LOCAL HISTORIC DISTRICT: Plaza Midwood

PROPERTY ADDRESS: 1465 Haywood Court

SUMMARY OF REQUEST: New Construction

APPLICANT: Tim McCollum

Details of Proposed Request

Existing Conditions
The existing site is a vacant parcel and the end of Haywood Court. The four adjacent structures on the street are one and one and one half single family homes. Across the street is a large vacant tract and the rear yards of two single family homes.

Proposal
The proposal is a new two story single family house and detached garage. Features of the house include a full width front porch, wood and cedar shake siding, wood trim details, brick foundation and clad STDL windows. Column material proposed is synthetic wood, painted. Total height is +/- 24’. The garage will have design details to match the house. Garage height is approximately 23’-9”.

Policy & Design Guidelines for New Construction
New construction in Local Historic Districts has an obligation to blend in with the historic character and scale of the Local Historic District in which it is located. Designs for infill projects and other new construction within designated Local Historic Districts must be designed with the surroundings in mind. The Historic District Commission will not specify a particular architectural style or design for new construction projects. The scale, mass and size of a building are often far more important than the decorative details applied. However, well designed stylistic and decorative elements, as well as building materials and landscaping, can give new construction projects the attributes necessary to blend in with the district, while creating a distinctive character for the building. New construction projects in Local Historic Districts must be appropriate to their surroundings.

The Historic District Commission will review the building details for all new construction as part of their evaluation of new construction project proposals.

Staff Analysis
The Commission will determine if the proposal meets the guidelines for new construction.
I hereby certify that this schematic drawing was prepared based on field-surveyed elevation measurements of the points shown herein. This map is not intended to meet U.S. 47-30 recording requirements.

This 25 day of July, 2014.

Andrew E. Zoutewelle
Professional Land Surveyor
NC License No. L-3098

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Building Heights Sketch of
1465-1511 HAYWOOD COURT
FACING NORTH
CHARLOTTE, MECKLENBURG COUNTY, N.C.
for Charlotte-Mecklenburg Planning Department
July 08, 2014

Scale 1" = 20'

General Notes:
1. The purpose of this Building Heights Sketch is to show existing building facade heights relative to the elevation points at the public sidewalk, front yard grade ("Grade"), 1st level, and ridgeline of the houses depicted herein. No rearyard or slanted measurements were made. The heights shown herein were derived from indirect measurements and are not intended for structural design.
2. The vertical datum for these elevation measurements is the North American Vertical Datum of 1988 (i.e., sea level). All other information and graphics are conceptual in nature and are not intended to represent accurate architectural or landscape features.
DOUBLE HUNG WOOD WINDOW, TYP
5/4 WOOD LAP SIDING, PAINT FINISH
6" WOOD CORNER BOARD, PAINT FINISH
ASPHALT SHINGLE ROOFING
PAINTED METAL HALF ROUND GUTTER
MASONRY CHIMNEY FOR GAS FIREPLACE
ALTERNATE: CEDAR SHAKE SIDING WITH STAIN FINISH
BRICK MASONRY - ROWLOCK COURSE
SYNTHETIC WOOD COLUMN CASING W/ SMOOTH PAINT FINISH
5/4 WOOD LAP SIDING, PAINT FINISH
ASPHALT SHINGLE ROOFING
PAINTED METAL HALF ROUND GUTTER
FIXED WOOD WINDOW
BRICK MASONRY - RUNNING BOND
6" WOOD BASE BOARD, PAINT FINISH
12" WOOD TRIM BOARD, PAINT FINISH
CEDAR SHAKE SIDING WITH STAIN FINISH
SYNTHETIC WOOD COLUMN CASING W/ SMOOTH PAINT FINISH
BRICK MASONRY: PORIES A COURSE
Garage Door Example

Railing and Fence Example
IN HEAD-TO-HEAD COMPETITION, IT’S NO CONTEST.

MIRATEC VS PRIMED WOOD TRIM
• MiraTEC has none of wood’s frustrating drawbacks.
• MiraTEC doesn’t require significant maintenance and replacement, because it resists moisture, rot and termites. Primed wood may be treated, but many do not offer rot and termite protection.
• MiraTEC is a more advanced, engineered material.
• MiraTEC offers consistent density.
• MiraTEC won’t warp, split or check over time.
• MiraTEC is one solid piece. Primed wood is normally finger jointed to make larger lengths and edge glued to make the width - with a limited warranty on the glue joints.

MIRATEC VS HARDBOARD/FIBER AND OSB TRIM
• MiraTEC is not terminated.
• MiraTEC has greater moisture resistance which means better long term performance.
• MiraTEC performs up to 9 times better in Weatherability Testing, which evaluates a product's ability to withstand exposure to the elements over time. See chart at right.

MIRATEC VS PVC TRIM
• MiraTEC has a more authentic wood grain finish.
• MiraTEC accepts all shades of paint beautifully.
• MiraTEC is not prone to thermal expansion.
• MiraTEC is made from sustainable materials and renewable resources.
• MiraTEC costs up to 50% less.

MIRATEC VS FIBER CEMENT TRIM
• MiraTEC is backed by a 50-year limited warranty.
• MiraTEC is highly resistant to moisture. Independent tests show fiber cement absorbs five times more water (ASTM 24-Hour Soak Test). See chart at right.
• MiraTEC is 100% silica free. Cutting fiber cement releases silica, a known carcinogen.
• MiraTEC is reversible.
• MiraTEC costs up to 50% less.

ANYONE CAN TALK PERFORMANCE, MIRATEC PROVES IT.

MiraTEC is the first and only wood composite trim to earn an evaluation report (ESR-3043) from ICC-ES.

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IN HEAD-TO-HEAD COMPETITION, IT’S NO CONTEST.

NO OTHER TRIM PERFORMS LIKE MIRATEC.
• Repeats moisture, rot and termite.
• Reverses with clear coat or wood grain feature on one side and smooth on the other.
• Easy to handle, machine, cut and nail.
• Won’t check, split or crack.
• Cuts consistently due to uniform product density.
• Primed with an ultra-low VOC primer containing a mildewcide.

ANYONE CAN TALK PERFORMANCE, MIRATEC PROVES IT.

MiraTEC is the first and only wood composite trim to earn an evaluation report (ESR-3043) from ICC-ES.
MiraTEC Trim Outperforms Hardboard Trim

MiraTEC trim earned ESR-3043 and performs to a standard that hardboard products can’t – MiraTEC is not hardboard trim.

<table>
<thead>
<tr>
<th>Treated Wood Composite Trim</th>
<th>Hardboard Trim</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Brands</strong></td>
<td>MiraTEC®</td>
</tr>
<tr>
<td></td>
<td>LP SmartSide Trim Reversible Fiber (Hardboard), Collins Pine TruWood Trim</td>
</tr>
<tr>
<td><strong>Manufacturing Process</strong></td>
<td>TEC™ patented and proprietary manufacturing process was created specifically to make trim. TEC manufacturing process creates an engineered wood product with uniform density. MiraTEC is one solid piece – will not delaminate. Made in a sealed press with steam injected for added durability.</td>
</tr>
<tr>
<td></td>
<td>Hardboard manufacturing process was created to manufacture exterior siding. Hardboard manufacturing process may create a product with variable density. Hardboard trim may be manufactured by laminating thinner panels together to create trim thicknesses – may delaminate over time. Made in an open press between heated platens.</td>
</tr>
<tr>
<td><strong>Durability</strong></td>
<td>Easy to handle, machine, cut and nail. Won’t check, split or crack. Treated with zinc borate for superior termite resistance. Made with phenolic resins for excellent moisture resistance. More authentic wood grain texture.</td>
</tr>
<tr>
<td></td>
<td>Easy to handle, machine, cut and nail. May delaminate. LP SmartSide Trim Reversible Fiber (Hardboard) and Collins Pine TruWood Trim are laminated in all thicknesses. Less authentic wood grain texture.</td>
</tr>
<tr>
<td><strong>Building Code Approved/Listed</strong></td>
<td>MiraTEC trim earned an evaluation report (ESR-3043) from ICC-ES. MiraTEC meets the strict requirements of ICC-ES Acceptance Criteria (AC-424). Hardboard trim cannot meet those requirements. This new evidence supports the claim that MiraTEC is a worry-free product with incredible durability and a strong 50-year warranty.</td>
</tr>
<tr>
<td></td>
<td>Hardboard trim does not have a building code listing. Hardboard trim cannot perform to the standards in ESR-3043.</td>
</tr>
<tr>
<td><strong>Green</strong></td>
<td>MiraTEC trim has no added urea formaldehyde. This is certified by Scientific Certification Systems under certificate number SCS-MC-01802. Made from sustainable materials. No old growth wood is used in the manufacture of MiraTEC trim. Complies with CARB. MiraTEC trim is factory-primed on four sides with a low VOC primer containing a mildewcide. Contributes to industry green building programs such as LEED.</td>
</tr>
<tr>
<td></td>
<td>Varies by brand.</td>
</tr>
<tr>
<td><strong>Warranty</strong></td>
<td>Backed by an industry-best 50-year warranty. Protects against hail damage, rot, termite damage and edge swell.</td>
</tr>
<tr>
<td></td>
<td>Warranty coverage varies from 10 to 50 years by brand. LP SmartSide Trim Reversible Fiber (Hardboard) warranty excludes hail damage, termite damage and swelling and/or edge checking.</td>
</tr>
</tbody>
</table>
MiraTEC Trim Performs 9x Better than Hardboard Trim in Long Term Weatherability Testing

- MiraTEC performed 4.29 times better than LP SmartSide Trim (Reversible Fiber, which is a hardboard product).
- MiraTEC performed 9.4 times better than Collins Pine TruWood Trim.

**Residual Swell (%)**

<table>
<thead>
<tr>
<th>Product</th>
<th>Residual Swell (%)</th>
</tr>
</thead>
<tbody>
<tr>
<td>4/4 MiraTEC</td>
<td>2.7%</td>
</tr>
<tr>
<td>4/4 LP SmartSide</td>
<td>11.6%</td>
</tr>
<tr>
<td>4/4 TruWood</td>
<td>26.3%</td>
</tr>
</tbody>
</table>

The Weatherability Test, a known standard in wood and composite product testing, evaluates a product’s ability to withstand climate change. It is performed in accordance with ANSI A 135.6 (2006). It is meant to show a product’s response to real-world weather conditions that assess durability in hot summers, cold winters and rainfall.

All trim samples used in the test were subject to six (6) cycles of exposure to: soak, steam, freeze, dry, steam again and dry again. All samples tested were nominal 4/4 thickness. The MiraTEC 4/4 product measures a full ¾”.” The LP SmartSide 400 Series Trim (reversible fiber, which is a hardboard product) is a scant product, meaning it measures 5/8” instead of the standard.

Results are calculated by the residual, or remaining, thickness swell of the trim. A trimboard exhibits thickness swelling when exposure to exterior conditions breaks down the resin bonds within the trim, leading to water absorption. The thickness of the sample is calculated at the beginning and at the end of the test.

Test performed by FPInnovations (formerly Forintek). Email miratec-testdetails@jeld-wen.com.
# Miratec Trim is the Best Trim

<table>
<thead>
<tr>
<th>Product</th>
<th>Wood Composite</th>
<th>Fiber Cement</th>
<th>PVC</th>
<th>OSB</th>
<th>Hardboard/Fiber</th>
<th>Glass-Fiber-Reinforced Plastic Composite</th>
<th>Wood</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Brand Names</strong></td>
<td>Miratec</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Building Code</strong></td>
<td>Approved/Listed</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>-</td>
<td>ESR-3043</td>
<td></td>
<td></td>
<td>ESR-1074, ESR-3160, ESR-3023 and ESR-2922</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Price</strong></td>
<td>$5</td>
<td>$$$</td>
<td>$$$</td>
<td>$5</td>
<td>$5</td>
<td>$$$</td>
<td>Varies by species</td>
</tr>
<tr>
<td><strong>Material</strong></td>
<td>Treated Exterior Composite</td>
<td>Fiber cement</td>
<td>Cellular PVC</td>
<td>Oriented Strand Board (OSB)</td>
<td>Hardboard/Fiber</td>
<td>Glass-Fiber-Reinforced Plastic Fly Ash Composite</td>
<td>Redwood, Cedar, Spruce, Fir or Pine</td>
</tr>
<tr>
<td><strong>Rot and Termite Protection</strong></td>
<td>Zinc Borate</td>
<td>None</td>
<td>None</td>
<td>LP SmartGuard</td>
<td>Varies by manufacturer</td>
<td>None</td>
<td>None</td>
</tr>
<tr>
<td><strong>Warranty</strong></td>
<td>50 years</td>
<td>15-25 years¹</td>
<td>25 Years – Lifetime²</td>
<td>50 years¹</td>
<td>10 - 50 years¹</td>
<td>20 years</td>
<td>None</td>
</tr>
<tr>
<td><strong>Surface</strong></td>
<td>Reversible¹</td>
<td>Smooth and Textured (Double Sided)</td>
<td>Varies by manufacturer</td>
<td>Textured</td>
<td>Reversible¹</td>
<td>Reversible¹</td>
<td>Varies by species</td>
</tr>
<tr>
<td><strong>Coating</strong></td>
<td>Factory Primed</td>
<td>Factory Primed</td>
<td>None Required</td>
<td>Factory Primed</td>
<td>Factory Primed</td>
<td>Factory Primed</td>
<td>Primed and Unprimed</td>
</tr>
<tr>
<td><strong>Length</strong></td>
<td>16'</td>
<td>10' - 12'</td>
<td>8' - 20'</td>
<td>16' - 20'</td>
<td>12' - 16'</td>
<td>16'</td>
<td>Varies</td>
</tr>
<tr>
<td><strong>Thickness</strong></td>
<td>5/8” Actual, 4/4 (2/4” Actual) and 5/4 (1” Actual)</td>
<td>Varies</td>
<td>Varies</td>
<td>Varies</td>
<td>LP offers 440 Series (5/8” Actual) and 540 Series (comparable to 5/4)</td>
<td>4/4 (3/4” Actual) and 5/4 (1” Actual)</td>
<td>Varies</td>
</tr>
<tr>
<td><strong>True or Scant Thickness</strong></td>
<td>True</td>
<td>True</td>
<td>True</td>
<td>Scant</td>
<td>Scant</td>
<td>Scant</td>
<td>True</td>
</tr>
<tr>
<td><strong>Green</strong></td>
<td>Miratec trim is made from wood chips, a sustainable material, is certified to have no added urea formaldehyde, and offers a low VOC primer containing a mildewcide. Cutting fiber cement releases silica dust, which is a known carcinogen. PVC trim is made from plastic and is not environmentally friendly. Glass-fiber-reinforced plastic composite contains crystalline silica, which is a known carcinogen.</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

¹ Weather-Boards Fiber Cement Trim warranty is prorated.
² Lifetime Warranty for first owner only.
³ Hail, termite damage and swelling and/or edge checking are excluded from LP warranties. Hail damage due to mold, mildew or fungus, termite and swelling and/or edge checking are excluded from TruWood Trim warranty.
⁴ Reversible; smooth surface one side and textured on the other.
⁵ All widths nominal.
Andersen 400 Series Window Product Information:
Alternate product = Pella 450 Series
ENERGY EFFICIENCY

Energy-saving glass for any climate.
Anderson has the glass you need to get the performance you want, including a variety of Low E glass options to help you control heating and cooling costs in any climate, plus SmartSun™ glass that meets ENERGY STAR® qualifications in all climate zones.

We take saving energy seriously.
Saving energy is important to us. That goes for the energy efficiency of the windows and doors we make and also for our manufacturing processes that produce them.

The easy way to compare energy efficiency.
If you’d like a quick, accurate way to compare the energy efficiency of windows and doors, just look for the National Fenestration Rating Council (NFRC) label. For details see page 18.

DURABILITY

Tough, time-tested Perma-Shield® exteriors.
The exclusive Anderson® Perma-Shield® system gives our windows and doors a tough protective shell that safeguards the wood inside. It repels water, resists dents and stays beautiful for years.*

RELIABILITY

Quality so solid, the warranty is transferrable.*
Most other window and door warranties end when a home is sold, but our coverage — 20 years on glass, 10 years on non-glass parts — transfers from each owner to the next. And, because it is not prorated, the coverage offers full benefits year after year, owner after owner. So it can add real value when you decide to sell your home.

Built for years to come.
Our products are built strong to last long.* We use the right materials in the right places, including solid wood, fiberglass and our own Fibrex® composite material. These give our windows and doors superior strength, stability and long-term® beauty.

Take comfort in superior weather resistance.
Anderson® patio doors feature unique locking systems that pull the door panel snugly tight. The result is an enhanced weather seal, plus improved security.

Our weather-resistant construction seals out drafts, winds and water so well, you can relax in comfort whatever the weather. We carefully select weatherstripping to match each style of window and door to make sure you enjoy superior comfort and reliability.

Never needs painting.
The Perma-Shield® exteriors on Anderson® windows and doors won’t peel, blister, flake or corrode* so they are virtually maintenance free. They come in the four colors most popular with homeowners: White, Sandtone, Tarratone® and Forest Green.

We offer options for the harshest weather environments.
Windows and doors with Stormwatch® protection meet building code requirements in many Gulf and Atlantic coastal states.** Products with Stormwatch® protection are energy efficient, resist the effects of salt water and stand up to hurricane-force winds and wind-borne debris.* For details visit: andersonwindows.com/coastal.

Andersen 400 Series Window Product Information:
Alternate product = Pella 450 Series
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