

# PROJECT SPOTLIGHT



## Building Exterior

The limestone exterior façade of the building was restored to its neoclassical glory and features colossal engaged limestone columns and a granite stoop with wood, bronze and glass sliding pocket doors.

Photo Credit: Halkin Mason Photography

## LINODE CORPORATE HEADQUARTERS RELOCATION

### GENERAL CONTRACTOR

C. Erickson & Sons, Inc.

### ARCHITECT

Ballinger

### GBCA SUBCONTRACTORS

Belcher Roofing

### ENGINEER

HPE Group | MEP Engineer  
Dawood Engineering | Site Engineer

### CONSULTANTS

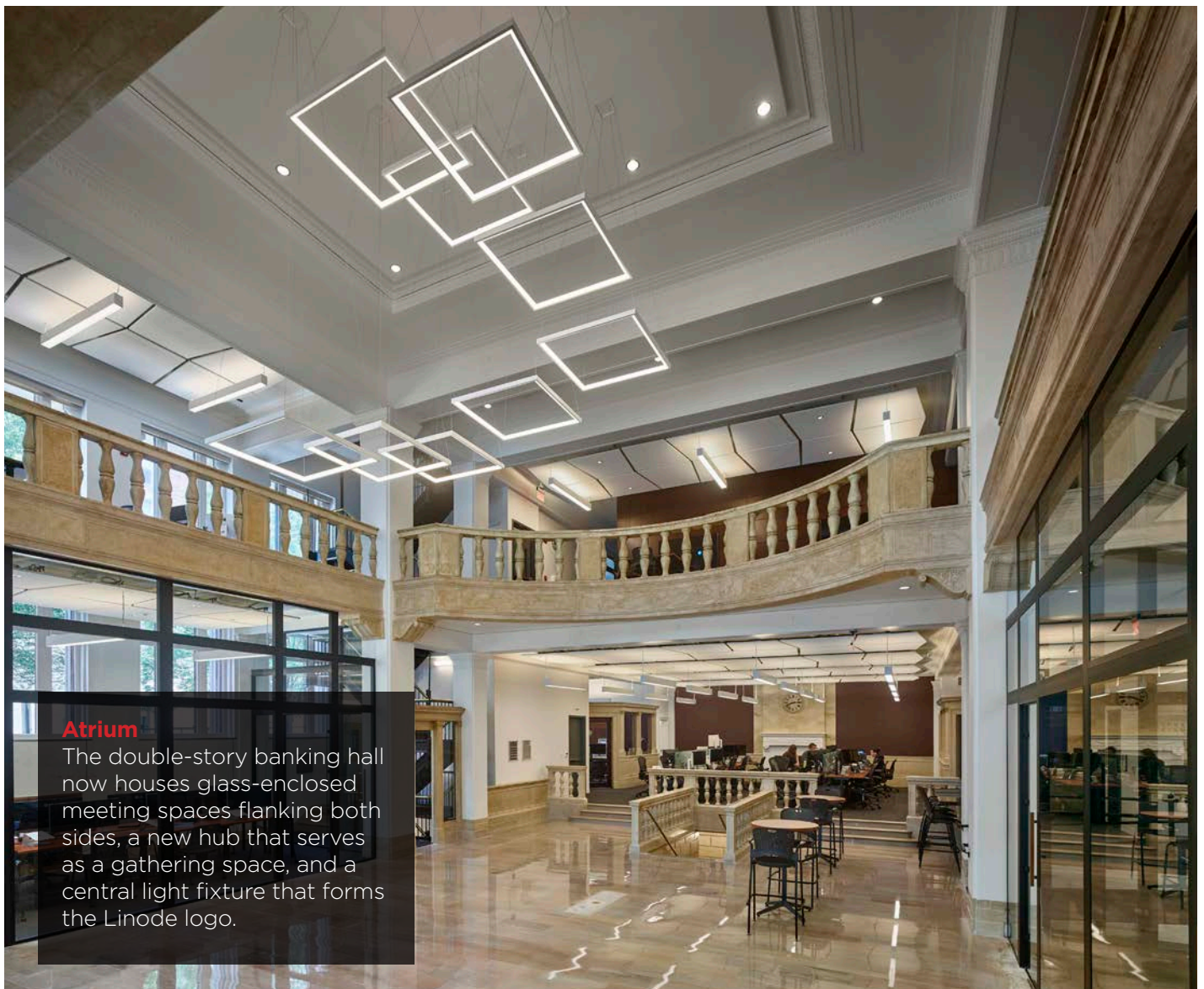
The Lighting Practice | Lighting Consultant

## SUMMARY

When Linode LLC, a fast-growing technology company founded in South Jersey, decided to relocate its corporate Headquarters to Philadelphia, they turned to the expertise of C. Erickson & Sons to assist with the fit-out and restoration of their new offices in Old City. Linode purchased the historic former Corn Exchange National Bank building at 3rd & Arch St., also once home to MTV's "Real World: Philadelphia". The owner and CEO of Linode, Chris Aker, made a significant financial and personal investment to bring back to life this historic landmark that is on the Philadelphia Register of Historic Places.

C. Erickson & Sons served as construction manager and provided preconstruction and general construction services for the 22,300 SF, three-story building to restore the interior and exterior and convert it into office space. The building which had formerly served as a bank, residence, art gallery, and event space was transformed back to its neoclassical origins while simultaneously being adapted into the corporate offices of a contemporary tech company.

The exterior limestone façade, columns, and windows of the building were rehabilitated. Complete replacement of the roof, plumbing and electrical system, and third-floor sky light were undertaken. The existing historic elevator was retained and rehabilitated. A new hub on the first floor was created which now serves as a gathering space. Glass-enclosed meeting spaces were created flanking the restored open, double-story banking hall. Architectural details were retained and incorporated into functional applications for the company's office space. In the basement, the foundation of the original Union Bank dating back to 1858, archways were built into the original red brick vaults and converted into lounge-like huddle rooms. The massive bank vault was retained and also restored. High-efficiency HVAC units were installed and concealed in the ceilings throughout all rooms along with automatic LED lighting. A central light fixture in the atrium now serves as a center piece and forms the Linode logo.



### Atrium

The double-story banking hall now houses glass-enclosed meeting spaces flanking both sides, a new hub that serves as a gathering space, and a central light fixture that forms the Linode logo.



### Skylight

The third-floor sky light was completely replaced and rehabilitated to allow for natural daylighting above workstations.

## PROJECT DETAILS

Erickson's team worked closely with the owner, design team, and numerous trade contractors to accomplish the major renovations to restore the former bank building to its early 20th century glory.

The project was undertaken using principles of an Integrated Project Delivery (IPD) process, working as a collaborative team with the designer and owner early in the project life cycle. The project also employed an MEP Design-Build Process with Erickson managing the Mechanical, Electrical, Plumbing and Fire Protection (MEP/FP) Engineering.

As a fixture of Philadelphia's culture and history and a landmark on the Philadelphia Register of Historic Places, the historic elements of the building were retained and restored to museum-like quality using the most skilled local craftsmen and preservationists.

Erickson not only employed their own skilled craftsmen, but also engaged the expertise of Materials Conservation to manage the restoration and preservation of the historical elements in the building. For example, layers of paint were removed from original materials including brick, marble and mahogany wood. Historic plaster finishes were revived, and painstakingly hand painted by local craftsmen where the finish was beyond repair.

Architectural details were retained and incorporated into functional applications for the company's office space. Archways were carved by hand into the red brick walls of the original vault in the basement dating back to 1858, the original foundation of the Union Bank. The space was converted into relaxed, lounge-like huddle rooms. The massive original bank vault was restored and retained for future use.

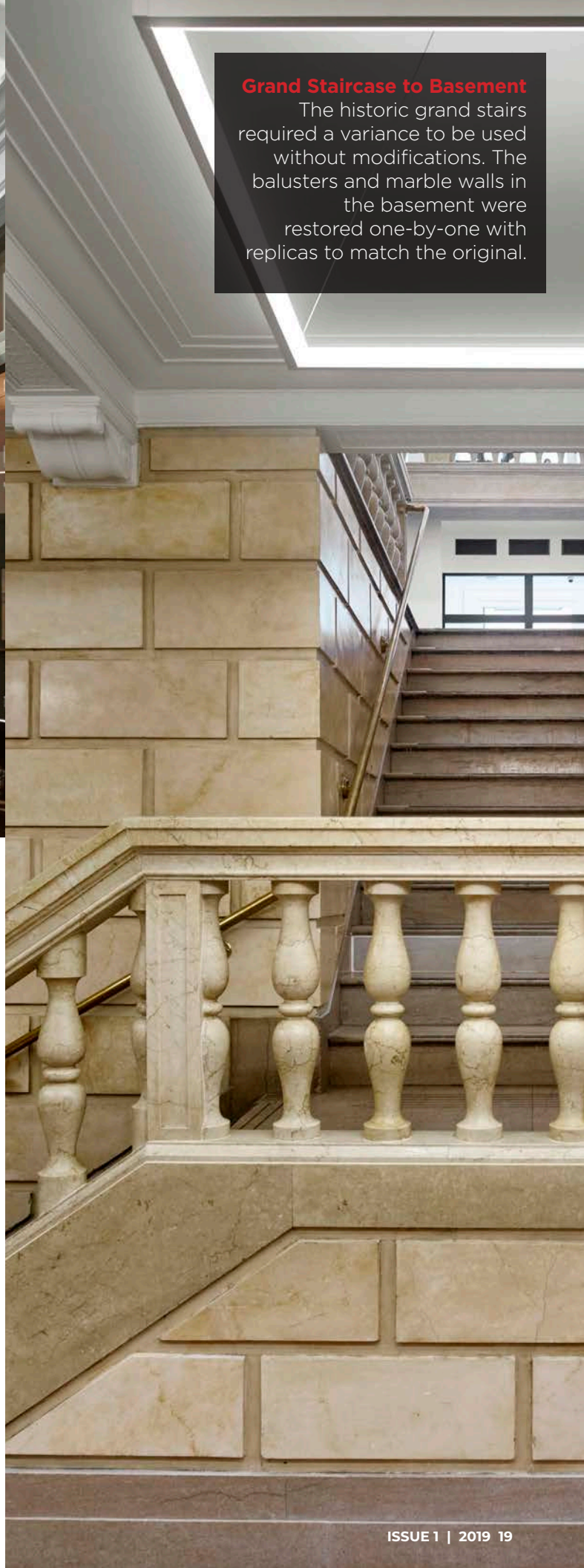
The location of the building in one of Philadelphia's most historic and touristy neighborhoods presented a challenge in completing the exterior work to the building. Erickson coordinated extensive scaffolding, building protection and right-of-way closures when exterior and roofing work was taking place to not only protect the public on this busy thoroughfare in Old City, but to also protect the adjacent Historic Betsy Ross House.

This project not only restored a historic landmark in Old City, but also had the significant economic impact of bringing over 150 new jobs to Philadelphia. Linode is still growing and continuing to make an impact on the tech industry in the City. Linode has welcomed the community into its space to share the restoration and transformation of the building. The company's move to Philadelphia has received much community recognition and praise, including from Mayor Jim Kenney himself.



### **Grand Staircase to Basement**

The historic grand stairs required a variance to be used without modifications. The balusters and marble walls in the basement were restored one-by-one with replicas to match the original.



**Linode Corporate Headquarters Relocation received a 2019 Preservation Achievement Grand Jury Award from the Preservation Alliance of Greater Philadelphia as well as the CREW Philadelphia 2018 Community Impact Award.**