

Rochambeau Condominiums 60 Gibson Street, Dorchester, MA

Building Envelope Restoration - Masonry Waterproofing

Owner: Rochambeau Condominium Associates, Boston, MA
Property Manager: Chestnut Hill Realty, Chestnut Hill, MA
Design: VP Engineering, Inc., Cambridge, MA
Timeline: July 2004 – April 2005
Project Cost: \$290,350

The Rochambeau Condominiums are a former Boston Public School building that was converted to residential housing in the 1980s. In 2004, an engineering firm (VP Engineering, Cambridge, MA) evaluated the brick structure and found several structural deficiencies as well as the need for routine maintenance. Based on the engineering evaluation, Abbot was contracted to replace the structural steel and supporting lintels over a series of windows on the second floor. In addition, Abbot selectively repointed the brick masonry and replaced deteriorating limestone with new pre-cast stone as necessary to weatherproof the building.



Located across the parking lot from the Rochambeau Condominiums is a three-story residential building with an EIFS synthetic stucco façade (STO Corp.). VP Engineering determined that water penetration had damaged several portions of the stucco surface to the point where Abbot was contracted to remove these sections down to the steel studs, install new drywall, and replace the EIFS in these damaged areas. In addition, Abbot replaced deteriorated sections of the wood base at the front of the building, removed and replaced the sealant on the entire façade with Tremco Spectrum 2 silicone sealant, and repainted the building to match its original appearance.

