



MUNGER

Success Story

Renovation/Interior Fit-Up



Pine Orchard Yacht and Country Club
4 Club Parkway
Branford, CT 06405
www.poycc.org

Project Overview

Pine Orchard Yacht & Country Club, founded in 1901, partnered with Munger Construction to renovate its historic clubhouse and bring key building components up to current standards. Originally moved to its present location in the early 1920s, the clubhouse required significant structural and exterior upgrades while maintaining the character members have enjoyed for generations.

The Challenge

The project centered on a substantial structural renovation of the clubhouse façade and porch areas. Existing building components had reached the end of their useful life and required replacement, while maintaining the architectural character that members have enjoyed for generations.

The work involved:

- Complete removal and replacement of the front wall structure
- Replacement of lower window assemblies
- Reconstruction of the front porch and porch roof
- Upgrades to meet current building code requirements
- Improvements to building envelope performance and energy efficiency
- Installation of durable, low-maintenance exterior architectural details

Careful planning and execution were required to modernize the facility while preserving the historic aesthetic that defines the clubhouse.





The Solution

Munger Construction performed extensive structural renovations to strengthen and revitalize the building's exterior. The front wall, lower windows, and porch structures were fully removed and reconstructed, creating a safer and more resilient building envelope.

To improve energy performance, the project included the installation of spray-applied ICYNENE® insulation along with new insulated windows and doors. These upgrades enhanced occupant comfort while reducing energy loss throughout the building.

The porch roof was completely replaced, and decorative architectural trim details were recreated using PVC materials that provide the traditional appearance of wood without the ongoing maintenance requirements. These durable materials help protect the clubhouse while preserving its classic coastal character for years to come.

The Result

The completed renovation preserved the historic character of the clubhouse while improving its durability, efficiency, and functionality.

Key project highlights:

- Structural reconstruction of the front wall and porch
- New insulated windows and doors
- ICYNENE® spray foam insulation installation
- Replacement of the porch roof
- Maintenance-free PVC architectural trim
- Improved code compliance and energy performance

The result is a refreshed clubhouse that honors the club's history while providing long-term value for its members.

Our Core Competency:

Building Long Lasting Relationships With Customers and Partners.

We Add Value From Start to Finish:

Convenience, Advice, Integration of High-quality Products,
Design/Build Services, Support.

No Shortcuts:

Built to the Highest Structural Standards Without Compromising
Integrity, Quality or Professionalism.



PAT MUNGER CONSTRUCTION COMPANY, INC.

750 East Main Street, Suite One
Branford, Connecticut 06405

T: 203-483-3645 | F: 203-483-3650

www.mungerconstruction.com