

Broadlands Stone House Update

By Laura Dwinell, Stone House Committee Chair

As we celebrate its 140th year in existence, the Broadlands Stone House on Waxpool Drive is 'getting a little work done' to spruce up its curb appeal and more importantly, make the building more structurally sound so it can withstand the elements for another 140 years. As part of the project, the Stone House is slated for roof replacement, front porch replacement, and exterior wall stabilization in 2014. The repair work was solicited by the Stone House Committee, approved by the Board of Directors, and will be performed by Cochran Stone Masonry & Timber framing in four stages:

- 1) Front porch reconstruction
- 2) Stone masonry enhancements
- 3) Roof replacement, and
- 4) wall stabilization.

Cochran has begun with the reconstruction of the front porch. This effort begins with deconstruction which includes removing of the large shrubs in front of the building as well as the concrete flooring, roofing, footers, and columns. Once final plans are approved by the county and weather conditions permit, Cochran will install the new front porch.

Next, Cochran will perform maintenance on the stone masonry. Limestone mortar injections will stabilize and waterproof the structure. This work was delayed until the threat of freeze subsided so that the mortar can be protected from freezing. Stage 3 includes a new metal roof, as well as trim soffits, rake and fascia boards. Finally, Cochran will reconstruct the upper walls and chimneys which are currently being stabilized by two interior gables because they are failing on the top floor. Once these structural modifications are complete, the Committee will develop and recommend a re-landscaping plan to complete the effort.

With these renovations, the Stone House will remain a beautiful and unique icon that is structurally safe and sound for many more years as a picturesque backdrop for many of our community events.

For more information on the effort or to offer your time as a volunteer on the Stone House Committee, please contact Sarah Gerstein, Broadlands Association General Manager at Sarah@BroadlandsHOA.com or Laura Dwinell, Stone House Committee Chair at laura_dwinell@yahoo.com.

The Stone House Committee was established in 2012 for the purpose of researching viable options for the security, restoration, maintenance, or demolition of the Stone House and providing practical, sustainable, and fiscally responsible recommendations to the Board of Directors for the short and long term future of the structure.

