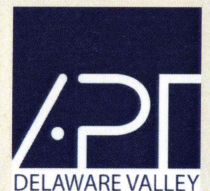


Row House Symposium

November 16th & 17th 2018



Schedule

Fleisher Art Memorial
719 Catherine Street
Philadelphia, PA 19147

Day 1

8:30 – 9:00 Registration

9:00 – 12:00 Introductions & Keynote Speaker Kiki Bolender, FAIA, LEED AP

What you need to know about Underpinning – Jen Peirce Brandt, PE

Understanding underpinning is critical in the stabilization of rowhouses and surrounding structures. This discussion will focus on rubble stone foundation walls and how they are impacted by building construction and demolition in Philadelphia. Examples of recent local building collapses will be explained as well as L&I requirements including permits, restrictions, and special inspections. Underpinning procedures will be explained.

15 Minute Break

Masonry Restoration, Ari Seraphin, PE

Multi-wythe brick masonry walls are ubiquitous with rowhomes and the majority of urban housing stock. Due to their simple but robust construction, even heavily distressed masonry walls can be saved and restored to their past elegance to provide years of continued service. This presentation will provide a representative argument for saving and restoring heavily distressed mass masonry walls and give an overview of common construction techniques and masonry construction details. It will show the deterioration mechanisms and engineering behind typical structural failures, and the repair techniques required to stabilize and correct instabilities.

12:00 – 1:15 Lunch on your own

1:15 - 5:00 **Building Insulation and Hydrothermal Movement – David Artigas, PE**

This presentation discusses identifying ways to increase the thermal efficiency of the mass masonry walls and reduce heating and cooling costs, and potential impacts on the masonry's durability. Understanding vapor barriers will also be covered. Changes may be detrimental to the wall system if materials are not freeze/thaw durable or are moisture sensitive; and if renovation detailing does not include maintainable measures, such as flashing, to limit bulk water leakage. Computerized heat and moisture migration modeling is a common way to assess some of these risks. This presentation also will discuss research in material testing to characterize the freeze-thaw durability. It also will discuss past research on freeze/thaw durability of masonry materials and how that research can help us assess the risks of insulating mass masonry walls, in addition to material testing and computer modeling.

Making HVAC changes to existing Row Homes – Joe Matje, PE

Discussion of how to add air conditioning and ventilation to existing rowhouses. The selection of the type of system has ramifications of the costs, space requirements, size of the system and requirements for the exterior envelope. Choices for HVAC equipment and ventilation will be discussed with their pros and cons as well as the challenges each of them present. Information on the payback of each system will be provided to help select systems.

15 Minute Break

The Exterior Enclosure, Controlling Water Heat and Air – Jim Dossett, RA

Discussion will focus on typical rowhouse enclosure systems: roofs, walls windows and flashing. The goals of retention, protection, and continued use of rowhouse buildings require that we find a way to extend the life of the enclosure. Appropriate repairs require an understanding of how the enclosure is intended to function, as well as how all the parts of the system work together or - as in some cases - against each other.

Navigating Historic Commission & Permitting Processes Panel Discussion:

Kim Chantry, Historical Commission

Brett J. Martin, MCP, L&I

Sam Olshin, AIA, Atkin Olshin Schade Architects

Materials Conservation Studio
1714 N Mascher St.,
Philadelphia, PA 19122

Day 2

8:30 – 9:00 Registration

9:00 – 1:00 Demonstrations

Window Restoration & Weatherstripping – Daniel Jacob, Swiftcurrent Windows

Roofing Repairs – Jason Pacetti, Premier Architectural Sheet Metal

Masonry Restoration – Gino Varacalli, Dan Lepore & Sons
Chris Hertz, Lime Works
Anthony Hita, Lime Works

Chimney Stabilization & Repairs – Ben Cross, DJ Cross Inc.