

Building on Providence, the multi-phased, multi-million dollar master plan for campus improvements at Providence is moving steadily forward. We have completed Phase I, the renovation of an existing structure to become the *Jim and Estela Avery Art Studio*, and are immersed in the work on Phase II, the restoration of the Drought House and its transformation into the school's Najim Campus Center.

The Providence Board of Directors four years ago decided that the school should not go into debt to renovate the house, but we could begin work and complete phases of the project as money was received. The one million dollar gift from Mr. Harvey Najim assures the completion of this phase of the campaign.

As the work has progressed on the exterior demolition and rebuilding of the old mansion, I have been struck by the quality of the workmanship on the part of our contractor, Bill Cox of Construction Specialties. His workmen have shown incredible patience, care, and attention to detail in every phase of the work. They are lovingly restoring the house to her former glory.

In any renovation / restoration project, there are always surprises. For this project the surprises have mostly been related to the second floor porches which required more in the reconstruction phase than we expected. After the MEP engineers performed their preliminary assessment, we also know that there will be significant work required to provide enough service to the structure.

Regardless of the challenges, the rewards are always greater. When I gaze at our evolving, soon-to-be Campus Center, I am struck by the grandeur and sense of history that emanates from every corner. I am encouraged to keep moving, and I am grateful for the work completed.

Creating the Campus Center

Over the past year we have focused the work on the exterior of the house and have accomplished the following to date:

I. Interior

- Preliminary remodeling of the two parlors and dining room for intermediate use during the renovation of the exterior
- Demo on first, second and third floor to prepare for electrical, plumbing and AC work

II. Exterior

- Removed porch enclosures
- Rebuilt ceilings of porches
- Added steel supports to bring up to commercial code
- Reroofed porches
- Rebuilt the porte co chere
- Added shingle siding to the exterior that had been removed during the convent days
- Primed and painted new shingle siding and columns.
- Replaced damaged columns
- Added missing columns
- Added architectural detail to roof extensions
- Replaced windows that had been boarded up to help create earlier porch storage

- Tiled the first floor side veranda to match the front
- Built a handicapped access ramp
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The months ahead will see the exterior work completed by finishing the painting and installing the rails and balustrades to the second floor porches.

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PRESERVATION PHILOSOPHY for Phase II of Building on Providence

The intent is to **preserve** as much of the historic fabric and spatial design of the building as possible. This is to be accomplished by taking protective measures during selective demolition of non-historic elements; reinforcing and repairing damaged elements as feasible; and minimizing additional damage or removal of historic materials during installation/upgrade of utility and mechanical systems.

Restoration efforts will be limited to historic interior woodwork, finish materials, and spatial design of the first-floor rooms.

For the most part, the Drought House will undergo **rehabilitation** for adaptive reuse. This level of treatment will be applied to the spatial design of the secondary spaces on the first floor, the second floor, attic space and basement. The exterior will also be rehabilitated, since the historic brick and shingles had been painted and the porches significantly modified with enclosures.

The Owners expect to regain the historic appearance of the exterior through **reconstruction** efforts. Reconstructed elements will be compatible to the original design, but may be constructed of contemporary materials.

Exterior colors will be chosen to match either the material which would have been originally exposed (brick, cedar shingles) or the first layer of paint applied to the element (presumed to have been applied by the Droughts), or other colors that would have been found on homes of that style built in that time period.