



CHARLOTTE HISTORIC DISTRICT COMMISSION

CERTIFICATE OF APPROPRIATENESS - AMENDED

CERTIFICATE NUMBER: 2016-187

DATE: 27 July 2016

24 October 2016 – Amended

15 November 2016 – Amended

7 February 2017- Amended

ADDRESS OF PROPERTY: 1608 Mimosa Avenue

HISTORIC DISTRICT: Plaza Midwood

TAX PARCEL NUMBER: 08119123

OWNER(S): Shannon Lynch

APPLICANT: Allen L. Brooks / Brian Ronca

DETAILS OF APPROVED PROJECT: The project is a one-story rear addition and restoration of the front façade, see attached exhibit labeled 'Site Plan – July 2016.' Exterior details of the rear addition are wood siding, wood windows with trim to match existing, roof details to match existing and a wood screen porch on the rear, see exhibit labeled 'Left Elevation – February 2017' and 'Rear Elevation – February 2017,' 'Right and Front Elevations – July 2016,' and 'Rear Porch Rail Design – February 2017.' On the front façade, the original concrete front porch will be restored. The faux stone veneer will be removed and the original stone pillars repaired, and new 10" square wood columns will be installed to match the original design of the front porch. No handrail will be added to the front porch. The configuration of the front door and windows will be restored to the original design, with the front door centered. See exhibit labeled 'Right and Front Elevations – July 2016.' In the rear yard an existing chain link fence will be removed.

1. Applicable Policy & Design Guidelines and Approval Authority – Projects Eligible for Administrative Approval, page 23 – Replacement Windows & Doors, Properly Documented Restoration Projects Consisting of Removal of Added Features, and Additions, page 39: Additions to the rear of existing structures that are neither taller nor wider than the original structure may be eligible for administrative approval.
2. This application is in compliance with the Policy & Design Guidelines based on the location of the work.

Continued on next page

- 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.

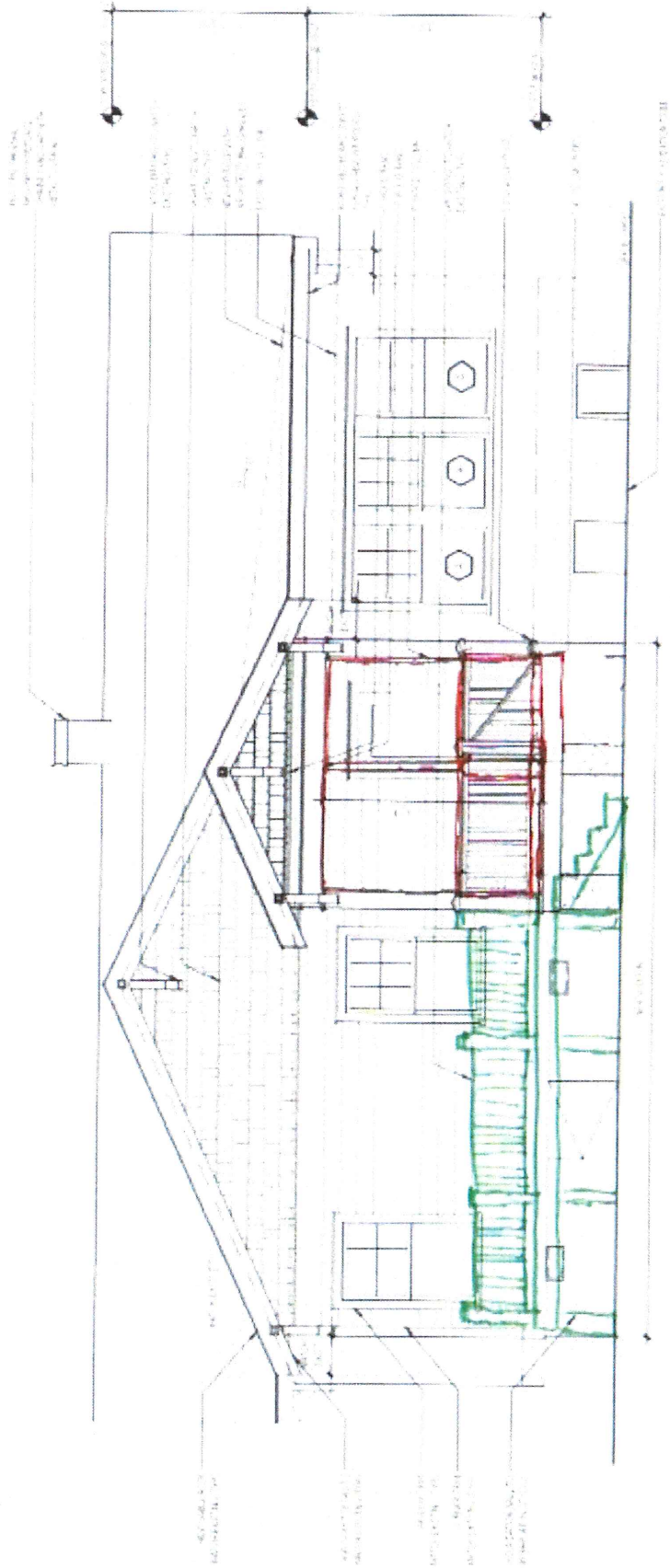
This Certificate is valid for a period of twelve (12) months from the date of issuance. Failure to obtain a building permit in that time will be considered as a failure to comply with the Certificate and the Certificate will become invalid. If a building permit is not required, then the approved work must be completed within twelve (12) months of the date of issuance of this Certificate. In either situation, the Certificate can be renewed for an additional twelve (12) months by Historic District Commission staff by written request within the first twelve (12) months from the date of issuance.



James Haden, Chairman



Staff

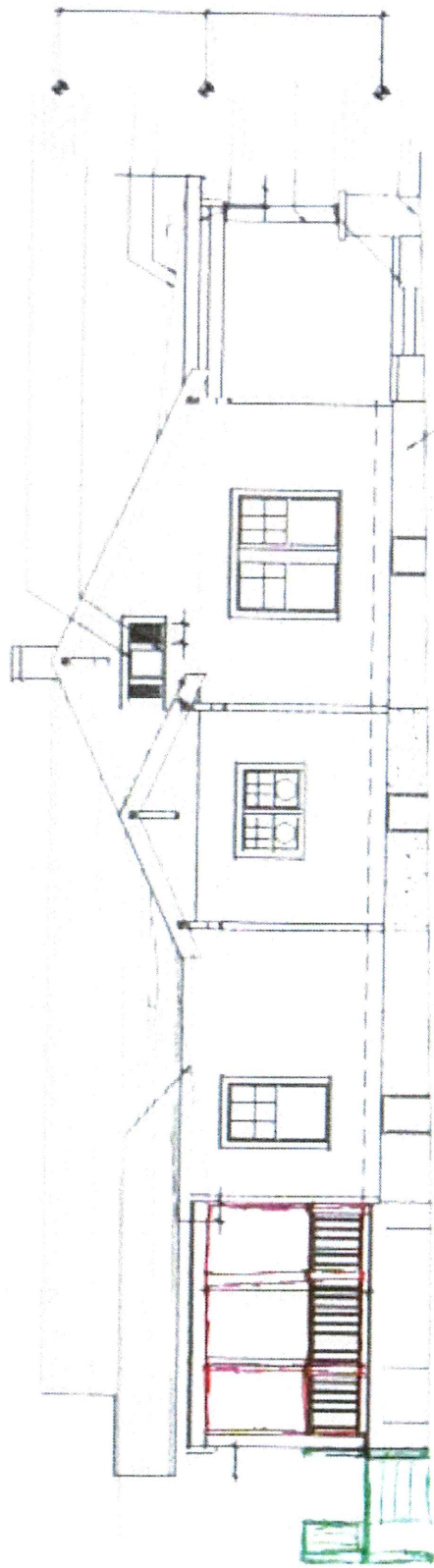


1 PROPOSED REAR ELEVATION



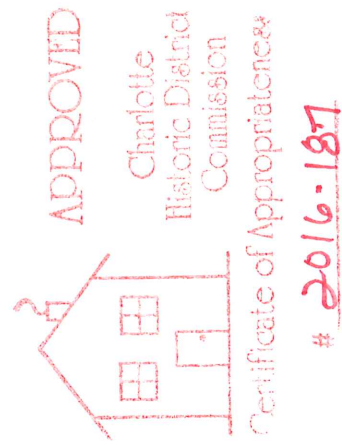
2016-187

Rear Elevation - February 2017



② PROPOSED LEFT SIDE ELEVATION

Left Elevation - February 2017





(For rear decks) Sandwich pickets between 2x4's turned up and down. With a 2x6 cap.

Rear Porch Rail Design - February 2017



APPROVED

Charlotte
Historic District
Commission

Certificate of Appropriateness

2016-187

Site Plan - July 2016

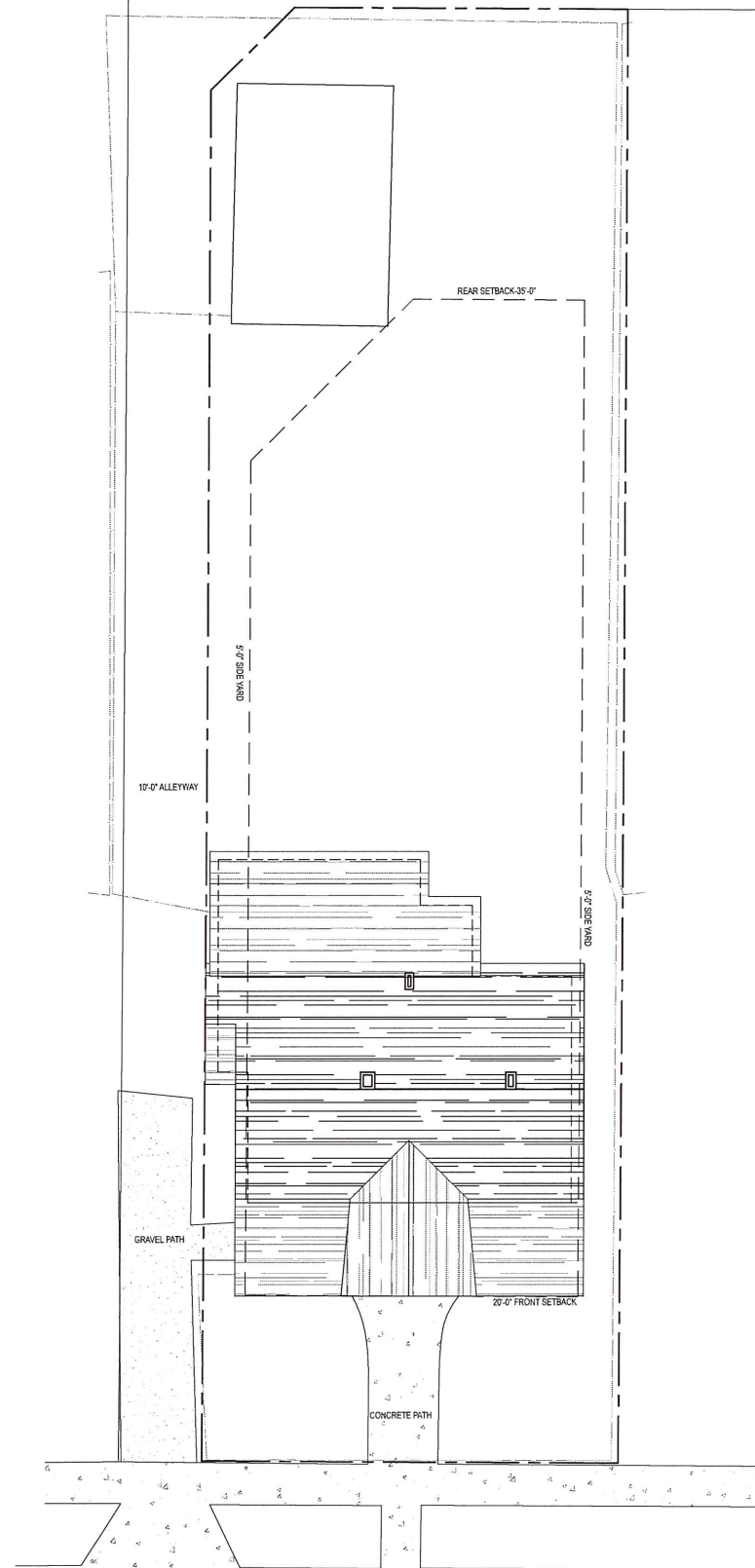


APPROVED

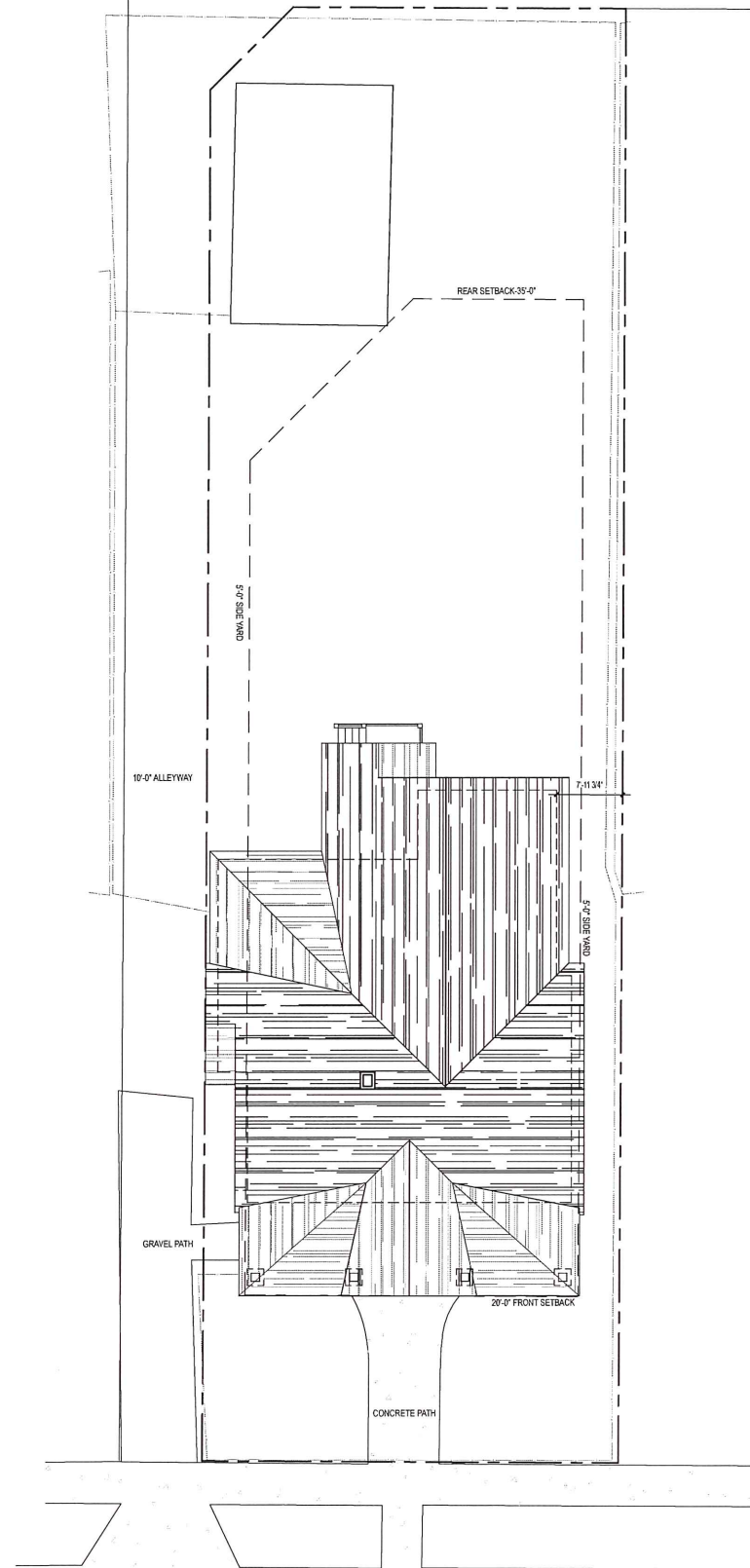
Charlotte
Historic District
Commission

Certificate of Appropriateness

2016-187



② EXISTING SITE PLAN
1" = 10'-0"



① PROPOSED SITE PLAN
1" = 10'-0"



XXXXX AREAS TO BE REMOVED

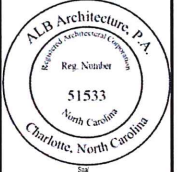


ALB Architecture
1200 E. Morehead St.
Suite 240
Charlotte, NC 28204
Phone: 704.503.9595

E-mail:
brooks.alb@icloud.com
lauerarch@aol.com



19 JULY 2016



This drawing and the design shown is the property of ALB Architecture and is not to be reproduced or copied in whole or in part. Its use on any other project is prohibited. This drawing is to be returned upon request.
© ALB Architecture

Addition and Renovation Designed Exclusively For the:

LYNCH RESIDENCE

1608 MIMOSA AVENUE, CHARLOTTE - 28204

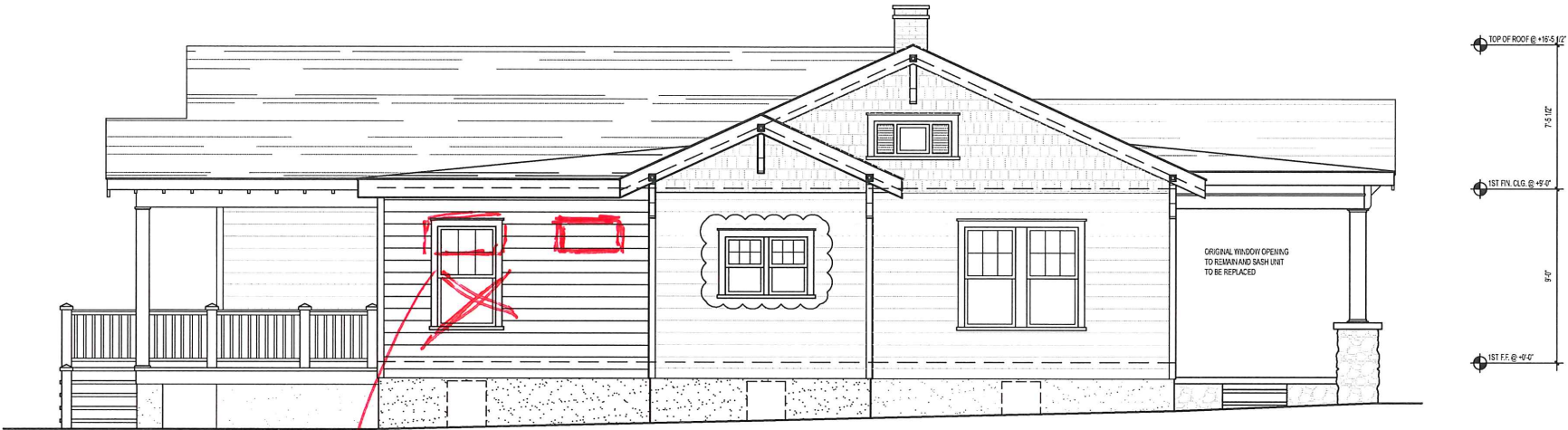
PROJECT #: 16010
ISSUED: 19 JULY 2016
REVISIONS:

EXISTING & PROPOSED
SITE PLAN

A-1

OF: TEN

Left and Rear Elevations
November 2016



2 PROPOSED LEFT SIDE ELEVATION
1/4" = 1'-0"

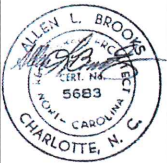
Change w/ double-hung to
TWO 3x1
transom windows
(location is approx.)



1 PROPOSED REAR ELEVATION
1/4" = 1'-0"



ALB Architecture
1200 E. Morehead St.
Suite 240
Charlotte, NC 28204
Phone: 704.503.9595
E-mail:
brooks.alb@icloud.com
lauerarch@aol.com



This drawing and the design shown is the property of ALB Architecture and is not to be reproduced or copied in whole or in part. Its use on any other project is prohibited. This drawing is to be returned upon request.

Addition and Renovation Designed Exclusively For the:

LYNCH RESIDENCE
1608 MIMOSA AVENUE, CHARLOTTE - 28204

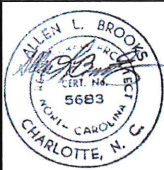
PROJECT #: 16010
ISSUED: 19 JULY 2016
REVISIONS:

PROPOSED ELEVATIONS
A-9
OF: TEN



ALB Architecture
1200 E. Morehead St.
Suite 240
Charlotte, NC 28204
Phone: 704.503.9595

E-mail:
brooks.alb@icloud.com
lauerarch@aol.com



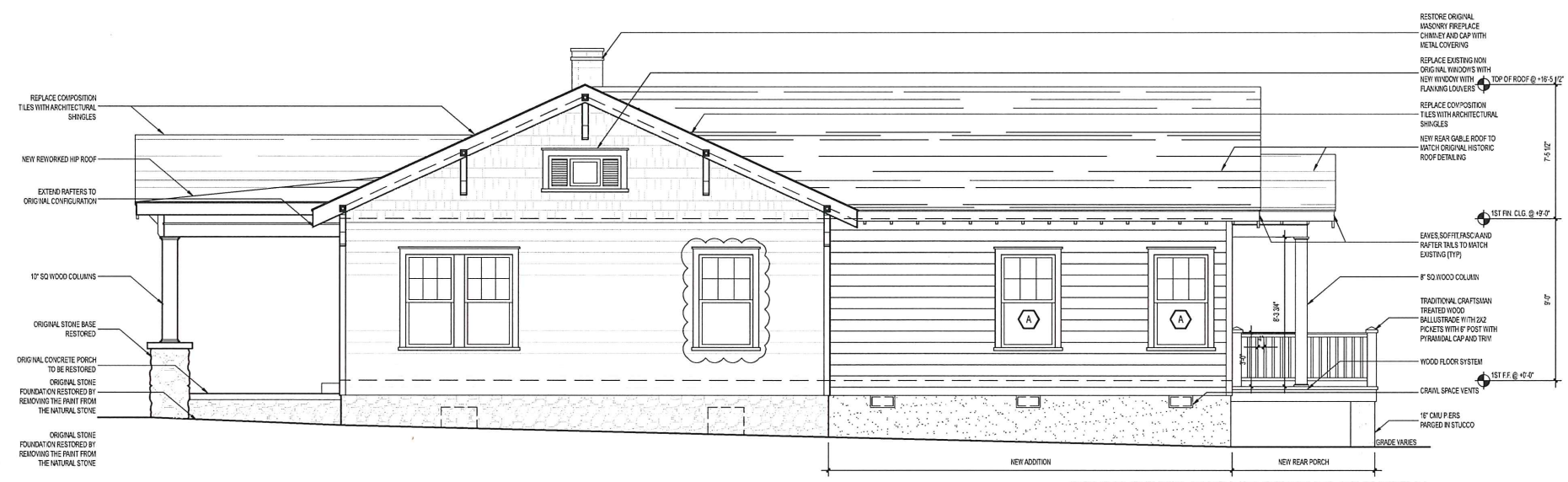
This drawing and the design shown is the property of ALB Architecture and is not to be reproduced or copied in whole or in part. Its use on any other project is prohibited. This drawing is to be returned upon request.
© ALB Architecture

Addition and Renovation Designed Exclusively For the:
LYNCH RESIDENCE
1608 MIMOSA AVENUE, CHARLOTTE - 28204

PROJECT #: 16010
ISSUED: 19 JULY 2016
REVISIONS:

PROPOSED ELEVATIONS

A-8
OF TEN



2 PROPOSED RIGHT SIDE ELEVATION
1/4" = 1'-0"



Right and Front Elevations - July 2016



1 PROPOSED FRONT ELEVATION
1/4" = 1'-0"