



TERRYTOWN NEIGHBORHOOD REVITALIZATION STUDY DESIGN GUIDELINES



November 2019



Architectural Design Guidelines

1. WHAT ARE DESIGN GUIDELINES?

The following section outlines the principles and features typical of mid-century modern design as seen in Terrytown's original model homes. These features and their design intent are outlined below; where appropriate, we have included suggestions regarding how the features can be celebrated and continued in renovated, expanded, and newly built structures. The intent of this section is to ensure that the Mid-Century Modern architectural style remains the backbone of Terrytown's visual character, even as the expanded neighborhood now includes a variety of architectural styles and types.

Residential Design Guidelines articulate the existing, historic character of the built environment and are intended to promote design that will protect neighborhood character and property values while enhancing the visual quality of the neighborhood. Guidelines provide a simple overview of design principles relevant to the era of architectural significance in Terrytown, the 1960s-1970s. The hope is that residents utilize the guidelines to inform decisions related to additions, renovations, and new residential buildings in Terrytown, ultimately aiming to maintain a cohesive neighborhood identity, preserving houses as historic resources.

Guidelines encourage both renovations and newly built houses to provide architectural features that enhance the neighborhood's character, choose building materials that provide visual interest and texture to a building, and ensure that the character-defining features of an historic building are maintained.

Residential projects in Terrytown should comply with the design principles as outlined in the guidelines. However, there may be other design solutions not shown in the guidelines that will also result in a successful project.



MID-CENTURY MODERN RESIDENTIAL DESIGN

Mid-century modern homes typically feature clean lines and simple construction techniques. These features should be preserved and maintained in both renovation projects and new-built structures that are designed in the mid-century modern style.

2. SITE

Existing context:

- Terrytown's curved streets create a variety of lot sizes, but typical lots measure 60' x 110'
- While some homes in Terrytown are raised, the vast majority utilize slab-on-grade construction
- Homes are typically placed at the required 20' setback, creating a modest front yard while still leaving room for a sizable back yard.
- Driveway parking for single-family homes is standard, with street parking available but more rarely used.

Suggestions for new houses and renovations:

- Houses should relate to the site, leaving ample room for landscaped outdoor areas. Landscape is a design element as visually powerful as the built structure, and should be considered just as carefully.
- The financial efficacy of raising houses is highly dependent on site-specific factors including building condition, subsidence, and more. Raising buildings above grade is required for new houses in some parts of Terrytown, and in our flood-prone region is always a good idea when possible. It provides both design opportunities and challenges to integrate the raised house into the landscape around it so the house continues to relate to the surrounding context.
- Outdoor areas covered by roof extensions combined with landscape design can facilitate a close association between indoor and outdoor spaces, virtually extending the living space of the house and promoting an indoor-outdoor lifestyle, typical of the mid-century modern style.
- Consistent design vocabulary for multiple structures on one property should be employed. A unifying element such as material, color, or form should be used for all structures in order to create consistency.
- Unless site conditions preclude, canopies, carports, and covered patios should be attached to and made an integral part of the architectural design of the main structure.
- Driveways should use the least amount of paving possible to reduce the heat-island effect and facilitate water drainage; permeable paving is encouraged.



Landscaped outdoor area



Example of raised home in mid-century modern style

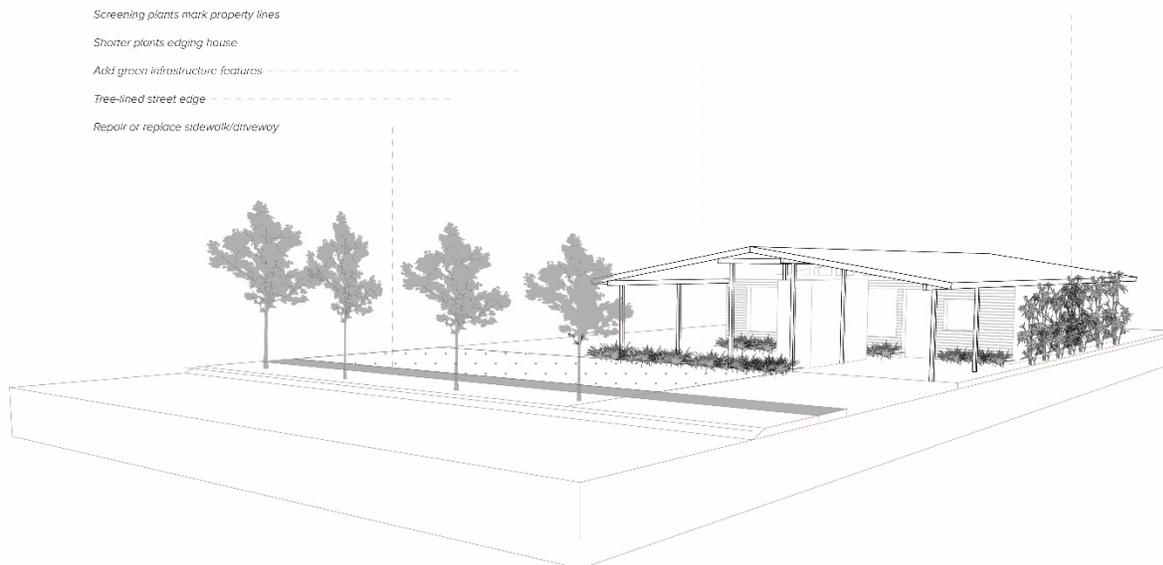
3. LANDSCAPE

Existing context:

- A variety of approaches to landscape can be seen in Terrytown, with typical suburban lawns being most prevalent.
- Aside from recent municipal investments on public land, there are not a lot of landscape interventions aimed at water management.
- Street trees are not as prevalent as in other neighborhoods of this era; however, many areas with significant, mature tree growth exist in pockets, and provide a shaded streetscape.

Suggestions for green infrastructure in new houses and renovations:

- Today we recognize the increased threat of flooding in Terrytown and the region, and this suggests some possible changes in strategy as an update to the original designs for Terrytown homes.
- Rain gardens can help to catch water before it moves into the municipal system, allowing for additional infiltration into the ground and reducing the amount our soil will sink over time.
- Permeable paving, used in place of traditional concrete pathways and driveways can be adapted to suit the mid-century modern aesthetic.
- Any additional landscaping aids in the uptake of water, and in particular the use of native plants that thrive in a wet and humid environment.
- Collection and reuse of water from the house in rain barrels or other storage devices can provide water for irrigation at non-rainy times and prevents additional water from entering the sometimes-overburdened municipal system.



Landscape design can extend beyond the footprint of the structure, helping to integrate the structure into the lot and neighborhood. Sometimes landscape structures such as planter boxes or brick walls are used in similar fashion.

4. MATERIALS

Existing context:

- Asphalt shingles are the predominant roofing material in Terrytown, though wood shakes or slate may also be appropriate
- Common materials used were typically natural and easy to maintain, including wood, stone, and brick.
- Modern industrial products like sheetrock, formica, and aluminum windows allowed for efficient construction, especially across an entire neighborhood of similarly styled homes
- Brick is most often left natural, but glazed brick and painted brick were also popular and are appropriate to the style
- A variety of brick coursework patterns were implemented, especially common running bond and roman brick. Open-air brick patterns were used in landscape walls (allowing visual access)
- Wood was commonly used for siding, trim, columns, and some exposed beams.



a. Brick coursework becomes open air in front of entryway

Suggestions for new houses and renovations:

- Existing brick patterns and cladding types should be maintained and repeated in any new additions
- Wood exposed to the elements is often the first material in a home's lifespan that needs to be repaired or replaced. Ideally, the same or similar materials would be used, but natural materials such as stone and brick can also be considered as replacements for wood, for maintenance and other reasons.
- Changes in materials should have a clear line of demarcation, such as by offset, reveal, or border. This aids in creating the perception of additional visual depth using shadow lines, which themselves can be considered a design element
- To the extent practicable, all façades of buildings visible from the street shall maintain the same standard of design as the front façade. Where impractical, additional landscaping can help to provide visual interest along the side façades of a structure.



b. Modern vertical siding paired with natural materials



c. Exposed wood beams highlight the house's structural system

5. DESIGN ELEMENTS

It is important to preserve the original design principles of a residential building. While it may be necessary or desirable to create an addition to one of Terrytown’s original home plans, efforts should be made to maintain the primary design ideas underlying the original architectural designs to maintain a consistent visual character throughout the neighborhood.

Entry

- Entryways were often highlighted by roof extensions to provide weather protection. Sometimes exterior “accent walls,” using a different material in the entry area were used.
- Solid slab doors, sometimes paired with clerestory or sidelight windows, were used to maintain the “clean lines” and “simple details” of mid-century modern homes.



d. Extended entry accent wall



e. Solid entry door paired with clerestory and sidelight windows

Roof

- New roof lines should match the original roof profile, by extension or offset.
- Low-sloped rooflines were often continued to provide carport space and/or covered outdoor living space.



d. Same roofline pitch is extended to protruded area (front extension)

Depth of Façade

- Mid-century modern homes in Terrytown were often modestly sized and simply detailed. In order to provide additional visual interest, a variety of materials, inset or covered entryways, and offset walls were employed to produce “depth of facade.”
- Overhanging roofs were used to provide additional depth, as well as shade and weather protection for windows and entryways.
- Several materials were often used in concert to help distinguish different parts of the facade, such as the entry area, and to help break up the houses simple shapes into several parts.

The following examples represent successful applications of the facade principles outlined above:



f. Covered entryway and roof overhang



e. Variety of depths and overhangs, inset entryway



h. Variety of materials on single façade



g. Variety of materials to emphasize facade depths

Unsuccessful applications of the facade principles outlined above:



k. Lack of variety in materials creates monolithic appearance



l. Single facade depth with little variation of materials

Windows

- Typically, large and vertically-oriented windows are used in mid-century modern homes. However, in many Terrytown models, including the Royal and the Maisonette, vertical windows were reserved for one or two special locations, such as the entryway or living room, and smaller horizontal windows were used elsewhere.
- Smaller windows were often incorporated into floor-to-ceiling panel systems to help give them a larger presence on the facade and give the relatively squat house shapes a strong vertical element.
- Roof overhangs are used, in part, to shade windows to prevent heat gain while still allowing in light.
- Windows were often combined with doors using entryway “curtainwall” systems, such as in the Royal and Audubon model home styles.
- Clerestory windows are windows above viewing height that often continue to the eave of the roof in order to let light into rooms while maintaining privacy. The technique also frees up the interior use of wall space, particularly within modestly sized homes.



m. Smaller windows incorporated into floor to ceiling material changes



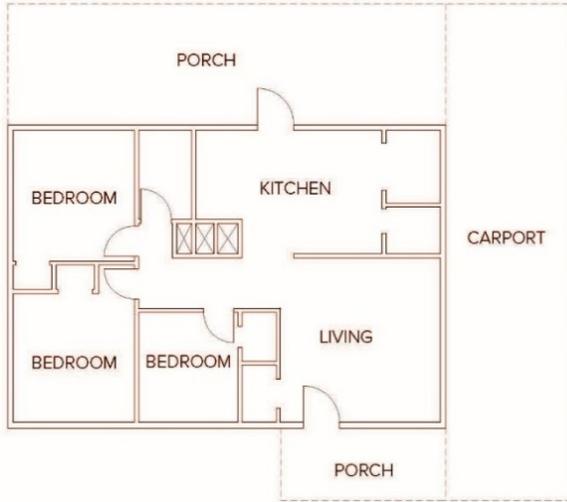
n. Curtainwall system used in floor to ceiling window and door design

6. RECOMMENDATIONS FOR RENOVATIONS AND ADDITIONS

The following renovation schemes suggest modest changes to the plans of typical Terrytown homes. Even in areas where FEMA flood maps and land elevations do not require raised houses, it is always advisable to build above grade when you can. Unless government grants are available, the costs of raising slab-on-grade homes can be cost prohibitive. For homeowners who wish to make small additions to their homes, however, if the additions cost less than 50% of the value of the home, the additions do not need to be raised. As such, proposals for both level and raised additions are provided below.

Generally, carports and patios should not be enclosed, as they embody several of the principals of mid-century modern design. However, some of the original plans in Terrytown included both a carport and patio in the front of the house. In these models, it may be appropriate to enclose one half of the open space, creating more interior square footage while maintaining a connection to covered outdoor space.





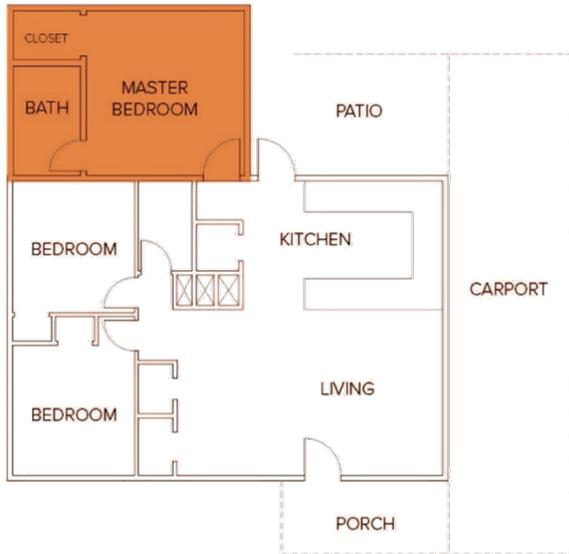
Historic floor plan

Addition Scheme 1

This renovation scheme removes one bedroom from the original 1960's plans in order to create a larger living room, featuring additional storage. The scheme also rearranges kitchen amenities so the kitchen can be opened to the living room for a more social environment, and to create a connection all the way through the common space of the house, from the front door to the back yard. The scheme adds new space in the form of a new master bedroom suite, featuring a large closet and master bath that are commonly desired amenities today.

Addition Scheme 2

This renovation scheme provides the same benefits of the prior scheme, but protect the investment of the addition by raising the newly built area above grade, with crawl-space below.



Addition Scheme 1



Addition Scheme 2



Historic floor plan

Addition Scheme 1

This scheme has been executed in many homes across Terrytown, filling in a front patio or carport in order to create additional interior space. The new room is depicted as a Den, but could be reconfigured as an office or even a bedroom as desired over time. The scheme also rearranges elements of the kitchen to open it up to the Den and Living Room, resulting in a large, open space for social cooking and entertaining.

Addition Scheme 2

This scheme adds a full bath and closet to create an improved master suite. One original bedroom has been removed to enlarge the Living Room. Combined with a renovated and opened kitchen, this allows for a much larger common area for family gathering and entertaining.

Addition Scheme 3

This renovation scheme provides the same benefits of the prior scheme, but protects the investment of the addition by raising the newly built area above grade, with crawl-space below.



Addition Scheme 1



Addition Scheme 2



Addition Scheme 3

Below are several examples of how these guidelines can be applied to existing homes in Terrytown.

Proposed Renovation 1

Before



After



Add plantings

Update siding pattern and color

Add landscaped planter edge

Add plantings

Proposed Renovation 2

Before



After



Add plantings

*Remove siding
Upgrade front door*

Add path and low planter wall

*Use permeable pavement
for new driveway*

*Add window for
more open feel*

7. RECOMMENDATIONS FOR NEW BUILD AND MODEL HOME

The design team created the following schematic designs in response to feedback gathered at a series of public meetings. Residents expressed support for new houses that would fit into the mid-century modern context of the neighborhood, but also contemporary designs scaled to fit into the neighborhood. These design options will be developed further in partnership with architects and builders, and the Parish has secured funding to implement at least one model home in 2020. Homes will be built upon vacant lots, but are also available for residents who elect to tear down their homes and build new.

Mid Century Modern Option



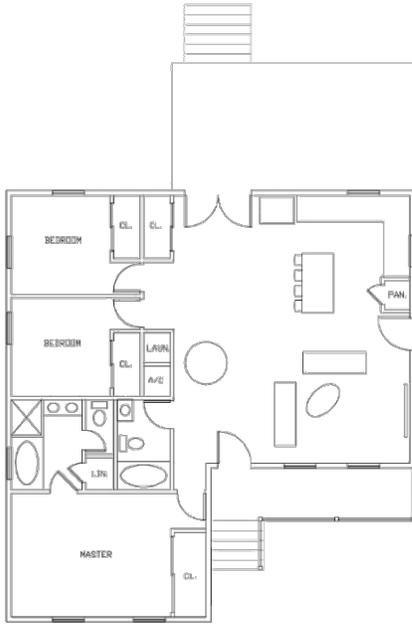
PLAN
1/16" = 1'-0"



ELEVATION
1/16" = 1'-0"



Contemporary Option



PLAN
1/16" = 1'-0"



ELEVATION
1/16" = 1'-0"





JEDCO
Jefferson Parish Economic Development Commission

THE ALBERT AND TINA
SMALL CENTER
FOR COLLABORATIVE DESIGN