



The 210 East Pearson Building is a 16-story concrete framed structure built in 1926. The south elevation of the building is clad in brick and limestone masonry. Projecting brick masonry quoins accent the southeast and southwest corners of the building, as well as intermediate offset corners. Six limestone pediments cap the top of the south elevation with a copper mansard roof between them. The remaining elevations of the building are clad with brick masonry between exposed concrete beams and columns.

Prior evaluation reports identified significant deterioration of the facade requiring disassembly of one of the limestone pediments and temporary stabilization of several areas of brick masonry. BTC was retained to design repairs to address the reported facade deterioration, to provide assistance in selecting a contractor to perform the repair work, and to provide construction phase services.

The repair design included details and specifications for rebuilding the offset corners over the full height of the building, dismantling and rebuilding the limestone pediments, and replacement of the existing copper mansard roof. The project also included replacement of window perimeter sealant, repair or replacement of steel shelf angles and lintels, installation of through-wall flashing, repointing deteriorated mortar joints, replacement of loose, bulged, or otherwise deteriorated brick masonry, and replacement of severely deteriorated limestone components.

Construction phase services were performed to ensure the repair work was completed in accordance with the design documents. BTC also worked with the Association to develop a schedule and estimated costs for future facade repair projects.

**Project Name:**  
210 East Pearson  
Exterior Facade Repairs

**Project Location:**  
Chicago, Illinois

**Client:**  
210 East Pearson Condominium  
Association

**Approximate Construction Cost:**  
\$730,000

**Year Completed:**  
2011

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

