

Program Summary:

A renovation and addition to an existing historic duplex in New Orleans.

Program Statement:

This project is a contemporary two-story addition to the rear of a preserved early 20th-century New Orleans Shotgun Duplex Home. The difference in material aesthetic between the historic and new was intentional to give a clear reading of the original massing that was more true to the previous home. Because the lot and original building are particularly short (the lot is only 60 feet deep) a blended approach to the rear and 2nd story addition would not only create a false sense of history (about the massing) but would have looked mis-proportioned for a traditional Camelback.

The project offered the unique opportunity to design a home for the owner who grew up there as a child and inherited the property as the third generation. They held many fond memories of the existing home, but their need for the property to be useful as a primary residence with a long-term residential unit as supplemental income meant the home needed updating and expansion.

R-155.01

Building Area: (sf)
2,000 SF

Cost per Square Foot:
\$125 / SF

Construction Cost
\$250,000

Date of Completion:
2023

R-155.02

The new form of the addition was designed to frame an entry on the long side of the structure that could serve as the primary entrance for the owner. The roof form wraps from the top (gable roof) along the front vertical edge, then horizontally (to form the clear delineation between old and new) which then protrudes out to indicate the gate and exterior door (painted red to match the front doors) as a prominent entry. This gated entry leads to a raised rear yard, elevated to the same height as the main first floor, with a wood deck walkway leading to a sliding glass door in the rear of the main unit.





BEFORE



AFTER

R-155.03

The project is on a very short lot, even by New Orleans standards with a depth of only 60 feet (and a width of 40 feet), so the existing duplex only had two main rooms on each side (not including small bathrooms and kitchens). The owner needed each unit to have 2 separate bedrooms each (4 bedrooms in total) and preserve the existing front two rooms as common area. This meant a 2nd story addition was needed. Due to the short length of the building, the typical Architectural approach of making the two-story addition blend-in with the existing structure would have changed the whole proportion of the existing in a way that made it unrecognizable and not fitting the common proportions of a typical New Orleans Camelback.

R-155.04

The original façade was renovated by replacing any rotten siding and trim work in kind. The front doors and transom windows had to be replaced, but they were custom built to match the original.





BEFORE



AFTER

R-155.05

A CMU wall is provided on the rear property line and used as a retaining wall for soil. The rear yard was raised to the maximize use of the rear yard. Often on the smaller New Orleans (urban) lot, the rear yard becomes an unutilized mosquito pit for pets and cigarettes. Raising it to the same level (which is permitted by the local zoning ordinance) is an idea that extends the interior spaces facing the rear.



R-155.06

At the side entrance the gate and door are painted red to match the front doors and create the owner with an opportunity to utilize the rear yard in multiple ways. If there is a party or gathering, entering through the rear yard may be preferred as opposed to everyday use, in which the exterior door would likely be used.



R-155.07

This photo shows the steps adjacent to the sidewalk leading to the covered entrance. A linear wood clad planter box tops the retaining wall flanking the entry.

R-155.08

The new kitchen in the owners unit has a baffled ceiling with linear cypress boards protruding from a black painted ceiling. The dining space is tucked into a nook opposite the kitchen. The space is designed for cooking and dining to be as social as possible.





R-155.09

This is an interior shot of the kitchen, where there is ample natural light and access to views.



R-155.10

The delineation of the new to old on the exterior is reflected in the interior spaces with the cypress board baffled ceiling denoting same the line of where the addition extends from the original house.

R-155.11

This is a view from a bedroom with the 2nd floor corner window in the rear.



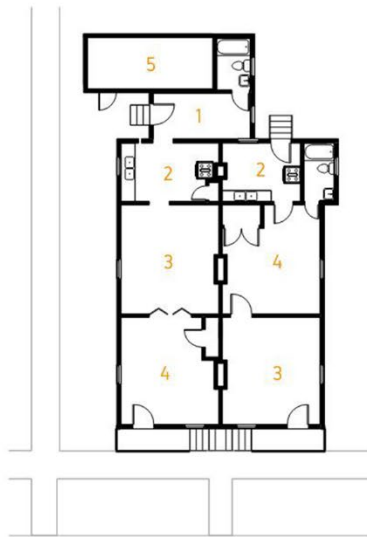


R-155.12

Primary bathroom has a wet room (tub inside a large enclosed shower space).

R-155.13

Before and After Floor plans. The owners (primary) unit is on the right side. The existing front two rooms were combined to make larger spaces. Two bedrooms were added to the primary unit on the 2nd floor so the open communal area could be as large as possible extending from the original front door to the raised terrace (in the) rear yard. The rental unit (to the left) has a small bedroom on the 1st floor and one on the 2nd floor. Fitting two staircases in the space was a challenge, but the floor plan utilizes the space under the staircase in each space. There is a dining space in the primary unit and laundry close (under the stair) in the rental unit.



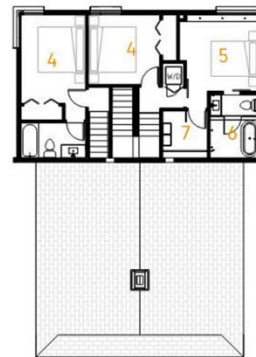
LEVEL 1 (BEFORE)



- 1 ENTRY
- 2 KITCHEN
- 3 LIVING ROOM
- 4 BEDROOM
- 5 STORAGE SHED



LEVEL 1



LEVEL 2

- 1 LIVING ROOM
- 2 KITCHEN
- 3 ENTRY
- 4 BEDROOM
- 5 PRIMARY BEDROOM
- 6 PRIMARY BATHROOM
- 7 PRIMARY CLOSET
- 8 PATIO