

4-20-21

re:318 S. Ewing Ave.

Louisville, KY 40206

Description and condition of existing garage/storage structure at 301 S. Ewing Ave. Possibly built as a pony shed.

Structure is a 16' x 20' balloon framed 1 1/2 story gable end (6:12 pitch) storage building with a 90" first floor ceiling and a 30" knee wall height on the second floor. There is one recent metal overhead door and one wood door above to the storage loft. There are remnants of a rough opening (22x22) on the side and (2) (21x28) on the back second floor. No gable or eave overhang; no gutters; currently covered with vinyl siding.

Floor is a severely deteriorated concrete slab

Foundation is concrete block with an 8" stem wall- foundation walls need repair in at least five areas.

Wall system is 2x4 @ 24" O.C with 2x6 plate w/ 1x sheathing. Any original siding appears to have been removed.

Ceiling/floor system is 2x6 wood joists @ 24"O.C.with 1x subfloor.

Roof system is 2x4 @ 24" O.C. rafters. Several rafters have water and insect damage and two have large notches cut into them. Roof structure is deteriorated and is bowed. Sheathing is 1x and has water/insect damage.

Structure is not visible from the street or the rear.

Owner finds the structure too small and not secure.

Existing stairs are dangerous. 8" treads, 8" rise, 24" wide, 1st landing is 15" above the floor.

The structural framing appears to be old, but the concrete block foundation makes it appear to be built later than the home, possibly out of older material or the structure was moved at some point.

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