

Hamilton House Exterior Projects - Attached to Historic House

Need Landmark Commission Approval

Project 1

1. Repair 3 dormers backside of house same as historic design
2. Replace any fallen roof tiles near dormers - paint with historic blue color
3. Back entrance deck to house
 - a. Replace 5 steps & deck with composite to match existing path
 - b. Replace railings with turned spindles to match the rest of house
 - c. Remove Square arch & haul away



Example of turned spindles

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Project #1 - Part 2

4. Groomsmen cellar door entrance

- a. Replace doors and hinges to match historically
- b. Add catch mechanism to prop open on wedding day
- c. Add hydraulic lift ? (Cost separately)



Exterior Projects (Not Landmark)

5. Groomsmen entrance (continued)
 - Remove pink bricks to the right of steps & haul away
 - Remove 20 x 18" square stones
 - Remove 5 x 16" square stones
 - Replace with connection to existing composite path and groomsmen door
 - Yellow rectangle becomes a garden



Project 1 - part 3 (Not Landmark related)

- 1. Wheelchair lift #1 - parking lot to ground level (yellow square)
- 2. Alter railing to accommodate wheelchair lift
- 3. Remove railroad ties and 30 cinder blocks back of house (Replace with Simmons fence from front yard)
- 4. Remove square arch
- 5. Remove bricks, pile of rocks, pallet of paver stones (3 photos)
- 6. Remove RR ties by fence
- 7. Connect composite path to second wheelchair lift at Queen Anne porch or cement under artificial grass for wheelchair view of outdoor wedding at gazebo



3. Remove RR ties, cinder blocks
4. Remove Square arch
Composite path to match



6. Remove RR ties by fence
7. Connect Composite path to gazebo



5. Remove pile of rocks



5. Remove pallet of paver stones



5. Remove bricks

Exterior Projects - Attached to Historic House Already Approved by Landmark Commission per Gloria

Project 2 - Queen Anne Porch access (instead of Sun Porch) for wheelchair lift

Pros

- Already approved by Landmark Commission, per Gloria
- Avoids tight area by back stairs & door
- Less doors to pass through - 4 tight spa
- Keeps guests out of back hallway

Con

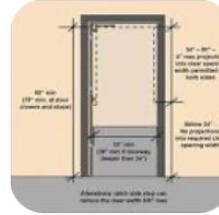
- Wheelchair ramp in front yard
- Can we hide with bushes or cover when not in use?

Door width in path to indoor ceremony Need 32"

- Door sun porch to hall 32 ½"
- Hallway turn by back stairs 32"
- Door by back stairs 29 ½". 31" remove door
- Hallway door by TV room 31 ½" with door, 33" without door.
- Door by coat closet 34" (entrance from Queen Anne porch)
- Door to parlor 66"
- Door to Bar 71"

ADA Exterior Door requirements

According to ADA standards, an exterior door must have a **clear width of at least 32 inches when open 90 degrees**, measured between the face of the door and the frame stop; this is the minimum requirement for accessibility for wheelchair users. [🔗](#)



Key points about ADA exterior door dimensions:

- **Clear width:** Minimum of 32 inches [🔗](#)
- **Measurement method:** Measure the clear width between the door face and the frame stop when the door is open 90 degrees [🔗](#)
- **Door hardware:** Hardware should be easy to operate with one hand and require minimal force [🔗](#)



Project 3 Interior

6. Repair Cracked window

Put on hold for now.

(front of house - parlor)

7. Move cabinet to basement (heavy)

8. Hammer trim and plane door to improve ability to open & close door

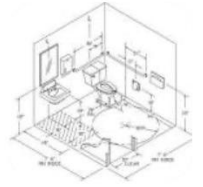


Project 4 Bathroom



28 1/2" across
(wall behind toilet)

According to ADA standards, a wheelchair accessible bathroom stall should be a minimum of **60 inches wide and 56 inches deep** if the toilet is wall-mounted, providing enough space for a wheelchair user to maneuver comfortably; this includes necessary clearance space around fixtures like the toilet and sink. [🔗](#)



Key points about ADA bathroom dimensions:

Minimum turning space:

A 60-inch diameter circle or a **60-inch T-shaped area** is required for a wheelchair to turn. [🔗](#)

Clear floor space:

A minimum of **30 inches wide by 48 inches deep** is needed for wheelchair movement. [🔗](#)

Toilet placement:

The centerline of the toilet should be positioned **16-18 inches** from the side wall of the stall. [🔗](#)

Door clearance:

Doors should swing outward to provide adequate access. [🔗](#)

Project 4 - Bathroom



31 ½" wide access to Monet suite
for bathroom inside
Need to review with city building inspector
(½" to keep historic trim)

33 ½" wide access to Monet suite
bathroom

Need to add grab bars and remove
towel rack

Landscaping Projects

1. Remove red mulch in gardens - Mark put in dumpster
2. Fill gaps with dirt - Mark smooth out
3. Trim large bush front of house to hide wheelchair lift - Mark
4. Trim tree by front entrance - Mark

Fence - Simmons Fence

1. Remove dog fence & gates
2. Remove fence along sidewalk in front yard and place along back of property to protect guests from drop off and keep students from cutting through yard. (replaces railroad ties).
 - a. Reuse 5 panels
 - b. Notice jog in fence line may require some new or modified panels
 - c. Cut posts below ground level
3. Remove 3 panels of fence between houses, keep remainder of fence line
4. Leave extra fence panels for owners to sell or donate

Thursday 3/6/25 visits

- **Howell Building Care** 920-945-0137
 - Lake Mills, WI - Recommended by previous owner, Gloria Buley
 - Office contact - Didi,
 - Estimator - Caleb 9:00am.
Caleb@howellbuildingcare.com
- **Simmons Fence** 608-754-1610
 - Installed existing fence
 - Office contact - Jessica, Eric or Bill
9-10am
- **Landmark Commission**
 - Pat Blackmer, Chairperson
 - Ordinance on City of Whitewater website
 - Submit write up with photos after reviewing quotes
 - BlackmerPA@aol.com