



MERIT AWARD
studioWTA | 5940 MAGAZINE

Program Summary:

New construction of a seven-unit condominium building on the boutique adorned Magazine Street of New Orleans.

Building Area: (sf)
8,000 sf

Cost per Square Foot:
\$187.50

Construction Cost:
\$1,500,000

Date of Completion:
2014

Program Statement:

The clients' desire to create a contemporary building capable of referencing its historic setting and maximizing the built sf on a limited site results in a building that blends seamlessly in scale to its surroundings, maintaining a jewel-like quality in proportion and detailing. A French Quarter-style balcony adds depth to the elevation, part of an intentional layering further articulated by the monumental brick façade. A trellis softens entry to the parking, helping to maintain the residential feel inherent to Magazine Street. The need for density with quality led to a garden apartment arrangement where units surround a shared courtyard. Townhouse-style second floor units are accessed by exterior stairs. A 2-story volume cantilevers over the driveway, gaining area and natural light for the two centrally located townhouses. The exterior wall rainscreen assembly and awnings on the south elevation diminish solar heat gain; large windows maximize natural light usage. Unit interiors are intimate, with open living spaces broken only by dropped wood ceilings. The finishes reflect a contemporary elegance; muted tones and natural woods that are highlighted by warm lighting. Expansive views of treetops, master bathrooms with intricate stone work, and private exterior spaces for each unit all contribute to the quality of life offered to residents.

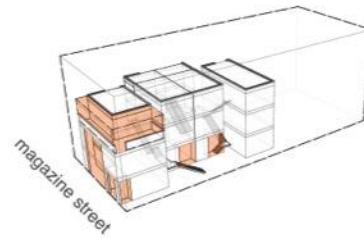
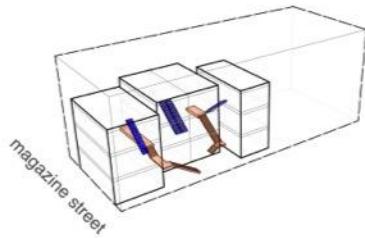
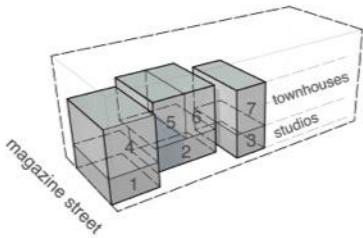
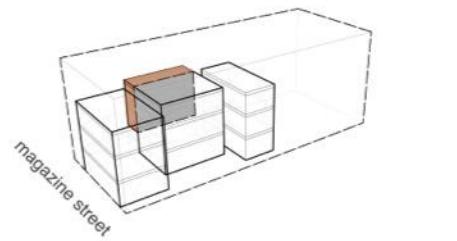
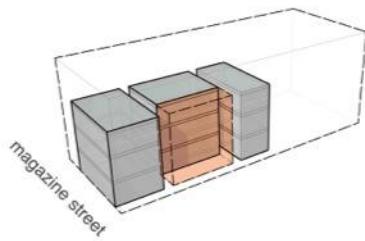
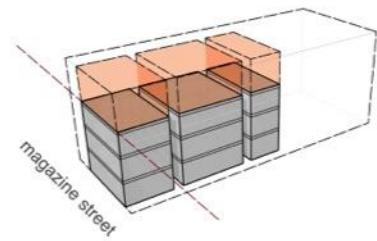
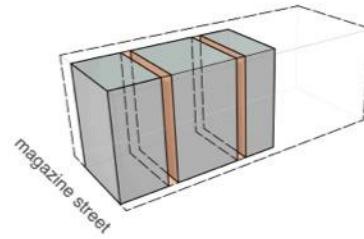
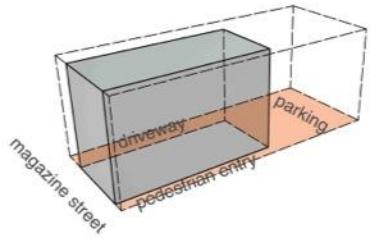
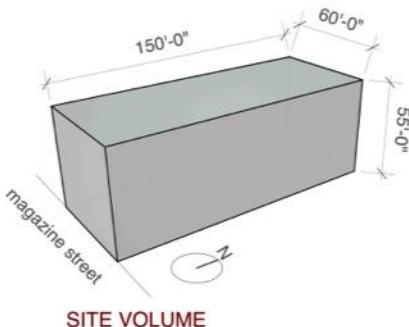
A Kolumba brick façade floats lightly at the street edge, giving definition and boundaries to a 5'-0" setback off the property line.

A third floor penthouse above also hangs back from the street edge, creating an accessible roof deck and allowing the building to respond to the scale of neighboring structures.

Directional lighting on the columns and balcony highlight the buildings historic proportions while the textures and fenestration hint at its modern interiors.



Site diagrams aided in development of massing specific to programmatic requirements and site restrictions.





Floor plans showing the division into 3 separate volumes with stairs tucked between.

First floor consists of three one story units. Second floor consists of four two story townhouse style units.



Left: Oversize glazing at ground floor units blurs the line between interior and exterior space, flooding lower level units with natural light.

Right: Awnings on south-facing windows reduce heat gain while maximizing natural light to interior spaces.



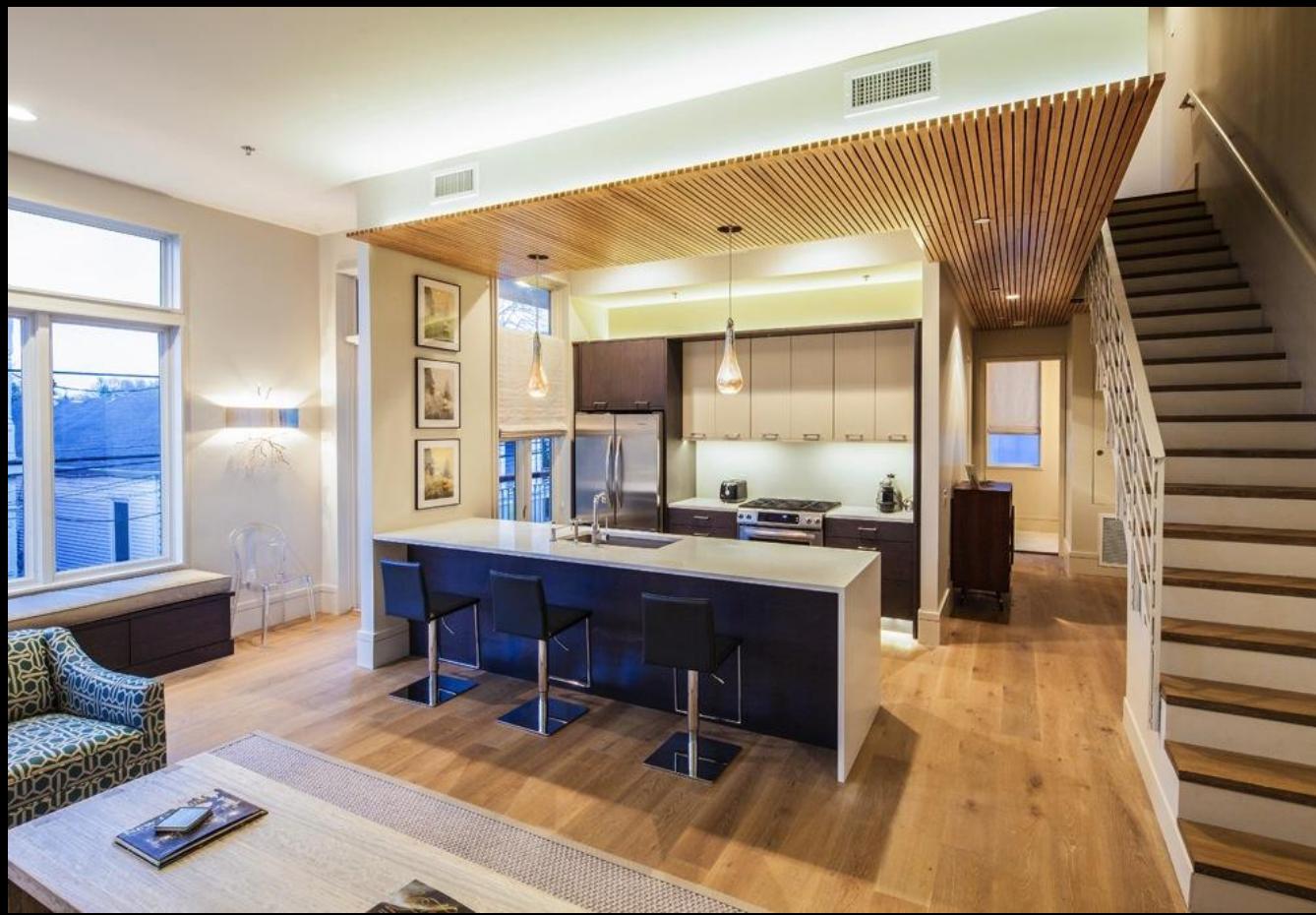
Design studies were done to determine a scale for the courtyard that would provide the necessary relief of space and light without sacrificing a lot of square footage.

Undulations in the ground floor façade and the use of the egress stairs and balconies as sculptural elements help create special moments within the small courtyard.

High window sills maximize natural light without sacrificing privacy.

Natural pavers and wood add warmth and make the courtyard an inviting space.





The interior architecture is prominent enough to stand alone; furnishings act as accent rather than a determinant of the interior design.



The simplicity and warmth of the interior finishes keep the space open, airy and well lit.

Additional cove lighting at the dropped wood ceiling creates interest in the ceiling plane.





Kitchens were designed with clean lines and contrasting finishes that are highlighted with cove, under cabinet and kick plate lighting.



A dropped wood ceiling in the townhouses keeps the ceiling plane clean of vents and helps delineate space in an otherwise open floor plan.



Bathrooms use natural stone, floor to ceiling glass and floating vanities to achieve a spa-like feel.



The landscaping throughout the site accents the shifts in texture and materiality on the building and within the courtyard.

A Kolumba brick fountain brings serenity to the outdoor space, with water trickling over protruding bricks in the elevation.





Landscape is used in the courtyard to control circulation and create semi-private spaces for unit entrances.



Awnings on the South elevation cut down on solar heat gain and glare.

The shadow play on the backdrop façade contributes to the play in patterns and composition.



The project is proud to join a family of iconic Magazine Street buildings, contributing a contemporary elegance to the historic fabric.

Project Name:
5940 Magazine

Photographer(s):

Project Location:
5940 Magazine Street
New Orleans, LA

Jeffrey Johnston:
all image slides

Owner/Client:
Vieux Nouveau Properties, LLC

Architect(s) of Record:
Wayne Troyer Architects
1119 Tchoupitoulas Street
New Orleans, LA 70130

Project Team:
Wayne Troyer
Megan Bell, Project Architect
Kendall Winingder, Interior Design
Ross Karsen

Consultants:
Walter Zehner, P.E.
Damien Serauskas, P.E.
Bruce Creighton, P.E.

General Contractor:
DaVinci Builders, LLC