

HISTORIC RESTORATION — PROJECT PROFILE

PROJECT DETAILS

The \$530,000 project entailed the complete restoration of Warner Theatre's grand facade. Built in the tradition of other early 20th century grand movie palaces, Warner Theatre was originally presented to Worcester Academy as a gift from Harry Warner, then president of the Warner Brothers Studio, in memory of his son Lewis (Worcester Academy, Class of 1928). The building is replete with an elegant portico, including four 22 foot high Corinthian columns. An application has been made for placing the building on the National Historic Register.

Metropolitan met numerous challenges during the course of the project, including the reproduction and replacement of intricately designed architectural elements to the structure — precast concrete cornices, modillions, and parapet caps, as well as various railings and step sections which had been badly eroded. Metropolitan called upon a local sculpture/artisan to craft positive reproductions of some of the deteriorated architectural pieces and in turn created molds in-house in which to cast the new elements.

The firm replaced a new cast stone balustrade around the building's tower. Since many of the reproductions were too large to be cast and transported to

the job site, Metropolitan built lightweight molds in-house which were then installed on the building itself and cast in place. This time-saving method has given a more uniform appearance to the exterior structure of Warner Theatre.

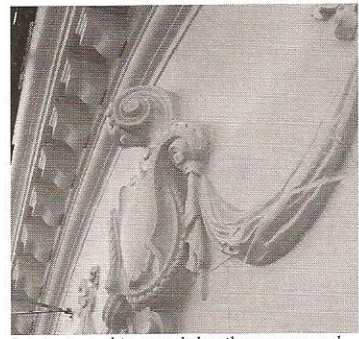
Metropolitan's project requirements also included repointing most of the existing cast stone and portions of the brick facade, as well as the replacement of the brick paving on the terrace. The firm also removed years of coating build-up to virgin concrete, then recoated the cast stone stairs and the concrete paving at the terrace. In addition, a completely new roofing system was installed, consisting of a combination of old world slate and copper on the hip portion of the roof and an EPDM membrane system on the top flat and bottom gutter sections.

Throughout the project, Metropolitan met the rigid specification requirements of the Cast Stone Institute. The firm's field staff of 20 masons, carpenters, roofers, and other skilled artisans handled the construction project. Metropolitan worked closely with the project's architectural firm, Roger Taylor Panek of Boston, MA throughout the historic restoration project.

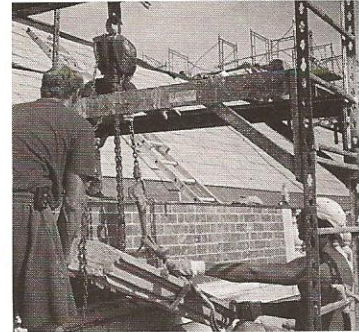
Metropolitan handled the "fast track" historic restoration project so as to meet the academic calendar requirements with no disruption to scheduled classes, assemblies, and sports camps at the college preparatory school.

ICRI CONCRETE REPAIR AWARD-WINNING PROJECT

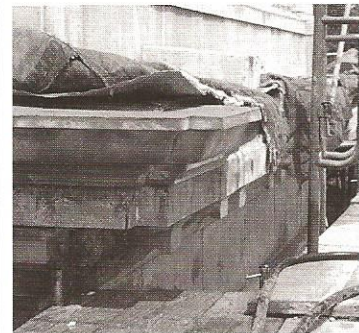
Metropolitan Restoration & Waterproofing was awarded the 1998 Concrete Repair Award for the New England Chapter of the International Concrete Repair Institute (ICRI) for its major historic restoration of Worcester Academy's Lewis J. Warner Theatre.



Intricate architectural detail was restored



Metropolitan removed parapet coping stones for new copper thru-wall flashing



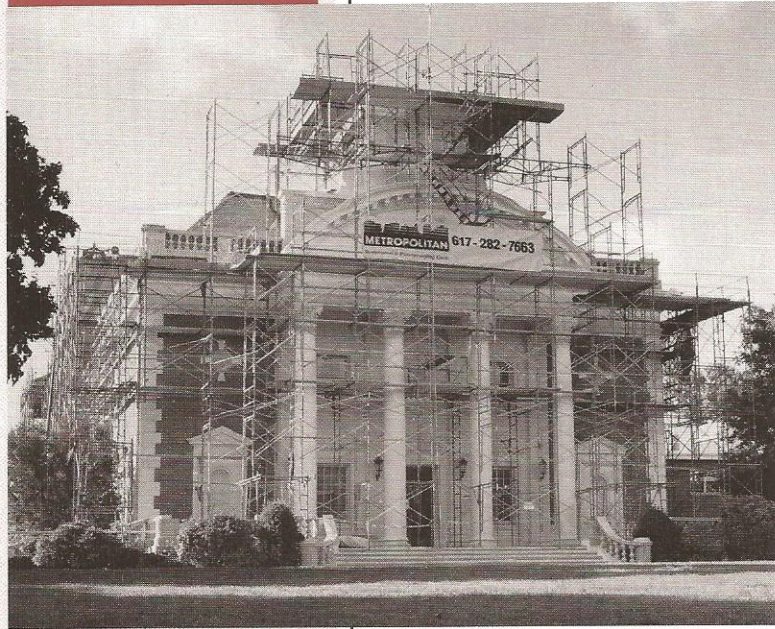
Complex formwork (e.g. outside cornice with inside corner)



Cast cornice work — upper perimeter at parapet wall



A new slate roof was installed with newly fabricated copper valleys



LEWIS J. WARNER THEATRE, WORCESTER ACADEMY, WORCESTER, MA

PROJECT SIZE & SCOPE

Complete restoration of the exterior building envelope of historic theatre building

PROJECT BACKGROUND

This complex multi-faceted project required comprehensive restoration of the building's grand facade, including the reproduction and replacement of numerous intricately designed, but badly eroded cast stone architectural elements — cornices, modillions, and parapet caps. A new slate and copper roofing system was also installed.