

Program Summary:

A three unit modern residence in New Orleans' riverbend area offers a new take on materials and city living.

Program Statement:

How can we rethink urban infill development to build higher density on less building footprint? This home stacks three units into a thin plan to capture light, natural ventilation, and views while saving ground space to create lush outdoor gardens, rainwater catchment, and covered outdoor spaces.

Additionally, the material choices nod to context while reimaging common things in uncommon ways. The white ribbed metal of the main unit is in conversation with the industrial sites nearby while the base is wrapped in a terra cotta rainscreen. The repurposed earthen tiles give a rich and tactile scale to the home while also hardening the base in our flood-prone city.

R160.01

Building Area: (sf)
2,800 s.f. (3 units)

Cost per Square Foot:
\$125

Construction Cost
\$350,000

Date of Completion:
Spring 2021

R160.02

Street View

This Pine street residence has a grounded, durable first story which houses two rentals. Perched atop the terra cotta base, the main residence is on the upper floors clad in ribbed white metal.



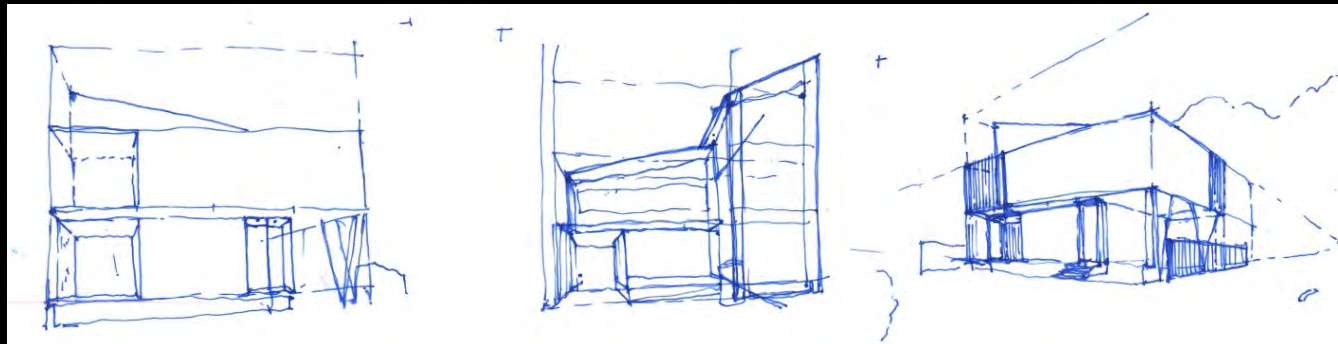


R160.03

Context

The site is on the edge of a residential area and faces the parking lots and warehouses that line the Mississippi river.

The roof faces south to accept solar panels and the house looks to create new typologies for building density on the city's higher ground.



Massing and Façade

The home's plan is a basic L-shape stacked in three levels. These early sketches show the design team working through the home's massing, porch carve-outs, and exterior cladding ideas.

R160.04

First and Second Floor Plans

Here we see the L-shaped plan of the first and second floors. The home is roughly one-room deep to allow for ventilation and ample light. Stacked vertically, the scheme also has a double height living space between the second and third floors.

The ground floor is a raised slab which extends out to a front entry porch surrounded by a raised bed. Covered outdoor space on the ground floor creates space for crawfish boils and outdoor dinners. The main unit also has a back dining porch.

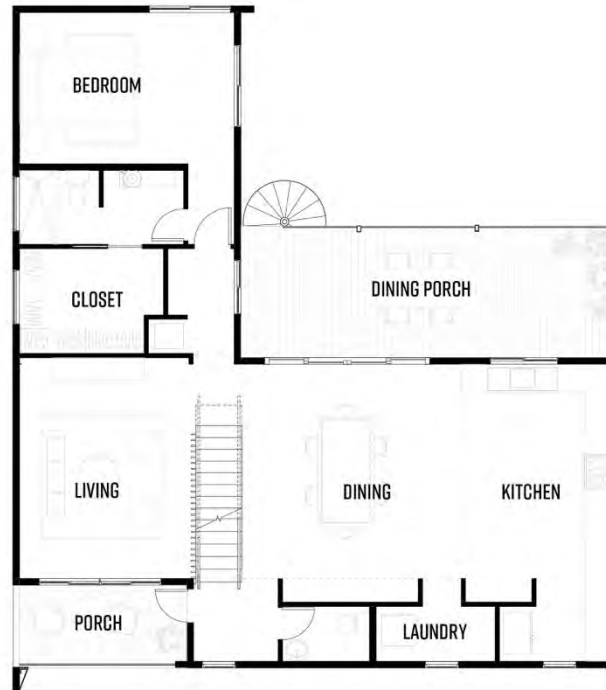
Ground Floor:
One Bedroom Rental, 640 s.f.
Studio, 300 s.f.

Upper Floors:
Main Residence, 1860 s.f.

Third Floor Plan (not shown)



First Floor



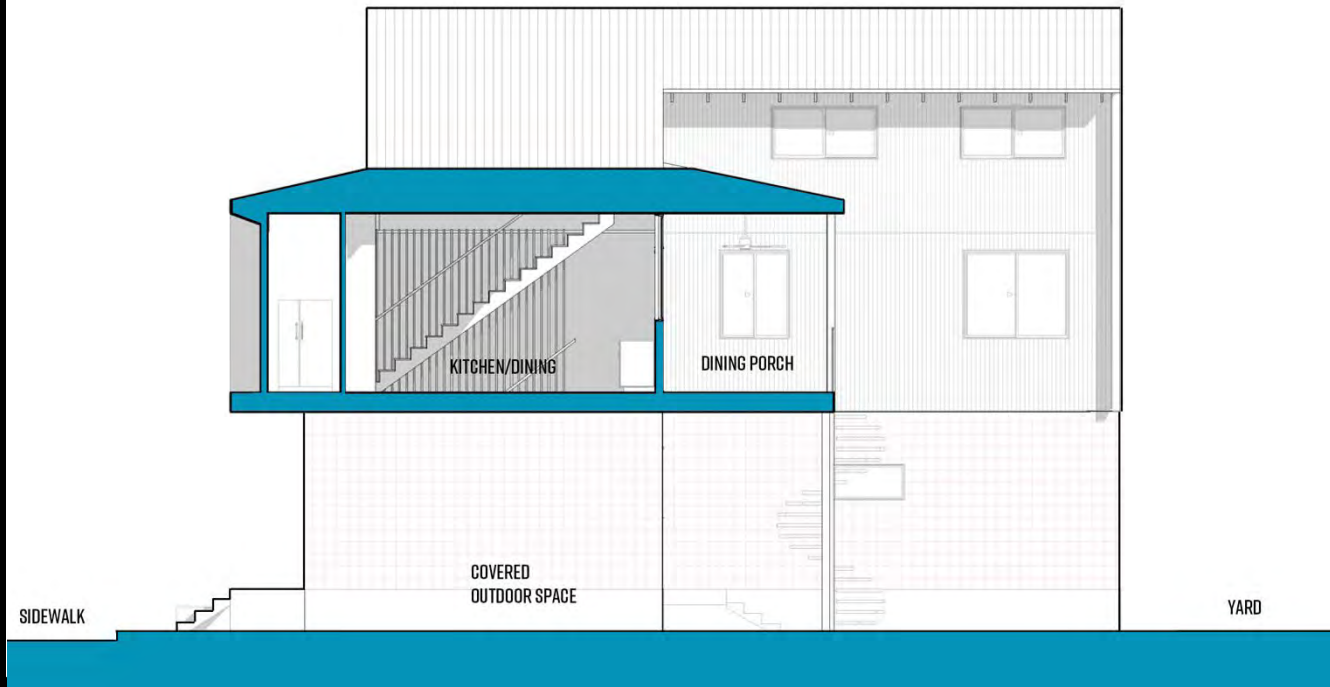
Second Floor



R160.05

Section

This section is cut through the large outdoor covered space of the ground floor. Hovering above is the kitchen of the main unit and outdoor dining porch. The interior view of the section is looking towards the double high space and the stair leading from second to third floor, which can be better seen in the next slide.



Left: View from the street looking to the backyard. A kid's Mardi Gras float in-progress can be seen in the backyard.

Right: view from the back porch looking to the yard. The spiral stair leads up the dining porch. Just out of view are backyard beehives and a woodshop.

R160.06

Interior

This view, taken from the kitchen, looks toward the second-to-third floor stair (similar to the section cut in the previous slide). The steel stair structure is accompanied by a slatted maple screen which provides a sense of separation between the dining area and the living spaces beyond.

Morning light streams in from the east where the dining porch is.

The third floor houses a play space, bath, and kid's bedrooms.





R160.07

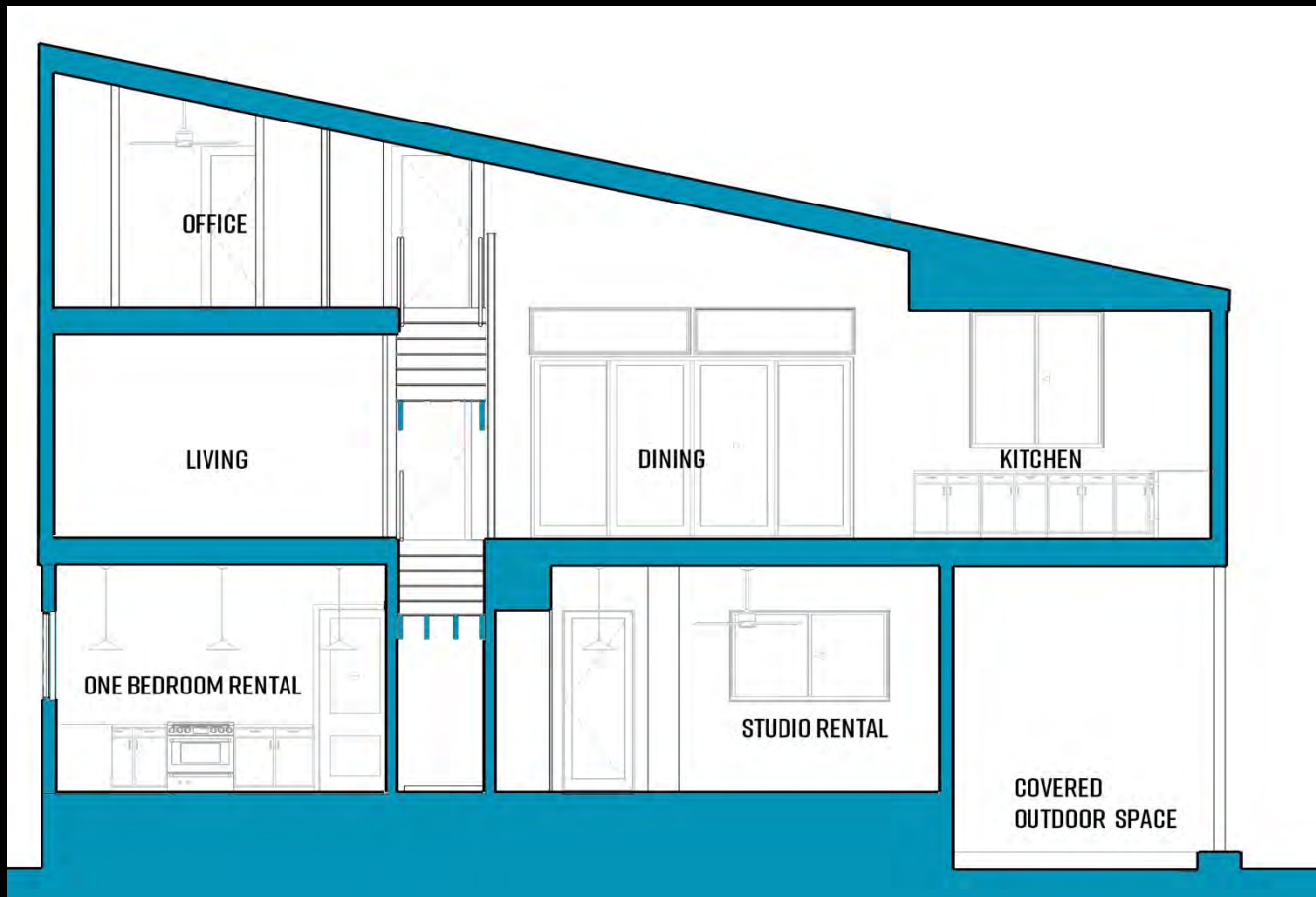
Stair and Wood Screen Detail

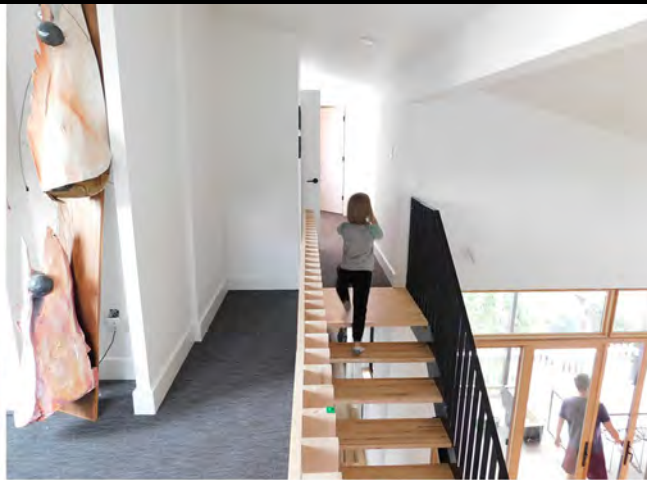
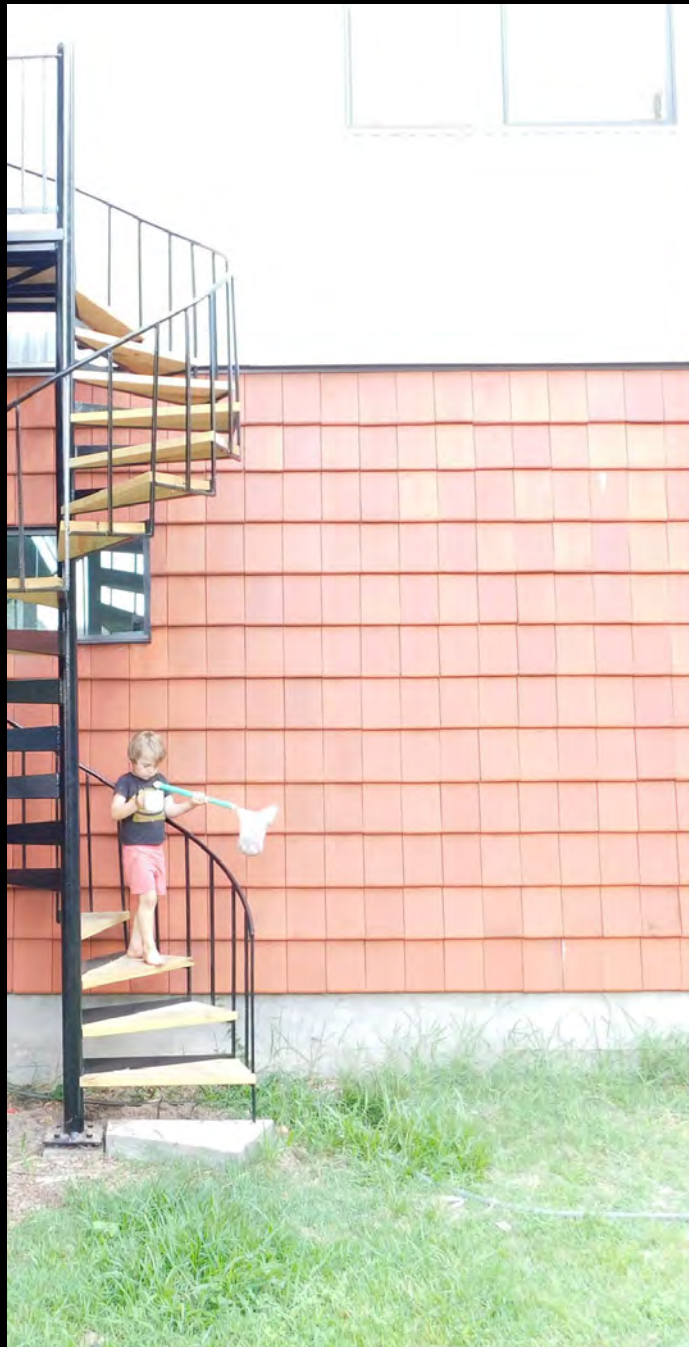
The stair was designed in steel to span from second to third floors with no additional structural support. The wooden screen wall acts to separate living and dining spaces while still allowing views. The spacing and species of wood captures the ever-changing light throughout the day and draws it down through the home as a kind of lightwell.

R160.08

Long Section

This section through the stairwell shows the double height space in the main residence and cuts through the two smaller rentals on the ground floor.





R160.09

Interiors and details

Left: exterior spiral stair from the backyard to the upstairs dining porch.

Top Right: Third floor view from the playspace at the top of the stair.

Middle Right: studio rental

Lower Right: Living room of the primary residence



R160.10

Terra Cotta Rainscreen

The ground floor of the house is clad in a terra cotta rainscreen. The material provides a durable and hardened ground floor condition in our flood-prone city, while also bringing warmth and texture to the surfaces with the most personal contact.

Over 3,000 tiles were used to clad the walls. The tiles were found posted online as free material taken off a house roof in a nearby town. The free material was otherwise bound for a landfill. The process of deploying them as a rainscreen involved scrubbing the tiles clean, sorting by size, and arranging in a grid screwed through batten strips.

Further tile cutting and detailing occurs at the two entry areas.



R160.11

Finished Rainscreen and Native Garden

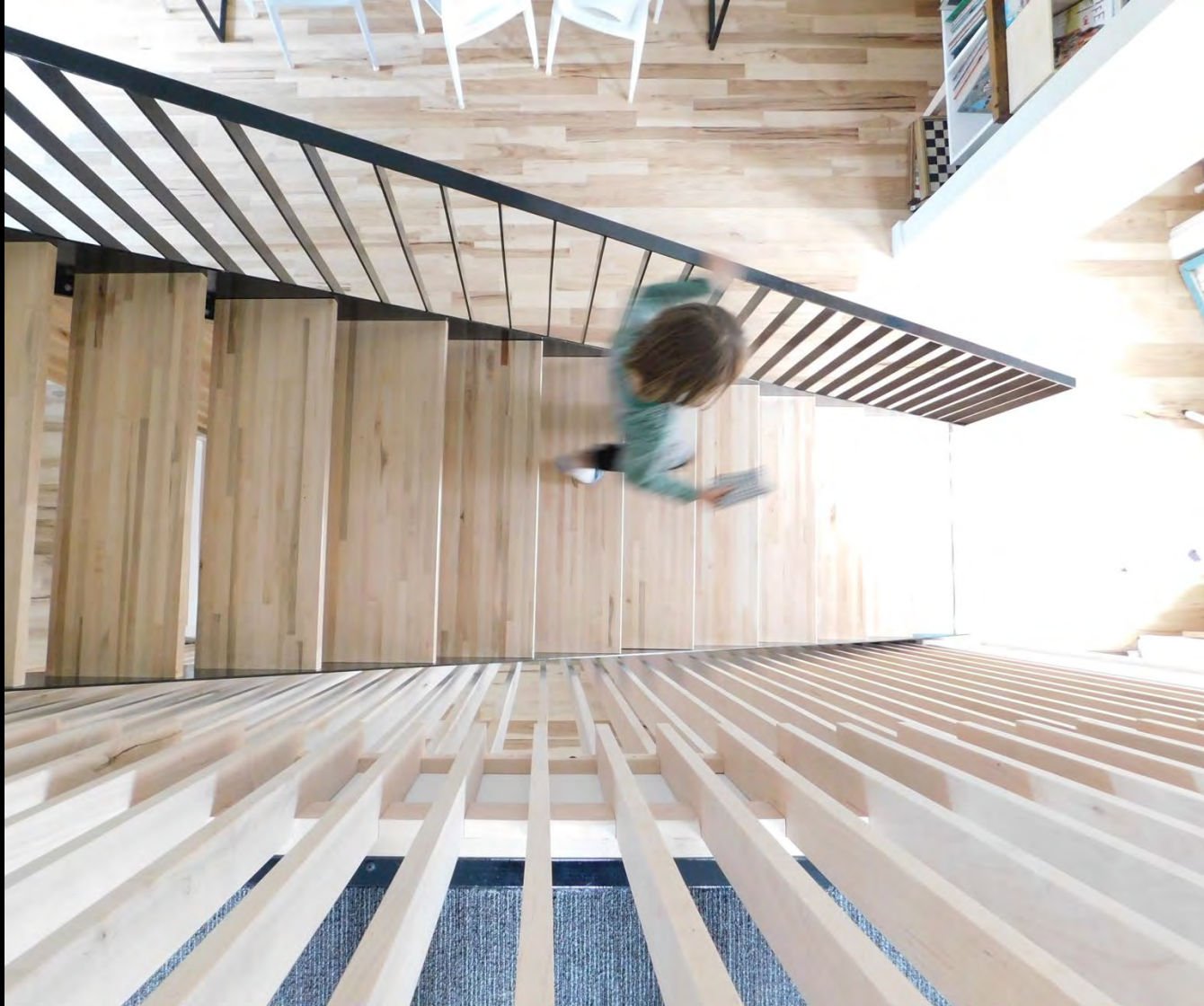
A view of the front porch with the finished terra cotta rainscreen. The patterned tiles to the right mark the entryway with a pulled apart detail to allow views and light into the entrance.

The front garden is planted out with native flowers for the benefit of the backyard bees.

R160.12

Stair Detail

The layered stair, railing, and screen detail from above





R160.13

House in Action

Designed to hold and celebrate the daily activities of New Orleans residents, here the large covered outdoor space gives home to a springtime crawfish boil.

Project Name:
Pine Street Residence

Project Location:
215 Pine Street, New Orleans, LA

Owner/Client:
Seth and Emilie Welty

Architect(s) of Record:
(names and addresses)
Seth and Emilie Welty, Colectivo
747 Louisiana Ave, New Orleans, LA

Project Team:
Seth Welty, Emilie Taylor Welty, Matthew
Raybon, Elliott Petterson, Ezekial
Gonzalez, Thom Wilson

Landscape Architect:
None

Consultants:
Fill in Here

General Contractor:
Seth and Emilie Welty

Photographer(s):
Drone shot in slide number 3 and 4 by Nick Licausi,
All other photos by Colectivo

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Credit Slide