

## Owner's reasons for remodeling the single family home at 925 Lake Court

I am remodeling my home at 925 Lake Court for the following reasons:

The existing house is only 816 square feet with two bedrooms and only one closet in the entire house. To add to the floor space we plan to remove the three season backporch and add a sunroom. There will also be a new second floor over most of the existing structure and over the new sunroom. The existing first floor bedroom areas will be converted into other living space.

The planned new second floor will contain a bath and three bedrooms. The total square footage of the remodeled house will be approximately 2100 square feet. I do not feel this is an excessively large home remodel for my neighborhood. Most of the houses around me are two story houses including all the lots adjacent to mine. My neighbor directly behind me recently remodeled his small one story two bedroom house into a much larger two story house with a large addition in the back. Even though he deconstructed a large portion of his original house, he was not required to get a demolition permit.

The existing exterior walls on my house are solid masonry structural clay tile. There is no insulation on or in these walls and no voids or air spaces that can be insulated. The only feasible way to insulate the exterior walls is to add a wood stud wall inside the existing wall and insulate it.

The existing headroom in the basement is 6' - 8" but even lower where the heating ductwork is. We plan to remove the existing basement floor and lower it to provide additional headroom. The existing basement walls are poured concrete with no insulation. Three of the four basement walls and the structural clay tile walls above them on the first floor will remain. This is in part due to the fact that I originally bought the house because of the beautiful brick exterior and because it will keep from having to haul all this brick and concrete to a landfill.

The existing first floor will be removed and replaced with a new first floor. This is because the existing joists are dry rotting where they are mortared into the exterior masonry walls and they are only 2 x 8 joists which are inadequate to properly support normal floor loads. Also the first floor is an inch lower in the center of the house due to settling of the central support members.

The exterior structural masonry clay tile walls were not constructed to be able to support a second floor. In fact, there was no footings under the existing basement walls and the house actually would shake slightly whenever trains would pass by on nearby railroad tracks. There are no lintels over the first floor windows to support the load of a second floor over the windows. This is why we plan to construct new weight bearing concrete block walls inside the existing basement walls to support the new first floor and the second floor addition. The new footings for these walls will underpin the existing basement walls to better support them. There will be 3 inches of foam insulation between the old and new basement walls to insulate the basement properly. Previously the basement had no insulation and ice would form on the upper third of the basement walls each winter.

The proposed remodel will have new weight bearing 2 x 6 exterior stud walls placed inside the existing exterior clay tile walls. These new walls will be filled with R21 or better insulation. Currently there is no insulation on existing exterior walls and ice forms in the corners of the house during extended bitter cold weather.

The sunroom is being added to better use the back of the house which currently has a three season porch. Also the basement stairway is being moved to the sunroom area to be able to make the kitchen larger and to provide a better stairway to the basement. Currently the existing basement stairway is only 27 inches wide at the doorway and the door and the existing back entrance door bang into each other so you cannot open both of them at once without removing one of the doors from its hinges.

The exterior of the remodeled house will preserve the existing brick exterior on the first floor in the front and on both sides of the house. The sunroom and second floor additions will have a stucco exterior that will look better with the brick than vinyl siding.

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