

618 North Broadway
Northside Historic District

Christian Novak, Owner/Applicant

Scope of Work
Modify front porch.

Background

The applicant is requesting a Certificate of Appropriateness to modify the front porch of the historic structure. The porch currently has a non-original concrete deck with brick knee walls with concrete caps sitting on the concrete deck. On top of the concrete cap are square wood columns with wood trim at the base and top. Concrete slabs provide the steps from the porch to the front concrete walk. The concrete deck is severely cracked and sunken in the interior of the slab. The proposal to modify the porch requires that the later added brick walls be removed. New pressure treat columns wrapped in cedar will be constructed on top of the concrete slab to support the porch roof. A new wood deck on sleepers will be constructed on top of the concrete slab. The concrete steps will be replaced by a wood stair. No guardrail or handrail is proposed in the application.

Guidelines

- I. Guidelines for Rehabilitation and Renovation
- 13. Porches

DESIGN PRINCIPLE: Porches are one of the most important defining characteristics of historic residences. Original porches should be repaired and maintained. Openness is an important characteristic of porches, and the enclosure of porches with wood or glass panels is not recommended. If replacement of porch elements is required, use materials to closely match original or historic components. Rebuilt, replacement or new porches need to be compatible to the structure on which they are built and to those on adjacent properties. In some cases houses have porches of a later architectural period than the main building. These porches reflect the building's historical evolution and may be significant features in their own right.

Porches:

- B. should be maintained in their original configuration and with original materials and detailing. Porches should not be removed if original.
- B. and their details should be retained intact with repair work and replacement of missing parts, such as columns, posts, railings, balusters, decorative molding and trim work, to match the original in design, materials, scale and placement.
- C. on the fronts of houses should not be enclosed with wood or glass. If enclosing a porch is allowed by the BOAR, infill glass and materials shall be detailed to maintain the integrity of the porch elements. Infill glass shall be clear.
- D. on the rear and sides of buildings may be enclosed if the height and shape of the porch roof is maintained and the "open" character of the porch is retained with a maximum amount of glass area and a minimum amount of solid area.
- E. of brick, concrete or tile may have similar materials used for rebuilding front steps and stairs if needed.

Guidelines (cont'd)

- F. may be screened if the structural framework for the screen panels is minimal and the open appearance of the porch is maintained. Wood framing for the screen panels is preferred, however, anodized or baked enamel aluminum frames may be considered. The use of "raw" or milled aluminum framing is not appropriate.
- G. PVC and/or composite (synthetic) materials are not permitted

14. Porch columns and railings

DESIGN PRINCIPLE: Historic porch columns and railings should be retained and repaired with materials to match the original. If the original porch columns and railings are missing, replacement porch columns and railings should be appropriate for the building's architectural style and period.

Porch Columns and Railings:

- A. should be preserved and maintained. If repair is required, use materials to match the original in dimensions and detailing.
- B. often deteriorates first at the bottom next to the porch floor. If this is the case, consider sawing off the deteriorated area and replacing this section to match rather than replacing the entire column.
- C. of aluminum, wrought iron, or vinyl are not appropriate for porches. If replacement of wood columns is necessary, wood is the preferred material. In some material, however, fiberglass may be considered for the column shaft. Fiberglass bases and caps are acceptable.
- D. on front porches should be rebuilt in historic designs if there is documentation of the original columns and railings. Columns, balustrades, and railing should appropriate scaled for the scale of the porch. PVC and/or composite materials are not permitted.

II. Guidelines for New Construction

A. Guidelines for Additions to Buildings

3. Porches

Design Principle: Porches are often prominent features of a building and help establish scale, proportion, and rhythm along streetscapes. Construction of a porch on an existing building should be compatible in scale and materials with the principal structure and with adjacent and surrounding buildings and the district. Porches should be in keeping with the principal structure's architectural style and not reflect an earlier period style.

Porches:

- A. should be compatible in scale and materials with the principal structure and surrounding buildings along the block and within the district.
- B. should be compatible with the principal structure's architectural style, and not be of an earlier architectural period.
- C. that give a building an "imitation historic" appearance are not allowed.

Findings

The Design Principle for Porches states “Original porches should be repaired and maintained. Openness is an important characteristic of porches;” the staff finds that the removal of the brick knee walls returns the porch to the openness suggested and is more compatible with the “original or historic components.” The modified porch will be “compatible to the structure on which they are built and to those on adjacent properties.” The proposal to modify the front porch meets Guideline I.13.A which states porches “should be maintained in their original configuration and with original materials and detailing. Porches should not be removed if original.” In this case removal of the brick and the use of wood columns is more compatible with the historic structure than the brick and concrete elements. Additionally I.14.D requires that columns “should be appropriate scaled for the scale of the porch” as this design is.

Recommendations

Staff recommends approval as submitted with the following conditions:

1. If any changes are made that alter the information submitted, resubmit the changes to staff for review and approval prior to the start of the work.
2. Once reviewed by other LFUCG Divisions, any changes come back to staff or Board for review and approval prior to the start of work.

Deadline for BOAR Action

October 16, 2017