOCAL

★ RELIGIOUS

★ SECULAR

www.originalgreen.org

PERSONAL MEANING

★ RELATIONSHIP-BASED

www.originalgreen.org

NOURISHABLE PLACES *through the* LENS *of* MEANING *that is* PERSONAL

★ “KNOW YOUR FARMER”



www.originalgreen.org

TWO TIMES ~ TWO PLACES

- ★ ERA *of the* COMPANY – WORK & PLAY
- ★ AGE *of the* IDEA – MEANING *in* WHAT WE DO
- ★ THE LONG PLAY *at the* END *of the* DAY *is a* PRELUDE *to* DEATH
- ★ A MEANINGFUL PLACE *is a* CONTINUATION *of* LIFE

www.originalgreen.org

ROSE TOWN



www.originalgreen.org



www.originalgreen.org

BY TODAY'S BUILDERS



BY THEIR GRANDPARENTS



www.originalgreen.org


To *the* PEOPLE



Of *the* PEOPLE



www.originalgreen.org

A photograph showing a blue wall with a white inscription. To the right is a green building with a white overhang. In the foreground, there is a stack of beer crates (Red Stripe, Heineken, Guinness) and a wooden stool. The background features a large green tree.

AN EDUCATED MAN IS ONE
WHO HAS LEARNED HOW TO
GET WHAT HE WANTS
WITHOUT VIOLATING
THE RIGHTS OF OTHERS.

LIVING TRADITION
 • BUILDING IN ROSE TOWN •

WHERE to BUILD

HIGHER GROUND



Build your house on higher ground so that the floods do not make you homeless.

HOW to BUILD

• BUILDING SHAPE & WALLS

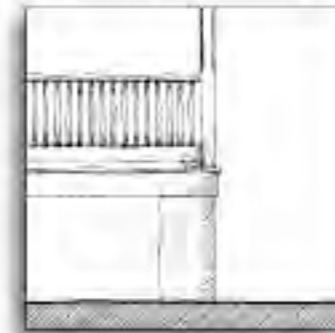
ABOVE THE FLOOD



Raise the floor of your house at least half your height above the ground because even the higher ground will flood in the worst of storms.

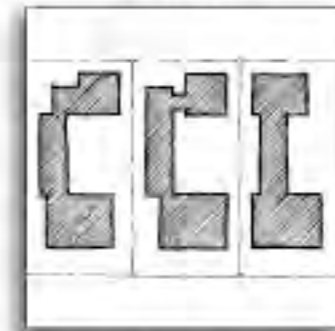
• K I N G S T O N , F A B R I C •

STRONG FOUNDATION



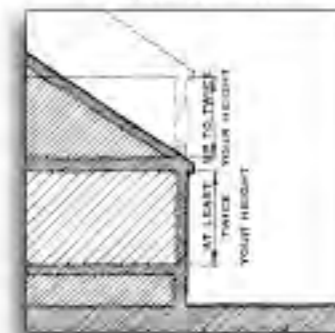
Build your foundation strong, with heavy columns of brick, block, or concrete so that logs and branches washing along in the flood do not smash your foundation and sweep your house away.

Front Wings



Build your house where each room has at least two outdoor walls, letting light and air into every room, because light exposes the dirt and air dries the wet things that would make you sick.

CEILING HEIGHT



Build your ceilings high, up to twice your height or more, so that the hot air can rise, keeping you cooler.

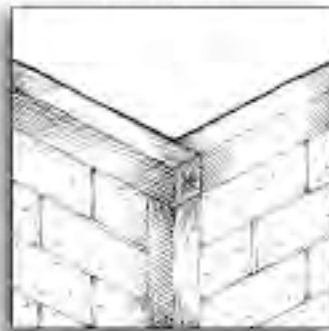
• K I N G S T O N , F A B R I C •

WESTERN WALL



Build the wall where the sun sets as narrow as possible, then protect it from the hot, afternoon sun with bushes and lowered verandahs so that you stay cooler in your home.

HEAVY WALLS



Build your walls of nog or block so that they are stronger when the hurricane comes.

BUILDING MATERIALS

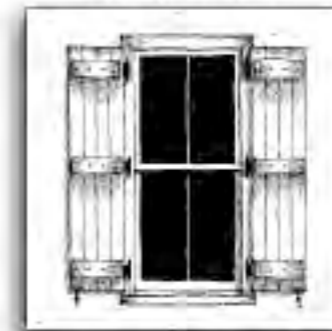


Build most of your house from materials available in Jamaica whenever possible so that you do not have to pay for shipping heavy materials from overseas.



2 * DOORS & WINDOWS

WINDOW SHUTTERS



Protect your windows with solid board shutters, so that you can quickly shut the shutters to protect your home when the storm is on its way.

COOL BREEZE



Build at least one window on each end of your house that is either under a tree or under a verandah so you can leave these windows open and pull cool air into your home.



3 * VERANDAH & BALCONIES

STREET VERANDAH

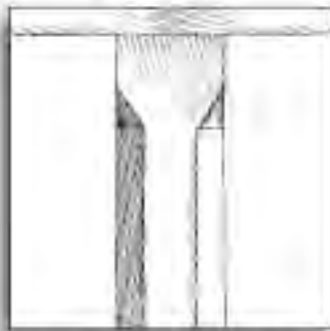


Build a verandah opening onto the street, because it is in sitting on the street verandah that you can both visit with your neighbors, and also take back your street from those who are behaving rudely or out of order.

BACK VERANDAH

Build a verandah in your yard so you can work on things outdoors but out of the sun.

BEVELED POSTS

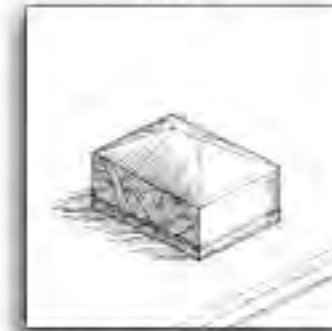


Bevel the corners of all your verandah posts so that they last longer and are more comfortable to lean against.

* CHRISTOPHER BAXTER *

4 * EAVES & ROOFS

HIP ROOF



Build your roof sloping up equally from all walls so that each part of the roof strengthens the parts beside it in a storm.

ROOF SLOPE



Slope your roof so that its height is $2/3$ to $3/4$ of its width, from ridge to eave, so that it will be strongest in a storm.

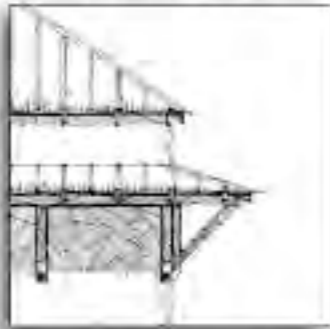
* CHRISTOPHER BAXTER *

ROOF OVERHANG



Let your roof overhang your wall a very short distance so that the hurricane has less give to grab, so that your roof might better survive the storm.

SACRIFICIAL EAVE



If you must have a large overhang somewhere on your house, build it as a separate eave that can be sacrificed to the storm, leaving your main roof unharmed.

ZINC ROOF

Fasten your zinc roof using many screws, especially at the edges, which is where the hurricane attacks it most fiercely.

ZINC ROOF PAINT

Paint your zinc roof with zinc paint when it gets rusty so that its life is prolonged, and so that the zinc will reflect the sun's heat back to the sky, keeping you cooler.



HIGH VENT



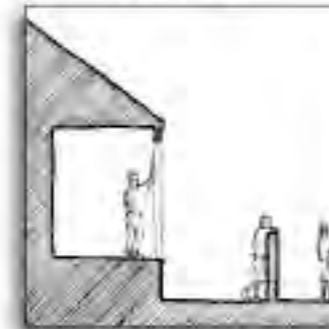
Build a high vent near the center of your house so that the hot air near your ceiling can escape, pulling cooler air in your windows.

5 * ATTACHMENTS & SITEWORK

UPPER STAIRS

If you build an upstairs, put the stairs outside so that they do not take up space in your house.

FRONT WALL



Let there be a wall built at the front of your house which is as tall as your shoulder, so that your yard is private from the street but you can watch the street from your veranda.

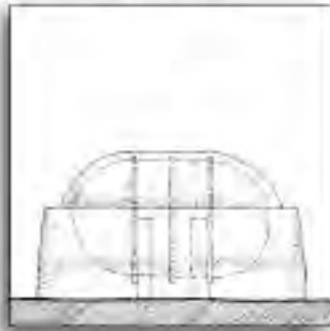


FRONT GARDEN



Plant the land in front of your front wall with a front garden to make your street a more pleasant place and be a gift to your neighbors.

RAINWATER



Build rain troughs or gutters around your roof and store the rainwater in a cistern where you can use it later.

BATHING

Build at least one bath in every yard so that the people living in that yard can clean themselves.

SEWAGE

Do not release sewage into the ground before digesting it in a septic tank so that you do not further contaminate Rese Town's soil and water.



WORKSHOP



Build the place where you work near the street so your raw materials are easy to deliver and your customers don't need to come into your yard.

GARDENS



Plant your yard with things you can eat. For why should your yard lay fallow while you spend more of your money at the grocery store?





Plant your yard with things you can eat
for why should your yard
lay fallow while you spend more of your
money at the grocery store?





A large, leafy tree stands in a hazy, misty landscape. The sun is visible in the upper right, creating a soft glow. The scene is dimly lit, with the tree and landscape appearing in shades of grey and green.

the

Original

G R E E N

www.originalgreen.org