

### Program Summary:

Mixed-use speculative development, maximize apartment units, retail/office tenant capability, courtyard for unit access, maintain historic façade and receive rehabilitation tax credits with modest budget.

### Program Statement:

Built in the 1890's, this original 2-story masonry and wood structure survived the fire of 1896. The building was renovated into a single-story structure with 16-inch-thick masonry walls and adorned with cast-iron columns and wood storefronts with ornate brick parapets above. One of the 4 bays was damaged due to neglect, and the roof and storefront were removed. The building had been vacant for several years. The adaptive reuse design converted the structure into a mixed-use development with office space and 9 apartment units. Two of the store front bays were built to accommodate a digital technology company. A 15-ft wide courtyard was cut down the center of the existing building that connected all 4 bays, allowing access to the apartments from the side street and from one of the storefronts, which acts as the building lobby. The third storefront contains a 2-bedroom loft apartment. All of the other apartments are accessed from the courtyard. An additional 5-ft wide courtyard was added to the rear of the building between the party wall and a new wall to allow openings in the apartment units facing those courtyards. The added courtyards allow the large footprint building in the historic district access to natural light and privacy. The damaged storefront cast-iron columns were salvaged, and the exterior façade was meticulously refurbished and reconstructed to match historic photographs of the building. The design was certified by the National Park Service and received state and federal Historic Tax Credits.

# RR-195.01

Building Area: (sf)  
**12,000 sf**

Cost per Square Foot:  
**\$108.00**

Construction Cost  
**\$1,300,000.00**

Date of Completion:  
**February 2017**



## RR-195.02

Located in a National Register Historic District, the renovation of this historic building into a multi-use development will help foster the expansion of the historic downtown area. The project also received a grant from the Louisiana Mainstreet Program to offset the renovation costs.



BEFORE



BEFORE

**BEFORE:**  
First built in the late 1800's as a two-story wood framed structure, this building has suffered through two fires.

# RR-195.03

The building was converted into seven townhomes, two lofts, and one commercial space located in the two southeast storefront bays.

The site plan features a central courtyard running north to south that connects the front units with the back units towards the west. The northern most storefront was reconstructed to create a lobby entrance into the central courtyard.

The western façade was a masonry wall located directly on the property line. The design creates a new wall on the west, five feet away to meet fire code requirements for openings in the wall. Each unit on the west side has a private courtyard.



FIRST FLOOR PLAN

E. MORRIS AVE.

S. CYPRESS ST.

# RR-195.04

The townhouse units have living, dining and kitchen on the ground floor with 2 bedrooms and a bathroom on the 2nd floor above. The 2-story units were designed vertically to fit inside the existing roof structure and required alterations to the roof structure for head height. The two southeast bays are a commercial tenant with lofts above the office cubicles. The southwest apartment unit has a loft created above the trash room.



**SECOND FLOOR PLAN**



## RR-195.05

The east façade consists of four bays of cast-iron columns with wood storefront windows that are 15-ft high and align with the ceilings height.

With the new renovation, the fourth bay was restored back to its original design, which included reconstructing the cypress storefront windows, canopy, and the brick parapet wall above. The original cast iron columns in the fourth bay were salvaged after the façade collapsed and were restored and reinstalled. Reconstructing the façade of the fourth bay completed the original building façade.



## RR-195.06

The reconstructed storefront on the northern most bay became the building lobby which allows access into the open courtyard behind. The wood beadboard ceiling was salvaged and used to match the other store front ceilings.

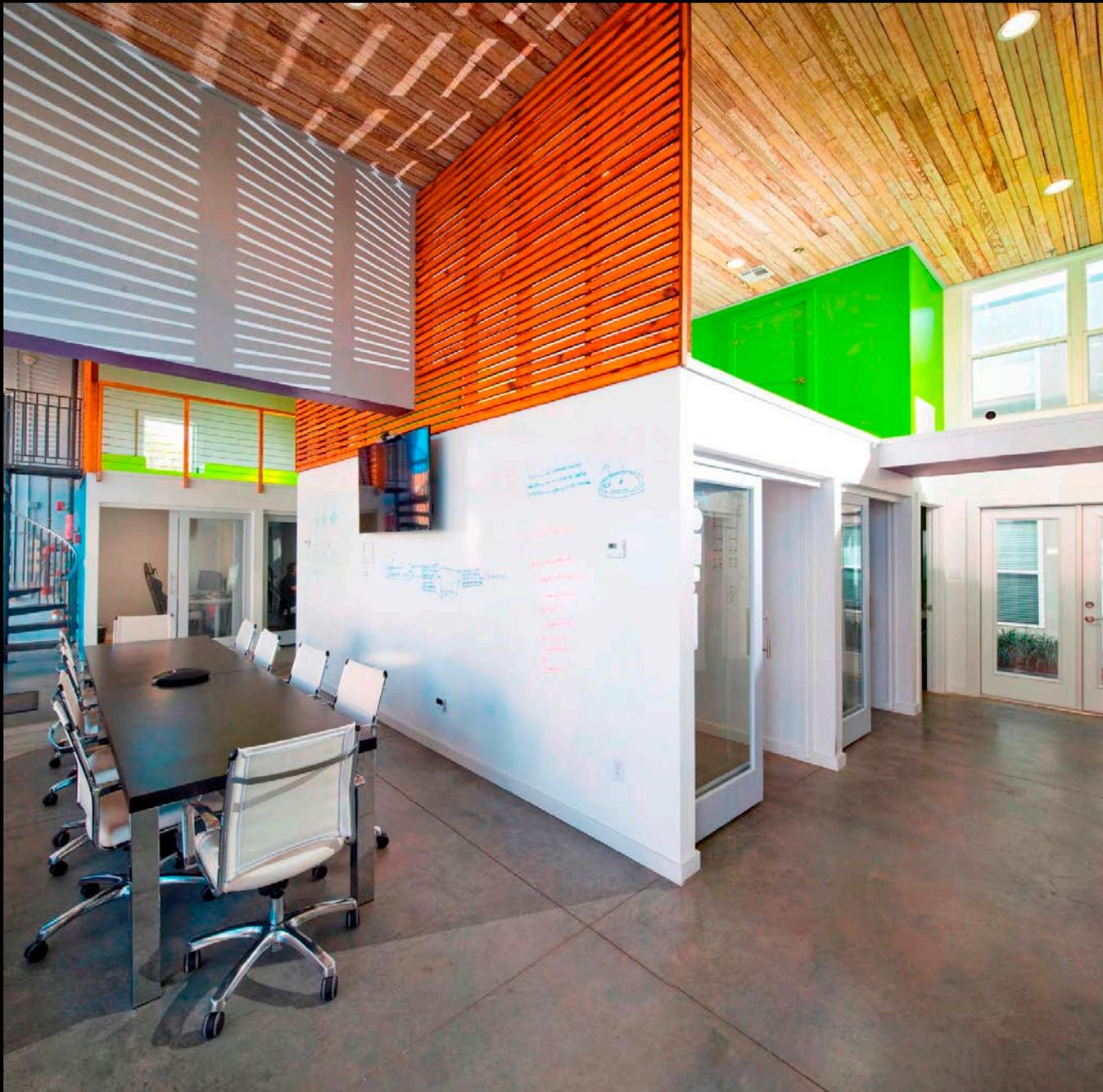
A historic photograph of the original building was turned into a wall mural adorning the lobby entry. Salvaged heart-pine wood trusses were ripped down and used as decorative wall slats throughout the project. The brick party wall on the north holds the mailboxes for all of the units.



## RR-195.07

The two southeast bays became a commercial space for a full-service digital technology company. They required small office cubicles with sliding wood and glass doors for workspaces with lofts and open areas for collaboration spaces.

The beadboard wood ceiling was salvaged and left with the existing remaining paint. The floors were sealed concrete.

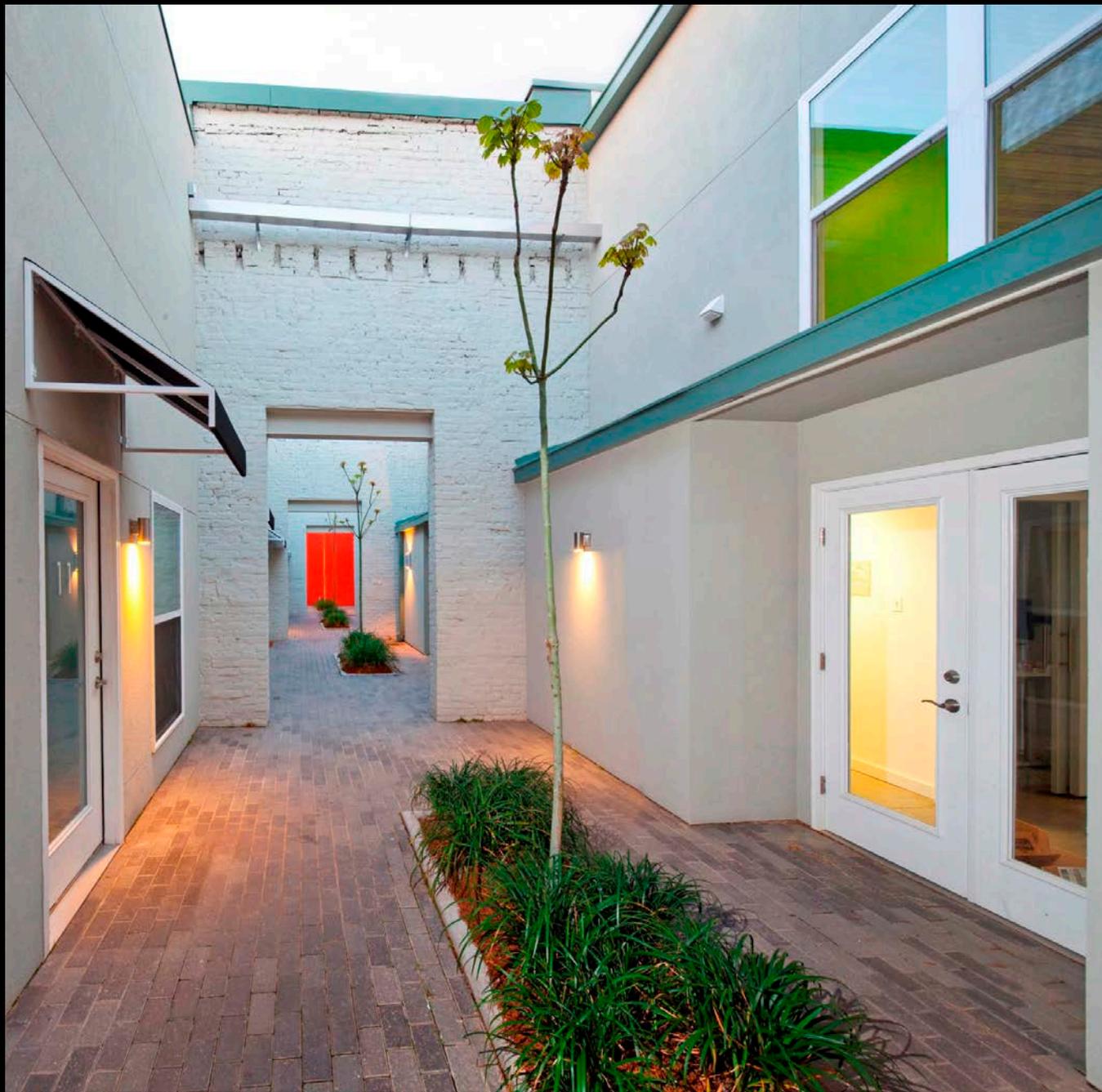


## RR-195.08

The full-service digital technology company tenant requested work cubicles with open lofts above.

The tenant space also features a writable wall space in the collaborative area and salvaged heart-pine slat walls at the loft areas.

The tenant color coded their space with the philosophy of think-work-play representing the three bright colors of their brand. This commercial space also allows access into the central courtyard.

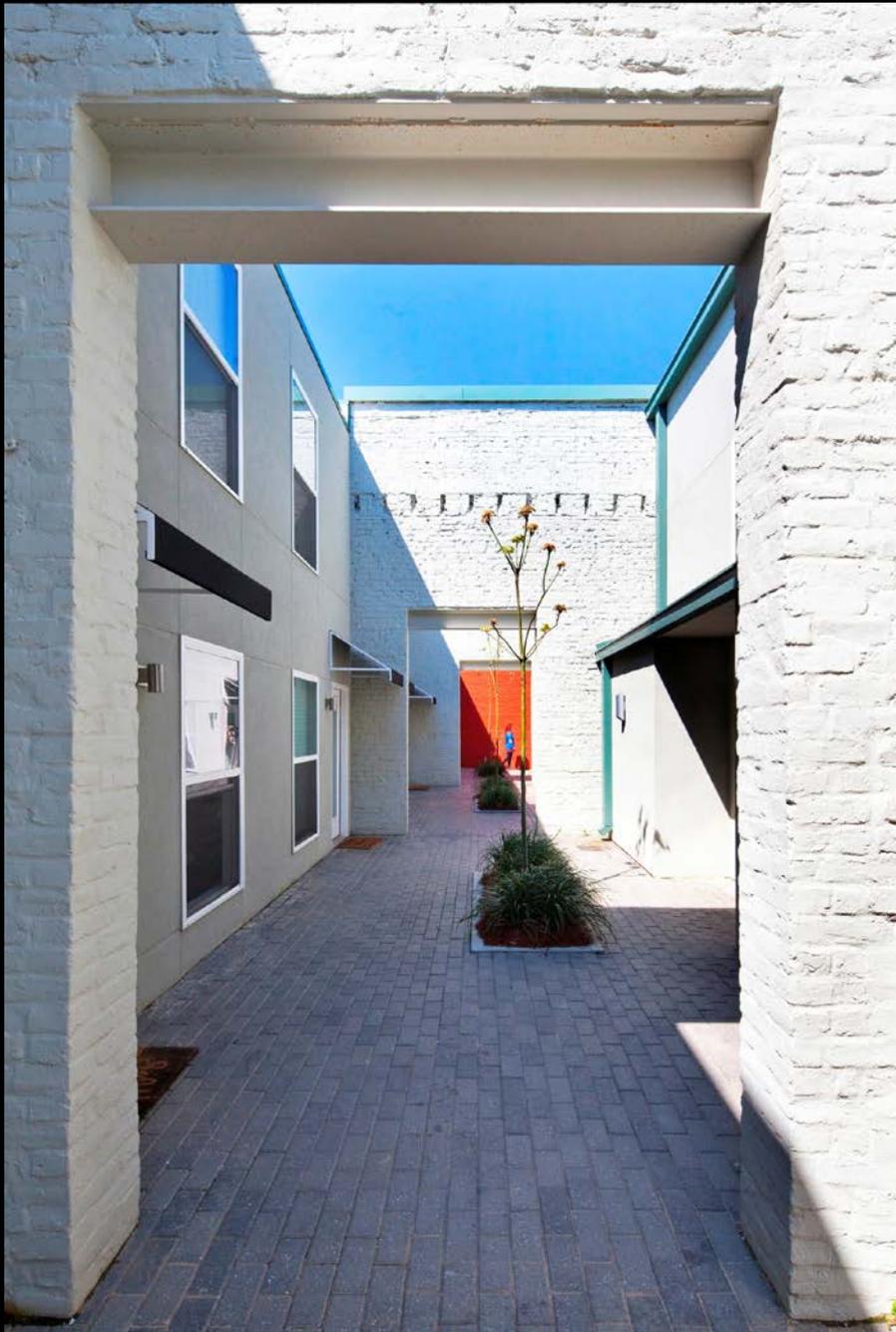


## RR-195.09

The back units are accessible through the central courtyard. Within the courtyard, there are four planters to allow for trees and vegetation, to which all of the units have views. All of the units on the west have a 5-ft deep courtyard along the wall where a portion of the original roof structure was removed and salvaged.

## RR-195.10

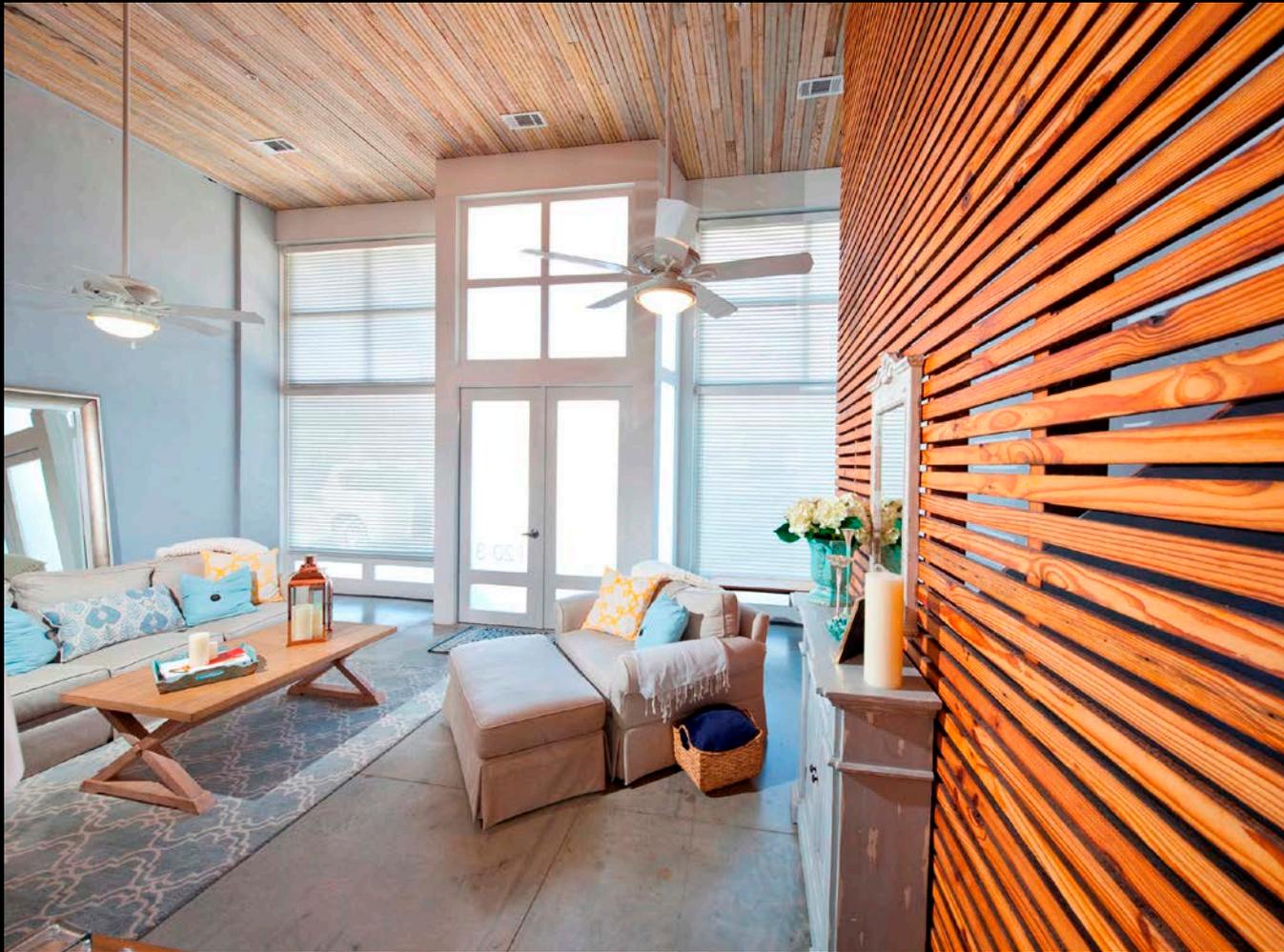
The courtyard space is open to above. The original roof structure was removed and salvaged to be reused as screening elements in the tenant spaces. The courtyard was made continuous through the building by creating three 8'x12' openings in the brick masonry walls that divide the four bays.



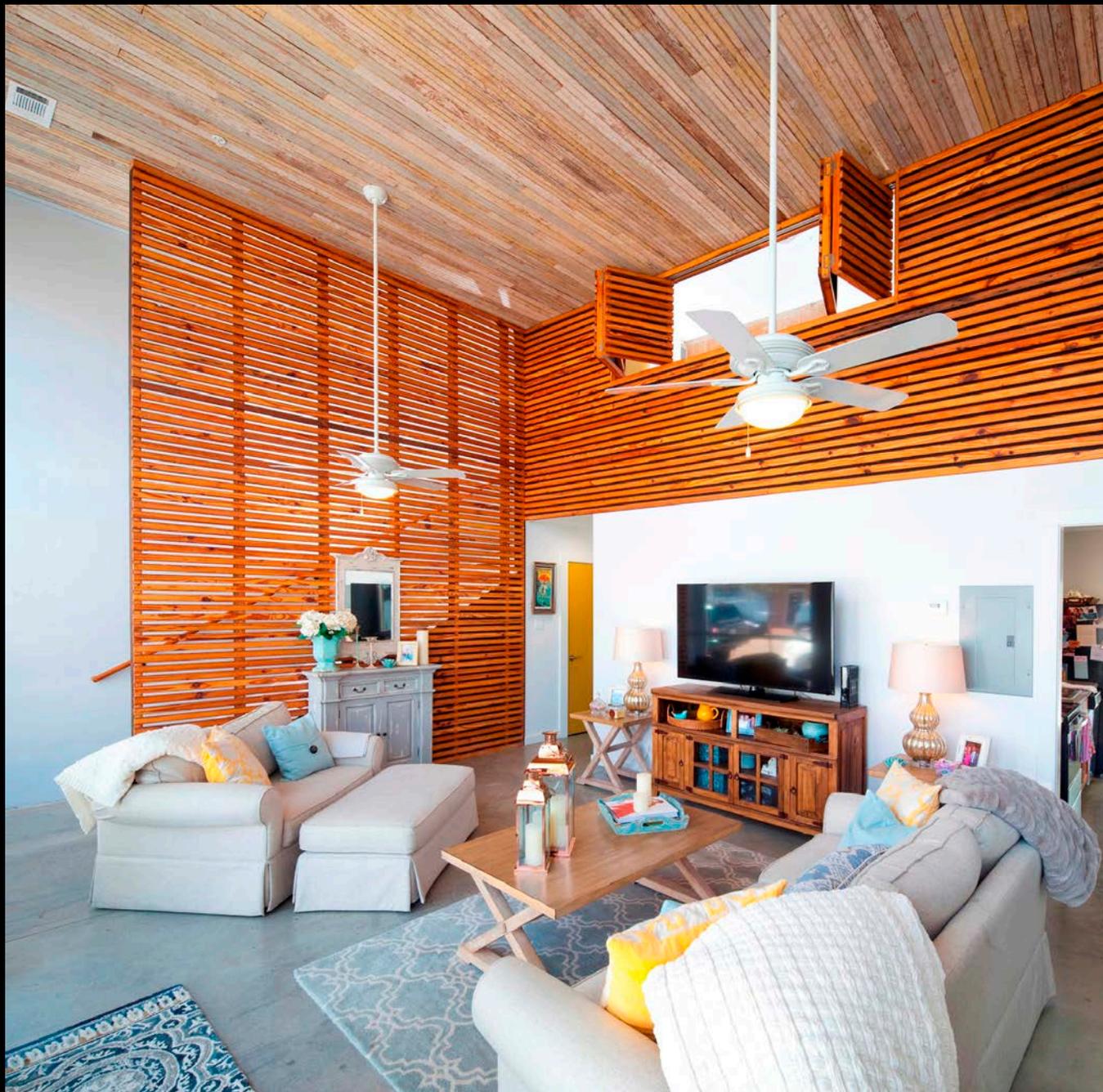
**BEFORE:** The most recent use for the existing building was a warehouse for storing automobile parts. All of the existing openings in the masonry walls were retained and much of the existing material was salvaged and reused in the renovation.

## RR-195.11

All of the units have sealed cast-in-place concrete floors on the first floor with bamboo flooring on the second floor, and the interior brick walls are finished with cement plaster as per historic preservation guidelines. The 15-ft high existing beadboard ceiling was maintained and the roof structure modified above the 2nd floor loft bedroom to allow appropriate head height. The recycled heart-pine wood slats conceal the stair to the loft.



BEFORE: The original building was in disrepair and the beadboard ceiling was salvaged and reused for the ceilings of the four bays in the east façade.



## RR-195.12

This two-bedroom unit utilizes the existing historic storefront and high ceilings over the living area with the kitchen, bedroom and bathroom below and an additional bedroom and bathroom in a loft above. The heart-pine slat walls were used to screen the stair and create a bi-folding shutter to open the upper bedroom loft to the living room.

Project Name:  
Baltzell Building

Project Location:  
Hammond, Louisiana

Owner/Client:  
Baltzell Building, LLC

Architect(s) of Record:  
(names and addresses)  
Holly & Smith Architects, APAC  
208 North Cate Street  
Hammond, LA 70401

Project Team:  
Holly & Smith Architects, APAC

Landscape Architect:  
Roy T. Dufreche & Associates

Consultants:  
Structural: Heaslip Engineering, LLC  
Mechanical: Crumb Engineering, LLC  
Electrical: Crumb Engineering, LLC

General Contractor:  
D&H Quality Construction

Photographer(s):  
(please list which specific slides get credited to each  
photographer(s) listed).  
Marc Lamkin - all

# RR-195.13

Credit Slide