

## Coding Team

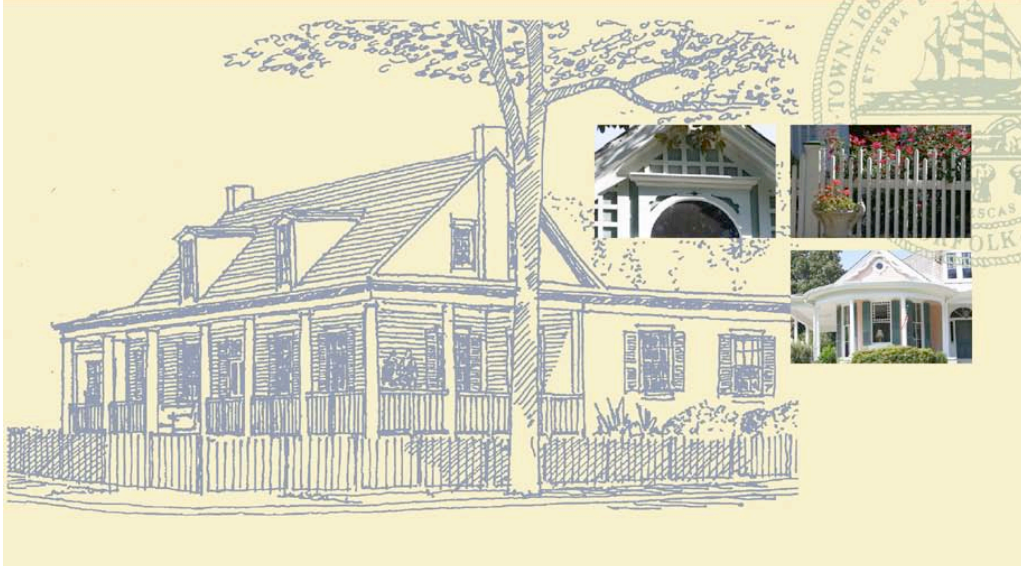


*Details and techniques for renovating and building Gulf Coast houses*



A PATTERN BOOK *for*  
GULF COAST NEIGHBORHOODS

MISSISSIPPI RENEWAL FORUM



Place or Topic

DRAWING TYPE

- Analytical
- Proposal

TIMING

- Immediate
- Medium Term
- Long Term

URBAN SCALE

- Street, Blocks, Building
- Neighborhood, District, Corridor
- Region

IMPLEMENTATION THROUGH

- Design
- Policy
- Management

Drawing Title

Date

Name of Contact for Additional Information

E-mail address

NARRATIVE:

## Purpose of the Gulf Coast Pattern Book

Mississippi's Gulf Coast has a rich architectural heritage that has created a collection of neighborhoods remarkable for their diversity and unique regional character. While the architecture of the houses varies from town to town, a common architectural language was shared by the region's traditional builders which has resulted in the unique character and quality of neighborhood streets, public spaces and parks, and downtown streets. As we walk along these streets today, or remember doing so in places that are now gone, it is the graceful porches, the ornament on top of a porch column, the grandeur of tall narrow windows, and the gracefulness of a cornice detail that tell us where we are--and who we are.

The devastation wrought by the hurri-



cans in region destroyed many of the buildings which created these streets, neighborhoods, and towns. With the urgent need to rebuild, it is essential to find the most efficient and cost effective means for providing housing and making it possible to resume activities. However, there is also a danger that the essential qualities of these places will be lost. The use of mass production, standardized plans, modular units, and the need for speed, could result in a generic buildings that seem the same as anywhere else.

It is also to imperative to make sure the new houses are as well prepared as possible to withstand future storms and FEMA is introducing new regulations which will result in further changes in the

way in which houses are built.

The Mississippi Renewal Forum has developed concepts for rebuilding towns and cities in new ways as traditional urban environments. "A Pattern Book for Gulf Coast Neighborhoods" has been produced as part of that forum to provide a resource for home owners, builders and communities as they rebuild both houses and neighborhoods. Whether repairing a damaged house, erecting a pre-manufactured house, or building one with conventional means and methods, you will be able to find the appropriate patterns to guide the process of designing and building in ways that are consistent with the traditions of the Gulf Coast.

## Overview of the Gulf Coast Pattern Book

This Pattern Book is organized in four sections: The Overview, Neighborhood Patterns, Architectural Patterns, and Landscape Patterns. Each section is designed to provide key information to help you make design and site planning decisions about a planned renovation or new house construction.

The Neighborhood Patterns section opens with a series of illustrations describe the way in which individual houses create a Gulf Coast neighborhood street and illustrations of different types of street including small scale neighborhood streets, larger scale streets, and commercial streets. It then provides a description of the various Gulf Coast neighborhoods and relates them to the Transect Zones in Smart Code which served as the basis of the conceptual plans that developed in the Forum. Each Zone has an appropriate range of building types and street cross sections. And finally, building types will need to respond to FEMA regulations that control the minimum floor elevation of buildings. In

addition to determining the range of appropriate house types, this will require particular care in placing the house on the site and designing the elements such as stairs, porches, and other elements that relate the house to the street.

The Architectural Patterns section presents guidelines for building or renovating a traditional Gulf Coast house within a specific architectural vocabulary. Four primary architectural traditions found throughout the Gulf Coast neighborhoods are illustrated with key details, materials and shapes to help owners determine the appropriate design elements for their house.

The Landscape Patterns section illustrates specific examples of fencing, walls, paving, and driveway types found in Gulf Coast neighborhoods.

An Appendix, listing materials resources and reference materials as well as a glossary, is also included.



Neighborhood Patterns



Architectural Patterns



Landscape Patterns

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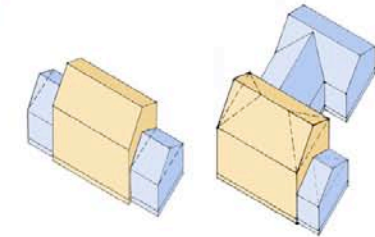
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#### NARRATIVE:



A Gulf Coast neighborhood pattern



Designing and renovating a Gulf Coast house

## How To Use the Gulf Coast Pattern Book

### STEP 1: Identify Neighborhood Type and Character

The Neighborhood Patterns section provides an overview of the unique characteristics of each type of traditional neighborhood street and keys them to the tract zone which identifies the range of appropriate building types, as well as architectural character. This introduction can direct you to the neighborhoods that have characteristics that interest you.

### STEP 2: Identify Lot Type and Appropriate House 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 for the site and establish the minimum required floor elevation above grade level for your flood zone. The chart on page 11 illustrates appropriate building types for various minimum floor elevations, and select one of the types.

For ways of placing your house on a lot, refer to the typical house lot drawing

which is shown for each type of house and building in the Neighborhood Patterns section. The diagram describes the typical "zones" of a house lot, such as front yard, front facade, side yard, and private zone, all of which vary depending on the era. The accompanying text describes appropriate placement of the house on the lot.

Also review the Garages & Other Auxiliary Structures section (C-26 and C-27) which explains how to locate your garage and ancillary structures on your lot.

### STEP 3: Identify appropriate architectural character of your house

text

### STEP 4: Review the Architectural Style Sections

Six architectural styles found in Gulf Coast are documented in the Pattern Book: Classical Revival, Colonial Revival, European Romantic, Arts & Crafts, Victorian, and Coastal Cottage.

torism, and Coastal Cottage.

#### HISTORY & CHARACTER

The first page of every architectural style section begins with a brief description of the style and its history. Photos of relevant examples of the style in Gulf Coast have been documented and are shown along with the essential qualities of each style. A partial elevation drawing and measured cross section relay the critical vertical dimensions and elements of the facade.

#### MASSING & COMPOSITION

This page describes the basic massing types or shapes of houses found in the Gulf Coast precedents for each architectural style. 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 you are designing. The roof types are part of this overall massing description.

#### 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 section.

#### PORCHES & CHIMNEYS

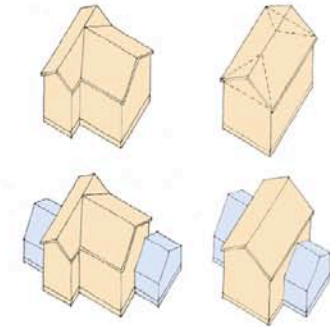
Porches are essential elements of the character of many Gulf Coast neighborhoods. The location and design elements of porches are covered on this page. The massing of the front porch is specific to each house type and distinct within a particular style.

Chimneys are a key element in the composition of the elevation for some of the styles. Massing and details such as chimney caps are outlined on this page.

#### MATERIALS & APPLICATIONS



Character sketch of a Gulf Coast Coastal house



Massing and composition diagrams

This page of each style section in the Architectural Patterns includes a list of acceptable materials and their application. Also included on this page are hand-drawn elevation "possibilities" composed using elements described in the Pattern Book to illustrate the end result achieved if one follows the guidelines of the Pattern Book.

#### GALLERY OF EXAMPLES

This last page of each style section contains both a collection of photos of Gulf Coast houses in that style as well as detail photos of porches, doors and windows.

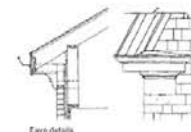
### STEP 6: Review the Material Manufacturers List in the Appendix

Please review the list of material manufacturers for items such as doors, windows, columns, and moldings. Keyed to the appropriate architectural style, the list can serve as a reference or resource when

searching for the appropriate building supplies from local sources.

### STEP 7: Review the Resources List in the Appendix

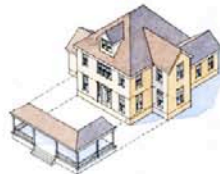
For those who are interested in learning more about Gulf Coast's residential architecture, architectural styles in general, Gulf Coast's history, or available resources from the City of Gulf Coast, this list provides a handy reference.



Eave details



Assembling the elements of a Gulf Coast house



Style examples



Identifying or selecting a porch



Identifying or selecting a window



Material options example



# NEIGHBORHOOD PATTERNS



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caption

The Gulf Coast is comprised of a remarkable collection of distinct and unique places each with its own identity, inherited traditions and sense of place. Many factors combine to create this regional character including the rich mix of cultures, the sub-tropical environment, the traditions of farming and fishing as well as the migration of people the world over into and out of the region over time. From the early settlement influences of the French, Spanish and English, this mix of cultural traditions created a region with especially strong identities evident in the food, music, literature, architecture, and dialect. This evolving identity is expressed in the character of the region's communities and architecture found in the most rural hamlets as well as the towns and the cities.

Within this diverse range of settlements, there are common elements that have emerged over time to create this fabric of Gulf Coast neighborhoods and places.

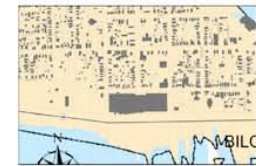
To understand the fundamental qualities and nature of the different settlement characters, we refer to the notion of a Transect, the hierarchy of scale and location within the region. Rural landscapes with farmsteads or coastal homesteads, small hamlets and villages, collective settlements around historic trading towns and government centers up to the larger urban centers. These areas are defined in the Smart Code, a tool used to guide planning and development policies based on the quality and character of the type of place. When rebuilding in your own neighborhood, it is helpful to understand the underlying patterns, the way houses and buildings are located on property, the size and character of streets, the preservation of agricultural or coastal land, the landscape and the architecture.



Plan of Waveland, MS



Plan of Bay St Louis, MS



Plan of Biloxi, MS



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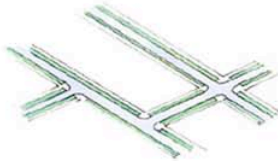
**Settlement Character**

Neighborhoods and buildings have very different character traits that create the distinct sense of place. The SmartCode has defined a series of zones that include the most rural - T1 to T2 - to typical neighborhoods in towns and villages - T3 to T4, and urban centers that have more of a mix of uses with a variety of building sizes and densities. These zones include traditional Main streets and areas with special uses - TS and SD.

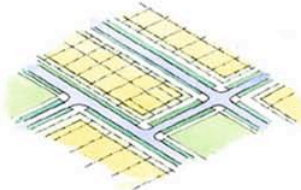
## Neighborhood Patterns



**Neighborhoods in the City**  
Norfolk's wonderful neighborhoods—from the nineteenth-century neighborhoods of Ghent and Freemason to the post-war neighborhoods of Norview and Azalea Acres—provide a wide variety of architectural styles, house types and sizes. Yet despite the differences, these neighborhoods share a fundamental physical structure.



**Streets & Blocks**  
The physical structure of a neighborhood is defined by its network of public streets, (occasionally with alleys), residential development blocks and park spaces. The street pattern can vary from a small-scale grid of streets focused on a park green to curving streets to a series of cul-de-sacs depending on the neighborhood's era of development.



**Building Setbacks**  
Each residential development block (yellow) is divided into individual house lots with a typical front yard zone (light green) which is the "public face" of the house. These lots can vary in size and can accommodate single or multi-family lots. The "building setback" is the distance from the front property line to the face of the house. Neighborhoods usually have a common setback for the houses that varies depending on the era of the neighborhood.



**Houses on Lots**  
Houses are built along a relatively consistent front yard setback line. Setbacks vary slightly to provide visual relief and to allow for porches, existing trees and other landscape elements to remain. First floors and porches tend to sit two to three feet above finished grade. Ancillary structures, such as garages and sheds, are attached to the house or are located at the rear of the lot.



### Public Street Landscape

Public street landscape, such as grass verges (lawns) and street trees, provide both a visual edge as well as a buffer between the street and the front lawn. In the older neighborhoods, the trees have grown quite large and beautiful creating a canopy of green as one walks down the street. In many post-war neighborhoods, smaller-scale crape myrtle trees are typical street trees.



### Private Front Yard Landscape

The individual personality of the homeowner is displayed through the varying treatment that front and back yards receive. Landscaping patterns can range from the formal to the informal, and brick edging, brick walks and well-tended bridges are as common as naturalistic gardens of low groundcover, medium height shrubs and indigenous ornamental trees.



### Neighborhood Character

Each neighborhood derives its unique character from the composition and juxtaposition of these individual elements—streets, blocks, houses, parks, and public and private landscape elements—which together form the residential fabric of Norfolk.



### The Individual House

The last component of a neighborhood is the individual house. The house provides the greatest opportunity for variety through the use of architectural styles, massing forms, color palette and the varied possibilities of landscaping selections.



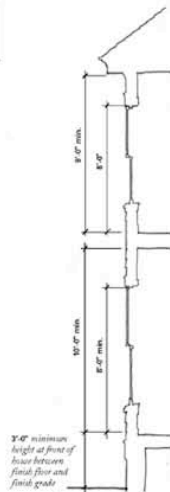
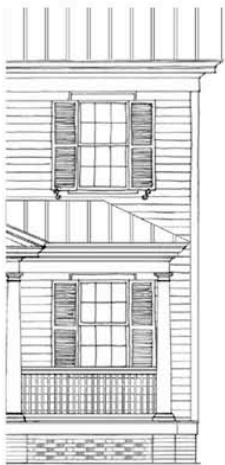


**Essential Elements of the Gulf Coast Classical Style**

- Simple volumes with one-story side wings and porches added to make more complex shapes
- Symmetrical composition of doors and windows
- Simplified versions of Classical details and columns, often with robust and exotic Classical orders such as Ionic and Corinthian used in the porch element
- Multi-pane windows that are more broad in proportion, usually with 6 over 6 or 9 over 9 pane patterns



GULF COAST CLASSICAL



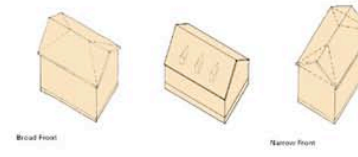
The Gulf Coast Classical style is based on Federal and Greek Revival houses from the mid-nineteenth century. The region has significant examples of houses from this period. The dominant Federal style was practiced by notable architects such as Robert Mills and Benjamin Latrobe, however many houses from this period were constructed using Pattern Books such as Asher Benjamin's *American Builder's Companion*.

These houses typically develop as simple, additive massing types with a dominant center pavilion, or principal structure, which can be one or two stories, and additive side wings, rear wings and pavilions. Palladian compositions became a principle organizing and proportioning reference for many houses from this period. Classical detailing and proportions were simplified and applied to common massing types found on the Gulf Coast.

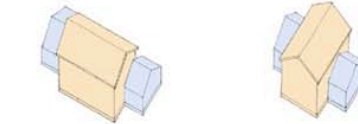


Massing & Composition

MASSING DIAGRAMS



MASSING COMBINATIONS



FACADE COMPOSITION DIAGRAMS



Massing

BROAD FRONT

Hipped-roof or side-gable rectangular volume with roof pitches ranging from 5 to 7 in 12. Five- and three-bay compositions are common. Full front porches and one-story side wings are common to this massing type, often placed symmetrically on the front facade. One-story side wings often occur. Although porches are most often one-third or one-fifth the length of the main body, they may also be three-fifths or the entire length of the front facade.

NARROW FRONT

Hipped-roof or front gable box with roof pitches ranging from 5 to 7 in 12. Five- and three-bay compositions are common. Full front porches and one-story side wings are common to this massing type. The Gulf coast Classical Revival facade composition is characterized by a symmetrical and balanced placement of doors and windows. Entrance doors are typically located in the center of the composition.

Typical windows occur singly and align vertically from floor to floor.

Combinations

Complex forms and larger living spaces may be created by combining side and/or rear wings with the main body. Gabled or hipped dormers may be added to introduce light into half-story and attic spaces. The architectural character of the attached parts should match that of the main body.

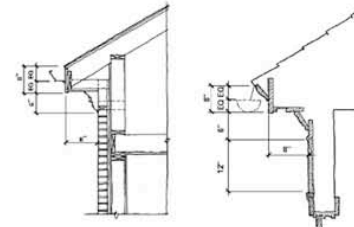
Wall Section & Eave Details

The first floor of the Main Body is typically set 2 to 3 feet above the finished grade. The floor-to-ceiling height on the first floor is typically 10 feet. For two-story houses, the second-story floor-to-ceiling height is 9 feet minimum.

The Gulf coast Classical Revival style is characterized by the vertical proportion of the window and door elements and well-detailed Classical eaves and cornices. The frieze below the soffit is typically small with profiled moldings and dentils.

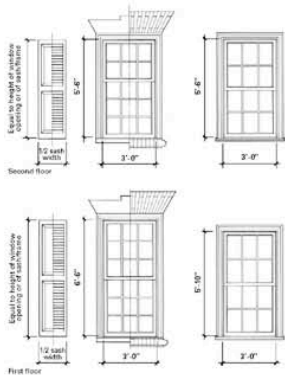


TYPICAL EAVE DETAILS

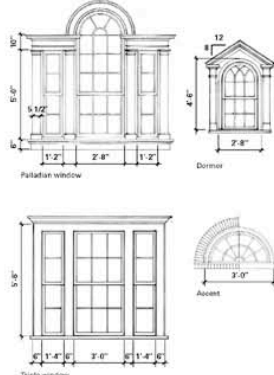


## Windows & Doors

### STANDARD WINDOWS



### SPECIAL WINDOWS



### Standard Windows

Windows are typically vertical in proportion. Two basic window main patterns are 9 over 9 or 6 over 6 on the first floor, 9 over 9, 6 over 9 or 6 over 6 on the second floor, double hung with wide trim. Stone or brick jack arch lintels are typical.

### Special Windows

Special windows include Palladian arched accent windows in gabled ends, dormers with gable or hipped roof, and the triple window with broad center sash, a hallmark of the Gulf coast Classical Revival style house.

### Shutters

Shutters should be sized and mounted to appear operable. Shutter styles can either be panel or louvered.

### Doors

Doors include 6- and 8-panel patterns, typically with sidelights and transom surrounds.

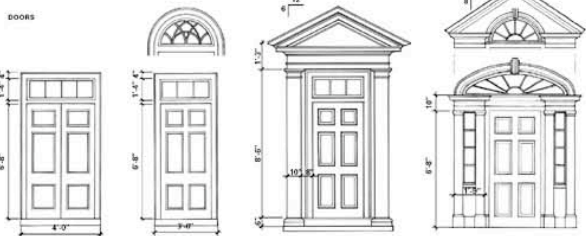
### Trim

Windows and doors typically have 4-inch-wide profiled trim.

### TYPICAL WINDOW DETAILS



### DOORS



## Porches

### Porches & Eaves

Porches can be one or two stories tall with either flat, shed, gabled, or hipped roofs. Shed or hipped porches have a 2 to 4 in 12 pitch, while classically proportioned temple-front porch roofs have a 5 in 12 roof pitch.

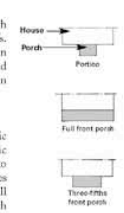
### Columns & Railings

Columns include 10-inch diameter Doric columns, and 12-inch diameter Ionic columns. Single-story porches have 9- to 10-foot-tall columns, 8- to 9-foot-tall columns on the second story and 12-inch diameter 9- to 10-foot-tall columns on the first floor. Porch column bays should be more narrow than wide. Balusters have a square or turned cross section, and should be spaced no more than 4 inches on center.

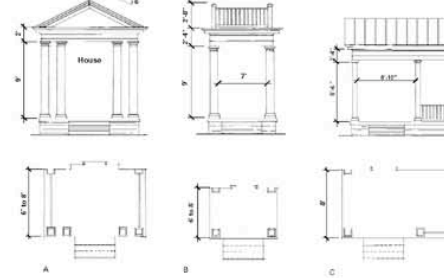
### Porch Location & Massing

Entry porches and three-bay front porches are encouraged on Gulf coast Classical Revival houses. Porches are generally centered in the facade composition of this style. Minimum porch depth is 8 feet. For wood deck porches, the gaps between brick piers have lattice infill panels. Solid porches should be faced in brick, stone or stucco if appropriate.

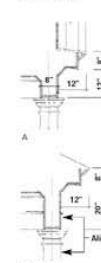
### TYPICAL PORCH LOCATIONS



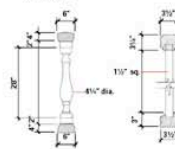
### PORCH TYPES



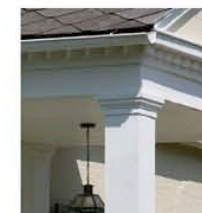
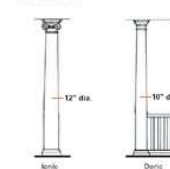
### EAVE SECTIONS



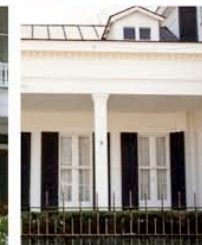
### RAIL DETAILS



### COLUMN TYPES

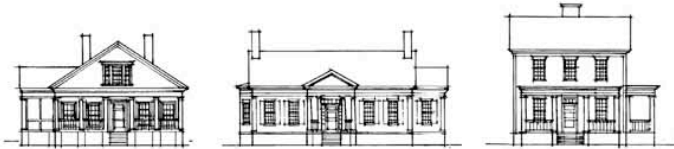


Partial elevation





## Materials & Applications



### Roofing

- Slate (including manufactured slate products), laminated asphalt or composition shingles with a slate pattern, flat clay tile, or painted metal standing seams or 5-V crimp panels



### Soffits

- Smooth finish composition board, tongue-and-groove wood boards, or fiber-cement panels



### Gutters & Downspouts

- Half-round or ogee profile gutters with round or rectangular downspouts in copper, painted or prefinished metal



### Cladding

- Sand-molded or smooth finish brick in Common, English or Flemish bond patterns
- Smooth finish wood or fiber-cement lap siding, 6 to 8 inches wide
- Light sand-finish stucco

### Foundations & Chimneys

- Brick, stucco or stone veneer

### Columns

- Architecturally correct Classical proportions and details in wood, fiberglass, cast stone, or composite material



### Railings

- Milled wood top and bottom rails with square or turned balusters; square balusters in Chippendale patterns
- Wrought iron or solid bar stock decorative metal



### Porch Ceilings

- Plaster, tongue-and-groove wood or composite boards, or beaded-profile plywood

### Windows

- Painted wood or solid cellular PVC, or clad wood or vinyl with brick veneer only; true divided light or simulated divided light (SDL) sash with traditional exterior muntin profile (¾ inch wide)



### Trim

- Wood, composite, cellular PVC or polyurethane millwork; stucco, stone or cast stone



### Doors

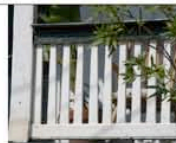
- Wood, fiberglass or steel with traditional stile and rail proportions and raised panel profiles, painted or stained

### Shutters

- Wood or composite, sized to match window sash and trouted with hardware to appear operable

### Front Yard Fences

- Wood picket or wood, wrought iron or solid bar stock metal picket with brick or stucco finish masonry piers

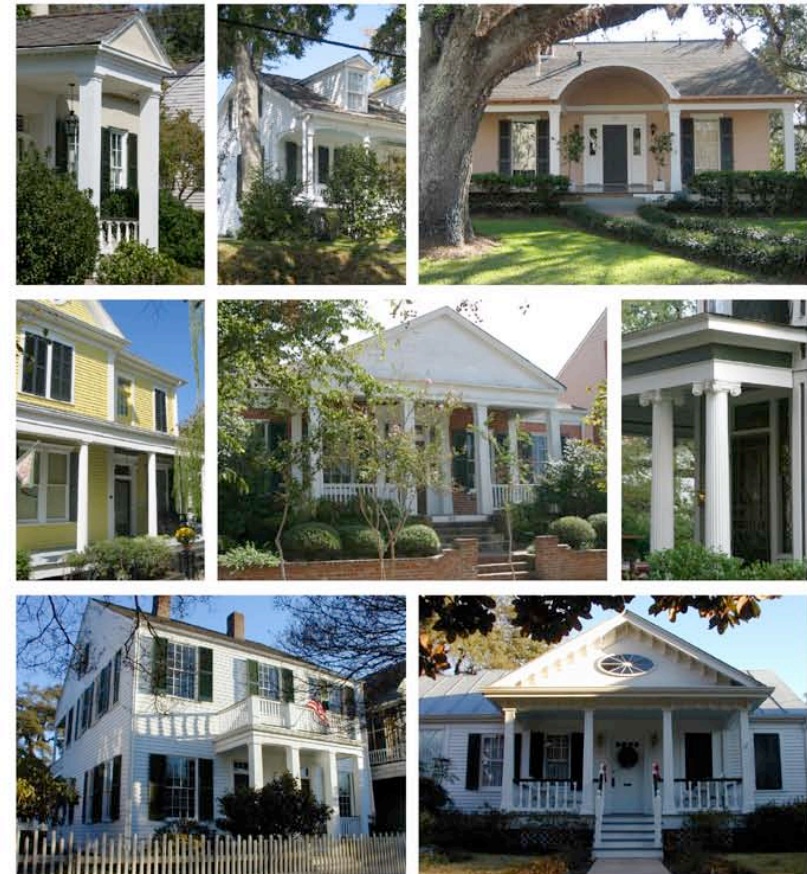


### Lighting

- Porch pendant or wall-mounted carriage lantern



## Gallery of Examples





**Essential Elements of the Gulf Coast Arts & Crafts Style**

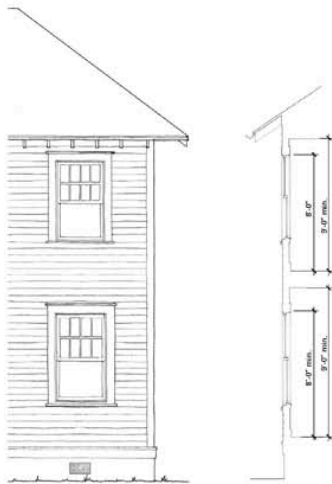
- Shallow pitched roof with deep overhangs
- Deep, broad porch elements with expressive structural components
- Expressive structural elements such as rafters, brackets and columns
- A mixture of materials such as brick, shingles and siding
- Asymmetrical window and door compositions



GULF COAST ARTS & CRAFTS

Gulf Coast Arts & Crafts houses emerged from the traditions of craftsman design found throughout the country. During the early twentieth century, many local builders picked up elements of the style from house plan publications and mail order houses. The Arts & Crafts movement espoused a simple decorative expression of structural elements and built-in furniture that builders found suitable for estate and cottage homes. While the region is home to many small craftsman cottages, it also features a variety of larger estate houses designed and built during this period.

The Gulf coast Arts & Crafts style is characterized by broad, open porches; roofs with deep overhangs and exposed rafter tails or decorative brackets; asymmetric compositions; grouped windows with a variety of upper muntin patterns; expressive trim; rafters; and porches with brackets. One unique trait of many of the Arts & Crafts houses in this region

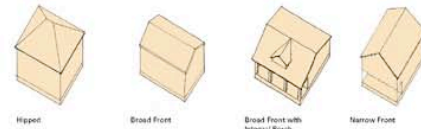


Partial elevation and wall section

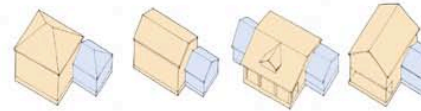


Massing & Composition

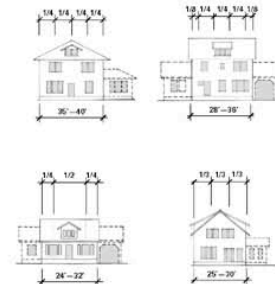
MASSING DIAGRAMS



MASSING COMBINATIONS



FACADE COMPOSITION DIAGRAMS



Massing

HIPPED

Rectangular or square volume with a 6 in 12 to 8 in 12 roof pitch; the ridge line, if any, runs parallel with the front of the house. Front gabled and/or shed roofed porches with a 3 in 12 to 5 in 12 pitch are placed symmetrically or asymmetrically on the front facade or as full-facade elements. Porches are typically one story and may wrap one or both corners.

BROAD FRONT

Rectangular volume with a 6 in 12 to 8 in 12 roof pitch. Asymmetrically placed gabled and/or shed roofed porches are common. Porches are typically one story.

BROAD FRONT WITH INTEGRAL PORCH

Rectangular one-and-one-half-story volume with a 6 in 12 to 8 in 12 roof pitch. The integral porch is set under occupiable interior space, made possible by a

corner and high knee wall on the second floor. Integral front porches range from hilt to the full length of the front facade. Symmetrically placed gabled or shed dormers have a 3 in 12 roof pitch.

NARROW FRONT

Rectangular volume with a 6 in 12 to 8 in 12 roof pitch and gable facing the street. Symmetrically or asymmetrically placed front and/or shed roofed porches are common and either one- or two-story. An inset one-story porch may also run the full width of the house.

Massing Combinations

Complex forms and larger living spaces may be created by combining side and/or rear wings with the main body. Gabled or shed dormers may be added to introduce light into half-story and attic spaces. The architectural character of the attached parts should match that of the main body.

Facade Composition

Arts & Crafts facade composition is characterized by an asymmetrical yet balanced placement of doors and windows. Typically, windows occur in pairs and multiples, or as sidelights for oversized ground floor windows. Entrance doors are most often under porches and off-center.

Eaves

Deep eaves are a dominant characteristic of the Arts & Crafts style. There are two types of eaves in the style:

- Boxed eave with flat soffit and shallow profile brackets 6 inches wide and 24 inches on center
  - Exposed 2 x 8-inch shaped rafter tail, 16 to 24 inches on center, the most common eave. Often hipped, gables feature a vergeboard
- Eave profiles have an 8- to 12-inch freeze board either touching or no more

than 8 inches above the window head trim. The houses may have a Victorian-era character achieved by using Classical-order columns on the porch and broad, flat, boxed eaves with shallow brackets on the house and porch.

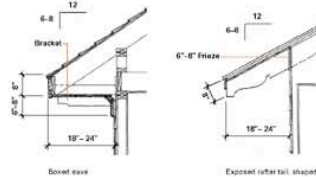
Wall

The first floor of the Arts & Crafts house is typically set three feet above the finished grade. For one-story houses, the minimum floor-to-ceiling height is 9 feet. For two-story houses, the minimum floor-to-ceiling height is 9 feet for the first floor and 8 feet for the second floor.

Window head heights should be 7 feet to 8 feet above the floor for first floor windows, and 7 feet for second floor windows.

These houses have 8- to 10-inch-wide skirt boards. Foundation vents are centered under windows when used.

TYPICAL EAVE DETAILS





**Essential Elements of the Gulf Coast Victorian Style**

- Steeply pitched gable roofs
- Cut wood ornament, often with natural forms such as leaves and vines
- Wood clapboard siding
- Vertically proportioned windows and doors



GULF COAST VICTORIAN

The Victorian style builds on the Carpenter Gothic cottages abundant in early rail-served coastal resorts. Pattern Books published by Andrew Jackson Downing and others were the source for many of these early house designs. These books made it easier for the builders of early resorts, country estates and even modest dwellings to adopt the style. Although exotic Victorian houses incorporating Eastlake, Queen Anne and Italianate details grew in popularity, folk-based Victorian houses flourished in this region.

The Gulf Coast Victorian style is based on the simple, elegant forms adapted to small houses. The massing forms are simple, while ornament is typically restrained and limited to the porch and the building's cornice.

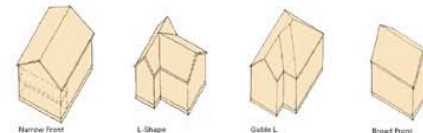


Partial elevation and wall section

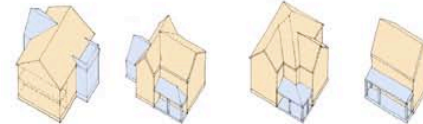


Massing & Composition

MASSING DIAGRAMS



MASSING COMBINATIONS



PORTICO AND PORCH ELEVATIONS



Massing

NARROW FRONT

Rectangular volume with a roof pitch ranging from 8 to 12 in 12 for the main body. Porches are typically added on the front as either full front porches or as a portico over the front door.

L-SHAPE

These houses have a narrow, gable-end wing with a 9 in 12 gable facing the street. The width of the gable facing the street is typically two-fifths that of the main body. This massing typically accommodates a one-story continuous porch with a shed or hipped roof.

GABLE L

Square volume with hipped roof from which a front-facing gabled wing extends. Roof pitches range from 8 in 12 to 12 in 12. Front porches extend the full width of the front facade or occasionally are a single-bay, hipped porch at the main body.

BROAD FRONT

Side-gable rectangular volume with roof pitches ranging from 8 in 12 to 10 in 12. One-story shed porches are often placed symmetrically on the front facade. One-story side wings often occur. This massing typically accommodates a one-story continuous porch with a shed or hipped roof.

Combinations

Complex forms and larger living spaces may be created by combining side wings and/or rear wings with the main body. Gabled or arched dormers may be added to introduce light into half-story and attic spaces. The architectural character of the attached parts should match that of the main body.

Facade Composition

Victorian facade composition is characterized by a symmetrical and balanced placement of doors and windows.

Individual double-hung windows are the most common type. Front doors are generally located in the corner of narrow houses and at the center of wide houses. Paired or bay windows are often used in the forward gable of the gable L massing types. Bay windows may be one or two stories tall.

Roof

The roof pitch on most Victorian houses varies from 8 to 14 in 12. Slate, shingles and metal are appropriate roofing materials.

Eaves

Two eave types define the Gulf coast Victorian, one is more formal than the other:

- Boxed eaves, with frieze, are the more formal option, with or without brackets that are either horizontal or vertical in proportion. Eaves have a 12- to 16-inch frieze board either touching or at least 8 inches above the

wood head trim. Eave returns should have metal flashing back to the wall at a maximum slope of 2 in 12.

- Boxed eave with sloped soffit, often hipped, at gables. The rake features an overhang with simple decorative vergeboard.

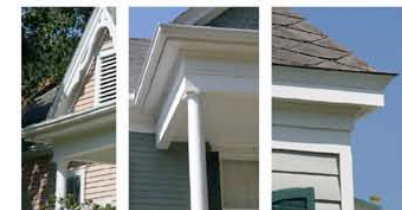
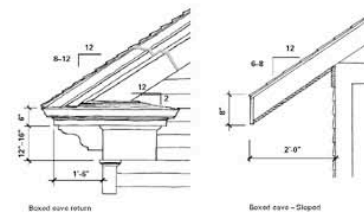
Wall Section & Eave Details

The first floor of the Victorian house is typically set three feet above the finished grade. For one-story houses, the floor-to-ceiling height should be 9 to 10 feet. For two-story houses, the minimum floor-to-ceiling height is 9 feet for the first floor and 8 feet for the second floor.

Window head heights should be 8 feet above the floor for first floor windows and 7 feet for second floor windows.

These houses have 8-inch-wide skirt boards. Foundation vents are centered under windows when used.

TYPICAL EAVE DETAILS





**Essential Elements of the Coastal style**

- Deep one and two story porches
- High ceiling with vertically proportioned column bays and wall openings
- French doors and full length windows on the ground floor with tall shutters
- First floors raised above the ground



GULF COAST COASTAL

The Coastal Style found throughout this region was influenced by French speaking people who first migrated to Nova Scotia, but later resettled along the Gulf Coast. They brought with them the rich culture of France, which has continued with their descendants. While New Orleans, Biloxi and other Gulf Coast towns have a strong French flavor, theirs is by no means the only culture to contribute to the Coastal style; it is also a mix of English and Spanish colonial architecture. Much of the "look" also reflects a Caribbean influence. This collage of influences has created one of the most appealing styles that is a direct response to the climatic and environmental conditions of the region. Deep porches evolved as an integral part of the principal house massing beneath largely hipped roof forms. While Coastal houses have many different massing types, the detailing is largely Classical with Victorian variations.

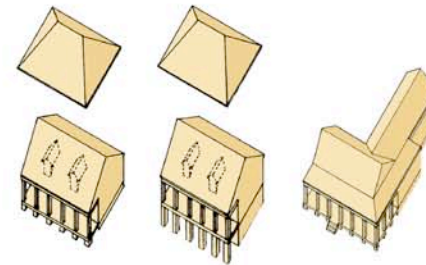


Partial elevation and wall section

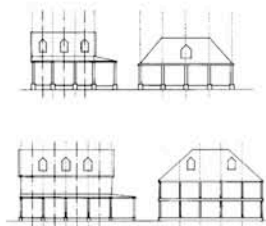


Massing & Composition

MASSING DIAGRAMS



FACADE COMPOSITION DIAGRAMS



**Massing**

**RECTANGULAR WITH CUT-OUT**

Broad, side-gable rectangular volume with roof pitches ranging from 9 to 12 in 12. Dormers are typically placed in alignment with the openings of the first story. These types include one and two story structures. Porches can wrap around one or more sides of the house.

**PYRAMIDAL**

These houses are often almost square in form for the principal structure and can be raised up to 6 feet or developed as a two-story mass. Gable end additions and porches are then added to create variety and interesting variations.

**NESTED GABLES**

An L-shape massing which incorporates a one-story enclosed gable entry projecting from the one-and-one-half-story front gable. The roof pitch aligns with one side of the one-and-one-half-story, front-facing gable. Usually located on either side of the larger gable, its width ranges from one-third to one-half of the width of the front-facing gable. One-

story wings are common.

**Combinations**

Larger living spaces may be created by adding side wings to the main body. Gable dormers can be added to introduce light into an attic or half-story space. The architectural character of elements such as side wings, rear wings and ancillary structures should be consistent with the architectural character of the main body.

**Facade Composition**

Coastal Cottage facade composition is characterized by a simple and balanced placement of windows and doors. Paired windows are frequently used and often stand alone. Second-story windows located in a gable are usually centered above first floor windows. They can be the same size as the first floor windows but often

a smaller special window shape is used. For the side-gable form, entry doors are often located towards the center of the facade. The L-shaped and nested gable forms push the entry door to one side of the front gable.

**Roof**

The roof pitch on Gulf coast Coastal Cottage houses varies from 10 in 12 to 12 in 12. For gable L and nested gable forms, the pitch on street-facing gables are 10 to 16 in 12.

**Eaves**

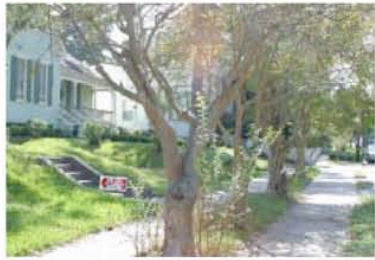
Coastal Cottage overhangs tend to be shallow. Most have a very simple profile which consists of a 6-inch fascia board and a 3-inch decorative crown molding. Often the overhang of the crown mold is cleanly cut vertically to allow for the attachment of a gutter.

**Wall**

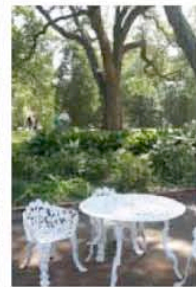
The first floor is typically set 12 to 18 inches above finished grade. The floor-to-ceiling height on the ground floor is typically 8 feet. Walls are typically framed with 8-inch lap siding or 8-inch saw-cut smooth shingle. Brick is sometimes used as cladding.

TYPICAL EAVE DETAIL





## LANDSCAPE PATTERNS



Gulf Coast neighborhoods have a marvelous mix of flowering trees, shade trees, perennials, hedges, ornamental grasses, ground covers, and paving materials that create a distinct sense of place and character. Neighborhoods of different densities have a broad range of street types, building setbacks and lot sizes, environmental location and public planting areas so the feel and character of each neighborhood is distinct. This section of the Pattern Book is intended to provide guidance for homeowners regarding the private landscape elements found on individual lots within these varying neighborhood locations from the more rural to the most urban.

The landscape elements that constitute the front yards are the primary focus for this section. These elements include steps, walls, piers, sidewalk and driveway materials, fencing, lighting and accessories as well as "softscape" materials such as plantings and hedges. This is where the landscaping of the individual house contributes to the overall character of the street and neighborhood.

Houses located in the most rural zones create more individual compounds often set deep into the lot. The pattern is often more informal. Historic patterns along the traditional traces and roads often created more formal sequences into the private yard with tree lined streets and picturesque planting within gracious yards. These were typical in the early mansions along the coast as well. The late nineteenth-century neighborhoods that comprise much of the fabric in places like Biloxi often have a marvelous diversity and mix of large lots and small lots in a broad assortment of patterns. As the frontage along streets filled in over time, the houses typically had shallower front yards that were well planted, sometimes overflowing to the sidewalk or edged with a low wall between the public sidewalk and the foundation planting of the house. Resort settlements like Waveland, had more informal patterns less defined by tree lines or house fronts.

## Landscape Elements

### Front Yards

The majority of Gulf Coast front yards are composed of a few key elements ranging from canopy and ornamental trees, foundation plantings (including ornamental trees and shrubs), beds of flowering perennials and annuals, groundcover, expanses of grass lawns, and "hardscape" materials such as sidewalks, steps, low walls, fences, and driveways.

Due to the shallow depth of the front yards in the more urban neighborhoods (T4), canopy trees in the lawn are not typical. However, extensive foundation planting and plots of green lawn edged with flower beds, brick or stone are common, as is the use of fencing, typically cast iron with or without brick piers. The distinct boundary between public and private—whether through a material change or vertical element such as a short wall, fence or hedge is typical here.

The deeper front yards of the early resort neighborhoods allow the green lawn to become the base for a variety of planting beds, hedges, shrubs, and a mix of canopy and ornamental trees that frame the view of the house. The use of planting beds—whether groundcover, flowers, or low shrubbery—define the lawn as a "room." Houses of this era are typically raised and may have large porches and stairs providing another transition area as one approaches the entrance.

### Foundation Planting

Foundation planting varies from low, manicured evergreens to brightly colored flowering bushes, to groundcover. All "ground" the house to the front yard.

### Sidewalk Edging

Sidewalk edge planting, which varies from ornamental grasses, to colorful perennials and textured groundcovers, enhances the entrance and guides visitors to many Gulf coast houses, regardless of the era.

### Hedges

Hedges are found throughout Gulf Coast, and have been used historically as a transition between the public realm of the sidewalk and the front lawn of the private lot as well as a definer between house lots.

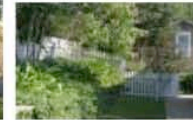
Other definers of individual lots include any plant material such as ornamental grasses, low shrubbery, and even groundcover that is visually high enough to define the room of the front yard.



T3 and T4 neighborhood front yards



T3 and T4 neighborhood front yards



Foundation plantings in early twentieth-century neighborhoods (T3)



Gardens in the shallow yards of many in-town neighborhoods



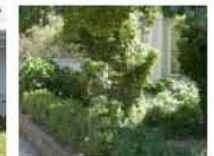
A variety of sidewalk edging defines the entrance to the house



Hedges and gates define the front yard



Turn-of-the-century front yard



A variety of plantings define individual front yards

## Coding Team

