



# The Poncan Theatre restored to its former glory

McGill Restoration prevented further water damage and preserved the historic beauty of this 1927 landmark with exterior masonry that matched the original bricks.

## THE CHALLENGE

### Replace Damaged Masonry in Style of 1927 Building

The Poncan Theatre is a historical and cultural gem for residents and visitors of Poncan City, Oklahoma. Its construction in the 1920s cost \$280,000 — or \$4.1 million in today's dollars. The ornate and stately venue opened its doors on September 20, 1927. Since then, the venue has been a staple for the performing arts. Audiences of all ages enjoy live concerts, plays, classic films, special events, and a children's theater program.

However, time and the elements threatened the aging theater's beauty, safety, and structural integrity. The building's interior had water damage caused by crumbling exterior masonry. Without proper masonry repair, the theater faced additional damage at a substantial price, not to mention having to cancel or postpone shows.

Leaving the damaged bricks would result in further water damage. Eventually, moisture could weaken the structural integrity. Mold spores could create a public health concern. The Poncan Theatre required immediate masonry restoration to avoid structural, safety, and financial harm.

#### SPECIFIC CONCERNS FOR THE PONCAN THEATRE

- ⊗ Deterioration and damage to 90 original bricks and accompanying masonry led to interior water damage.
- ⊗ Building's owner wanted replacement bricks to match the original design of the nearly 100-year old structure.
- ⊗ The Theatre had a limited budget of \$22,000 all-in.
- ⊗ The owner did not want to incur additional interior damage that would cost even more to repair.
- ⊗ The Poncan Theatre was to remain open and operational during the repair.



## THE SOLUTION

# McGill Restoration Repaired the Masonry On Time, On Budget, and in Matching Historical Style

The non-profit Poncan Theatre organization wanted to ensure that McGill Restoration could complete the job within the \$22,000 budget. They also wanted the new bricks to match the original color and style of the 1927 masonry.

### THE MCGILL TEAM DEVELOPED A FOUR-PART PLAN FOR THE PROJECT'S SUCCESS:

- 1 Obtain materials to match the original brick.
- 2 Work as efficiently as possible to reduce the risk of further interior water damage.
- 3 Stay within budget.
- 4 Communicate with the property manager to ensure that the theater remained open during the renovation.

### FINDING THE PERFECT BRICK

Breanna Castillo, McGill's superintendent in Oklahoma, searched diligently for bricks to match the theater's façade. She finally discovered a local brick company that specialized in rare bricks. Taking a sample from the Poncan Theatre, Breanna, along with McGill project manager Billy Roach and the McGill team, selected a replacement that closely matches the original masonry.

### PROTECT PONCAN FROM FURTHER DAMAGE

The Poncan Theatre masonry restoration was in autumn, with winter not far behind. The damaged bricks exposed the interior to water damage. The situation would be worsened by the freeze-thaw cycle should Oklahoma experience an extremely cold winter.





### STAY WITHIN BUDGET

The Poncan's owner, property manager, and executive board were concerned about the restoration exceeding their \$22,000 budget. McGill Restoration has the equipment and capacity to keep its costs lower than other firms. The McGill team replaced 90 damaged bricks and completed the project within budget from start to finish.

### THE SHOW MUST GO ON — WORKING AROUND OPERATIONS

It was essential to the building owner and property manager that the Poncan Theatre stay open during restoration. The McGill team sectioned off areas along the building's exterior without obstructing the entranceway. Neither the theatre staff nor patrons experienced a delay or interruption during the month-long project.



## Highlights of Poncan Theatre Masonry Restoration:



Completed project in one month, including onsite evaluation and bid proposal



Finished masonry in two weeks to prevent further interior damage



Obtained 90 matching bricks to ensure exterior look remained



Stayed within \$22,000 budget

## Let's talk about your project

Do you have a structure that needs expert restoration? Reach out online or give us a call.

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