

Dennison Triangle

Framingham, Massachusetts

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**Concrete Repair
and Preservation
Protective Coatings
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PROJECT TASK

Renovate an abandoned factory for use as luxury condominiums.

PROJECT SOLUTION

Repair and preserve rebar and structural elements with appropriate materials, then apply a weatherproof coating.

PRODUCTS

ECB
Conpro Set
One Shot Ag
Conpro Lastic



Top three and bottom left photographs were taken "before and during" and the bottom center and right were taken "after" the work was completed.



PROJECT HISTORY

Necessity spurred invention in the Dennison family. When a Maine watchmaker, Aaron Lufkin Dennison, couldn't find jewelry boxes for his wares, he designed his own. Soon, his father and sister started manufacturing them in 1843. His brother took over the business and opened a factory in Framingham in 1898. The family went on to introduce crepe paper, and revolutionized shipping tag designs with the addition of paper washers. Work continued there until the late 1980s.

The town of Framingham showed the same initiative when they approved development for the abandoned factory complex. Plans would return the building to active use as luxury condominiums. The development would revitalize the surrounding neighborhood, which had suffered after the plant's closing, and provide housing for the town's large population.

Demolition exposed rebar, which was then coated with the corrosion inhibiting primer, ECB. Sills, lintels, columns and concrete infill panels were mechanically

prepared to clean, sound concrete. Edges were square-cut to provide a shoulder for repair. Conpro Start, a water-based consolidant, was used to stabilize the parent concrete to be repaired. One Shot Ag, a polymer modified cement, was used for deep repairs on window sill areas. Conpro Set repair mortar filled vertical and overhead repair areas. Lastly, Conpro Lastic, an elastomeric coating, provided a waterproof membrane for the structure. The finished complex serves as a shining example of urban renewal and adaptive reuse.