

PORCHES

GUIDELINES

General

- Porches are encouraged on projects within Single Family Neighborhoods. They help create frontages compatible with the scale and character of single-family neighborhood fabric.
- A porch may encroach into the front setback, enriching the experience of the front yard.
- A single family house may not have more than one front porch. Multi-family dwellings may have multiple front porches.
- A front porch need not contain the main entrance to a building. In such cases, it should be adjacent to a primary living space and be designed as an outdoor extension of such spaces.
- When a porch contains the main entrance to a building, the lead walk should connect directly from the porch to the sidewalk.
- A porch may be placed on the front street façade even when the entrance to the building falls on a side façade.

Size

- For porches to be most effective and functional, the minimum width of a porch from the face of the building to the porch edge should be 8 feet.
- All porches should be raised a minimum of 12 inches above the adjacent sidewalk elevation.
- Porches may extend into the second story of a building. However no porch may be more than a single story high. Double volume porch elements are discouraged in single-family neighborhoods, as they are not typical of Ventura and would be out of scale.

Location

- Porches may have a front or side location. When on the side, they must extend at least to the front face of the building.
- Porches may wrap along more than one façade of a building. But they are not to exceed 2 full façades.

Character

- Porches may either be recessed elements with a roof continuous with the building roof, or they may be protruding elements added on to the face of a building. (See images 8 & 13).
- The appearance of a porch ceiling is important. This is one of the first surfaces to greet people when they approach a building.
- Asphalt shingles should not be permitted on roofs of stoops or ground level porches.
- An equal spacing between porch columns is encouraged. Where unequal, symmetrical compositions are encouraged.
- All porch columns should have a base, middle and top appropriate to their specific styles. (Refer to Image 1)
- Columns should be built of materials that encourage proper column designs. This does not include extruded aluminum (See *Traditional Construction Patterns* by Steve A. Mouzon).
- Porch beam casings should be built of materials that reflect the structural nature of the beams, which means that the grain or texture of the casing material should be horizontal. This excludes vertically ribbed materials such as vinyl. (See Mouzon).
- When porches are made of wood, they should have a visible horizontal wooden beam between the roof eaves and column supports.
- Porches may extrude beyond the side facades of the buildings to create porte-cocheres. (See image 7)
- Specific porch architecture details such as roof slopes, eave overhangs, column and railing proportions and shapes, materials, and relationships of porch to the building itself should be designed appropriate to each individual style. For reference, use *Abram's Guide to American House Styles* published by Harry N. Abrams, Inc., 2004.

PORCHES

PLACE-MAKING



Image 1 - Single-story protruding porches along a residential street



Image 2 - Recessed porch in a two-story bungalow, creating a single-story frontage



Image 3 - Quadruplex with a single-family house front



Image 4 - Multi-family development with single-family house frontages

PORCHES

CHARACTER

Spanish Mediterranean Style

Porches are encouraged to make asymmetrical compositions along the facade; may be recessed or protruding; may wrap the house and/or fill the voids left by L-shaped configurations, with they narrower faces to the front; may take the form of the arcade or loggia supported by columns, and they may wrap around the building on more than one façade. When protruding, they should be designed such that the front plane of the porch lines with another mass of the building.



Image 5 - Recessed Arcaded Porch



Image 6 - Sideyard Porch



Image 7 - Protruding Porch



Image 8 - Recessed Porch

Craftsman Style

Porches are encouraged to be generally symmetrical compositions in themselves; may be recessed or protruding; may not have their narrow faces towards the front. Porches with hip roofs are discouraged. When asymmetrical, the porch length should either be less or more than half the building facade.



Image 9 - Full-Front Porch



Image 10 - Partial-Front Porch



Image 11 - Wrap-Around Porch



Image 12 - Recessed Porch

Victorian Style

Porches may either be full, part, or wrap-around porches; may have gable ends, hips, shed roofs, or combinations of the forms. All porch elements should be classically proportioned in detail. Porch bays should be vertically proportioned.



Image 13 - Full-Front Porch



Image 14 - Partial-Front Porch



Image 15 - Wrap-Around Porch



Image 16 - Two-Story Porch

PORCHES

ELEMENTS

Spanish Mediterranean

Top



Image 17 - Wooden beam & column brackets with clay tiled roof

Craftsman



Image 20 - Projecting rafters and eaves

Victorian



Image 23 - Horizontal beam between columns and roof

Middle



Image 18 - Decorative tiles on step risers & articulated springline of the arch



Image 21 - Exposed river rock for column base

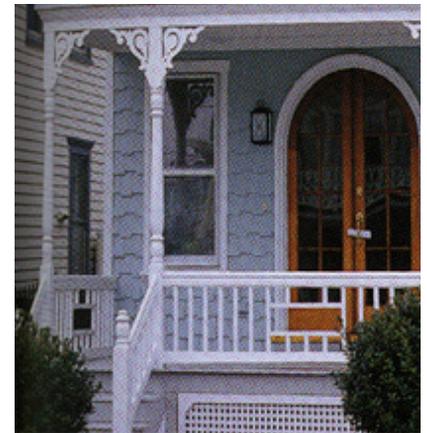


Image 24 - Ornamental wooden column and railing

Base



Image 19 - Raised mediterranean stucco base with planter



Image 22 - Exposed brick for steps and column base

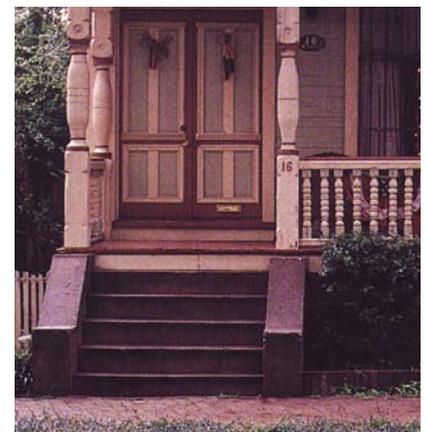


Image 25 - Victorian base detail