

Henriquez Residence- the *screen house*

A frugal yet highly inventive multi-generational space, the Henriquez Residence introduces the latest green technology into a working-class neighborhood context. A sort of transposed landscape, the house filters the experience of growing up Salvadorian in San Francisco while projecting a clear, intentionally modern and memorable image to the surrounding community.

The *screen house* was designed with maximum flexibility in mind. Commissioned by three single adults for their aging parents, we proposed to clear the site of the dilapidated original house where they grew up after thoughtfully assessing that construction waste management coupled with pre-assembled panel construction would be the most environmental solution. It kept the family in the neighborhood and it completely eliminated existing dry rot, fungus, and termite problems.

The Planning code mandated garage is half a level down and the main story is half a level up from the street. The main level is a self-contained house-within-a-house, in order to accommodate the parents' future mobility challenges. A master suite for the adult child who is the main caretaker for their parents is replicated on the top level. Additionally, we provided bedrooms for the other two siblings or the future children of the resident adult. A family room upstairs and an open living-dining kitchen are the shared family spaces where most of the daily rituals take place.

This project is truly sustainable. From the family's decision to stay as city dwellers despite the financial pressures to move to the suburbs; to the building's orientation, massing and natural ventilation; to the choice of construction techniques and finishes; the *screen house* proposes a new paradigm for an invisible part of our city.

Conceptually entrepreneurial, the structurally insulated panel home is skinned with EPDM -a sustainable roofing system. Screening the main street aperture is a plasma-cut steel armature woven with VIRO polyrods – highly durable and made with 100% recyclable material. The house, quite compact by design, had to accommodate the needs of a family of five at a limited budget of \$250/ SF. Yet due to double/ triple height spaces, natural light and spatial fluidity, the house feels generous and open.

Inside the house we specified only high efficiency appliances, low-flow toilets, compact fluorescent lighting, sustainably harvested bamboo flooring, FSC certified kitchen cabinets, porcelain stoneware tile with 40% recycled content, Trex outdoor decking, and paper stone wall details (made with post-consumer waste and recycled paper). All the paint and sealants used were low VOC emitting and we took care to use only locally available materials and laborers.