

1225/1227 Hubbard Street

Porch Portfolio

2007, Right. Sourced from Google Maps.

Visible 2nd story deck and railings, probable door frame, typical of all two-family flats in the area (red arrow). Resolution is insufficient to evaluate woodwork condition, though some damage to fascia may be visible.



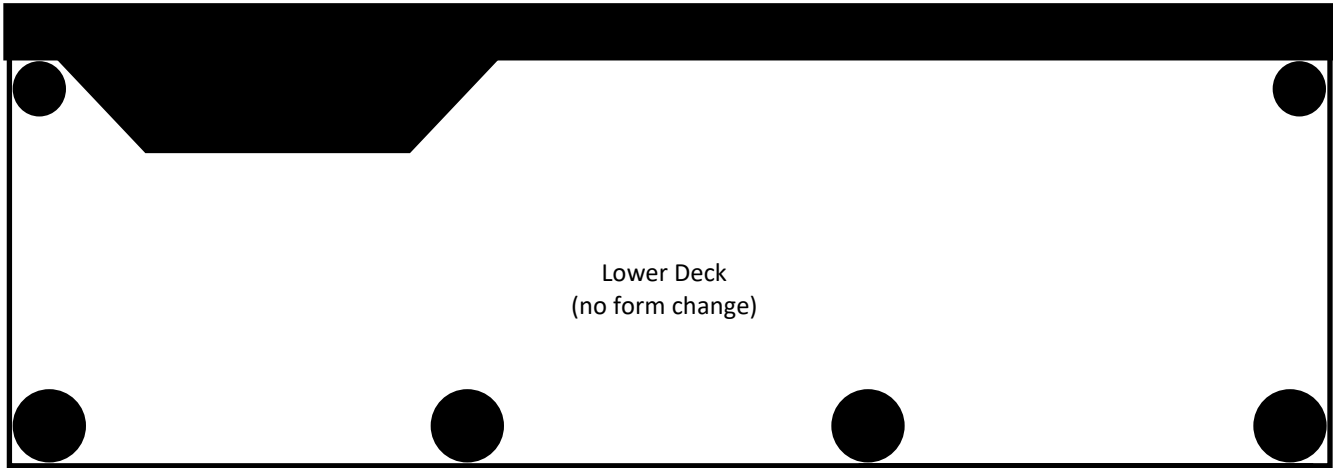
2011, Left. Sourced from Google Maps.

Visible 2nd story deck and railing. Probable upper exterior door (typical of housing type) obscured by tree. Some visible deterioration of woodwork. NE sag becoming evident.

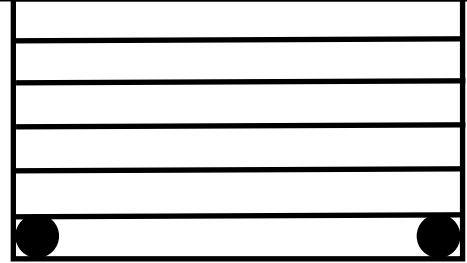


2016, Right.

Some 2nd story railing still in place. Significant deterioration visible in woodwork, including cracked fascia, broken stiles, water damage, notable water damage, etc. NE stair sag. Vinyl siding patch on upper level, covering door.

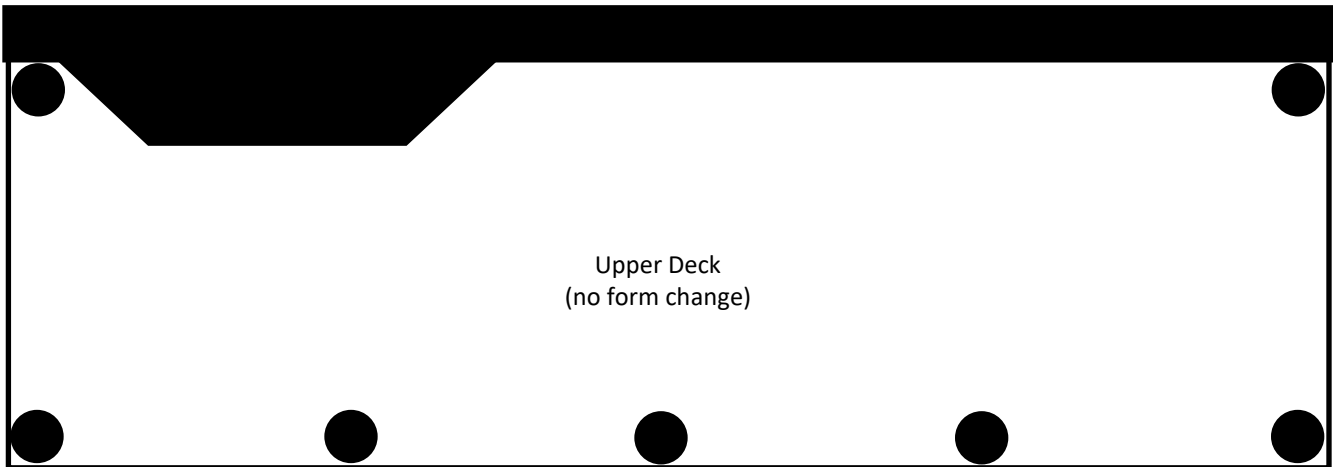


Footprint. Original and current, unchanged footprint of the porch. There are four 6" support posts at approximately 8' intervals. The lower deck floor is 40" above grade. An 8' stairway has 6 steps, with 12" treads and 6.75" closed risers.



The upper deck retains five posts on the front, with four 6' railing sections.

The footprint and profile are congruent with all original woodwork. The current railing height and baluster spacing conform with building codes for safety.



Porch with Current Repairs, Replaced Railing
(existing and proposed)



Proposed railing, modified to palette trim color, with Mission hatch as the above railing to pair with upper deck and create design continuity.

Proposed Trimmed Post *Concept*
(to be modified with palette colors)

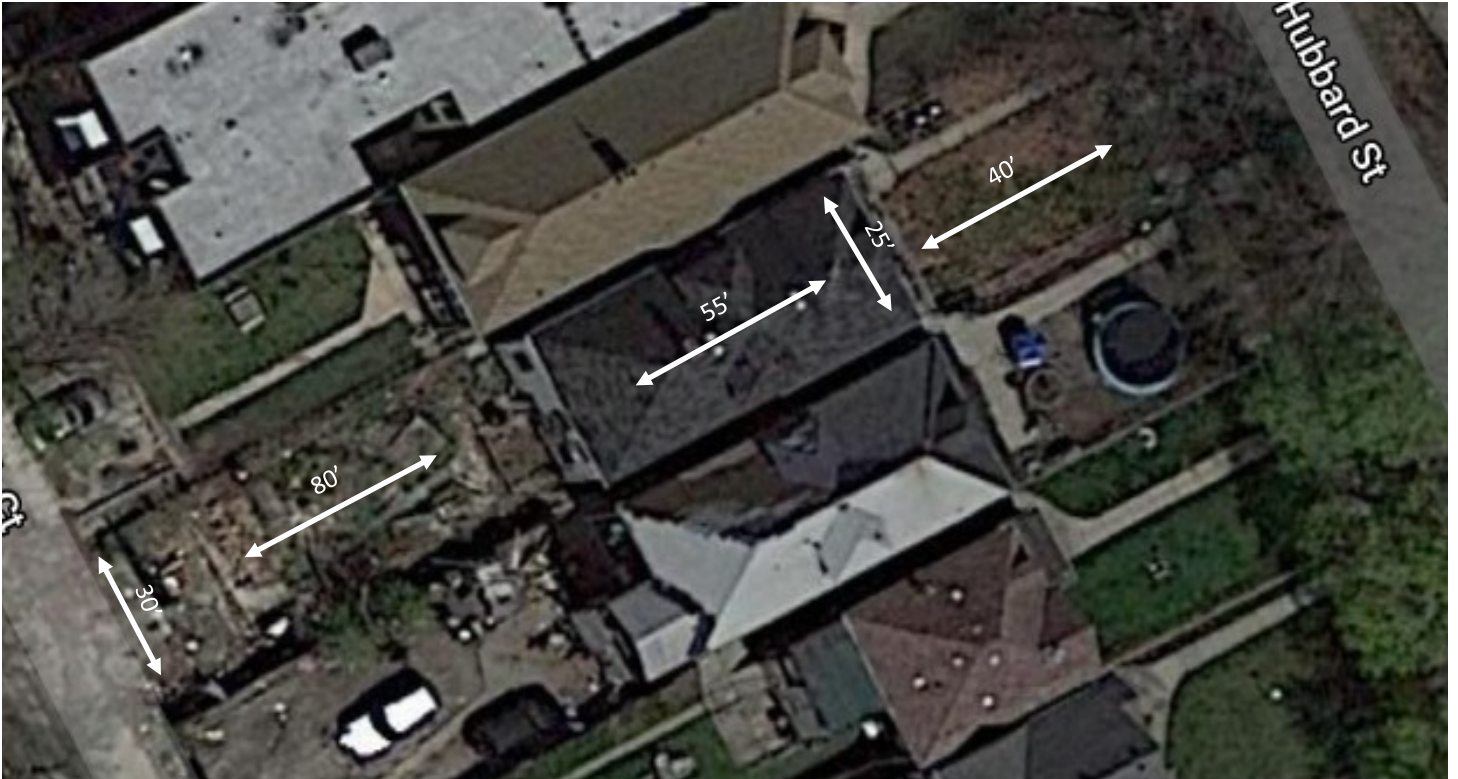


Square spindles planned for stair railing, gradually simplifying the pattern from highest to lowest visual point.

Notes. Dangerous and rotten wood has been repaired or replaced. Wood stained in palette as curing allows. Railing between posts and on stair edge added with approval of trimmed post concept, since the rails must be fastened to the final support post treatment. Please see work description attachment for full discussion.

Existing, original exterior door on upper deck, currently hidden behind vinyl siding patch, outlined in red.

Miscellany



Aerial view and rough dimensions of structure and parcel. Parcel is bound by E-Hubbard St, S-Lafayette, W-Clark Ct and N-Porter. Sourced from Google Maps.



Additional roof line photos.

Upper left. Flat pyramid plane. Rear of house; west side.

Lower left. Dormer. South side.

Lower right. Dormer. North side.

