

Program Summary:

The adaptive re-use of a vacant historic building into a luxury boutique hotel and basement speakeasy.

Program Statement:

Dating back to 1875, this historic structure was first developed for a medicinal bourbon apothecary, and later become home to a hat manufacturing company. After being converted to offices in the 1900's, the building sat vacant on a prominent corner of downtown for many years.

At less than 30 feet wide, the slender footprint of this 5-story building was a challenge for development and required creative space planning to accommodate the new program. The historic Type IIIA construction was also a challenge for fireproofing the building to meet current code requirements.

Original historic finishes, including wood ceilings, plaster walls, wood wainscotting, and exposed brick were all carefully retained, repaired, and showcased throughout the hotel.

The hotel now stands as stunning example of historic preservation, seeped in the spirit of a city that both honors history and defies convention.

RR110.01

Building Area: (sf)
33,000

Cost per Square Foot:
\$608

Construction Cost
\$20,000,000

Date of Completion:
Summer 2021



RR110.02

EXTERIOR RENOVATION

This renaissance-revival façade, originally designed in the mid-1800's, was one of the earliest of its kind in the country. Much of the historic detailing had been well preserved, including an ornamental bracketed cornice at the roof level and plaster keystones above the windows on the primary façade.

Any missing or damaged pieces were refurbished or recreated using custom molds.

The exterior walls were re-painted, and existing non-historic aluminum window moldings were cleaned. New exterior lighting was designed to highlight details on the front façade.

An existing fire escape, no longer needed for egress, was retained as a character defining element on the side elevation.

The adaptive re-use of this historic structure required significant investment in structural work, building systems, fireproofing, waterproofing, and interior finishes. Several unforeseen conditions of the existing structure required the design team to pivot and work closely with authorities having jurisdiction to develop creative solutions, while maintaining the essential historic character of the building.

RR110.03

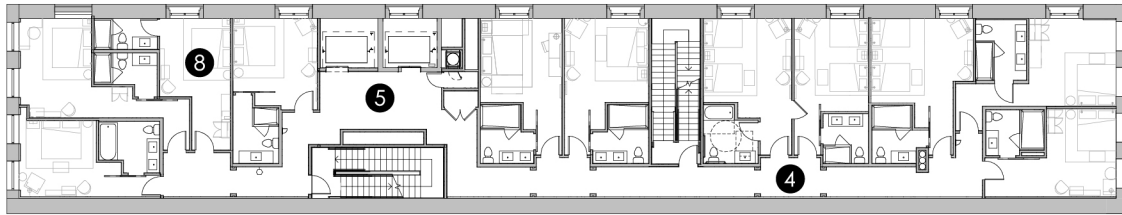
FLOOR PLANS

At less than 30 feet wide, the slender building footprint proved to be a challenge for laying out the hotel. The first floor was designed as a shotgun-style series of rooms, divided by exaggerated cased openings. A change in floor level at the rear of the building created a sense of separation for four guestrooms located on the ground floor.

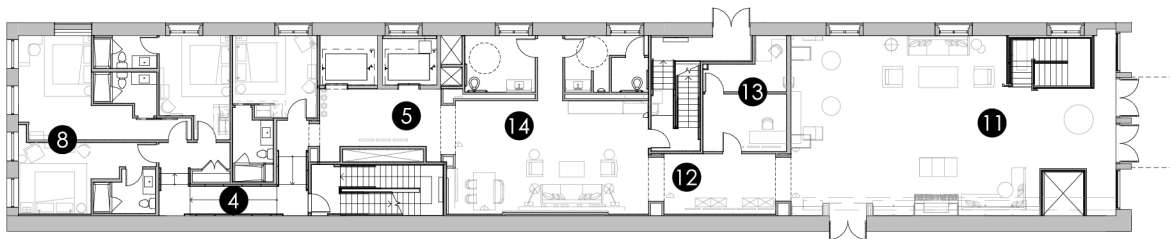
The upper floors only allowed for a single-loaded corridor for the guestrooms, which were laid out to take advantage of existing window locations along the east facade.

The building also had a full basement, which extended beyond the building's footprint and underneath the adjacent sidewalk. The exterior wall of the basement was the centuries old foundation of Main Street. This space was converted into a speakeasy restaurant, accessed through a new stair in the hotel lobby. Small nooks under the sidewalk, referred to as "the catacombs" were converted into intimate booth seating areas.

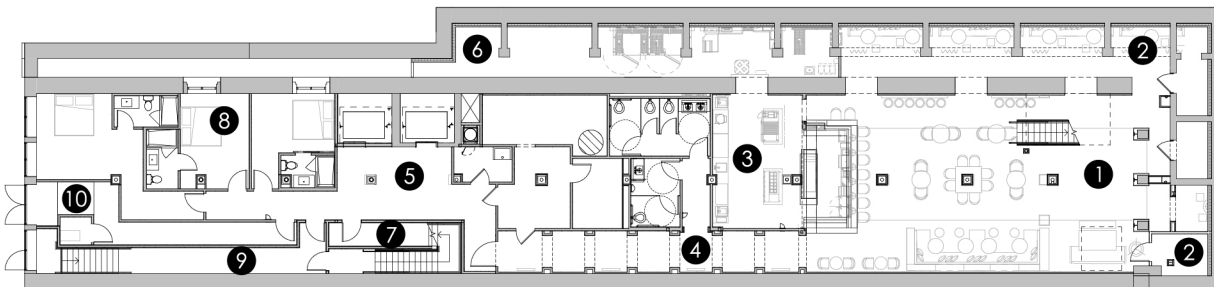
Additional guestrooms and back-of-house functions were also located at the basement level.



TYPICAL GUESTROOM FLOOR



FIRST FLOOR



BASEMENT FLOOR

- | | | |
|-----------------------|------------------|-----------------|
| 1. RESTAURANT | 6. BAR STORAGE | 11. LOBBY |
| 2. BOOTH | 7. STORAGE | 12. ART GALLERY |
| 3. EXHIBITION KITCHEN | 8. GUESTROOMS | 13. OFFICES |
| 4. CORRIDOR | 9. EXIT CORRIDOR | 14. DEN |
| 5. ELEVATOR LOBBY | 10. LOADING | |





RR110.04

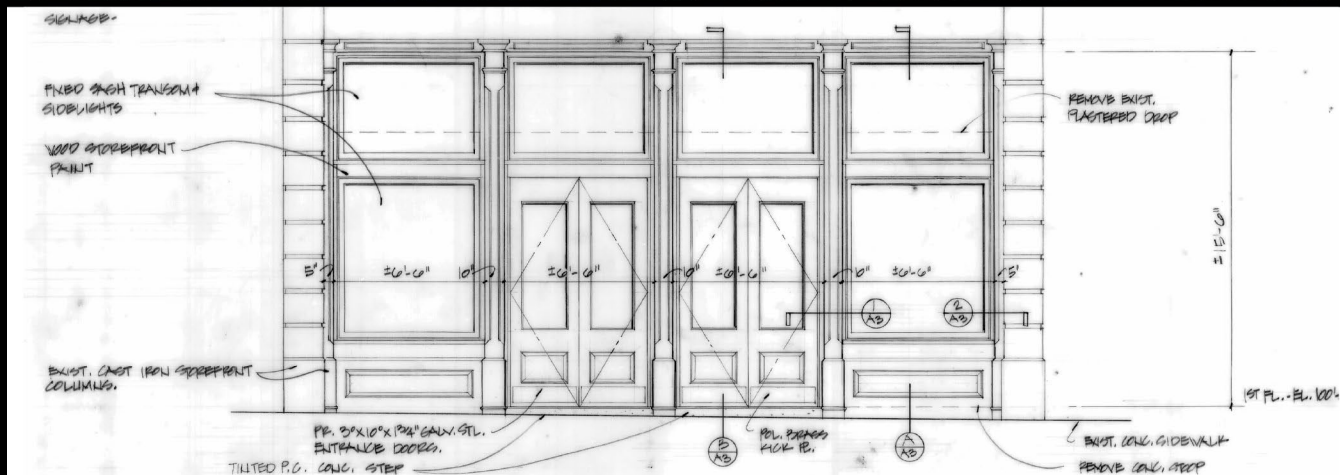
ENTRANCE

Utilizing historic drawings as a reference, the design team was able to restore the primary entrance to the building, including original steel columns clad in ornamented plaster. Wood storefront windows and transoms were preserved and restored, allowing abundant natural light into the lobby.

Existing entrance doors were refurbished and reinstalled with new hardware to swing outward for egress.

CANOPY

The most striking intervention on the historic façade is the introduction of a contemporary new metal canopy and marquee signage. The location of tie rods was carefully considered so as not to conflict with any existing historic ornamentation. The projection of this canopy over Main Street, as well as sidewalk repairs at the entry, required extensive coordination and approvals at both the city and state levels.

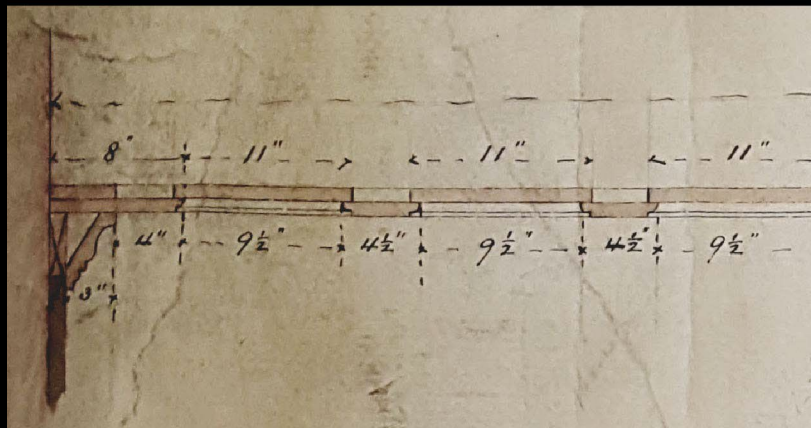




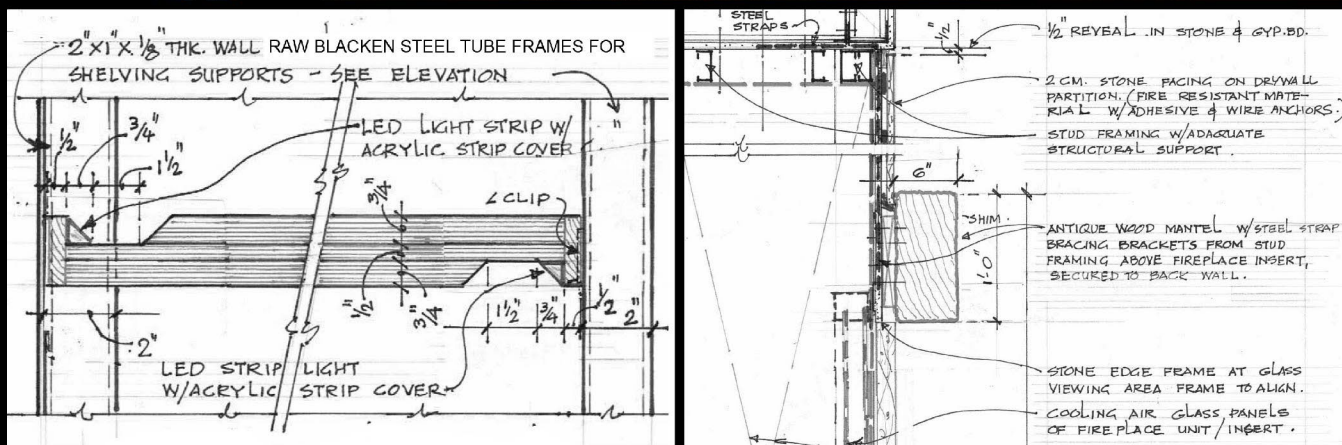
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LOBBY

The main floor of the building received a complete renovation, including new flooring, finishes, dramatic custom light fixtures, and extensive built-in millwork. One of the primary historic features of the space was an original stile-and-rail wood ceiling. The existing ceiling was missing or damaged in many locations from previous renovations, but using details from the original architectural drawings, the team was able to refurbish and reconstruct the wood ceiling to restore it to the original condition.



BEFORE



The building also required completely new mechanical, electrical, plumbing, and fire protection systems, all of which were carefully designed to be concealed within the original volume of the space. A small soffit was introduced above the millwork to accommodate ductwork while keeping the historic wood ceiling clear of unsightly grilles and penetrations. Plumbing lines from the guestrooms above were meticulously routed between wood floor joists, collected in a central location, and routed down to the basement level.



RR110.07

DISCOVERY

During the remediation and construction process, original wood wainscoting was discovered behind the walls in the lobby. With a desire to expose as much historic material as possible, the design team was able to pivot in order to retain and restore the existing beadboard.





RR110.08

SHOTGUN LAYOUT

The shotgun style series of spaces on the 1st floor creates opportunities for small seating nooks as well as an "art gallery" nestled in a small corridor. These consecutive spaces are defined by open portals clad in shou-sugu-ban charred wood casings.

The historic wood ceiling was also retained in the "Den," with the addition of a large-scale custom chandelier.

Each of these spaces are filled with carefully curated art inspired by the history of the building.





RR110.09

INTERIOR DETAILS

Interior design elements were inspired by the history of the building's previous tenants, most notably a hat company that inhabited this space in the 1920's. Homage to this riveting history is expressed throughout the hotel, including a custom mural wall covered in thousands of coins, replicas of original tokens distributed by the hat company. The basement speakeasy also derived its name from this unique history, and a large-scale mural directs guests downstairs.

MAD HATTERS

In the 1800's, mercury was traditionally used for curing felt in hat production. The vapors from this process often led to mercury poisoning, hence the expression "*mad as a hatter*." Mercury testing was performed at the site to verify successful decontamination prior to construction.



BEFORE



BEFORE

RR110.10

BASEMENT SPEAKEASY

The transformation of the dark, damp basement into an upscale bar and restaurant required a significant amount of investment and coordination.

The space is accessed from the main lobby through a new stair with contemporary detailing and metal railings, a clear delineation of old and new elements. This open stair required a water curtain of closely spaced sprinkler heads in addition to a draft stop in order to receive a code variance and meet life safety requirements.

In order to showcase historic steel columns, they were treated with intumescent paint to achieve required fire ratings and allow them to remain exposed.

With little access to natural light in this space, a large scale decorative light fixture and concealed accent lighting illuminates the space and creates a cozy, welcoming environment in the subterranean restaurant and bar.



RR110.11

THE CATACOMBS

Within the basement speakeasy, centuries old stone alcoves extend beneath the sidewalk. These spaces abut the original subterranean wall of Main Street, dating back to the 1700's. These small nooks were converted into intimate booth seating areas.

This transformation required state-of-the-art waterproofing systems to be employed along the basement perimeter, and structural reinforcement of the sidewalk above.

Original brick walls and arched opening were left exposed, requiring careful cleaning and restoration of the historic mortar.

A corridor leading to the restrooms and elevator lobby is accented by a series of arches and recessed lighting.



BEFORE



BEFORE





RR110.12

GUESTROOMS

The upper floors of the building contain 51 boutique guestrooms. Deteriorated conditions at the existing exterior walls required repair and refinishing of the historic plaster finish. Many of the original wood windowsills were missing or damaged, requiring them to be replicated in-kind to match the historic profiles.

The original tongue-and-groove wood flooring was splintered beyond repair and deemed un-salvageable. New fire-resistant engineered wood flooring was installed matching the original plank size.

Modern plumbing fixtures were installed in all the guestroom bathrooms, requiring careful coordination of new penetrations with the existing wood framing.



RR110.13

GUESTROOMS

Historic tongue-and-groove wood ceilings, held in place with 200-year-old hand-wrought nail spikes, were present throughout the upper floors of the building.

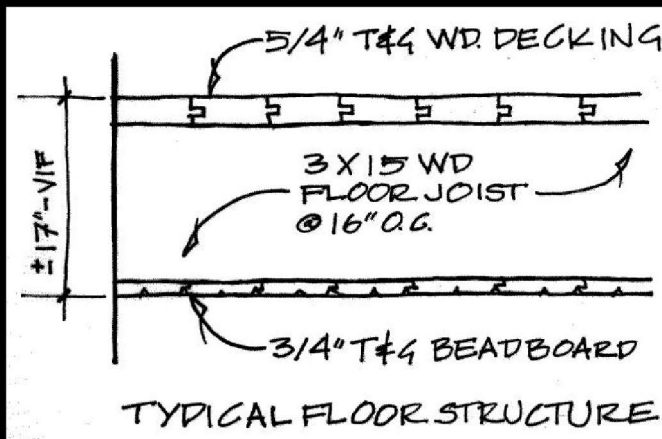
In order to achieve the code required fire separation between floors, the building's wood joist framing needed to be covered by fire-rated gypsum board at all levels. However, this requirement was in direct conflict with the desire of the historic agencies to preserve and expose the historic wood ceilings.

Many options were explored for the fireproofing of the floor assembly. After much coordination between all parties, the final solution was to remove and salvage the historic wood ceilings, then re-install them over new fire-rated gypsum board. While this achieved both desired effects of aesthetics and fire ratings, the process was costly and time-consuming.

This hotel now stands as a stunning property, seeped in history, that celebrates its story through a sensitive approach that honors tradition and redefines modern luxury.



BEFORE



Project Name:
Grady Hotel

Project Location:
601 W Main Street, Louisville, Kentucky

Owner/Client:
Mitch Patel, Vision Hospitality Group, Inc.

Architect(s) of Record:
John T. Campo & Associates ("Campo
Architects and Interior Design")
400 Poydras Suite 1410, New Orleans, LA

Project Team:
John T. Campo Jr., AIA, NCARB
Miriam Salas, AIA, LEED AP
Mary Gilmore, AIA, NCIDQ
Ian C. Welcome, RA
Logan Leggett
Julie Ford

Landscape Architect:
Edward L. Melvin, SHP

Consultants:
Structural Engineer:
James Spears, TLC Engineering Solutions

MEP/FP Engineer:
John Hall, TLC (New Orleans)

Envelope Consultant:
Kramer Construction Science, LLC

Interior Designer:
Sims Patrick Studio

General Contractor:
HGC Construction Company

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(please list which specific slides get credited to each
photographer(s) listed).

Starboard and Port Photography

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Slide 11: Photos
Slide 12: Photos
Slide 13: Photo

Campo Architecture and Interior Design

Slide 03: Floor Plans
Slide 05: Before Photo
Slide 07: Before Photo
Slide 10: Before Photos
Slide 11: Before Photos
Slide 12: Before Photo
Slide 13: Before Photo; Sketch

Filson Historical Society

Slide 05: Detail Drawing

Sims Patrick Studio

Slide 06: Detail Drawings
Slide 08: Floor Plan

Kentucky Historical Society, Ronald Morgan Postcard Collection

Slide 09: "Swann-Abram Hat Company Incorporated,
Louisville, Ky."

Henry J. Potter | Alvin J. Cox Architects

Slide 04: Storefront Elevation

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Credit Slide

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