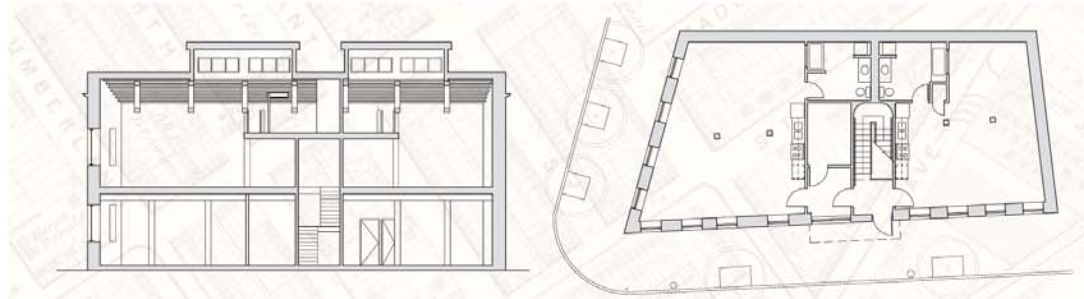


Infill Philadelphia - Retooling Industrial Sites

Sgt. C Arts Building

2111 East Sergeant Street, Philadelphia PA



Built originally as a textile mill, 2111 sat vacant for ten years. In 2004, Daniel Scholnick bought the 3800 square foot, two-story building. He saw within its masonry walls and timber framing an opportunity for artist live-work space. The New Kensington Community Development Corporation saw the potential for economic development, and supported his efforts.



The adaptive reuse project began with sustainability consulting by ReVision Architecture, who provided advice about preserving the exterior envelope, insulating it properly, and incorporating energy-efficient systems. Incorporating this information, CDA&I designed the project to permit incremental renovations with initial emphasis on building envelope and structural remediation.

Insufficient roof framing was stabilized and strengthened to meet current codes. Insulation was integrated into the building's interior design, preserving the stucco and masonry exterior. New, operable insulated windows provide abundant natural ventilation and light. Many original building materials were recycled or repurposed. Investments were made in energy-efficient HVAC systems and Energy Star appliances. The project is on track to qualify for Energy Star Certification, as rated by the Energy Coordinating Agency.



1875 textile mill trucking company chemical warehouse electrical equipment warehouse arranger of plastic flowers live-work lofts 2010

CDA&I

Architecture
CDA&I Architecture and Interiors, Ltd.

Sustainability
Re:Vision Architecture

General Contractor
Daniel Scholnick, Owner

Design Build Consultant
Jay Haon Art & Design

Structural
S. Harris Ltd.

Electrical
Mulhern Consulting Engineers

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