

Durant-Kenrick House & Grounds
Final Report to CPA
July 11, 2013

Contents

- Scope of project
- Design decisions
- Issues during construction
- Sources and uses of project funds
- Next steps

Scope of Project

- Preservation and rehabilitation of historic house
- Construction of education wing
- Landscape grounds
 - Establish educational and specimen gardens adjacent to the house
 - Other landscape work in Phase II
- Interpretation & education
 - Planning & historic scenes
 - Implementation in Phase II
- Preservation restriction

Preservation and Rehabilitation

Reinforce original beams



Restoration carpenter carefully removes trim to allow installation of structural support.



Steel beams installed

Preservation and Rehabilitation

Reinforce original beams



Beam installed and casings replaced

Preservation and Rehabilitation

Replaced rotting roof using historically appropriate shingles



Preservation and Rehabilitation

Foundation and exterior



At left, replacing rotted clapboards with like materials

Below, repointing masonry foundation



Preservation and Rehabilitation

Windows, doors & sill repair



View of sill on east side uncovered for repair

At right:
Window removed for repair



Preservation and Rehabilitation Accessibility



The left side of the door frame is removable to allow wheel chair passage through narrow historic doors.



The elevator in the addition provides wheel chair access to several second floor historic rooms

Construction of Addition

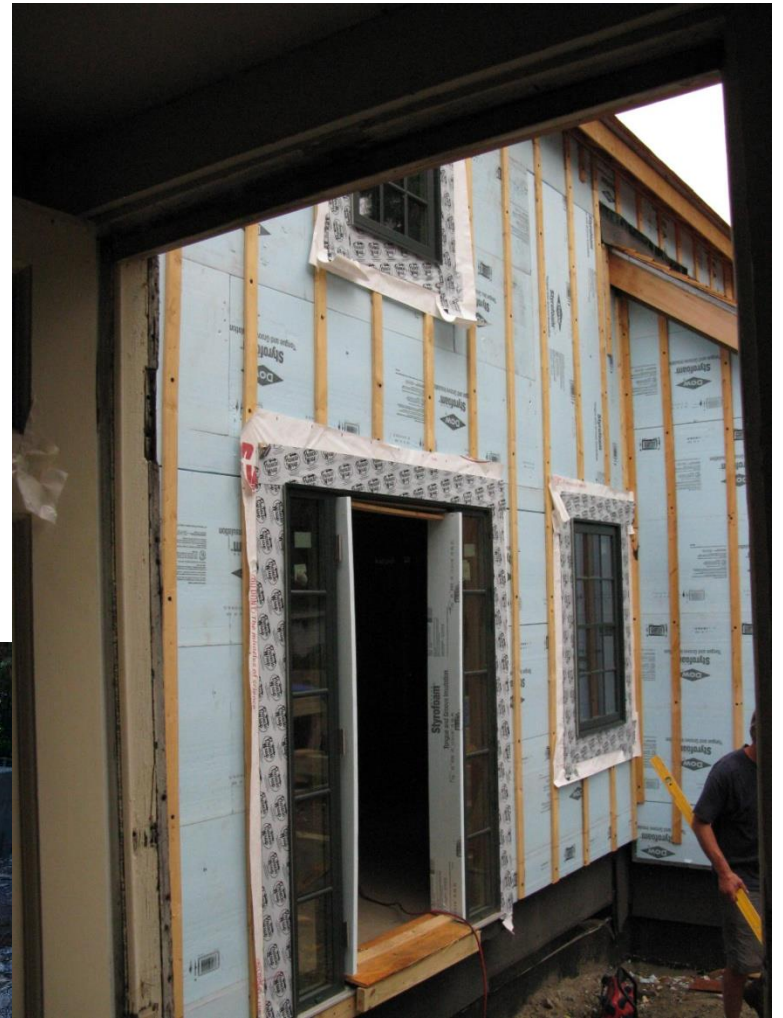
- Education Center
- Visitor services & accessibility
- Collections storage & offices



The Frances R. Dewing Education Center provides flexible space for school groups.



Above: roof supports being lowered into place
Below: foundation for addition is poured



Windows and doors installed

Addition completed

Visitor reception area



Preserved historic house and
new addition

Landscape grounds

- Plant teaching and specimens gardens adjacent to the house
- Install walkways



Interpretation and education

Accomplishments

- Planning
- Prototypes of interactives
- Historic room furnishings
- Prototypes of audio programs

Interpretation and education

Themes

- Use of the land
- Civic engagement
- Rights and freedoms
- As illustrated through three Newton families over three centuries
 - Durant: colonial life and revolution
 - Kenrick: horticulture and abolition
 - Dewing: historic preservation and women's rights



Interpretation and education

Interactives & audio programs

- Engage multi-generational family groups
 - Games
 - Puzzles
 - Touch and explore
 - Audio programs
 - In the wake of the Boston Tea Party
 - A New England abolitionist encounters slavery in the South



Interpretation and education

Historic room furnishings

- Period wall paper and paint colors



Preservation restriction

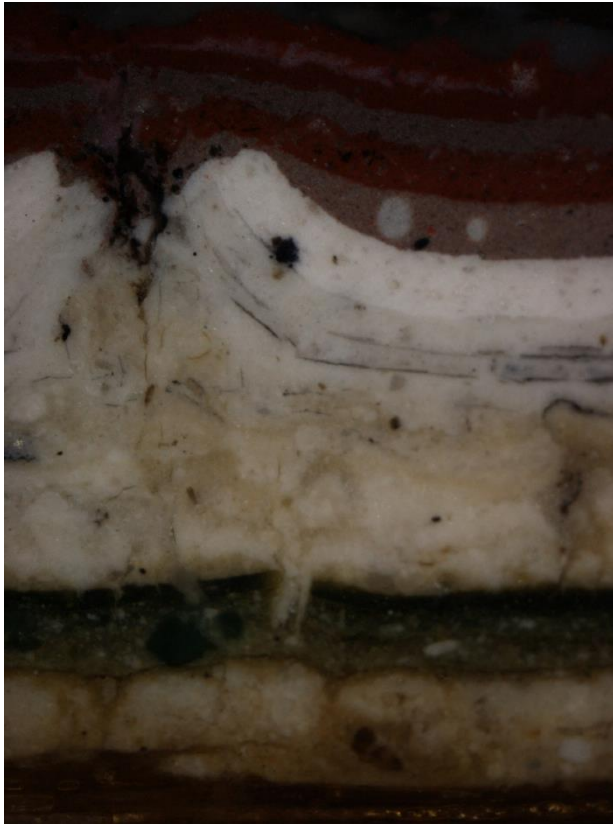
- In recognition of the “historic, architectural, cultural, scenic and aesthetic value” of the Durant-Kenrick House and Grounds and having “the common purpose of conserving and preserving the aforesaid” Historic Newton granted and the City accepted the following preservation restrictions:
 - External restrictions:
 - **Open space** consisting of mature trees, shrubbery and open lawn as well as archeological resources located below ground
 - Facades, massing and profiles, decorative woodwork, foundations and roof
 - Internal restrictions
 - Configuration of rooms, halls and stairways
 - Structural members, floors, ceilings, walls
 - Fireplaces, woodwork, floor stencils and tiles

Major Design Decisions

- Exterior paint color
- HVAC design
- Storm windows
- Collections storage in basement
- Dairy uncovered during archaeology survey
- Preserve Dewing-installed Tudor window

Major Design Decisions

Exterior Paint Color



Photograph 3a. Cross section 41. Clapboard. North wall. To east of 2nd first floor window from west (of 4). 17th up from bottom. Visible light. 125x

- Paint analysis performed by Building Conservation Associates
- Took 55 samples and examined under high magnifications in both visible and ultraviolet light
- Discovered that earliest paint layers had not been preserved
- The earliest paint layers (prior to 1830) that can be determined were verdigris

Major Design Decisions



- HVAC design
 - Value engineered to reduce cost
- Collections storage
 - Added basement under new wing
- Dairy uncovered during archaeology survey
 - Unable to accommodate in original location
 - Documented and stored, awaiting funding for reinstallation

Major Design Decisions

- Preserve Dewing-installed Tudor window
 - Required expanding size of reception area
- Storm windows
 - Selected interior storms

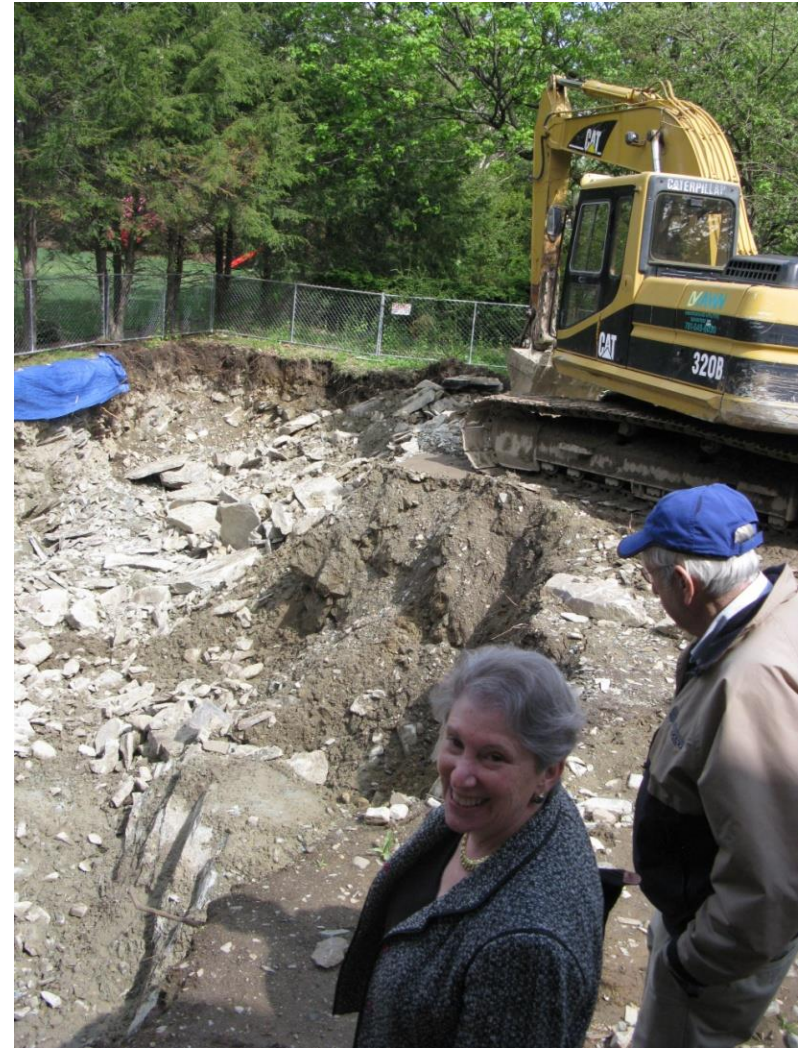


Issues during construction

- Uncovered rotted beams
- Found ledge when digging basement



Rotted kitchen beam with tie rod
to attic



Sources of project funds

Funding Sources by Donor Category	Total Campaign	Funds to meet CPA Match Requirement	
CPA funds			
CPA Design Funds 2/06	77,500		
CPA phase I-Capital Improvements	1,440,000		
CPA phase II-Historic Preservation Easement on Open Space	1,270,000		
Sub total	2,787,500		
Received, Pledged or Committed			
Joint Board	436,885		
DK Relatives & Foundation	721,618	412,000	
Mass Cultural Council	218,000	218,000	
Riley Foundation	100,000		
Mass Historical Commission	61,000		
National Endowment for the Humanities*	80,000		
Corporations & Foundations	43,939		
Council & Others	162,698	63,135	
Neighborhood Match	206,865	206,865	
Tribute Event (net)	63,669		
Sub total	2,094,674	900,000	
Anticipated but not committed			
NEH grant year 4*	20,000		
Lloyd bequest (estimate)	6,000		
Sub total	26,000		
Total Funding	4,908,174		

* Conditional grants are not recorded in NHS financial statements until all conditions are met

Uses of project funds

	Estimated cost	Revised estimated cost	Total Project Projection	Use of CPA Funds
	10/3/2006	1/26/2011	5/31/2013	
Durant-Kenrick Project				
Capital improvements/Infrastructure Investment				
Design Funds	77,500	77,500	77,500	77,500
Construction	1,758,849	1,688,500	1,647,274	1,321,130
Soft Costs		661,500	661,500	118,870
Sub total	1,836,349	2,427,500	2,386,274	1,517,500
Cost of campaign	46,850	300,000	371,681	
Reserve	1,720,000	2,300,000		
Investments			1,858,739	1,270,000
Receivables and Anticipated			291,480	
Sub total	1,720,000	2,300,000	2,150,219	1,270,000
Total Used	3,603,199	5,027,500	4,908,174	2,787,500

Next steps

- Complete interior interpretation
 - Interactives, exhibits, historic furniture displays
- Opening December 2013
- Education programs begin spring 2014
- Landscaping of grounds
 - Phase II fall 2014
 - Orchard specimens
 - Labels and interactives

