

Exterior Walls

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.

Our contractor (Maxwell Construction) performed some stabilization work to the brick veneer at the front façade in Winter 2022, and observed that the majority of the existing brick ties were rusted, deteriorated, and causing the veneer to separate from the structure. In order to properly tie the brick veneer back into the structure, their assessment is that it would be best from a durability and aesthetic perspective to remove and replace the whole veneer. We will reach out to the contractor again to provide a statement weighing the possibility and implications of partial removal of the brick to install new ties and/or reinstalling existing brick.

There is a paint specified for the "body" of the house. Do you plan to paint the brick, or is the color there only as a reference to the Color System/palette for the house?

All brick will remain unpainted, including any new infill or replacement brick. We intend the body color to be applied to the existing wood-sided gables only at the attic level of the front elevation, east elevation, and rear elevation of the house.

Please add the cut sheet for the exhaust fan planned for the lower east elevation; will it fit the existing diameter of round opening? How far will the fan from the east wall?

The exact plan and equipment specifications for the basement kitchen are in development, and the cap for the exhaust hood will be specified by the mechanical engineer. The intention will be to have the cap fit within the diameter of the opening and be as low profile as the mechanical code will allow. Once this information is known, we can relay the requirements and cut sheet of proposed cap to HDC for review if that is acceptable.

Windows

There is a discrepancy between the rendering and elevation of the bay window openings on the east wall. Elevation shows existing window pattern will remain, while the rendering shows the all bay window openings as double-hung units. Please confirm which is correct.

The elevation is correct – the existing window configuration with the middle bay windows as fixed panes with transom above would be matched.

Please explain what is meant by saying the windows and brickmolds have been compromised. The openings and brickmold are distinguished character-defining features. Did you obtain, or attempt to obtain, a repair estimate for any of the windows?

There are pieces of the brickmold missing from several of the windows, and matching them exactly and patching the new portions in a seamless manner would be difficult and cost prohibitive. All wood brickmolds have been painted with an acrylic paint which has peeled and let water permeate the wood grain without the ability to dry-out, causing integral water damage. Sanding and refinishing them is impractical as the profiles have intricate articulations, so our conclusion is that it's best to install new brickmold everywhere for consistency since we'd need to remove the existing brickmolds anyway in order to install replacement windows.

We have not attempted to obtain a repair estimate for the windows. Being that the windows are standard one-over-one double-hungs that aren't adding significant historical character and could be matched in profile with modern alternatives that are far more energy-efficient (and considering the major scope of the renovation), we feel replacement outweighs repair in this case. Please let us know if a repair estimate is required to make the decision and we will do our best to obtain one to weigh cost/benefit.

Marvin G2 windows – please specify the brickmold profile and submit photos of a vertical and horizontal mullion to correspond with the provided sections.

We are corresponding with the Marvin representative to specify a pre-formed brickmold that would match the existing wood molding as closely as possible that also works with the G2 windows. We will submit to HDC if it's determined that replacing the windows is acceptable. There is a vertical and horizontal mullion details of the proposed replacement windows on the last page of the 'HDC Info' submittal

Other - I dug up a bit of history that I wanted to pass along...

I couldn't find the building permit card to confirm the date of construction but did confirm it was already erected by 1910. I found a 1960 permit for work at the rear porch. The Sanborn maps showing the evolution of this block are on the attached document.

Designation photo – 1983 – shows the original round columns supporting the porch roofs. The columns at the 8022 porch were accidentally destroyed when the neighboring property (8026) was demolished in 1990 or early 1991.

Thank you this info is great!



8018-8022	Kercheval	OK	65
40744	6-24-60	Log No.	Date
Use	Dwelling		
Cons.	Frame		
	\$800.00		
Remarks		O.K.	
Enlarge rear frame 2 story porch from 24'x5'-footing 42" per lot plot. (Open trench inspection required before pouring concrete.)			