



CITY OF BEAUFORT  
HISTORIC REVIEW BOARD  
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## **PORCH DECKING GUIDELINES FOR PROPERTIES IN THE HISTORIC DISTRICT**

Many historic buildings in Beaufort retain their original decking, while many structures have required decking replacements over time, oftentimes replaced with either in-kind materials or newer synthetic products.

While replacement of historic wood decks with wooden deck boards of similar profiles are always preferred, alternatives have been used that eliminate concerns such as wood deterioration and promote long-term durability.

These guidelines aim to direct homeowners in the Beaufort Historic District to making informed decisions regarding their porch decks when aiming for a city staff or Board-level approval.

For general porch repairs, refer to Chapter 9 of the Beaufort Preservation Manual.

*NOTE:* Lists of contributing and non-contributing properties in the Beaufort Historic District can be found online on the City of Beaufort's website.

### **CONTRIBUTING PROPERTIES**

For contributing structures, historic porches should always be maintained and repaired in-kind wherever possible.

If a porch has been determined via photo documentation or in-person site visits to be beyond repair, the first recommendation will always be to replace the porch in-kind with wood boards that match the dimension, profile, and surface pattern of the existing.

If wood is not the desired material by the applicant, synthetic porch materials on contributing structures may be approved on a case-by-case basis by the HRB. These synthetic materials should have the same dimension, profile, and surface pattern of the existing deck

boards. Faux textured surfaces are not appropriate on historic properties.

- For contributing structures with existing tongue and groove boards, a deck board with a similar profile should be used. It is inappropriate to replace a historic profile with a simpler, modern profile.
- Some synthetic decking manufacturers offer end caps to protect the exposed faces of the deck boards. This, however, is not an appropriate detail as end caps are not traditional on historic porches.

### **NON-CONTRIBUTING PROPERTIES**

Synthetic porch materials on non-contributing and new structures may be approved by city staff on a case-by-case basis, with the option for staff to elevate the project to Board-level review should they see fit.

Synthetic materials are more appropriate on non-contributing structures, as many of these structures often were constructed in the mid- to late-twentieth century, and many have been altered over time.

- For non-contributing structures with existing tongue-and-groove boards, a deck board with a similar profile should be used. However, a simpler profile may be considered for these structures.
  - End caps may also be considered for non-contributing structures.
- For new construction, both wood and synthetic materials can be considered.