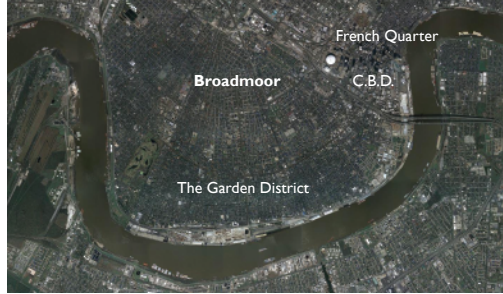


# BUILDING ENVELOPE GUIDELINES



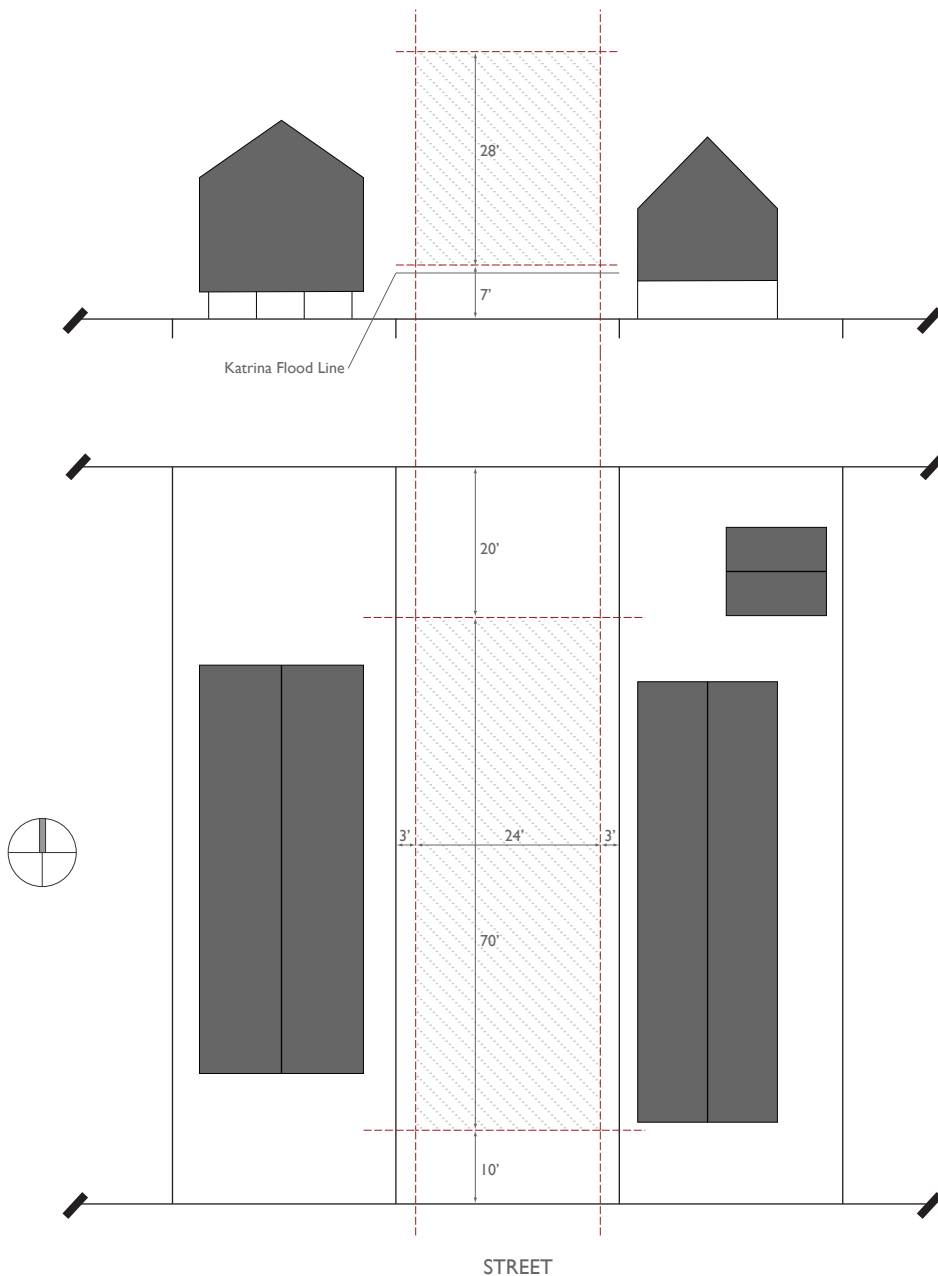
New Orleans



The Broadmoor Neighborhood



Typical Broadmoor Neighborhood Blocks



## Diagram Not to Scale

Design house for a typical mid-block, 30' x 100' lot running in the north/south direction.

- Front Yard Setback: 10'
- Side Setbacks: 3'
- Back Yard Setback: 20'
- Maximum Building Height: 35'

Elevation: 7' above ground

# BROADMOOR ARCHITECTURE and ELEVATED LIVING

Broadmoor's dense urban fabric consists of mainly single-family and two-family houses, along with a few larger multi-family housing structures. The neighborhood was largely constructed in the early 20th century, and the diversity of styles -- from Craftsman to Mission Revival -- reflects the eclecticism common to that era. A large number of the homes in the neighborhood are historic, and feature finely wrought architectural details in a multitude of styles and materials. Two housing typologies common to the neighborhood are particularly noteworthy. One is the famed New Orleans shotgun house and its many variants, including the double-shotgun and the camelback. The other is the raised basement house. Seen throughout the neighborhood, these homes feature prominent stairs sweeping up from ground level to elevated living spaces. Indeed, a full quarter of the houses in the neighborhood, pre-Katrina, were raised basement houses; they constituted perhaps the finest collection of this typology to be found in all of New Orleans.

As residents rebuild their homes in the wake of Katrina, they are raising their houses a minimum of three feet above street level in order to comply with FEMA guidelines, while many are raising their homes even higher because of floodwaters that crested at six feet in Broadmoor. Thus, the USGBC competition brief asks entrants to consider housing for the elderly and the less able in a place where elevated living is a precondition for inhabitation; the requirement to elevate living spaces seven feet above ground demands attention be paid to the relationship of the house to the ground and to the street, as well as the place of a new home within the fine-grained urban context of the Broadmoor neighborhood.



Vacant Lots and Empty Buildings

