

Porch Rehabilitation: 215 Regent Street  
Submitted by Robert Toole, owner.

#### Notes on Photographs #1 - #5

#1: Shows entire porch. The two columns in the center are wooden and have been damaged by water penetration from the leaking roof. The corner columns are fiberglass replacements that match the originals. They were installed about ten years ago when the earlier wooden columns showed severe damage and structural instability. The two center columns will be replaced using these fiberglass columns which will match the existing corner columns

#2: Shows a close up of porch and highlights the damage done along the roof line by leakage from the failed roof structure.

#3: Shows a detail of the porch decking due to leakage through the roof. Also note the damaged wooden column (left) and the matching fiberglass column on the right. The decking will be replaced in-kind using the same tongue-and-groove boards painted to match the existing. The brick piers and lattice infill below the deck will remain unchanged.

#4: Shows the porch ceiling with water damage from the leaking roof. The ceiling will be replaced in-kind using the same tongue-and-groove boards stained to match the existing brown color. Note also the damage at the top of the center column due to water leakage from the roof.

#5: Shows the porch roof from a second story window. This roof was constructed using tin sheets soldered together. The soldered joints of these sheets have multiple failures and despite repeated applications of roof coatings and patches seen here continue to leak and cause water damage to the porch structural timbers, columns and porch decking below. The roof will be rebuilt and supplied with a rubberized roof membrane to insure it is water tight. The roof cannot be seen from the street.