

# Proposed Changes to 1204 West 11<sup>th</sup> Avenue Spokane, WA 99204

Proposed changes include:

- Reroute of power line to avoid roof/line damage
- Addition of shed roof dormer to utilize a closet as a room
- Conversion of three small shed dormers into peaked “doghouse” dormers due to water damage
- Addition of inset balcony to the upstairs bedroom

# Bedroom Shed Dormer



Current roof above power line tie-in

1204 West 11th Avenue  
Sutherland/Madden Household

# Bedroom Shed Dormer



Proposed shed dormer attached to gable on left with new mast for power line tie-in; upstairs closet becomes bedroom.

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Sutherland/Madden Household



Windows 39"W x 31"H (double casement with IGUs)

1/2" = 1'

Existing Main Roof

Ties in to valley of  
existing gable

Shed dormer roof

Existing  
Gable  
(East Side)

15'

Jefferson Street elevation



# Front Gable



Current

1204 West 11th Avenue  
Sutherland/Madden Household

# Front Gable Balcony



Proposed

1204 West 11th Avenue  
Sutherland/Madden Household



Previous balcony framing visible





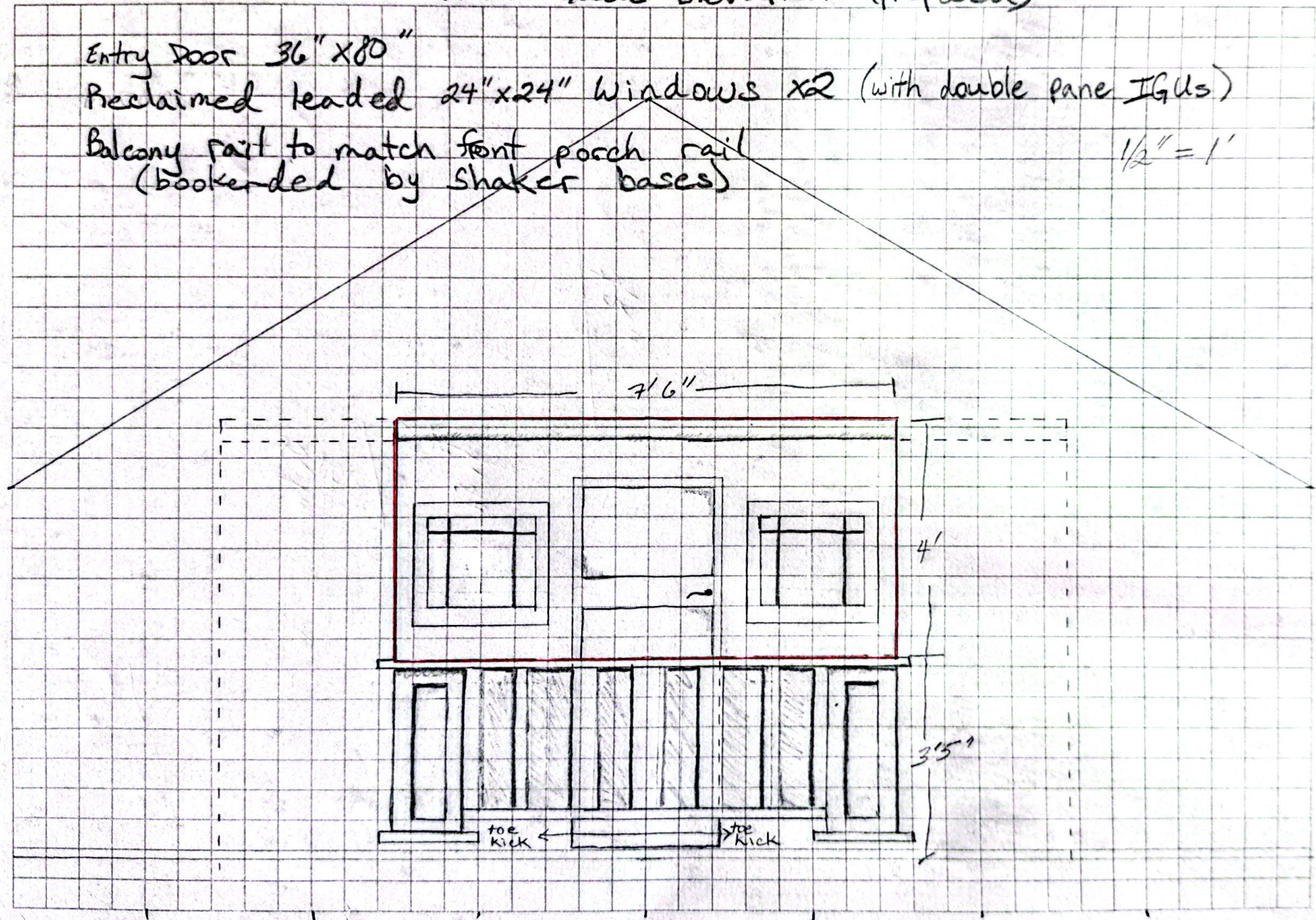
# Front Gable Elevation (proposed)

Entry Door 36" X 80"

Reclaimed leaded 24" X 24" Windows x2 (with double pane IGUs)

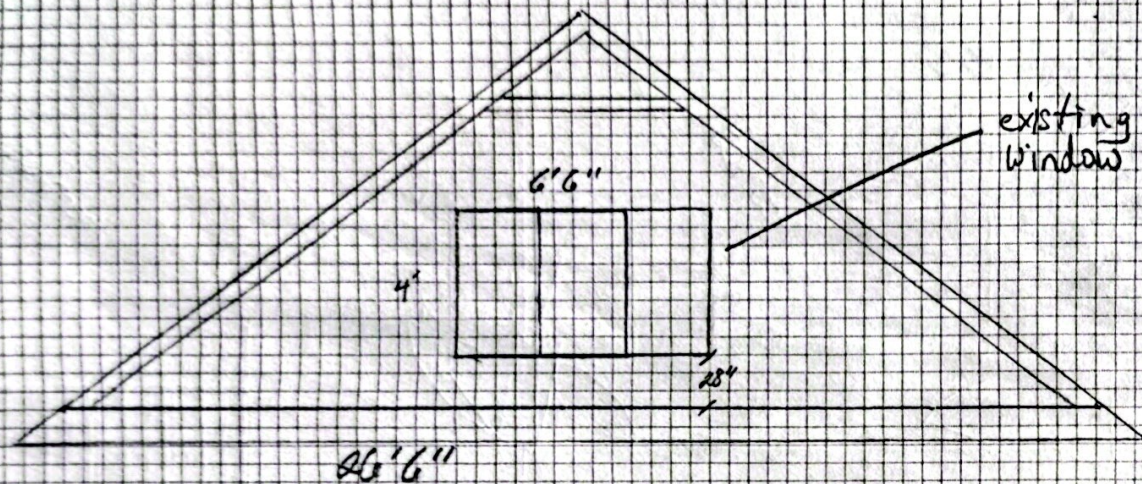
Balcony rail to match front porch rail  
(bookended by Shaker bases)

1/2" = 1'

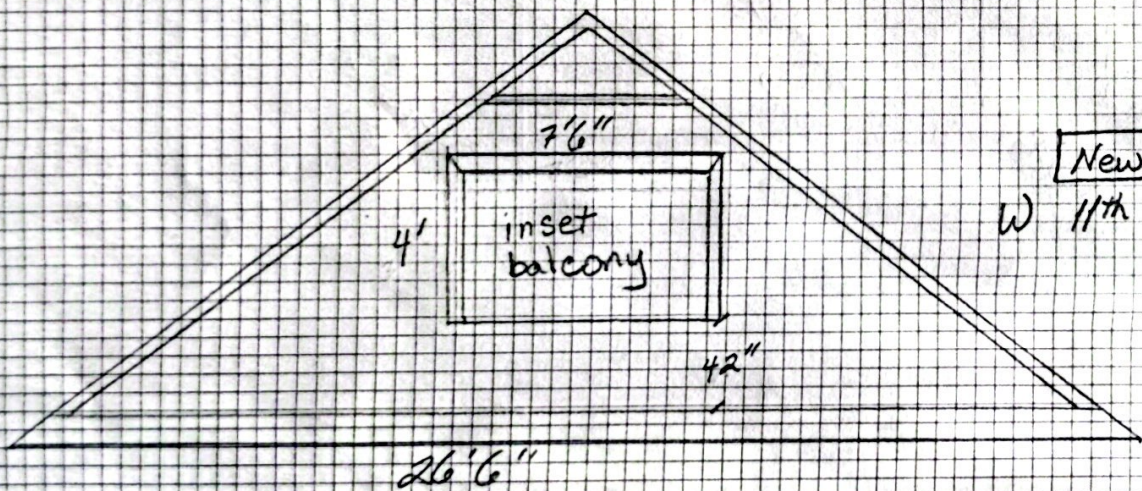




Front Gable  
(current elevation)



New Elevation  
W 11<sup>th</sup> Ave (South Gable)



JCB  
08/02/2025



# Front Gable Balcony Comparison



818 West 14<sup>th</sup> Avenue

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# Leaking Dormer (East side)



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# Leaking Dormer (West side)



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# Bathroom Dormer



Upstairs bathroom dormer. Does not leak, but I would like to change to peaked dormer and replace window to match the other dormers.

# Proposed Peaked Dormers (3)



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# Power Line Problem



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# Avista's recommendation



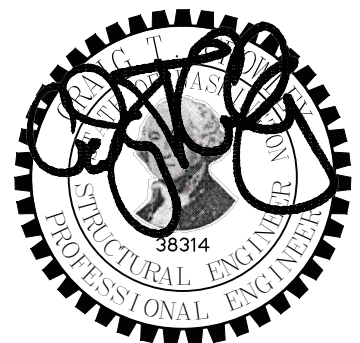
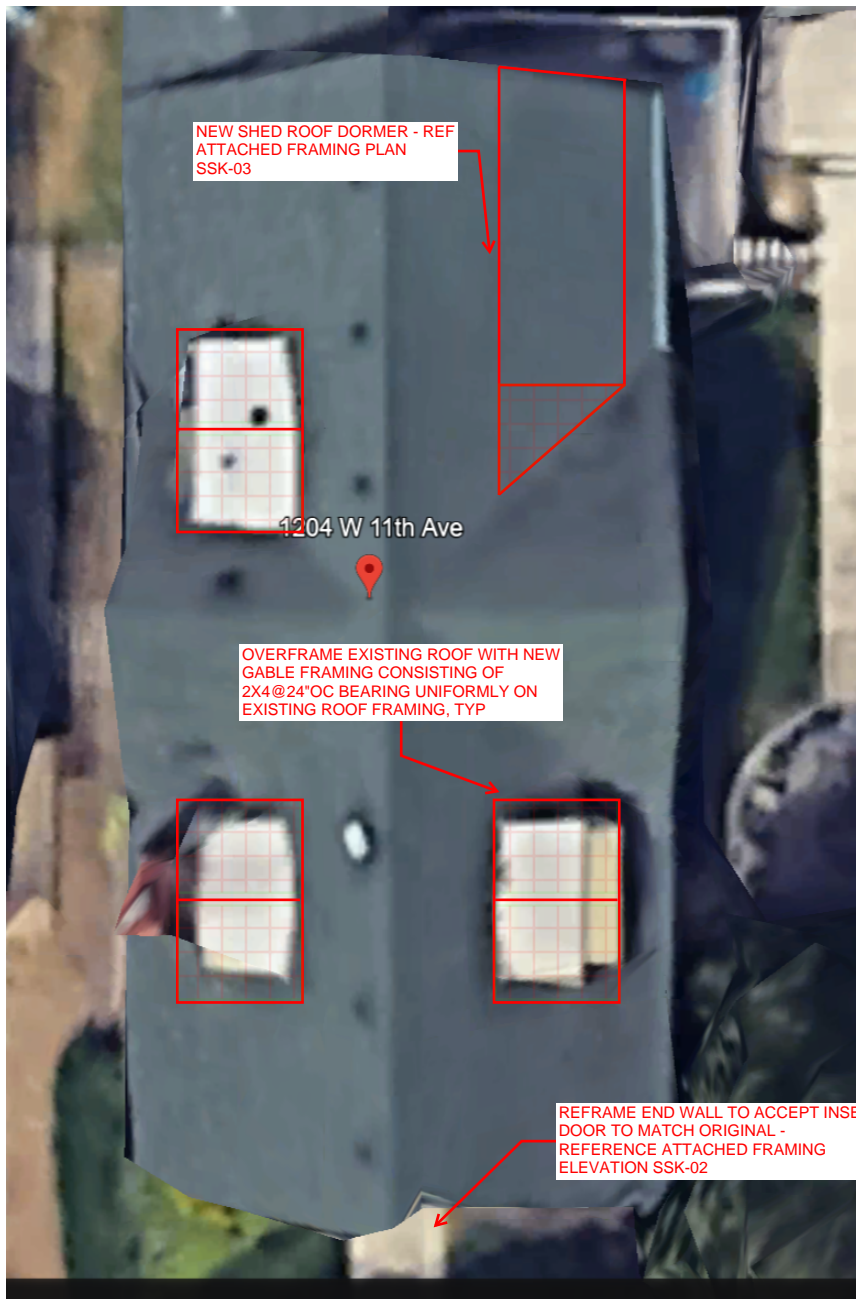
Avista recommended moving power supply line to this utility pole and connecting to a mast instead of under soffit to bring up to code.



# Add required mast



Current power line tie-in is under soffit and is within arm's reach while standing on back deck.



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CIVIL / STRUCTURAL

PROJECT NAME:  
**MADDEN RESIDENCE - 1204 W 11TH AVE**

DESCRIPTION:  
**OVERALL ROOF PLAN**

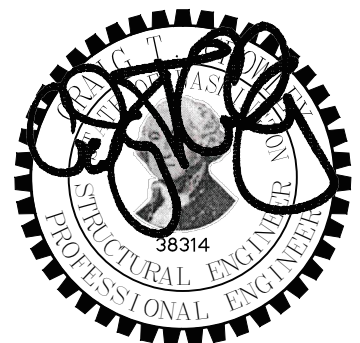
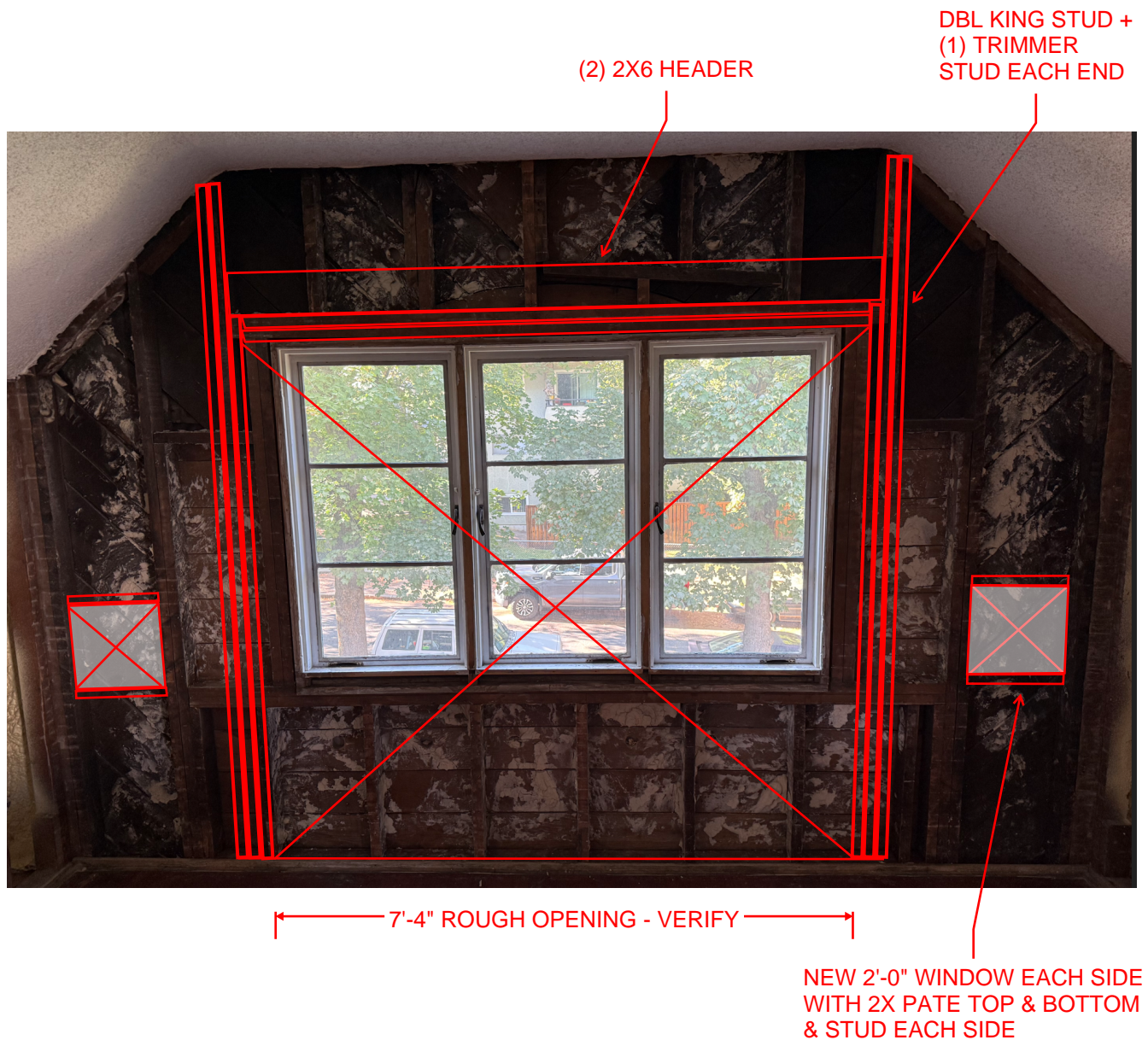
PROJECT NO:  
**25041-0352**

DATE:  
**07.30.2025**

BY:  
**CTC**

SKETCH NO:  
**SSK-01**





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PROJECT NAME:  
**MADDEN RESIDENCE - 1204 W 11TH AVE**

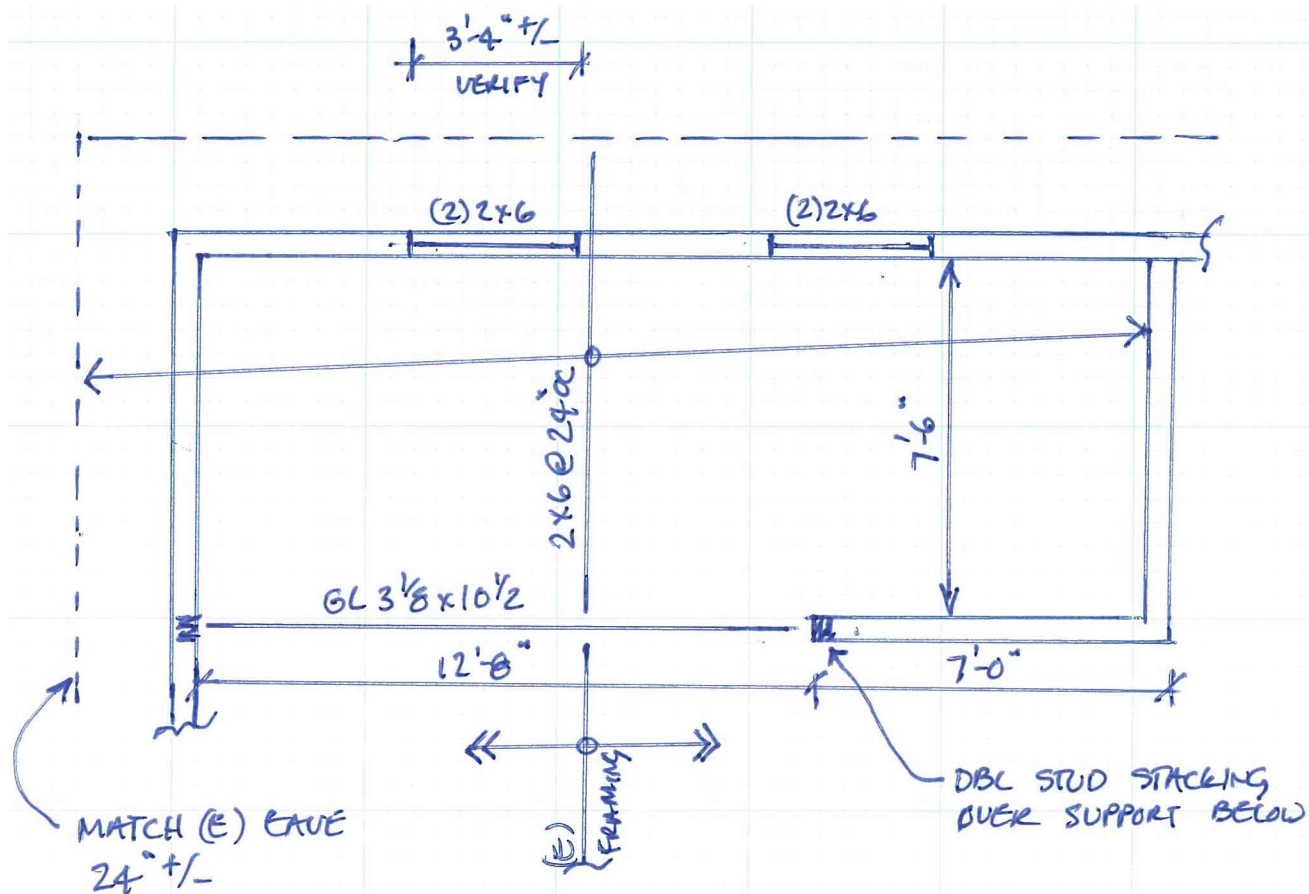
DESCRIPTION:  
**RECESSED OPENING TO MATCH ORIGINAL -  
SOUTH WALL**

PROJECT NO:  
**25041-0352**

DATE:  
**07.30.2025**

BY:  
**CTC**

SKETCH NO:  
**SSK-02**



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CIVIL / STRUCTURAL

PROJECT NAME:

MADDEN RESIDENCE - 1204 W 11TH AVE

DESCRIPTION:

NEW EAST SIDE SHED ROOF DORMER -  
FRAMING PLAN

PROJECT NO:

25041-0352

DATE:

07.30.2025

BY:

CTC

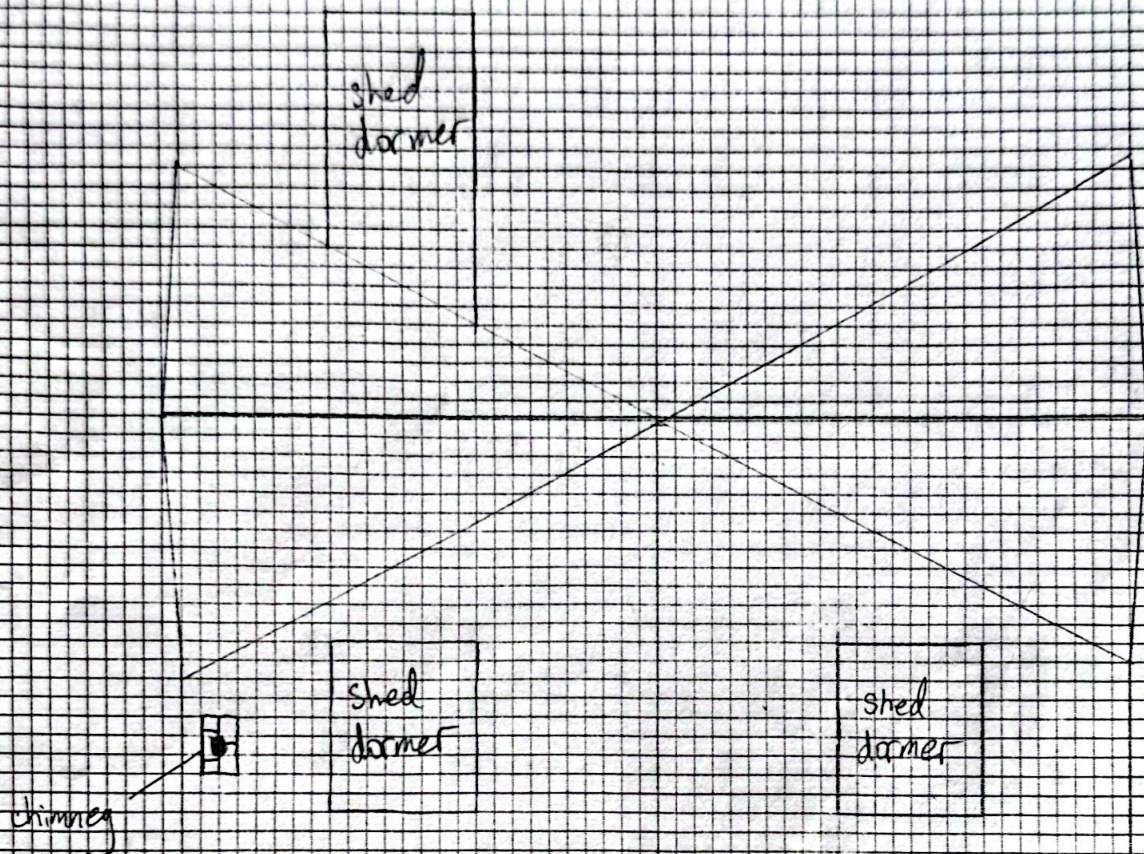
SKETCH NO:

SSK-03



ALLEY

1  
N



Jefferson

Roof (Top View) current layout

1204 WEST 11<sup>TH</sup> AVENUE

SUTHERLAND/MADDEN | RESIDENCE



ALLEY

Proposed changes  
in red

3 doghouse  
dormers  
overlay

3 shed  
dormers,

1 shed dormer  
to convert  
large storage  
room to  
bedroom

chimney

3 Doghouse

shed  
dormer

reathed and extended  
18" to  
fix water  
leaks  
(all 3)

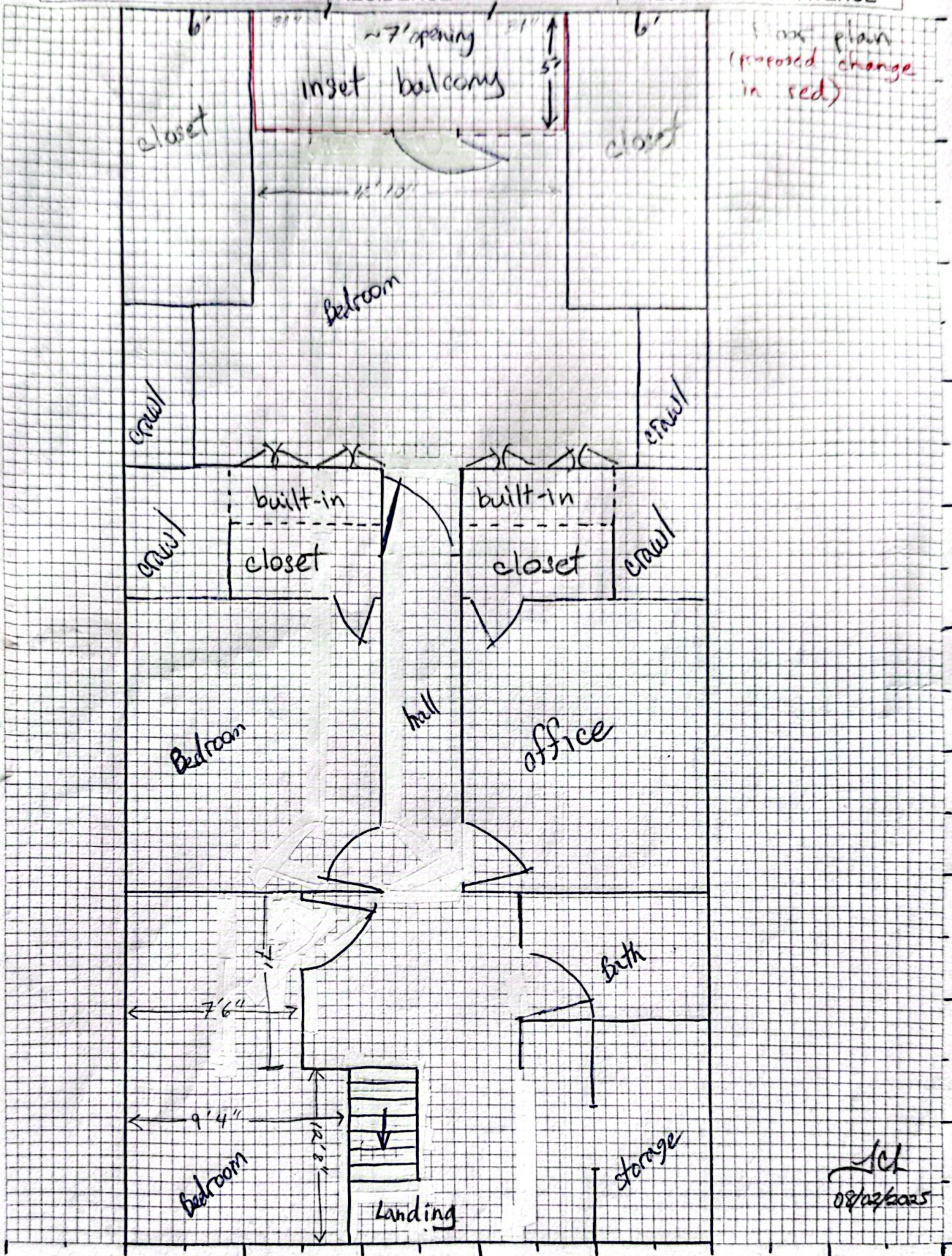
Roof (Top View) proposed layout

Jefferson

1204 WEST 11<sup>TH</sup> AVENUE

SUTHERLAND/MADDEN | RESIDENCE





new plan  
(proposed change  
in red)

JCH  
08/02/2025