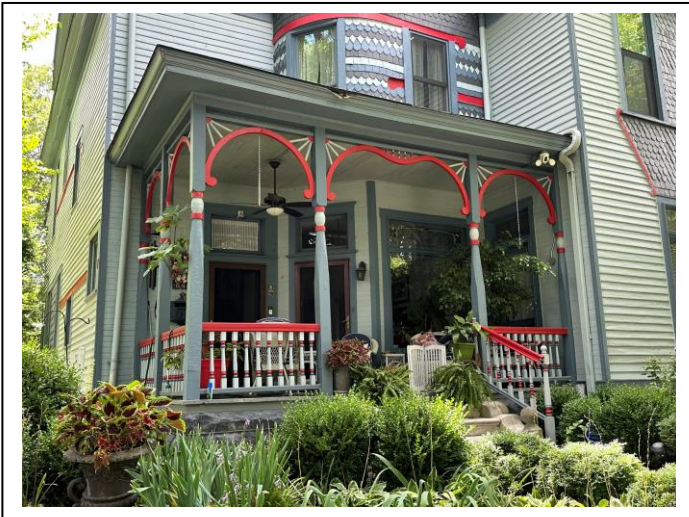


Porches, Stoops & Balconies

Po1 Historic porches, stoops and balconies should be retained and preserved.

Po2 Retain and preserve character-defining architectural elements and features of historic porches, stoops and balconies such as piers, foundation walls, lattice, flooring, porch supports, ceilings, railings, balusters, steps, brackets and other decorative details.



The elaborate front porch of this Cedar Bough Place home is a key part of its character and its Queen Anne architectural style.

Po3 If a porch or some of its elements have been removed or altered, restoration work should be based on historical, physical or photographic evidence rather than supposition. New work should match the original in materials, dimensions, detailing and finish. Modern materials such as composites may be considered if they can be shown to be visually equivalent to the historic materials.

Po4 Avoid removing historic porches, stoops or balconies that are no longer in use. Doors may be abandoned, but they should always be able to be made operable again at a later date.

Po5 Enclosure of existing open porches is not recommended. However, if porch enclosure is desired, the work should be done in a manner that does not destroy, damage, or obscure important historic features and is reversible. Screens or glass should be installed in narrow framing elements set back from the porch columns and balustrade, so the space still appears as a porch rather than a room enclosure.

Po6 Common treated wood decking materials are inappropriate for use on historic porches.

Po7 Decks are inappropriate on the primary facades of historic buildings. Decks and their elements should be constructed on rear elevations and be made of wood or composite materials, with a stained finish or painted to blend with the house.

Po8 Do not cover porch or cornice elements with vinyl or aluminum siding or other applied materials.

Po9 Do not use cast- or wrought-iron columns, railings or balusters as a replacement for brick or wooden porch elements. Columns should match the size, proportion and detailing of the original.

Po10 Replace deteriorated porch steps in kind. Replacement steps should be the same materials, design, dimensions and scale as the original. Do not replace historic stone steps unless the stone itself is no longer usable. “Historic mix” concrete is generally the preferred option when replacing historic concrete steps.

Po11 Avoid adding new porches, stoops or balconies to primary elevations where none existed historically.

Po12 Avoid the use of stock railings, columns, or other ornament that may not relate proportionally to historic porches.

Po13 Make ramps and other entrance and porch modifications necessary for accessibility reversible, so as not to obscure or damage architectural features and diminish the building’s historic character.

Po14 The design of accessibility solutions should respect character-defining features and spaces of a building and its site. Keeping in mind whether this will be a short-term need that may be reversed or a permanent feature for a commercial or public structure, ramp materials should be complementary to the existing building such as using masonry for buildings that are masonry and wood where the building is wood. New railing systems should be designed with balusters and handrails that are consistent with the design of the building.

Po15 If adding a handrail to a porch or stoop that did not previously have one, install it in a manner that will minimize damage to or loss of historic fabric. Consider mounting the handrails in the ground adjacent to the steps rather than drilling into historic stone steps, for example.

Po16 Porch lighting fixtures should be appropriate to the design or period of the building and located near the front door. Elements such as security cameras should be small in scale and mounted as inconspicuously as possible. Ceiling fans mounted on porches should not include light fixture.

PORCH MAINTENANCE:

- * Porches and balconies are very susceptible to weathering and water damage. Follow a program of routine inspections and maintenance to ensure the long-term viability of your historic or new porch. Check the condition of wood, metal and masonry elements regularly for signs of deterioration.
- * Maintain a proper slope to the floors and steps to ensure good drainage. Maintain a sound coat of paint and caulk exposed joints.
- * Wood porches should be adequately ventilated to avoid rot and insect damage. Porch roofs should be adequately drained and flashed to avoid moisture damage.

