

Chapter 5 PORCHES & BALCONIES

Front Porch

A front porch, usually shared, sometimes individual and distinct, is a feature of many early and usually smaller multifamily buildings. It usually transforms into a balcony arrangement in a larger apartment building.

5.1 The original design, materials and detailing of a front porch should be retained and repairs made or materials chosen to match.

5.2 Where similar but discrete individual porches are a historic feature of the building, alteration or repair should ensure that the original character, appearance and relationship is retained.

Rear Porch

A rear porch structure, sometimes initially designed as a sleeping porch, may be a feature of a historic multifamily building.

5.3 As a historic feature of the building, a rear porch should be retained wherever possible.

Balconies

Balconies may be the most obvious feature of the primary street façade or they may be designed as an individual addition to a window and door opening. Early ‘walk up’ apartment buildings are likely to have a notable balcony arrangement, usually designed as a principal characteristic of the style and facade composition of the building.

See also: [A Preservation Handbook for Historic Residential Properties & Districts in Salt Lake City, Ch.5 Porches](#)

Classical architectural detailing was frequently engaged to either create a full height ‘giant order’ portico and often pediment, or as a Classical hierarchy of column design at each level. The strong symmetry of many facades is often achieved or accentuated by the balcony arrangement, framing a central entrance.

The exterior balcony arrangement was less frequently a feature of the subsequent ‘double-loaded corridor’ apartment plan, although they are occasionally a feature of the side facades of some of these buildings. Later and often smaller buildings might feature individual shallow iron balconies as a discrete structural addition to each window bay.

5.4 As a key, character-defining feature, an original balcony design and arrangement should not be altered or enclosed.

- Consider the reinstatement of a historic balcony arrangement and design, where this has been previously lost or altered.

5.5 A building maintenance and repair program will usually require a more frequent balcony maintenance cycle, occasioned by the degree of exposure of a balcony arrangement.



The architectural character of an early apartment building may be defined by the form and style of the balcony arrangement and detailing.



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