Stucco-Look System Provides Design Flexibility, Water-Management for Poconos Resort

The owners of the Poconut Resort & Conference Center in Bushkill, Pa., hoped their renovated center would be as durable and serene as the mountain upon which it rested. A fire had devastated the Pocono Mountain resort in 1996. This time, they invested $11.5 million to build a new center using some of the best building materials around.

"This was more than an exercise to
replace lost facilities,” says architect Bernard Elias, A.M., with The Elias Organization, Bensalem, Pa. “We wanted to do something spectacular with the site.”

**Exterior Blends with Setting**

The 78,000-square-foot addition to the Poconot Resort is no less than spectacular. Pouring outward along a 14-percent slope, the new building seems to literally cascade off the mountain—an effect created by a series of terraced concrete planters, a multi-peaked, patina-colored mansard metal roof and a durable, stucco-look, textured finish. Elias specified the removal of as few trees as possible, so the new building would blend beautifully with its setting.

“As you walk up to the building,” Elias says, “you get the sense it grew out of the mountain.”

Elias specified the Duroscreen 1500 Direct-Applied Finish System from United States Gypsum Company because it provided design flexibility. The stucco-look textured finish system complemented the existing building exteriors on the resort and blended well with the landscape. Elias chose a soft, tan color for the stucco-look finish to unify the site’s color palette, tying together the blue windows of the...
No Insurance Barriers

More important, the chosen EIF system proved an optimum choice to meet the demands of the Pocmont insurance provider. According to Elias, the insurance provider preferred that a water-managed exterior be incorporated into the new building’s design. Water-managed stucco-look systems provide a practical alternative to barrier EIF systems, which, in recent years, have been plagued by complaints and lawsuits over moisture-intrusion damage. The water-managed design approach, a concept pioneered by USG, ensures that any inci-

The new Pocmont Resort and Conference Center, Bushkill, Pa., was recently renovated following a devastating fire in 1996.

The stucco-look finish is applied over water-durable Durock Cement Board, providing the owners with protection against any potential moisture-intrusion problems.
dental moisture that does penetrate the wall surface quickly exits the system before causing any damage to moisture-sensitive building components.

USG’s water-managed, direct-applied exterior finish system has all the advantages of conventional stucco with the versatility of a colored, polymer emulsion finish. In the Pocmont case, the system was applied directly over hard, water-durable substrates—the building’s DUROCK Cement Board sheathing and the reinforced concrete terrace planters.

“The system went on very smoothly,” says wall contractor Fred Hutterer with Brickote Inc., Hellertown, Pa. “The ease of application was just outstanding.”

The exterior work on the new Pocmont center called for about 35,000 square feet of material and was completed this summer. The owners and the public seem pleased with the results.

“The new building fits with the landscape,” Elias says. “It look like it belongs on the mountain.”