

A LIVING TRADITION

[ARCHITECTURE OF THE BAHAMAS 2.0]

CONGRESS FOR THE NEW URBANISM

SAVANNAH

18 MAY 18

STEPHEN A. MOUZON, AIA CNU LEED

THE NEW URBAN GUILD

MIAMI BEACH, FLORIDA, USA

REQUESTS

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MOUZON

the ORIGINAL GREEN

UNLOCKING *the* MYSTERY of TRUE SUSTAINABILITY

NEW
URBAN
GUILD
Foundation

Luxury
Cars
Dinner
Vita



the **ORIGINAL GREEN**

UNLOCKING *the* MYSTERY of TRUE SUSTAINABILITY

STEPHEN A. MOUZON

*The Guild Foundation Press
Miami*

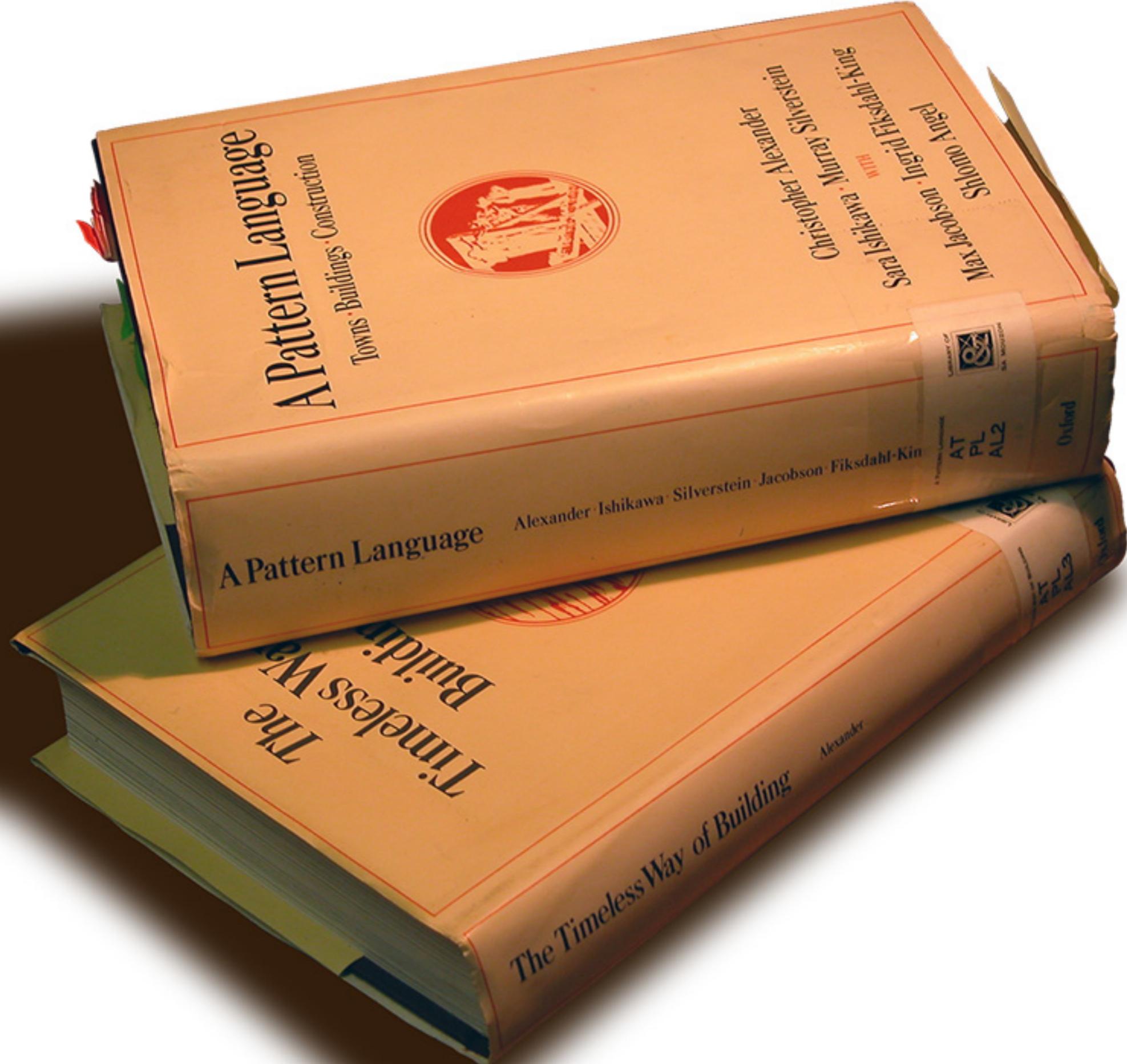
Foreword by

ROBERT F. KENNEDY, JR.

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SUSTAINABILITY...

...Keeping things going in a healthy way, long into an uncertain future



SECTION D

THE STYLES OF



Illustration by Seth Harry, used courtesy of Duany Plater-Zyberk & Company



1: Details of the first house were very crude & vocabulary did not extend beyond that of the Cracker Cottage.



2: Basic cupola grows into a tower room with just a hint of pilasters between the windows.



3: The tower of Magnetic Attraction becomes more articulated and classical than its predecessors.



4: The Honeymoon Cottages were some of the first good attempts at classicism, with very few details needing refinement.



5: The full recovery of the traditional languages at Josephine's marks the midpoint of the journey.



6: This house just outside the Lyceum is one of the earlier attempts to evolve the languages.



7: This very elegant and refined house extends the language in a way that would not have been contemplated by earlier classicists.



8: The Truman House explores and extends the classical languages in a much more vigorous manner.



9: Who could have foreseen how the little cupola atop the first house would have inspired this tower 20 years later?

EVOLVING STYLES

The great changes of human history have never been either easy or instantaneous. Some, such as the decline of the Roman Empire, occurred over centuries and with much loss of human life. It is preposterous to contemplate anything remotely so costly in the struggle to revive the human languages of architecture. But it is a world-changing event, and it will take time.

It appears that we are about halfway into a thirty to forty yearlong period of renewal of the human-based languages, or styles, of architecture. America leads most of the developed world, and the southeastern United States is one of the most progressive areas of the country. Traditionally planned towns and neighborhoods are at the vanguard of this movement.

The traditional architecture & traditional town planning movement began, as most movements do, as the vision of just a few pioneers. Most of them were architects. Seaside, Florida was the first such town. Progress was slow at first, until visitors could see a real picture of the vision. From that point forward, the success has been nothing short of legendary. The public at large voted where it counts: with their pocketbooks. Time magazine's adulation of Seaside as Town of the Century is probably a bit of an understatement.

Huge popular successes such as this go unnoticed professionally for only so long. Public officials were quick to notice. What they noticed was an idea whose language of town planning made more sense than anything they had seen in a century. Most forward-looking civic officials around the country have signed on to the notion of traditional town planning. The city planners have followed in the past few years. Landscape architects are now generally in vocal support of traditional planning ideas. Only the architects remain, locked up in their impossible dream and unable to face the enormous evidence of the failure of "modern" architecture.

There will come a time, however, probably two or three decades from the beginning of the renaissance, when most architects will have re-learned the patterns to a respectable level of fluency. They will be able to create places just as delightful as their ancestors. What then? Is the future to be nothing more than a museum of architectural history? Far from it.

Once society as a whole has re-learned the languages to a healthy level, the languages can begin to evolve again, just as they always have since the dawn of time. New construction innovations will come along, and they will be folded into the industry's bag of tricks. New social realities will arise, to which the languages will respond. New patterns will arise, and old, irrelevant ones will fall away as architecture learns again to reflect mankind in all its complexity and history rather than just the tools of mankind at a single moment in time.

It is our intent to encourage the beginning of this sort of natural evolution of the languages by architects who are fluent in the existing languages. Guidelines cannot be written for the evolving styles because these styles do not exist in their future form at this time. Nonetheless, we believe that they will be consistent with the architectural principles listed earlier and will be built around patterns found throughout the Four Realms of Architecture. We encourage architects to first elevate their work to fluency in the existing languages and then to strike out to evolve them once again.

The images in this page are all from the environs of Seaside, Florida. They illustrate the evolution of languages from broken language to fluency to evolution. These are not totally chronological, of course, because each architect working on the project was obviously at a somewhat different level on this scale at any given point in time.

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[ARCHITECTURE OF THE BAHAMAS]



SECOND EDITION

STEPHEN A. MOUZON & WANDA W. MOUZON
The Guild Foundation Press
Miami

Foreword & Introduction by
ORJAN LINDROTH



THE ORIGINAL GREEN

Staying Alive

Respect for Nature

THE GREAT CHANGE

The Industrial Revolution

Influence in Less Industrial Countries

SCIENCE VS. NATURE

Nature From Master to Servant



CLEVERNESS VS. WISDOM

Big Numbers

Change of Scale





STANDARDIZATION

COMMODITIZATION

Commoditized Machines vs. Commoditized Places



INDUSTRIAL SCALE

Urbanism's Problems

PLANNED OBSOLESCENCE

Cheap Junk & High Fashion

A close-up photograph showing a person's hands working on a light-colored wooden surface. The person is using a metal ruler and a pencil to mark the wood. In the background, there is a laptop, a pair of glasses, and some papers. A name tag with "RPI" is visible on the person's shirt.

SPECIALIZATION



FINANCE

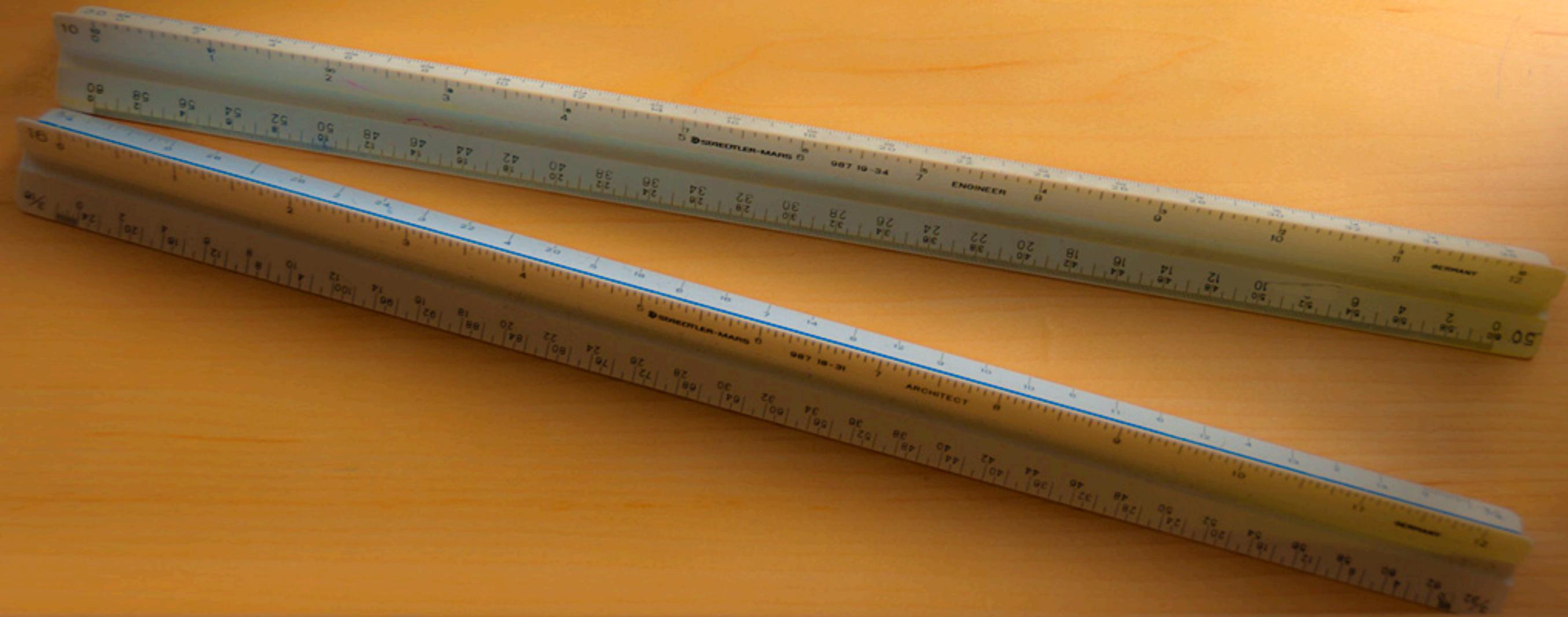
Cannibalization

Irony

STOCK MARKETS

Exponential Growth

TWO ECONOMIES





NATURE'S WAYS

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LIVING TRADITIONS



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SPREADING WISDOM



THE HEARTBEAT OF A LIVING TRADITION

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An aerial photograph of a coastal resort area in The Bahamas. The scene features a large, modern hotel complex with multiple buildings and red roofs. To the left, there's a large industrial or commercial building with a blue roof. A golf course with several green fairways and sand traps is visible in the lower-left foreground. The coastline curves to the right, showing a sandy beach and turquoise ocean water. In the background, more residential and hotel buildings are scattered across a hillside overlooking the sea.

SUSTAINABLE PLACES IN THE BAHAMAS

Mega-Resorts

Towns



ELEMENTS OF SUSTAINABLE TOWNS



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DUNESCAPE

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DOCK



MARINA



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CIVIC SPACE



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STREETS



STREET TREES



PARKING



LINER BUILDINGS

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ACCESSORY DWELLING UNITS



SIDEWALK CAFÉS



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THIRD PLACES



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VACATION ACCOMMODATIONS



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TINY COTTAGES & SMART DWELLINGS



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LIVE/WORK UNITS



MARKET





FISH & FARMERS MARKETS

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WORKSHOPS



SHOPS & RESTAURANTS





HOMES



the ORIGINAL GREEN

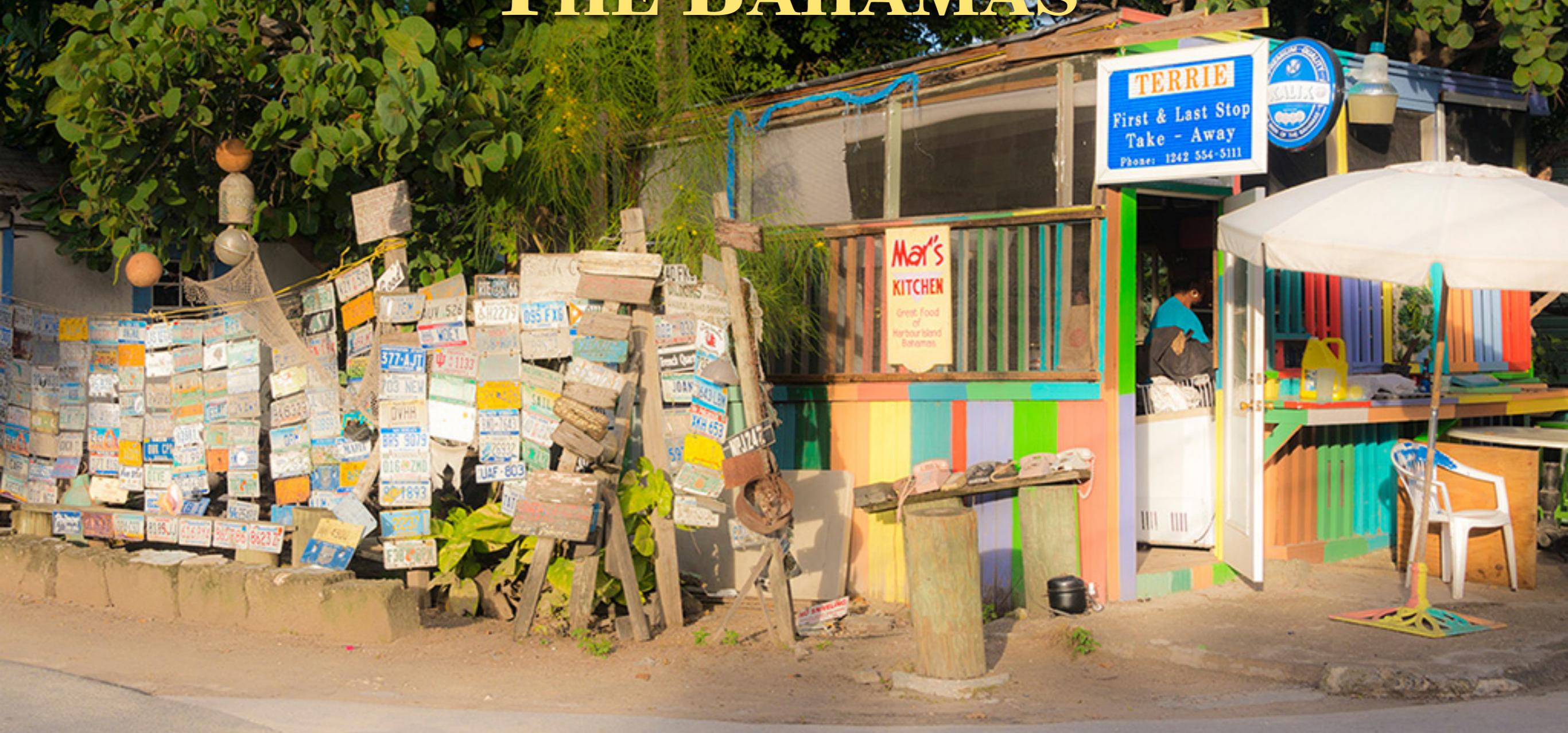
NOURISHABLE LOVABLE

ACCESSIBLE DURABLE

SERVICEABLE ADAPTABLE

SECURABLE FRUGAL

SUSTAINABLE SOCIETY IN THE BAHAMAS



EDUCATION

DUNMORE ACADEMY



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A photograph of a tropical harbor at sunset. In the background, a red and white striped lighthouse stands on a grassy hill. Several colorful, two-story houses are built on the hillside behind the lighthouse. The water in the foreground is calm, with several sailboats and a larger motorboat docked at wooden piers. The sky is a deep blue with some clouds.

ECONOMY

Sea-Based

The Bottom Rung

Lean Economy

CULTURE

Clearest Illustration of Living Traditions

Needs and Desires



NEW BEGINNING?



WELLNESS



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RESOURCES

LIVING TRADITION TOOLS



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PATTERN BOOKS

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TOWN ARCHITECTS

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BUILDERS WORKSHOPS



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SUSTAINABLE PLACE TOOLS



NOURISHABLE PLACES



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LOCAL FARMS

A photograph of two large, weathered concrete structures standing in a field of tall grass under a blue sky with white clouds. The structures appear to be remnants of old buildings or industrial sites. They are made of thick concrete walls with some vegetation growing on top and around them.



LOCAL FISH

ACCESSIBLE PLACES



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WALK APPEAL



VEHICLES



WIDEN THE STREET - LOSE THE TOWN



A photograph of a lush green forest. A dirt path leads through the center of the frame, flanked by dense trees and foliage. Sunlight filters through the canopy, creating bright highlights and shadows. The overall atmosphere is serene and natural.

URBAN HEAT ISLANDS

SERVICEABLE PLACES



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SINGLE-CREW WORKPLACES



INCREMENTAL DEVELOPMENT



MISSING MIDDLE HOUSING

An aerial photograph of a coastal residential community. In the foreground, a marina filled with various boats and yachts is visible. To the right of the marina, there is a large cluster of single-family homes with white roofs and light-colored exteriors. Further back, there are larger buildings, possibly commercial or community centers, and more houses. The area is surrounded by lush green trees and vegetation. The water in the marina is a vibrant turquoise color.

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SECURABLE PLACES



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EYES ON THE STREET

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LOVABLE BUILDINGS



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BAHAMIAN SCALE

THE HUMAN HAND



HUMAN PRESENCE



DURABLE BUILDINGS



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RESILIENCE

Compactness

Masonry

Walkable vs. Drivable

Fuel

Electricity

Nourishable

Serviceable

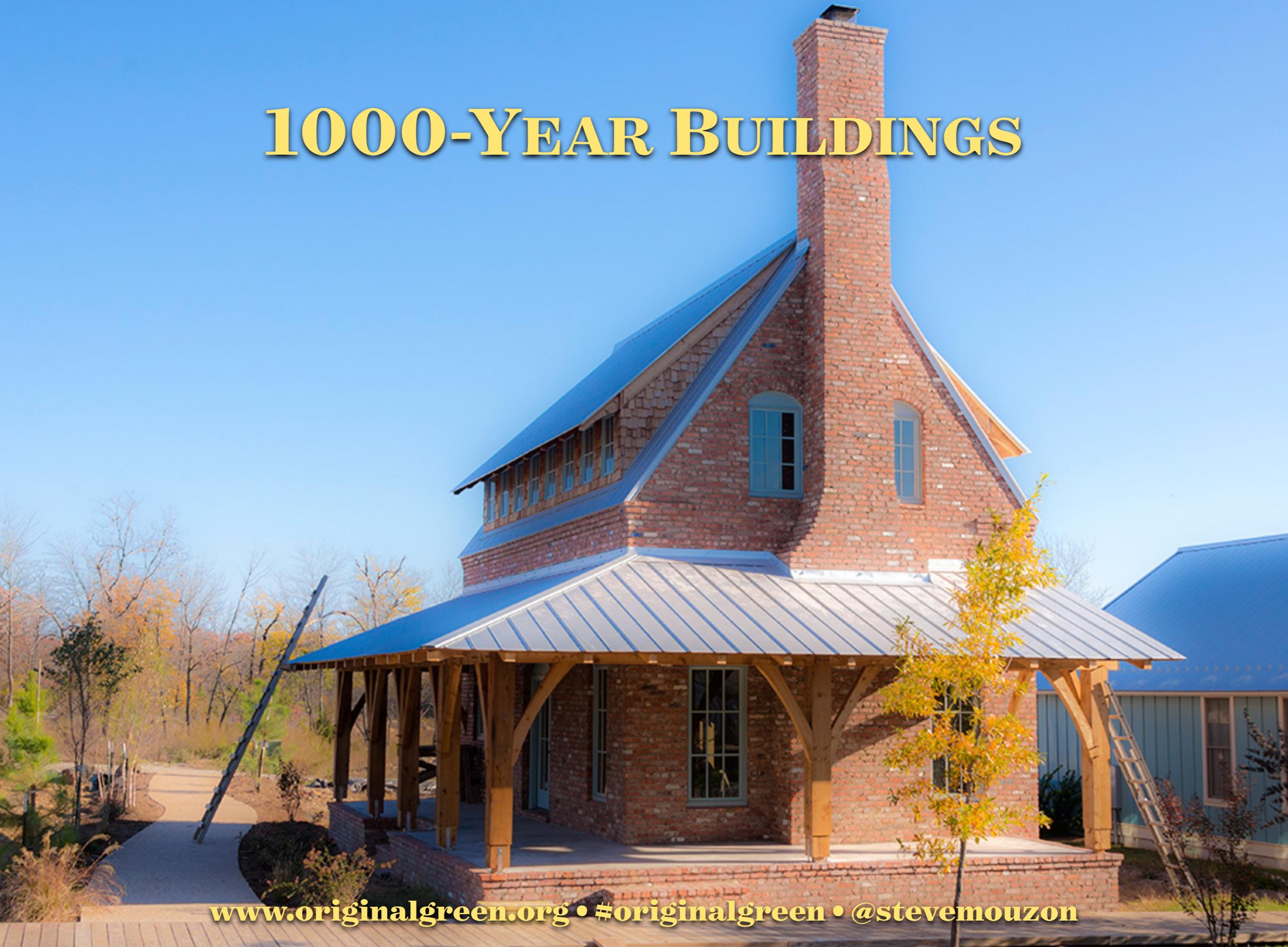
Local Ownership

OPEN CAVITIES



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1000-YEAR BUILDINGS



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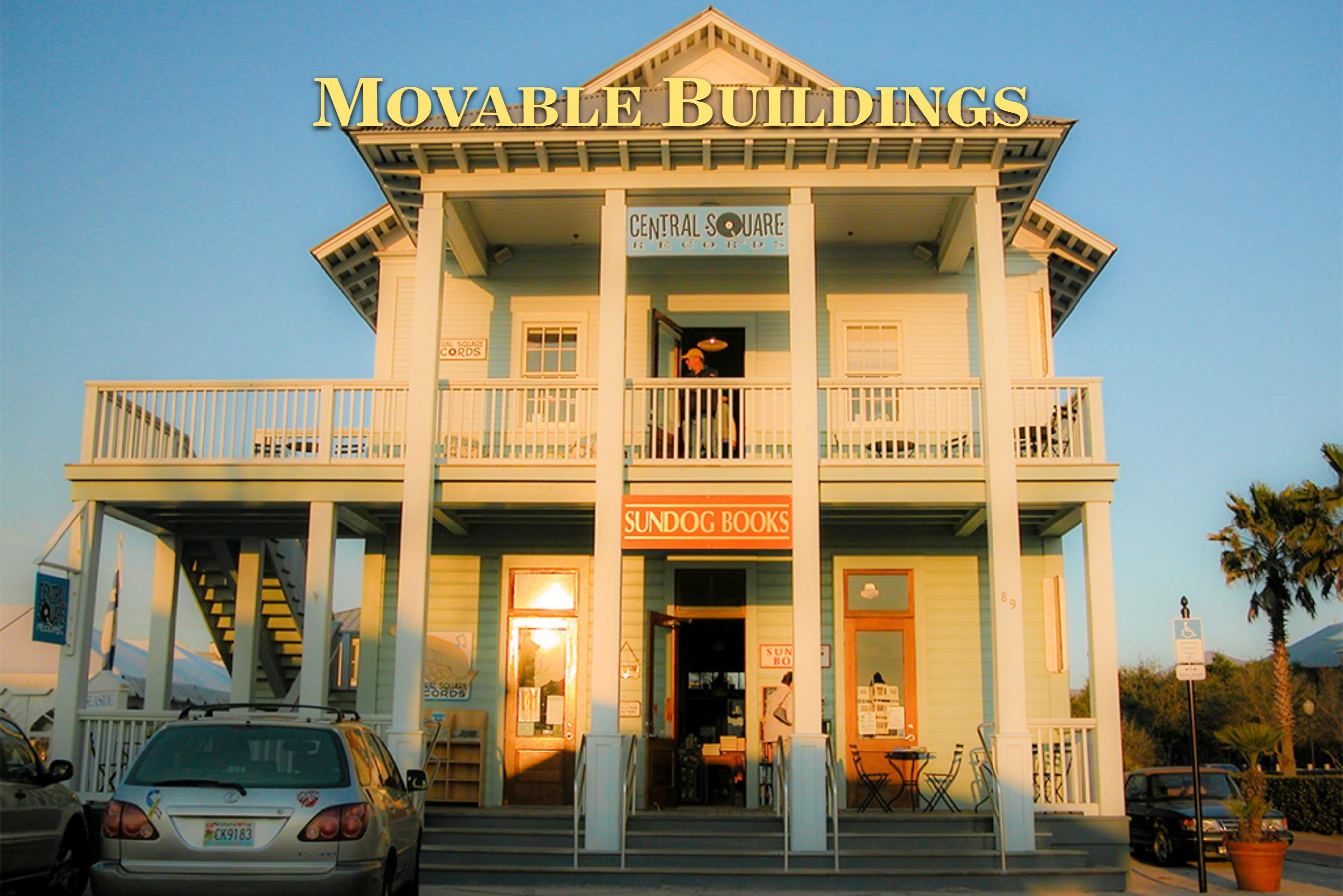
ADAPTABLE BUILDINGS



TINY BUILDINGS



MOVABLE BUILDINGS



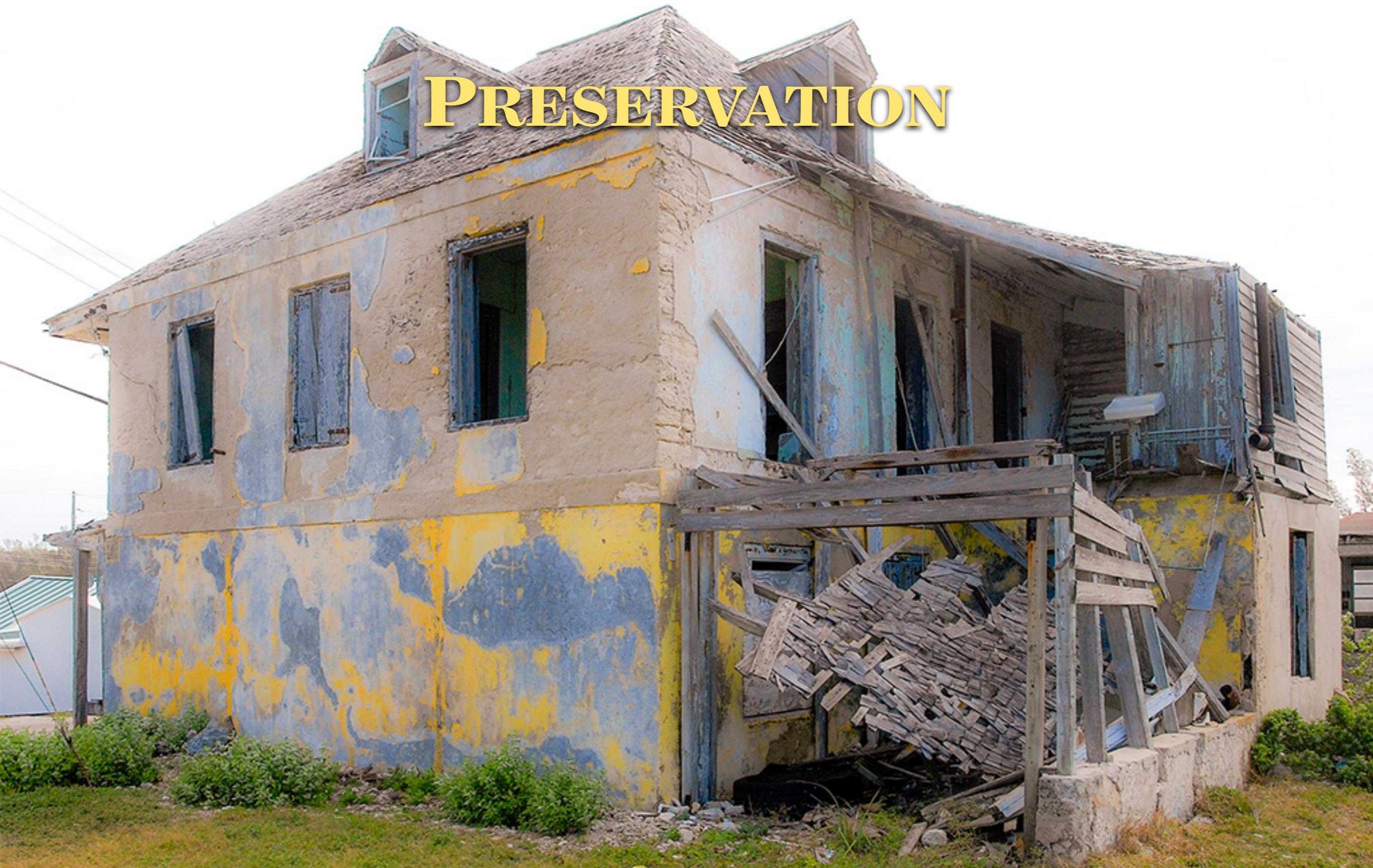
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FRUGAL BUILDINGS



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PRESERVATION



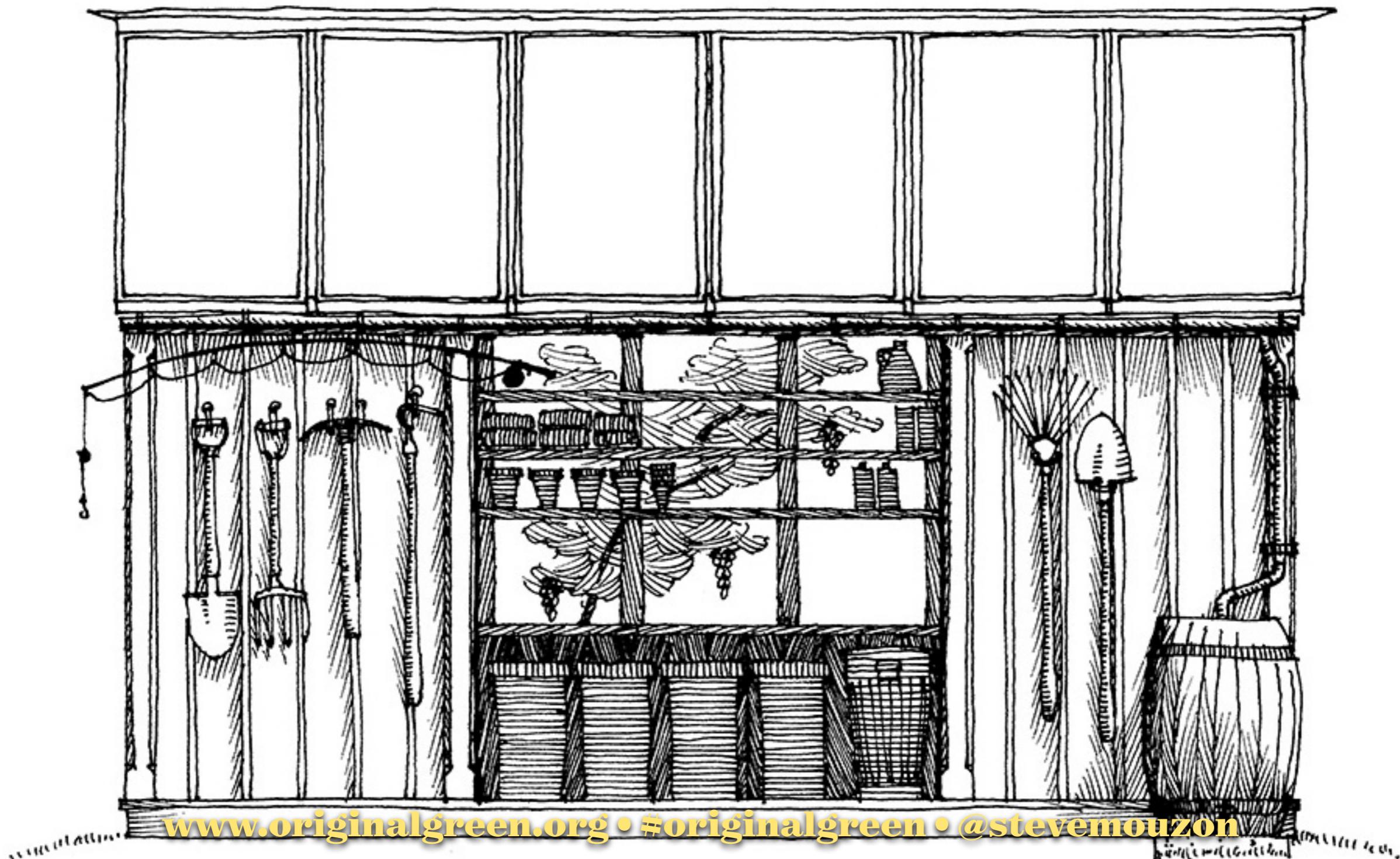


SKY METHOD

OUTDOOR ROOMS

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SOLAR



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MANUFACTURED ARCHITECTURE



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LIGHT IMPRINT

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WASTE MANAGEMENT & UTILITIES



SUSTAINABLE SOCIETY TOOLS

HAPPY MARRIAGE' RECIPE'

HAPPY VALENTINE'S DAY



DARLIN' FROM UNCLE RALPH
8/12/95

3 CUPS LOVE 4 SPOONS HOPE
2 CUPS WARMTH 2 SPOONS TENDERNESS
1 CUP FORGIVENESS 1 PINT FAITH
1 CUP FRIENDS 1 BARREL LAUGHTER

Combine LOVE & WARMTH
Mix thoroughly with tenderness
ADD FORGIVENESS

BLEND WITH FRIENDS & HOPE
SPRINKLE ALL REMAINING TENDERNESS
STIR WITH FAITH & LAUGHTER
BAKE WITH SUNSHINE
SERVE IN INGENUOUS HELPINGS

EDUCATION

DUNMORE ACADEMY



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IDEA FAIRS FOR KIDS



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MOVIE NIGHT

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IDEA BOARDS



LEARNING COTTAGES



A photograph of a tropical harbor at sunset. In the background, a red and white striped lighthouse stands on a grassy hill. Several colorful, two-story houses are built on the hillside behind the lighthouse. The water in the foreground is calm, with several sailboats and a larger motorboat docked at wooden piers. The sky is a deep blue with some clouds.

ECONOMY

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The Bottom Rung

Lean Economy

NEW URBANISM



SMARTCODE



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INFRASTRUCTURE RETURN ON INVESTMENT

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SPRAWL RECOVERY



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LEAN URBANISM



A RETURN
TO COMMON SENSE



DISASTER RECOVERY & KATRINA COTTAGES



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A photograph of a busy maker space or workshop. Several people are gathered around workbenches, focused on their projects. In the foreground, a man with glasses and a striped shirt is leaning over a table, looking at a laptop screen. A woman with long brown hair is writing in a notebook. In the background, another person is working on a laptop. The environment is cluttered with tools, equipment, and materials, typical of a creative workspace.

MAKER SPACES

CRAFT

THE MARKET FOR CRAFT

PRIMITIVE MODERN



REGIONAL ARTISANAL FOOD PRODUCTS



HERITAGE SKILL SCHOOLS



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CULTURE

Clearest Illustration of Living Traditions

Needs and Desires



NEIGHBORHOOD CIVIC SPACE



LOCAL CUISINE



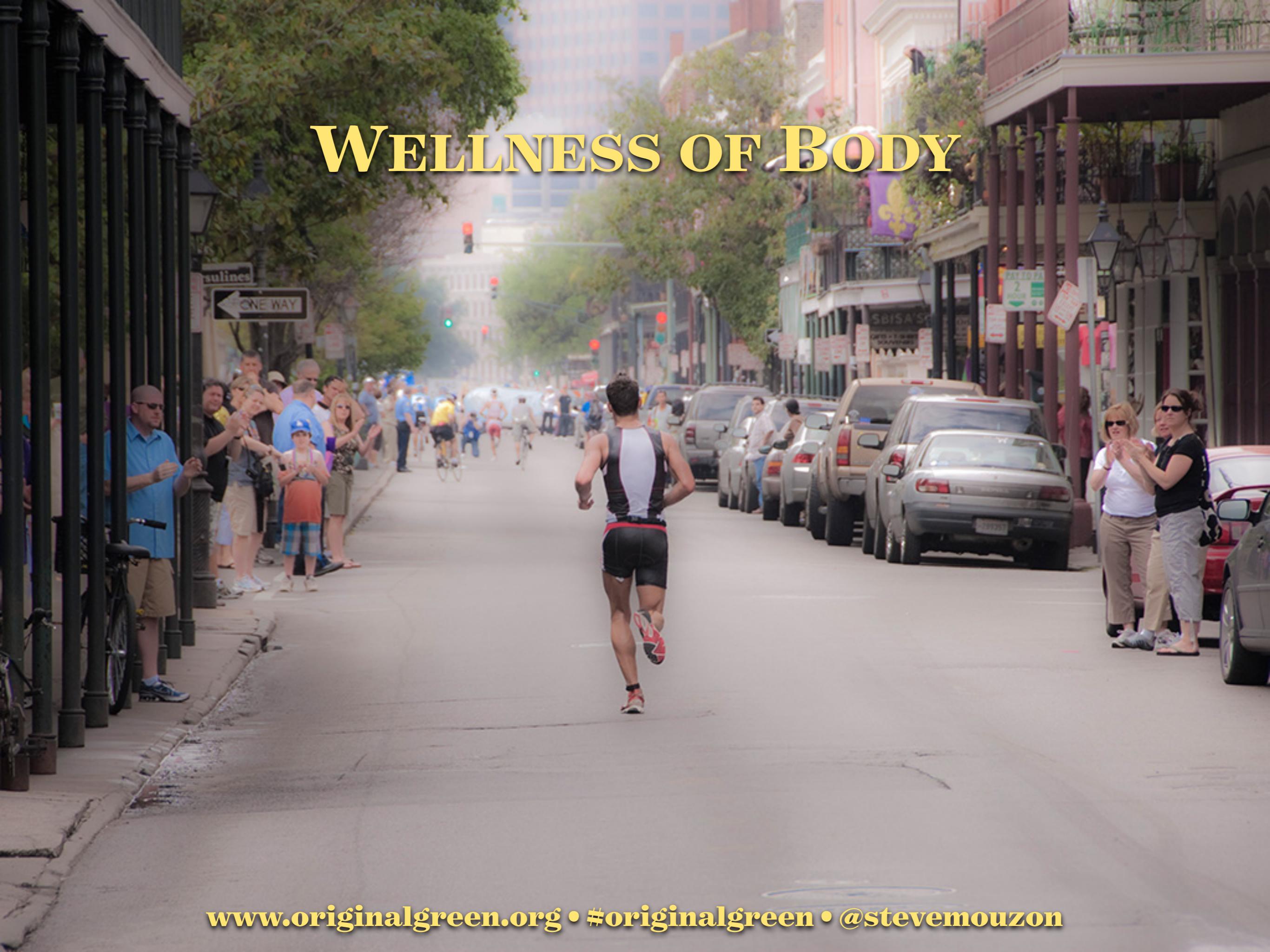
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WELLNESS



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WELLNESS OF BODY

A photograph of a runner in a white and black triathlon suit jogging away from the camera on a city street. The runner is the central figure, positioned in the middle ground. To the left, a group of spectators stands on a sidewalk, some clapping. To the right, several cars are parked along the curb. The background shows a city street with buildings, trees, and traffic lights under a clear sky.

WELLNESS OF MIND



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WELLNESS OF SPIRIT

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AUTHENTICITY TOURING



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An aerial photograph of a coastal area featuring a large, irregularly shaped island or peninsula covered in dense green vegetation. The island is surrounded by a network of smaller, interconnected landforms, likely mangrove islands or sandbars, which are partially submerged in shallow, clear blue water. The surrounding ocean extends to the horizon under a bright sky.

INTERCONNECTIONS

TYPES OF THINGS AND NUMBER OF CONNECTIONS

CONNECTION DISTANCE



SIGNS OF LIFE

THE PROGNOSIS?



THREE REASONS FOR HOPE



PRIVATE RESIDENCE



CA'LIZA

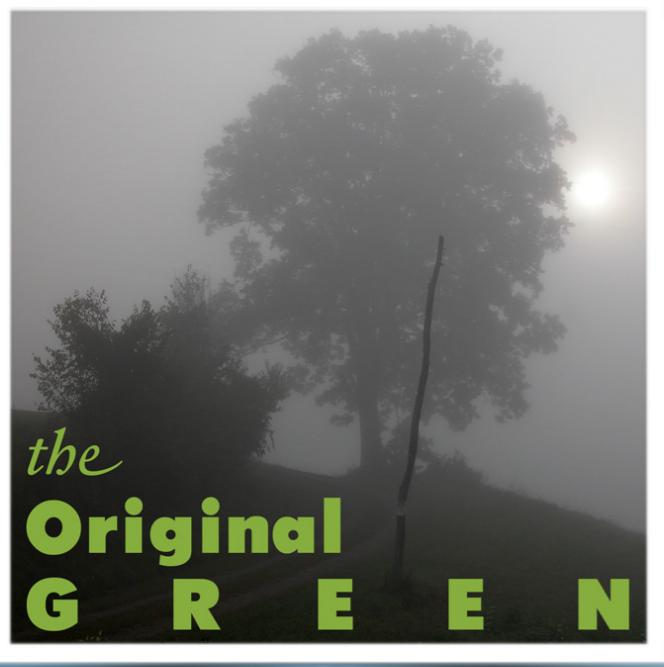


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THE RESIDENCY



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the
Original
G R E E N



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