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2485 Burns Façade Restoration Narrative, 11/20/23

The owners of 2485 Burns originally contacted me to estimate restoring their front porch columns and entry surround, which had suffered some rot over the years. At one point during our discussions, they made some observations (complaints) about the lack of space to stand on the entry step when the storm door swings open. It gets especially tricky when packages arrive and people still need to get in and out, and then of course potted plants, holiday decorations, and trick-or-treaters! Basically, people need to step back off the too short entry step, to allow enough space for the door to open. The existing top step is especially tight under the bases of the outside columns- there is literally no room outside of them. Also, there is no room to leisurely sit or be social with the neighbors without a front patio. The neighborhood has once again become a very walkable and close-knit community and these homeowners would like to participate in that. The house is located 2 doors down from the Waldorf School, so there is quite a bit of pedestrian traffic in the daytime.

The façade is symmetrical, and any alteration or addition in the front should be as well and based on the central door to gate axis line. The distance between the entry gate brick columns is 6' and so is space between the house columns. A walkway that measures 6' in width is the most appropriate here and the relationship is immediately felt and recognizable.

There are (3) step risers between the gate and the door. The first is the threshold, the second is the entry patio, and the third is 14' from the threshold. The T shaped second step platform allows for foot traffic between the first central step platform and the two wings. Quarter round limestone blocks function to widen this path and tie in the three arched, half round windows found on the façade.

The field material of the patio is Whitacre Greer clay-fired brick pavers, in a mix of #32 and #33 Antique and Antique Dark Reds which will approximate the colors of the bricks found on the house, and the perimeter steps/ borders in beveled-nose limestone blocks.

The entry porch existing wood and copper components such as the columns, paneling, pediment, and roof are to be restored, in-kind. This work was previously approved. However, the approval process for the patio has taken nearly two years, and in that time, the columns deteriorated so much that they had to be removed and the roof supported. Columns are currently in the shop for rebuilding.

The gutters were previously included on this project's scope, however they have been replaced by a third party, because a fallen tree had damaged them further. There was a question of whether those needed to be replaced, and the answer was without a doubt, yes.