

Program Summary:

Program components include a 234-room boutique hotel, bar, restaurant, meeting spaces, and retail.

Program Statement:

A contemporary 4-story addition complements the original 9-story building, circa 1928, referencing the existing building through the use of hand-made brick masonry and cast stone cladding.

The project is punctuated with elements that recall images of New Orleans, such as a carriageway and courtyard, balcony gardens, and an eclectic collection of interior materials and furnishings.

Each hotel room pays tribute to the unique culture and history of the city, creating an authentic experience for guests.

A new rooftop pool deck and lounge sited atop the existing historic building features lush plantings and views of downtown.

A-20.01

Building Area: (sf)
183,630 SF

Cost per Square Foot:
\$208

Construction Cost
\$38,300,000

Date of Completion:
March 2016

A-20.02

This 184,000 square foot mixed-use development utilizes historic tax credits for the renovation of an existing 9-story circa 1928 building with Art Deco elements. Once the home of the largest furniture store in the South, the building was designed by the architect of Huey P. Long's Louisiana State Capitol - Weiss, Dreyfous and Seiferth.



AFTER - 2016



BEFORE - 1928



A-20.03

The guest rooms along Carondelet Street, visible from the St. Charles streetcar line, feature various glass and window systems in-filled with planter boxes instead of the traditional masonry of the adjacent structure. The deep recesses of the balconies at the top floor offer a contemporary relief to the punched openings of the existing structure and reference back to the heavily ornamented top floor of the existing art-deco building.

The new building's strong base and complex texture play off of the pattern of the existing building's façade, complementing the original structure without competing with it.

A-20.04

Major and minor subdivisions occur along the art deco brick and limestone cladding of the existing building and the darker brick cladding of the newer building.

The newly constructed building is connected to the existing structure by a minimal glass bridge, set back from the street in order to preserve the historical one-story garage—now front-end retail—below. The new building is a quiet, elegant reinterpretation of its classic neighbor and was designed as a contemporary homage to the adjacent Art Deco character.



A-20.05

The original building's vestibule and ground floor, previously dedicated to the building's former use as an office building, now serve as the main lobby and signature restaurant.

The interior features restrained finishes and a lively but warm character that provide a welcome contrast from the art-deco ornamentation of the building's base.



A-20.06

The main lobby includes a variety of elements that are all part of the hotel brand's aesthetic, while incorporating many elements from the existing building.

These existing elements are complemented by custom solid wood paneling and running trim that round-out the character of the hotel's interior experience.



A-20.07

The existing terrazzo floors were carefully refinished, and the existing concrete and plaster Corinthian columns were refurbished, with capitals replaced in custom plaster where they had been removed over time.





A-20.08

The interiors of the hotel rooms and suites continue the theme of new custom millwork in dialogue with existing building elements, including the introduction of new mezzanines at the ninth floor penthouses.

This unique hotel chain, considered a lifestyle brand, aims to be a destination for locals as well as visitors. Located in a notable historic district of New Orleans, this building is a refreshing alternative to the traditional structures surrounding it.

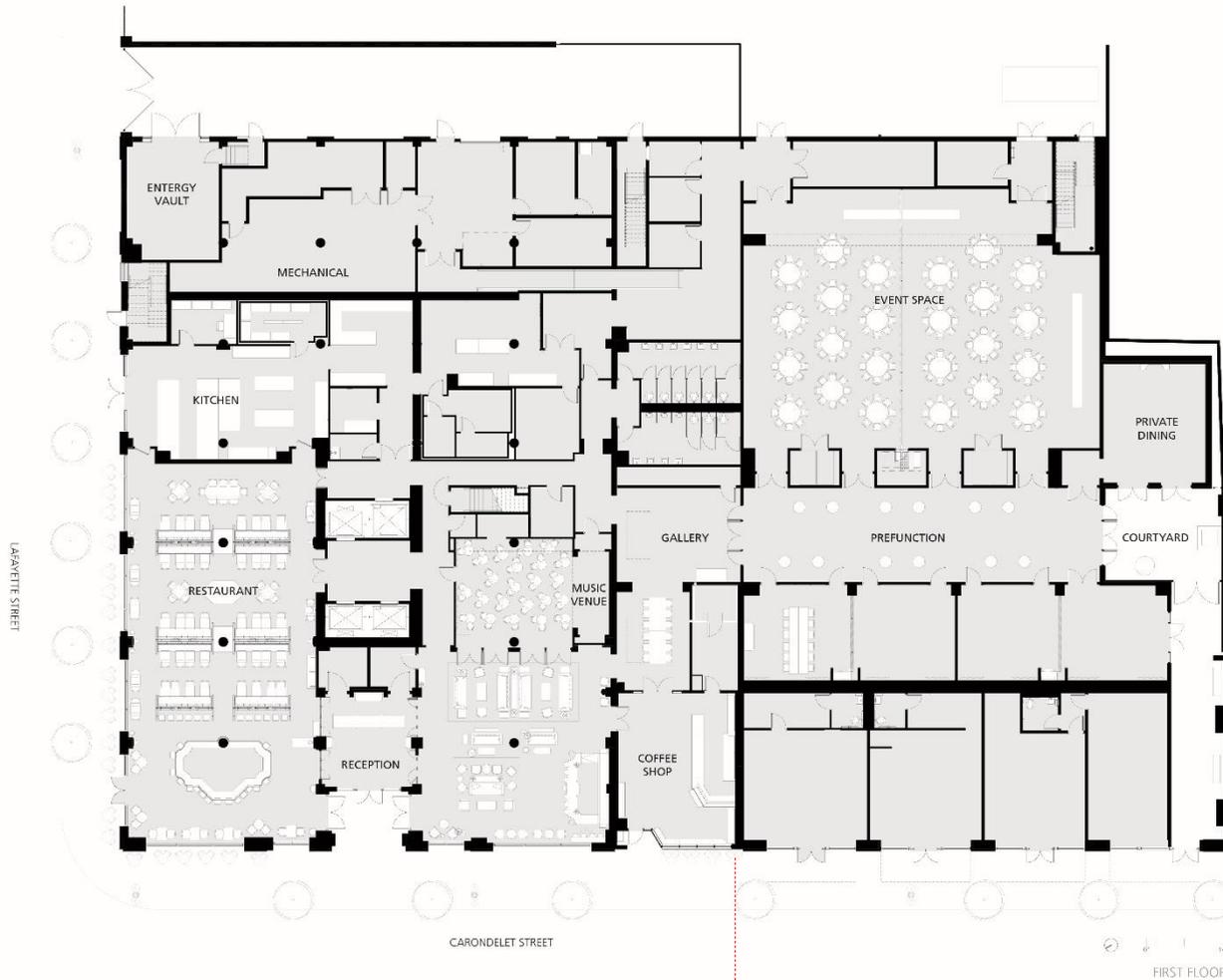
A-20.09

The rooftop comprises an array of poolside furniture, intimate spaces, and overhead wood trellises. A variety of hanging, potted and bedded plants give this space an overgrown, jungle-like look and feel.



A-20.10

Several upgrades to the core— including additional lateral bracing, new elevator and new stairwell— were added to the center, providing structural and life safety support for the rooftop pool and assembly occupancy.



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A-20.13

This unique hotel chain, considered a lifestyle brand, aims to be a destination for locals as well as visitors.

Located in a notable historic district of New Orleans, this building is a refreshing alternative to the traditional uses and structures surrounding it. The building serves as a catalyst for this quickly redeveloping neighborhood.

Project Name:

Ace Hotel

Photographer(s):

Timothy Hursley (slides 2-5,13)

Fran Parente (slides 6-9)

A-20.x

Project Location:

New Orleans, LA

Owner/Client:

Domain Companies

Architect(s) of Record:

Eskew+Dumez+Ripple

365 Canal Street, Ste 3150

New Orleans LA 70130

Project Team:

Steve Dumez, FAIA

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Vanessa Smith-Torres, AIA, LEED AP BD+C

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Daniel Zegel

Landscape Architect:

Spackman Mossop+Michaels

Consultants:

Roman & Williams, *Interior Designer*

Harmon Engineering, LLC, *Civil/Structural Engineer*

Morphy Makofsky Inc., *Structural Engineer*

Mechanical Construction Co., *Mechanical Engineering*

Northside Electric Co., *Electrical Engineering*

Futch Design Associates., *Food Service Designer*

Sean O'Connor Lighting, Inc., *Lighting Consultant*

General Contractor:

Broadmoor Palmisano, Joint Venture