

ST. JOSEPH CONDOMINIUMS

861 Carondelet Street New Orleans Louisiana

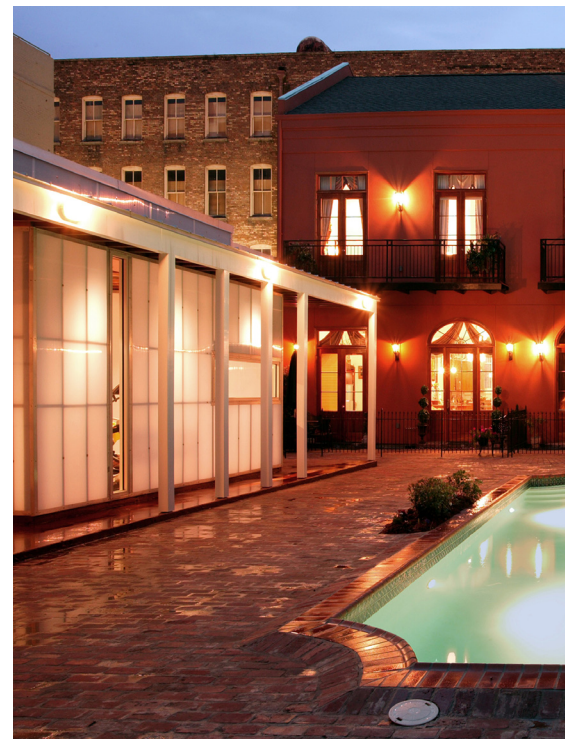


bird's eye view with penthouse

Originally townhouses, then an auto dealership, and later an office building, the structure at 861 Carondelet has experienced substantial modification. With the St. Joseph Condominiums, the historic, three-story townhouses are respectfully renovated and two new structures are introduced. The combined task of renovation and new construction offered the challenge of maintaining the historical integrity of an existing structure while contributing to the richness of the architectural fabric of the city.

The new insertions are bold, yet sensitive towards the historic context of the immediate area. The new pool pavilion in the courtyard of the complex [invisible from the exterior], is composed of translucent polycarbonate which allows transmittal of light while maintaining privacy. During the evening hours, this graceful structure glows with an internal illumination. It faces what was once a party wall of the previous structure; an artifact left as a reminder of the building's history. A copper-clad penthouse sits atop the newly renovated corner building, invisible from the immediate street level, yet striking from blocks away. The copper sheeting will develop a patina over time, reflecting the passing of time also represented by the artifact-wall in the courtyard. The design concepts for the penthouse explore possible ways of responding to historic context, not by reproducing what already exists, but through interpretive and innovative use of materials, forms, and proportions.

CLIENT elie khoury, KFK development COST \$4,000,000 COST PER SF \$106.50 SIZE 37,558 SF COMPLETION 2003



courtyard with townhouses, pool and pool house

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copper + glass penthouses with views of the city

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