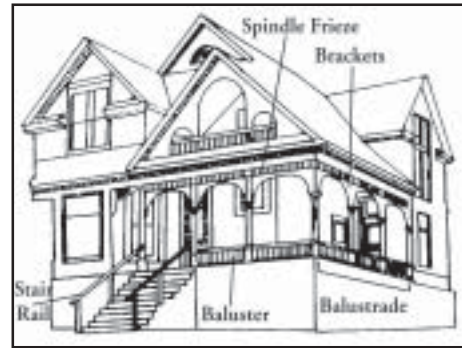


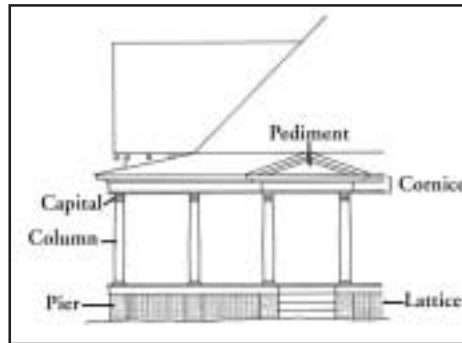
6.2.4 Porches



PURPOSE AND INTENT

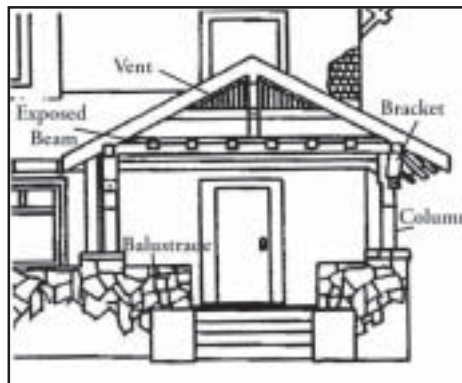
Historically, residential porches in their many forms—stoops, porticos, terraces, entrance courtyards, porte cocheres, patios, or verandas—served a variety of functions. They provided a sheltered outdoor living space in the days before reliable climate controls, they defined a semi-public area to help mediate between the public street areas and the private area within the home, and they provided an architectural focus to help define entryways and allow for the development of architectural detail.

Porch design, scale, and detail vary widely between architectural styles. To help determine what elements are particularly important on your porch, consult the architectural styles section of these guidelines, or contact your HPOZ board for a consultation.



GUIDELINES

- .1 Preserve historic porches in place.
- .2 Preserve decorative details that help to define an historic porch. These include balusters, balustrades, columns, and brackets.
- .3 If elements of the porch, such as decorative brackets or columns, must be replaced, replacement materials should exactly match the originals in design and materials.
- .4 If porch elements are damaged, they should be repaired in place wherever possible, instead of being removed and replaced.
- .5 When original details have been lost and must be replaced, designs should be based on historic photographic evidence. If no such evidence exists, the design of replacement details should be based on a combination of physical evidence (indications in the structure of the house itself) and evidence of similar elements on houses of the same architectural style in the neighborhood.
- .6 Additional porch elements should not be added if they did not exist historically. For instance, the addition of decorative “gingerbread” brackets to a Craftsman-style porch is inappropriate.
- .7 In many instances, historic porches did not include balustrades, and these should not be added unless there is evidence that a balustrade existed on a porch historically.
- .8 The addition of a porch which would not have existed on a house historically, such as an elaborate, highly detailed porch to the rear of an historic structure, is strongly discouraged.



PRESERVATION PLAN WORKSHEET PAGE THIS SIDE WILL NOT BE PART OF FINAL DOCUMENT

Notes on text:

Information on porch styles, materials, and features that are typically found in your HPOZ area can be inserted here. On the following illustrative styles page, you may wish to insert additional photos of typical porches from the neighborhood.

The plan may consider sleeping and service porches in addition to front porches. Many times, porches such as these have been enclosed appropriately.

As you develop these guidelines, you may also wish to think about recurring porch problems in the neighborhood, and draft guidelines to assist property owners in making intelligent decisions. You may also want to think about the range and type of porch projects that your HPOZ Board should review.

Additional graphics:



Review these guidelines as you think about those appropriate for your HPOZ area. You may delete those that do not apply or rephrase/reverse them to meet your needs. Additional guidelines may be developed and listed here as well. As you think about appropriate guidelines, it may be helpful to make a separate list of areas of concern regarding work in this section, and then draft a guideline for each item. After doing so, compare your list with those to the left and remove/rephrase/delete/add as appropriate.

Clear and specific guidelines will help convey the expectations for specific types of projects within the HPOZ and provide certainty and predictability to the process for both the applicant and project reviewer.

When customizing guidelines in this section, please remember that a range of guidelines are listed on these pages to foster discussion and debate regarding the key points. A full assortment of topics and issues are listed, you may wish to cross many out, and add many more. You will find that some may not apply in your HPOZ, and others may be contradictory to those that do. Guidelines that do not apply may be deleted, reversed, or rephrased. General guidelines may be developed in more detail to suit the character of your HPOZ. You may find it helpful to make a list of topics you feel are important, and then draft guidelines to address each one.

Make use of a hierarchy of verbs and phrases to convey the general importance of each particular guideline. The use of the words ‘are encouraged’, ‘are strongly discouraged’, ‘may’, ‘should’, ‘shall’, etc. indicate how strongly the HPOZ board will, and the applicant should, adhere to a particular guideline. Each guideline listed on the left is only a draft concept, the verbs and phrases can be modified to meet local expectations.

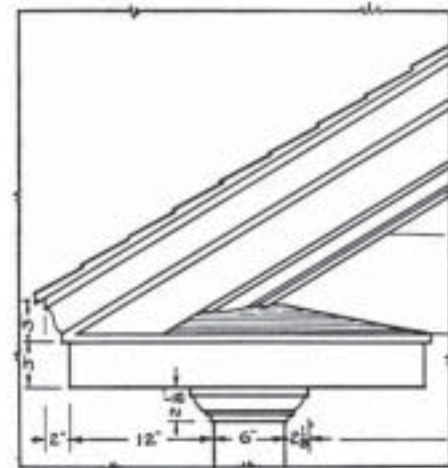
6.2.4 Porches



Enclosure of secondary porches may be appropriate if sensitively designed in a reversible manner.



The added iron balustrade is inappropriate on this porch.



Proportions and details should be preserved.

GUIDELINES cont'd

- .9 Enclosure of part or all of an historic porch is inappropriate.
- .10 Enclosure of a porch at the side or rear of the house, for instance a sleeping porch, may be appropriate if the porch form is preserved and the porch openings are fitted with windows using reversible construction techniques.
- .11 Alterations for handicapped access should be done at a side or rear entrance whenever feasible, and should be designed and built in the least intrusive manner possible.
- .12 Addition of a handrail on the front steps of a house for safety or handicapped access reasons may be appropriate, if the handrail is very simple in design.

ADMINISTRATIVE PROCEDURES

EXEMPTIONS

- .1 Work involving porches on non-primary facades shall be exempt from review.
- .2

WORK REVIEWED BY PLANNING STAFF

- .1 The review of ordinary maintenance and repair applications as defined in Section 12.20.3.G for work solely within this section shall be delegated to the Director of Planning.
- .2 The review of all work on facades other than the primary facade falling solely within this section shall be delegated to the Director of Planning.

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Notes on text:

Guidelines are different than goals. They should be specific and prescribe a course of action rather than announce a desirable end goal. For help on drafting guidelines, please refer to the introduction of this section.

Review these guidelines as you think about those appropriate for your HPOZ area. You may delete those that do not apply or rephrase/reverse them to meet your needs. Additional guidelines may also be developed and listed here.

When customizing these guidelines, you may wish to emphasize the review of facades visible from the public right-of-way. The board may also be directed to be more lenient when reviewing porches on the side and rear facades with regards to materials and size.

List specific types of porch projects, if any, that would benefit from being exempt from the HPOZ review process. This section will be linked to the Exemption section in Chapter III, Function of the Plan.

Routine, recurring, and/or simple cases that are easily and effectively governed by the guidelines may be delegated to staff for review and processing. This may create more time for the board to focus on significant projects and speed the review of certain types of projects. Boards may also wish to continue to review all applications. This section will be linked to the Delegation section in Chapter III - Function of the Plan.

Be sure to reference the correct code section. Check with Planning Staff to confirm.

Additional graphics:



6.2.4 Porches



Front porches should not be enclosed.



A modest back porch

GENERAL BACKGROUND AND ADVICE TO THE APPLICANT

Porches are a major character-defining feature of most historic residential buildings, and their preservation is of great importance. Retaining porches provides a mediating outdoor living space for residents, and encourages community interaction and socialization. Retaining porches can also make economic sense, because the shade provided by a porch may greatly reduce energy bills.

Porch elements which have deteriorated due to moisture or insect damage should be carefully examined to determine if the entire element is unsalvagable. If only a part of the element is damaged, then piecing in or patching may be a better solution than removal and replacement. If replacement is necessary, the element to be removed should be carefully documented through photos and careful measurements before the element is discarded. Having these photos and measurements will assist you in finding or making a replica of the element you are replacing.

When porch foundations fail, the underlying cause is often ground subsidence or a build-up of moisture around the foundation. In these cases, a careful analysis should be made to locate the causes of the failure, and eliminate them as a part of the project.

Please refer to the Appendix for additional assistance and resources.

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Notes on text:

Additional graphics:

Finish with any background information or advice that the reader might find useful. A reference section at the end of this document will identify other places to find preservation information.

You may wish to include general advice, recurring problems and locally unique solutions, and if desired, even explain the rationale behind a particularly controversial or complicated local preservation issue specific to your community.

There will be an opportunity to list preservation resources, contacts, and directories in the appendix. In this way, the appendix may be updated as appropriate without requiring resubmittal of the entire document to the City Planning Commission for approval.

6.2.4 Porches

ILLUSTRATIVE STYLES



This Eastlake porch is defined by its decorative wood elements.



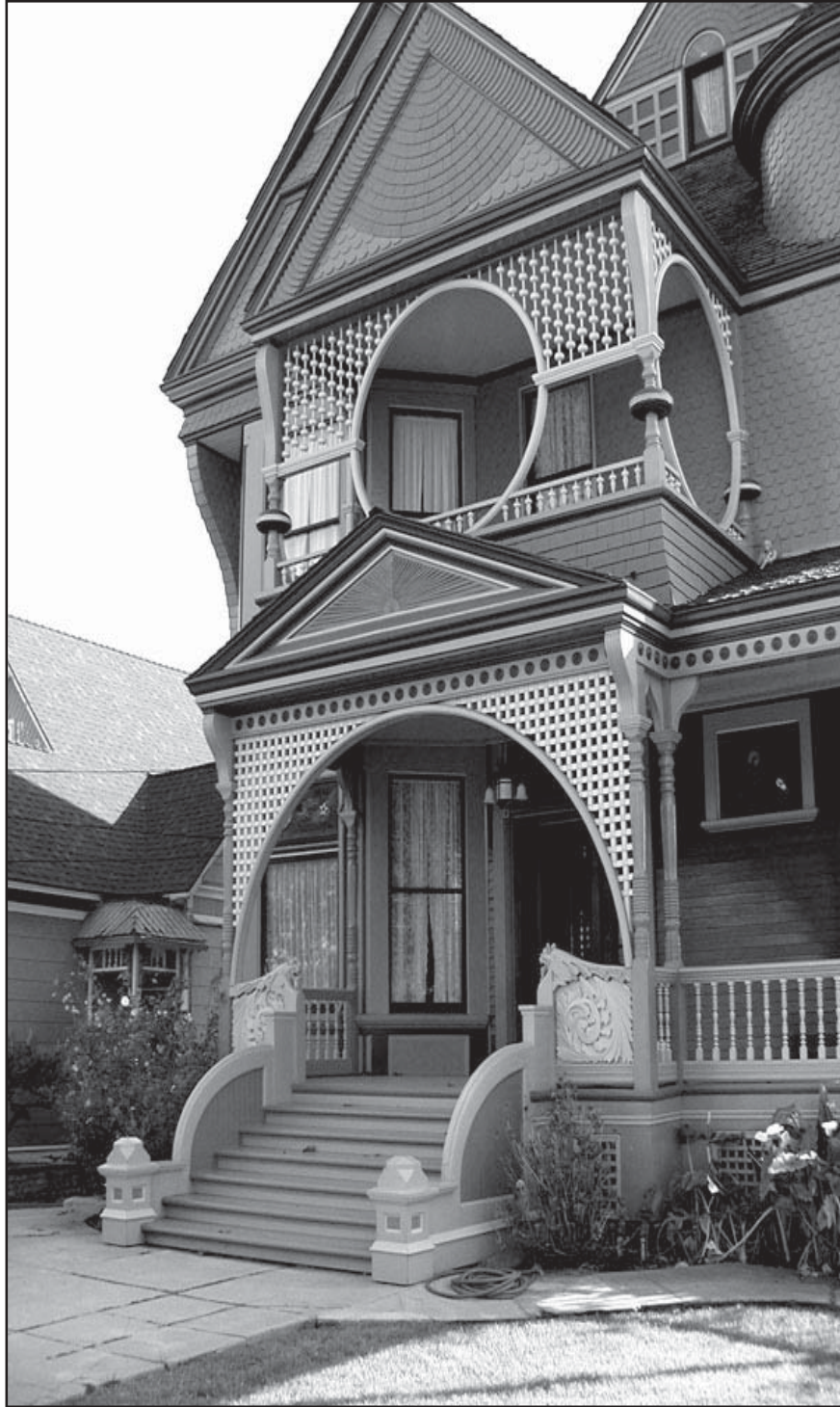
River Rock is a feature of many Craftsman porches.



This Craftsman porch is dominated by its strong roof-line.



Spanish Revival arcaded porch



Highly Elaborate Queen Anne Porch

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Notes on text:

Additional graphics:

As you select photos, you may wish to address the current state of porches in your neighborhood, i.e. the extent of enclosed or modified porches, and stress the importance these historic elements played in creating a gradient of public to private spaces in the front yard. If a particular porch in your neighborhood was recently restored or opened, insert a photograph as an example.

Photos illustrating porch types that are typical in your HPOZ can also be added on the introduction page.