

BEST OF

## WEATHERVANE

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 America's Master Craftsmen in  
 Building Restoration and Preservation

## Federal "Timeline" Building Restored in Atlanta

Martin Luther King, Jr. Federal Building in downtown Atlanta is a working symbol of our nation's 20th century storyline.


Designed by legendary Southern architect A. Ten Eyck Brown, the original purpose of the 1933 granite, marble and masonry building was as a central processing facility for the fast-growing U.S. Post Office. The craftsmen who built the "state-of-the-art" structure were employed through the Depression era's Work Projects Administration (WPA). Some 35 years later, it became the first federal building in the nation to be dedicated to the memory of slain civil rights hero Martin Luther King, Jr.

Western Waterproofing's Atlanta branch recently helped restore the historic structure for 21st century service. Current tenants include an array of federal agencies, including Homeland Security, Immigration and the ICE police force.

Western's scope of work involved removing existing façade stones at shelf-angle floor lines and other select areas, making certain each stone—some 6,000 across two phases—was tagged and cataloged for exact replacement. Substantial repairs were to be made to backup walls, angle flashing installed, and parapet walls torn down and rebuilt. All windows, inside and out, were to be stripped of lead-based paint and repainted. A total of 106 windows were to be built to match, replaced

in their entirety and sealed for protection against the elements.

Like most major projects, this one came with a number of challenges. The existing roof system was to be removed and replaced with a ballast and paver perimeter system. Two elevations had elevated plaza decks that prohibited any weight being transported across. Limited storage at the project meant all materials had to be delivered to the branch and redelivered to the site. Moreover, all work was to be performed with the building fully occupied and stringent noise parameters in place.

With scaffolding and mast climbers in place, Western's crews of up to 40 craftsmen have tackled the complex and historic task. The three-year project will see completion by year-end 2008. 



This 1933 landmark was the first in the nation dedicated to the memory of Martin Luther King, Jr. Western craftsmen removed some 6,000 façade stones from the federal building, cataloging each for exact replacement after structural repairs were complete.



Owner: U.S. General Services Administration  
 General Contractor: The BECK Group  
 Architect/Engineer: Lord, Aeck and Sargent



# Western Partners in Restoration of Historic Cliff House

In 1863, Masters Butler and Buckley completed a modest structure overlooking San Francisco's Ocean Beach. Aptly named Cliff House, it became a destination point for prominent Bay Area families out for a day of horse racing and recreation. When fire claimed both the first structure and the elegant facility built to replace it, a third Cliff House of neoclassic design rose from the ashes. This 1909 structure was acquired by the National Park Service (NPS) in 1977 and is now preserved as part of the Golden Gate National Recreation Area.

In late 2002, Western Waterproofing's San Francisco branch was asked to partner with Nibbi Brothers Construction and C. David Robinson Architects to restore portions of the Cliff House and expand the entertainment areas. Extensive research revealed that the building was constructed of concrete with details of putty parging.

Since the NPS would like the project to be on the register of national historic building, the U.S. Department of the Secretary of the Interior Standards was used for the reconstruction. An historic architecture firm, Architectural Resource Group, was contracted to oversee reconstruction.

Plans called for rebuilding structural concrete base shapes and then applying putty to create column capitals and bases, cornices and other architectural elements. All of the products used would be



stringently evaluated to confirm compliance with 1909 products and the Historic Standards.

A structural engineer was consulted when subsequent problems surfaced. Western performed the structural repairs indicated and added galvanic anodes to further reduce the effects of corrosion of the steel structural elements. Western was also asked to handle the temporary relocation and replacement of an historic Camera Obscura located on the edge of the cliff.

Completed in September 2004, the Cliff House project has received numerous outstanding reviews commenting on the attention to detail of the historic restoration.



Owner: National Park Service  
Golden Gate National Recreation Area  
General Contractor: Nibbi Brothers Construction Services, LLC  
Architect: C. David Robinson Architects  
Restoration Architect: Architectural Resource Group

# Denver Hospital Helipad Back in Life-Saving Service

While nature had taken its toll, the telegraphing effect of a long-defunct heat-melt system had exacerbated the spalling and deterioration of the helipad surface. The damaged concrete was removed and replaced with a specially engineered, light-weight concrete mix.

The minutes saved by transporting a critically ill or injured patient by air ambulance can make all the difference in the medical outcome.

Exempla/St. Joseph Hospital, in mid-town Denver, sees its fair share of those severe cases. A landing zone atop "St. Joe's" 13-story signature tower stands ready for their arrival.

When wind, weather, landing stresses and the "telegraphing effect" of an abandoned heat-melt system caused the surface concrete to spall and deteriorate, the Denver branch office of Western Waterproofing was part of the team chosen to restore the helipad's health.

And this rescue would take some intensive care.

Branch manager John Meyer and project manager Chris English worked closely with the contractor, engineer and Mark Grundmann of BASF Building Systems on a customized solution. The existing concrete slab was demolished and replaced, using a concrete mix engineered with lava-rock aggregate for minimal weight but superior strength. Considering that a fully loaded Flight For Life Colorado helicopter tips the scales at more than 5,000 pounds, the latter was no small consideration.

The next step in the process was to install a specialized vapor barrier to trim the time required for the concrete to cure. "Finding ways to eliminate downtime was a real priority for the hospital," English confirms. "Not being able to transport patients in and out by air was not only affecting their service delivery, but their revenues."

Barrier placement was followed by application of a deck primer seeded to excess. A waterproofing base-coat layer of methyl methacrylate (MMA) resin was then applied, but only after it was tinted to create the required red/black/white color palette for the helipad logo. The entire deck then received an application of high durometer wear coat.

Materials chosen for the restoration met all Federal Aviation Administration mandates governing helipad usage and safety. Protective coatings for landing areas must offer a higher level of chemical resistance given the likelihood of jet fuel contact.

Other factors added to the complexity of the project, as well. Wind. Weather. Debris removal from a 13-story site. But the project was completed on time.

And, once again, St. Joe has liftoff.



Owner: Exempla Health Care/St. Joseph Hospital  
General Contractor: Saunders Construction  
Engineer: Martin/Martin Consulting Engineers

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## RECENT AWARDS

ENR Magazine - The Top 600 Specialty Contractors—WesternConstructionGroupranked NumberOneformasonryand20thforconcretebased on revenue for 2009.

ConcreteConstructionMagazineTopConcrete Contractors—WesternConstructionGroupranked 27th overall by sales volume, 2010.

APPA—WesternConstructionGroupwasawarded the2010StrategicBusinessPartnerAward,July2010.



# Connecting the Past with the Future of Downtown Dallas

From 1916 until 1948, the Interurban Building in downtown Dallas served as the hub for four light rail lines that connected outlying areas, such as Plano and Denton, with the burgeoning city of Dallas. The rail lines offered farming families and small town residents easy, affordable access to opportunities and amenities available to urban populations.

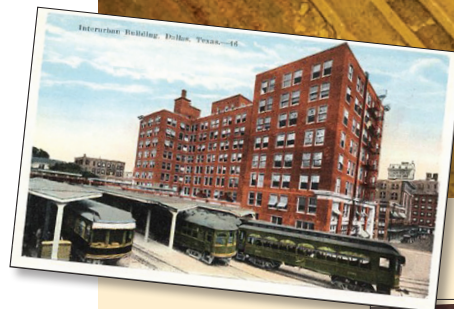
The advent of the automobile spelled the end of the interurban rail lines and, eventually, the useful life of the Interurban Building. The structure at 1500 Jackson Street had stood vacant, abandoned and crumbling, for nearly 20 years when a resurgence in urban living brought it to life again.

In November 2004, construction began on redevelopment of the eight-story, brick and limestone-clad reinforced concrete building. And Western's Dallas branch was tapped to

restore the building's exterior, which had been stripped of ornamentation in the 1970s, to its original appearance. The scope of work included exterior cleaning, tuckpointing, brick and concrete masonry unit replacement, stone setting, and granite and paver installation.

"As with most historical buildings, our challenge was to match our work to existing material," said Kim Smith, Western's Project Manager. "And do it in the most cost-efficient way possible."

Last summer, the Interurban Building reopened as a 134-unit collection of lofts and penthouses with a 20,000-square-foot grocery store in the ground floor, making a new connection between the past and the future of downtown Dallas.



The Interurban Building served as a hub for light rail lines.

Top left: The building in its heyday.

Middle right & above: The building fell into disrepair and was stripped of exterior ornamentation in the 1970s.

Middle left & far left: Restored to its original appearance, it's now a mixed-use (residential/retail) structure.



Owner: City of Dallas  
Barker-Nichols, LLC  
General Contractor: Andres Construction Services, LLC  
Architect: Merriman Associates Arch., Inc.

## About Western Construction Group

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National Headquarters: 1637 N. Warson Rd. • St. Louis, MO 63132 • (800) 325-2801



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