



Monadnock Building

Brick and Terra Cotta Restoration and Coating
685 Market Street, San Francisco, CA

Restoration:

[Giampolini-Courtney](#)

Restored: 2015

Products:

[System 95W](#) Consolidant

[Custom System 45 TC](#)

[Thin Fill 55](#)

[Elastowall 351](#)



“Construction on the exquisite Beaux-Art style Monadnock Building began in 1906. Before its west wall was even completed, the Great San Francisco Earthquake and Fire struck. Somehow the building managed to survive not only those calamities, but two separate attempts by the U.S. Army to destroy it with dynamite, hoping to create a firebreak that was intended to save the original Palace Hotel.”

[-monadnocksf.com](http://monadnocksf.com)

One of the great challenges in the restoration of this building involved the stabilization of the 1906 lime-sand brick on the rear elevation. Existing coatings had been entrapping moisture leaving many of the bricks in poor condition and incapable of supporting the application of a new coating.

Edison Coatings participated in preconstruction testing of its System 95W consolidant on test bricks at our Plainville laboratory, followed by in situ testing on the building. The improvement in strength was sufficient to allow the project to proceed with consolidation, followed by application of Elastowall 351 breathable waterproof masonry coating to the entire back side of the building



Rear elevation, one year after consolidation with System 95W and coating with custom-matched Elastowall 351.