

## Chapter 3 – Renovation and Alteration

### 3.4 Porches, Balconies and Entrances

- .1 Retain and preserve historic porches, entrances, and balconies.
- .2 Retain and preserve all architectural features that are character-defining elements of porches, entrances, and balconies, including piers, columns, pilasters, balustrades, rails, steps, brackets, soffits, and trim.
- .3 Retain and preserve historic porch and balcony materials such as flooring, ceiling board, lattice, and trim whenever possible. If replacement is necessary, use new material that matches the historic material in composition, dimension, shape, color, pattern, and texture.
- .4 Protect and maintain porches, entrances, and balconies appropriately.
  - .1 Maintain the slope of the floor and the steps to ensure water drainage.
  - .2 Maintain a sound paint film on all painted elements.
  - .3 Check the condition of wooden elements regularly for signs of water damage or rot.
  - .4 Keep wooden joinery adequately sealed to avoid moisture damage.
  - .5 Inspect masonry piers or foundation walls regularly for signs of deterioration moisture damage.
- .5 Repair wooden elements by patching, splicing, consolidating, or otherwise reinforcing deteriorated sections.
- .6 If replacement of a porch element or detail is necessary, replace only the deteriorated element to match the original in size, scale, proportion, material, texture, and detail.
- .7 If a historic porch, entrance, or balcony is completely missing, replace it with either a reconstruction based on accurate documentation or a new design compatible with the historic character of the building.
- .8 When introducing reversible features to assist people with disabilities, take care that the original design of the porch or entrance is not diminished and historic materials or features are damaged as little as possible.
- .9 Do not enclose front porches, front decks or front balconies or add new front porches or front balconies where none existed previously.
- .10 Enclosure of side porches and balconies is discouraged. If enclosure of a side or rear porch is required for a new use, design the enclosure so that the historic character and features of the porch are preserved.