

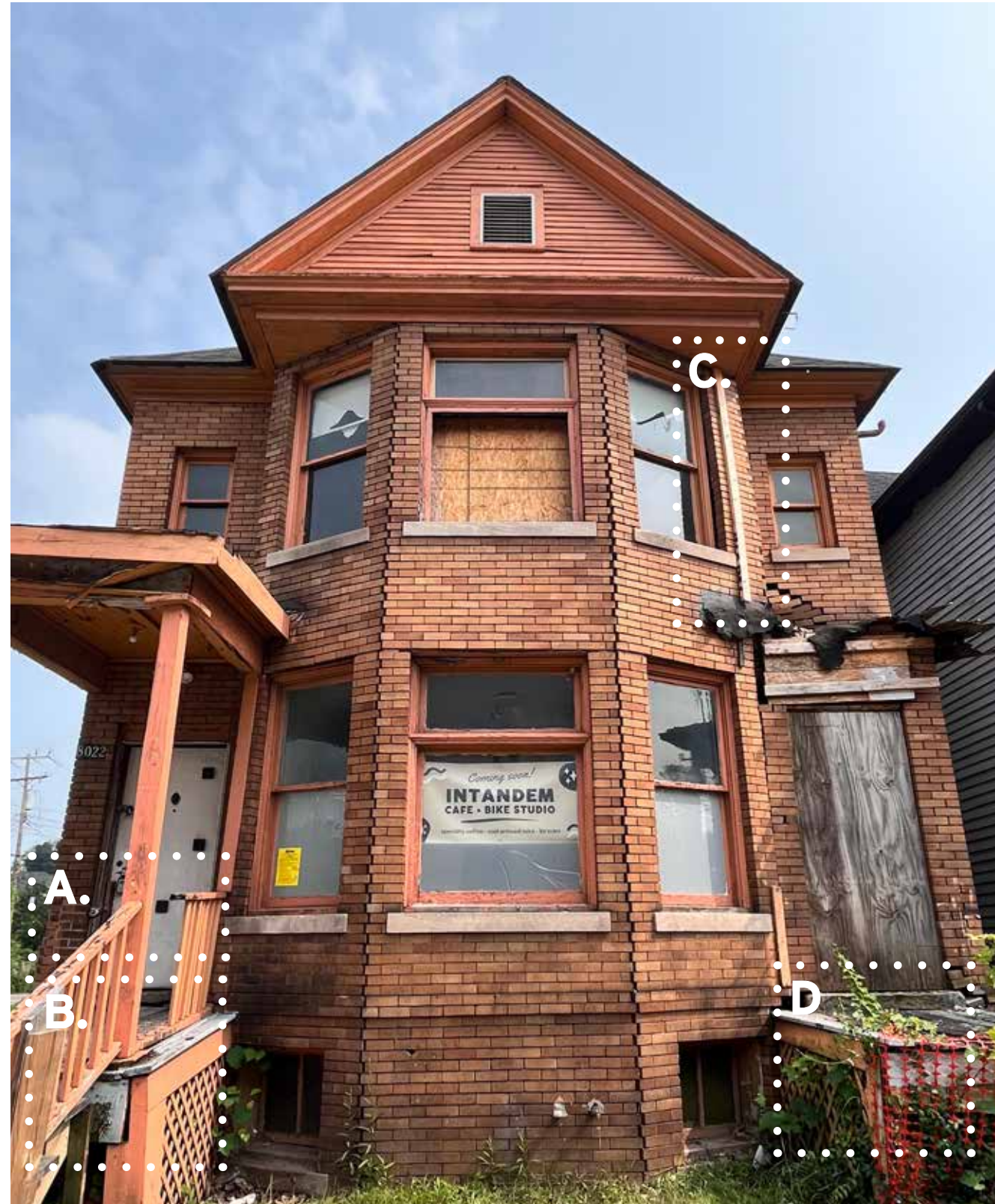
BRICK CONDITION OVERVIEW



A. Poor patching of failing bricks at East front entry



B. Loose and failing bricks at East entry/bay



A.

B.

C.

D.



C. Exterior view



C. Interior view

Brick veneer has been stabilized with temporary bracing to avoid total collapse



C. Brick concealed beneath both porches (not visible) is common brick unlike rest of the front facade



D. Common brick below West front entry porch is bowed with loose bricks and failing mortar



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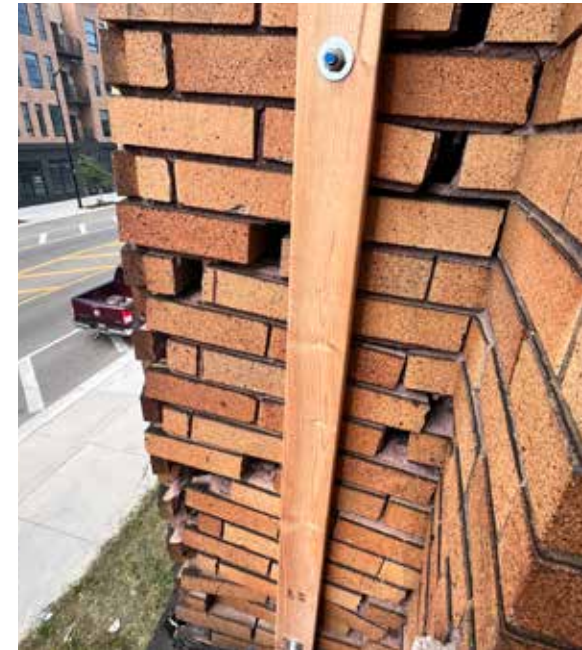
BRICK CONDITION OVERVIEW



PHOTOS TO THE RIGHT DETAIL THE SECOND LEVEL BRICK CONDITION AT THE WEST SIDE OF FRONT FACADE WHERE THE POINT OF FAILURE BEGAN



DETACHED BRICK VENEER AT WEST SIDE OF FRONT BAY



BRACING AT FAILED VENEER



COMPLETE VENEER FAILURE



REMAINS OF WEST FRONT PORCH ROOF OPEN TO ELEMENTS



CONDITION ABOVE WEST FRONT PORCH ENTRY



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BRICK CONDITION OVERVIEW



PHOTOS TO THE RIGHT DETAIL THE FIRST LEVEL BRICK CONDITION AT THE WEST SIDE OF THE FRONT FACADE.



BRACING AT LOWER PORTION OF BAY



MISSING BRICKS TO LEFT OF WEST ENTRY DOOR



BRICK CONDITION UNDER WEST FRONT PORCH



MISSING AND FAILED BRICK AT LOWER PORTION OF WEST ENTRY



BRICK AT RIGHT FRONT SIDE DETAIL



DETACHED BRICK AT FRONT OF WEST ELEVATION



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BRICK CONDITION OVERVIEW



PHOTOS TO THE RIGHT ARE OF EAST SIDE OF THE FIRST LEVEL FRONT FACADE



CONDITION AT LOWER PORTION OF WEST FRONT PORCH ENTRY - POOR REPAIR AND BULGING



FAILING BRICK VENEER AT WEST FORNT PORCH ENTRY



COMMON BRICK BENEATH WEST FRONT ENTRY



BRICK DETAIL AT MIDDLE OF FRONT BAY WITH MISSING MORTAR



BRICK DETAIL AT MIDDLE FRONT BAY



BRICK CONDITION AT MIDDLE FRONT BAY AT OLD GAS CONNECTION POINTS



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BRICK CONDITION OVERVIEW



PHOTOS TO THE RIGHT DETAIL THE SECOND LEVEL AND UPPER PORTION OF THE FIRST LEVEL OF THE EAST AND MIDDLE PORTIONS OF THE FRONT FACADE



BRICK CONDITION AT SECOND LEVEL EAST SIDE OF FRONT BAY SHOWING BRICK DETACHED FROM STRUCTURE VIA GAP BETWEEN BRICKMOLD



DETAIL OF DETACHED BRICK AT SECOND LEVEL EAST SIDE OF FRONT BAY



BRICK CONDITION AT UPPER LEFT BAY



TYPICAL CONDITION AT BAY CORNERS



CLOSE UP OF BRICK AT CORNER BAY



GENERAL CONNDTION AT SECOND LEVEL OF FRONT BAY



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BRICK CONDITION OVERVIEW



WEST FACE OF FRONT BAY AT GRADE



WEST FRONT PORCH ENTRY AT TRANSITION TO WEST FACADE



WEST FRONT PORCH ENTRY AT TRANSITION TO FRONT BAY



DETACHED BRICK AT SECOND LEVEL OF WEST SIDE OF MIDDLE BAY



EAST SIDE OF FRONT BAY AT FIRST LEVEL CONDITION



DETACHED VENEER AT EAST SIDE OF FRONT BAY AT FIRST LEVEL



DETAIL OF EAST SIDE OF FRONT BAY AT FIRST LEVEL



EAST FRONT PORCH ENTRY CONDITION



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BRICK CLEANING FINDINGS



Both proposed brick options next to cleaned side bricks (470-479 Light Range on left and Madrid on right)



LEFT
Belden Brick: 470-479 Light Range



RIGHT
Belden Brick: Madrid



Area to the left of the basement window was cleaned via HDC request with a non-ionic detergent and low-mid pressure washing. Cleaning via these techniques made very little difference in the appearance of the brick.



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BRICK CLEANING FINDINGS



Both proposed brick options next to cleaned side bricks (470-479 Light Range on left and Madrid on right)



LEFT
Belden Brick: 470-479 Light Range

RIGHT
Belden Brick: Madrid



Area below large center bay window cleaned per HDC request. The left half of that brick was done twice with a non-ionic detergent and low-mid pressure washing. The right half of that brick was water blasted alone. Cleaning via these techniques made very little difference in the appearance of the brick.



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NEIGHBORHOOD CONTEXT



MIXED FACADE BRICK CONDITION AT MIXED-USE BUILDING DIRECTLY ACROSS ALLEY



WINDOW CONDITION AT ADJACENT NEIGHBORING BUILDING WITH REPLACEMENT (NOT ORIGINAL) ALUMINUM-CLAD WINDOWS. BOTH BUILDINGS WERE BUILT IN 1907 AND ARE IDENTICAL IN DESIGN EXCEPT FOR THE CLADDING MATERIAL.



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INFILL/REPLACEMENT BRICK OPTIONS



BRICK OPTION #1 **470-479 Light Range**

- Available in Modular Size*
- Possibly available in Standard Size**

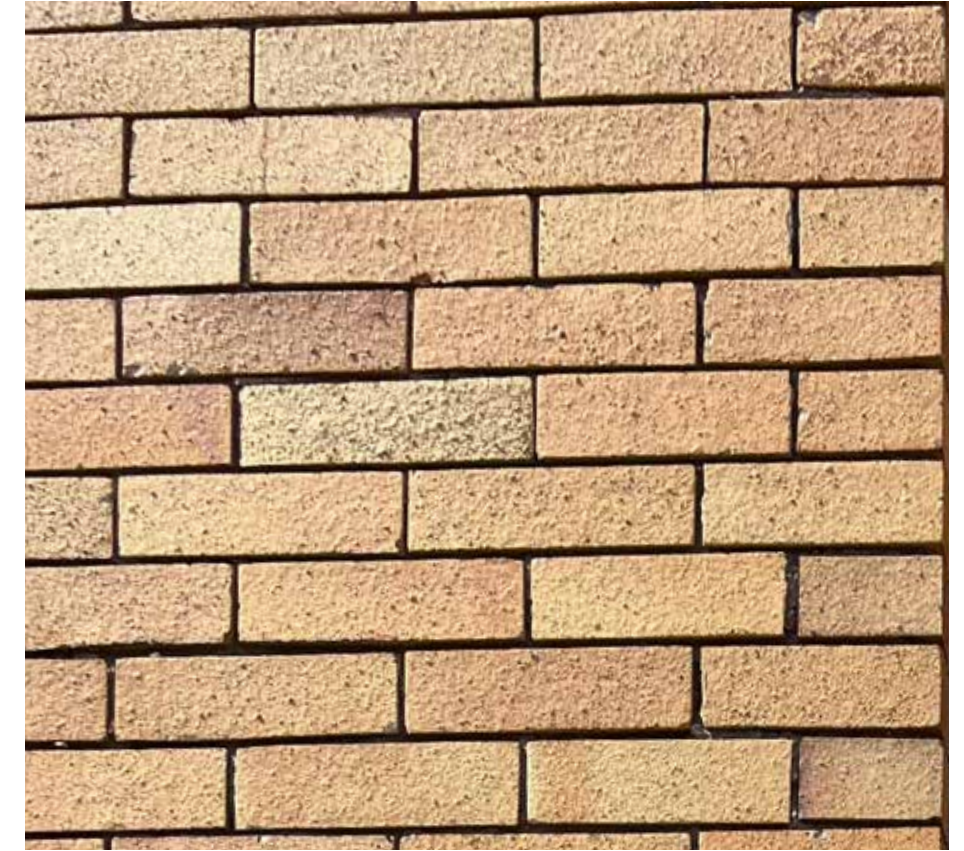


BRICK OPTION #2 **Madrid**

- Available in Modular Size*
- NOT currently available in Standard Size**

*Modular Size: 7-5/8" (w) x 2-1/4" (h) x 3-5/8" (d)
**Standard Size: 8" (w) x 2-1/4" (h) x 4" (d)

Standard Size in either option requires a minimum order of 10,000-30,000 bricks unless available from another larger order



EXISTING BRICK

Standard Size:
8" (w) x 2-1/4" (h) x 4" (d)



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FRONT FACADE RECONSTRUCTION APPROACHES



APPROACH #1

- Retain and clean as many bricks from front facade as possible for rebuild
- Rebuild with either new brick option as availability allows (Belden 470-479 Light Range or Madrid)
- Locate new bricks at the base behind the reconstructed front porch to extend across entire facade, and up all faces of bay to only use either all salvaged or all new brick on each individual wall plane (refer to color elevation).
- Infill sides and back with new brick as needed.

APPROACH #2

- Rebuild entirely from either new brick option in standard size as availability allows
- Infill sides and back with original bricks salvaged from front facade as needed.

APPROACH #3

- Rebuild entirely from either new brick options in modular size (Brick Option 2: Madrid is owner's preference)
- Infill sides and back with original bricks salvaged from front facade as needed.

* All options include rebuilding to match the brick detailing of the historic front facade.

** Options #1 and #2 dependent upon being able to purchase standard size brick from Belden.



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WINDOW 1.1



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WINDOW 1.2A/1.2B



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WINDOW 1.3



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WINDOW 1.4



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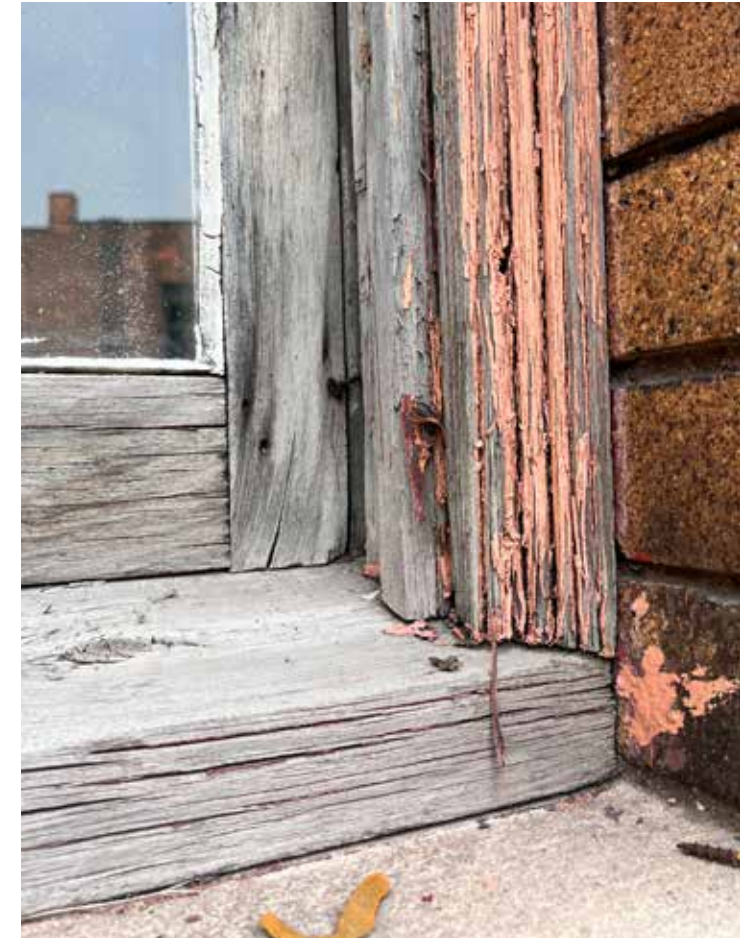
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WINDOW 1.5A/1.5B



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WINDOW 1.6



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WINDOW 1.7



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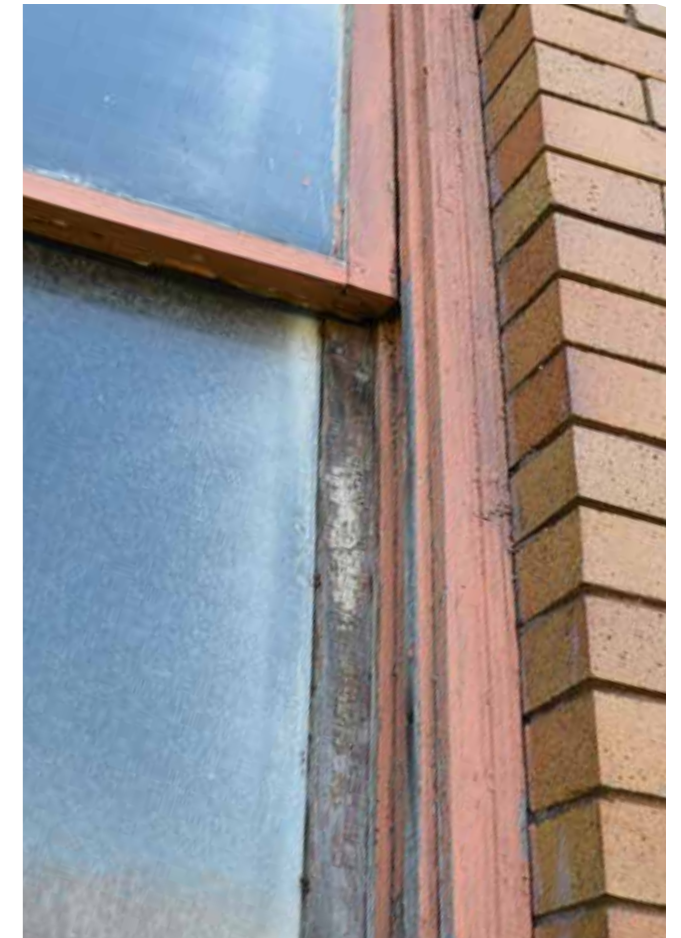
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WINDOW 1.8



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WINDOW 1.10/1.9



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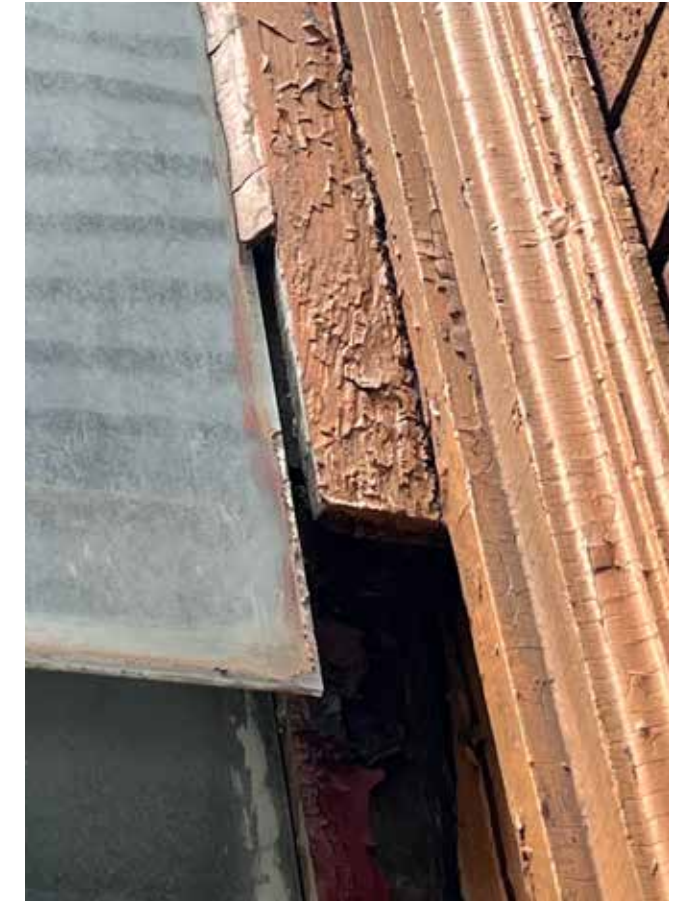
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WINDOW 1.12



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WINDOW 1.14



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WINDOW 1.19



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WINDOW 2.1



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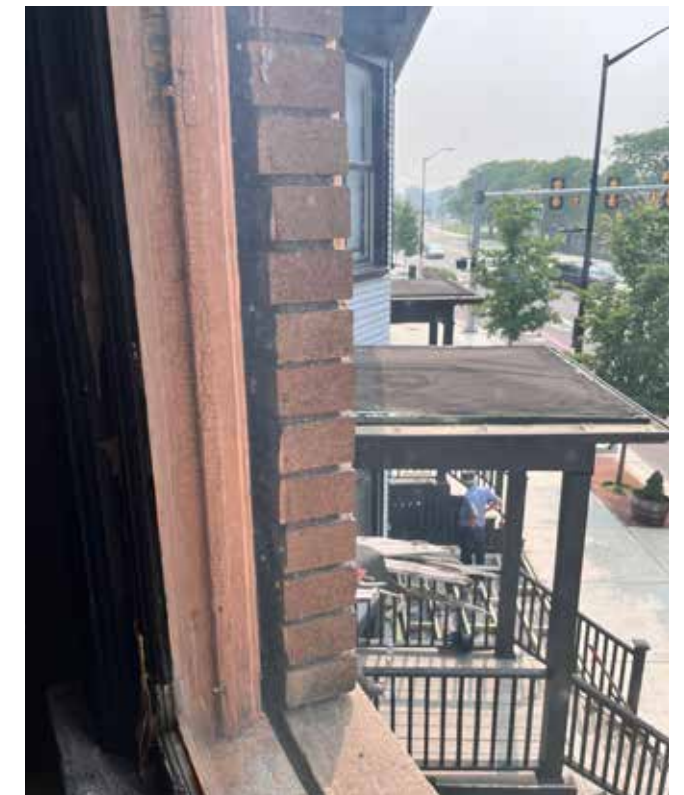
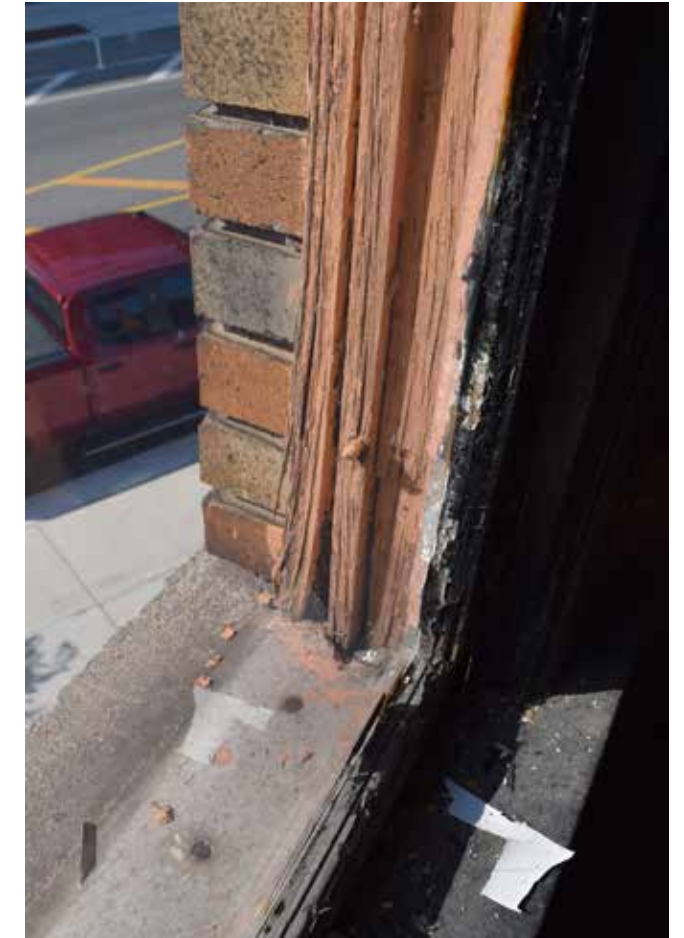
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WINDOW 2.2



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WINDOW 2.3A/2.3B



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WINDOW 2.4



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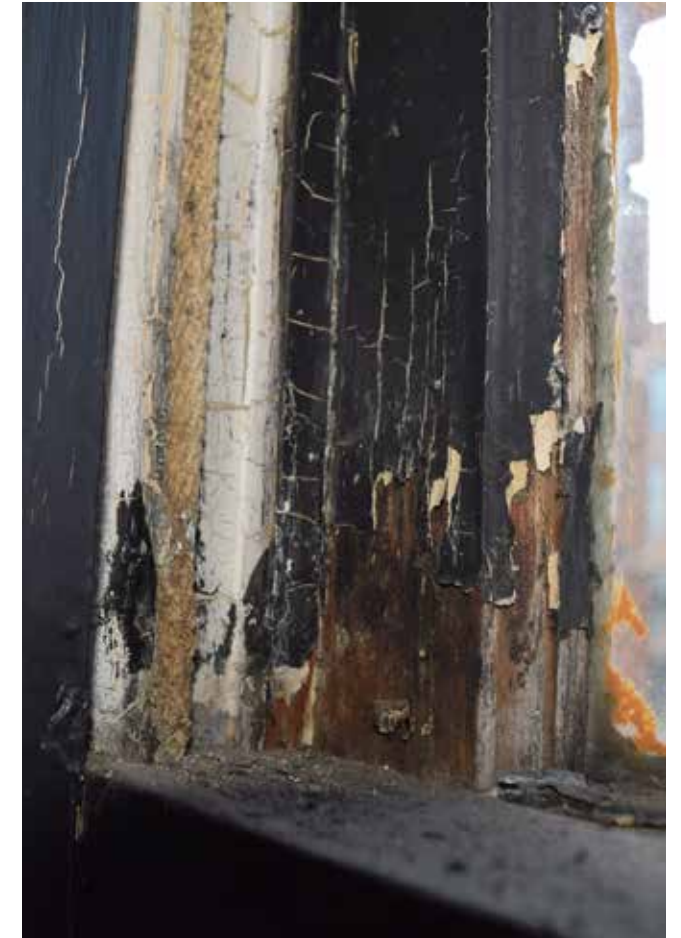
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WINDOW 2.5



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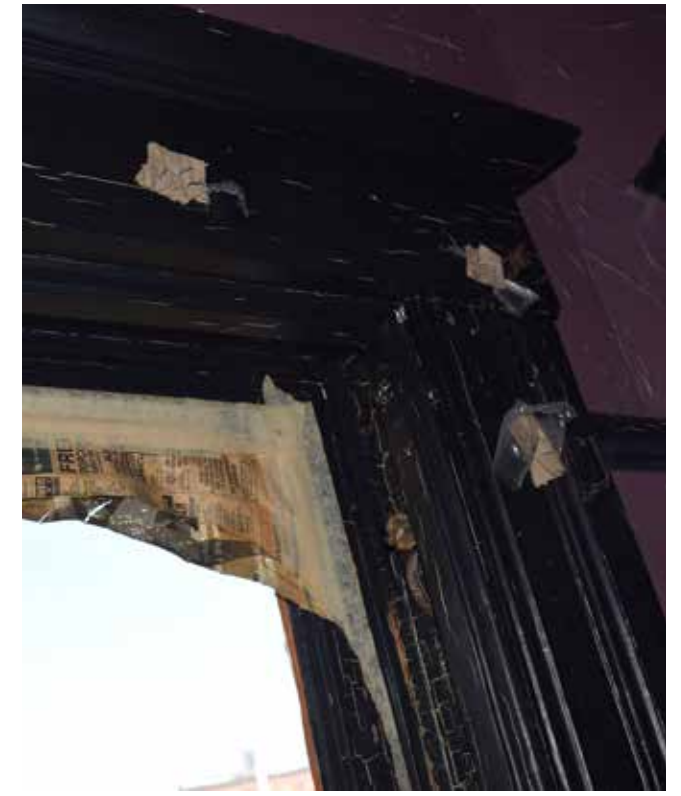
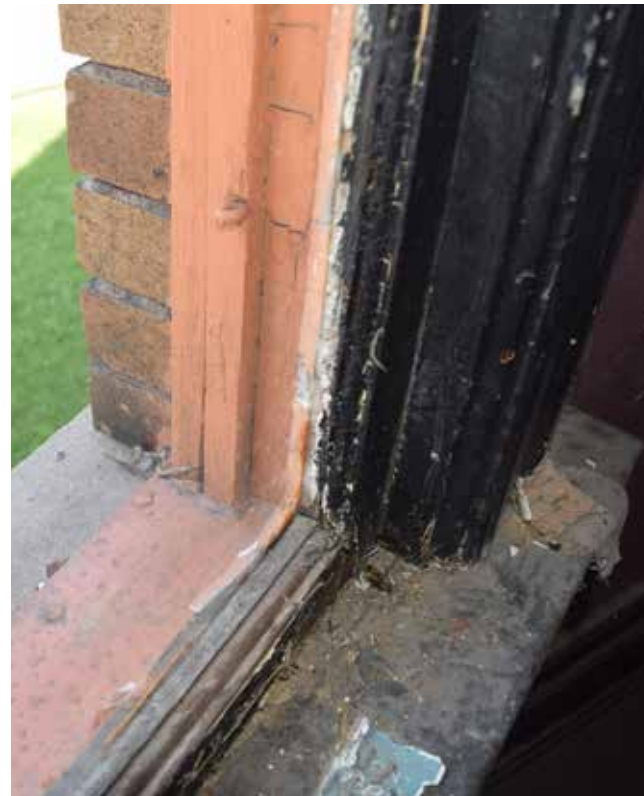
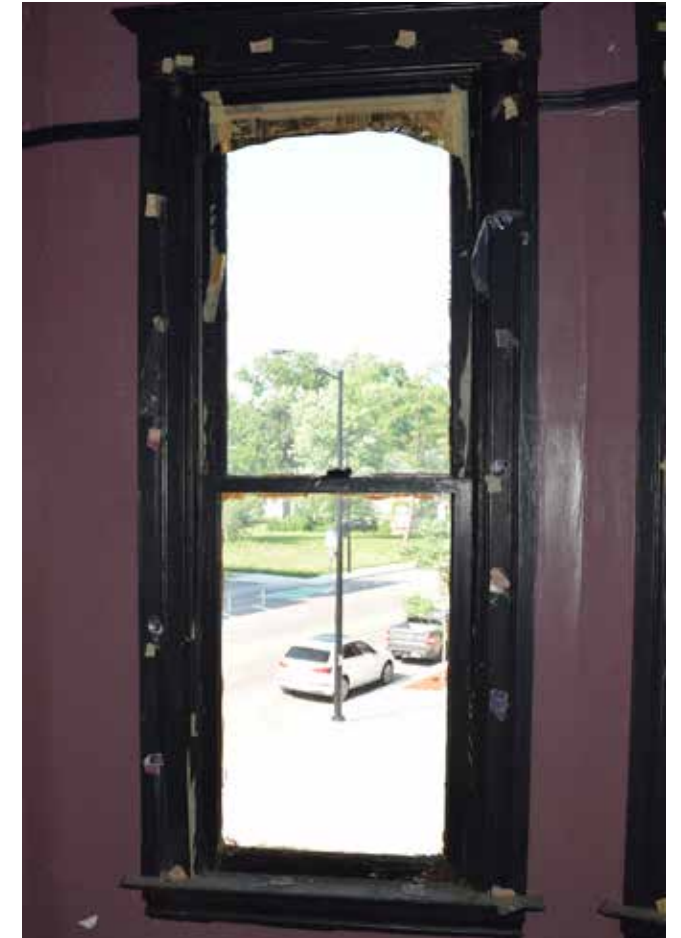
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WINDOW 2.6



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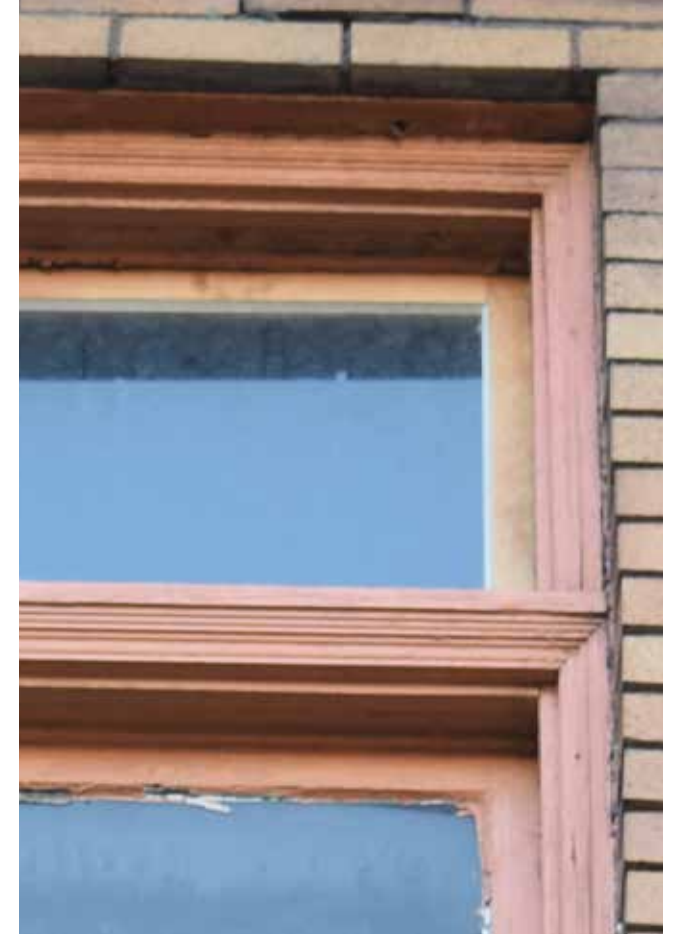
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WINDOW 2.7A/2.7B



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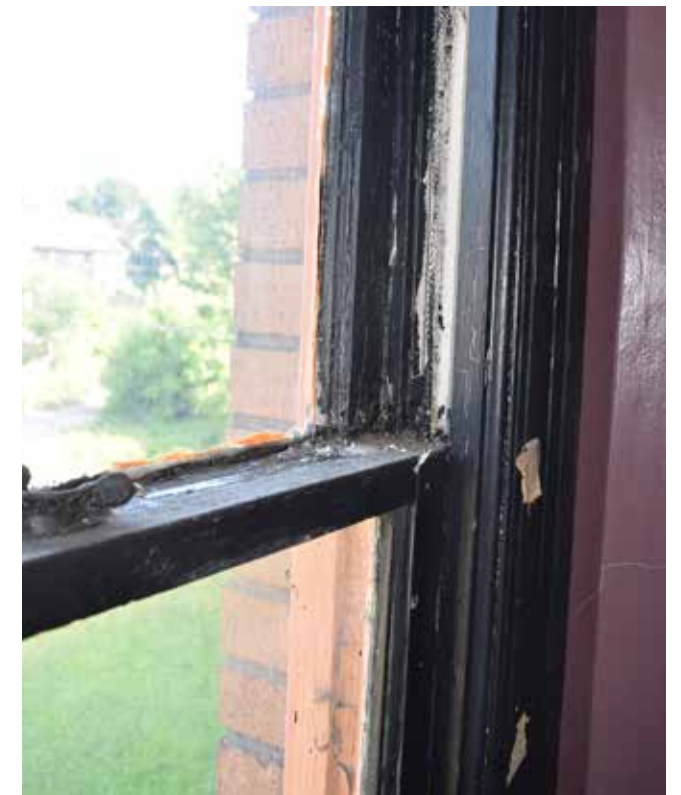
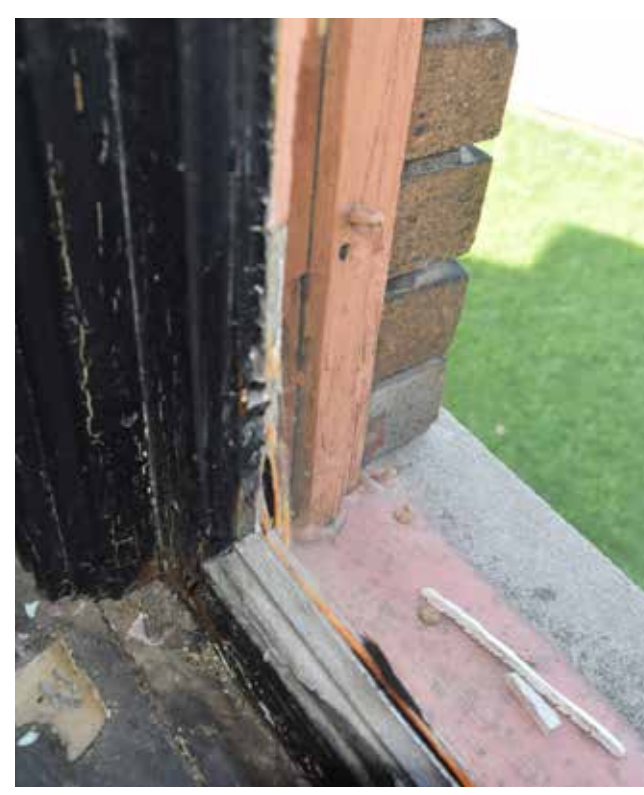
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WINDOW 2.8



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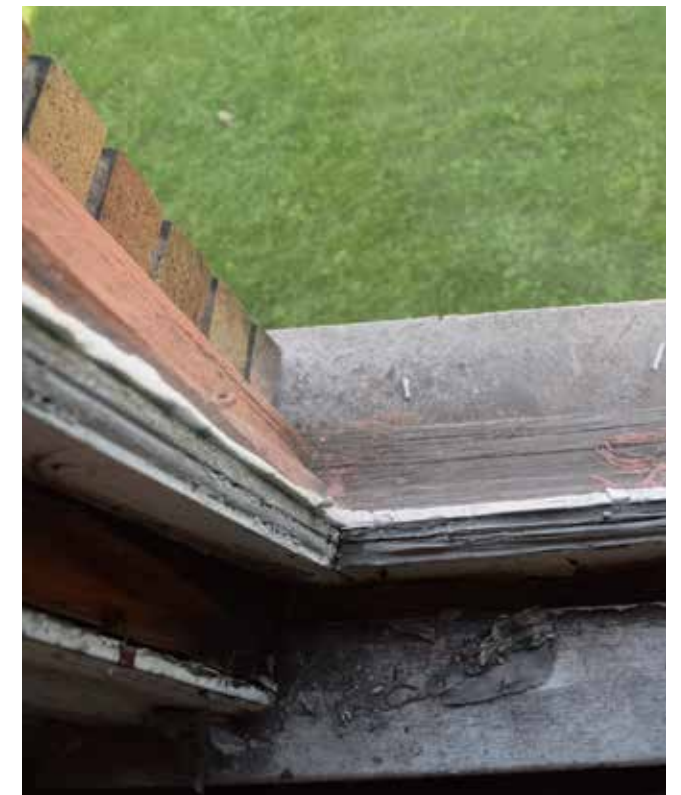
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WINDOW 2.9



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WINDOW 2.10



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WINDOW 2.12/2.11



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WINDOW 2.13



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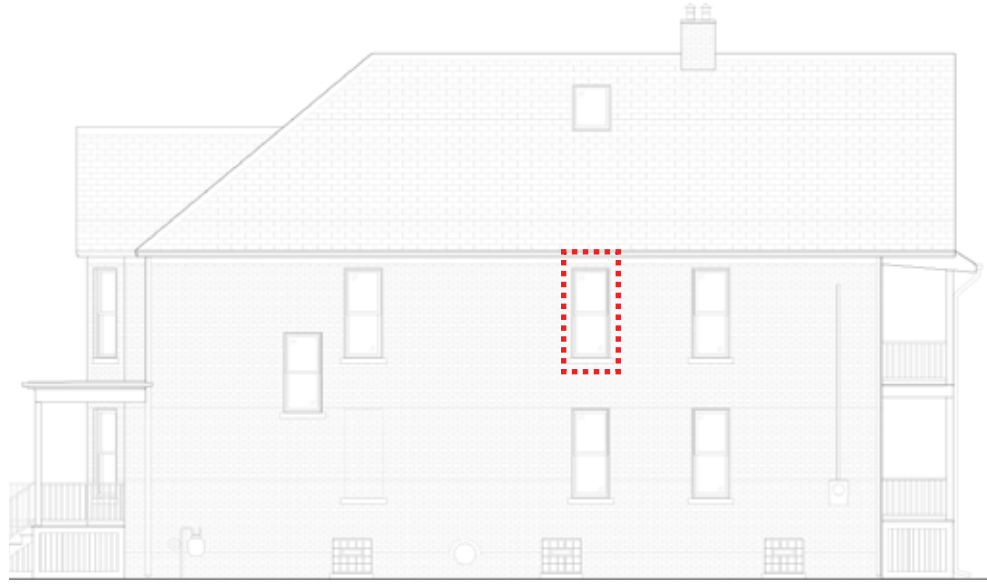
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WINDOW 2.14



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WINDOW 2.15



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WINDOW 2.16



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WINDOW 3.4



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