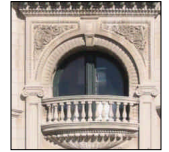


Don't Spend All Your Money at Once



The residents of the Brentford Condominium in Harvard Square, Cambridge knew that their building, a historic structure dating from 1900, could absorb a large amount of maintenance money. One of the most worrisome problems was that floors were sagging for some unknown reason, sometimes by as much as four or five inches. Also, a piece of copper cornice had come loose, raising the question of whether the 100-year old structure posed a hazard to the public.

We helped them develop priorities, conducted a thorough field investigation to determine the causes of the problems. Fortunately, we found that the sagging floors were not caused by deteriorating wood framing, but by consolidation of the internal wood structure relative to the exterior masonry shell. No remedial work at all was required, other than leveling the floors with new wood flooring.



Exterior masonry on the Brentford Condominium was restored over a period of several years, with the most critical areas addressed first. Areas that were re-pointed blend visually with the areas that were not re-pointed, avoiding the need for a total repointing.



We examined the copper cornices and were able to reattach pieces that had come loose, avoiding an expensive replacement program. Chimneys were completely rebuilt.

The limestone balconies were partially reconstructed, including replacement of missing balusters.

