

Program Summary:

A new front porch and façade addition to an existing duplex constructed in the 1960's with an existing front porch built in the 1980's.

Program Statement:

The design conceived the 20'+ zone between the front of the existing duplex and the sidewalk as semi-public, liminal space that blended (rather than divide) the conditions of the public areas adjacent to the home with the more private spaces inside the home. The owner made it clear that they were not interested in stylistically mimicking ornamental tropes, but instead placed value in creating a space that functionally reproduced the patterns and meaning of a New Orleans front porch. The addition is shorter and closer to the street edge than the original façade. The project takes the idea of a screen wall from an aesthetic of a partially constructed framed structure.

Programmatically, an existing interior stair was removed from within the building (making more internal space available to each unit) and placed closer to the sidewalk as access to the upper dwelling unit via a partially enclosed porch screen which also encloses a ground level space that is both ample for parking and outdoor gatherings. The concept was for the screen to create an ambiguous feel of having both room-like privacy while maintaining visual access to the public spaces along the street. To further this ambiguity the screen has a visually dynamic quality that at acute angles (more prevalent from faster moving cars) the addition appears opaque, but as a pedestrian (slower moving) with more perpendicular views the interior spaces of the front porch appear more clearly. The whole is perceived as unified through a moiré effect when viewed in motion.

SP190.01

Building Area: (sf)
650 SF

Cost per Square Foot:
\$85 / SF

Construction Cost
\$55,000

Date of Completion:
December 2022



SP190.02

FAÇADE - AFTER

The spaces behind the screen wall are more visible from this angle, mixing with the regular pattern of (black) painted 2x framing members composing the elevation.



SP190.03

FAÇADE – BEFORE

The original building was larger and less pedestrian (visually) accessible by being set back further from the sidewalk. The new porch (lower left) presents a more domestic, smaller scale front façade more closely aligned with the street edge.

SP190.04



The concept of this space was for the enclosed to have a sense of privacy without a total obstruction of the views, or of wind and sun. Seen here there are clear views of neighboring buildings. While screening for sun and privacy the space can also have a sense of intimacy.



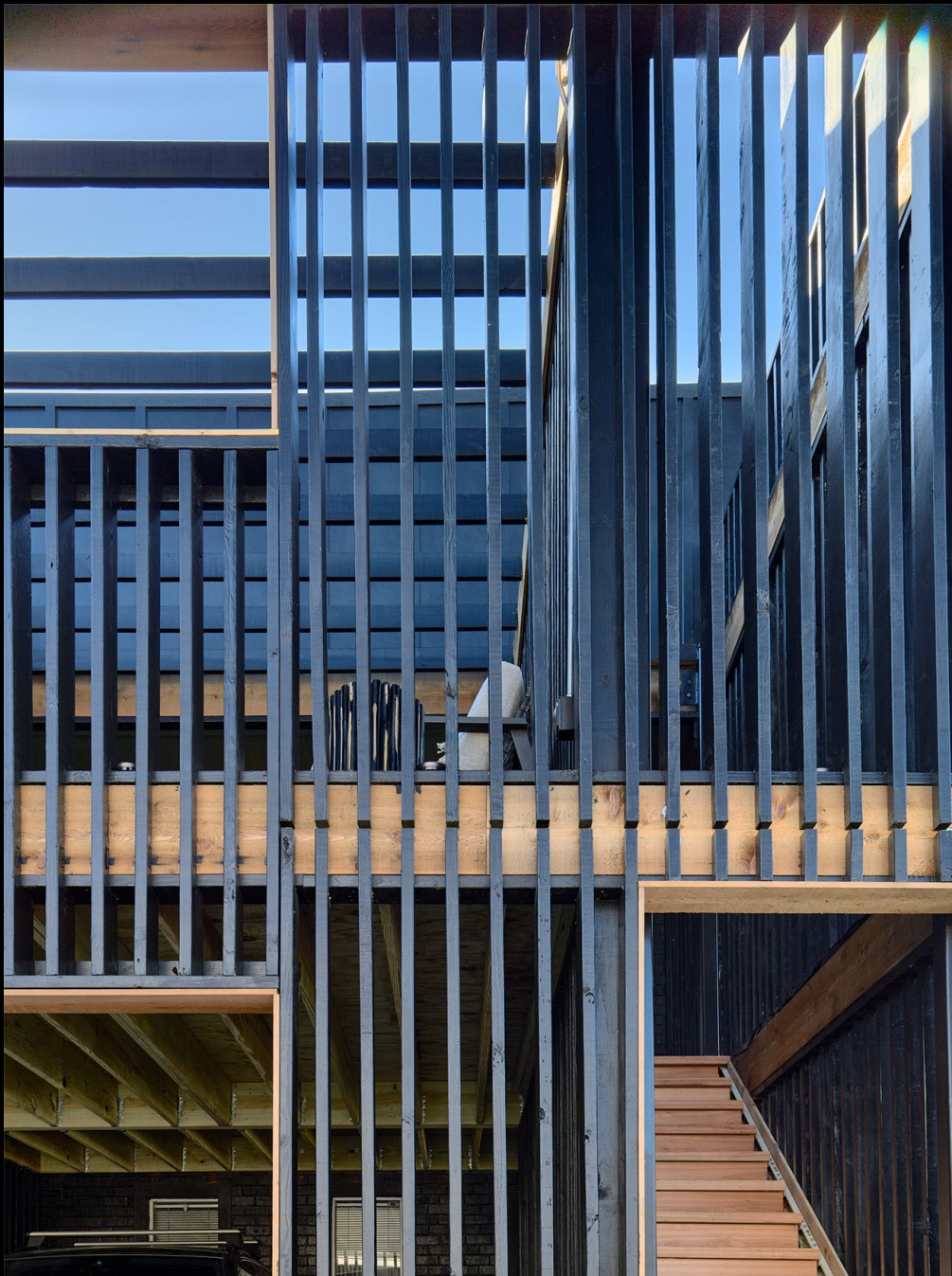
SP190.05

There was a strategic use of cedar blended with the (black painted) vertical framing to provide clues about the predominant structural members, entrances and paths of circulation.



SP190.06

Seen at this angle the spaces internal to the enclosure start to become opaque. The structure was designed to be viewed dynamically, creating a moiré effect across the vertical members.



SP190.07

The framing of the exterior wall is platform, but they are notched for a continuous effect more akin to a balloon framed structure.



SP190.08

The overhead pergola was designed to take additional load if the owner decided to add a 3rd floor observation deck later, they were kept as an additional screen/solar shade.



SP190.09

There is a screen between the stair and porch spaces so the views from within the path of circulation is also obscured.



SP190.10

The framing of the exterior wall is platform, but they are notched for a continuous effect more akin to a balloon framed structure.



SP190.11

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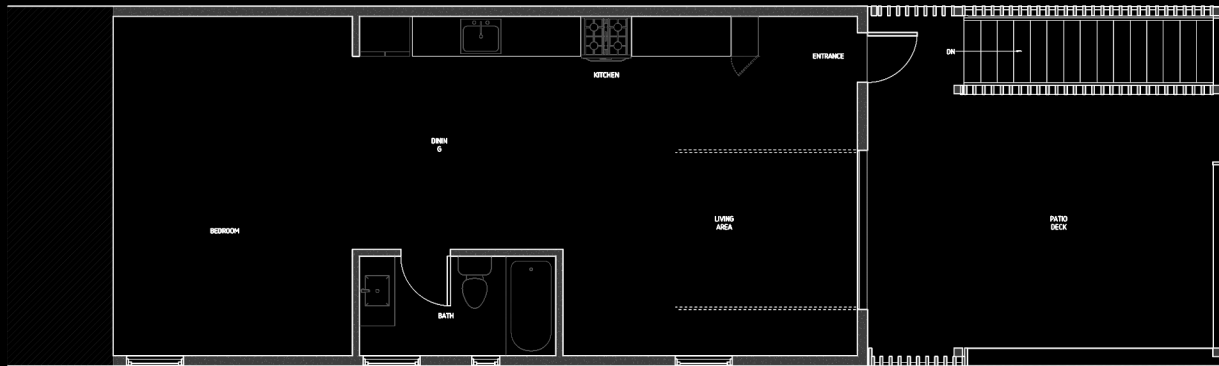
SP190.12



Interior shot of 2nd floor unit with glass overhead garage door (shown in open position).

SP190.13

The Floor Plans are very simple allowing for the flexible use of each space.



2 FLOOR PLAN-2ND FLOOR
1/4" = 1'-0" 3/4 A102



1 FLOOR PLAN-GROUND FLOOR
1/4" = 1'-0" 3/4 A102