



CHARLOTTE HISTORIC DISTRICT COMMISSION
CERTIFICATE OF APPROPRIATENESS

CERTIFICATE NUMBER: HDCADMRM-2018-00665

DATE: 28 November 2018

ADDRESS OF PROPERTY: 1608 Mimosa Ave

HISTORIC DISTRICT: Plaza Midwood

TAX PARCEL NUMBER: 08119123

OWNER: Shannon Lynch

APPLICANT: Craig Isaac

DETAILS OF APPROVED PROJECT: Accessory Building. This project is the demolition of an existing garage and the addition of a new ADU located in the rear yard. The new building will meet all required setbacks. The building footprint is 22' x 50' and the height, as measured from grade to ridge, is 15'-9" with over 50% pervious area remaining. The new ADU will have an unpainted masonry foundation with Hardie Artisan lap siding and shakes in dimensions to match the house. All trim details, including corner boards, and columns will be wood to match existing. All windows will be double-hung wood with Simulated True Divided Lights (STDL) molded muntins in a 6/1 pattern to match the primary structure. The garage doors will be wood with STDL windows in a pattern that coordinates with the house. See attached exhibits

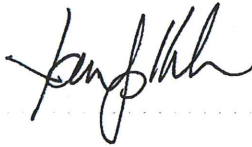
1. Applicable Policy & Design Guidelines and Approval Authority – Projects Eligible for Administrative Approval, page 2.6: Work in Rear Yards.
2. The applicable Policy & Design Guidelines for Materials (page 6.15) and Accessory Buildings (page 8.9) have been met.

Continued on next page

12/18/2018

- 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.

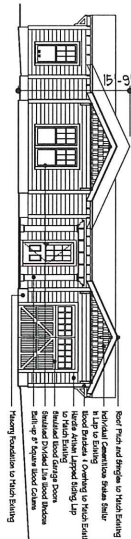
This Certificate is valid for a period of twelve (12) months from the date of issuance. Failure to obtain a building permit in that time will be considered as a failure to comply with the Certificate and the Certificate will become invalid. If a building permit is not required, then the approved work 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



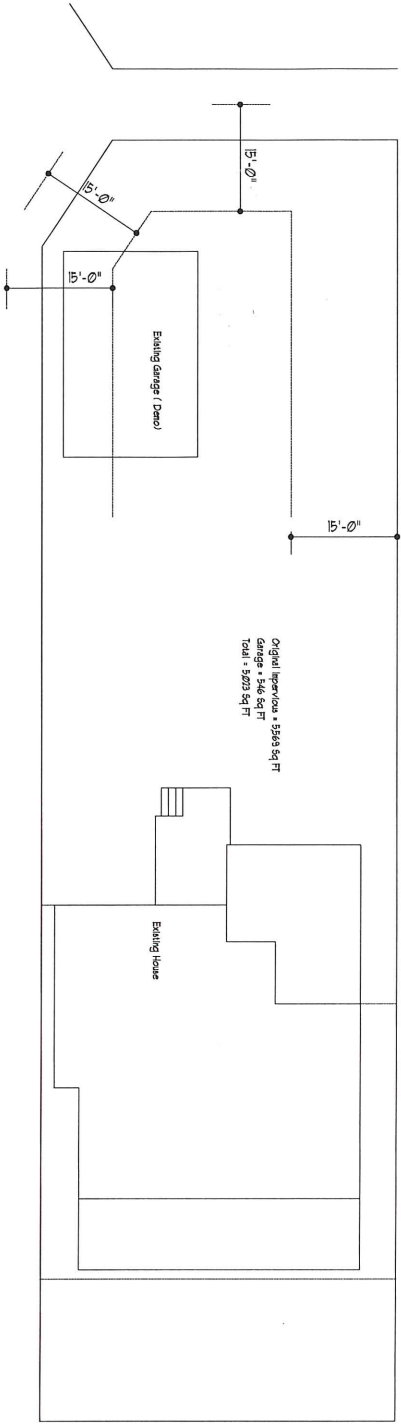
2 Site Section
1/8" = 1' - 0"



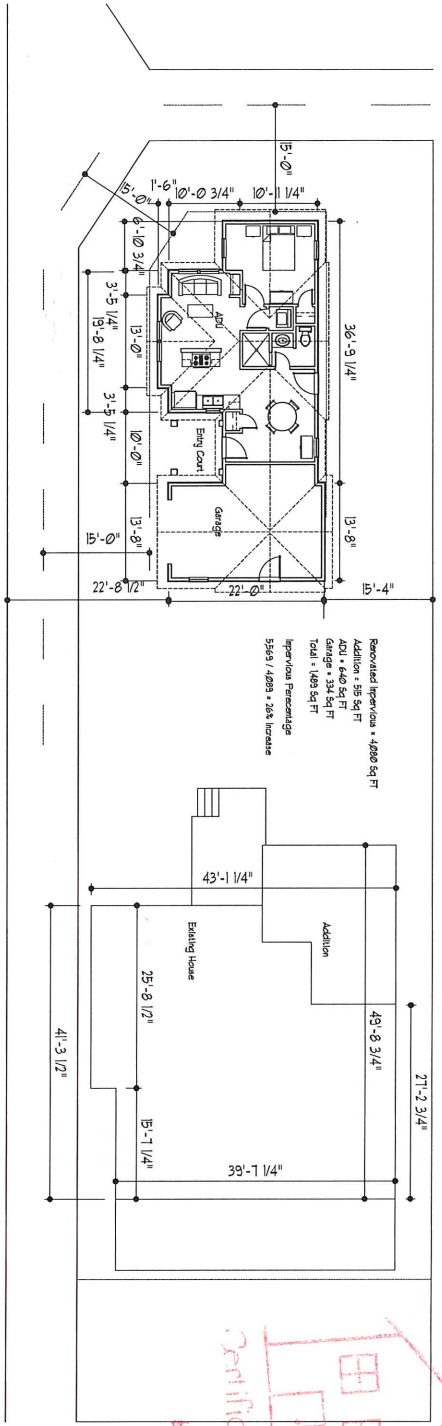
1608 Mimosa Avenue
Square Footage Summary
1st Floor ADU = 550 Sq Ft
1st Floor Garage = 315 Sq Ft
Entry Porch = 100 Sq Ft



CRAIG W. ISAAC
ARCHITECTURE
Studio Line
Charlotte, NC 28211
704.358.1365



1 Existing Site Plan
1/8" = 1' - 0"



2 Ren Site Plan
1/8" = 1' - 0"

APPROVED
Charlotte
Historic District
Commission
Certificate of Appropriateness
#HDCADMEM-2018-00665

November 2, 2018
November 7, 2018
December 14, 2018
C-1

