



THE NEW AMERICAN HOUSE 3

**Innovations in Residential Design
and Construction**

30 Case Studies

**Edited by
JAMES GRAYSON TRULOVE
and IL KIM**

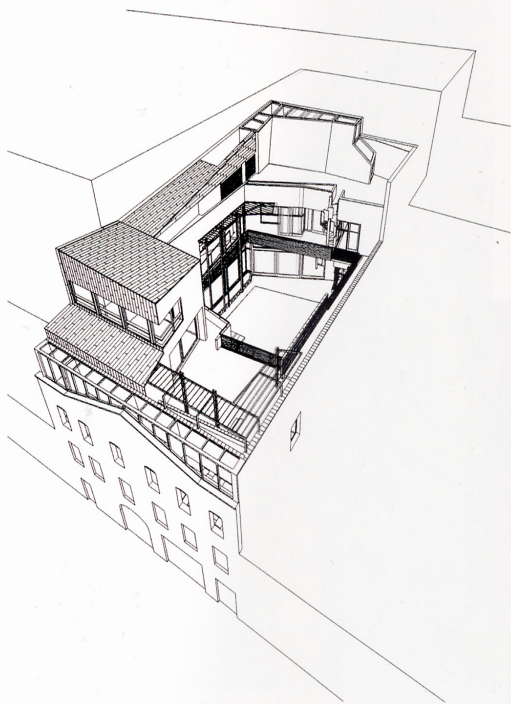
Weinstein Residence 2000
THOMPSON AND ROSE ARCHITECTS INC.

Owner: Michael Weinstein
Architect: Thompson and Rose Architects Inc., Cambridge, Massachusetts
Design Team: Charles Rose, Maryann Thompson (principals), Lori Sang (project architect), David Gabriel, Christopher Hoxie, Franco Ghilardi, Takashi Yanai, Heidi Beebe, Nancy Staab
Engineers: Reynaldo C. Prego Consulting Engineers (mechanical), Vairamides Georgeopolis Engineers (structural)
Consultant: Beth Lochtefeld (code consultant)
General Contractor: Higgins Construction
Photography: Chuck Choi

Location: New York, New York
Program: Renovation of an existing three-story industrial building with private residence on the third and added fourth and fifth floors, that includes living room, family room, dining room, kitchen, study, powder room, mudroom, gallery, 3 bedrooms with baths, playroom, tree house, central garden courtyard, bedroom terraces
Square Footage: 5500 enclosed, 1500 garden and terraces
Structural System: Steel frame, with infill wood framing, exposed steel structure in garden
Mechanical System: Forced air heating and cooling
Major Exterior Materials: Stucco, lead-coated copper, painted steel, mahogany decking, cedar siding, concrete floor
Major Interior Materials: Maple, birch, stainless steel, painted steel, Larch flooring, fir ceilings, concrete floor (stained)
Furnishings and Storage: By owner
Doors and Hardware: Dynamic wood doors, Schlage hardware
Windows: Dynamic wood windows, Hope's fire-rated steel windows
Fixtures: Kroin, Grohe
Appliances and Equipment: Sub-Zero (refrigerator), Gaggenau (range), Asko (dishwasher)
Cost: Withheld at owner's request

Site
The original project site is an existing three-story brick light-industrial building, approximately 100 years old. The footprint of the site (and building perimeter) is 50 x 100 feet. The front façade is oriented to the north; to the east is an eight-story commercial building; and to the west is a single-story renovated art gallery. The neighborhood is west Chelsea, the heart of New York's emerging gallery district, which is nestled between the Flatiron District, the West Village, and lower midtown Manhattan. Chelsea's existing warehouses and garages are increasingly being rescued and turned into commercial and residential spaces. The design of this residence reinforces the industrial scale of the neighborhood, yet attempts to establish an essentially human and personalized residential space. The client's emphasis on outdoor spaces and natural lighting provided a unique framework for creating a natural carved precinct within the dense urban fabric.

Aerial view



FACING PAGE: View from deck across courtyard toward master bedroom



Design

The program consisted of the conversion of an existing three-story warehouse to include a ground-floor commercial space, a second floor rental apartment, and a single family residence on the third, fourth, and fifth floors.

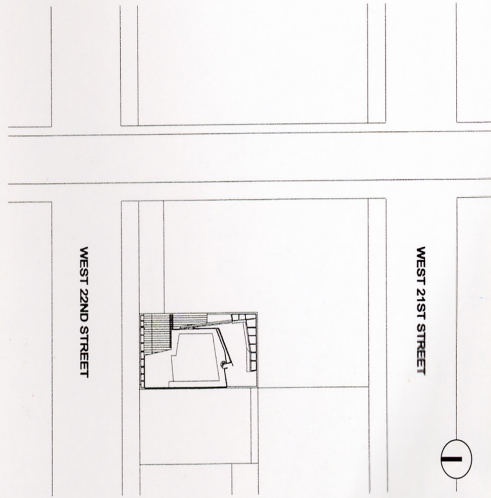
The shell of the existing building remained intact: it is a foil, masking the metamorphosis behind the façade. From the street, the residence is barely perceptible. A metal-clad volume emerging from behind the brick shell along with a steel trellis and rooftop trees provides hints of the space within. Upon entering the garden after ascending a long flight of stairs, the veil is lifted. A generous lawn, 30 x 40 feet, provides the canvas for the central garden. Planters with ground cover and bamboo mediate between the lawn and the garden façade of the house. Breaking from the geometry of the existing box, a figural, desultory line inscribed in the plan demarcates and obscures the boundary between inside and outside. The garden occupies the void, while the rooms of the house envelope the garden, creating a visual transparency revealing a diverse and richly textured inner landscape.

The public spaces of the house are arranged around the main garden on the lower level. The private rooms are situated above. Interior rooms are arranged enfilade with each interior space relating to the interior progression and to the landscape of the courtyard and the sky. Views onto and through the garden from various vantage points create a series of layered spaces that fuse the interior and exterior, urban and natural, sculptural and organic.

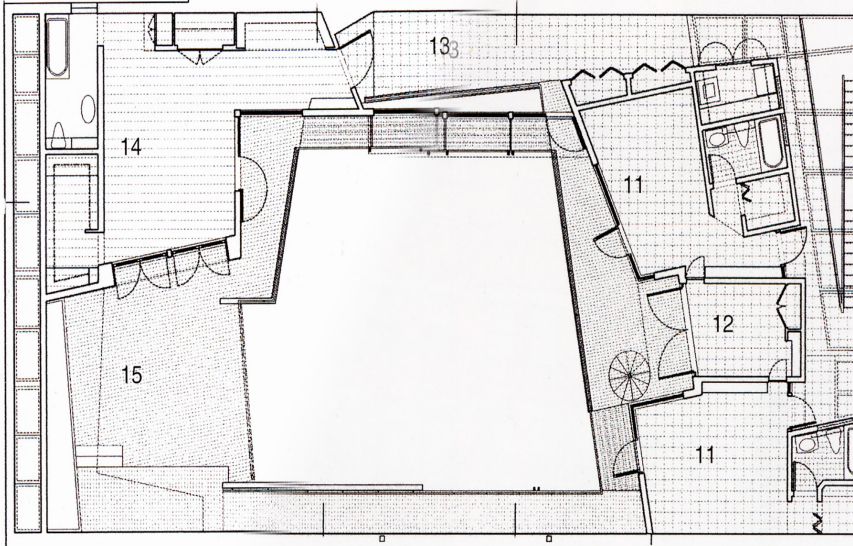
Construction

Within the shell of the existing warehouse, a new structural frame was inserted. This simple system allows for interventions based on an open plan. The residence employs an independent structural system of steel with wood framing to achieve the sculptural forms of the architecture. The design of the residence combines a palette of grass, pea gravel, plantings, and flowers with metal, wood, stone, and stucco finishes. Materials are continuous from the exterior to the interior, reinforcing the close relationship between the two.

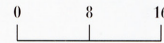
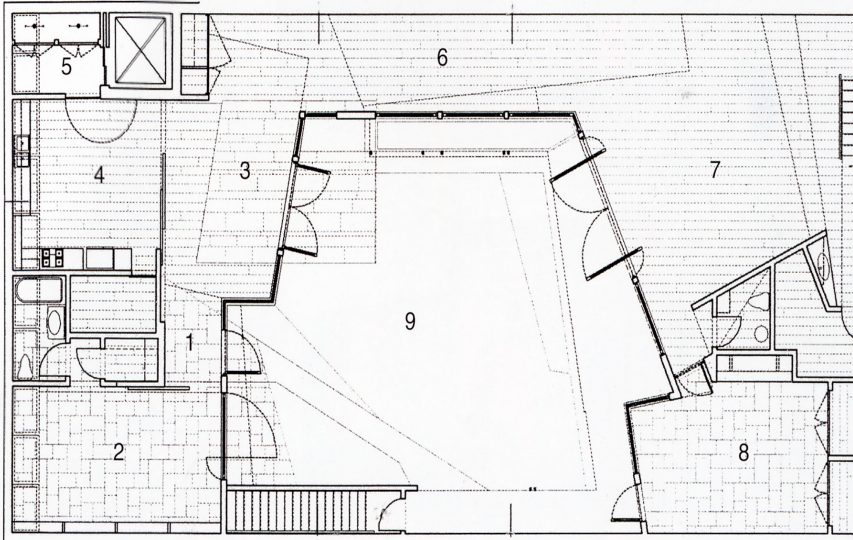
Site plan



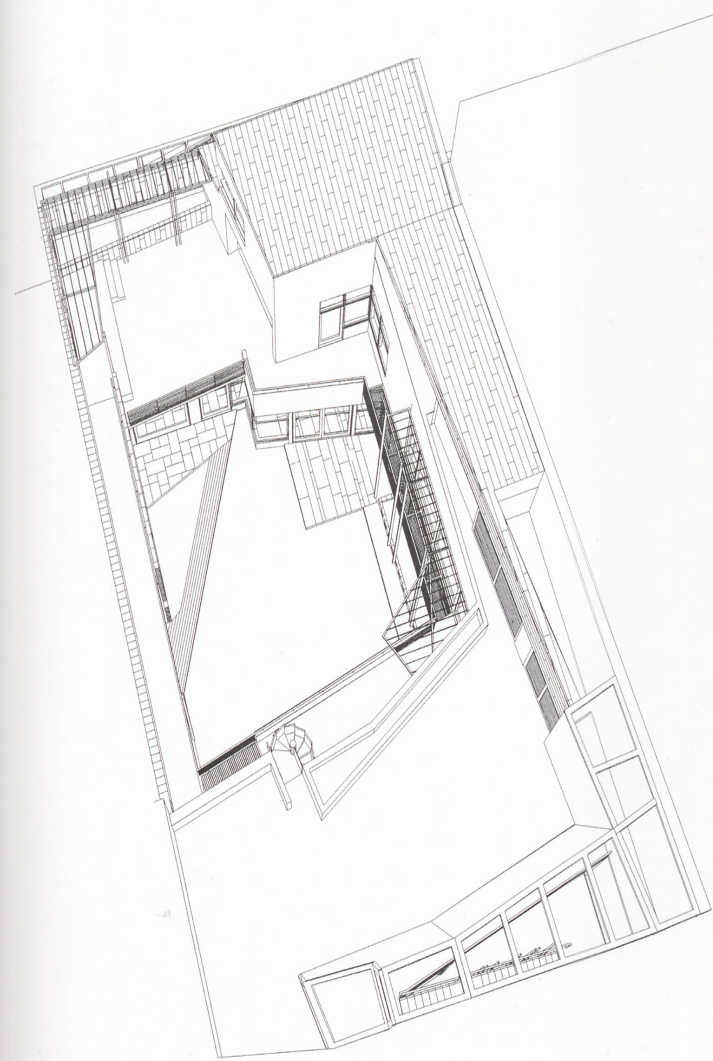
Upper floor plan



Lower floor plan

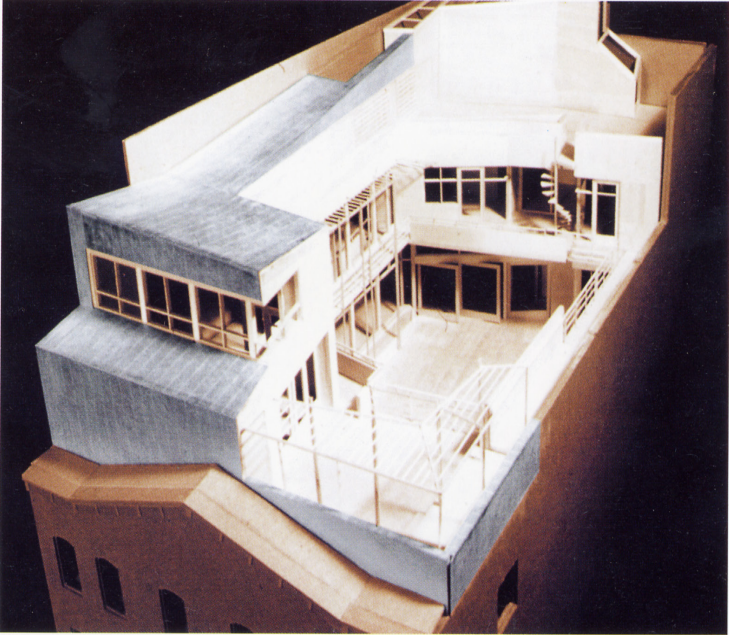


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|----------------|---------------------|
| 1. FOYER | 8. FAMILY ROOM |
| 2. STUDY | 9. GARDEN |
| 3. DINING AREA | 10. ENTRY VESTIBULE |
| 4. KITCHEN | 11. BEDROOM |
| 5. MUD ROOM | 12. PLAYROOM |
| 6. GALLERY | 13. UPPER GALLERY |
| 7. LIVING ROOM | 14. MASTER BEDROOM |
| | 15. GARDEN TERRACE |



Perspective view of roof

Elevation



Model



TOP: View from upper-floor catwalk toward bedrooms and playroom
LEFT: Courtyard



TOP: Living room with view toward courtyard
RIGHT: Gallery





LEFT: Stairway
BELOW: Detail



ABOVE: View of kitchen from
dining area