



A STATEWIDE RM APPLICATION BRIEF

At this classic Cambridge condominium, Statewide RM's masonry restoration skills stand out.

Key Benefits of Working with Statewide RM:

- Careful consideration of client needs
- Direct contact with Statewide principals
- Cost-effective project management
- High-quality materials & workmanship
- Phased work; timely completion

Statewide RM Capabilities:

- Masonry and Historic Restoration
- Pedestrian and Traffic Membrane Systems
- Sealant Replacement and Waterproofing
- General Contracting Services

STATEWIDE RM

CONTACT:

Kieran Fitzgibbon

Statewide RM

617-277-9955

617-469-2843 fax

kfitzgibbon@statewiderm.com

LEARN MORE:

www.statewiderm.com



Introduction

Bancroft Court condominium has its surprises. Located on a leafy side street of attractive ante-bellum homes just outside of Harvard Square, it presents a solid, if undistinguished masonry facade to the neighborhood.

But a short walk down a quiet walkway skirting one side of the building reveals a surprise - a charming Georgian-style courtyard, complete with multi-paned wooden doors surrounded by scrolled woodwork. Mature trees and garden beds complete the picture, which in summer is cool, sun-dappled and inviting. One might easily take Bancroft Court to be a faculty residence for the nearby university.

But Bancroft Court, while providing a comfortable residence for more than one distinguished college professor, is in fact a condominium. It's 52 units, the result of a conversion from a pre-World War II apartment block, are spacious and welcoming. But even in for a brick-built condominium, capital improvements demand attention.

Time and New England weather have taken their toll on Bancroft Court's windows, lintels, flashing and outer walls. And that's where Statewide RM, with expertise in masonry restoration and waterproofing, comes into the picture.

Project Comments

"We hired a vendor in 2003 who gave us little satisfaction," says Debbie Davy, a vice president at Barrington Property Management and long-time steward of the iconic Cambridge property.

"Statewide RM and their principals, Kieran and John Fitzgibbon, were brought to our attention in 2004 and we turned the work over to them. We've been entirely satisfied ever since," she adds.

"Statewide reviews building elements in need of restoration and then, 'drop-by-drop,' prepares presentations of building "elevations" (detailed drawings of exteriors) for us. That way we can review the nature and scope of the work and make informed decisions. Our board has never taken exception with their recommendations, which in the most recent phase called for replacement of thirty-six windows."

Statewide RM's Kieran Fitzgibbon keeps a close eye on his craftsmen, experienced masons all, while brother-partner John manages material and component purchasing. "Brick has enduring qualities and a grand look," Kieran says, "but time can humble the most durable construction," he adds. Going on, he says: "By the time we finish-up at Bancroft Court, we'll have replaced and flashed over 200 windows, perhaps as many as 250, depending on the outcome of the evaluations we're doing on building exteriors."

Summary

Debbie Davy, like the board she serves, is pleased with Statewide RM's "elevation-by-elevation" approach, which in effect is a multi-year evaluation and renewal plan designed to accommodate the association's budget. "What I like is that they're honest, ethical and practical. Over the years I've dealt with scores of vendors, but Statewide RM stands out. They advise us when we can delay maintenance in places where the building envelope is sound. They're experts, and frankly, they save our association money. That gives me real comfort."