

116 & 124 PINE STREET  
HARRISBURG

# Largest Historic Rehab Residential Project

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# BACKGROUND

Harristown Development Corporation chose Mowery as the general contractor for the largest historic rehabilitation residential project in downtown Harrisburg in recent years. Benmar, at 116 and 124 Pine Street, was a group of former office buildings that contained a combined 80,000-square-feet of space. On the first floor of 116 Pine was Alicia's Deli and a first-floor retail space was planned for 124 Pine Street.

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LOCATION	Harrisburg, PA
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ARCHITECT	By Design Consultants, Inc.
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DELIVERY METHOD	Design-Build
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MARKET	Urban Renewal
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SIZE	78,000 SF
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## 116 PINE ST

**49** Mid-Century Modern  
**RENTAL UNITS**

*Apartments are either one or two-bedroom featuring upgraded granite and stainless steel in the kitchen and tiled bathrooms with glass enclosed showers.*

## 124 PINE ST

**25** Farmhouse Design  
**RENTAL UNITS**

*Apartments feature exposed brick walls and barn doors with upgraded granite and stainless steel kitchens.*



## CHALLENGES

Anytime an older building is converted or adapted, the potential to uncover unforeseen conditions and materials creates the need to be flexible and adapt the approach if necessary. Plus, bringing historic buildings up to code and adding modern conveniences while also keeping a restaurant open with minimal downtime in the middle of a busy city also created a few challenges of its own:

- Buildings were built around the 1950's and during demolition on all 5 floors, floorcoverings were removed and "Gypcrete" was discovered to be put over the concrete which was in bad shape.

### 116 PINE ST

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- Both buildings had cooling chillers on the roof that had to be removed by crane, a challenge on a 5- and 6-story building.
- 124 Pine Street had old vinyl tile floors, and the mastic contained asbestos.
- Both buildings were heated by steam, and much of the piping was wrapped with asbestos which also had to be abated during the demolition of the offices.
- 116 Pine Street had a ballasted roof (meaning the asphalt built up roof had stone on top to hold the roofing down) that had to be removed.
- Neither building had sprinkler systems.
- The restaurant needed to remain open during construction with minimal downtime.



# SOLUTIONS

- Mowery's experience with this type of project has allowed us to provide the owner with a sound budget with contingency monies to deal with unforeseen items.
- We determined that it was not suitable to install new floorcoverings on top of the existing due to the gypcrete, so we had to remove the gypcrete. During the removal, we discovered that the original concrete "waffle slab" sloped between columns and between columns and exterior walls so badly that we had to bring in a specialty concrete contractor to level the floors to enable us to install kitchen cabinets, shower pans, doors, etc.
- To remove the cooling chillers, a crane was used, set up in the back parking area, requiring us to close the alley behind the buildings (Barbara Street).
- We had our demolition contractor abate the asbestos, which involved closing off a floor at a time and grinding the mastic from the concrete labs. Again, no change order for additional monies or time was requested.
- The new apartments are heated and cooled by 80 rooftop units we installed.

## 124 PINE ST





- Tons of stone were removed from the rooftop with a “vacuum” truck before the roofing was removed and replaced with a new EDPM rubber roof.
- We installed new sprinkler systems after running new water mains into the building. The new water mains came in from the middle of Pine Street, and we were able to keep Pine Street open during the excavation and installation.
- The elevator in 124 was completely rebuilt, including the hoist, which had to be craned into place after the existing was craned off the roof. Again, no street shut-downs for this operation. The elevator was down for approximately four months during the reconstruction. We had stocked the upper floors with materials before the shut-down.
- Alicia’s Deli was kept open during the construction, and only had to be closed for one day new electrical service was installed. We also worked weekends and after hours (Alecia’s was only open weekdays) on the restaurant to install a sprinkler system, new HVAC units, and to run piping over the ceiling for drains. We built two new restrooms for the deli at the rear of the restaurant, and did not have to close the facility to perform this work.





“I can wholeheartedly and without any reservations recommend Mowery to anybody who’s looking to achieve a quality project at a reasonable price with great transparency, budgeting and estimation.”

— Brad Jones

*Contact us today for  
your next project.*

**MOWERY**

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