



President's Progress Report

BUILDING ON PROVIDENCE
CAPITAL CAMPAIGN

The Big Picture

Phase One

Transform Former
Chaplain's
Residence to Art
Studio

Phase Two

Restore Drought
House to Create
Campus Center

Phase Three

Convert Existing
Library to Middle
School Class-
rooms

Phase Four

Improve Grounds

Build New
Maintenance
Building

Phase II Underway

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 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.

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 electrical 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 excited as we keep moving forward and I am grateful for the work completed.

Blessings,

Anne Bristol
President



A commitment to Catholic education by the Sisters of Divine Providence since 1951.



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-Estela Avery
PHS '70*

Campaign Chair Report

Anticipating the many exciting ways Providence’s “new” campus center will be used makes me realize how important this project is to the school and its future. As an alumna, I have watched the school evolve and grow and change over the years. Each time something is accomplished, it adds value.

As a Board Member, I agreed with the decision not to borrow to complete this project and I encouraged the group to allow us to complete phases as money was received. Now, more than ever, I am glad we made that decision. Some days it seems as though we are barely moving, and others I can see huge differences. In the process, however, we are creating a masterpiece of which you can all be proud!

I have told you before, that when Anne asked me to help with this project several years ago, I never dreamed it would encompass so much, take so long or lead me to so many kind and generous individuals. I still feel the same way. The excitement this project creates is contagious, and with your continued support, I have no doubt we will be moving in soon!

With gratitude,

Estela Arizola Avery '70
Chair,
Campaign Steering Committee

Creating the Campus Center

Over the past year and a half 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
- Demolition of basement, first, second and third floor interior walls and finishes to allow for new room configuration, uses, and finishes to replicate original
- Removed existing plumbing and electrical to allow for new

installation in accordance with code requirements

II. Exterior

- Removed all existing porch enclosures
- Rebuilt ceilings for structural capacity under current codes
- Added steel beams to bring existing balcony floors to current code for floor loads
- Replaced damaged columns and relocated some to original position of support
- Added missing columns
- Added architectural detail to roof extensions in accordance with original design

- Reroofed porch surfaces for waterproofing
- Added mansard shingle siding to the exterior to replicate original design
- Replaced windows that had been boarded or removed to restore to original design
- Replaced leaded glass window in dining room to replicate original that had been removed
- Tiled the first floor side veranda to match the existing front porch tiles
- Constructed new handicapped access ramp in compliance with code requirements

The Past Inspires PRESERVATION PHILOSOPHY for Phase II

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.

We 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.

Prepared by,
Theresa de la Garza Carwise '88
Historic Preservation Consultant

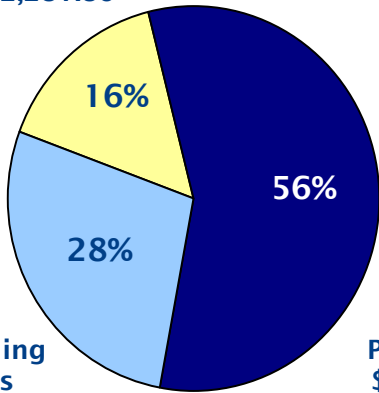


Opportunities to partner with Providence on this exciting project exist at many levels.

**Building On Providence
Income Report
(as of August 2008)**
Total Received: \$888,833.33
Total Gifts and Pledges \$1,228,640.37

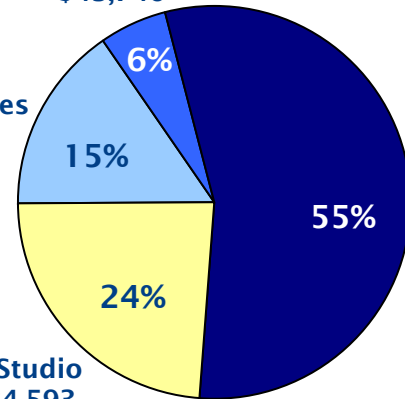
**Building On Providence
Expense Report
(as of August 2008)**
Total: \$771,299.00

**Individual Gifts
\$192,281.86**



**Operations
\$43,746**

**Professional Fees
\$118,959**



**House
\$424,421.06**

**Outstanding
Pledges
\$339,807.04**

**Pledges Paid
\$696,551.47**

**Art Studio
\$184,593**



"We are most grateful to those who have partnered with Providence in the past and still today as we continue our commitment to young women in this city."

*-Anne Bristol,
President*

Thank you to our generous campaign benefactors who have enabled us to complete the work to date:

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The AT&T Foundation
Estela '70 & James Avery
Mr. and Mrs. Robert Ayres
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Blaise & Julie Bender
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Emily Boehm
Roy A. & Mary M. '70 Botello
Anne Bristol
The Congregation of Divine Providence
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