

CHESTNUT SQUARE

#23-11

PORCH, STAIRS AND RAMP REPLACEMENT

2023-2024



GOALS AND OBJECTIVES

The goals and objective of the porch, ramp and stair repair, replacement and reconstruction was designed to allow for safety of our guests first and foremost. In addition, we seek to preserve history by maintaining the integrity of the historical property for longevity, character, and charm of the village.

Written By
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PROJECT

MCDC grant awarded 25,000.00 to contribute to the replacement and repairs of porches, stairs and ramps of six historic homes on the property. There are over 1000 students and guests that will visit the property for historical tours. In addition, 75-100 weddings and events that will utilize our beautiful historical chapel and reception home. The Farmers Market will bring 1000's of guests to the property over the course of the year. The safety of our guests and clients is of the utmost importance. Environmental elements and daily wear and tear began to take its toll on the property. This resulted in damaged boards, rotting wood, compromised joints and elements that would not be conducive to public safety.



As with any project, there are often hidden surprises that contribute to the challenges. Standing water, drainage issues, additional rotting wood, and structures that were unsound. All of which resulted in additional expense and project delays. We approached the most challenging issues first which was the Faires House porch, the Chapel ramp and the Chapel stairs. We also evaluated materials that would continue with the historical time period yet resulting in longevity over time. The results are beautiful, safe and will result in confidence as we share out community with guests.



Chestnut Square



THE CHAPEL AT CHESTNUT SQUARE

The Chapel steps were uneven, slippery and had multiple cracks and raw exposed wood. For a beautiful chapel it was not only unsightly but unsafe. Grandparents will often stand on the steps awaiting their time to enter the chapel and it was a fear for their safety.



OVERVIEW

We look forward to the next 50 years and capturing the most beautiful pictures, memories and celebrations at Chestnut Square. Although the project continues as we work our way through the property the most challenging and most traveled areas have been accomplished. Chestnut Square is so thankful for the support, care and encouragement of MDC. The picture above speaks to the beauty of what was accomplished.

Taking a moment to pause and reflect on the past allows us to find gratitude for today and excitement for tomorrow.



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PROGRESS

The Faires Porch had several soft areas of wood that caused concern as well as one area that had completely fallen through. We are thrilled to be able to highlight the Faires porch and allow students the ability to step back in time.



Project 1

The Chapel Stairs, The Chapel Ramp and the Faires Home Porch Complete.



Project Continued

The Taylor Inn, the Dulaney Cottage and the Bevel House are in progress.



Chestnut Square Project Budget

CHESTNUT SQUARE

	BUDGET						Total Combined
	Chapel	Faires House	Dulany Cottage	Taylor Inn	Bevel House	Dixie Store	
Demolition and Removal	1,000	750	1,250	750	1,250	1,000	6,000
Earthwork and Drainage	-	-	-	-	-	-	-
Rough Carpentry	1,000	750	2,000	1,500	2,500	1,500	9,250
Siding and Exterior Finishes	8,000	4,250	5,000	2,500	5,000	3,750	28,500
Painting and Sealants	1,500	750	1,000	750	1,250	1,000	6,250
Total Construction Costs	11,500	6,500	9,250	5,500	10,000	7,250	50,000

	ACTUAL EXPENSES							Total Combined
	Chapel	Faires House	Dulany Cottage	Taylor Inn	Bevel House	Dixie Store		
Demolition and Removal								
Earthwork and Drainage								
Rough Carpentry								
Siding and Exterior Finishes								
Painting and Sealants								
Total Construction Costs	5,850	14,210	24,160	7,090	-	-	-	31,450
Budget Variance	(12,660)	(580)	9,250	5,500	10,000	7,250	-	18,550

Notes:

During construction of the Chapel ramp damage to the structure was discovered resulting in additional demolition and additional construction of structure and support.

The damage of the structure was related to drainage issues that were discovered during demolition and was not considered in the initial budget.

After reviewing options for porch and ramp decking material, it was decided to select a product that would align better with the historical appearance while still being resistant to future water damage.