The application for new construction on this property was denied in October 14, 2015 for the following: 1) Scale – The relationship of the building to those around it. The house is taller than the neighbor to the right and will overshadow the home based on the Zoutewelle survey. 2) Context – The overall relationship of the project to its surroundings. 3) Materials – Proper historic materials or approved substitutes. No exception warranted to non-traditional building materials for maintenance only.

The applicant has submitted a new application for review. The Commission will determine if the project has been substantially redesigned and now meets the guidelines for new construction. The applicant has also added new drawings to reflect changes from the previous application.

**Details of Proposed Request**

**Existing Context**
The existing site is a large vacant parcel at the end of Haywood Court and the edge of the Plaza Midwood Historic District. The front of the lot is angled and the width is approximately 87’-6”. The four adjacent structures on the street are one and, one and one half story single family homes. Across the street is a large vacant tract and the rear yards of two single family homes. The grade of the site drops from the front to back and from right to left. The street falls in elevation from Thomas Avenue and the height of the homes are gradually taller.

**Proposal**
The proposal is a new 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 STDL windows. Height is approximately 29’ from finished floor to ridge.

The summary of revisions includes:
- Style has been changed to a Bungalow type design.
- Siding material is wood lap and wood shakes.
- Width of the house has been reduced from approximately 47’-11” to 35’.

**Policy & Design Guidelines for New Construction, page 34**
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.

Policy & Design Guidelines for Mechanical Units, page 22 and 55

1. Rear yards are the preferred location for mechanical units. Such locations are eligible for administrative approval.
2. Mechanical units are not allowed in the front yards of residential structures, unless the full HDC finds that there is no other technically feasible alternative. In such cases, a screening plan must be approved by the HDC prior to installation.
3. Mechanical units are allowed in side yards, but only if they are adequately screened from the street and adjoining properties in an appropriate manner.

All New Construction Projects Will Be Evaluated For Compatibility By The Following Criteria

1. **Size**
   The relationship of the project to its site
2. **Scale**
   The relationship of the building to those around it
3. **Massing**
   The relationship of the building's various parts to each other
4. **Fenestration**
   The placement, style and materials of windows and doors
5. **Rhythm**
   The relationship of fenestration, recesses and projections
6. **Setback**
   In relation to setback of immediate surroundings
7. **Materials**
   Proper historic materials or approved substitutes
8. **Context**
   The overall relationship of the project to its surroundings
9. **Landscaping**
   As a tool to soften and blend the project with the district

Staff Analysis
The Commission will determine if the proposal meets the guidelines for new construction.
INDEX OF DRAWINGS

Street Scene Images
A-0 Cover Sheet
A-1 Existing & Proposed Site Plan
A-2 Proposed Plans
A-3 Proposed Plans
A-4 Proposed Elevations
A-5 Proposed Elevations
A-6 Sections & Details
A-7 Garage Plans & Elevations

SQUARE FOOTAGE CALCULATIONS

Heated     Unheated

Proposed First Floor:  1690 S.F.     566 S.F.
Proposed Second Floor:  1854 S.F.     0 S.F.
Total:  3352 S.F.     566 S.F.

NOTE: Any modification of these construction documents by the client, without the architect's permission, shall be at the client's sole risk, and the client assumes all risks and responsibilities for all changes, damages and expenses, including attorney fees, arising out of such change or alteration without consent.
Charlotte Historic District Commission - Case 2015-278
HISTORIC DISTRICT: PLAZA MIDWOOD

1465 Haywood Ct.
Plaza Midwood Historic District
Property Lines
Building Footprints

December 21, 2015
I hereby certify that this schematic drawing was prepared based on field-surveyed elevation measurements of the points shown hereon. This map is not intended to meet G.S. 47-30 recording requirements.

This day of ________ 2014.

Andrew G. Zoutevelle
Professional Land Surveyor
NC License No. L-3098

A.G. ZOUTEVELLE SURVEYORS
1418 East Fifth St. Charlotte, NC 28204
Phone: 704-372-9444 Fax: 704-372-9055
Firm License Number C-1054

Copyright 2014
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 of the public sidewalk, front yard grade ("Grade"), 1st level, and ridgeline of the houses depicted hereon. No reooyard or sideyard measurements were made. The heights shown hereon 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.
DENIED AUGUST 2015

I hereby certify that this schematic drawing was prepared based on field-surveyed elevation measurements of the points shown hereon. This map is not intended to meet S.S. 47-30 recording requirements.

This __ day of __, 2014.

Andrew G. Zoutevelle
Professional Land Surveyor
NC License No. L-3098

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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 rooftop of the houses depicted hereon. No reappraisal or delayed measurements were made. The heights shown hereon 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.

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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'

0° 20° 40° 60° 80°

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STREETSCAPE SURVEYSORS
1418 East Fifth St., Charlotte, NC 28204
Phone: 704-372-8644
Fax: 704-372-8655
Firm License Number C-1054
VARIED HEIGHT

ONE - ONE HALF STORY / ONE STORY

ONE - ONE HALF SHED DORMER ADJACENT TO ONE STORY
VARIED HEIGHTS

ORIGINAL UNALTERED FACADES W/ VARIED HEIGHTS
Existing Crepe Myrtle to remain

Fruit Tree

Existing Holly to be removed

Existing Mature Black Walnut Shade Trees

Ornamental Tree Shade Trees

Evergreen Hedge

Bed of Perennials & Dwarf Gardenias

Raised Bed Garden

Evergreen Hedge

Perennial Beds

Slow Growth Large Canopy Tree