

Audra Dye

From: Subject Studio <hi@subject-studio.com>
Sent: Monday, June 12, 2023 4:52 PM
To: Audra Dye
Cc: Lindsay Spencer; Blake Yard; David Spencer; Lily Spencer
Subject: [EXTERNAL] Re: Historic District Commission Application - Staff Report for 8022 Kercheval - June 14, 2023 Meeting

Attachments available until Jul 12, 2023

Hi Audra,

Thank you for your detailed report and diligent analysis of our proposal. My partner Mollie and I, as well as the four owners (Lindsay, Blake, David, and Lily) will be in physical attendance at the meeting on Wednesday.

We would like to provide some clarifications concerning the items recommended for denial:

- Our contractor, Calvin Garfield of Maxwell Construction, provided the attached statement about the brick veneer at the front facade. It is his seasoned opinion that the current condition of the structural ties and veneer will require a total rebuild, and it will not be structurally possible to patch and repair. While some of the existing bricks may be able to be salvaged, cleaned, and reinstalled; some areas will still require new bricks to be used. We have confirmed with Belden Brick that the proposed new brick (Madrid BLD 20-20) would be able to be fabricated to the exact same dimensions of the existing brick to make as seamless of a transition as possible.
- We agree that it is very important to retain the window character, and were able to track down an alternative replacement brick mold profile (Stratton A1449) that offers a much closer match to the existing than the one initially proposed. Also, please be aware that there are two window openings on the east side facade that are missing windows completely and will need new replacements to be approved.
- We will be meeting H&R Window Repair next week to review the condition of the existing windows and assess the possibility of repair. However, their initial appraisal from photos of all windows is that the sashes would have to be replaced using a conversion kit that would install within the existing frame.

Please incorporate the attached contractor's opinions and alternative replacement brick mold profiles drawings within the staff report and/or submitted materials so that we may weigh the information with the commissioners.

Thank you, and we appreciate you working with us towards the best solutions!

Mike + Mollie

Subject Studio
subject-studio.com

[Click to Download](#)

Window Repair - H&R Windows.pdf
59 KB

[Click to Download](#)

8022 Kercheval - Proposed Brickmold.pdf