THE ORIGINAL GREEN and SUSTAINABLE BUILDINGS

UNIVERSITY OF MIAMI SCHOOL OF ARCHITECTURE

Coral Gables
12 October 09

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THE NEW URBAN GUILD
Miami Beach, Florida, USA
Austerity

* Proper Diagnosis for Consuming Economy

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CONSERVING ECONOMY

* Long-Overdue Recovery

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FASHION & STYLE

★ Buy or be “OUTDATED”
★ Inherently Unsustainable

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Obesity Trends* Among U.S. Adults
BRFSS, 1985
(*BMI ≥30, or ~ 30 lbs. overweight for 5’ 4” person)

Source: CDC Behavioral Risk Factor Surveillance System.
Obesity Trends* Among U.S. Adults
BRFSS, 1990
(*BMI ≥30, or ~ 30 lbs. overweight for 5' 4" person)

Source: CDC Behavioral Risk Factor Surveillance System.
Obesity Trends* Among U.S. Adults
BRFSS, 1995
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Obesity Trends* Among U.S. Adults
BRFSS, 2000
(*BMI ≥30, or ~30 lbs. overweight for 5’4” person)

Source: CDC Behavioral Risk Factor Surveillance System.

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Obesity Trends* Among U.S. Adults
BRFSS, 2006
(*BMI ≥30, or ~30 lbs. overweight for 5’ 4” person)

Source: Behavioral Risk Factor Surveillance System, CDC.

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**TWO MEASURES**

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Sunset of the Era of the Company

★ Era of the Consuming Economy
★ Quality
★ Speed
★ Economy

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Dawn of the Age of the Idea

★ Return to Conserving Economy
★ Patience
★ Generosity
★ Connectedness

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Patience

★ vs. Speed

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Generosity

* vs. Economy

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CONNECTEDNESS

★ vs. QUALITY
★ Arrogance of Quality
★ Humility of Connectedness

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**BRAND**

★ Proprietary
★ Tightly Protected
★ Spreads Only by Selling

**CAUSE**

★ Open-Source
★ Given Away
★ Spreads by Telling

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The Mechanical Paradigm

★ Spawned Era of the Company
★ Needs Consuming Economy

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Mechanical Operating System
Command and Control

★ Top-Down

★ Hierarchical

★ Linear

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THE ORGANIC PARADIGM

★ Central to Age of the Idea
★ Highest Expression of Conserving Economy

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Organic Operating System
Process of Life

★ Living Tradition
★ Grassroots
★ Bottom-Up
★ Multi-Linked

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What is a Living Tradition?

★ Insight
★ Resonance
★ Repetition
★ Adoption

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Toward a Living Tradition

* Insight
* Cause
* Movement
* Living Tradition

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THE DEATH of TRADITION

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Death by Specialization

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The Great Decline

1925-1945

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T H E  D A R K  A G E S  O F  A R C H I T E C T U R E

1945–1980

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The New Renaissance

★ First Phase: 1980–2005
★ Second Phase: 2006–?
★ Third Phase: ?–
COMMAND & CONTROL
★ Armies
★ Factories

LIVING TRADITION
★ Towns
★ Buildings

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**COMMAND & CONTROL**

★ Thrives on Large Numbers
★ Thrives on Global Trade
★ Depends on Petroleum

**LIVING TRADITION**

★ Thrives at Scales Too Small for the Factory
★ Thrives on Local Trade
★ Depends on Ingenuity

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COMMAND & CONTROL
★ Imposes System on Local Conditions
★ Leads to Universal Styles

LIVING TRADITION
★ Learns from Local Conditions
★ Leads to Local Traditions

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COMMAND & 
Control
★ Taking Orders

Living 
Tradition
★ Talking to Each Other

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COMMAND & CONTROL

Massive Use of Energy to Copy Organic Products

LIVING TRADITION

Plant Small

Harvest Large

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Living Tradition

★ Most-Loved Places

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LIKENESS

★ HIGHEST LEVEL OF COMMAND & CONTROL
★ EXTREME DIFFICULTY OF THE ORGANIC WITH MECHANICAL PARADIGM

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Cartoon

* Default Setting

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THE GATHERING STORMS

★ The Meltdown
★ The 2.5 Billion People
★ Climate Change
★ The Demographic Bomb

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THE MELTDOWN

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The 2.5 Billion People

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Climate Change

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The Demographic Bomb

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What Is the Original Green?

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The Original Green
PLACES

The Original Green
The Original Green

PLACES

BUILDINGS
PLACES

NOURISHABLE

BUILDINGS

THE ORIGINAL GREEN
PLACES
ACCESSIBLE
NOURISHABLE
BUILDINGS
The Original Green
The Original Green

NOURISHABLE

ACCESSIBLE

SERVICEABLE
The Original Green

Places
- Nourishable
- Accessible
- Serviceable
- Securable

Buildings
The Original Green

PLACES

nourishable

BUILDINGS

lovable

accessible

serviceable

securable
The Original Green

PLACES

nourishable

BUILDINGS

lovable

accessible
durable

serviceable

secureable
The Original Green

NOURISHABLE  LOVABLE

ACCESSIBLE  DURABLE

SERVICEABLE  FLEXIBLE

SECURABLE

PLACES  BUILDINGS
The Original Green

PLACES

nourishable
accessible
serviceable
securable

BUILDINGS

lovable
durable
flexible
frugal
Nourishable Places

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Accessible Places

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Securable Places

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Lovable Buildings

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Durable Buildings

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Flexible Buildings

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Frugal Buildings

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Lovable Buildings

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Beauty or Lovability?

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Beauty or Lovability?

★ Admiration
★ Action
★ Breadth

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Three Sources of Lovability

★ Things that Reflect Us
★ Things that Delight Us
★ Things that Put Us in Harmony

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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

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Things that Delight Us

★ Sensual
★ Group
★ Memory
★ Intellectual
★ Sheltering
★ Challenging

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Sensual Delight

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Warmth
Cool Breeze
Sounds
SIGHTS
Group Delight

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Sports
Political Assembly
Social Assembly
Memory Delight

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SHELTERING Delight

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Embracing Spaces
Challenging Delight

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Bracing Places
Things that Put Us in Harmony

★ Mathematical
★ Simplicity
★ Authenticity
★ Natural Processes
★ Natural Laws
★ Natural Forms
★ Harmony with the Region

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MATHEMATICAL HARMONY

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Rational Proportions
Plan Proportions
The Third Dimension
HARMONY with NATURAL PROCESSES

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HARMONY with NATURAL LAWS

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Gravity
HARMONY of NATURAL FORMS

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HARMONY with the Region

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Beaufort
Ridiculous
Durable Buildings

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UNNATURALLY USED MATERIALS

NATURALLY USED MATERIALS

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“No Maintenance”

Repairable & Patchable

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Flexible Buildings

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Proximity to Street

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Ceiling Height

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Simplicity of Massing

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Simplicity of Circulation (???)

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Pipes

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Game-Changers

★ Condition People First
★ Smaller & Smarter
★ Light Wings
★ Less Processing
★ Recycle vs. Reuse
★ Multiple Uses vs. Redundancy
★ Discarding Interior Conventions
★ Putting Buildings Back to Work

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The Mechanization of Life

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Beyond Heating & Cooling

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Most Efficient Equipment

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Public Realm

★ Streets
★ Plazas
★ Squares
★ Greens
★ Parks
★ Playgrounds

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Private Realm

★ Courtyards
★ Gardens

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Outdoor Living Rooms

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Smaller & Smarter

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Double the Size
~
Half the Family

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Small is the New Luxury

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Expandability

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Katrina Cottage VIII

Keeping Room 15'10" x 13'9"

Bed Alcove 9'6" x 13'9"

Bath 5'0" x 7'9"

Wardrobe

Bed Grow Zone

Home Office/Grow Zone

Dining Booth

Entry/Grow Zone

Bed Grow Zone

Bunk or Futon

Entry/Grow Zone

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Breezeway Expansion

- Powder Room: 5.4 x 5.0
- Dining Alcove: 13.9 x 9.5
- Keeping Room: 13.9 x 15.10
- Living Room/Breezeway: 18.0 x 13.9
- Rear Terrace
- Front Porch
- Bedroom: 13.9 x 10.2
- Bath: 5.8 x 8.4
SHOTGUN EXPANSION

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SIDE COURT EXPANSION

- Bedroom 12'10" x 13'7"
- Living Room 17'8" x 13'7"
- Side Porch
- Office 5'6" x 5'0"
- Keeping Room 15'10" x 13'9"
- Bath 5'0" x 7'9"
- Booth
- Entry
- Front Porch

Dimensions:
- 50.2"
- 8'0"

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Booth or Table

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Dining/Office/Home Office/Office/Booth

beam made up of double 2x12 over flat 1x8 over 6x6

column chamfered as shown; capitals are 2x2 w/1 1/4" quarter round below

architect suggests using salvaged base for table & church pew for bench components
Insulating Bed Alcove

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Outdoor Living Rooms
Condition You & Save Space
Boarded Walls

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SHELF WALLS

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Light Wings

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HIGHLY PROCESSED MATERIALS

LESS PROCESSED MATERIALS

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Multiple Uses vs. Redundancy

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Discarding Interior Conventions

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Putting Buildings Back to Work

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Be Frugal Naturally First

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THEN BRIDGE THE GAP

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The Original Green Buildings

PLACES

NOURISHABLE

ACCESSIBLE

SERVICEABLE

SECURABLE

BUILDINGS

LOVABLE

DURABLE

FLEXIBLE

FRUGAL
The Original Green

PLACES

NOURISHABLE

LOVABLE

ORGANIC

FARMING

ACCESSIBLE

DURABLE

BUILDINGS

SERVICEABLE

FLEXIBLE

SECURABLE

FRUGAL
The Original Green

NOURISHABLE  LOVABLE

ACCESSIBLE  DURABLE

NU: Compact & Walkable

SERVICEABLE  FLEXIBLE

SECURABLE  FRUGAL
The Original Green

PLACES

NOURISHABLE

LOVABLE

ACCESSIBLE

DURABLE

BUILDINGS

BUILDINGS

ENDURING

DURABLE

DIVERSE

DIVERSE

FLEXIBLE

SERVICEABLE

FRUGAL

SECURABLE

Compact & Walkable

NU:

Organic Farming
The Original Green

PLACES
NOURISHABLE
- Organic Farming
ACCESSIBLE
- Compact & Walkable
SERVICEABLE
- Diverse
SECURABLE
- Identity

BUILDINGS
LOVABLE
DURABLE
FLEXIBLE
FRUGAL
The Original Green

PLACES: NOURISHABLE, LOVABLE, ACCESSIBLE, DURABLE, SERVICEABLE, SECURABLE, FLEXIBLE, SERVICEABLE, FLEXIBLE

BUILDINGS: FRUGAL, ORGANIC FARMING, NU: CODES, NU: COMPACT & WALKABLE, NU: DIVERSE, NU: IDENTITY
The Original Green

PLACES

NOURISHABLE

Organic Farming

ACCESSIBLE

Compact & Walkable

SERVICEABLE

Diverse

SECURABLE

Identity

BUILDINGS

LOVABLE

NU: Codes

DURABLE

Living Traditions

FLEXIBLE

FRUGAL
The Original Green

PLACES

- Nourishable
  - Organic Farming

- Accessible
  - Compact & Walkable

- Serviceable
  - Diverse

- Securable
  - Identity

BUILDINGS

- Lovable
  - NU: Codes
  - Living Traditions

- Durable
  - NU: Living Traditions

- Flexible
  - NU: Living Traditions

- Serviceable
  - NU: Living Traditions

- Frugal
The Original Green

PLACES
- Nourishable
  - Organic Farming
- Accessible
  - Compact & Walkable
- Serviceable
  - Diverse
- Securable
  - Identity

BUILDINGS
- Lovable
  - NU: Living Codes
- Durable
  - NU: Living Traditions
- Flexible
  - NU: Living Traditions
- Serviceable
  - NU: Living Traditions
- Frugal
  - NU: Living Traditions
The Original Green

PLACES
- Nourishable
  - Organic Farming
- Accessible
  - Compact & Walkable
- Serviceable
  - Diverse
- Securable
  - Identity

BUILDINGS
- Lovable
  - NU: Codes
- Durable
  - Living Traditions
- Flexible
  - NU: Gizmo
- Frugal
  - NU: Identity