



CHARLOTTE HISTORIC DISTRICT COMMISSION

CERTIFICATE OF APPROPRIATENESS

CERTIFICATE NUMBER: 2015-232

DATE: November 12, 2015

ADDRESS OF PROPERTY: 1830 Ewing Avenue

HISTORIC DISTRICT: Dilworth

TAX PARCEL NUMBER: 121111502

OWNER(S): William and Nancy Foster

DETAILS OF APPROVED PROJECT: The project is the painting of previously unpainted brick. The purpose of the project is to unify disparate parts of the building exterior. The project was approved by the HDC November 11, 2015.

- This Certificate of Appropriateness (COA) indicates that this project proposal has been determined to comply with the standards and policies of the Charlotte Historic District Commission.
- Display the blue COA placard in a visible location along with any required permits.
- No other approvals are to be inferred.
- No demolition other than that specifically indicated on any attached plans is authorized under this approval.
- All work must be completed in accordance with all other applicable state and local codes.
- Any changes from or additions or deletions to the plans referenced herein will void this Certificate, and a new application must be filed with the Historic District Commission.

This Certificate is valid for a period of six months from the date of issuance. Failure to obtain a building permit in that time will be considered as a failure to comply with the Certificate and the Certificate will become invalid. If a building permit is not required, then the approved work must be completed within six months of the date of issuance of this Certificate. The Certificate can be renewed within twelve months of its issuance by Historic District Commission staff by written request and submission of a valid reason for failure to comply within the six-month deadline.

Chairman

Staff

1830 Ewing Avenue, Dilworth Historic District

Painting Brick

Bill Foster, Owner

HDC 2015-232



Substandard Masonry Work



Inferior joint between original structure (left) and 2006 remodel (right). In addition to the obvious shoddy mortar work, note the mismatched brick and uneven brick courses and mortar joints, especially at the top. These photos of the *north side* of the 2006 addition are indicative of the error-filled workmanship throughout all three sides.

Substandard Masonry Work



More sloppy, unsightly masonry work—*north side* wall of 2006 addition.



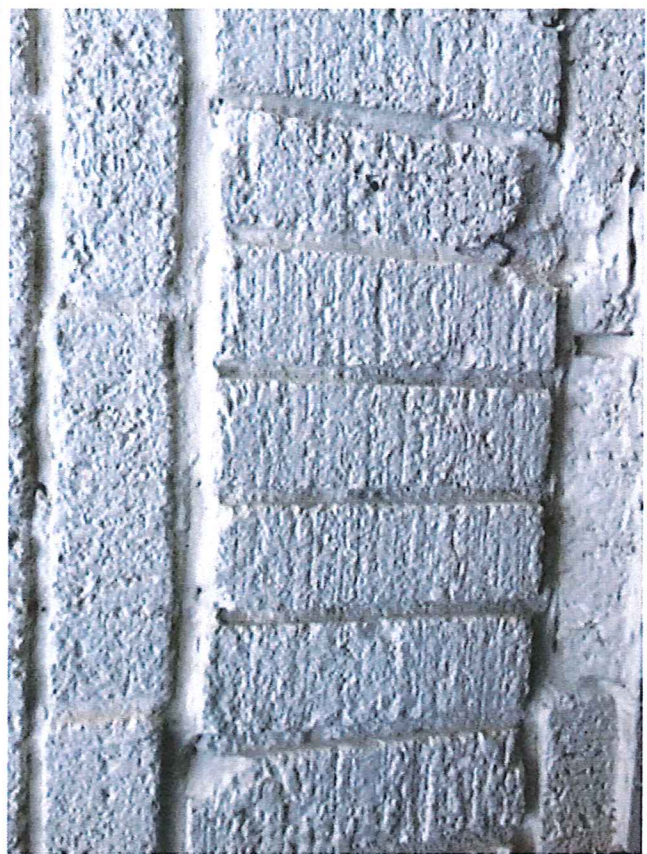
Distant view from 1823 Ewing Ave., across the street, of mismatched brick wall (inside the blue lines).



Despite being painted, this mismatched butt joint on the SW side, between the original house (right) and the 2006 addition (left), is clearly evident. Note once again the uneven rows of brick at the joint. The abundance of unsightly-and potentially damaging-mortar overfill on the upper right wall speaks for itself.



Crooked soldier course. NW wall of 2006 addition. Also note mortar overflow and drips.



More NW wall with crooked, protruding soldier course and caved-in brick below.



Top of crooked NW wall soldier course, protruding 1/4" - 1/2" from rest of wall-exposing it to standing water.



More inferior mortar work on left wall of addition: crooked, untooled joints and excess mortar drips indicative of substandard craftsmanship throughout.



Mortar head joints in excess of one inch wide,
common throughout all three sides of porch.
(Industry standard is 3/8")

Center wall of 2006 addition



Uneven head & bed mortar joints, crooked & broken bricks-
right wall of 2006 rear addition



*SW wall of 2006 rear addition. One of many
 head & bed mortar joints one inch wide.
 (industry standard is 3/8")*