

McKinney Community Development Corporation
Project Grant #16-07
The Heritage Guild of Collin County
Owner of Chestnut Square Historic Village

From the Grant application:

1875 Dulaney Cottage
307 S. Chestnut St.

The 140 year old, wood frame, 1620 SF Dulaney Cottage is deteriorating to the point that we have removed the second story from our tours. The cottage has been repeatedly infested with wildlife, and has not been properly protected from the elements, which over the years has created massive amounts of mold, rot and damage, both inside and out. The list of needed repairs includes:

Structural Integrity & Protection:

- Significant siding replacement
- Eaves & Fascia board replacement
- Seal holes/cracks where possible
- 6 windows replaced/rebuilt
- Window and roof flashings added/replaced
- Reconnection of stairs, which pulled away from the wall before foundation repair
- Gutter cleaning, repair and replacement
- Remediation of rodent infestation (Specialty cleaning services)
 - Subtotal \$35,000
- Exterior sanding & painting
 - Cost \$15,000
- Removal and replacement of side porch – was not tied into roof properly; sagging and becoming dangerous
 - Approx Cost \$15,000

Aesthetics

- Interior: Repair damaged wallboards
- Baseboard reparation
- Repaint/wallpaper
- Refinish floors
 - Approx Cost \$25,000

Final Report

Work on the “Cottage” began in 2016. The first phase was to rid the home of rodents, and to protect the home from weather and other pervasive damage. This included roof and window flashings, wood replacement and properly attached and pitched porches and porch roofs. Additionally, a French drain was installed to minimize the moisture collection under the house.

From then, work continued on the exterior. Window frames were repaired or rebuilt, gutters were installed, significant amounts of rotted siding and fascia trim was replaced, and in November, a fresh paint was applied to the outside. At this point, we had achieved all of the exterior items on the list from the request – one bid for that work alone was \$65,0000 – and had spent only \$24,751.

The work took a significant amount of time, because we used one man, and volunteers as appropriate. He is dedicated to historic accuracy and doing work “the old fashioned way”. His work was monitored and inspected regularly by our Facilities committee, consisting of Guy Giersh, McKinney’s own Historic Preservation Officer, a representative of a major home builder in the area, and a skilled volunteer who regularly supervises crews on Habitat for Humanity projects.

The home was open for the first time since April for the 2016 Holiday Tour of Homes. Decorated by Shannon Harrell, ASID, who said *"Decorating the Dulaney Cottage was an incredible experience. The restoration work was spot on and I really enjoyed researching the time period to capture the Christmas spirit of the cottage as accurately as possible. It was such a joy to be part of the Holiday Tour of Historic homes this past holiday season. Thank you for allowing me to be part of such a wonderful organization."*

Shannon Harrell interiors

After the home tour and the early spring rains, we discovered that the foundation, part of which had been adjusted in 2015, needed additional shims, at a cost of \$12,000, not in the original budget. Even with this expense, we were right on track with the budget due to the savings in the earlier stages.

The interior aesthetic work began in March, and continues. From our “wish list”:

Aesthetics

- Interior: Repair damaged wallboards
- Baseboard reparation
- Repaint/wallpaper
- Refinish floors

All of the baseboard and wall board repair/replacement has been completed, and the 2 rooms in most need of new wallpaper have it – the entry hall and the Dr.’s office. In the first floor bedroom, the wallpaper, fireplace and floor boards have been repaired.

We will continue to work as we are able – at this point, we plan to sand and repaint the second floor bedrooms, which sustained significant water damage. We repaired and protected in the first phase, the aesthetics are a “nice to have” – but we are confident we can paint, which is much more durable than wallpaper. The only item on our list that we will not do is refinish the floors, however, we will have them cleaned and polished, which we anticipate will give us the best results for the expenditure.

Along with the “OOPS” surprise of the foundation shift, there was a nice surprise. Once the damage was assessed in the dining room and kitchen, and the damaged ceiling was removed for repair – under the plasterboard we uncovered the original shiplap ceiling, in pristine condition. We suspect that it was covered for insulation purposes, however we left it exposed for exhibition. Climate control is not a huge factor in this building.

We used several sources to research wallpaper patterns and paint colors. Curator Leisha Phipps worked with Guy, local historian Deborah Kilgore, and the Sherwin Williams historic collection to choose the four exterior colors – which are much more vibrant and highlight the Victorian workmanship far better than the former bi-tonal color scheme. The wallpapers were chosen in the same color scheme as what was removed, however they are lighter and brighter, enhancing the tall ceilings and dramatic entry hall.

Leonard Terrell, our workman on this project, is a humble, hardworking, benevolent man. He says regularly how he is so blessed to be working on a project of this type. His experience with houses from the late 19th and early 20th century is evident by his knowledge of the workmanship and construction in this, and our other buildings. I include this because I want you to know that your investment not only brought a 140 year old house back to life, but touched and blessed the life of this man, and many others who have watched this house fall in disrepair.



Exterior Window during work



Repaired and repainted window

Dulaney Cottage



New Exterior period appropriate Tri-Tonal paint, fitting for a Victorian style home



Old Entry paper and trim



New Entry paper and Trim paint



New Doctor's Office wallpaper



New exposed shiplap ceiling in kitchen



Exposed shiplap with explanation of structural use

