

**157 West 3<sup>rd</sup> Street  
South Boston, MA**

## **Fast Track Restoration of Brick Condominium Building**

Owner: 157 West 3<sup>rd</sup> Condominium Trust, South Boston, MA

Consultant: FTV Incorporated, Boston, MA

Timeline: November - December 2012

Cost: \$30,000\*

### **\*Abbot Small Projects Division**

Abbot Building Restoration recently completed a fast track renovation of a 3-unit condominium building at 157 West 3<sup>rd</sup> Street in South Boston. Abbot was contacted by the condominium association to address a significant defect in the brick wall located at the center face of the bay portion of the building façade that required urgent attention. Abbot initially evaluated problem and determined that the anchoring of the brick at the left bottom corner of the bay below the large lower window had dislodged from the wall compromising the entire wall on all three floors.

To validate the condition, the building owner brought in FTV Incorporated (Boston, MA), an engineering consulting firm. Following its evaluation, the consulting firm recommended that the center portion of the wall around the three middle windows be removed all the way from the ground to the wood coping at the top of the building, and be replaced with a new anchoring system. The complexity of the project involved the need for Abbot to remove the center portion of the bay without removing the two sides. While some of the bricks were reused, Abbot resourced and employed multiple used bricks to match the appearance of original bricks. As the wall consisted of two wythes of brick, the replacement bricks were retied into the back-up wall and reinstalled. To complete the restoration, the details between and over the windows were reworked to match the appearance of the original materials. The entire project was completed before the winter weather set in.