
LOCAL HISTORIC DISTRICT: Wesley Heights

PROPERTY ADDRESS: 408 Walnut Avenue

SUMMARY OF REQUEST: Parging

APPLICANT/OWNER: Ella Drevina

Details of Proposed Request

Existing Context

The existing home is one story brick Bungalow constructed in 1936. The land slopes approximately 8-10 feet from front to back.

Proposal

The proposal is to parge the foundation due to water damage on the interior.

Policy & Design Guidelines, Parging - page 33

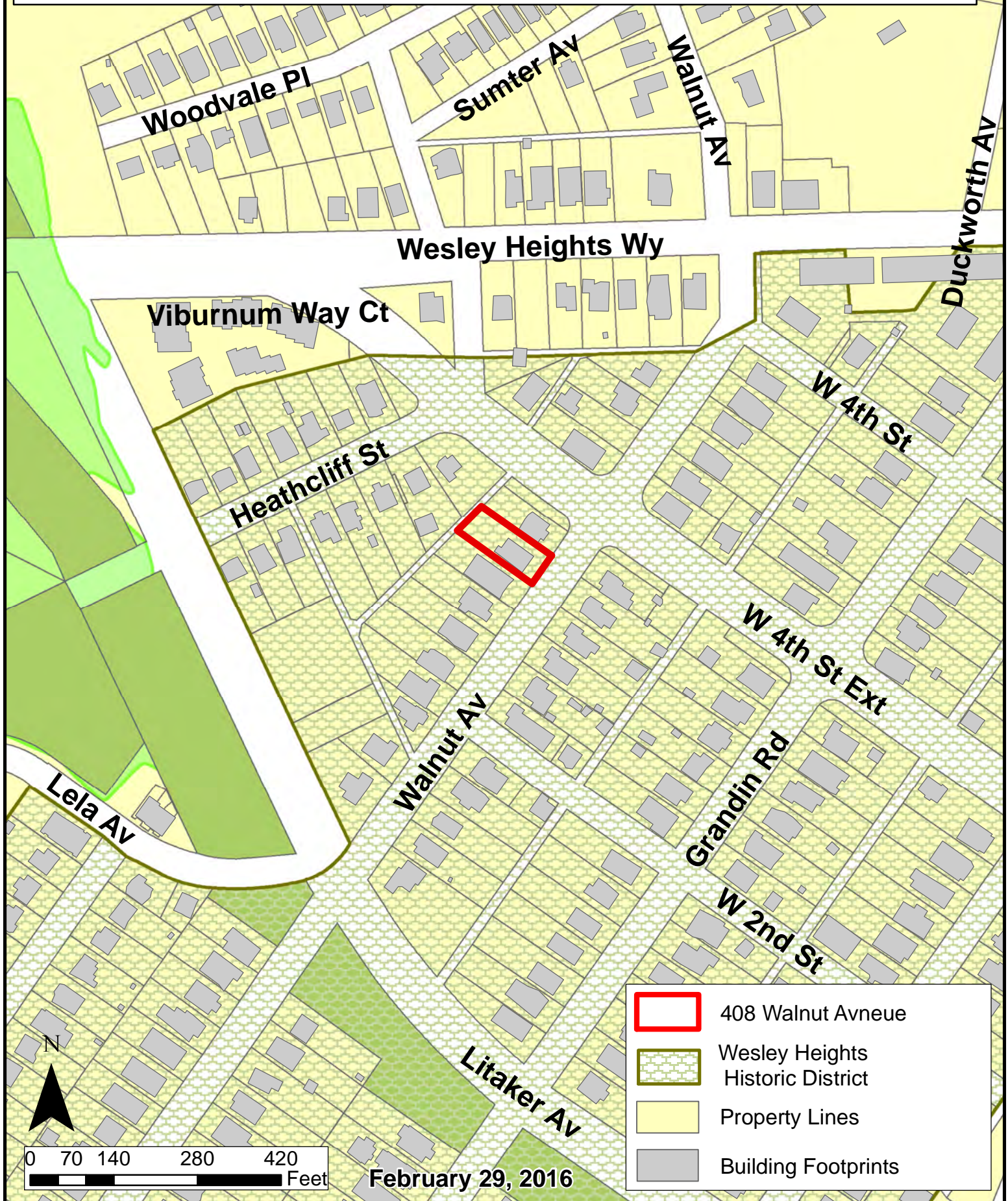
Often, the foundations and other masonry portions of older buildings are in poor shape and owners will seek ways of repairing these elements. One technique is parging: the covering of brick or block features with a coating of concrete or mortar to create a stucco appearance. Parging can be an effective way of masking the poor appearance of damaged masonry, but can also have a significant impact on the style and appearance of a building.

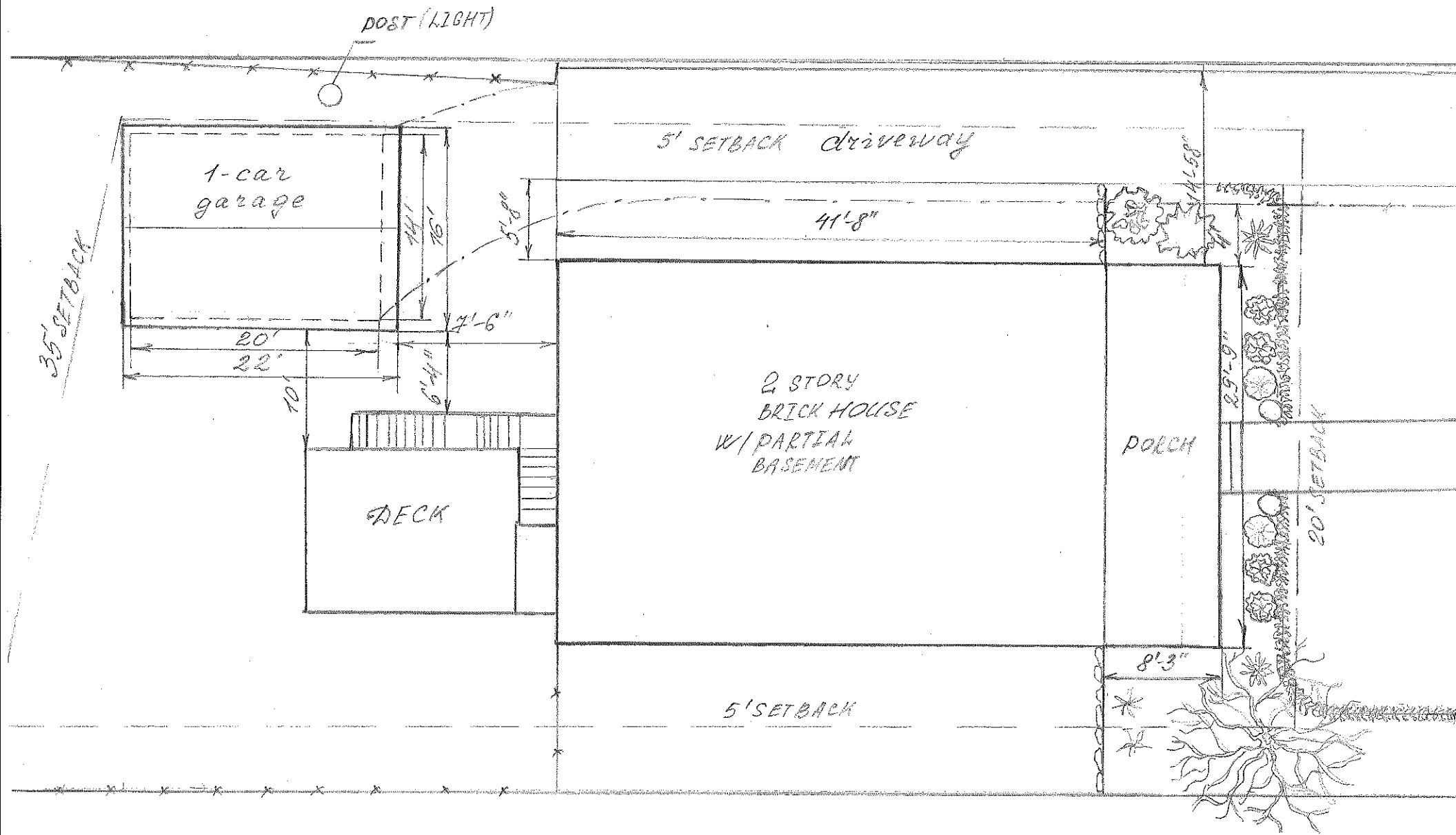
1. Parging any building or structure or any part of a building or structure in a Local Historic District will require a Certificate of Appropriateness.
2. Parging will only be allowed by the Historic District Commission when the HDC determines it will not have a detrimental effect on the architectural style of the building.

Staff Analysis

The Commission shall determine if parging will have a detrimental effect on the style of the house.

Charlotte Historic District Commission - Case 2016-034
HISTORIC DISTRICT: WESLEY HEIGHTS







408

ADT









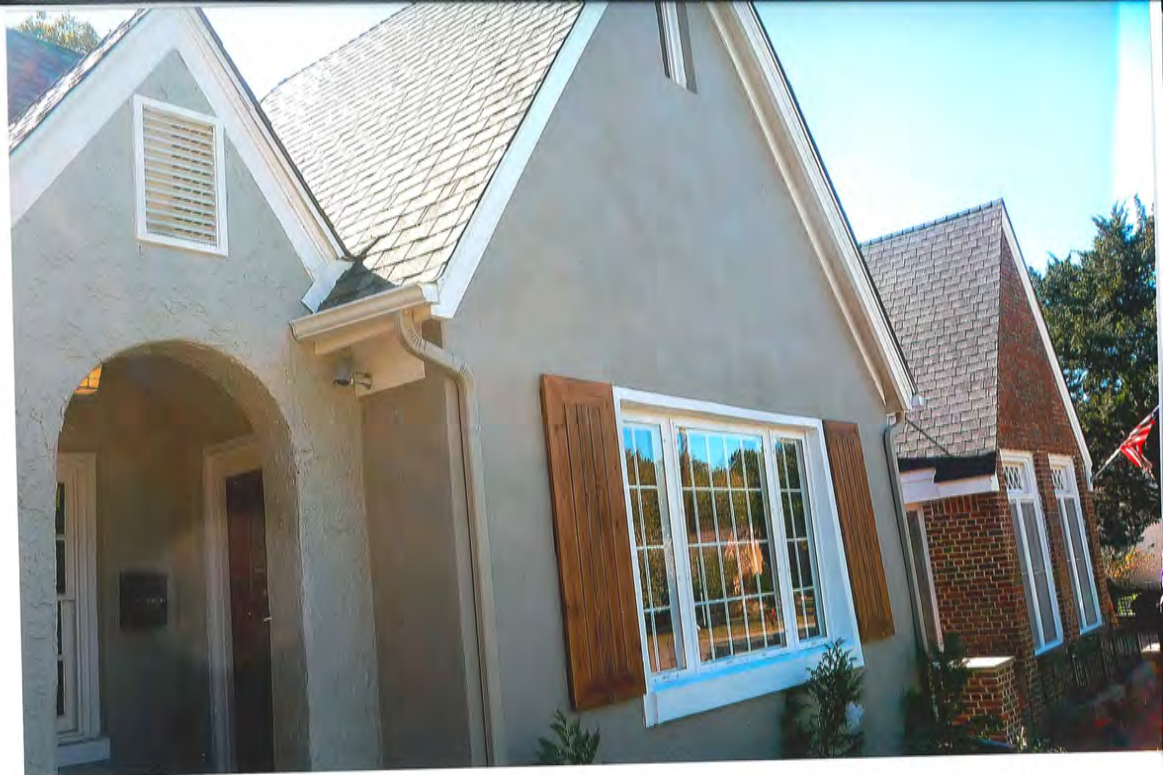




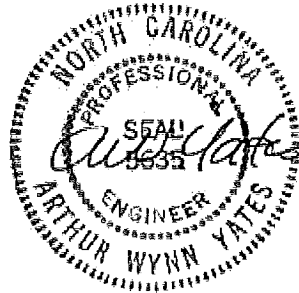








408 Walnut Avenue
Charlotte, NC 28208
Limited Structural Observations
Photo Narrative
for
Lockhart Simpson
408 Walnut Avenue
Charlotte, NC 28208
by
A. Wynn Yates, PE
Yates Structural Engineering, PA
3300 Elstree Drive
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November 23, 2015

Photo #1

This is the front of the main house. Today's investigation addresses the existing structure of the home and the potential for finishing out the existing basement and possibly adding a free-standing or attached garage in schematic terms. For the purposes of this inspection, all location references are determined as if one is facing the front door of the house from the exterior of the dwelling.

Red italicized Narrative typically indicates engineering specifications for structural repair. Unless noted otherwise, the specifications for repair are to be executed as stated without unauthorized substitutions or deviation. No substitutions or omissions are permitted without written authorization. Any and all structural repairs are required to be permitted with the appropriate Building Inspection Authority having jurisdiction as addressed in Section R101.2 of the 2012 NC Residential Code

Bold black Narrative indicates suggested improvements unless noted otherwise.

Illustration "A"

This cut sheet shows one option for install crack stitching. Simpson Strong-Tie makes a similar product. Either option is acceptable.

Photos #40 #45

These pictures show the exterior left-rear deck. The interior 4x4 wood posts were not pressure-treated for ground contact.

Replace all 4x4 deck support posts and their footings with construction matching the existing exterior corner supports as seen in Photos #44 and #45.

Photo #46

The inverted K-bracing seen in this picture is useful, but does not agree with the bracing requirements spelled out in Appendix "M".

Add stability bracing as prescribed in Appendix "M" unless the existing structural supports seen in Photo #44 and #45 can be determined and proven to provide the bracing necessary.

Photos #47 - #50

These pictures were taken at the second floor level and show a rafter (Photo #49) that was notched just enough to allow the stacked dryer/washer to be installed to the right of the notched girder.

Add partial length 2x4 scabs to both sides of the notched 2-ply, 2x6 rafter. Connect to the existing with one row of 16d (0.162"x3-1/2") common nails spaced at 4" on center.

Photo - #51

It is hoped that a free-standing garage can be constructed to rear and right of the right/rear corner of the main house. Based on the 35' setback line parallel with the rear boundary and the 5' setback to the left of the right edge of the property, it looks like only a one-car garage will be feasible.

Architectural input is needed to conceptualize a feasible free-standing garage.

Photo #7



Photo #8

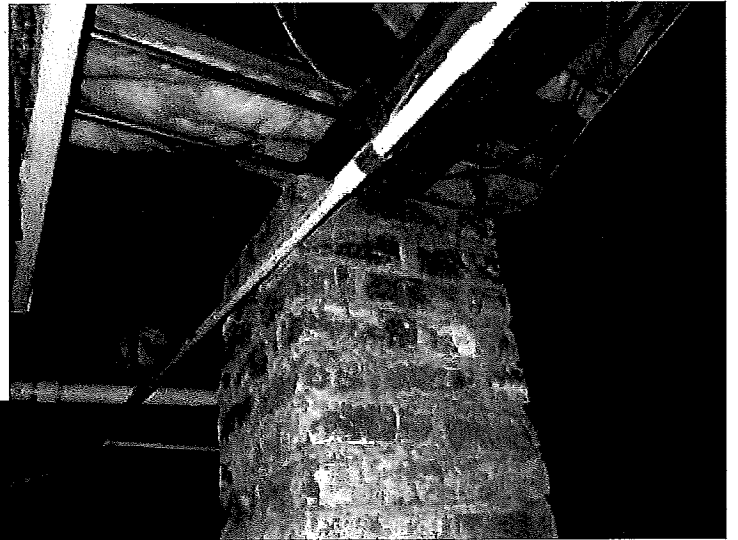


Photo #9

Photo #10A



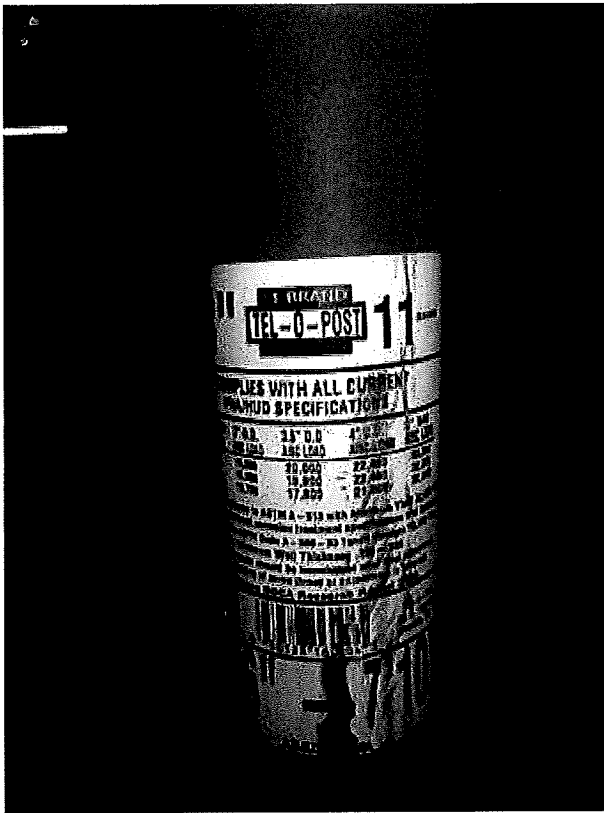


Photo #18

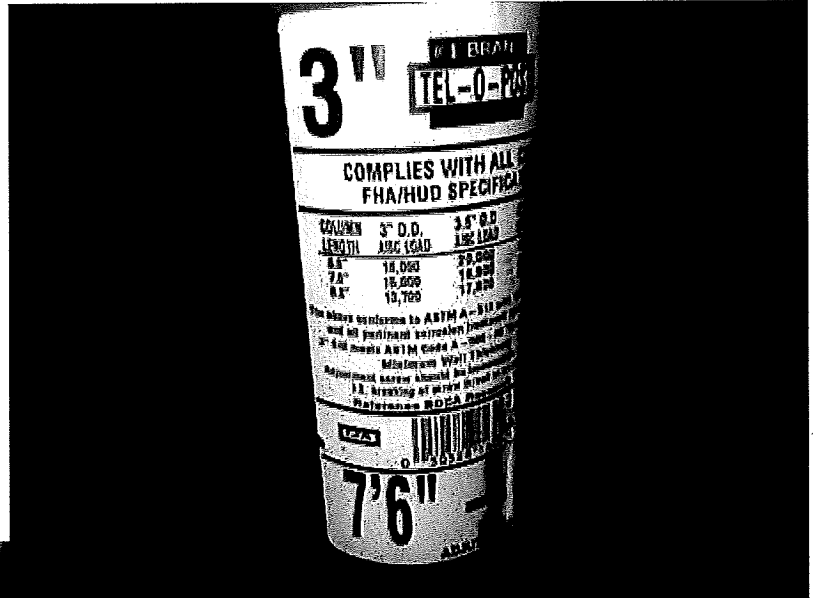


Photo #19



Photo #20



Photo #21

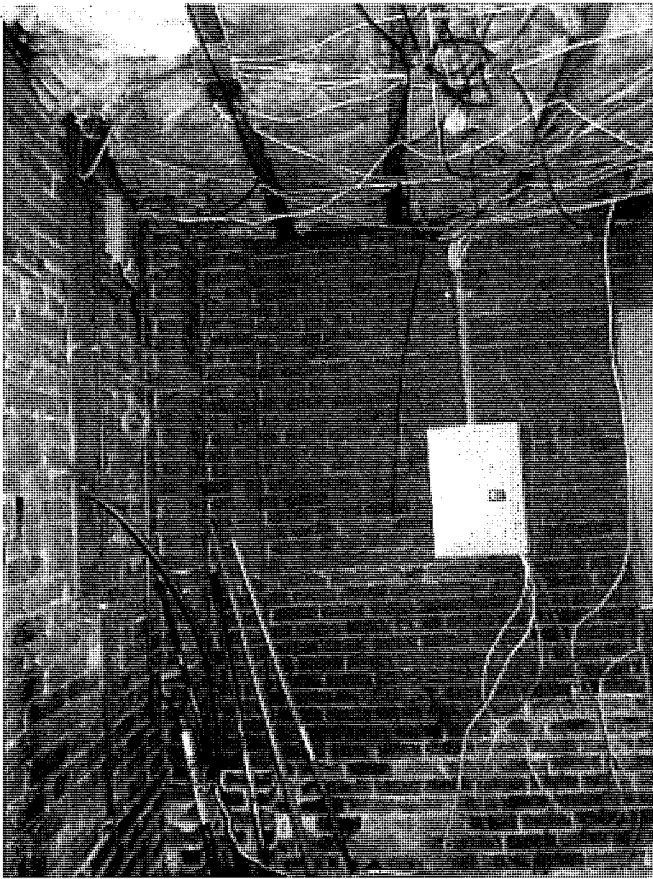


Photo #32

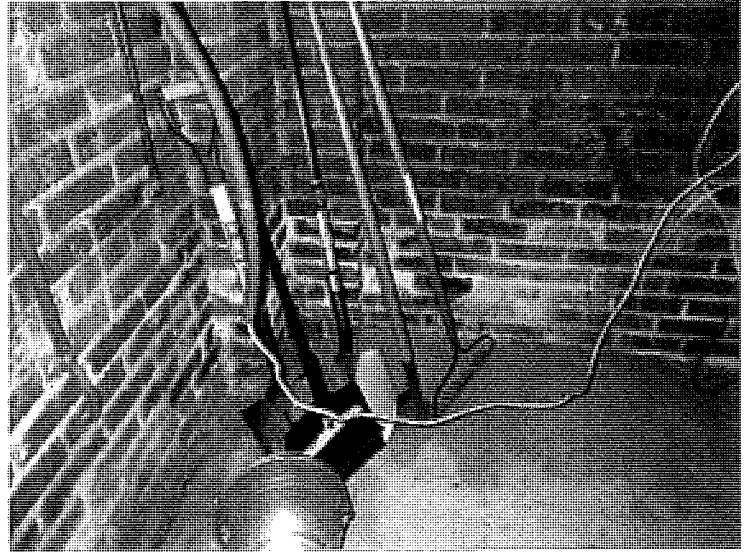


Photo #33

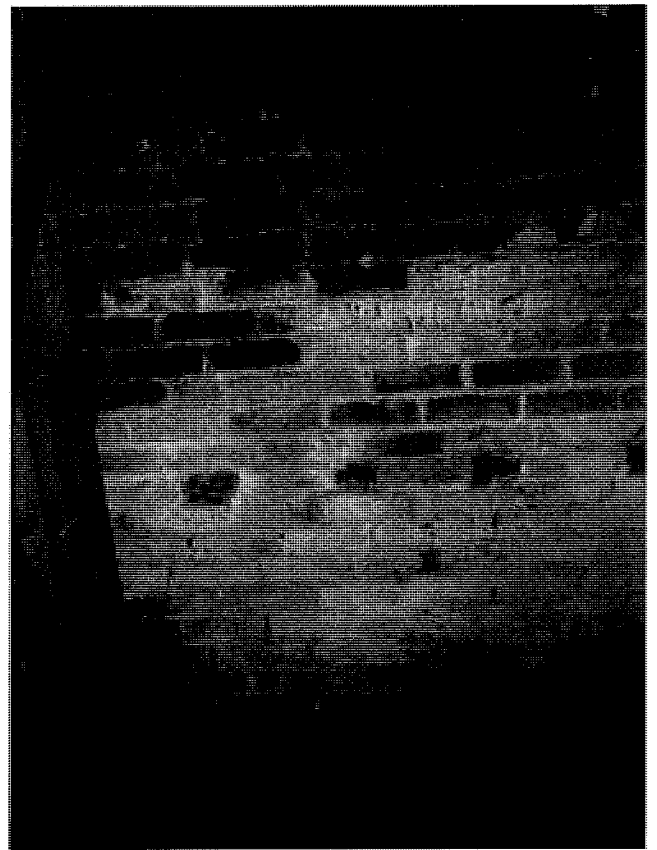


Photo #34

Photo #35

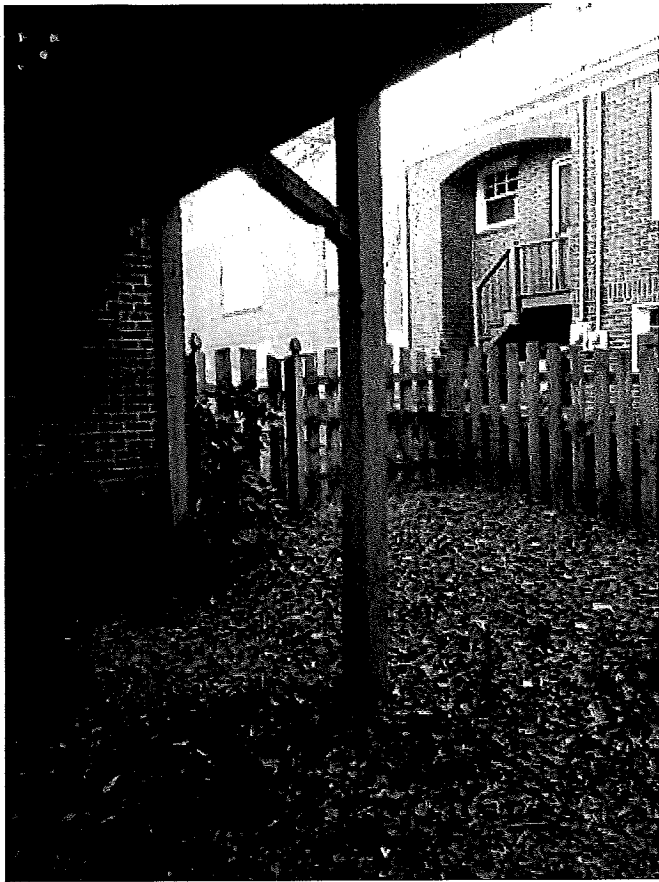


Photo #43

Photo #44



Photo #45

Photo #46

