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MASONIC TEMPLE TURNED 4-STAR HOTEL GETS THOROUGH FACELIFT

In a city noted for extravagance, the Hotel Monaco New Orleans on St. Charles Avenue stands out. The 1920s Beaux Arts interior contains numerous remarkable features, including abundant custom millwork, a vaulted lobby ceiling with thousands of hand-rubbed, hand-painted tiles and a marble-laden entrance hall. The lobby also features the hotel's signature steamer-trunk registration desk and a stunning seashell-encrusted fireplace. Even by luxury hotel standards in the most ostentatious city in North America, the Hotel Monaco is lavish.

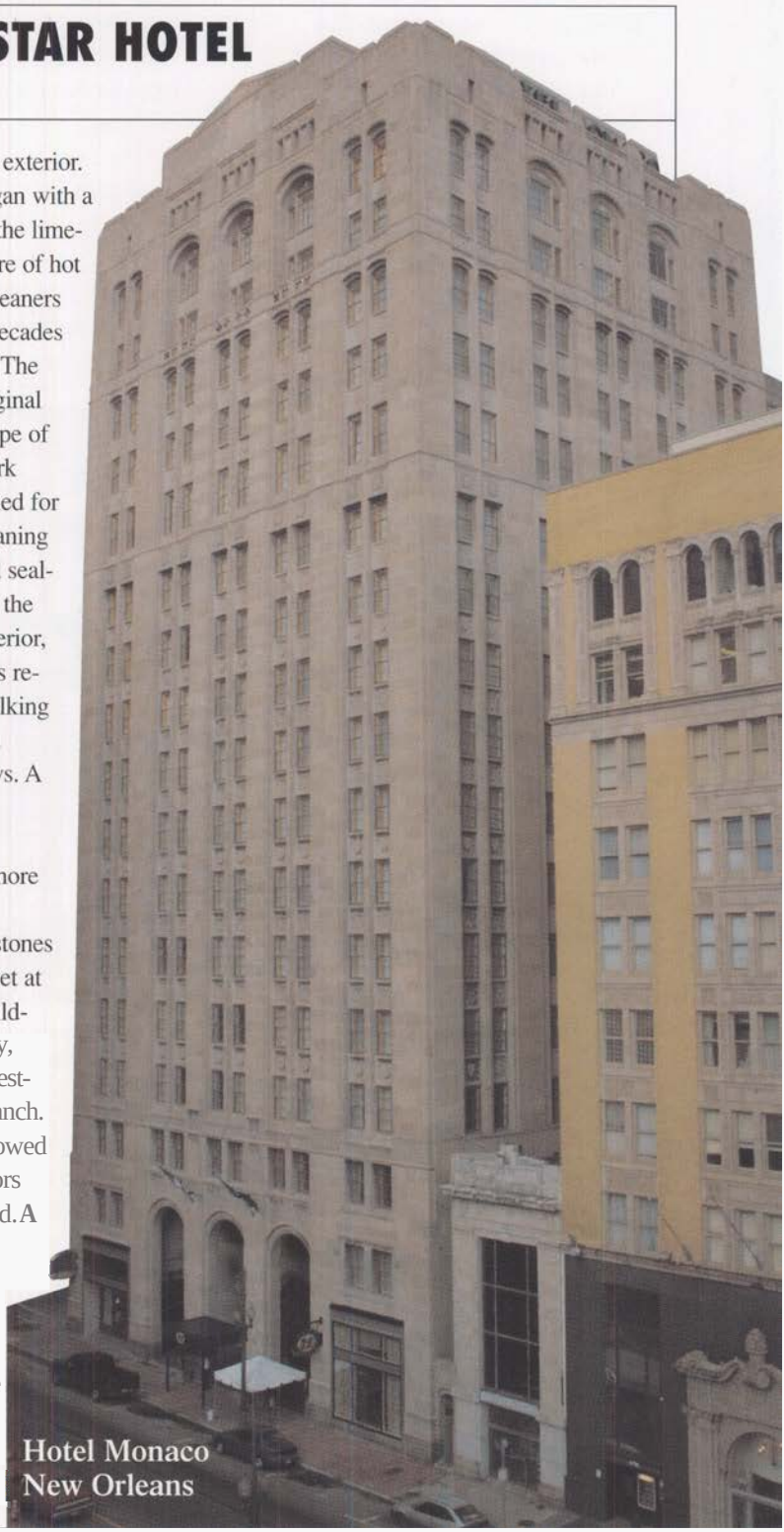
The 18-story, steel-framed brick and limestone building was constructed in 1926 as a Masonic Temple. Designed by renowned architect Sam Stone Jr., it was one of New Orleans' first skyscrapers and is listed on the National Register of Historic Places. The rebirth of the Masonic Temple Building as a four-star hotel is the result of a painstaking, 13-month renovation that brought every elaborate architectural detail back to life and totally refurbished the structure inside and out. General contractor for the project was the Brice Company of Metairie, La. The architect was Lyons & Hudson of New Orleans. The New Orleans and Houston branches of Western Waterproofing Company of America handled the restoration of the structure's distinctive neo-gothic exterior.

Western's work began with a thorough cleaning of the limestone façade. A mixture of hot water and chemical cleaners was used to remove decades of mildew and stains. The original scope of work called for cleaning and sealing the exterior, plus re-caulking and re-glazing the windows. A cursory survey of the stonework, however, showed the need for more extensive work.

"We noticed loose stones in the limestone parapet at the very top of the building," said Dave Dupuy, branch manager of Western's New Orleans branch. "Closer inspection showed that the original anchors were severely oxidized. A survey of the whole building revealed the need for more extensive work. We ended up grinding out all the joints and re-pointing the entire building."

Continued page 7

David C. Brisk
1930-2002
Leaving a Legacy of Restored Landmarks
See story on page 3



Hotel Monaco New Orleans

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YEAR-LONG PROJECT SECURES MASONRY AT UPSCALE D.C. CONDOMINIUM

The key to keeping building exteriors in good shape is regular, expert inspections. Identifying potential problems in advance allows building owners to plan ahead for major repairs, avoiding the stress of managing a "crisis" project.

That plan was followed for extensive repairs to the Towers Condominium, twin, 13-story structures located in Washington, D.C. Masonry repairs began on the buildings in 2001. But building management personnel had been keeping an eye on potential problem areas for quite some time before that.

"Possible problem spots were noted by our architect in 1992," explained Tom Hickerson, chief engineer for the Towers Condominium Association. "And we noted any changes in those locations over time. When they began to show signs of distress, we started making arrangements for repairs."

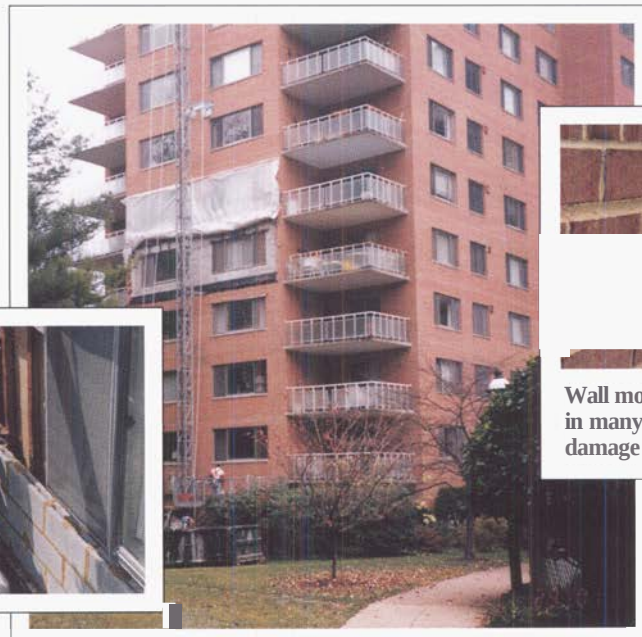
Engineering and Technical Consultants of Sterling, Va. conducted a building survey with help from the Western's Washington, D.C. branch, Brisk Waterproofing. The condominium buildings had been constructed in 1960 of masonry and concrete with brick headers on concrete slab as bearing support for the walls. The concrete frames had begun to *shrink,* while the brick expanded, causing pressure to build up in the walls.

"We located areas where the brick had moved or bulged out of the plane of the wall, and developed a plan for addressing the most vulnerable areas first," said Mike Nagle of Brisk.

The Brisk crew removed displaced bricks, installed shelf angles and rebuilt damaged areas, using new brick that matched the original material. Additional ties were used in the reconstruction to further stabilize the walls. In addition to masonry repairs, Brisk also cut chase walls from the exterior, allowing a mechanical subcontractor to replace riser pipes for heating and air conditioning.

The masonry-and-concrete condominiums were constructed in 1960 with brick headers on concrete slab as bearing support for the walls.

"The Brisk staff did their usual great job of handling all the details," said Joe Shuffleton, P.E., president of Engineering and Technical Consultants, Inc. (ETC), Engineering Consultant for the Towers Condominium. "It was a tough job because the wall movement was over three inches in many areas and a lot of the block back-up wall had been pulled out beyond the edge of the supporting floor slab. This had caused significant damage to the interior plaster wall attached to the block back-up walls. The foreman for Brisk, Freddie Jenkins, and his guys did a fantastic job of replacing the affected block wall areas and re-securing the plaster lath without causing any further interior damage."



The Brisk crew removed displaced bricks, installed shelf angles and rebuilt damaged areas, using new brick that matched the original.

Wall movement was more than 3" in many areas, causing significant damage to interior plaster walls.

Both buildings were fully occupied throughout the year-long project, which required careful planning and coordination on the part of the work crew. "Freddie Jenkins, our foreman, worked closely with the management office, so residents would always know where we'd be working well in advance," Nagle commented. "We just tried to be as non-disruptive as possible, and kept in mind that we were working right outside people's homes."

That strategy worked well, according to Hickerson of the condominium association. "Freddie did a spectacular job of keeping us informed. The whole crew was very professional," he said. "It was a long project, but they made my job very easy."

LEAVING A LEGACY OF RESTORED LANDMARKS

The list of exterior restoration projects completed under the tenure of David C. Brisk includes some of the most famous buildings in America, among them the Chrysler Building, the United Nations General Assembly and Secretariat Buildings, the New York Stock Exchange, the Field Museum in Chicago, the U.S. Capitol Building and Blair House in Washington, D.C. Brisk, who retired as vice president of operations for The Western Group in 1995, passed away in Portland, Maine, on December 9, 2002.

"Our company and our industry lost one of its true and most respected captains when we lost Dave Brisk," said Ben Bishop Sr., chairman of the board for The Western Group. "He will be sorely missed by not only his family, his friends, and myself, but by all who had the privilege and opportunity to work with him."

David C. Brisk
1930-2002

Brisk spent his entire working career in the construction industry, first with Brisk Waterproofing Company of New York and then with The Western Group, which became Brisk's parent company in 1977.

U. S. Capitol Building, Washington, D.C.

After retirement, he and his wife, Elizabeth, moved to Windham, Maine, where he continued to be an active volunteer with numerous organizations. He was board president of Victoria Mansion, where he also served as chair of the restoration committee. He had been a member and chair of the Portland Chapter of SCORE (Service corps of Retired Executives) and tutored in the Windham Adult Education Program.

"David Brisk left a legacy of ethics, loyalty and know-how," said Mike Radigan Sr., senior advisor for Brisk Waterproofing and The Western Group. "Working with David meant learning to respect our fellow man and to instill an attitude of caring when performing our most difficult work.

"There will be many days when we will call upon that legacy, and be grateful for the opportunity to have worked with him."

Chrysler Building
New York City

SCHOOL ADDITIONS NAMED TO HONOR TOM AND MARIE MACLEOD

Long-tie Western associate Tom MacLeod Sr. and his wife, Marie, were born and raised in Butte, Montana. Although they moved away from their hometown, they maintained a strong connection with it and the values they learned in their school days there. Now, Butte will have a lasting reminder of that connection, in the form of a major addition to Butte Central Elementary School and a new computer lab for Butte Central High School.

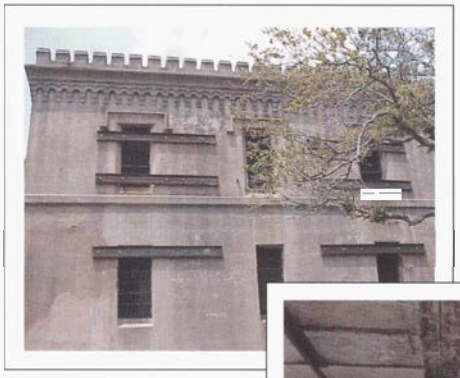
Both projects were funded by grants from the Cardinal Foundation of Dayton, Ohio. The foundation, whose goal is to help children with education and medical needs, was started by the couple's son, Thomas MacLeod Jr.

The Thomas MacLeod High School Computer Labs at the high school has state-of-the-art equipment and allows students to participate in college-level Advanced Placement courses. The lab was dedicated in May 2002, with both Tom and Marie MacLeod in attendance.

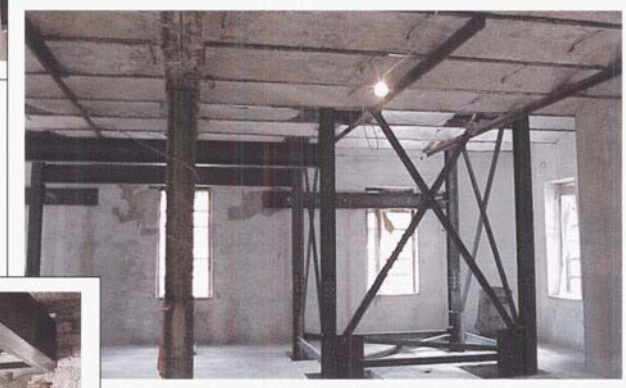
The Marie O'Brien MacLeod Elementary Classrooms will add 8,000 sq. ft. and six additional classrooms to Butte Central Elementary School. Sadly, Marie MacLeod passed away before construction was complete. The facility will be dedicated in her memory in March 2003.

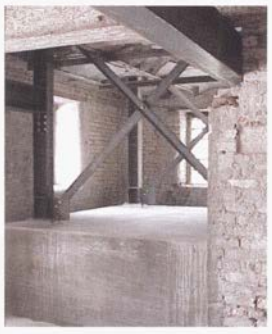
WESTERN STABILIZES 'LIVING CLASSROOM' FOR SCHOOL THAT AIMS TO PRESERVE CRAFTSMANSHIP

The School of Building *Arts* (SOBA) was established in 1999. SOBA is the concept of architect-engineer John Paul Huguley, who is also founding president. Its purpose is to offer instruction in traditional building arts that Huguley felt were in danger of being lost without a concerted effort to preserve the knowledge.



With its headquarters in the Charleston Old City Jail, SOBA had the perfect classroom for its curriculum, which includes carpentry, ironwork, masonry, timber framing, plasterwork and stone carving. Unfortunately, the masonry walls of the 200-year old building were seriously destabilized due to deterioration of the brick arch foundation. Before any instruction could take place in this living classroom, the old jail had to be made safe.





Upper: The masonry walls were in danger of collapsing, due to deterioration of the foundation. Above: Steel towers erected inside the structure stabilize the walls. Lower: Concrete footings support the steel towers.

"After a major earthquake in 1886, the wooden floors were replaced with a type of concrete," explained Lea Cloyd, spokesperson for the school. "Steel I-beams support the floor. In between the joists are brick arches reinforced with steel tension rods that run perpendicular to the beams.

"As the tension rods began to rust, the brick arches relaxed, allowing the floor to flatten and push out against the masonry walls. The east and west walls were in real danger of collapse."

The Charlotte branch of Western Waterproofing Company of America was called in to install steel towers to support the walls and prevent further movement. The Rockville, Md. office of Simpson Gumpertz & Heger, Inc., Consulting Engineers, served as the engineer on the project.

The Western crew removed the ground floor slab, then excavated, formed and placed four concrete footings to support the steel towers. The footings each measured 12 ft. by 12 ft. by 5 ft. The crew erected the towers inside the building, going up through the second and third floors of the old jail. The masonry walls were then tied back to the towers to prevent further movement.

"We carefully monitored the walls for vertical movement throughout the project," explained Bill Heaner, Charlotte branch manager. "It was critical that our work not cause any more movement. Those walls were close to failing."

In addition to stabilizing the historic structure, Western also played a role in unearthing part of this storied Southern city's past. The five-man crew, supervised by Dave Sturdevant, put aside the earth excavated for the footings, so it could be carefully searched for artifacts.

"Americorps volunteers and staff from the Charleston Museum sifted through 9,000 lbs. of dirt and found all sorts of interesting things, including an amethyst ring and a hand-carved ivory toothbrush," said Cloyd of the School of the Building *Arts*.

"This whole building is rich in history. It was built in 1802 to be a debtors' prison. In 1810, individual cells were installed, and it was used to imprison pirates, highway robbers, murderers and the mentally ill," she continued. "It was in use as a jail until 1939, then as a police locker in the 1950s, and then vacant after that."

Technically vacant, anyway. The jail is purportedly haunted by the ghost of Lavinia Fisher, a murderess who was executed at the jail in 1822. Her final wish was to be hanged in her wedding dress.

"We were told she has appeared in the jail many times and that this is one of the most haunted buildings in Charleston," Heaner said. "But no one on our crew saw her.

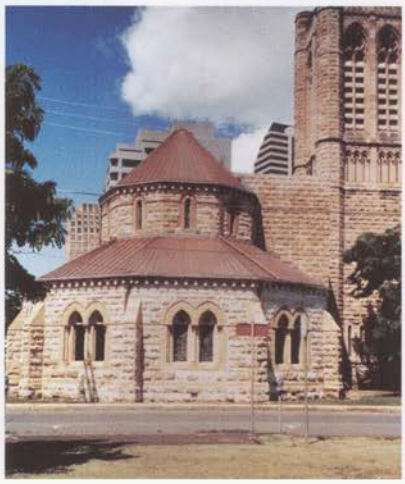
"Well, no one admitted it, anyway."

Built in 1802, Charleston Old City Jail was in use as a prison until 1939.

WESTERN HELPS PRESERVE PART OF HAWAIIAN HISTORY

Located in downtown Honolulu, St. Andrew's Cathedral exemplifies the meeting of two cultures that has marked Hawaiian history since the 18th century. In 1862, King Kamehameha IV and Queen Emma donated the land on which the Anglican Church was built. The architectural plans for the cathedral, which is Gothic in character, were brought back from London by Queen Emma in 1866. Stone for the arches, pillars and window surrounds were quarried and dressed in England and shipped to Hawaii. The rest of the stonework for the cathedral – walls, buttresses and foundation – was completed using a locally quarried sedimentary coral.

Like its counterparts all over the world, St. Andrew's was completed in phases. The cornerstone was laid in 1867; the chancel was opened for worship on Christmas Day 1886. Two bays of the nave were completed in 1888, with two more added in 1908.



Various types of stone were used in construction of the cathedral, including native sedimentary coral.

Final construction was completed in 1958, when two additional bays and the entry narthex were added, and wooden portions of the structure were replaced with steel and concrete.

In 2000, significant restoration work began on the cathedral. In addition to roofing, the edifice was in need of significant masonry restoration. The Honolulu branch of Western Waterproofing Company took on the delicate task of cleaning and repairing the stone masonry on the venerable structure. Specialized Architectural Services served as architect/engineer for the project.

St. Andrew's Cathedral was built in phases, starting in 1867. The final stage of construction was Completed in 1958.

According to Bob Rodin of Specialized Architectural Services, cleaning the masonry was a particular challenge.

"The original stone of English origin is extremely soft. While much of the harder coral stone could withstand high-pressure water blast, the softer English stone would have been severely eroded by this method," he explained.

The cleaning process that proved successful was one developed by a team from Western. It consisted of Paul Kamau, project supervisor and Mitch Dudoit, branch manager; and Michel C. Radigan, division superintendent from The Western Group's New York City branch of Brisk Waterproofing.

"Paul put together a rig to hold banks of sprinklers to the scaffolding, and the stone was misted with highly filtered water for around 24 hours," explained Dudoit. "Then the stone was rinsed with normal-pressure hose water. Most of the deep deposits of dirt were removed without any damage to the stone.

"Mr. Radigan had used this technique before with success," he continued. "We were very fortunate to have his expertise."

Since construction dates spanned more than 90 years, patching the deteriorated stone called for matching the various masonry materials and different degrees of weathering. Steve Reynolds from the Denver branch of Western Waterproofing helped the crew match colors and finishes, using materials that ranged from modified mortar to a new epoxy and aggregate "ledge" at the clerestory level.

Tuck-pointing the cathedral was also a painstaking task. The Western crew probed and examined all the point work on the structure, then removed any open or deteriorated areas, making sure not to widen the joints or damage the surrounding stone. The joints were repointed using a material chosen for its low strength and affinity to the original mortar and stone.

In total, the five-member Western crew cleaned and sealed 27,000 sq. ft. of masonry, patched 500 sq. ft. of stone and repointed 10,000 linear ft. of masonry joints.

"We've worked with Western in the past, but never on a project as complicated, sensitive and significant as St. Andrew's," Rodin said. "In addition to excellent project management, Western's crew was detail-oriented and motivated. Paul Kamau, project supervisor, was inventive and dedicated to excellence. Western should be proud of its work on St. Andrew's."

SOUTHERN ILLINOIS TURNS TO WESTERN FOR MASONRY WORK ON 1960S-ERA BUILDINGS

The Carbondale campus of Southern Illinois University is one of the most impressive in the nation. Lying at the edge of the 270,000-acre Shawnee National Forest, the campus stands on rolling hills that surround a lake and hosts classes for an enrollment of nearly 22,000 students.

Founded as Southern Illinois Normal University in 1874, the school added buildings steadily throughout the 1890s and into the first decades of the 20th century. Southern Illinois attained full university status just as the postwar education boom began, and exponential growth was the result. Enrollment skyrocketed from just over 2,700 in 1947 to nearly 23,000 in 1980.

The J.W. Neckers Building and the Engineering Complex are among the many buildings constructed in the 1960s to handle the influx of students. As those facilities showed signs of age, university officials began planning for much-needed masonry repairs.

The Springfield branch of Western Waterproofing Company was selected to handle the work, which began in September 2002. Poirier Associates p.c. of Murphysboro, Illinois was the architect for the projects. Poirier performed a campus wide masonry survey of all academic buildings, culminating in this Phase 1 repair project at Neckers and Engineering.

Western re-laid 15,000 bricks and cut new expansion joints on both buildings.

Built as one of the campus' major science facilities in 1965, the Neckers Building houses the Department of Chemistry. It has a concrete superstructure with brick veneer and accommodates nearly 70,000 sq. ft. of laboratories, classrooms and lecture halls. The Western crew handled masonry repairs on two corners of the building.

Western removed and replaced the old brick from two corners of the Neckers Building.

"With age and weathering, the masonry had begun to shift," explained Roger Hines, Assistant Superintendent for Maintenance Construction at the university. "The building was constructed without adequate provisions for expansion and contraction of the brick veneer. Consequently, the veneer failed at the corners."

The masonry removal also revealed inadequate wall ties to anchor the veneer to the superstructure, according to Hines.

Western removed the old brick at two comers of the building; re-laid new brick with new wall ties and cut in expansion joints. Because of the location, pedestrian traffic was a key concern.

"We were working above a breezeway that connected two wings of the building," said Darren Lemon of Western's Springfield branch. "We blocked it off with a six-foot chain link fence. For safety's sake, we had to be sure students weren't tempted to cut through below our job site."

More than 1,200 new masonry veneer anchors were installed.

The J.W. Neckers Building was constructed in 1965 and houses the Department of Chemistry.

At the engineering complex, the brick masonry parapets of the mechanical towers failed due to water entry at the roof flashings and the parapet caps. Again, inadequate provisions for expansion and contraction, as well as insufficient veneer ties contributed to the problem.

In the process of repairing Neckers Hall and the Engineering Complex, Western re-laid 15,000 bricks and installed more than 1,200 new masonry veneer anchors.

"This was my first experience with Western, and it went smoothly," commented Hines. "They communicated well with us, and I didn't get any complaints from faculty or students about being inconvenienced.

"In my job, when you don't hear anything, that's good."

RAILING REPAIRS HELP SOLVE CONCRETE DAMAGE AT MARYLAND CONDOS

Balconies *are* vulnerable to concrete damage because they're exposed to the elements from both the top and bottom, essentially doubling the opportunity for water intrusion, freeze/thaw damage and other conditions. There are other structural factors, however, that can also have an affect on the deterioration, as was the case with the Americans Centre Condominiums in Rockville, Md.

Railings were removed by hand and refitted with aluminum shoes and stainless steel hardware.

"The balcony railings were embedded in the concrete slab," explained Mike Ferro, branch manager for the H.S. Peterson Company in Beltsville, Md. "As the railings began to rust, the expansion of the metal caused the concrete to spall."

The condominium association chose H.S. Peterson, a member of The Western Group, to handle the repairs, which included removing the railings, repairing spalls and cracks, recoating the concrete and reinstalling the railings. The complex is comprised of two, 14-story towers and nine, 3-story garden structures.

"We worked from swing stage scaffolds on the towers, and scaffolding from the ground for the garden units," said Ferro. "Clear communication with the building manager was very important because we were working in such close proximity to the residents."

The Peterson crew worked on the balconies of all nine garden structures, as well as four floors of the high-rise towers. Sonneborn products were used to repair spalled areas. Miracote coating was applied to the topside slabs. Prior to reinstallation, the railings were fitted with new aluminum shoes with stainless steel hardware. Floyd Parks supervised a two-person crew for Peterson throughout the project.

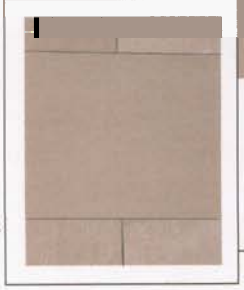
"Our main focus on this job was the satisfaction of the residents," Ferro said of the project, which was completed in the summer of 2002. "We worked closely with the condominium management to be sure residents would know where we'd be working. Our crew took great care with our 'housekeeping' and scheduled any work with chipping hammers when it would be least intrusive.

The Peterson crew worked on all nine garden structures, as well as four floors of the two 14-story towers.

"Balcony repairs will always be somewhat of a bother to condominium residents. But we worked really hard to minimize any inconvenience. And I think we succeeded."

Continued from page 1

In addition, the Western crew secured the parapet walls with steel reinforcement, patched spalled limestone and mechanically re-anchored stone wherever necessary. Stephen Parks of Western supervised a crew of 12 throughout the project.



Western's crew re-pointed the entire building and patched limestone where necessary.

When the hotel had its grand opening in August 2001, the architectural flourishes of the exterior were as impressive as the magnificent interior.

"It was a good project for us," commented Dupuy. "And it's quite a hotel."

The original scope of work called for cleaning and sealing the exterior, plus re-caulking and re-glazing the windows.

WESTERN KEEPS PARKING DECK "OPEN FOR BUSINESS" THROUGHOUT MAJOR REPAIRS

A key concern in planning maintenance and repairs for any parking deck is keeping as much of the facility in use as possible. Functionality was doubly important when extensive rehabilitation was proposed for the Government Center Parking Terrace in Salt Lake City, Utah. The five-level, post-tensioned concrete structure is the primary parking facility for the Salt Lake County government offices. Any major reduction in parking space would mean a major disruption in county business.

The Salt Lake City branch of Western Waterproofing was awarded the contract for the job – and the challenge of keeping a minimum of 75% of the parking spaces available throughout the project.

"We performed the work in two phases, one year apart," said Rick Brodersen, branch manager for Western. "We worked during the summer months, when more employees are on vacation and the county offices are less busy. But we still had to schedule carefully to keep the inconvenience to a minimum."

The major portion of the work involved recoating 200,000 sq. ft. of the parking deck with urethane traffic membrane. The project also included caulking construction joints, repairing cracks and patching concrete. Conventional cementitious patching material was used as well as urethane mortar for shallow-depth patching and feather-edge sloping on the project. Post-tension cable and anchorage inspections were also part of the project.

In addition to recoating the parking deck, the project also included concrete repair and patching.

The Government Center Parking Terrace is a five-level, post-tensioned structure. Western kept a minimum of 75% of spaces available throughout repairs.

"During a regular inspection several years ago, cracking was noted in several places on the underside of the deck," Brodersen commented. "These locations were carefully tracked over the next three years. When additional water intrusion became apparent, plans were made immediately to start repairs."

While prompt attention to damage in any parking deck is essential, it's particularly important in post-tensioned structures.

"The cables are tensioned with thousands of pounds of pressure, which causes corrosion to progress more quickly than with normal steel," Brodersen continued. "Serious damage and even failure can result unless vulnerable spots are monitored regularly and necessary repairs done in a timely manner."

Thomas Ray Sykes supervised a crew of 10 Western craftsmen throughout the project, which was completed on time in September 2002.

The Western Group
America's Master Craftsmen in Building Restoration and Preservation
1537 N. Warson Road
St. Louis, Missouri 63132
www.westemgroup.com

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