

Program Summary:

Adaptive reuse of a dated apartment building into a vibrant suite-style boutique hotel celebrating the building's history and lush, tropical setting.

Program Statement:

A circa 1910 apartment building conversion from residential to commercial use to create a three-suite 10-bedroom hotel. With a holistic approach to hospitality, every component was thoughtfully considered, from furnishings and fixtures down to the branding design. As guests enter each unit via a shaded porch space, they are met with a sensorial experience that one can only describe as wholly New Orleans.

In designing this hotel, we imagined a journey to visit an eccentric relative. Someone eclectic and funky, but somehow always put-together and visiting them feels like home. Each space is a curated collection of curiosities, with swirls of color to remind you that life in New Orleans is based on a history of cultures that condense time and space as you exist simultaneously both in the present moment and the past.

Care was taken to minimize the impact on the vernacular shotgun floor plan while still adapting to accessibility and code requirements, synthesizing circulation and carving out service spaces to meet program operations. The client budget was exceptionally constrained, requiring a high degree of creativity and resourcefulness. The design brief Interior finish and treatments detailing and furniture, fixtures and equipment are where the design is fully actualized.

IA-180.01

Building Area: (sf)
6,680

Cost per Square Foot:
\$73

Construction Cost
\$485,000

Date of Completion:
October 2022

IA-180.02

COME AND GATHER :
First floor unit interior photo.

Designed for upscale group travel, the existing building was reimagined with modern amenities and timeless furnishings.

The openings connecting each communal space were celebrated with color; while preserving the nature of the historic housing type, we wanted to create a backdrop for community and connection.



IA-180.03

SWIRLS OF COLOR :
Detail photos and wall finish palette.

The color palette was moderated to only eight hues, informing a matrix of colors and materials to be shifted and organized for endless pattern combinations to produce an individualized experience for each space.

The palette was carefully chosen to pair well antique wood furnishings and the existing floor finish, which could not be changed.

The art and wallpaper selections are an homage to the turn-of-the-century original construction time period, as well as a previous resident (more details later).



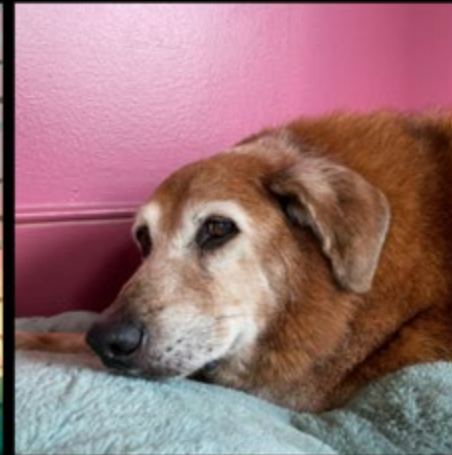
IA-180.04

CURIOSITIES :

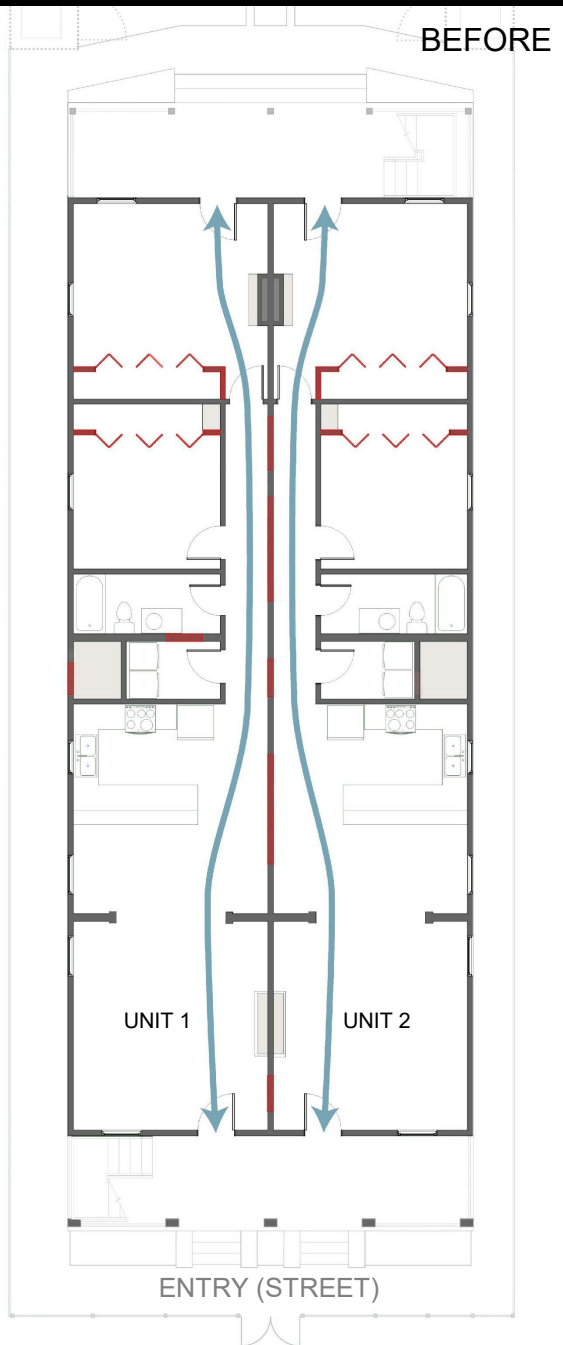
Selected photos of interior art, and the inspiration behind it.

Furnishings and artwork were curated to evoke a sense of place and time, with many pieces coming directly from local art markets and thrift stores to celebrate both New Orleans and the period when the building was constructed.

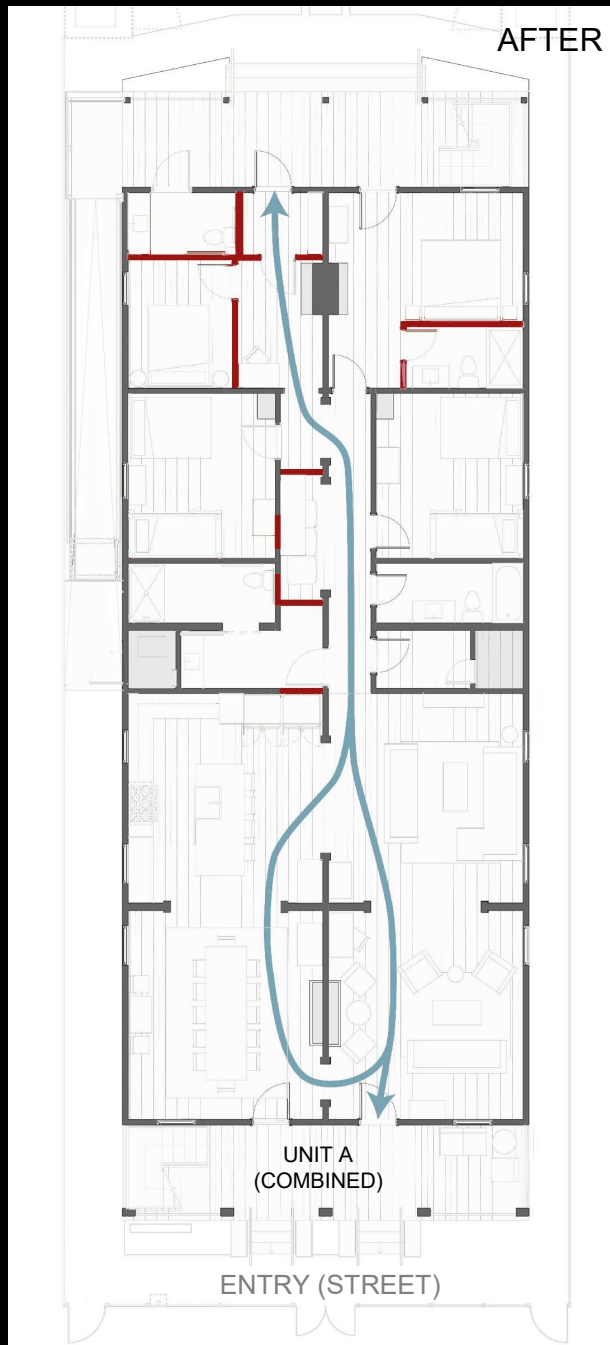
Research into the building's history found an ad for a lost Boston Terrier, whose story informed wallpaper and art choices. Other pieces were inspired by the history of the neighborhood and its diverse population. Shadow boxes display an assemblage of items from local restaurants, Mardi Gras doubloons, or items found on site via a backyard dig.



BEFORE



AFTER



IA-180.05

TAKING SHAPE :

First floor plan before and after the renovation.

Historically comprised of 4 separate apartment units in a double shotgun format, care was taken to preserve the structural and volumetric organization of the building.

The client wanted to combine 2 apartments into an extra-large ADA-accessible suite, without needing 2 kitchens or 2 hallways. The double parlors were retained and connected, while a new path weaves the two hallways together in a back and forth that allows for new laundry facilities, an entrance lobby, and accessible clearances and restrooms.

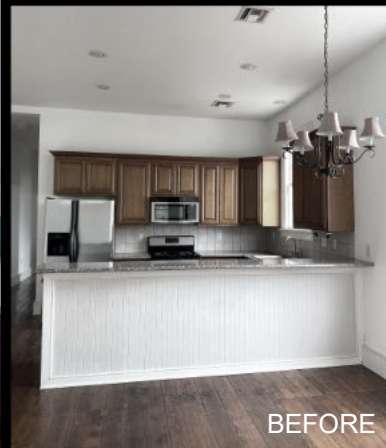
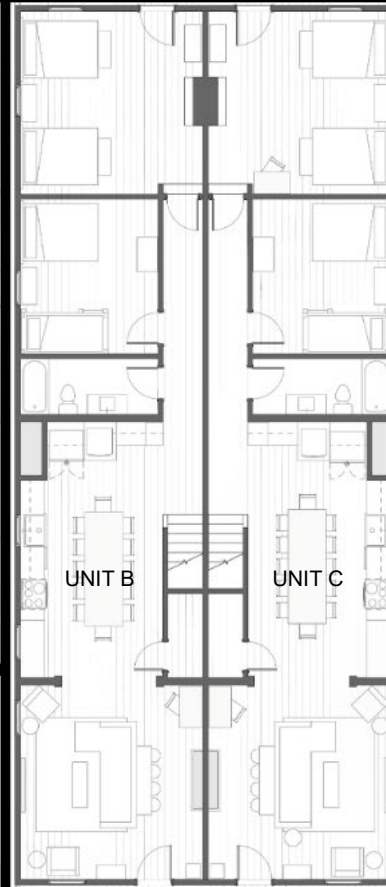
The large residential closets were also unneeded in a hotel, allowing for more generous bedroom areas.

IA-180.06

TWO OF A KIND :
Second floor unit floor plan and
photos.

While the upper two units of the building mirror each other in form, each suite exudes its own unique feel. The duality of the spaces is reflected in the color palette, with one side effusing cool values and the other warm. A balance of tropical and jewel tones come together for a clean, inviting aesthetic.

This approach also satisfied the owner's desire for identical units, for ease of operations and so that reservations could be moved between them in if needed.



IA-180.07

HOME AND HEARTH :
First floor unit interior photos.

An upscale apartment-style hotel located in an active New Orleans neighborhood. The building design, materials and finishes embrace New Orleans' reputation as the northernmost city in the Caribbean. Rich jewel tones and varied textures have been garnished with thoughtful furnishings to create a relaxed ambiance with tropical sophistication. Simple wainscot and crown molding were added to elevate the common spaces.



BEFORE

IA-180.08

LOADED CORRIDOR :
Photos highlighting altered first floor
corridor space.

Utility spaces and ADA clearances
were carved out of the existing side
hall circulation paths to allow for
ease of use and inclusion.

Shared laundry facilities have a
custom niche along the central spine
of the building, while other hallway
adjustments provided opportunity to
create a full ADA-compliant
bathroom.



IA-180.09

SLEEPING ROOMS :

Photos of updated third and second floor bedrooms, and a photo of the typical "before" bedroom and closet.

A variety of bedroom types were utilized to accommodate different traveler's needs. Private rooms and co-sleeping spaces allow for groups with diverse requirements - from families with children, to wedding parties, to college reunion groups, etc. Rooms were designed with flexibility in mind.





IA-180.10

COMMUNAL MEALS :
Dining photos from all units.

In a city renowned for good food and good times, special priority was given to make sure each unit has space for an extra-large table for guests to share meals, play games, and make memories together, with a variety of light level options and seating.

The first-floor unit was able to accommodate a dedicated dining room. Upstairs, the table is the anchor for each kitchen, with extra seating at the built-in bench under the window.





BEFORE



IA-180.11

COMMON SPACE :
First floor unit interior photos

Cased openings were retained between the front double parlors. Care was taken not to segment these spaces nor to convert this to an "open" floor plan so that the front rooms still read as two distinct sets of two rooms. Additional cased openings added to allow flow through all the common spaces.



IA-180.12

HOSPITALITY :
Large bedroom photo.

Custom furnishings and carefully selected finishes breathe new life into this historic building to create a feeling of cozy luxury. Refined sleeping spaces and a generous capacity for group travel make this adaptive reuse timeless in its subtropical environs.





IA-180.13

THE SUM OF ITS PARTS :
Typical kitchen interior detail photo.

Thrifted, eclectic dishware is arranged on open shelves, celebrating their mismatch while also reducing guests' need to search the cabinets. On short stays, guests are not staying long enough to "learn" the kitchen, and no one wants to open every cabinet in search of a coffee mug.

Like a kit of parts, each suite is comprised of the same components, configured in varying ways to create both balance and individuality.