



Town of Concord | Community Preservation Committee
141 Keyes Road, Concord, MA 01742
Telephone (978) 318-3290 | Fax (978) 318-3291

CPA FUNDED PROJECT STATUS REPORT

Project Name: Caesar Robbins Interpretative Center Project Number: 18-11

1. What percentage of the project has been completed? 100 %
2. Describe work completed to date:

After our Phase I CPC Grant for assessing, acquiring, and separating the original footprint of the Robbins House from its original location, and our Phase II CPA Grant for site preparation (archeological dig, tree and invasive plant clearing), moving the house to its present 320 Monument St. lot location, foundation building, and exterior preservation and restoration, **this Phase III CPC Grant funded** interior historic restoration and preservation, adaptation to a visitors' interpretation center, and accessible landscaping. The house had been lived in continuously from 1823-2006, when the last owner passed away and the house was put up for demolition. Over the years, many updates and additions were added to the house, and we stripped these away to return the house to its original configuration. With these funds, we were able to open as a visitors' interpretive center for Concord's African American History in the summer of 2013, with constant work on the landscape and interior of the house since then.

3. What key project milestones have been reached?

A. Restored the original interior structure of this two-room, two-family home by returning the front vestibule to its smaller size, switching the stairs down to the cellar with those up to the loft as they were originally created, replacing newer windows with period 9-over-6 pane windows, replacing new flooring in one room with wide pine board flooring, and recreating hearths with original early 19th century, hand-molded bricks.

B. A Historic Structures Report cataloging these details and this process was created by Architectural Historian Anne Forbes and Preservation Architect, Larry Sorli.

C. Adapted the interior structure to a visitors' center with additional outlets, lighting, a heat alarm, shelves and cupboards, paint analysis and painting the interior with original colors.

D. Landscaped the area to welcome visitors with grass, a path, a stone walkway, outdoor classroom log benches, and an ADA compliant accessible ramp and stones to accommodate wheelchairs

4. Expenditure Report:

What is the date your project began or will begin spending CPA funds? 7/29/2012

- a. Briefly account for the amount of CPA funds expended to date:

The Robbins House, Inc. spent \$69,231 of the \$100,000 grant we were awarded in 2012 for the purpose of restructuring and restoring the 1823 house to its original two-room, 544-square-foot configuration with a cellar and a loft. The funds we spent match our four milestones as follows:

a. Restoration of the original interior structure: \$29,008

> Lumber, carpentry, paint analysis, painting, architecture fees

b. Historic Structures Report: \$10,000

> Anne Forbes, Architectural Historian and Larry Sorli, Preservation Architect's fee

c. Adapted the interior structure to a visitors' center: \$8,289

> Interior electrical lighting, wifi hardware and installment, electrician, plumber, sump pump, heat detector, electrical exhaust fan on humidistat for basement.

d. ADA-compliant Landscaping: \$27,538

> Tree and invasive plant clearing, lawn, outdoor classroom benches, stone dust path, stones for wheelchair access to ramp and wayside exhibit.

5. Describe remaining work and projected timeline:

We have finished our current CPC grant-funded projects, thank you so much for your support.

6. What is the expected project completion date? This is our Final Report

Name of person who completed this form: Liz Clayton, The Robbins House, Inc Board V.P. Date:3/27/19

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