

Program Summary:

A complete exterior & interior renovation of a 1970's Single Family residence originally designed by Leonard R. Spangenberg, Jr. & Associates, in New Orleans.

Program Statement:

This project is a complete renovation of a 1970s residence in the Lakeview neighborhood of New Orleans, originally designed by Leonard R. Spangenberg, Jr. While largely untouched prior to renovation, the home retained strong proportions and a compelling central lofted living volume that provided a foundation for renewal. The design balances preservation with targeted intervention, maintaining key architectural elements. The plan is reorganized to better support contemporary living. A primary opportunity emerged from the home's proximity to the lakefront levee. Although the levee obscured second-floor views, a new roof deck is positioned just above it, capturing views of Lake Pontchartrain while remaining integrated with the existing structure. The deck extends from an existing horizontal datum and projects over the garage, appearing to float on an exposed steel beam. While the roof deck extends the house outward, the primary interior intervention operates at the scale of circulation. Within the interior, the most significant intervention is the replacement of the enclosed stair with a custom circular wood stair. Supported by concealed steel, it meets code as a primary stair despite tight constraints. Positioned at the center of the plan, it reorganizes circulation and acts as a sculptural focal point visible from all major spaces. A new exterior stair, enclosed by a permeable brick screen wall, provides access to the roof deck while filtering light and air.

R-230.01

Building Area: (sf)
3,758 SF

Cost per Square Foot:
\$266 / SF

Construction Cost
\$1,000,000

Date of Completion:
July 2025

R-230.02

The renovation extends an existing horizontal datum to form a new roof deck over the garage, positioned just above the levee to capture views of Lake Pontchartrain. New Ash Vision Wood cladding replaces deteriorated stucco, while an exposed steel beam supports the deck and reinforces its floating expression.



BEFORE



AFTER



R-230.03

A custom circular Sapele wood wrapped stair replaces the original enclosed stair, reorganizing circulation and establishing the project's primary spatial and organizational anchor. Designed to meet code as a primary stair, it is supported by concealed steel and visible from all major living areas.



R-230.04

The original living room retained strong proportions but was weighed down by dated finishes and compartmentalized adjacencies. The renovation clarifies the volume and reestablishes continuous spatial relationships to surrounding spaces.



BEFORE



AFTER



BEFORE



AFTER

R-230.05

Crazy stone flooring, reintroduced throughout the first floor, extends visually toward the rear yard and pool, reinforcing spatial continuity and visual extension between interior and exterior.



R-230.06

Vertical wood slats define the dining area without enclosing it, creating a more intimate zone that remains visually connected to the larger living space.

R-230.07

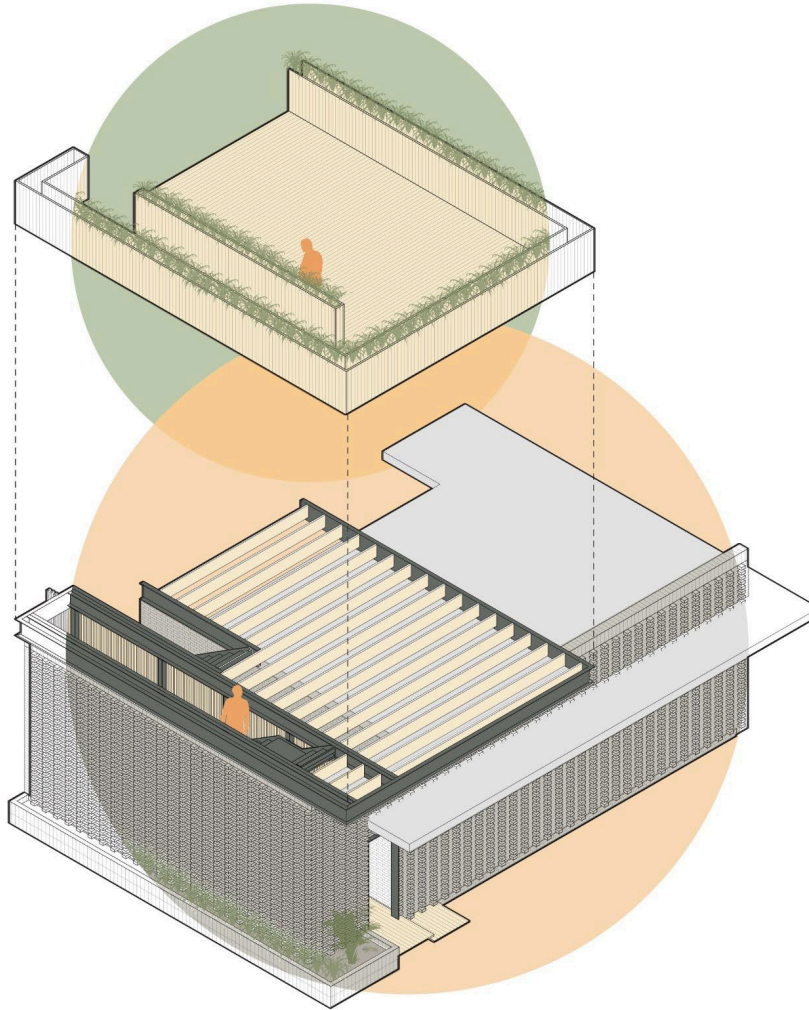
The kitchen was relocated and expanded and repositioned as a central organizing space within the plan. A palette of Sepele wood and bookmatched stone establishes material continuity while supporting both daily use and gathering.





R-230.08

Adjacent to the kitchen, the wet bar and informal dining area create a secondary social zone, defined by millwork and scale rather than enclosure.



DECK

R-230.09

The roof deck extends the home's primary horizontal datum, reasserting it as an organizing line. Positioned just above the levee, it captures elevated views of Lake Pontchartrain while remaining integrated with the original structure. Projecting over the garage, it reads as a floating plane supported by an expressed steel beam. A continuous raised planter defines the edge, operating as both guardrail and landscape threshold.

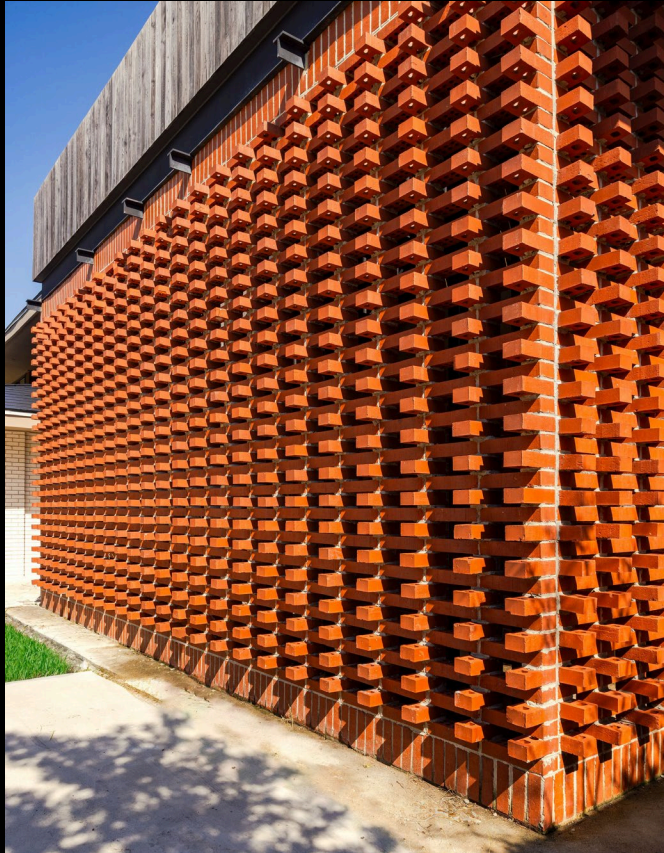
R-230.10

A newly constructed exterior stair to the roof deck is enclosed by a custom brick screen wall. The assembly filters light and air while selectively revealing the structure behind.



R-230.11

A newly constructed exterior stair to the roof deck is enclosed by a custom brick screen wall. The assembly filters light and air while selectively revealing the structure behind. Rotated and selectively omitted units create depth, shadow, and permeability, transforming brick into a shading device rather than a solid enclosure.





BEFORE

R-230.12

New glazing, a folding glass wall, and exterior upgrades strengthen the connection between the interior and rear yard, improving environmental performance and spatial continuity.

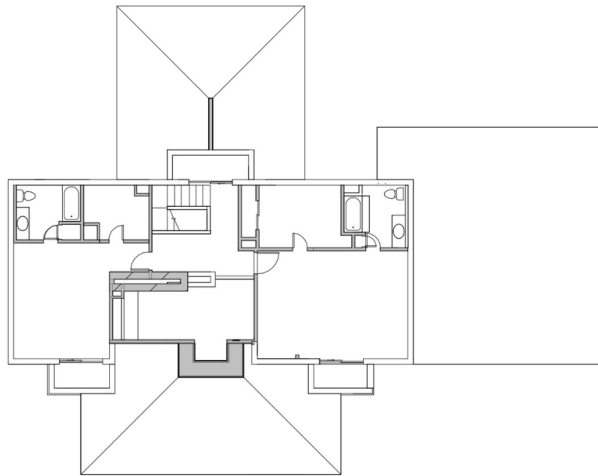


AFTER

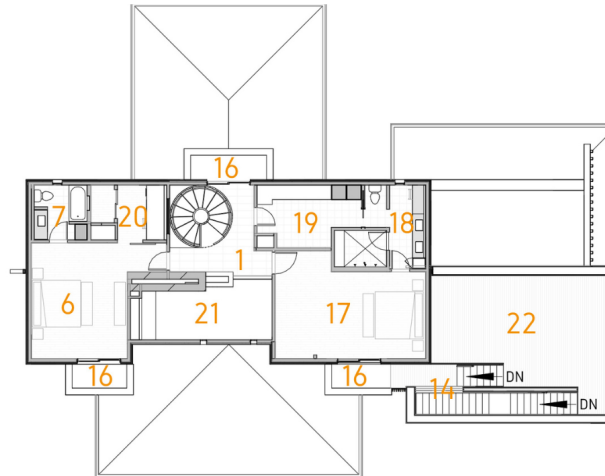
R-230.13

The first floor was reconfigured to reduce compartmentalization and improve flow. The new circular stair serves as the primary organizational element.

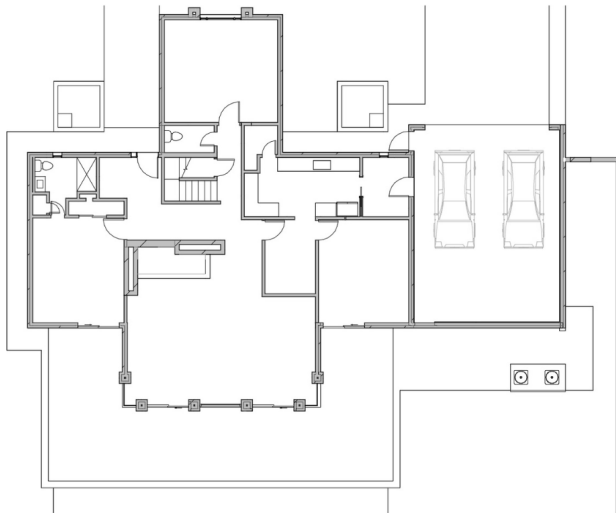
The second floor is reorganized around open circulation and direct access to the roof deck, linking upper-level spaces to the broader spatial sequence of the house.



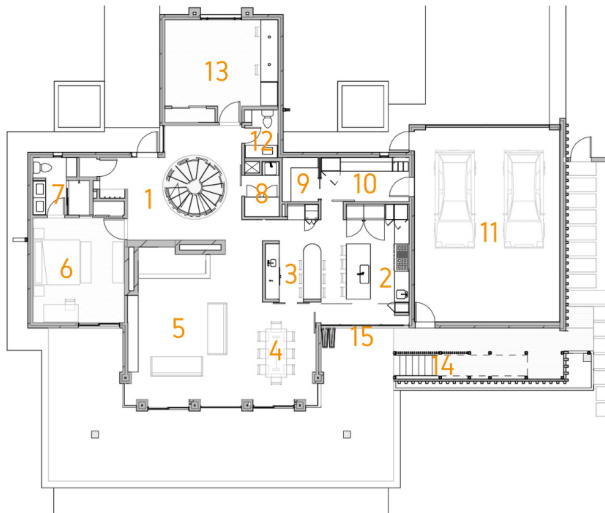
LEVEL 2 (BEFORE)



LEVEL 2 (AFTER)



LEVEL 1 (BEFORE)



LEVEL 1 (AFTER)



- 1 OPEN CIRCULATION W/ CIRCULAR STAIR
- 2 KITCHEN
- 3 WET BAR/INFORMAL DINING
- 4 DINING
- 5 LIVING ROOM
- 6 BEDROOM
- 7 EN-SUITE BATHROOM
- 8 LAUNDRY

- 9 PANTRY
- 10 MUDROOM
- 11 GARAGE
- 12 HALF BATH
- 13 OFFICE/GUEST BEDROOM
- 14 EXTERIOR STAIR TO ROOF DECK
- 15 FOLDING GLASS WALL
- 16 BALCONY

- 17 PRIMARY BEDROOM
- 18 PRIMARY BATHROOM
- 19 PRIMARY WIC
- 20 STUDY & CLOSET
- 21 OPEN TO BELOW
- 22 ROOF DECK W/ RAISED PLANTER GUARDRAIL