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Newport, RI - It was called the "Castle by the Sea" and, in its day, the majestic stone mansion in Newport, Rhode Island, was one of the grandest homes in the nation. Today, The Preservation Society of Newport County is entering the final stage of a comprehensive, multi-year project to reverse over a century of deterioration and weather-related damage, and restore the legendary Chateau-sur-Merto its 19th-century glory. See Page 28.



LDA Architects and Crocker Architectural Sheet Metal worked to restore the copper dome and slate roof repairs for the First Unitarian Society of Newton.



Crocker worked with Goody Clancy and Shawmut Design & Construction on the completion of Thompson Hall, University of New Hampshire, Duham.



(Above) Restoration was recently halted as funds ran dry. Compare the historically accurate refurbished and restored tower to the deteriorated painted steel of the unfinished area to its right.



Monthly
High-Profile
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Facilities Development News

Crocker Architectural Restoring Roofs to Save American Treasures

Help Save Chateau-sur-Mer

Chateau-sur-Mer (1852) is one of 10 Preservation Society of Newport County properties designated as Official Projects of *Save America's Treasures*. Extensive repairs funding is needed to prevent the loss of its interiors. Replacing the building's badly leaking gray slate and metal roof is the most critical part of the Chateau-sur-Mer restoration, and is the Preservation Society's top museum priority for 2007.

Help save one of our nation's irreplaceable historic and cultural treasures for future generations. For more information, call (401) 847-1000 or visit www.NewportMansions.org.

Annual Focus on Renovation / Restoration

February 2007

Chateau-sur-Mer photo courtesy of The Preservation Society of Newport County



The Crocker Architectural Team

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Payette Designs New Facility for MEDITECH
Debra Drew Design Office Build-Out for Global Protection
David Johnston on the New Walker Restoration Consultants
Consigli Breaks Ground on UMMS Ctr
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High-Profile Cover Story: CROCKER ARCHITECTURAL AT CHATEAU SUR-MER

Crocker Architectural Restoring Roofs on American Treasures

Funding Needed to Prevent Loss of Interiors at National Historic Landmark, Chateau-Sur-Mer, in Newport, Rhode Island

Newport, RI - It was called the "Castle by the Sea" and, in its day, the majestic stone mansion in Newport, Rhode Island, was one of the grandest homes in the nation.

Today, The Preservation Society of Newport County is entering the final stage of a comprehensive, multi-year project to reverse over a century of deterioration and weather-related damage, and restore the legendary Chateau-sur-Mer to its 19th-century glory.

Replacing the building's badly leaking gray slate and metal roof is the most critical part of the Chateau-sur-Mer restoration, and is the Preservation Society's top museum priority for 2007. About half of the roof restoration has been



Tower after restoration

completed, at a cost of \$1 million.

The remaining roof work, expected to cost an additional \$1 million, is scheduled to resume in the Spring but cannot start without commensurate donor funding. Initial project costs have escalated with the discovery of structural weaknesses in the extensive metal work on the roof. Cornices and gutters had to be re-framed, and new supports built to make them structurally sound.

This is the Preservation Society of Newport County's third consecutive multi-year roof replacement project at one of its historic museum properties since 2000.

Age, Water Damage Threaten National Historic Landmark

Constructed in 1852, Chateau-sur-

In addition, the mansion's electrical system had to be completely replaced, and the home had to be re-wired, including two prized 150-year-old Rococo Revival chandeliers.

"Chateau-sur-Mer was a masterpiece when it was constructed a century-and-a-half ago, and the home was a trendsetter for making Newport a city of mansions, but time had taken its toll," said Trudy Coxé, CEO and Executive Director of the Preservation Society.

"We had patched the roof many, many times over the years but the moment finally came for us to step to the plate and do a full restoration."

Coxé noted that work has been largely funded by public and private grants, and gifts from donors. The Rhode Island-based Champlin Foundations recently granted \$150,000 toward the second phase of the roof project, on top of an earlier \$150,000. The Rhode Island Historic Preservation and Heritage Commission also has pledged \$50,000, on top of its earlier grant of \$100,000.

"The Preservation Society is grateful to the many generous friends who have gotten us this far with the restoration of Chateau-sur-Mer; we are optimistic more supporters will step forward to help us finish the roof project and achieve our long-term goal of saving this priceless architectural treasure for future generations," she said.

"The project is vital to ensuring that this National Historic Landmark remains a living, tangible piece of our nation's historic fabric for decades to come."

The Chateau-sur-Mer roof project includes:

- Replacing the mansion's flat seam metal roofs and the slate Mansard roofs, as well as the waterproofing underlayments;
- Removing and repairing decaying wooden roof deck materials and roof membranes;
- Removing, restoring and reinstalling the decorative roof metalwork;
- Repairing and renovating the masonry chimneys, gutters and drainage systems;

Continued next page



Cornice at tower before restoration

Mer is now a National Historic Landmark. The mansion was in poor shape and threatened by severe water damage when the Preservation Society's museum conservation, curatorial and facilities teams first began the restoration in 2004, with the help of donor funding.

Major leaks in the aging, flat roof caused by snow, ice and standing water had badly damaged ceilings and walls on the third floor, which is not open to visitors.

The damage posed a significant threat to the delicate decorative elements, stenciled wallpapers and irreplaceable collections on the home's lower floors if not corrected.

Chateau-sur-Mer, Newport, RI

Façade and Roof Restoration

Owner: The Preservation Society of Newport County, Newport, RI

Architect: Wank Adams Slavin Associates, New York, NY

Contractor: Crocker Architectural Sheet Metal, North Oxford, MA

Sub-contractors:

Masonry: DeVellis Masonry, Jamestown, RI

Abatement: Acme Abatement Contractor, Seekonk, MA

Staging: Brand Scaffolding Haverhill, MA

Scope Details: Flat seam copper and slate re-roofing along with repairs to the elaborate metal façade. Crocker Architectural Sheet Metal Co. has been working with The Preservation Society of Newport in restoring the many towers, gables, dormers and lavish metal décor.

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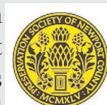
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Help Save the Chateau Sur-Mer

The Preservation Society of Newport County

The Preservation Society of Newport County, Rhode Island is a non-profit educational



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organization accredited by the American Association of Museums and dedicated to preserving and interpreting the area's historic architecture, landscapes and decorative arts. Its 11 historic properties—seven of them National Historic

For more about the Preservation Society of Newport County, the Newport Mansions, or gift opportunities, go to www.NewportMansions.org, or call 401-847-1000.

High-Profile Cover Story: Crocker Architectural at Chateau Sur-Mer

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- Re-pointing, cleaning and repairing the distinctive exterior granite ashlar masonry, dormers and cornices; and,
- Repairing and repainting exterior windows, doors and woodwork.

Chateau-sur-Mer History

Chateau-sur-Mer was the first major stone mansion constructed in Newport. It is regarded as perhaps the finest example of high Victorian architecture in America. Chateau-sur-Mer was originally built in 1852 by a local New England contractor for China Trade merchant William Shepard Wetmore.

The house was later expanded and substantially modified by Richard Morris Hunt. Hunt transformed the initial Italianate style structure of Chateau-sur-Mer into a grand chateau in the Second French Empire style that hinted of his marble palaces to come. Hunt's grand staircase at Chateau-sur-Mer is considered among the finest work of his career.

Hunt's commission for Chateau-sur-Mer was the first of many Newport commissions, including Marble House, completed in 1892 for Mr. and Mrs. William K. Vanderbilt, and The Breakers, completed in 1895 for Cornelius Vanderbilt II. Hunt's renovation of Chateau-sur-Mer included experimentation with many of the distinctive design elements that he would later incorporate in his design of the two Vanderbilt houses.

Continued page 30

Goody Clancy and Shawmut Complete Thompson Hall With Crocker Architectural at University of New Hampshire

Durham, NH - Thompson Hall was constructed in 1892; the first building erected on the University of New Hampshire Durham Campus. It is the signature building for the University of New Hampshire and is currently listed on the National Register of Historic Places (1996). As stated in the Register nomination, "The building is architecturally significant as an excellent example of the use of the Romanesque Revival Style in a late 19th century academic building type", and is the design of a prominent New Hampshire architectural firm, Dow and Randlett, at the end of the nineteenth century. It is a load bearing brick, stone and timber structure.

The building was constructed with a granite foundation and window sills, lintels and arches; red brick walls; turrets of a unique brown and tan mottled brick; an unfading black slate roof with copper flashings, hips and ridges; and wood windows and trim.

Goody Clancy was hired by the University to perform a full evaluation of the exterior envelope, develop construction documents for bidding, and to see the project through construction. After a thorough evaluation of the build-



Exterior showing slate roof and copper flashing

ing, using an aerial lift, the scope of work was developed. The scope included a comprehensive restoration of the exterior – including full slate roof and flashing replacement, 100% masonry repointing, and window sash replacement. It also included the design of an awning over the side entrance door. The door was added in the 1950's and Goody Clancy designed an awning that is in keeping with the Romanesque revival style of the building.

Goody Clancy and Shawmut Construction ensured that all construction conformed to the Secretary of the Interior's Standards for the Treatment of Historic Properties and was done in such a way as to minimize any impact on existing historic fabric. The building has been returned to its original understated glory. Decorative copper flashing was meticulously replicated by the roofing contractor, Crocker Architectural.

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High-Profile Cover Story: CROCKER ARCHITECTURAL AT CHATEAU SUR-MER

LDa Architects Completes Renovations to First Unitarian Society in Newton

LDa Architects, a Cambridge-based architectural and interior design firm has completed a two phase renovation of the First Unitarian Society in Newton. The Society was organized in 1848 and built its first house of worship a decade later. The firm of Graham, Goodhue & Ferguson designed the Gothic style building, which is crowned by a graceful square bell tower. The building is now listed in the National Historic Register.

For the 100th anniversary of the building, the congregation took steps to maintain its historical integrity and support the building into the future. LDa Architects assisted the congregation with their capital campaign and provided architectural design services for the restoration of the entire slate roof, including distinctive copper elements.



Copper Dome First Unitarian Society of Newton

This highly detailed work was carried out by Crocker Architectural Sheet Metal. Crocker was instrumental in

bringing in salvaged green slate that was a near-perfect match to the existing 100 year-old slate. Two large areas of the roof were completely stripped so that ice and water shield could be installed.

Under a second phase of renovation work, the interior of the church was revitalized with new general task and stage lighting, a new audio system, and restoration of the interior finishes and historic fixtures. A large stained glass window was removed and brought out to William Murray Studios in Alfred, MA for re-leading.

The church is now restored and stabilized to serve the next century of worshippers.

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At Chateau-sur-Mer, other architectural influences besides Hunt were mostly interior changes that were added by Ogden Codman, Jr., of Boston, and John Russell Pope. Some other interior design elements, primarily carvings and furniture, were added by Luigi Frullini of Florence, Italy. Landscaping was completed by the Olmsted Brothers firm.

In February 2006, the U.S. Department of the Interior designated Chateau-sur-Mer a National Historic Landmark. The Preservation Society, which has operated the property as a museum since purchasing it in 1969, also received a National Park Service grant from the Save America's Treasures program for the first phase of the restoration.

The Preservation Society of Newport County

The Preservation Society of Newport County, Rhode Island is a non-profit educational organization accredited by the American Association of Museums and dedicated to preserving and interpreting the area's historic architecture, landscapes and decorative arts. Its 11 historic properties—seven of them National Historic Landmarks—span more than 250 years of American architectural and social development.

For more about the Preservation Society of Newport County, the Newport Mansions, or gift opportunities, go to www.NewportMansions.org, or call 401-847-1000.

Thompson Hall, Durham, NH

Scope of Work: a comprehensive restoration of the exterior including full slate roof and flashing replacement, 100% masonry repointing, and window sash replacement. It also included the design of an awning over the side entrance door

Owner: University of New Hampshire

Architect: Goody Clancy

General Contractor: Shawmumut Construction

Subcontractor: Crocker Architectural

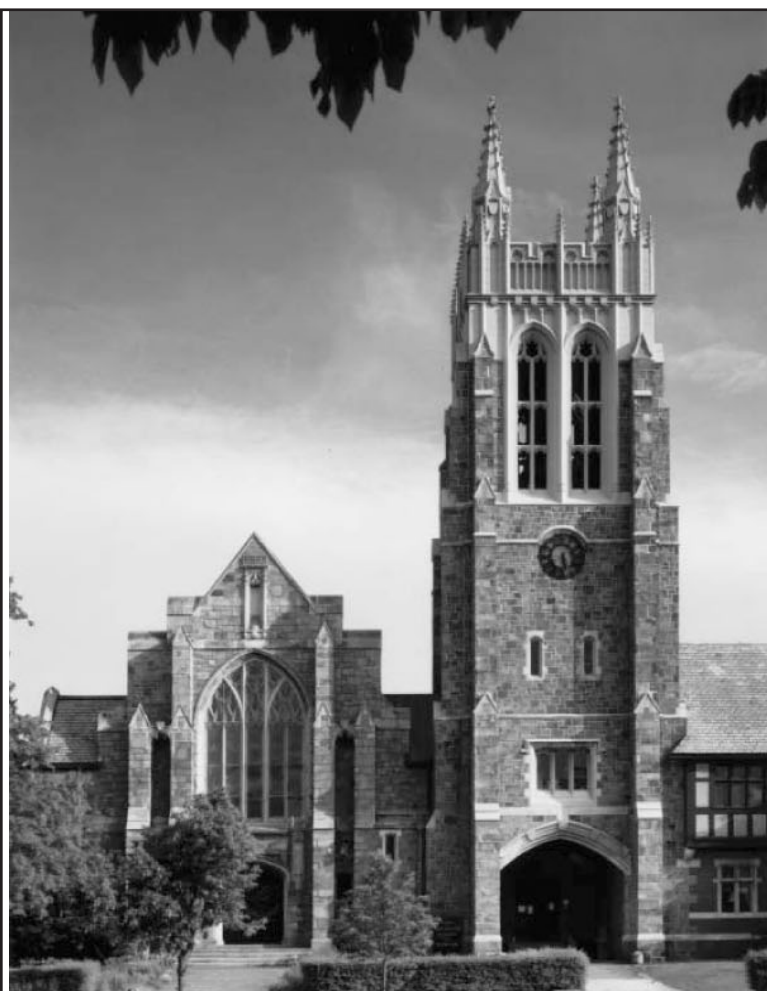
First Unitarian Church, Newton, MA

Scope of Work: Copper Dome, Slate roofing repairs, flat seam copper roofing

Owner: First Unitarian Society of Newton, Newton, MA

Architect: LDa Architects LLP, Cambridge, MA

Contractor: Crocker Architectural Sheet Metal Co., North Oxford, MA



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