

PROJECT PROFILE

Kimpton Hotel Monaco Philadelphia

Prepurchase and Facade Ordinance Surveys and Facade Restoration | Philadelphia, PA



CLIENT

Gensler, on behalf of the Kimpton Hotel & Restaurant Group

BACKGROUND

The Kimpton Hotel Monaco Philadelphia, previously known as the Lafayette Building, was constructed in 1907 and designed by John T. Windrim. The eleven-story building was designed in a classical revival style with certain elements of Beaux-Arts. The building underwent an adaptive reuse from an office building into a boutique four-star hotel, which was completed in 2012.

Since 2007, WJE has performed a series of masonry facade and roof condition assessments for the Kimpton Hotel & Restaurant Group. WJE's assessments included a visual survey, close-range inspection, review of inspection openings, water penetration testing of facades, and a roof survey. WJE also prepared repair documents and provided construction period services for the facade restoration, including window replacement and redesign of the roof to accommodate a new rooftop lounge.



SOLUTION

WJE performed an assessment of the building enclosure and conducted water testing to determine the necessity and extent of any facade repairs. As part of a team of consultants, WJE was responsible for the design of the exterior envelope restoration, including repointing of masonry mortar joints; brick and terra cotta repairs and replacement; evaluation and replacement of severely corroded steel; repair of cracked and spalled limestone and granite facade elements; new Juliet balcony railing anchorage and waterproofing; and replacement of the main roof, which included a split slab waterproofing design to accommodate lowering the structural slab for a new rooftop lounge. WJE also provided construction period services for the repair work to ensure that the level of workmanship in the field was consistent with the design intent conveyed in the contract documents as well as on-site engineering services to respond to unanticipated conditions.

In 2017, WJE performed a periodic facade ordinance inspection per Philadelphia Property Maintenance Code Section PM-315, *Periodic Inspection of Exterior Walls and Appurtenance of Buildings*. As part of the survey, WJE's Difficult Access Team (DAT) was utilized, which specializes in the use of industrial rope access techniques, to perform a close-range inspection of a representative sample of the facade.