

Program Summary:

New construction of a novel suite-style hotel for large group accommodations on a constrained interior city block built around a 110-year-old Live Oak tree.

Program Statement:

An orphaned flag lot in the center of a city block, an enormous live oak tree, the only street frontage is 12 ft wide for 100 ft long into the site. The program is for a hotel, but the budget is in line with single family residential.

The design of a lush meandering entry sequence takes cues from Japanese torii gates and provides a welcoming, covered way into the heart of the site. Upon arrival at the new hotel building, visitors enter the tropical courtyard space that is concentrated on the oak tree and swimming pool. The interior living spaces are oriented towards this courtyard with the circulation happening along the wrap-around galleries. The colors on the courtyard side are rich and an extension of the bright interiors. Stock windows are grouped to create large glazed openings to the interior and special board and batten spacing highlights a unique rhythm of the courtyard. The landscaping will continue to mature into an ever-changing oasis.

The exterior shell of the building is wrapped in lap siding, in keeping with the vernacular of the neighborhood. The grey exterior helps the building blend into the background. The roofline of the building was manipulated to keep the building within scale of the surrounding buildings from every side of the block. This created soaring ceiling conditions for the interior spaces. The program has 4 hotel suites that are for large groups – in total there are 30 bedrooms on the property.

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Building Area: (sf)
9,550

Cost per Square Foot:
\$199

Construction Cost
\$1.9 Million

Date of Completion:
April 2021

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AERIAL VIEW

The hotel, built around an oak tree, is centered in a dense residential block in a mixed-use district.

A corrugated fiberglass covered pathway slides between buildings, connecting the property to the street.

Exterior materials, eave lines, and fenestration patterns echo adjacencies.





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SITE PLAN:

The flag lot site presented a unique design challenge with severely limited street frontage and minimal amenities.

Long, narrow lots are a common occurrence in New Orleans, as remnants from the arpent land division from the French settlement. However, this lot posed an anomalous set of circumstances as the primary breadth of the lot is carved out of the middle interior of the block, like a French Quarter courtyard.

The site naturally seeks to organize around its verdant existing tree canopy. Circulation weaves out from this central node, connecting the inhabitable interior volumes through exterior walkways and galleries. Common spaces for congregation and reflection orient towards this plaza.

Two separate remote paths are provided as required for safe exiting. The flag-shaped lot presents an unusual situation as designers utilized an historic common alley to connect through the adjoining street.

How to bring visitors from the street into the lot interior became a critical design challenge to address. The solution was a meandering covered walkway surrounded by plants.

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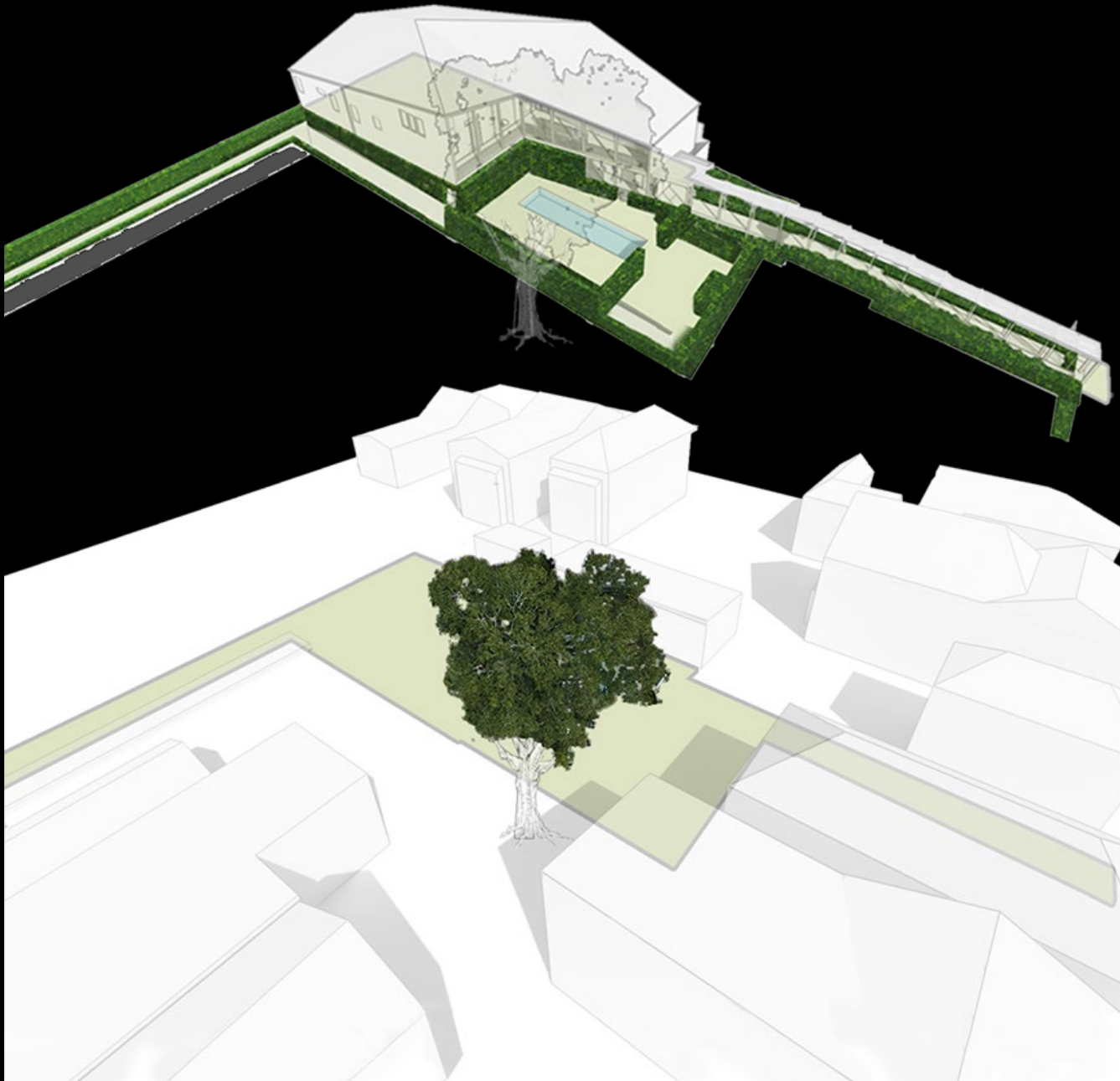
BUILT AROUND THE OAK

TOP DIAGRAM:

The full property footprint developed around the existing oak tree to support a more comfortable microclimate through the use of native ground cover, shrubs, cable supported green walls, swimming pool, and elevated (permeable) open deck

BOTTOM DIAGRAM:

The baron site buried in the block with the oak tree as the only property asset to develop around



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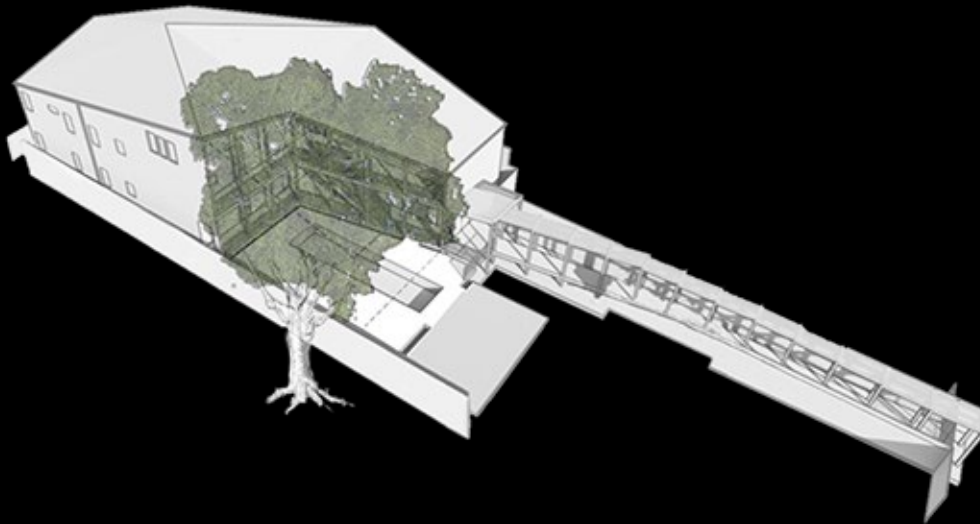
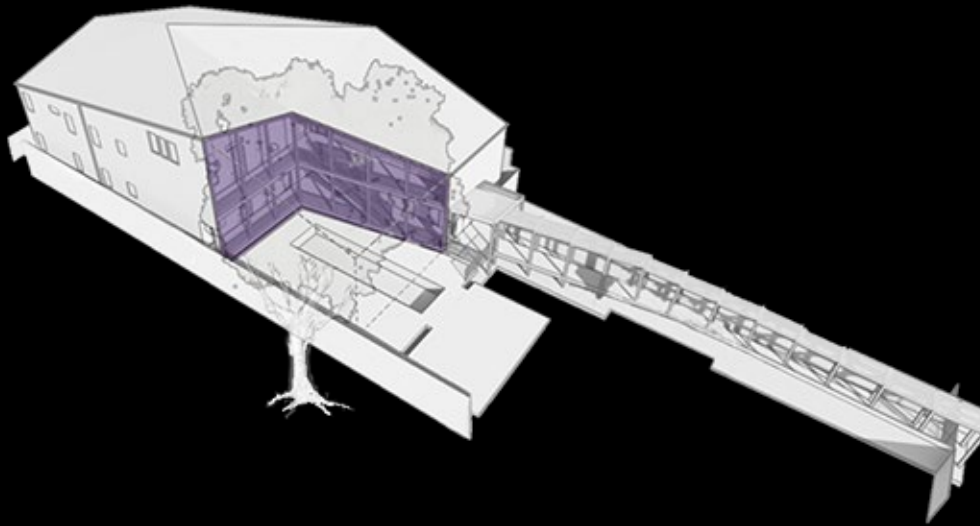
BUILT AROUND THE OAK

TOP DIAGRAM:

The organic volume, bent down at the property perimeter, is carved out and around the oak tree. The exposed volume is celebrated with patterns and colors. The Oak tree is incorporated into the design as it defines the southwest corner of the court.

BOTTOM DIAGRAM:

Preliminary Planning shows the potential project buildout, ignoring the existing tree.





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THE COURTYARD

The lobby extends from the heart of the site to physically reach out and pull guests in from the street level. As visitors slide through the entry gate, they are routed through a lush garden of native plantings and verdant tropicals. This environment creates a micro-climate within the heat dome of the city, physically cooling and relaxing visitors as they enter the site.

Site drainage is aided through the incorporation of permeable pavers, and water is collected for irrigation via unfolding roof planes, which are carefully oriented to route water to raised planting beds.





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ENTRY AND PATHWAY

TOP:
The alleyway shifts with an organic bend to subtly decouple the destination from the origin.

BOTTOM:
The reverential gate demarcates the hotel entrance along the 12 feet of street frontage

The serpent path and hotel show themselves 100' beyond.





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ENTRY GATE & PATH

LEFT:
The heavily landscaped pathway exposes itself to the street with low maintenance plantings. The painted standpipe foretells of the destination between the visitor and the site.

TOP RIGHT:
Vines, trees & dense plants are located at the path terminus, adjacent to the lobby, at the courtyard arrival.

MIDDLE RIGHT:
Dense landscape is employed to compress the pathway. The lush garden stands in contrast to the surroundings. The subtle bends of the pathway hide the destination and the origin.

BOTTOM RIGHT:
Photo of the alleyway before construction. 1/2 of the barren alley was allotted to the hotel.

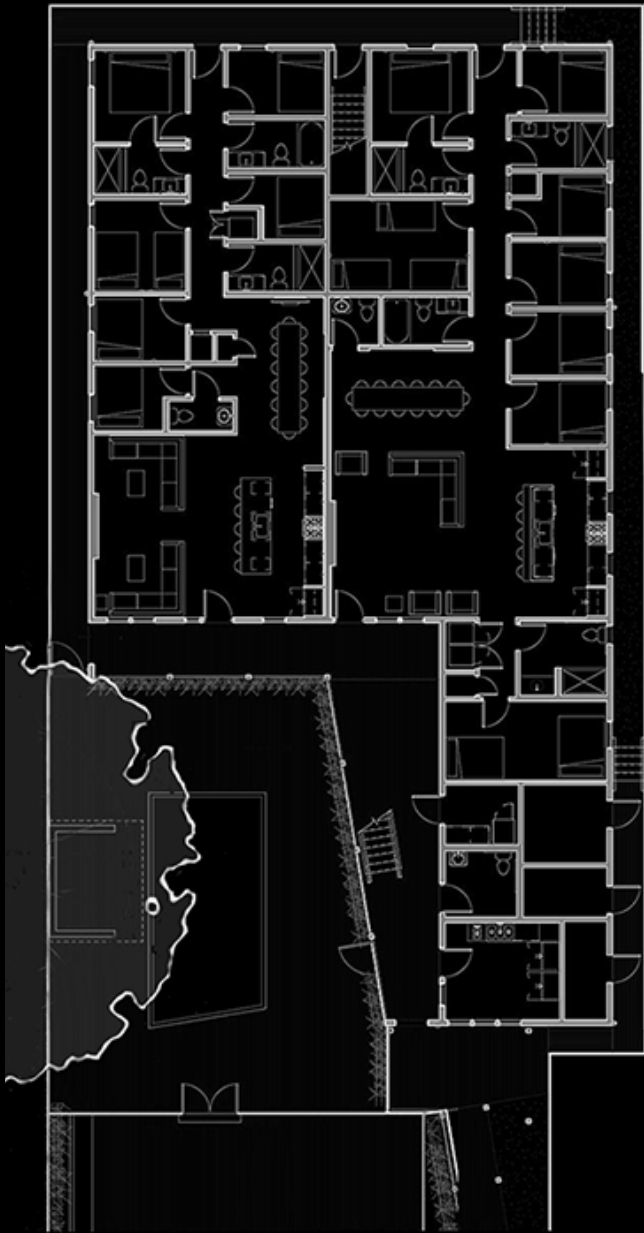


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GALLERY IMAGES

Deep building galleries wrap each hotel suite.

Residential window systems, mounted into custom inset framing planes, are patterned with board and batten siding



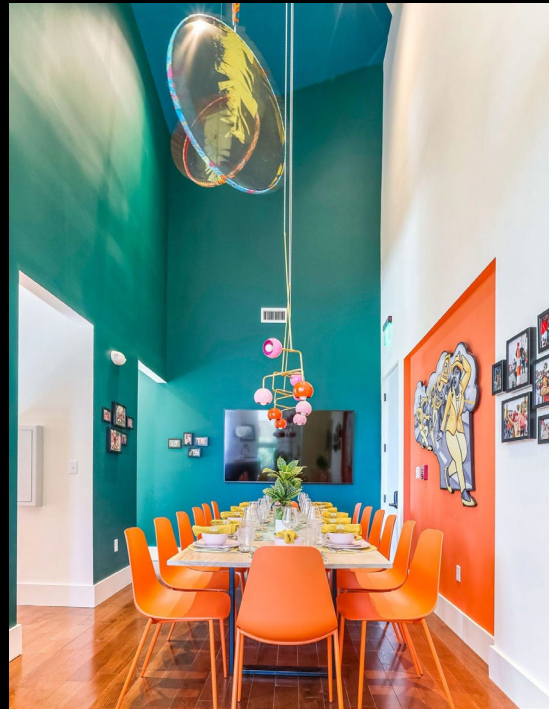
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FIRST LEVEL FLOOR PLAN & SLEEPING ROOMS

Each suite employs between 6-10 bedrooms coupled with oversized common areas for a communal vacation experience.

Custom furniture and art are employed throughout the interiors.

The vibrant colors extend from the exterior.



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COMMON ROOMS

One suite's shared living room, dining area, and kitchen.

The eave lines, which fold down at the perimeter in a symbiotic gesture to the neighborhood, reveal themselves on the interior as organic volumes.

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AERIAL VIEW

Aerial view from the back of property showing the rear elevation of the new hotel in the center of block

The exterior colors, materials, and eave lines are developed in kind with the adjacent structures, minimizing the new commercial property's impact on the largely residential scale block of this mixed-use neighborhood.



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COURTYARD

View back towards the entry gates
And the New Orleans skyline

The oak tree, cabled vines, palms,
and other tropical plants soften the
pool and pool deck.



Project Name:
The Syd

Project Location:
1730 Clio New Orleans LA, 70113

Owner/Client:
1730 Clio LLC

Architect(s) of Record:
workshopWDXL llc
701 Poydras Street Suite 4100
New Orleans LA,70139

Project Team:
Jessica Walker
David Demsey
Annie Labruzzo

Landscape Architect:
Sun Customs Landscapes

Consultants:
Sam Levin, Sam Worth
Structural: Batture Engineering
MEP: Electrical Design Solutions, Herzog
Engineering

General Contractor:
NFT Group

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Slide 7: Crista Rock
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Estate Marketing
Slide 11: NOLA Real Estate Marketing,
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Slide 13: Michael Mantese

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