

100 Arlington

Boston, MA

CONTRACTOR – Grande Masonry, Providence, RI

GENERAL CONTRACTOR – John Moriarty Associates, Winchester, MA

BUILDING ARCHITECT – Elkus Manfredi Architects, Boston, MA

CONSULTING ARCHITECT – Wessling Architects, Quincy, MA

**Stone Repair and
Protective Coatings**

Summer 2014

PROJECT TASK

Waterproof the interior face of an existing roof parapet wall at 100 Arlington Street constructed of terracotta and brick and create a monolithic aesthetic, while maintaining moisture vapor permeability throughout.



Top three and bottom left and center photographs were taken "before and during" and the bottom right photograph was taken "after" the work was completed.

PROJECT SOLUTION

Build new exterior wall system around failing masonry wall and apply fiber reinforced, cement based structural coating to insure a uniform and waterproof surface. Finish with an opaque protective color matched coating.



PRODUCTS

Structural Skin
K-88 Admix
Conpro Lastic



PROJECT HISTORY

100 Arlington, adjacent to the Park Plaza Hotel and situated between Boston's Theater District and Back Bay neighborhoods, was originally constructed for office use in 1927 by the Boston Consolidated Gas Company.

The 14-story Renaissance Revival building features a limestone and brick facade with two-story arched windows on both the street and penthouse levels.

Renovations to repurpose and modernize the historic building have made it a desirable location for luxury residences.

After nearly 90 years of exposure to wind and weather, it was necessary to repair the red brick and terracotta exterior, interior facing rooftop parapet wall. Conproco's Structural Skin was trowel applied directly to the masonry substrate at a $\frac{1}{4}$ " thickness to provide a smooth, uniform, breathable surface with excellent freeze/thaw resistance. K-88 Admix was added to Structural Skin to improve bond strength and promote curing. Conpro Lastic, a high-performance elastomeric coating was applied to provide long-term waterproofing and finish color.

The project was completed in 2014 and won the Boston Business Journal Best in Boston Real Estate Award in 2015.