



The 20 East Cedar Building is a 19-story gothic high rise completed in 1925. The center of the building steps back at the south elevation to form terraces at the 14th and 18th floors. The building is concrete framed and clad in brick and architectural terra cotta. The south elevation also includes four 2-story terra cotta clad Oriol windows, a projecting terra cotta clad spiral stairway enclosure, and 7 large finials at the 14th floor terrace.

BTC's evaluation of the exterior facade indicated significant corrosion of the 14th floor parapet wall steel support angle, cracking and displacement of the 18th floor parapet walls, significant cracking of terra cotta units, many loose terra cotta units, failed crack repairs from previous repair projects, and deteriorated brick mortar joints.

Repair of the exterior walls required removal and replacement of the corroded parapet wall support steel, rebuilding portions of the 18th floor parapet walls, removal and replacement of 130 terra cotta units, removal and resetting of 115 loose terra cotta units, removal and replacement of failed sealant at previous crack repairs, installation of retrofit facade stabilization pins, epoxy repair of selected cracked terra cotta units, and repointing of deteriorated mortar joints.

Deteriorated terra cotta units requiring replacement were removed during the evaluation phase of the project such that the new terra cotta units could be fabricated and delivered in time for the start of construction. The original units served as models for the new units. Terra cotta units were fabricated by Shaws of Darwen, in Darwen, England.

Project Name:
20 East Cedar
Exterior Facade Repairs

Project Location:
Chicago, Illinois

Client:
Tole Management
500 North Michigan Avenue, Suite 300
Chicago, Illinois 60610

Approximate Construction Cost:
\$650,000

Year Completed:
2006

Nature of Services:
Evaluation, Repair Design, Bidding Assistance, and Construction Phase Services

