

Grove Hall Apartments

Owner: Grove Hall Apartments, Dorchester, MA
Architect/Engineer: Thompson and Lichtner Co. Inc., Canton, MA
Timeline: March 2018 – January 2019
Cost: N/A



Abbot Completes Large Scale Masonry Repair Project

Abbot recently completed a comprehensive masonry repair project involving 24 interconnected brick and stone apartment buildings in the Grove Hall neighborhood of Boston's Dorchester section. Abbot procured the project as the low bidder in a private bidding process among several competitive masonry restoration firms.



Figure 1. Blue Hill Ave. Apartments



Figure 2. Castlegate Apartments

Prior to involving Abbot, the owner contracted with an architectural/engineering firm (Thompson & Lichtner, Canton, MA) to survey the properties, identify deficiencies, and develop a set of remediation plans.

Due to the large scope of the project, Abbot called on its in depth masonry repair expertise to address the multitude of issues in the repair plan. A summary of the repair work is as follows:

- Repointing defective mortar joints
- Cutting out and caulking vertical expansion joints and perimeter of the windows
- Replacing deteriorated brick to match the original brick
- Power washing and applying water repellent to all brick surfaces



Figure 3. Washington St. Apartments

In conjunction with the above repairs, Abbot fabricated and replaced all deteriorated pre-cast headers and sills, and coated all of the headers and sills with an elastomeric coating.