

From: Calvin Garfield calvin@builtbymaxwell.com
Subject: Re: 8022 Kercheval
Date: June 3, 2023 at 6:21 PM
To: Subject Studio hi@subject-studio.com

CG

Hi Michael,

Thanks for the opportunity to clarify my earlier remarks about the brick at the front facade.

The existing brick veneer is falling off the front of the house, the whole of it. From the top to the bottom, the brick ties are deteriorated and/or missing; whole sections are loose and in the process of falling (temporarily held in place by wood bracing); other sections are bowing outward and will certainly fail in the near future; stress cracks which show movement in the facade begin at grade and extend upward throughout the elevation. It's not a matter of securing a few loose bricks or doing some tuck pointing. The removal of any significant portion of the lower brick will cause the brick above them (which are also loose and in the process of failing) to fall immediately. It's simply not a repair project at this point, but a rebuild.

If the HDC deemed it essential to preserving the historic character of the building, the existing brick could be salvaged and reused. But to do so would result in a significantly increased cost. Notwithstanding reusing the original brick, some new brick will have to be incorporated in any salvage operation as it's not possible to achieve 100% efficiency in retention of material. New material could be installed beneath the porches or in other less visible locations to lessen the impact of new and blended materials.

Calvin

On Fri, Jun 2, 2023 at 8:58 AM Subject Studio <hi@subject-studio.com> wrote:

Hi Calvin,

We relayed your opinion to the Historic District Commission about the brick veneer on the front of the building needing to be completely removed and replaced, and they are asking for more clarification:

"Replacing the historic brick on the front elevation due to deteriorated ties may be difficult to get approved as the brick is a character-defining feature of the building and offers a patina that helps identify the structure to its much earlier construction. Have you considered a new masonry anchoring system to retain the brick and offer a new secure attachment to the structural walls? If so, please explain why this option won't work (or any other option there is, such as dismantling and relaying of the historic brick.)"

Could you get me a brief statement that I could send them, either explaining that the veneer could be partially removed, new ties installed, and patched (if you think it's possible/reasonable); or that anything less than full removal and replacement would be impractical, cost prohibitive, or result in a compromised wall assembly if that's your assessment? They are requesting a response by June 5.

Thanks,
Mike

Michael Sklenka
Architect

Subject Studio
subject-studio.com

On May 18, 2023, at 10:37 PM, Calvin Garfield <calvin@builtbymaxwell.com> wrote:

Here you go.

Calvin

On Thu, May 18, 2023 at 3:11 PM Subject Studio <hi@subject-studio.com> wrote:

Totally understand, thanks Calvin!

Mike

On May 18, 2023, at 3:09 PM, Calvin Garfield <calvin@builtbymaxwell.com> wrote:

Hi Mike,

I'll endeavor to do that tonight. We've had one guy away on vacation so I've been working in the field for almost two weeks. We're already doing our "on season" six days a week.

Calvin