95 Bannock / 220 W 1st Ave Tandem House
Landmarks Design Review Submittal: Details
01 August, 2023

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The proposed Tandem House at 220 W 1st (aka the rear of 95 Bannock) is intended as the 'ghost' or recollection of a demolished carriage-house at the same location. The proposed design matches the original proportion and forms, while being carefully distinguished in several aspects so as to be legible as being of its own time. The design carefully walks a line between replication and distinction to allow the neighborhood to gain an inhabitable dwelling unit without losing the memory of the original structure.

The concept of the design is expressed by the chart at the right of what links and yet differentiates the ORIGINAL demolished carriage-house from the NEW proposed design.

<table>
<thead>
<tr>
<th>ORIGINAL</th>
<th>NEW</th>
</tr>
</thead>
<tbody>
<tr>
<td>While the design is derived from this set of concepts, the tandem-house must also meet the requirements of the Design Guidelines in terms of being subordinate to the primary structure and compatible with the surrounding context. The existing primary structure is considerably larger and more complex than the proposed design. The proposed design achieves broader contextual compatibility through materials, roof slope, and window types.</td>
<td>1 1/2 story scale, 12:12 roof&lt;br&gt;Encroaches into the street and alley setbacks and right-of-way&lt;br&gt;Painted brick walls -- irregular and weathered&lt;br&gt;Fully bricked front gable&lt;br&gt;Stucco overlay at front - cracked &amp; eroded&lt;br&gt;‘Storefront’ front window&lt;br&gt;Short eave overhangs&lt;br&gt;Infilled openings in brick&lt;br&gt;Floor slab recessed into grade&lt;br&gt;‘Hayloft’ front gable window&lt;br&gt;Recessed double-hung windows&lt;br&gt;1-story shed-roof ‘garage’ at rear</td>
</tr>
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</table>
Proposed Site Plan

W 1st Ave

1st Ave

Bannock St.

Alley

95 Bannock St.
Urban House / Conversion
2 stories
1,459 sf footprint

Covered porch
70 sf

Proposed Tandem House
1.5 stories
840 sf footprint

Scale: 1”=20’
Existing Primary House

Primary House front facade (Bannock St.)
Primary House rear facade
Primary House side facade (W 1st Ave.)
Primary House side interior facade

Existing Primary House
Contextual Elevation

22' wide x 21' high

20' wide x 20'-6” high

33' wide x 27'-6” high

22’ wide x 24’ high

Scale Comparison
Proposed Design - Roof Plan
Proposed North Elevation
Proposed South Elevation

Max height

Property line

Level 1

0' - 8 5/8"

Level 2

9' - 8 1/4"

Rear Base Plane

-0' - 3 7/8"

Fiber Cement Shingle

Slope

12"
Proposed West Elevation

Asphalt shingle roofing

Level 1
0' - 8 5/8"

Level 2
9' - 8 1/4"

Rear Base Plane
-0' - 3 7/8"

05
06
04
04
02
02
02
### Window Schedule

<table>
<thead>
<tr>
<th>Type Mark</th>
<th>Width</th>
<th>Height</th>
<th>Head Height</th>
<th>Comments</th>
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</thead>
<tbody>
<tr>
<td>01</td>
<td>1' - 8&quot;</td>
<td>3' - 6&quot;</td>
<td>7' - 3 3/8&quot;</td>
<td>Double Hung</td>
</tr>
<tr>
<td>02</td>
<td>2' - 0&quot;</td>
<td>3' - 0&quot;</td>
<td></td>
<td>Skylight</td>
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<tr>
<td>03</td>
<td>2' - 0&quot;</td>
<td>3' - 0&quot;</td>
<td>6' - 8&quot;</td>
<td>Double Hung</td>
</tr>
<tr>
<td>04</td>
<td>2' - 0&quot;</td>
<td>4' - 0&quot;</td>
<td></td>
<td>Skylight</td>
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<tr>
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<td>2' - 4&quot;</td>
<td>5' - 4&quot;</td>
<td>7' - 4&quot;</td>
<td>Double Hung</td>
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<tr>
<td>07</td>
<td>2' - 6&quot;</td>
<td>4' - 10 3/4&quot;</td>
<td>5' - 11 1/8&quot;</td>
<td>Egress Inswing Casement</td>
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<tr>
<td>08</td>
<td>2' - 8&quot;</td>
<td>5' - 6&quot;</td>
<td>7' - 3 3/8&quot;</td>
<td>Double Hung</td>
</tr>
<tr>
<td>09</td>
<td>3' - 4&quot;</td>
<td>5' - 6&quot;</td>
<td>7' - 6&quot;</td>
<td>Egress Double Hung</td>
</tr>
<tr>
<td>10</td>
<td>3' - 4&quot;</td>
<td>6' - 0&quot;</td>
<td>8' - 1 3/4&quot;</td>
<td>Egress Double Hung</td>
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### Door Schedule

<table>
<thead>
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<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>10</td>
<td>2' - 8&quot;</td>
<td>7' - 0&quot;</td>
<td>7' - 0&quot;</td>
<td>Half-lite</td>
</tr>
<tr>
<td>11</td>
<td>3' - 0&quot;</td>
<td>7' - 0&quot;</td>
<td>7' - 0&quot;</td>
<td>Half-lite</td>
</tr>
</tbody>
</table>
Site Elevation - South

Level 1
0' - 8 5/8"

Rear Base Plane
-0' - 3 7/8"

Rear 35%
Front 65%
Head and sill detail at double-hung windows

Jamb detail at double-hung windows

Brick
Building wrap
Mortar net
Through-wall drip edge flashing
Steel lintel support angle, paint finish
Shim
Backer rod & sealant
Self-adhered membrane flashing, lap to back of sill
Mitered rowlock sill 1:12 min.

Building wrap
2 x 2 buck
Low expansion spray foam to fill
Shim
Backer rod & sealant

Window Details  Scale: 1 1/2" = 1'-0"
Window Details

**Wood frame head to brick sill transition detail at double-hung windows**

- Fiber cement shingles
- Building wrap
- Sheathing per Structural
- Drip edge flashing
- Sealant
- Backer rod & sealant
- Self-adhered membrane flashing, lap to back of sill
- Mitered rowlock sill 1:12 min.

**Head and sill detail at store front windows**

- Brick
- Building wrap
- Mortar net
- Through-wall drip edge flashing
- Steel lintel support angle, paint finish
- Solid hardwood rabbeted glazing profile
- 1" sealed insulated Low-E glazing unit
- Self-adhered membrane flashing w/ back dam
- Backer rod & sealant
- Glazing stop
- Mitered rowlock sill 1:12 min.

**Scale:** 1 1/2" = 1'-0"
Asphalt shingle roofing
Self-adhered underlayment within 2' of perimeter
Decking per Structural
2x4 outrigger

Fiber cement trim
Fiber cement soffit board, vented
1x4 Trim
Single brick belt course
Through-wall drip edge flashing
Steel lintel support angle, paint finish

Porch framing
Fiber cement soffit board
Porch beam per Structural
Solid wood post
Inset post into concrete slab w/ 1/2" joint filler @ each side

Lap building wrap over flashing
Mortar net
Weep hole
Soldier belt course

Slope 1/4" / 1'
Slope 3:12

Level 1
0' - 8 5/8"
Level 2
9' - 8 1/4"

Entry & Eave Detail
Scale: 1" = 1'-0"
Rear Base Plane
-0' - 3 7/8"
**Proposed Materials**

**Fiber cement shingle** - James Hardie, even edge, 7" reveal, primed for paint finish

*Historic 7" reveal cedar shingles may be found in the neighborhood, such as at this Classic Cottage at 324 Bannock St.*
Summit Brick Company
Color: Morning Sage
Modular, Face Brick

The proposed brick references the traditional red ‘sand brick’ of the Baker neighborhood, but in a lighter shade and with crisp-cut edges that make it clear it is a contemporary brick.