



Project Name:
Facade Repairs
St. Ben's Lofts

Project Location:
Chicago, Illinois

Client:
St. Ben's Lofts Condominium
Association

Approximate Construction Cost:
\$890,000

Year Completed:
2024

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

St. Ben's Lofts Building is a 4-story condominium building with 24 residential units. The building was originally constructed in 1907 as a silent movie film studio, and was converted to condominiums in 1998. The building's exterior walls consist of brick masonry with limestone accents. Six private penthouses and a common stairway extend above the roof of the building. Five of the penthouses consist of framed walls. The larger penthouse is comprised of brick masonry. The stairwell is clad with single-wythe concrete masonry units (CMU). Residents had reported ongoing water infiltration into 3rd and 4th floor units.

During an evaluation of the building's facade performed by BTC, various deteriorated elements were observed. Deterioration included cracked and debonded brick masonry mortar joints, cracked and spalled brick masonry units, and deteriorated perimeter window and balcony door sealant. Other deficiencies included lack of flashing, deteriorated parapet wall copings, and bowed exterior brick walls.

BTC developed details and specifications for repairs on the exterior of the 4th floor. Most of the exterior masonry walls above 4th floor windows were reconstructed. Existing steel lintels were cleaned and coated, and a through-wall flashing system was installed. The parapet walls were also reconstructed, and new limestone copings were provided. Areas above 4th floor windows, which were not reconstructed, had masonry mortar joints completely repointed. Balcony brace perimeter sealant was removed and resealed. Localized mortar repointing and brick replacement was performed as needed on the interior of units of the 3rd and 4th floors. Additional work added to the scope included 100% repointing of the large masonry penthouse, and localized repointing and brick replacement of exterior brick masonry on the east and south elevations.

BTC also provided bidding assistance, and performed construction administration phase services.

