

Description of proposed work at _____, Hillsborough, NC 27278

Replace existing concrete slab porch on the west (Churton St) side of house with new brick and fieldstone porch for maintenance, structural and aesthetic reasons.

- Existing porch sags in middle and slopes toward the house (rather than away from the house) causing water buildup against sill board and at base of columns causing water damage on sill board, wood column bases and foundation sill. The new porch will slope away from the house.
- House has settled at this location on the foundation over the years. Foundation sill inside house is inaccessible and butts up against concrete slab where porch meets house. During work, sill will be exposed and any remedial foundation work will be done. A by-product of this work will be to create adequate access to the crawl space.
- The existing concrete slab porch was likely added in the 1950s or 1960s and matches neither a 19th century double porch that was once in this location on the house nor the existing second story porch.

The new porch will match in size and scale the second story porch that sits above existing porch. The porch will have a brick rowlock border and a random field of field stone set in concrete with mortar spacing. The brick border will match the existing steps, which are being retained and reused. The field stone flooring will match existing stone walls, fireplace and foundation, patio and walkways already on the property. A new landing made of brick will be added to span the space between the existing 3 steps and new porch. It will be made of brick to match the steps and border and will be 5' x 9' with one step up to the new porch.

Existing wood support columns, fascia and soffits will be retained or reconstructed, if required, to match current existing. Unless required by building code, the new porch will not have railings. If railings are required, they will match the railings on the second story porch above the new porch.

Existing doors, windows and siding will not change. Any repairs that are required as a result of construction will match the existing materials and styles.

Current Materials

Red Brick likely of several different periods (porch foundation and steps); we will recover and re-use any of the existing brick from the current porch foundation

Solid concrete slab, painted grey (surface of porch)

Wood columns and trim

New Materials

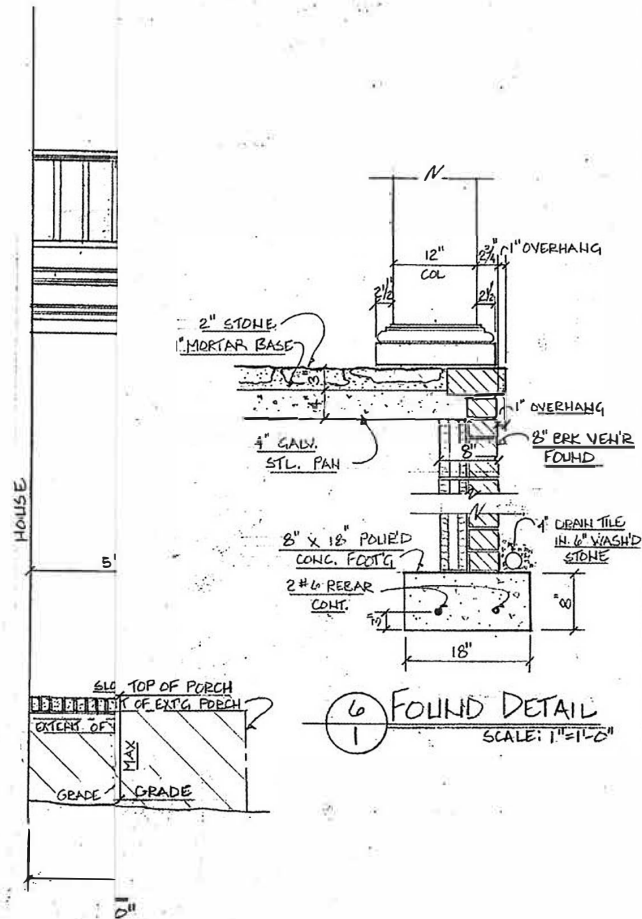
Brick to match the existing brick in the steps and foundation (border and foundation)

Random Fieldstone predominantly grey and brown (surface of porch)

Concrete and mortar (base and setting for fieldstone)

Wood columns and trim

REVISIONS	BY
6/5/16	
6/14/16	



PORCH

Date	5/31/16
Scale	1/2" = 1'-0"
Drawn	CJM
Sheet	1
Of 1	Sheets









