

PORCHES

GUIDELINES FOR EXTERIOR CHANGE

1. Avoid removing historic porches. If the porch is not original to the building, it still may be important to preserve.
2. If a new front porch is proposed, it should be kept open in traditional porch form. Avoid constructing screened-in or glass-enclosed porches on the front of a building. This type of porch should be restricted to less visible sides of the building.
3. Keep porches one story in height unless a two story porch is an original feature of the structure. If a porch originally existing on your building was removed, it may be possible to construct a new porch to replace the old. If the design of an original porch was unknown, the replacement porch should be simple in design. Frame construction is best for this approach. Keep the porch in proportion to the house, whether it covers the entire facade or just the front door.
4. Generally, porches should be painted to compliment the colors used on the house. Slight variations can be appropriate, given the style of the house or the construction materials, but using the body, trim, and sash colors of the house in some combination on the porch are usually a good bet. Try to avoid painting every molding detail or every turn on a baluster a different color. In most cases, less is more. Porch ceilings were originally stained and varnished, and if the porch has not been painted over, maintaining the clear finish. In addition, brick and stone are not meant to be painted. Once painted, it will be an ongoing maintenance chore.
5. When repairing lattice, match the original spacing or patten of the slats. When replacement of the lattice framing is required, treated wood should be used for the bottom framing piece that will rest on the soil. Railing spindles, finials, rails, etc. should be appropriate to the architectural style of that porch and the original structure and be constructed of consistent materials. Railing heights should be appropriate to the design of the porch. Building Code limits may be waived based on historic preservation concerns.
6. Permanent enclosure of porches is not recommended. To enjoy a porch without insects or extend the season of use, install removable screen or glass panels. To help preserve the character of a porch, make the removable glass or screen panels the same size as the porch openings; set the panels behind the porch railing; and set the panels behind the columns or against the sides of the columns.

