THE ORIGINAL GREEN: SUSTAINABILITY for the LONG RUN

PRESERVATION RESOURCE CENTER
New Orleans
10 September 30

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THE NEW URBAN GUILD
Miami Beach, Florida, USA
What’s the Problem?

1. the Absence of Plain-Spoken Sustainability
2. the Achilles Heel of Architecture
3. the Carbon Focus
4. the Supply-Side Focus
5. the Trouble with Consumption
6. the Problem of Growth
7. the Fate of “Ought-To”
8. the Dilemma of Global Warming
9. the Danger of Wishes
10. the 2.5 Billion People

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I0. the Absence of Plain-Spoken Sustainability

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9. the **DANGER of Wishes**

[Image of a factory with smoke emissions]

[Website link: www.originalgreen.org]
8. the DILEMMA of GLOBAL WARMING

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7. the Fate of “Ought-To”

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6. the Problem of Growth

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5. the TROUBLE with CONSUMPTION

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Planned Obsolescence

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Throwaway Buildings

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THROWAWAY PLACES

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4. The Achilles Heel of Architecture

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the Necessity of Uniqueness

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the ENORMOUS EFFORT to Figure It Out

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3. the **Carbon Focus**

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2. the Supply-Side Focus

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the Fallacies of Efficiency

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1. the 2.5 Billion People
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

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10. the Things that Work

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9. the Diversified Extent

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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**

[Image of ancient architecture]
6. the Expanded Uses

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5. the **NARROWED RESOURCE RANGE**
4. the Expanded Comfort Range

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Conditioning the Buildings First

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Living in Season

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3. the Localized Operations

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Large-Scale Operations

Localized Operations

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Web of Daily Life
2. the Sharing of Wisdom

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What’s The Delivery System?

★ Public Education’s Way
★ Higher Education’s Way
★ the Specialists’ Way
★ Nature’s Way

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Public Education’s Way

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Higher Education’s Way

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the Specialists’ Way

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I. the Involvement of Everyone

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What Is A Living Tradition?

★ Inspiration
★ Resonance
★ Repetition
★ Adoption

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THE DEATH OF TRADITION

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The Great Decline

1925–1945

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THE DARK AGES OF ARCHITECTURE

1945–1980

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The New Renaissance

★ First Phase: 1980–2005
★ Second Phase: 2006–?
★ Third Phase: ?–

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Workings of a Living Tradition

★ Easily Perceived
★ Easily Loved
★ Easily Performed
★ ... by the People, not just the Specialists

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The Transmission Device

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“This is how we build here”

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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.

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What Is the Original Green?

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Keeping Things Going Means Healing, Not Trashing
Preservation

★ Physical Perpetuation of Sustainability
★ Cannot be sustained if it is not preserved
★ Everything Else in Place
★ No Utility Bills

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How Things Operate
Lots of Controls
Massive Use of Energy
How Things Grow
THINGS that have LIFE
How We Get There
How We Participate
The Original Green

NOURISHABLE

ACCESSIBLE

SERVICEABLE

SECURABLE

LOVABLE

DURABLE

FLEXIBLE

FRUGAL

PLACES

BUILDINGS
NOURISHABLE PLACES

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Our Food Comes from the Grocery Store

★ Most of it Also Requires a Passport

★ 1,500 Miles Traveled
Man-Hour vs. Land Area Efficiency

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Efficiency of the Farmer on a Tractor?

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What's Being Forgotten

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Calorie Inefficiency

[Diagram showing a corn plant yielding 80 units of grain, which is converted into 1 oil drum, which produces corn chips.]
Exporting the Guilt

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INDUSTRIAL SCALE REQUIRES BAD-NEIGHBOR AGRICULTURE

★ Chemical Fertilizer
★ Crop-Dusting
★ Fouled Runoff
★ CAFO

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Good-Neighbor Agriculture

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Scales of Agriculture

★ Employing Farm
★ Family Farm
★ Allotment Garden
★ Edge Yard Garden
★ Courtyard Garden
★ Roof Garden
★ Arbor Garden
★ Wall Garden
★ Balcony Garden
★ Window Garden

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Farmer’s Market

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Accessible Places

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Automobile Poverty
**Cheapway**

★ **An American thoroughfare formerly known as the freeway that, while it may cost billions of dollars to construct, nonetheless destroys more adjacent real estate value in cities in which it is built than it costs to build in the first place.**

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Serviceable Places

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Reducing Property Values of the Adjacent Homes

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Affordability: Cottages

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Affordability: Rear Lane Addresses

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Affordability: Mews

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Securable Places

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Lovable Buildings

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Down the Unlovable Carbon Stair-Steps
Engineering

Design

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Of Our Time

Of Here, Of Us

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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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Things that Put Us in Harmony

- Mathematical
- Natural Processes
- Natural Laws
- Natural Forms
- Harmony with the Region

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DURABLE BUILDINGS

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“No Maintenance”

Repairable & Patchable

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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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SUSTAINABILITY and the MELTDOWN

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Be Frugal First

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Then Bridge The Gap

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Putting Buildings Back to Work

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The Original Green

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

BUILDINGS
- Lovable
  - Living Codes
- Durable
  - Living Traditions
- Flexible
  - Living Traditions
- Serviceable
  - Living Traditions
- Frugal
  - Gizmo Green
What Can I Do?

10. All the Other Stuff
9. Don’t Succumb to the No-Maintenance Myth
8. Choose It for Longer Than You’ll Use It
7. Smaller with Many Uses
6. Choose Community Instead of Gates
5. Operate Naturally
4. Raise a Victory Garden
3. Build Outdoor Rooms
2. Live Where You Can Walk to the Grocery
1. Make a Living Where You’re Living

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10. Do All the Stuff You Already Know
9. Give a Gift to the Street
8. Choose It for Longer Than You’ll Use It
7. Choose Smaller Stuff with Double Duty
6. Live Where Friends Visit Unannounced
5. Operate Naturally
4. Raise a Victory Garden
3. **Build Garden Rooms in Your Yard**
2. Live Where You Can Walk to the Grocery
1. Make a Living Where You’re Living
New Stuff

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Rose Town

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By Today's Builders

By Their Grandparents

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

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.

Light 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.

Kingston, Jamaica

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

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

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.

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.

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 • Verandahs & 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 outdoor but out of the rain.

Beveled Posts

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

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.
ROOF OVERHANG

Let your roof overhang your wall a very short distance so that the hurricane has less ease 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 verandah.
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.

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

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

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

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.

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?
Original Green Partnership Opportunities

- A Living Tradition for Other Regions
- Benefactor for the Original Green
- Original Green Tour
- Guild Foundation 501(c)(3)

the Original GREEN

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