

Celebrating Compatible Design

Creating New Spaces in Historic Homes

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GROWING GRACEFULLY: SIXTH AVENUE ADDITION

Michael and Susan Workman's Victorian cottage in the Avenues included a rear addition, of sorts, when they purchased it. The home had been used as a tri-plex since the 1940's and the addition looked like several rickety sheds that had been randomly tacked on to the main house. Squirrels regularly found their way from the addition into the house to scamper around in the walls at night. The whole addition was about to fall over.



The Workmans hired an architectural designer to plan an addition that would both be appropriate for the original house and reflect their own taste.

The Workmans decided to replace the addition as part of a larger project to renovate the entire house. Because the house is in Salt Lake City's Avenue's Historic District, they knew the addition had to comply with the city's design guidelines. The Workmans hired an architectural designer to create a plan for the addition that would both be appropriate for the original house and reflect their own taste.

The Workmans were thrilled with the work of the designer. His plan created the light, open interior spaces Susan wanted and incorporated two historic leaded-glass windows the couple discovered in the basement. The second level of the addition contains the master bathroom. The large dormers on each side make room for a jetted tub and a walk-in closet. On the main level, the designer created a spacious family room with French doors opening onto an inviting patio. While substantial in size, the addition is largely hidden from the street because it respects the original house's footprint and roofline.

The addition project also served as an impetus for the Workmans to upgrade the house's mechanical and electrical systems. For example, Michael explains, their decision to install radiant floor heating in the addition provided an opportunity to install radiant floors in several rooms in the original house and encouraged them to

Photo by Susan Workman Photography



The main floor of the addition created a spacious family room that opens onto an inviting patio.

their addition sail through the approval process with the Salt Lake Historic Landmarks Commission, but also made them eligible for financial incentives that significantly reduced the cost of the addition. They received both a low-interest loan from Utah Heritage Foundation's Revolving Loan Fund Program and Utah Historic Preservation Tax Credits through the Utah State

Historic Preservation Office. The Workmans credit both organizations with contributing to the success of their project. "They were advocates for us, sources of support and encouragement," Susan explains.

undertake a complete overhaul of the plumbing system. While you may shudder at the thought of a plumbing overhaul, the Workmans count the resulting improved water pressure throughout the house as one of the benefits of their addition project.

Before launching into the construction of the addition, Susan spent hours researching successful historic renovations. She attended open houses with her camera in tow and read a variety of books and magazines. Confident in their vision based on their designer's plan and Susan's research, the Workmans worked closely with their contractors to make sure the construction met their expectations. Over the course of the project they developed their "Rules of Three" to help guide their work:

- Every project will take three times as long and cost three times as much as you expect.
- Always get three bids on a project, follow up with references, and ask to see your contractor's license.

They learned that deviating from the last rule was an invitation for trouble when a siding contractor skipped town and left them with a materials lien on their house. The Workmans' well-planned project not only helped

Photo by Susan Workman Photography



The second level of the addition houses a large master bathroom with its own balcony. You can glimpse the jetted tub in the dormer to the right.