

551 Congress Street

Portland, Maine

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DISTRIBUTOR – Gagne & Son Concrete Block, Inc.,
Belgrade, ME

Concrete Repair
Stone Repair
Protective Coatings
Summer 2006

PROJECT TASK

Repair and protect a building damaged by repeated freeze-thaw cycles.

PROJECT SOLUTION

Coat concrete block with a fiber-reinforced structural cement, and finish with a waterproof coating. Repair sandstone detailing with a repair mortar, and apply a waterproof coating.

PRODUCTS

Structural Skin
Conpro Lastic
Conpro Shield W
MIMIC



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



PROJECT HISTORY

551 Congress Street is located in downtown Portland's Art District. The building was designed by brothers Charles N. and Selig Whinston of New York City, and was originally a Lerner Store. The structure, built in the late 1920's, is a wonderful example of Art Deco design.

Congress Street contains a large number of historic landmarks, and the proximity of such buildings to the Lerner Store could not be ignored.

Earlier remodeling and a lightly colored finish had obscured many of the building's architectural features. The present remodeling sought not only to repair the structure, but to elevate the building's profile with an improved storefront design, which would better harmonize with surrounding structures.

The building is constructed of concrete block with sandstone detailing. The building was covered in cracking stucco, which was caused by water infiltration and repeated freeze/thaw cycles.

The stucco was removed, and a layer of Structural Skin was applied. Structural Skin is a fiber-reinforced structural cement coating, which provides waterproofing and a smooth surface. The concrete block was then finished with Conpro Lastic, in a shade much darker than the previous finish. Conpro Lastic is a pigmented, waterproof coating. The sandstone repair work was accomplished with MIMIC, a color-matched repair mortar for natural stone. The sandstone was then coated with Conpro Shield W water repellent.