

304 East Sixth Street Balcony

This project consists of construction of a timber balcony on the existing stone building at 304 East Sixth Street. The building was constructed in the late 1800's and was used as a saddlery. It had a timber balcony with wood railing across the front of the building.

The proposed project includes removal of an existing suspended canopy that does not match the historical balcony shown in the old photograph of the building. The proposed balcony is designed to look like the original balcony while providing current code compliance.

Access to the proposed balcony shall be through two of the six existing window openings. In order to maintain the historic appearance, the existing window sashes shall be removed from the frames and mounted to steel framing constructed of steel angles cut and welded into the size and shape of the window openings. The steel frame shall be constructed to fit within the profile of the existing sash rails and stiles on the inside of the window so that it cannot be seen from the exterior of the building. The frame shall be mounted to the existing window jamb with wide throw hinges so that the sashes return to the original location in the window frame when the door/window is in the closed position. The wooden stops at the exterior of the window will remain so that the sashes seat against the stops when closed, this maintains the original appearance. The opening perimeter shall be weather-stripped. Refer to the window elevation and jamb detailing for further clarification.

The balcony structure has been designed to support the live load of occupants. The guard railing is designed to resemble the historic railing and to meet the live load requirements and height required by the current International Building Code.

