

SECTION 3.5: PORCHES, BALCONIES

BALCONIES

Railings and Balconies should be maintained and repaired before considering replacement. The replacement, if needed, should be with similar style, material, width, depth, and height. The change of any element above shall require prior HEPB approval.

PORCHES

Porches are an important “character-defining” feature on a historic building. All requests for porch enclosures visible from the street must receive prior HEPB approval.

- Original openings of porches, recessed entries and open courtyards must be preserved. If an original screened in porch is to be enclosed, use clear glass panels that are placed in the openings to retain the original appearance.
- Original shapes, locations, configurations, materials, trim, and individual feature components of existing porches must be retained. Special attention should be given to columns, beams, entablatures, pilasters, rafters, brackets, balustrades, railings, steps and doorways.
- A removal or enclosure of a porch is not permitted if original to the building.



FIGURE 3.14 HISTORIC BALCONY



FIGURE 3.15 HISTORIC PORCH

If a porch or balcony that was original to the structure was removed and is to be reconstructed, photographs and other evidence shall be used in determining location, design, and massing. Any new addition of a porch or balcony that was not historically part of the structure shall require HEPB Approval.

Resources

[Inappropriate Porch Alterations, ITS #9, by Aleca Sullivan](#)

[Preserving Historic Wooden Porches, Preservation Brief #45, by Aleca Sullivan and John Leeke](#)

SECTION 3.5: PORCHES, BALCONIES

A CERTIFICATE OF APPROPRIATENESS IS REQUIRED WHEN...

- Repair to an existing porch or balcony
- Replacement of an existing porch or balcony
- Reconstruction of porch or balcony that had been removed in the past
- Construction of a new porch or balcony

ADMINISTRATIVE APPROVAL IS POSSIBLE WHEN:

- Repair to an existing porch or balcony
- Replacement of an existing porch or balcony with a new porch or balcony based on, and conforming to, photographic evidence of the original porch or balcony.
- Reconstruction of porch or balcony that had been removed in the past with photographic evidence

HEP BOARD APPROVAL IS REQUIRED WHEN:

- Reconstruction of porch or balcony that had been removed in the past without photographic evidence
- Construction of a new porch or balcony

APPLICATION CHECKLIST

Below is a checklist to use when applying for a Certificate of Appropriateness:

IS THE BALCONY OR PORCH ORIGINAL TO THE PROPERTY?

- YES
 NO*

If no, contact staff prior to executing plans to make sure this addition would be appropriate for your structure.

TYPE OF WORK:

- REPAIR ONLY
 IN-KIND REPLACEMENT
 REPLACEMENT WITH NEW MATERIAL TO MATCH ORIGINAL

EXISTING PORCH/BALCONY CONDITION:

- EXCELENT
 GOOD
 FAIR
 POOR

ATTACHMENTS REQUIRED:

- SURVEY OF THE PROPERTY
 ONE SET OF PLANS (11X17) DRAWN TO SCALE
 MATERIAL SEPECIFICATION (I.E. WOOD, STEEL, ETC.)
 PHOTOS OF THE MAIN FAÇADE, FRONT AND SIDES
 COLOR SAMPLES
 HISTORIC PICTURE IF AVAILABLE