



The 743 through 755 West Brompton Condominium Association consists of a 3-story courtyard building constructed circa 1920. The exterior walls are generally constructed of triple-wythe load-bearing brick masonry, and include limestone accents and crenellations near the top of the walls.

Several previous repair projects had been performed by others to address water leakage at the north and courtyard elevations of the building. After some of the repairs proved to be ineffective in reducing interior water leakage, BTC was retained to design comprehensive facade repairs for the building.

BTC performed a visual review of existing conditions and reviewed previous evaluation reports for the facade. Water leakage was attributed to deteriorated brick and mortar joints, inadequate roof membrane base flashing terminations, open coping stone joints, and lack of an adequate water management system. Severely corroded steel lintels were also documented at many locations.

The repair design included a new cavity wall system with a proper water management system above the 3<sup>rd</sup> floor windows around the perimeter of the building. Lintels were also replaced above 3<sup>rd</sup> floor windows. The reconstructed wall areas were isolated from existing wall segments with a continuous weather-resistive barrier and through-wall flashing installed in the area of work. New limestone copings were custom fabricated to match the building's architecture, while also providing adequate parapet wall height for roof base flashing installation.

BTC also provided bidding assistance and field observation services during the construction phase of the project.

**Project Name:**  
*Facade Repairs  
743 through 755 West Brompton  
Condominiums*

**Project Location:**  
*Chicago, Illinois*

**Client:**  
*743 through 755 West Brompton  
Condominium Association*

**Approximate Construction Cost:**  
*\$250,000*

**Year Completed:**  
*2011*

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

