

## Work begins on South Market District hotel

By: Robin Shannon, Reporter August 11, 2014 0

Interior demolition is underway at a nine-story downtown office building that will be part of a hotel property being developed by the group behind the South Market District project.

The joint venture of Broadmoor LLC and Palmisano Contractors has started work to clear office partitions and remove asbestos and lead paint inside the 136,000-square-foot building at 600 Carondelet St. Eskew+Dumen+Ripple designed the project.

Full construction is slated to begin by the end of this year and wrap up by the end of 2015 according to Megan McNeill, a spokesperson for the Domain Cos., The New York and New Orleans-based firm building the \$200 million South Market District residential and retail development. Domain purchased 600 Carondelet in September for \$5.5 million from Central Properties of Louisiana LLC.

According to plans filed with the city, the nine-story building will receive a complete overhaul to make room for a 234-room hotel with a rooftop pool. The developers plan to restore the exterior of the 80-year-old building to its historic condition by replacing the ground floor storefront aluminum windows, recessing the entrance and adding awnings. The building was once known as Max Barnett's furniture store.

An adjacent parking lot will be home to a more modern four-story addition, which will include a restaurant and more hotel space. The project also includes installation of a black and red neon sign to be hung over the main hotel entrance. Additional details about the property, including branding and construction costs, are expected to be released later this year. The demolition contract is valued at \$531,000.



A nine-story office tower at 600 Carondelet St. is being restored to its historic character as part of a project to convert the building into a hotel. A neon sign will also be added to the front façade. (Rendering courtesy Eskew+Dumez+Ripple).