

# **402 Hillsborough Street screened porch proposal**

1/14/2025

1. Introduction
2. Current structure
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# Outline



**Keely**



**Archer**



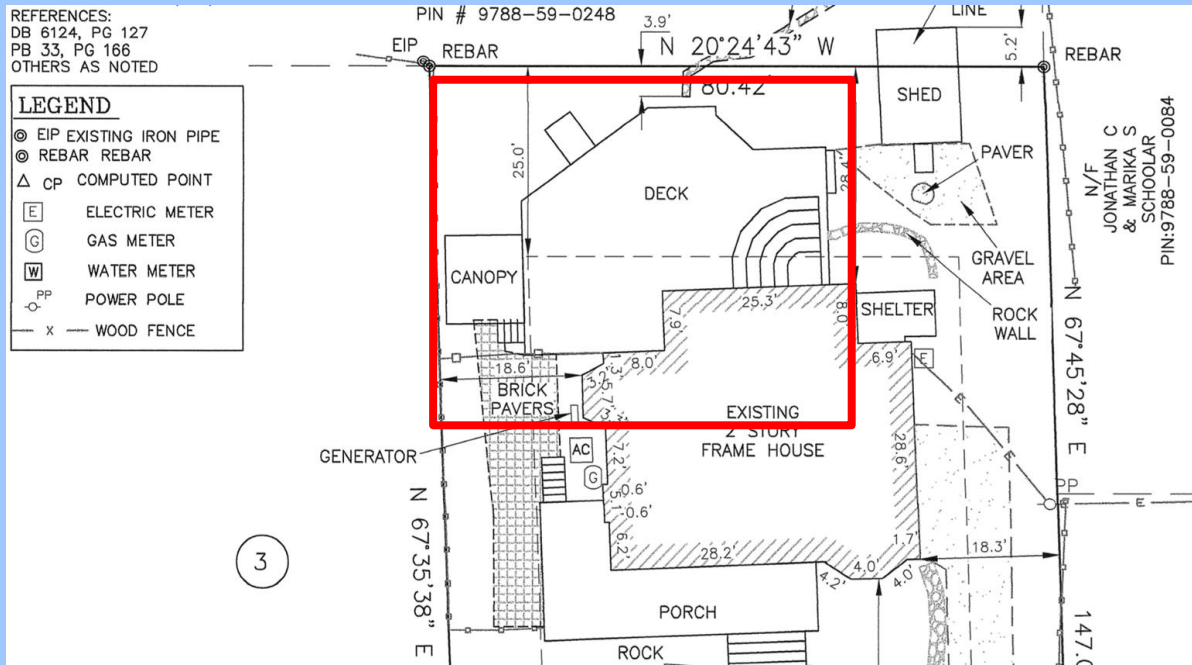
**Dave**

**Who we are**



Our house at 402 Hillsborough





# Current structure





1. Large painted wood deck
2. Decaying stairs from house
3. Canopy (from previous owners)



# Current structure





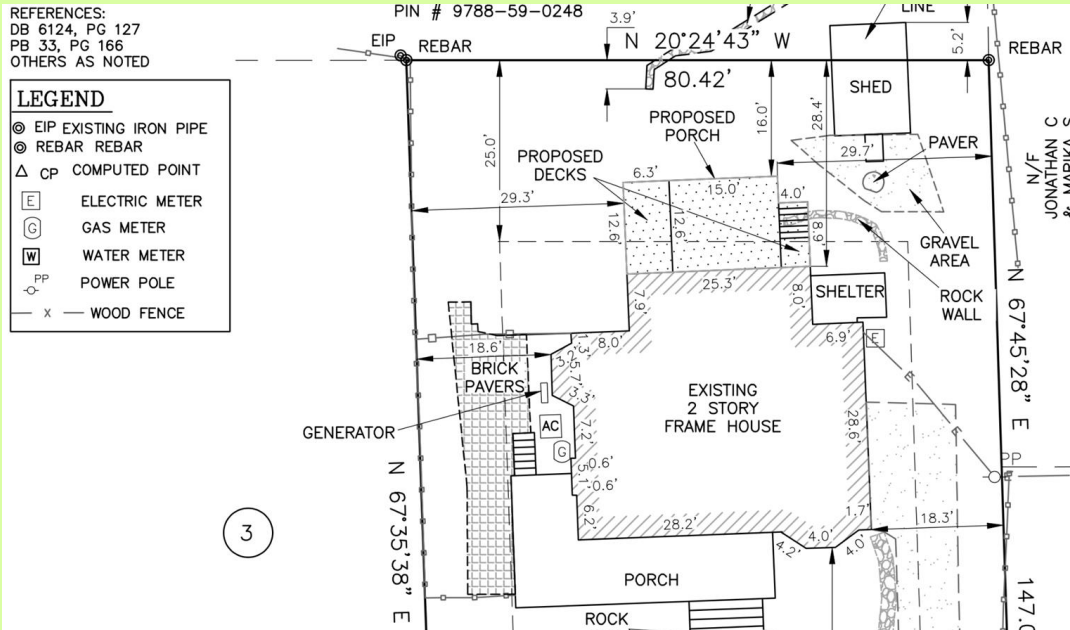
Current structure



# Current structure

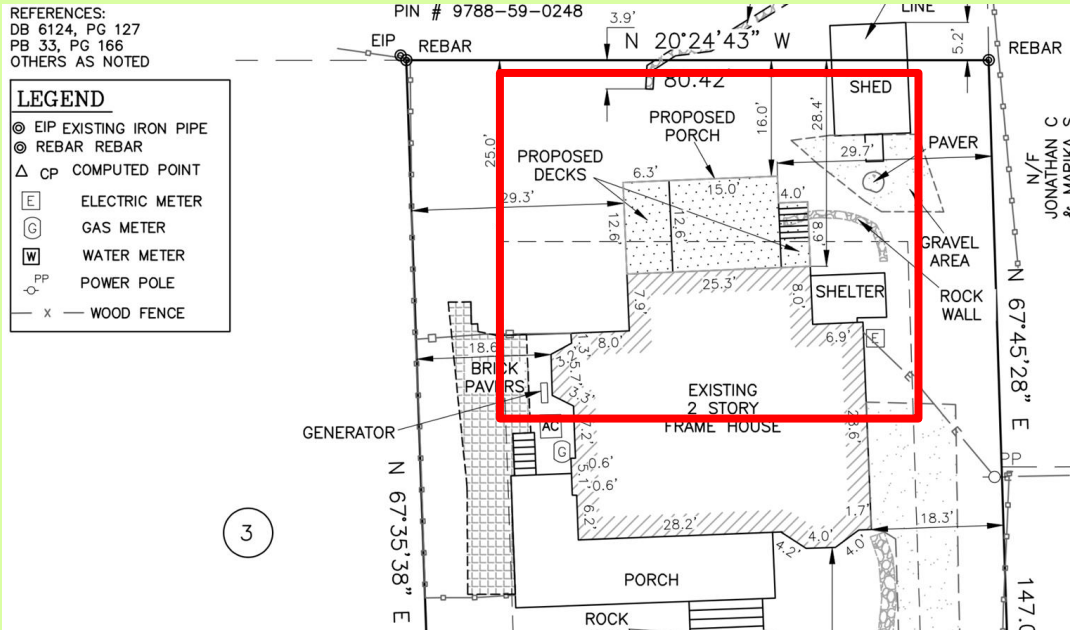


Current structure

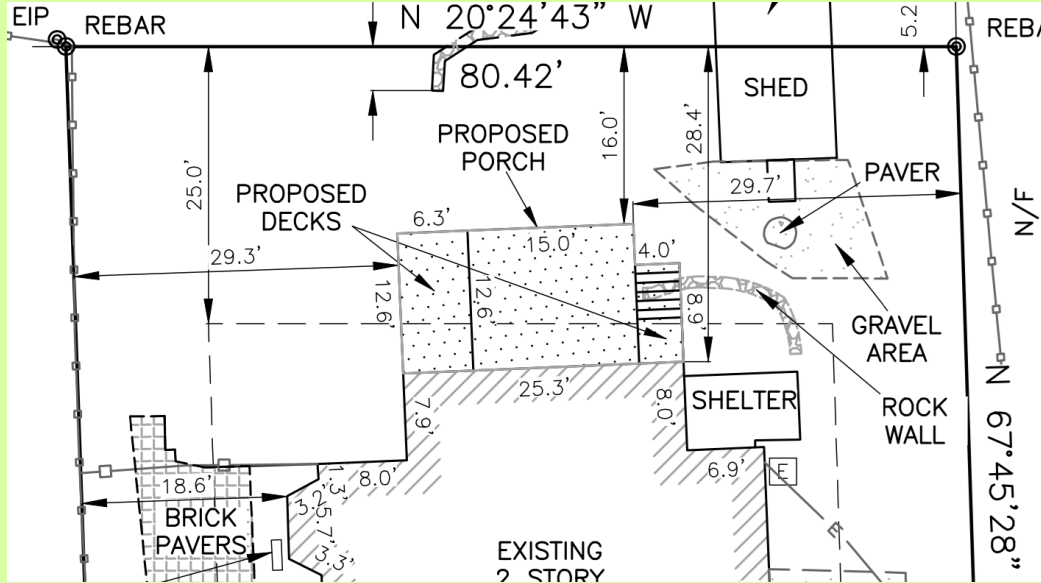


# Proposed changes





# Proposed changes



# Proposed changes



1. Current deck removed
2. New 15'x13' screened porch added
3. New 6'x13' deck added



# Proposed changes



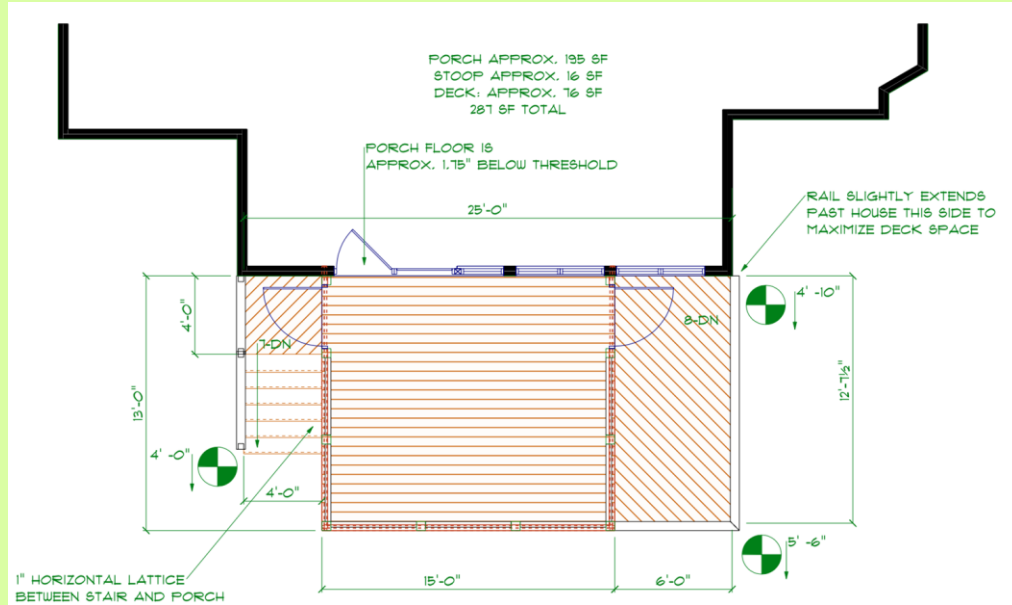
# Proposed changes



# Proposed changes



Proposed changes



# Proposed changes



1. Columns/joists/decking are premium ground-contact lumber (southern yellow pine)
2. Trim to be painted white to match that of home
3. Premium architectural shingles to match home
4. Tempered glass skylights

# Proposed changes



217 Hillsborough Street



517 North St.



211 Hillsborough Street



214 Hillsborough Street



506 E Rosemary St



514 E Rosemary St



# Neighborhood comparisons

1. All exterior siding to be retained, save for a small band where the new structure attaches to the home. Structure will be inset from corners to existing corner detail, trim, and aesthetic. (2.1.1)
2. Surfaces that require painting will be finished using the guidelines in the Standards of Paint (2.1.2+2.4).
3. None of the structure will be covered by vinyl, composite, or aluminum sleeves or fascia (2.1.9)
4. While the new outdoor space will coalesce with the existing historic structure, it will, in no manner, attempt to replicate the historic features of the home to misrepresent it as original historic architecture. (2.1.10)
5. no plans to cover, remove, or replace existing metal features on the home in order to build the new outdoor structure. (2.3.1)

## Design standards (building materials)

1. The shingles will be an exact match to the existing shingle on the home. The roof will not, however, be constructed to give the false impression of being an original historic structure. (3.1.1)
2. Gutters on new structure will not require modification of the existing gutters, and will match the color and size of what is on the home (3.1.8)
3. The existing exterior rear door will not be replaced or removed. The only new doors will be screen doors located directly on the porch. Consequently, no new openings will be made that would damage the architectural integrity of the home. (3.5.1+3.5.7)
4. The new structure will be located on the rear of the home, not visible from the street, to maintain the historic character of the home (3.6.6)
5. The porch will not be constructed to give the false impression that it is part of the original historic character of the home (3.6.10)

## **Design standards (exterior changes)**

1. Porch roof will be a gabled perpendicular to home. It will not be built to compete with the existing pitch of the current home in order to maintain the historic character of the home. It will be built on a 4:12 pitch to retain visibility of the existing siding on the home and not to overwhelm the character of the home. (4.3.1+4.3.3)
2. Skylights found within the roof of the proposed porch will not be visible from the street and will not require any modification of the existing home. (4.3.8)
3. The proposed new porch will be proportionate to the scale of the existing home, as the screened porch walls are to be built 8' tall to complement the rooms within the home. The placement of the porch maintains the "rhythm" that surrounding homes provide while also conserving the character of the historic nature of the home. (4.4+4.6)

## **Design standards (new construction)**

1. The proposed structure will be located near the center on the rear of the home, not visible from the street and maintaining the historic character of the home. (4.10.1)
2. The structure will be built away from the corners of the home, allowing the historical character and existing trim to be maintained. (4.10.3)
3. The porch will be built on the first floor with the stairs being located off the shallow side to limit the visual impact and not overtake the historic character of the home. (4.10.5)
4. Structure is self-supporting and will be attached carefully to the home only requiring removal of siding at the band. (4.10.8)
5. Silt fence will be installed prior to construction as required to maintain, protect, and facilitate environmental responsibility. (4.10.10)

## **Design standards (new construction)**

Thanks for your time!