

694/696 East 4th Street

Proposed project entails converting structure from existing four units to original side by side duplex configuration. Proposed project includes replacing the existing limestone foundation with a new masonry foundation. Structure will be lifted off the existing foundation, foundation will be demolished and excavated, new concrete footings, concrete block walls, and new columns and beams will be installed, house will be lowered onto new foundation. The city is assessing costs and may elect to retain existing foundation and carry out masonry repairs. Plan for new basement includes an exterior access door facing 4th St., located under and concealed within the new wood stoop to be built for the downhill unit.

Selective demolition

- Remove all existing metal siding and wrap (demo work to remove on three sides will commence Aug. 12 under separate HPC design review application)
- Remove existing concrete stoop & stairs at front entries
- Remove foundation (see above)
- Remove existing infill between historic additions, see plan
- Remove existing exterior stair at back yard
- Remove entry doors at rear elevation

Masonry

- New foundation (see above). Split face block on external visible walls. Bid alternate for Platteville limestone veneer at street elevation, above grade.

Carpentry

- New wood front porches and wood stairs (design may change from what is shown on the drawings based on historic details revealed during initial demolition)
- Frame new walls, including patching where infill between additions is demolished.
- Replace existing wood window casings with new trim, matching existing profiles, after new windows are installed.

Weatherproofing

- Preserve, repair and repaint original wood siding, trim, historic details, fascias and soffits. Patch where necessary with clear wood to match existing profiles and historic detail. Bid alternate to replace existing siding with LP Smartside lap siding to match existing profiles.
- New asphalt roofing material
- New aluminum gutters and downspouts

Windows and doors

- Replace existing wood windows with Marvin Ultimate Double Hung wood windows. Match existing 2:2 divided lites with simulated divided lites (see elevations and window types on plans). Flush mount full screens, aluminum
- Alter existing window openings as follows (see plans and elevations):
 1. Remove windows at first floor bathrooms
 2. Replace window at first floor with new double doors, rear elevation
 3. Remove window at second floor bathroom
 4. Three new windows at rear elevation
- New french doors and entry door at back yard, new basement access door (see above)

Site

- New retaining wall at downhill side property line