

**FIVE HOUSES IN SQUARE 1037 CLOSE TO
1375 MASSACHUSETTS AVE SE HAVE
AREA COVERAGE OF 100%, AND EIGHT
OTHERS RANGE BETWEEN 90% AND 98%**

	Lot Size (Sq Ft)	Area Not Covered	% Area Coverage
<u>Mass Ave SE</u>			
Lot 101 (1373)	820	0	100%
Lot 100 (1371)	820	0	100%
Lot 73 (1363)	1,793	0	100%
Lot 35 (1349)	1,429	23	98%
Lot 37 (1353)	1,265	66	95%
Lot 103 (1377)	746	57	92%

Independence Ave SE

Lot 65 (1344)	1,244	0	100%
Lot 15 (1354)	851	0	100%
Lot 16 (1352)	912	43	95%
Lot 13 (1358)	731	39	95%
Lot 803 (1366)	738	46	94%
Lot 14 (1356)	791	79	90%
Lot 66 (1342)	1,397	150	90%

SOURCE: For Lot Size, DC Real Property Data Base; for Area Not Covered, estimated square feet based on visual inspection and measurement; for Area Coverage %, Area Not Covered divided by Lot Size subtracted from 100%

Introduction

The porches and steps of Washington's historic residential buildings are two of their most important character-defining features. Functionally, they provide spaces to sit, entertain friends, as well as allow access to a building. Front porches and steps often present a formal appearance to the street and contain ornate details. On the other hand, rear porches and steps are often more informal and utilitarian in appearance.

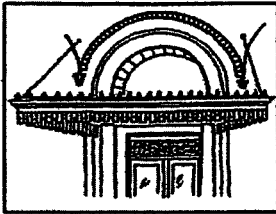
Porches consist of several different components: the structure and decking, the stairs and railing, the supporting columns or structure, and the roof. Each of these components may be found in a variety of materials including wood, brick, metal, stone and concrete. Front and rear porches may be open without a roof or side walls, have a roof but no side walls, or be enclosed by screens or side walls. Most Victorian era rowhouses in Washington have cast iron stoops and railings, while many Victorian era detached houses and twentieth century rowhouses have porches with wood posts, columns and decorative millwork.



Porches and steps are usually character-defining features on residential buildings.

Adding Porches and Steps

Adding a front porch or steps to a historic building, except in those cases where the original has been removed, will significantly alter the appearance of the front facade and thus is not appropriate. On the other hand, adding a new porch or steps to a rear elevation may be appropriate if the scale, proportions, materials, details and other character-defining elements of the new porch or steps is compatible with the character of the rear elevation.

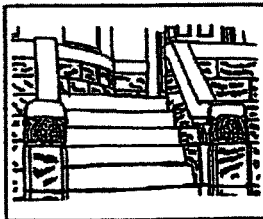


Canopies are found on some historic apartment buildings.

Adding Awnings or Canopies

Awnings are not typically used on the front porches of historic residential buildings. However, when awnings are used, they are operable so that they can be opened and closed. If a historic porch awning or its frame is still present, it should be retained. If a historic awning is missing, the design of its replacement should be based on photographic or other documentary evidence. Adding a new awning to a rear porch is possible if its design and materials are compatible with the rear facade. Unfortunately, most awnings that exist on historic buildings are not original to the building. Often they are fixed and not operable, and are constructed of inappropriate materials such as metal, plastic or fiberglass. Inappropriate awnings should be removed.

On the other hand, canopies are found on historic apartment, commercial, institutional and government buildings. An existing canopy should be maintained and repaired if necessary. If missing, it should be replaced. The design of the replacement should be based on documentary or photographic evidence. Similarly, if a new canopy is to be added to a historic building, its design should be compatible with the facade of the building.



Existing details and ornamentation should be retained and if necessary

Removing or Replacing Details and Ornamentation

Removing existing details and ornamentation from porches and steps, without replacing them, is not appropriate because brackets, columns, railings, moldings and other details and ornamentation significantly contribute to their character. Replacing deteriorated details and ornamentation in a material that is not compatible with the original, such as replacing a wood column or railing with metal, is also not appropriate. If the deteriorated portion cannot be repaired, the replacement should be in the same material or an appropriate substitute material. The replacement should be designed to be the same as the original in proportion, scale, texture and other defining characteristics.





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INSTRUCTIONS

1 2 3

MODEL: KL-35
302092 Rev. 6