

Program Summary:

A contemporary, new build, boutique inn internally connected to an extensively renovated restaurant in a historic 1894 building.

Program Statement:

In a historic 140-year-old building originally home to the iconic Maylie's restaurant, the new restaurant and inn is a historic rehabilitation, and new construction takes inspiration from the original owners and celebrates the legacy of the property as loved New Orleans restaurant in the community. In addition to renovating the restaurant space, the design team was tasked with constructing and designing a new 11 guest room inn seamlessly connecting to the eatery.

A key focus was figuring out how to create cohesion between a historic building that functioned as a restaurant to an entirely new inn without a traditional lobby. For the restaurant, the team doubled seating capacity and created distinct dining spaces with their own personality. The expanded restaurant scope included creating a new state-of-the-art kitchen and private dining rooms, which required further reconfiguration throughout the original building.

The inn was envisioned as a handful of rooms with New Orleans charm and hospitality. To accomplish this, the designer approached the project as a collection of crafted guest rooms, each with unique character. Converting the underutilized third floor attic space into a terrace inn suite created an unexpected, luxurious inn room that doubles as an apartment. This complex interior renovation emphasizes the contrast of old and new to preserve the historic character of the building, while providing opportunities to bring new life into the storied site.

RR-25.01

Building Area: (sf)

Restaurant – 15,250

Hotel – 9,400

Cost per Square Foot:

\$406

Construction Cost

\$10,000,000

Date of Completion:

September 2024

RR-25.02



Located in the heart of the New Orleans Central Business District, the restaurant and boutique inn stands in contrast to the office towers and sea of parking lots around it. Once at the heart of the Poydras Market, a public-open air market established in 1837 and running until 1932, Maylie's Restaurant was established in 1876 and quickly became a favorite restaurant adjacent to the market. It was and remains the second oldest family operated restaurant in New Orleans until it closed on New Year's Eve 1986. Since closing the building was heavily altered as New York themed steak house, sat vacant for ten years following Hurricane Katrina, and most recently was an Irish themed beer bar.

The new Owner had a vision to celebrate the Maylie family's historic legacy by creating a new 175 seat restaurant and 11 guestroom boutique inn inspired by the family's live/work approach. The rehabilitation of the two-and-one half story Edwardian-style building and new construction inn is a sensitive approach to showcase the original structure with a complex program.

RR-25.03

Maylie's Restaurant (highlighted in yellow) was built in 1894 as the Maylie's family home adjacent to the original corner structure (highlighted in gray) built in 1876 as the Maylie's restaurant. As business increased, the restaurant expanded the to the first floor of the Maylie's home (highlighted in yellow). The Maylie family continued to live on the second floor of the building.

A magnificent wisteria vine grew between the two properties and covered the gallery at the front of the building. It was iconic and the family went to great lengths to preserve the vine by cutting holes in the floor and windows to continue to grow. The wisteria vine was captured on postcards and matchbooks as part of the restaurant's brand.

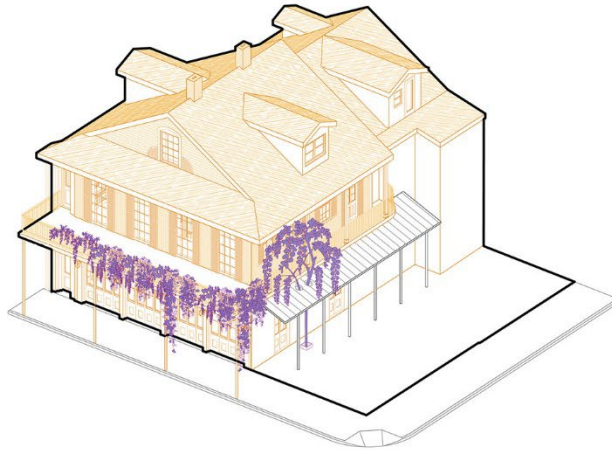


RR-25.04

A look through time

The original restaurant corner building was demolished in 1959 via eminent domain when Dryades Street was widened. The restaurant continued to operate on the first floor of the Maylie's home. The wisteria vine was saved, although exposed to the elements and the character of the original restaurant was significantly altered.

The remanent of the corner lot remained part of the restaurant property. It was not developed in any meaningful way, rather a few tables and chairs placed on the slab over time, but it was underutilized.





RR-25.05

Fortunately, the original historic bar was hidden under layers of bad renovations. The design team worked with the contractor to carefully uncover and restore the historic oak wood bar from the original restaurant. The wood was refinished, and new lighting, mirrors, and stone were inserted to bring a modern feel to the bar. A nod to the wisteria vine, plants were added to the top of the bar.

Twilight Blue acoustic ceilings fold down the wall to framing the historic bar as the focal point of the first floor historic dining room.

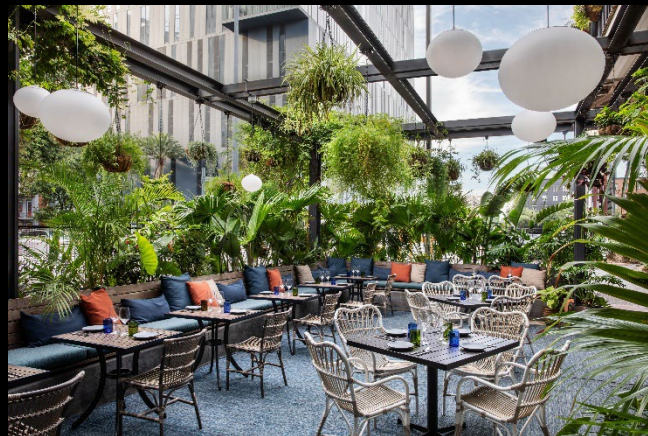




RR-25.06

In the remnant corner lot, a new steel structure was designed and erected to hold a suspended garden, inspired by the wisteria vine. The design concept was to create an outdoor dining space, that celebrated and frames views of the sky and urban context. The new structure does not touch the historic landmark Maylie'e restaurant. The design team worked closely with the local historic commission and structural engineer on the detailing.

The new construction garden dining room opens up into a lush courtyard, allowing for the indoor dining to spill outside when the weather allows in New Orleans. A custom mural by a local artist backdrops the room, and is visible from the courtyard, which is filled with natural light.





RR-25.07

A new construction private dining room overlooks the garden below. Complete with a private balcony, this allows the indoors to spill outside at the second floor. Materials of steel and glass were proposed in contrast to the masonry and historic ironwork of the historic building. The private dining room is flexible in its spatial organization and accommodates a wide variety of uses. Part of the room's versatility, custom cherry millwork doubles as storage and serving for private events.



An interior dining room was created by removing a non-original stair, several bad restroom renovations, and cluttered back of house space. A wisteria themed dining room is a nod to the site's history — an infamous giant wisteria vine once grew through Maylie's restaurant. Custom cherry millwork frames, arched mirrors, and apertures to adjacent rooms, which extend the sense of scale connect this intimate dining room to the garden room and adjacent exterior courtyard.



RR-25.08

Inspired by the Maylie's second floor residence the design team proposed developing the attic of the existing building into a unique apartment suite. The underutilized third floor attic space of the historic building was transformed into a terrace inn suite. The 'Before' photo shows the non-original, non-code compliant stair that was removed as part of the project. Concealing new mechanical, electrical, plumbing, and fire protection was a unique challenge solved by tucking it into the roof eave. To maximize the space, custom designed millwork were built into the dormers and sloped ceilings, storing a daybed, closets, kitchen, bar, and vanities.





RR-25.09

The suite design included reconstructing a previously modified historic dormer and connecting it to the new terrace, as well as adding a new matching dormer as a dedicated shower and bathing room.

RR-25.10



The other ten typical inn rooms offered an opportunity to customize each room to create a boutique inn feel in the new construction portion of the building. Utilizing the historic colors found in documentation of the original Maylie's restaurant the design team created three color palettes for the rooms – sage green, terracotta, and grayish blue.

Dedicated to working with local artists, the interior design team worked closely with local artists to create custom fabrics for window treatments with Louisiana artist Pavy, along with custom rugs by Mannington. The team also worked with local artists to source artwork for each inn room. The artwork brings the outside in, reflecting New Orleans' distinct style and the history of the building.

RR-25.11

Color palettes consisted of three themed room concepts incorporating hues of terracotta, sage, and warm blue. Custom designed cherry wood closets, mini-bars, and headboards create a gem-like environment.

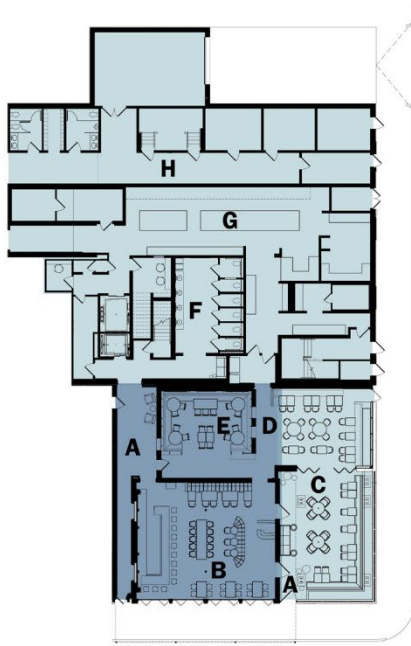


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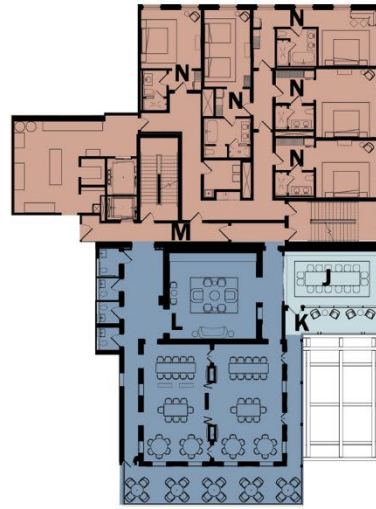
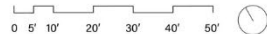


The historic landmark building, pictured on the left, is connected to the new restaurant addition and courtyard, pictured in the middle, and the new three-story inn, pictured on the right. The site is located in downtown New Orleans, with direct connectivity to the street and the city. Working closely with the historic commission, the integration of the historic Maylie's building with the new construction reframes and celebrates the remaining historic building in this city block.

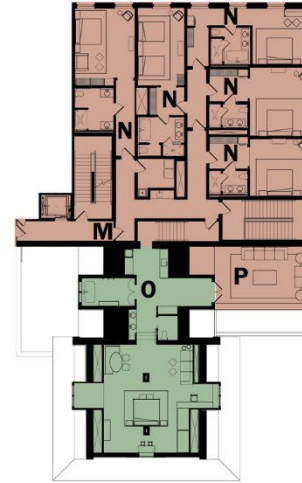
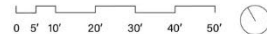
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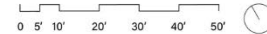
FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN



- A** HOTEL ENTRY
- B** MAIN BAR / HISTORIC DINING ROOM
- C** COURTYARD
- D** GARDEN DINING ROOM
- E** WISTERIA DINING ROOM
- F** RESTROOM
- G** KITCHEN
- H** BACK OF HOUSE
- I** DINING ROOM / EVENT SPACE
- J** PRIVATE DINING

- K** BALCONY DINING
- L** LOUNGE
- M** INN ENTRY
- N** GUESTROOM
- O** GUEST SUITE
- P** GUEST SUITE TERRACE
- HISTORIC RENOVATION RESTAURANT
- NEW CONSTRUCTION RESTAURANT
- HISTORIC RENOVATION HOTEL
- NEW CONSTRUCTION HOTEL

Programming and construction types was particularly complex for the 25,000 sf project. The goal was to create an effortless experience for the restaurant and inn guests. Great care was taken to conceal the new large commercial kitchen, utilities and back of house support spaces required for hospitality.

The project was also constructed in phases to allow the restaurant to open prior to the inn. The restaurant (highlighted in light and dark blue) was opened in the first phase, followed by the inn (terracotta and green).