

Mount Sinai



PROJECT

Mount Sinai
Philadelphia, Pennsylvania

CLIENT

Barton & Associates, LP

DATES

2005 Conditions Assessment
2006 Design and Documentation

DESCRIPTION

Mount Sinai is a former hospital complex built from 1921 to 1939, it covers an entire city block and has been abandoned for several years.

CHALLENGE

The project architect for this planned condominium conversion needed a plan to salvage, as economically as possible, a failing wall. The lack of window flashing led to rainwater saturation of the building, resulting in pieces of the brick veneer cascading to the sidewalk/street below.

SERVICES

Envelope and Façade Inspection and Assessment

Conducted inspections and assessments, particularly of the exterior envelope, as part of the due diligence phase of the redevelopment project.

In-depth investigation of the façade, masonry veneer, fenestration, and twenty-seven (27) roofs to identify conditions requiring repair, remediation, or demolition. All of which was needed in order to complete the redevelopment design.

Recommended that eight of the roofs be completely replaced due to deteriorated materials, poor repairs, drainage issues, and long-term design deficiencies.

Stabilization of the brick veneer was required. Recommended pinning the outer layer of brick to the inner layer as replacing the exterior veneer was cost prohibitive.

Recommended conservation of the glazed terra cotta ornamentation which was an important decorative element and architectural detail.

Permit Documents

Prepared permit drawings, detailing a step-by-step procedure for pinning the brick veneer back to the building's structure.

Prepared details for the installation of masonry buck-ties and steel relieving angles.

POINTS OF INTEREST

Eligible for listing on the National Register of Historic Places as determined by the Philadelphia Historical and Museum Commission - 1999.