

FEATURED: Adaptive Reuse, Hotel

1220 N. MARKET STREET

Dever Architects Completes Office to Hotel Conversion!

It seems that the pandemic brought along much more than a deadly contagion. A huge majority of companies that worked through the pandemic made the switch to temporarily working remotely. Since the nation started getting a grasp on Covid 19, companies began questioning the need for physical office spaces if they had succeeded with employees working remotely.



ADAPTIVE REUSE

For many landlords, a perfect solution for a difficult-to-rent office building is an “Adaptive Reuse” transformation into a residential apartment structure or even a hotel! This is exactly what we, Dever Architects, Driftwood Capital, and Whiting Turner Construction, did at 1220 Market St, Wilmington Delaware! This adaptive reuse project transformed what was formally an office building into a Staybridge Suites Hotel by International Hotels Group (IHG). In May 2022, the 11 story building with 134 unique urban guestrooms was finally completed, and we are so very pleased with the results and wanted to share them with you!



Exterior View of 1220 Market Street
(Photo Courtesy: Dever Architects)

INTERESTING DETAILS

Due to limited existing space and conditions, the mechanical system utilized was a Variable Refrigerant Flow (VRF) system with fan coil units located in each guestroom and throughout the building. The VRF system uses refrigerant piping and eliminates the need for large ductwork runs which can be difficult to fit within the existing building conditions.



Holiday Decorated Lobby Interior
(Photo Courtesy: Dever Architects)

MAJOR INTERVENTIONS

The design team faced many challenges renovating the existing urban office high-rise building into a new extended stay hotel. The new hotel has 134 unique “urban” guestrooms have kitchenettes and large expanses of windows and views of downtown Wilmington and the Delaware River in the distance. The guestrooms in each of the four corners of the building are quite large and comfortable for urban guestrooms, which are typically more compact. Guest amenities include a Breakfast Buffet, Lounge, Living Room, and Pantry on the first floor. The eleventh floor has a Fitness Center with a Guest Laundry Room, and two Conference/ Meeting Rooms. There are three existing elevators that now have renovated cabs and upgraded equipment. The largest elevator is designated as the Fire Service Access Elevator and is connected to the new emergency generator, allowing fire-fighters to operate the elevator in an emergency at Fire Command Center. With the addition of a new interior Exit Stair Tower, the existing “Scissors Stair”, which is no longer allowed by the International Building Code, was able to be modified to provide one of the two separate exit stairs.

CLIENT REMARKS

“With an intricate full use conversion which encountered a substantial amount of unknown field conditions, the Dever team rose to the challenge, taking a hands-on approach. Their support during the construction process was invaluable to our project’s success”.

-Joseph Almeida, SVP-Construction, Driftwood Capital



Lobby Interior
(Photo Courtesy: Driftwood Capital)

BEAUTIFUL GUESTROOMS



Corner Guestroom With Marvelous View
(Photo Courtesy: Driftwood Capital)



Double Queen Guestroom
(Photo Courtesy: Driftwood Capital)

If you or someone you know has difficulties with a building that might benefit from our talents, give us a call!

PROJECT MANAGER

Dever Architects’ Jeffrey Pack was the Project Manager for the development of 1220 N. Market Street. Jeff has been a valuable member of the firm for 8 years. Dever Architects is proud of the work he has done and congratulates him on the completion of this beautiful adaptive reuse project.

Press Release By: Kyle Emmert, Dever Architects
Project Manager: Jeffrey Pack, Dever Architects
Questions? Call us at 610-358-2300
Visit www.deverarchitects.com



DEVER
ARCHITECTS

