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**Western Specialty Contractors Restores Facade of  
Historic Downtown St. Louis Monogram Building**

*Former 1900s women's hatmaking factory and warehouse converted to luxury apartments*

(St. Louis, MO, July 17, 2018) – Western Specialty Contractors - St. Louis Masonry Restoration Branch recently completed a \$1.2 million facade restoration of the historic Monogram Building at 1706 Washington Ave. in Downtown St. Louis.

Developer Michael Knight, a partner at Revive Capital Development of Kansas City, MO, converted the nine-story brick and terra cotta building, renamed Monogram on Washington, into 168 modern, luxury apartments (112 one-bedroom, 32 two-bedroom and 24 studio), complete with a roof-top pool. The building, which is listed on the National Register of Historic Places, originally opened in 1910 as a millinery factory and warehouse in the city's former garment district.

Western Specialty Contractors first contracted with St. Louis-based general contractor Paric Corporation in November 2016 to begin work on the building's west elevation while abatement work was getting started. This first phase included installation of 28 new window openings with new lintels and precast sills, 30% brick tuck pointing, pressure washing the entire facade and caulking all window perimeters. Western crews also cut an opening in the south elevation for a buck hoist to be installed. This first phase was completed in September 2017.

A second contract was issued to Western for additional facade restoration work to the north, south and east elevations. Western used two suspended scaffolding and four masons to complete the work in October 2017. The work included:

- South elevation - tuck pointing 30% of brick joints and 25% of terra cotta joints, caulking all window perimeters and pressure washing
- North and east elevations - tuck pointing 25% of terra cotta joints and all brick joints, pressure washing, and replacing 10 pieces of missing or damaged terra cotta with Fiber Reinforced Polymer (FRP) replicas

Paric, under the direction of the owner, had Western provide a 135-foot aerial lift so that the jobsite foreman, with assistance from the engineer, could inspect all elevations. Subsequently, Western's scope of work increased to include tuck pointing all brick and terra cotta joints on the south, north and east elevations; plus replacing an additional 15 pieces of terra cotta with FRP.

With the scope of work more than doubling for Western's crews, the change proved to be a challenge to the overall schedule for the building's new roof and pool installation. Western was able to meet the original schedule by adding two swing stages and six more masons working 10-hour shifts, seven days a week. The final facade restoration work was completed in February 2018.

Architect: BNIM

Structural Engineer: Bob D. Campbell and Co.

Historic Preservation: Rosin Preservation

### **About Western Specialty Contractors**

Family-owned and operated for more than 100 years, Western Specialty Contractors is the nation's largest specialty contractor in masonry and concrete restoration, waterproofing and specialty roofing. Western offers a nationwide network of expertise that building owners, engineers, architects and property managers can count on to develop cost-effective, corrective measures that can add years of useful life to a variety of structures including: industrial, commercial, healthcare, historic, educational and government buildings, parking structures and sports stadiums. Western is headquartered in St. Louis, MO with over 30 branch offices nationwide and employs more than 1,200 salaried and hourly

professionals who offer the best, time-tested techniques and innovative technology. For more information about Western Specialty Contractors, visit [www.westernspecialtycontractors.com](http://www.westernspecialtycontractors.com).

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