

Chapter 8 ADDITIONS

Utility Porch and Other Early Additions

Many early apartment buildings feature an original utility porch and open or enclosed escape stair. As an original element of the building, these should be retained, repaired and where appropriate upgraded to improve insulation and energy efficiency. Although placed to the rear of the building, they are likely to be a notable feature as appreciated along the sides of the building and, in terms of the building scale, frequently also from the rear.

New Additions

In considering the design of a new addition to a historic apartment building, the evaluation of design options should focus upon the historic character of the building. Providing additional space by extending the original utility porch may create an opportunity to retain original character, yet compliment this with a compatible contemporary design. The original building form, proportions and visual emphasis should be considered, as should the original palette of materials and their detailing.

In most cases, proposing a new addition on top of the original building will adversely affect its original character and the integrity of the building. Locating a new addition to the rear however might readily be achieved if the form and design can be composed to respect, reflect and also compliment the character of the building. An addition to the rear should not compete with the architectural importance of the original building. A rear addition should not exceed the height of the original building and might valuably be set back slightly from the plane of the original facades.

See also: [A Residential Handbook for Historic Residential Properties & Districts in Salt Lake City, Ch.8 Additions](#)

Rehabilitation Design Guidelines

8.1 Where an addition to a historic apartment or multifamily building is considered, it should be placed to the rear of the original building.

- Placing an addition at roof level under most circumstances should be avoided.
- Set the facade of the addition in from that of the original building, between 4 and 12 inches.
- Consider a change in materials from the original building.



