

Program Summary:

Historic restoration and transformation of a tragically deteriorated and inaccessible single-family French Quarter property into a mixed-use lifestyle destination.

Program Statement:

619 Royal Street, built in 1795, included the full historic restoration of an overgrown and overlooked 4-story French Quarter townhouse. Concealed by years of insensitive patchwork, the historic architectural integrity, circulation, and synergy have been revived throughout the retail and residential spaces.

When peeling away the forgotten layers, the team studied where to maintain historic accuracy and where to introduce creative, modern experiences. Crucial interior components included reuse of doors, windows, and shutters; restoring the historic stair; recreating the visual connection from the carriageway to the stair via a milled storefront opening; and the use of historically accurate building materials, all while implementing modern building systems and construction practices.

The building is now a fully rejuvenated mixed-use French Quarter destination. The unique business concept will bring like-minded, design-forward tenants to both the street-facing townhouse and rear outbuildings, drawing patrons through the carriageway to the courtyard spaces.

RR-15.01

Building Area: (sf)
13,051 SF

Cost per Square Foot:
\$240/SF

Construction Cost
\$3,134,771

Date of Completion:
November 2022

RR-15.02

HISTORIC FRENCH QUARTER TOWNHOUSE

This brick 4-story masonry Creole-style building with carriageway, service wings, and courtyard began as 1-story in 1795. Additional floors were added throughout the 19th century.

The ground floor housed various commercial tenants while the upper floors remained vacant.

Over time, the building experienced insensitive repairs and eventually fell into tragic disrepair.

THE REVIVAL

Through careful study of historic profiles and details, the main objective was to revive the circulation and synergy throughout retail and residential spaces from the street-facing townhouse and rear outbuildings, drawing patrons through the carriageway to the courtyard spaces.



2023



1939



2020



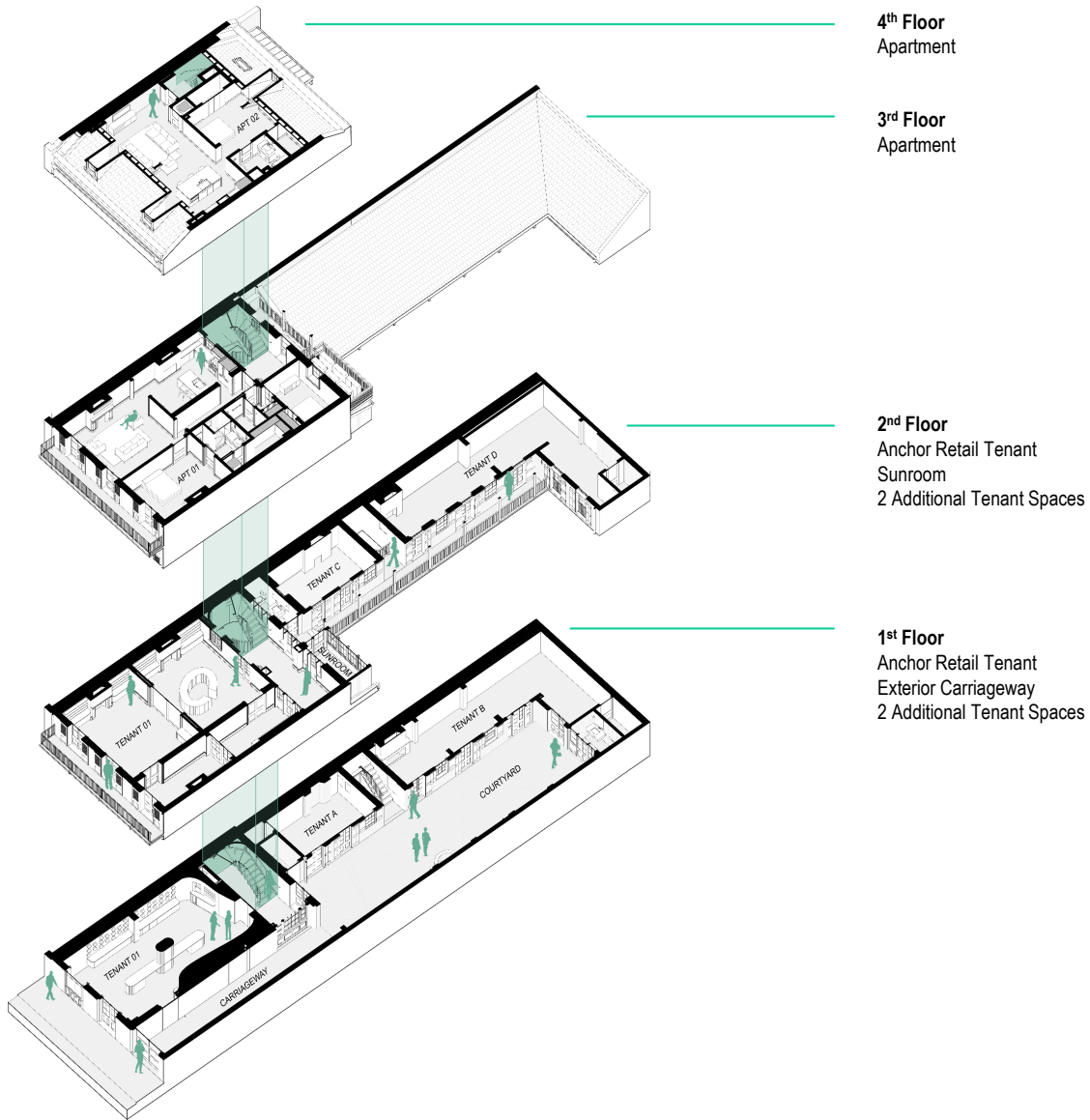
2023

RR-15.03

TOWNHOUSE ASCENSION

Unstable structural conditions and patchwork had left the original architectural intent nearly unrecognizable.

The overarching goal was to restore the historic circulation throughout the property for visitors to experience the charm of this existing Creole townhouse and courtyard space.

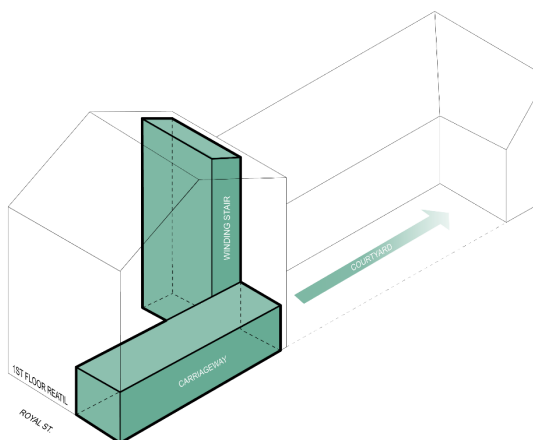
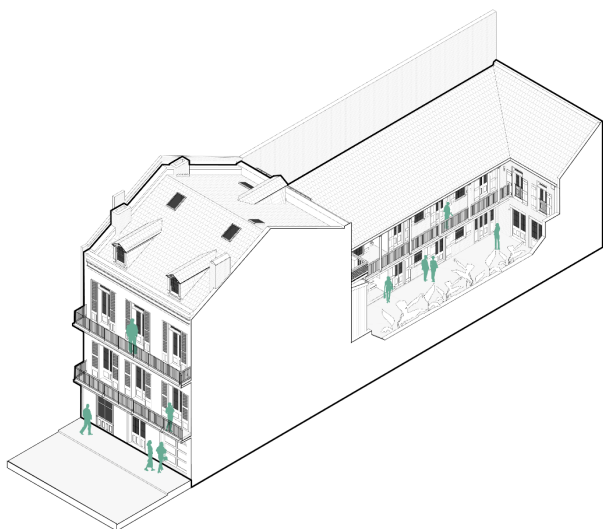


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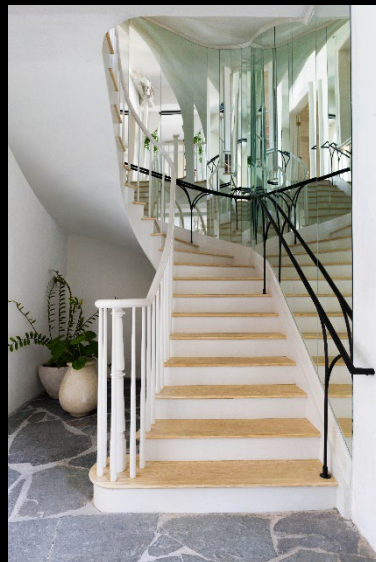
VISUAL QUEUES

While moving into the heart of the property, visual queues from the public street face pull visitors to the more intimate courtyard space and gallery:

- Flagstone pavers connect the carriageway to the courtyard and interior stair.
- A wooden storefront in the carriageway provides a glimpse of the interior townhouse stairs and serves as wayfinding to enter the townhouse.
- Mirrors were incorporated along the stairwell for a dramatic ascension to the upper floors.



CARRIAGEWAY
Looking towards courtyard



WINDING STAIR
*Royal Street to the left,
Courtyard to the right*



COURTYARD
Looking to the rear wall

RR-15.05

REINVIGORATING THE CARRIAGEWAY

Most recently used for forgotten storage, the carriageway disguised a settling floor structure above and housed outdated utilities.

Original openings had been covered with a modern-day brick veneer wall leading into the townhouse.

A NEW ARTERY

The carriageway now serves as a main artery through the property for both retail and residential tenants. The archway was rebuilt, and new street-facing doors installed.

The doors can be either completely open for patrons or closed off with single door access for residents.

New flagstone pavers replaced concrete providing an inviting path into the courtyard through the new doors.

New paneled millwork was carefully designed to house utilities and storage.





RR-15.06

RECREATING CONNECTION

The 1st floor stairwell was removed at one point and portions closed off by walls, making it dark and uninviting.

LIGHT & AIRY ASCENSION

The historic stairwell recreates a “light and airy” visual connection at each floor, starting at the carriageway.

For a dramatic ascension, the stairs were rebuilt and reflective mirrors along the curve wall were incorporated for a glimpse of movement.

A new skylight allows light to pour into the space.

DETAILS

Delicate, custom fabricated metal handrails serve as a simple contrast to the light reflecting walls, and compliments the historic wood railing.

The new and existing treads were carefully finished to match and provide a modern and light feel to the stairwell.



PREVIOUS CONDITION

RR-15.07

REAR GALLERY

The gallery and railings were structurally unsound.

The architect carefully maintained historical integrity while modifying the former residential standards for commercial use.

SERVANTS' QUARTERS

The rear servants' quarter wall had deteriorated due to overgrown vegetation and settlement.

The wall was completely rebuilt, and the openings re-designed, taking cues from what would have been historically appropriate for the facade.

COURTYARD WALL

Once vegetation was removed from courtyard wall, the architect discovered structural instability and poor design.

It was partially rebuilt to incorporate new pilasters, a new foundation and planter.

FLAGSTONE

The original flagstones were used as ballast for the ships hailing from France.

The patterning is a combination of new and existing flagstone.



PREVIOUS CONDITION



PREVIOUS CONDITION



RR-15.08

FINDING THE LIGHT

The existing sunroom was clad with low-quality siding and one of many haphazardly constructed infills observed throughout.

Though covered in vegetation on the exterior, there were great vistas into the courtyard and worth re-imagining.

TROPICAL OASIS

It is now an oasis for lounging, accessible from the townhouse or the courtyard gallery via a new glass door and sidelite.

The new exterior paneling was designed to highlight the north facing windows that flood light into the adjoining spaces.

Continuing the gallery floor draws visitors in. The sloped beadboard ceiling and walls enlarge the room. The same color as the exterior strengthens the indoor/outdoor relationship.



PREVIOUS CONDITION



SUNROOM REMOVED

RR-15.09

REVIVING THE STOREFRONT

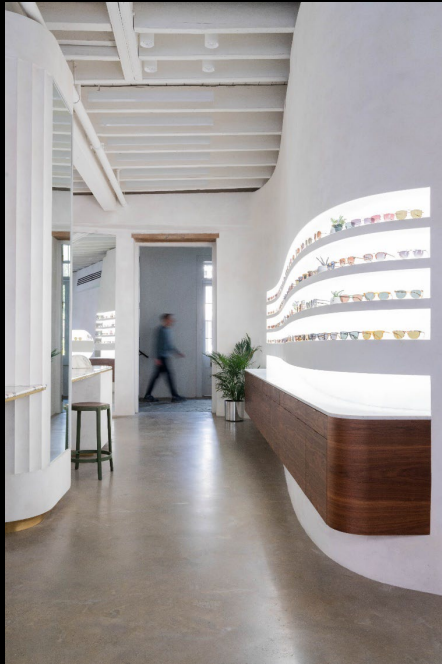
Though previously used for commercial retail, the 1st floor was sleepy, equipped with outdated building systems, and disconnected from the rest of the building.

INTO THE LIGHTBOX

The architect balanced the retail tenant's brand standards with the existing conditions, which created a unique experience, including:

- The curve plaster walls provide movement along the path to the stairs and courtyard and hold the mechanical systems.
- The existing column is utilized as a focal point and workspace.
- Lighting is placed within the exposed wood beams, which were painted white as a fresh canvas to the tenant's vision.
- New concrete floors to reflect light deep into the space.

The result is an unexpected light and airy atmosphere that draws visitors off the street and through the property.



PREVIOUS CONDITION



PREVIOUS CONDITION

RR-15.10

REACTIVATING THE UPPER FLOORS

The upper floors had not been touched in over 40 years. The plaster was peeling, doors were damaged and the floors unlevel.

BRIGHT, FRENCH SALON

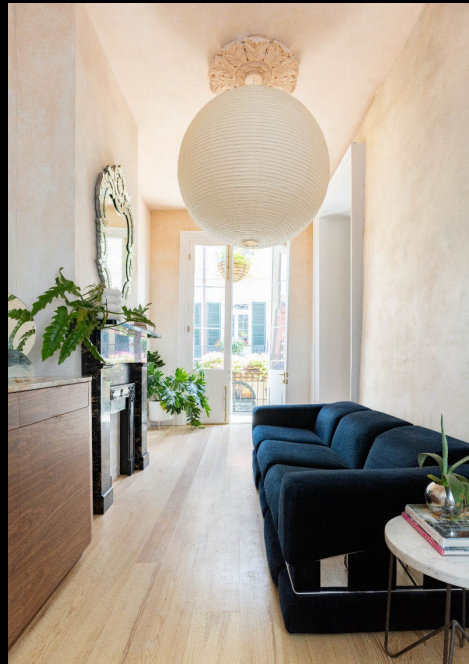
The design allows visitors to flow through the front parlor to the balcony, which was rebuilt for frequent use.

The historic side hall is now an intimate space reserved for personalized shopping.

BALANCING MODERN AND HISTORIC

The architect balanced existing conditions and architectural salvage with the interior designer's retail concept, including:

- The walls remain unlevel, but the millwork was adjusted to acknowledge the condition and provided a subtle modern detail.
- Restored plaster walls feel raw and aged with replica moldings.
- New bleached floors from the stairwell continue into the parlor.
- The walls pay homage the original green paint in the parlor with a modern ombre progression to the ceiling.
- Plaster medallions showcase modern light fixtures.



RR-15.11

MODERN FRENCH QUARTER LIVING

The 3rd and 4th floor apartment bathrooms, while petite, rely on custom floating oak vanity which allows the floor tile to run to the wall and visually expand the space.

Large mirrors bounce the natural light coming into the bathrooms via skylights or transoms.

STRIKING VANITY

Beautiful slabs of marble provide bold statement with a thickened edge and exaggerated backsplashes.

Delicate brass knobs and wall mounted faucet play off the warm tones of the stone.



RR-15.12

MODERN FRENCH QUARTER LIVING

The 4th floor, which was previously an attic space, includes new skylights and restored dormers and windows that visually open the space, along with limited new walls.

Crisp sheetrock ceilings with exposed beams brings the height of the attic while the exposed brick grounds the space.

STRIKING ISLAND

This provides the background for a striking, monolithic kitchen marble island which is the focal point of the living space.

Floating shelves, custom fitted appliances, seamless charcoal cabinets, and simply clad hoods blend into the background to showcase the marble backsplashes.



PREVIOUS CONDITION