

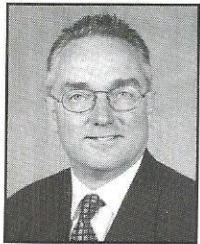
# Real Estate Journal

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AT 30 IPSWICH ST. IN BOSTON, DESIGN BY TURK TRACEY & LARRY ARCHITECTS, LLC

## Metropolitan R&W completes \$905,500 exterior restoration of Fenway Studios

**BOSTON, MA** Metropolitan Restoration & Waterproofing Corp. (MRWC) of Boston has recently completed the



**Dennis Kulesza**

elaborate exterior masonry and roofing restoration of Fenway Studios, a

ment of Historic Properties. Metropolitan's project scope included the extensive repointing of the brick exterior, the replacement of brick, the reconstruction of two main chimneys, and the replacement of eight red slate slabs used as chimney caps. MRWC's research to locate the resource for the red slate slabs, led the firm to the only operating quarry of red slate that could produce slate to the required size. The slabs were custom-cut by the quarry to meet specifications provided by Metropolitan and the project architect Turk Tracey & Larry Architects, LLC of Portland, ME. It is believed that the quarry, which is fourth generation-owned, is the same quarry that provided the original red slate for the building in 1905. In its masonry reconstruction, Metropolitan's also undertook special measures to match the original mortar on the facility's exterior.

Additional details of MRWC's project scope included the rebuilding of sections of the parapet walls at the roof to match the original design, and four large distinctive designs inset on the end elevations of the building were repaired and restored to their original design and color. Metropolitan also added custom fabricated seismic bracing to existing sections of the parapet wall for strengthening, and replaced numerous structural steel window lintels which had decayed over the years.

The original decorative iron railing at the balcony above the main entry was removed, repaired, repainted, then re-installed. Most of



**30 Ipswich St. in Boston**

the building's existing cast stone window sills were badly damaged and were replaced with new cast stone sills to match the design, color, and composition of the original stones. Where the stone sills could be saved, repairs were made in place.

In the roofing aspect of the exterior restoration, Metropolitan custom-made and installed a new copper gutter and downspouts to replace the existing equipment. The contractor also removed the existing roofing system and installed a new Sarnafil PVC roof over the building's entire main roof and penthouses.

Metropolitan commenced construction in October 2003 and as a result of implementing innovative construction techniques, the company was able to work through an

extremely harsh winter and complete the project by August 1<sup>st</sup> of this year. Throughout the project, Metropolitan's president Dennis Kulesza, project manager Don Mettauer, and project supervisors Jonathan Weydt and Richard DiMartino managed a field crew of 12 masons and 2 laborers, in addition to roofers and subcontracted iron workers.

Since its construction in 1905, Fenway Studios has been used exclusively as artist's studios. The design of the building is a classic example of the Arts & Crafts Movement style of architecture, which was popular at the turn-of-the-century. It is one of the few remaining structures of that style of architecture.

National Historic Landmark located at 30 Ipswich St. in Boston's Back Bay. The award-winning specialty contractor's restoration of the 5-story, 50,000 s/f brick building was valued at \$905,500.

The restoration project was funded partially through a grant from the Massachusetts Historical Preservation Fund through the Massachusetts Historical Commission, a grant from the Save America's Treasures program through the U.S. Department of the Interior, and from the Friends of Fenway Studios.

All work was required to strictly conform to the Secretary of the Interior's Standards for the Treat-