



## A STATEWIDE RM APPLICATION BRIEF

# A creative partnership helps ensure the building envelope of a stately condominium maintains its long-term integrity.

### Statewide RM Clients Benefit From:

- On-site job supervision by company principals
- Open lines of communication
- Planned, phased and budgeted projects
- High-quality materials and workmanship
- Timely project completion, including all permitting and approvals

## STATEWIDE RM

### CONTACT:

**Kieran Fitzgibbon**  
Statewide RM  
617-277-9955  
617-469-2843 fax  
kfitzgibbon@statewiderm.com

### LEARN MORE:

[www.statewiderm.com](http://www.statewiderm.com)



### Introduction

To the casual observer, Barrington Court Condominium in Cambridge might appear to be a residence hall associated with Harvard University's Kennedy School of Government, located close nearby. Situated on tree-shaded Memorial Drive within a stone's throw of the Charles River, this community association's classic Georgian architecture and ivy-covered walls bespeak understated tradition and impeccable good taste.

Built of brick and sandstone after World War I, the property is the namesake of an English manorial house constructed in the Tudor era. Long favored as a residence by Harvard faculty, Barrington Court was converted to a community association almost three decades ago. Owners of its 83 units enjoy grand views of the river and quick access to Harvard Square, via nearby Mt. Auburn Street.

### Scope Of Work

- ✓ Repointing and waterproofing for upwards of 8,000 SF of the building envelope
- ✓ Sealing, caulking and painting for 180 windows
- ✓ Replacement of 90 pre-cast sills and lintels
- ✓ Strict adherence to all EPA, OSHA and COM standards

### Project Comments

Unfortunately, classic good looks and a peerless location are no protection against decades of punishing New England weather. "A modest amount of water penetration through the building façade told us it was time to take a proactive restoration approach," says Barrington Court manager Dwight Johnson of Thayer and Associates.

"At the direction of our board we started a comprehensive evaluation with Gorman-Richardson Architects in order to better understand the condition of the overall structure," Johnson notes, speaking from his Cambridge office. "We then asked Statewide RM to join the restoration team as a contractor after they



## Statewide RM Capabilities:

- All masonry and historic restoration
- Pedestrian and traffic membrane systems
- Sealant replacement and waterproofing
- Full service general contracting



# STATEWIDE RM

## CONTACT:

Kieran Fitzgibbon

Statewide RM

617-277-9955

617-469-2843 fax

kfitzgibbon@statewiderm.com

## LEARN MORE:

[www.statewiderm.com](http://www.statewiderm.com)

did fine work on a repointing project to replace some crumbling mortar – the cause of the leakage in the first place.” Adds Johnson, “For a brick-built structure dating from the World War I era, Barrington Court is in excellent shape. But periodic maintenance always makes good sense.”

Foresight on the part of Barrington’s board and Statewide RM’s previous work at the property led to a 2014 request for company president Kieran Fitzgibbon to provide a cost estimate for a substantially enlarged project. With that work now complete (as of August, 2014), virtually the entire rear façade of the property has been fully restored. Repointing, along with replacement of pre-cast lintels and sills, plus sealing and painting of windows have rounded out the project.

“Dimensionally, there was quite a bit to be done,” says Statewide’s Fitzgibbon, who leads a team of craftsmen long experienced in restoration masonry work. “We like to take a hand in all our projects,” he adds, and with his brother John literally up on the scaffolding directing technical operations, the Fitzgibbons are good to their word.

“It’s unprecedented to have company owners involved in a job like Barrington Court on a daily basis,” says Dwight Johnson. “They’re always available and maintain an excellent level of communications with me. Close monitoring of the work ensures the complexities that invariably crop up in dealing with historic structures like Barrington Court are properly managed.”

“Statewide met all our expectations,” adds Neil Rouleau, a building envelope specialists at Gorman-Richardson Architects. They were proactive, disciplined, fair and balanced and really easy to work with.”

## Summary

A casual stroller along Memorial Drive might find delight in the beautiful views and historic architecture that lend Barrington Court its classic good looks. But for unit owners in one of Cambridge’s most notable condominiums the peace of mind, security and long-term value of a residence restored to first-class condition adds immeasurably to their quality of condominium living. Like the Charles River beside which it stands, Barrington Court will long endure as a Cambridge landmark.

