

### Program Summary:

The client, a seminary college, wished to renovate an existing 1960 Mid-Century Modern dormitory structure, converting it to a single room / bath residence hall.

### Program Statement:

The main objective of the renovation to the residence hall was to maximize the number of rooms within the existing structure in accordance with the new strategic plan, to accommodate an anticipated increase in seminarian enrollment. The monks required that the rooms be designed simply and be functionally adept to conform to the four pillars of priestly formation, and serve as the seminarians' home for most of the year. Of utmost importance was the preservation of the campus's historic architecture, designed in 1958 and currently on the National Register of Historic Places, while making the seminary building more energy efficient and suited for contemporary use. The monks also wanted to claim historic tax credits.

New HVAC systems and private bathrooms in all dormitory rooms were a high priority. As part of this Project, a new Central Plant with chiller system was built to serve five seminary buildings including this residence hall.

The 19,800 SF, two-story dormitory building is now a modern residence hall with 40 one-bedroom units, each with a private bath, two Dorm Deans' suites, and common areas, including a Lobby on the first floor and Prayer Room on the second floor. Built-in, custom dorm room furnishings were designed by the Architect. Two adjacent mirror-image buildings that form three sides of a Quad with this building will be converted to dormitories in later phases as existing functions are relocated.

# RR-50.01

Building Area: (sf)  
**19,800 SF**

Cost per Square Foot:  
**\$207**

Construction Cost  
**\$4,100,000**

Date of Completion:  
**February 2014**

# RR-50.02

## Site Plan

From 1908 until 1968, the existing campus accommodated a high school and college. The 1960's structures were comprised of classrooms on the first floor and open residential plan on the second floor. In 1968, the high school was closed by the Archdiocese of New Orleans as a result of Vatican II. The building never regained occupancy until it reopened its doors 2015. All buildings for the seminary college were repurposed to conform to the strategic plan.

New rooms were designed to allow exposed columns in the corridors as per the original design of the building. Both sides of the corridor, even though different, are exact same square footage.

The owner wanted the existing conditions restored to obtain historic tax credits and provide a new entrance on the quad allowing students to walk through the quad and not the through the existing building as it currently circulates.



# RR-50.03

The monks wanted to bring back the cloister to both the seminary college and monastery. The existing buildings were repurposed by making the three identical existing residential and another building academic.

This diagram illustrates the pattern to help with future master plan, delineating private vs. public areas.



# RR-50.04

Existing conditions on both the river side and quad side:

- Concrete panels leaking and soiled
- Windows deteriorated and glazing not efficient
- Exterior steel columns were rusting
- No HVAC in building
- Subsurface drainage/downspouts clogged
- Plaster soffits were deteriorating



River side existing conditions

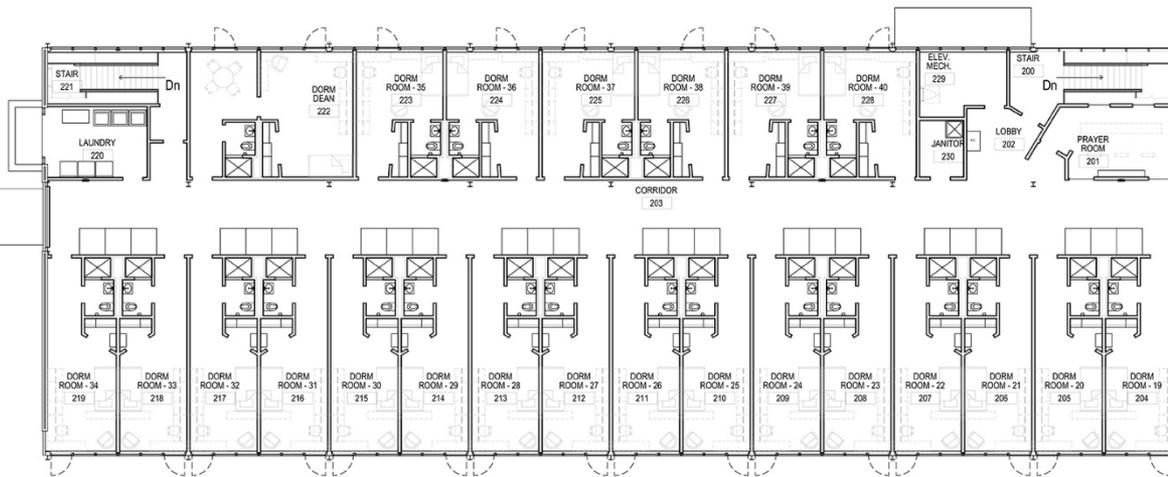


Quad side existing conditions

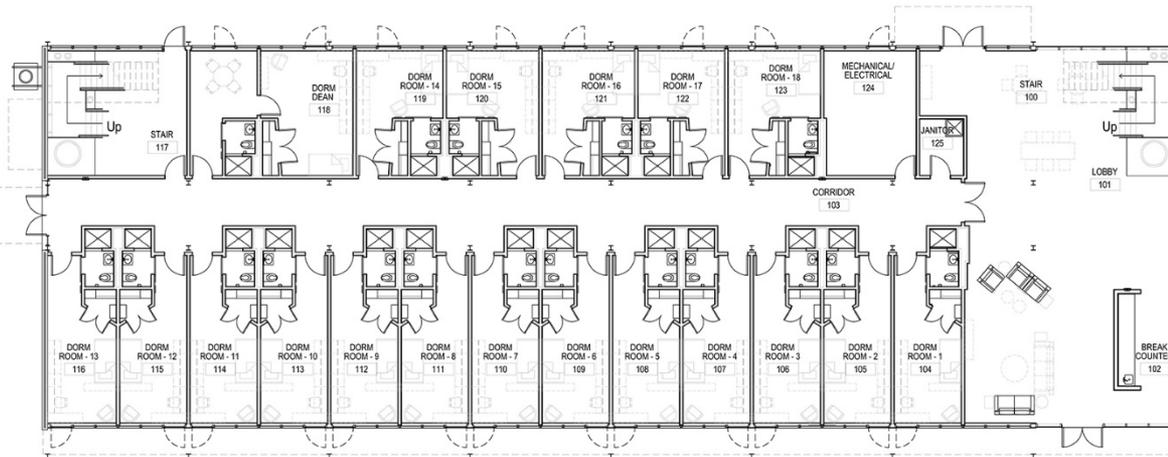
# RR-50.05

The rooms were placed to work with the existing structural systems as well as the exterior glazing patterns. The exterior glass could not change patterns or configurations because it would violate the historic tax credit program.

The second floor is exactly the same as the ground floor and all restrooms are stacked above each other for plumbing efficiency and cost-effectiveness.



2 2ND FLOOR - RENOVATION  
A1.02/ SCALE: 1/8" = 1'-0"



1 GROUND FLOOR - RENOVATION  
A1.02/ SCALE: 1/8" = 1'-0"



## RR-50.06

### Renovated quad side.

New storefront matched the existing profile of the existing window systems. Relocated entrance was designed to open to the quad. Existing concrete panels were removed at the entrance to open up the lobby to the quad and create focus for the entry and showcase the existing stair.

The canopy reflects patterns from the floating roof over ad adjacent building.



### River side.

The existing pre-cast concrete panels were restored along with existing copper gutters and downspouts. Access from the lobby to the exterior is also relocated for easier access to road and river.



Interior corridor existing conditions.



Renovated corridor.

## RR-50.07

The interior corridors retain the character of the exposed columns and create a monastic colonnade that accommodates the bathrooms for each room. The floor base is on the same plane as the wall, separated by an aluminum reglet. The corridors and rooms share LVT tile cut 9" x 36" and the acoustical ceilings are designed to allow for easy access to electrical and mechanical systems.



First Floor



Second Floor

## RR-50.08

The Second Floor interior corridor created challenges due to the cantilevered second floor on the river side. The architect created storage cabinets to allow students to store suitcases, computer boxes and other large items, helping to prevent clutter in their rooms. The cabinets mimic the colonnade on the first floor. The ceiling created challenges with HVAC design due to the existing roof elevation, but the ductwork remains intentionally exposed above the ceiling. The original buildings did not have air conditioning.

## RR-50.09

The students' rooms were designed so that everything has its place, and the casework becomes the basis for student's to reflect their personalities. The monks do not allow anything to be hung on the walls other than crucifix provided.

The mechanical systems are placed over the bathroom areas to allow for the ceilings in rooms to go to the existing deck above. The casework also provides a space for their refrigerator, concealed behind the casework doors. Two toned wood laminates were used on the casework.

All casework was securely anchored to comply with historic tax credit requirements. Movable furniture does not comply.





## RR-50.10

Each bathroom has shower, vanity and wall-hung toilets – the wall tile is simple 4' x 4' white ceramic tiles and floors are 1"x 2" mosaic tiles similar to the original previous tiles. The closets in each room have built- in shelving, hanging areas and bins.



## RR-50.11

The existing stair was restored for architectural tax credits. Furniture from the original building that was uncovered during demolition was retained for the lobby and rooms.



## RR-50.12

The lobby provides space for students to watch TV, with an adjacent open kitchen tucked behind the partition space in the lounge area that conceals the microwave, refrigerator, copy machine, espresso / coffee bar and storage.



The glow of the warm ambient lobby lighting beckons seminarians to the dormitory entrance from the quad.

## RR-50.13

**A room with a view:** All rooms have operable windows at the desk area. The bell tower of the church is visible in the background.



Project Name:  
Vianney Hall Renovation

Project Location:  
75376 River Road; St. Benedict, LA

Owner/Client:  
St. Joseph Abbey and Seminary College

Architect(s) of Record:  
VergesRome Architects, APAC  
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Landscape Architect:  
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Consultants:  
Kyle Associates, LLC | Structural Engineer:  
Brister Stephens, Inc. | Mechanical Engineer  
Drake Engineering, LLC | Electrical Engineer

General Contractor:  
Voelkel-McWilliams Construction, LLC

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# RR-50.x

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