

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.

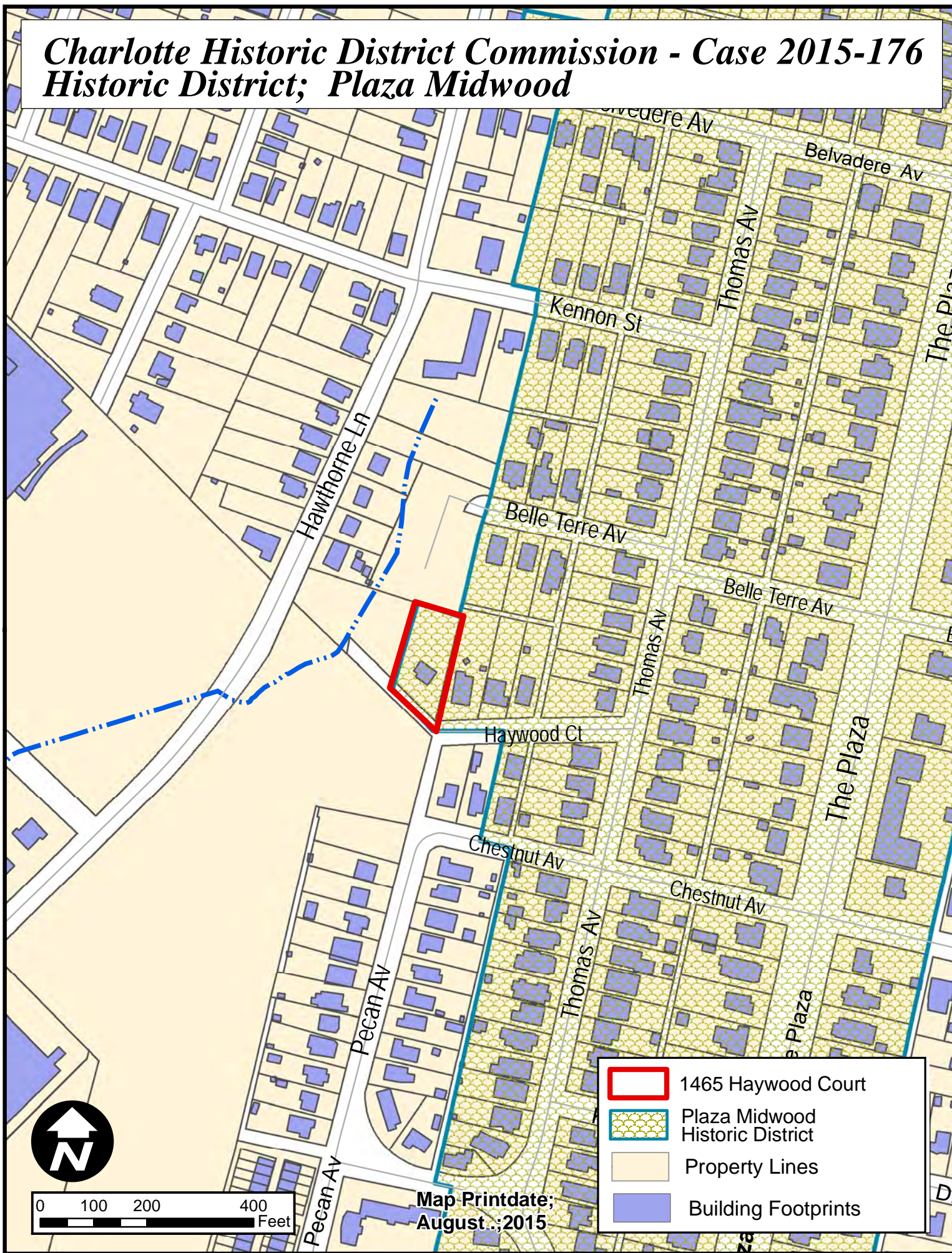
<i>All New Construction Projects Will Be Evaluated For Compatibility By The Following Criteria</i>	
1. Size	<i>the relationship of the project to its site</i>
2. Scale	<i>the relationship of the building to those around it</i>
3. Massing	<i>the relationship of the building's various parts to each other</i>
4. Fenestration	<i>the placement, style and materials of windows and doors</i>
5. Rhythm	<i>the relationship of fenestration, recesses and projections</i>
6. Setback	<i>in relation to setback of immediate surroundings</i>
7. Materials	<i>proper historic materials or approved substitutes</i>
8. Context	<i>the overall relationship of the project to its surroundings</i>
9. Landscaping	<i>as a tool to soften and blend the project with the district</i>

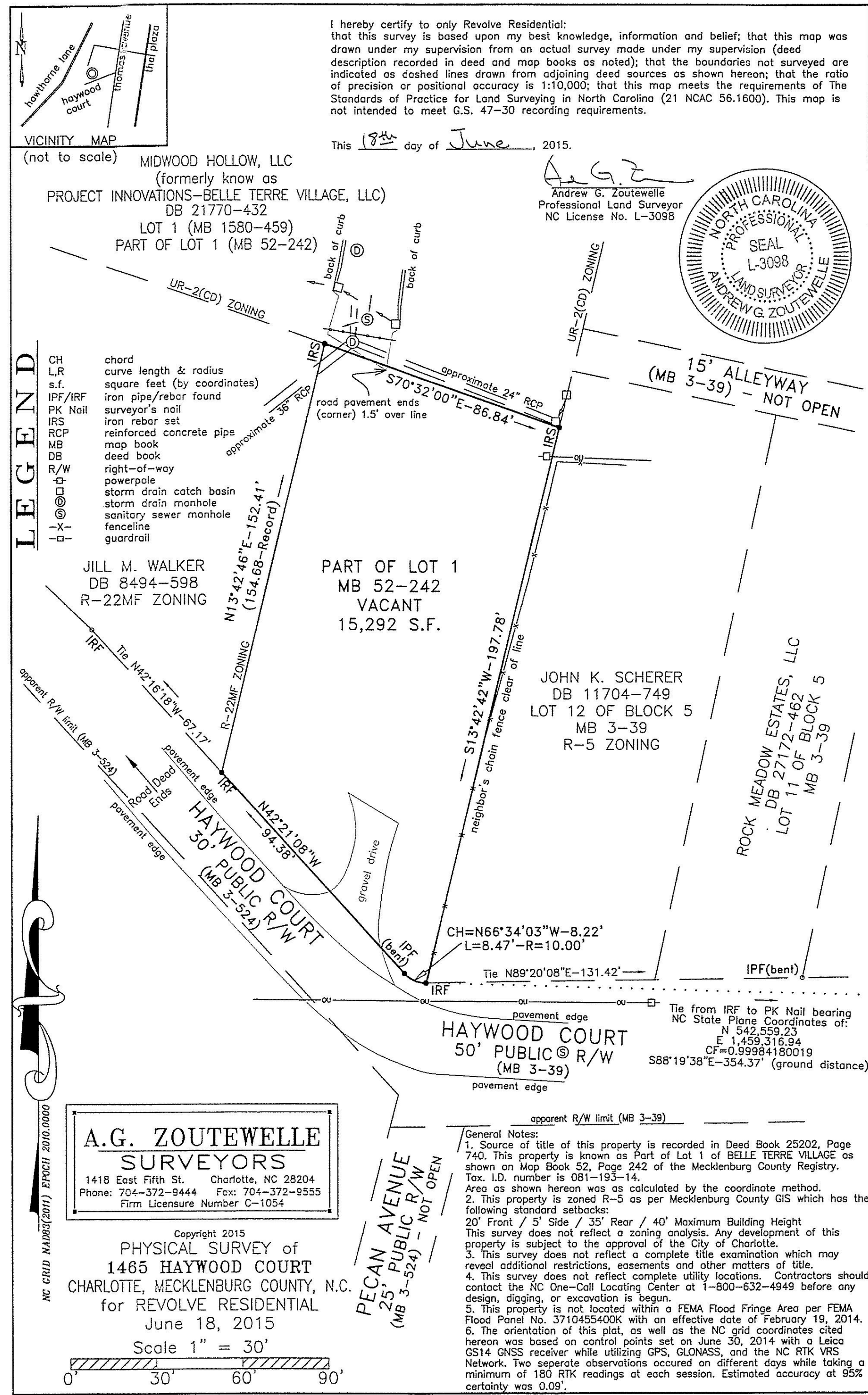
Staff Analysis

The Commission will determine if the proposal meets the guidelines for new construction.

Charlotte Historic District Commission - Case 2015-176

Historic District; Plaza Midwood





1501 HAYWOOD COURT



1507 HAYWOOD COURT



1511 HAYWOOD COURT



1508 HAYWOOD COURT



1815 THOMAS AVENUE



1823 THOMAS AVENUE



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2520 Broadway St. telephone 720 565 0505
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508 West Fifth St., 250 telephone 704 348 7000
Charlotte, NC 28202 facsimile 704 348 7005

SAN FRANCISCO:
461 Bush Street, 300 telephone 415 421 9900
San Francisco, CA 94111

McCullum Residence

PROJECT
1465 Haywood Court
Charlotte, NC 28205



OWNER



Revolve Residential
130 West Worthington Avenue
Charlotte, NC 28203
tim@revolveresidential.com

505DESIGN TEAM
CONSULTANTS

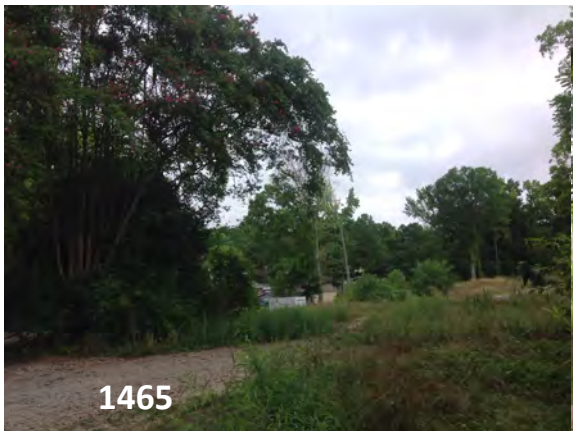
Charlotte Historic District Commission Submittal

08/14/15

REVISIONS		
NO.	DESCRIPTION	DATE

SITE SURVEY AND STREETSCAPE IMAGES

A1.01

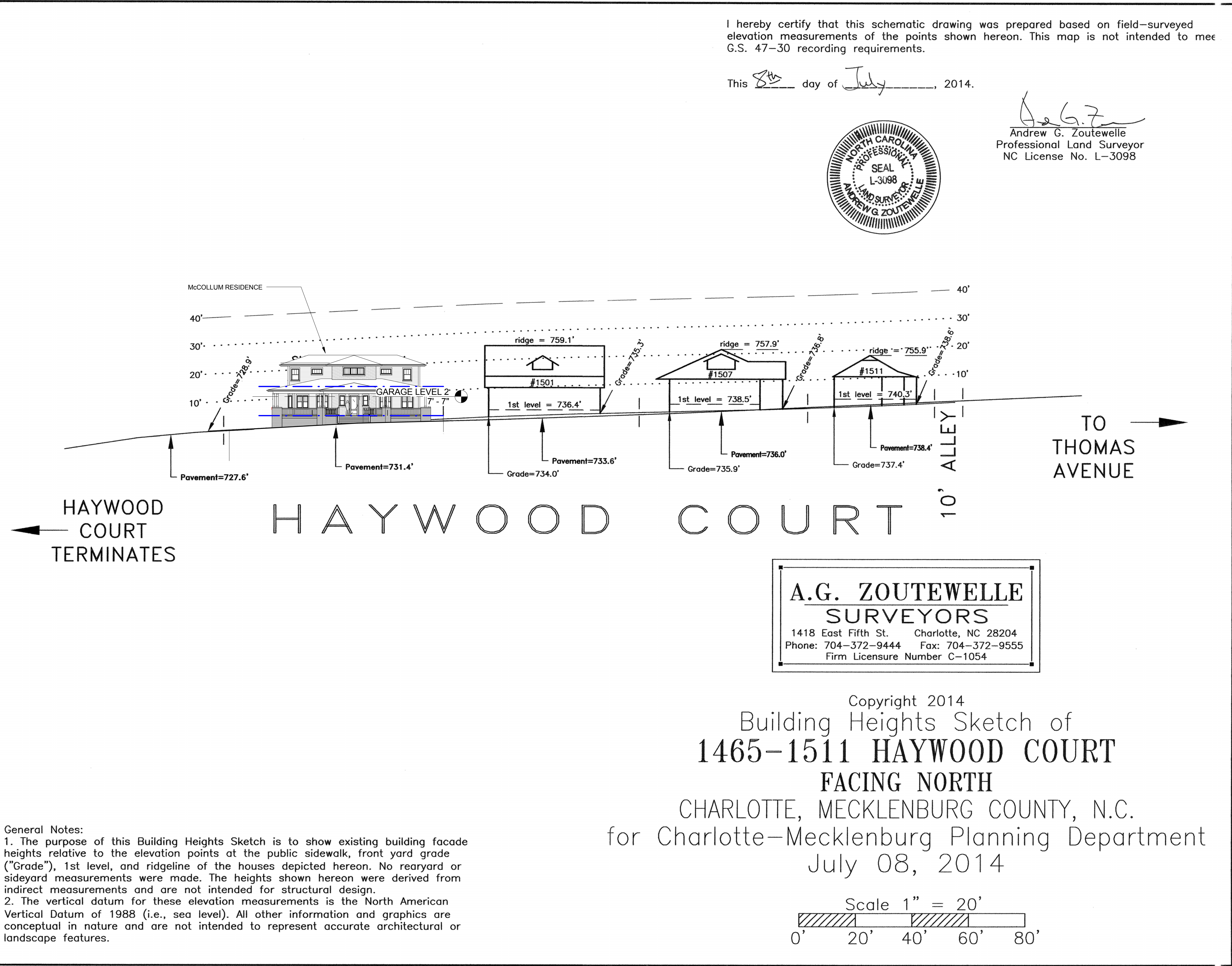


I hereby certify that this schematic drawing was prepared based on field-surveyed elevation measurements of the points shown hereon. This map is not intended to meet G.S. 47-30 recording requirements.

This 8th day of July, 2014.

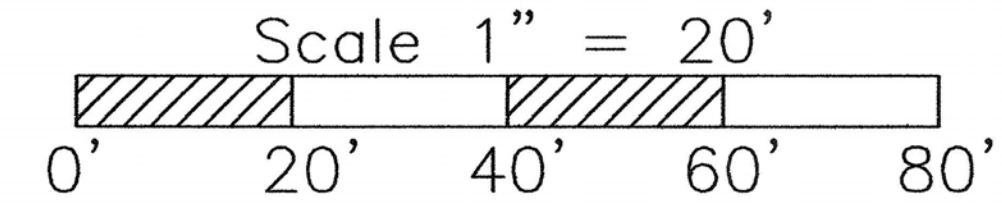


A.G.Z.
 Andrew G. Zoutewelle
 Professional Land Surveyor
 NC License No. L-3098



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SURVEYORS
 1418 East Fifth St. Charlotte, NC 28204
 Phone: 704-372-9444 Fax: 704-372-9555
 Firm Licensure Number C-1054

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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



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 hereon. No rear yard or side yard 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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STREETSCAPE ELEVATION SURVEY

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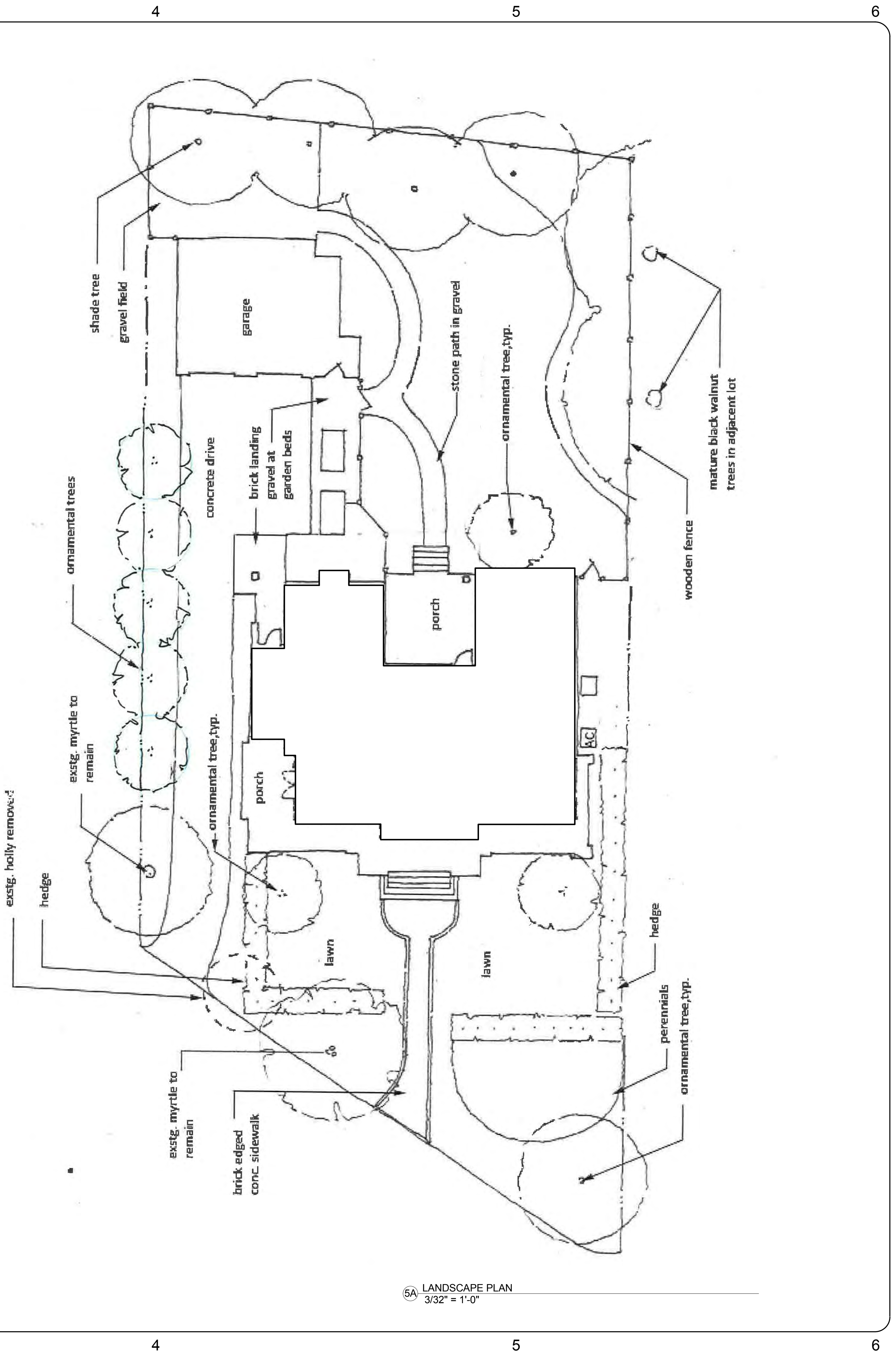
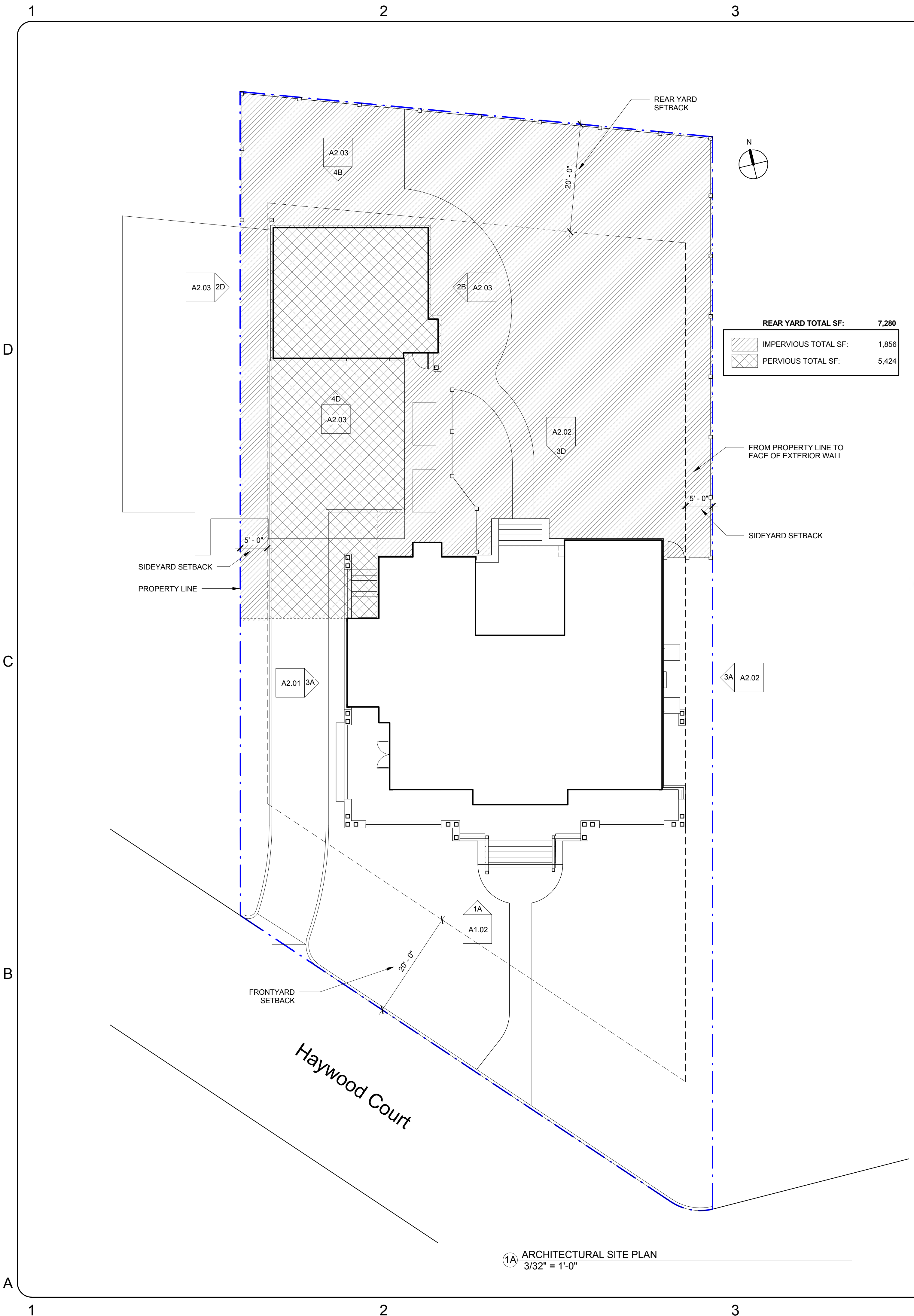
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SITE PLANS

A1.03



1A ARCHITECTURAL SITE PLAN
3/32" = 1'-0"

5A LANDSCAPE PLAN
3/32" = 1'-0"

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HOUSE ELEVATIONS





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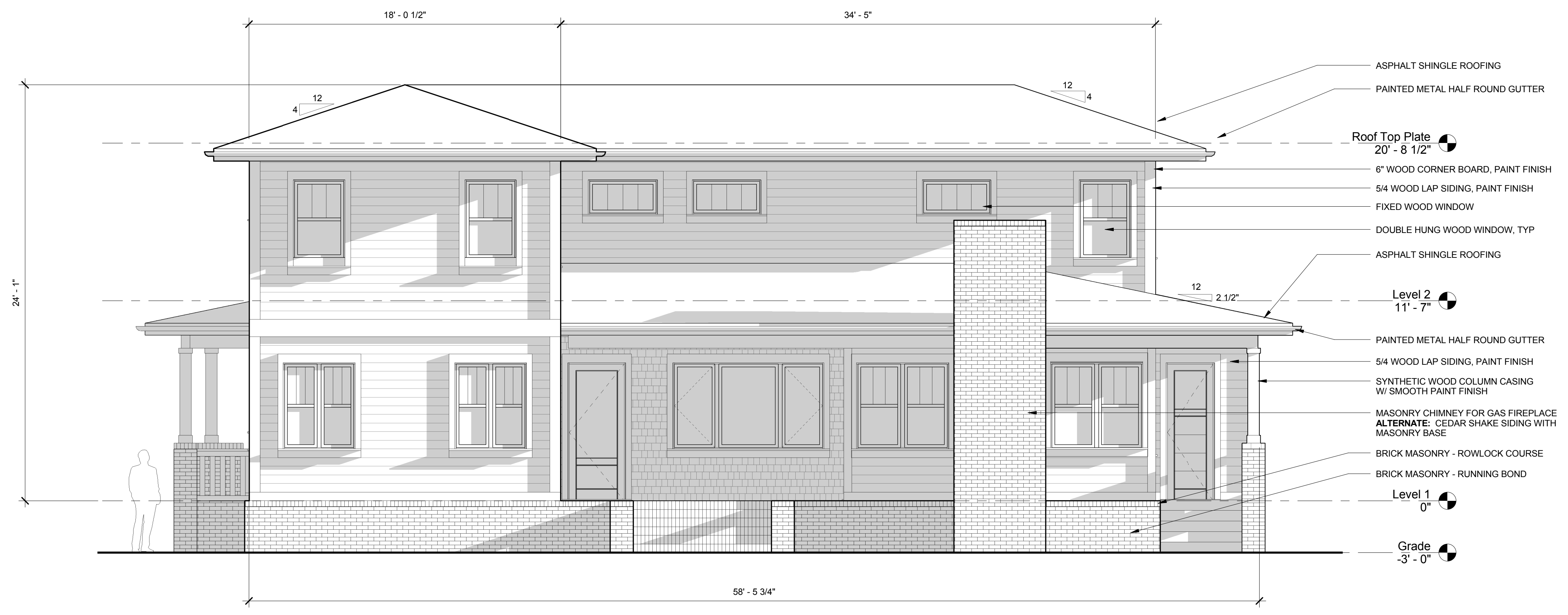
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HOUSE ELEVATIONS



3D North Elevation
1/4" = 1'-0"



3A East Elevation
1/4" = 1'-0"

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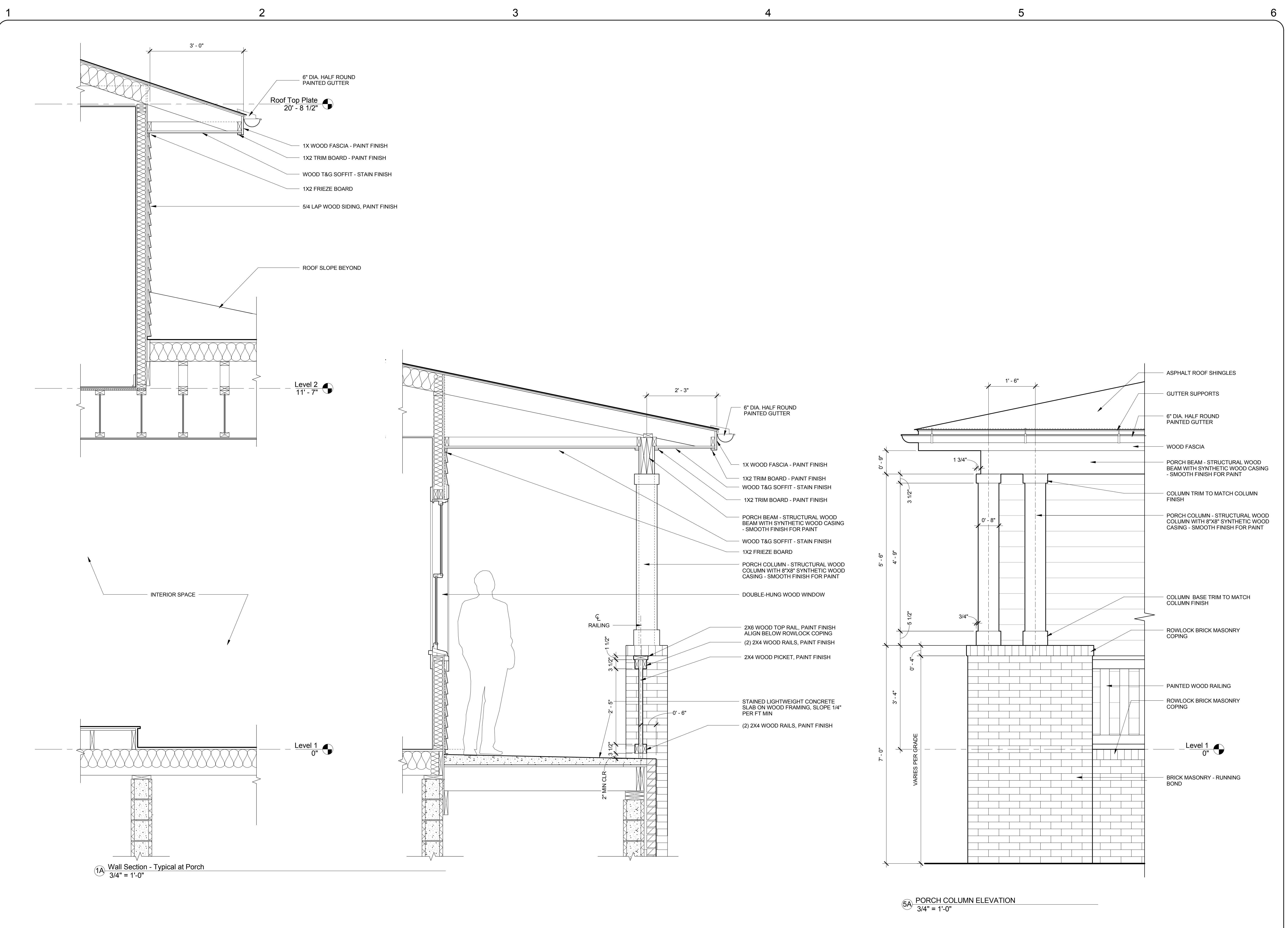
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GARAGE ELEVATIONS



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BUILDING SECTIONS / DETAILS



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 longer 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 laminated.
- 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.

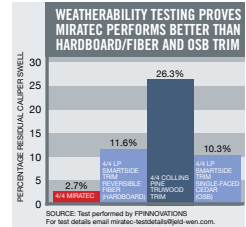
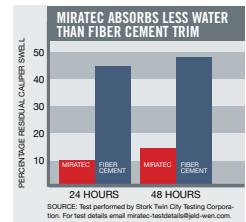
MIRATEC VS FIBER CEMENT TRIM

- MiraTEC has a more authentic wood grain texture.
- MiraTEC is reversible.
- 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 not brittle or difficult to stack.
- MiraTEC is as easy to handle, cut and nail as wood, requires no special tools.
- MiraTEC is available in widths up to 16" and lengths of 16', takes less time and labor to install.
- MiraTEC is backed by a 50-year limited warranty. Most fiber cement has a 15-year limited warranty.
- MiraTEC costs up to 30% less.



MIRATEC VS PVC TRIM

- MiraTEC has a more authentic wood grain texture.
- MiraTEC accepts all shades of paint beautifully.
- MiraTEC is not prone to thermal expansion.
- MiraTEC is made from sustainable materials and renewable resources.
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NO OTHER TRIM PERFORMS LIKE MIRATEC.

- >> Resists moisture, rot and termites.
- >> Reversible with clear cedar wood grain texture 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.

- ☑ Moisture resistant: As measured by ASTM D1037 for Water Absorption and Thickness Swelling.
- ☑ Rot resistant: Tested per AWWA E16 Field Test for Evaluation of Wood Preservatives to be Used Out of Ground Contact: Horizontal Lap-Joint Method.
- ☑ Termite resistant: Tested per AWWA E7 Standard Method of Evaluating Wood Preservatives by Field Tests with Stakes.

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



MIRATEC | JELD-WEN
Product Division | WINDOWS & DOORS

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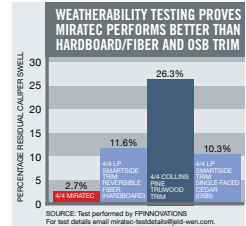
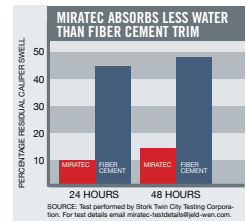
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ICC ESR Building code compliant (ESR-3043): MiraTEC is the first and only wood composite trim to earn an evaluation report (ESR-3043) from ICC-ES.



Miratec Product Information



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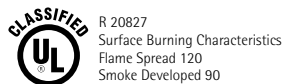
MiraTEC Trim Outperforms Hardboard Trim

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

	Treated Wood Composite Trim	Hardboard Trim
Brands	MiraTEC [®]	LP SmartSide Trim Reversible Fiber (Hardboard), Collins Pine TruWood Trim
Manufacturing Process	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.	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.
Durability	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.	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.
Building Code Approved/Listed	MiraTEC trim earned an evaluation report (ESR-3043) from ICC-ES. MiraTEC meets the strict requirements of ICC-ES Acceptance Criteria (AC424). 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.	Hardboard trim does not have a building code listing. Hardboard trim cannot perform to the standards in ESR-3043.
Green	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.	Varies by brand.
Warranty	Backed by an industry-best 50-year warranty. Protects against hail damage, rot, termite damage and edge swell.	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.



miratectrim.com



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Covered by one or more of the following patents: 5,677,369; 4,726,881; 5,980,798; 6,030,562; 5,993,709.

159 8/13

Miratec Product Information

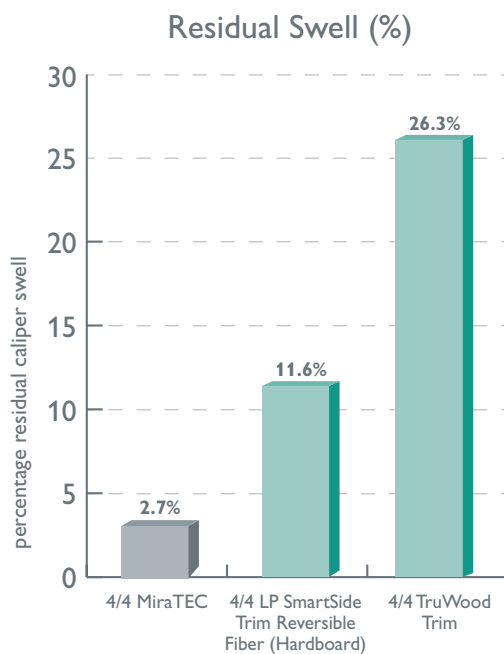


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MiraTEC Trim Performs 9x Better than Hardboard Trim in Long Term Weatherability Testing

- 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.



Test Objective	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.
Test Protocol	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 3/4." 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.
Test Measurement	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 Agency	Test performed by FPIInnovations (formerly Forintek). Email miratec-testdetails@jeld-wen.com.

MIRATEC TRIM IS THE BEST TRIM

Product	Wood Composite	Fiber Cement	PVC	OSB	Hardboard/Fiber	Glass-Fiber-Reinforced Plastic Composite	Wood
Brand Names	MIRATEC®	HardieTrim Boards, WeatherBoards Fiber Cement Trim, Plycem Fiber Cement Exterior Trim	AZEK Trim, VERSATEX Trimboard and others	LP SmartSide Trim Single-faced Cedar Strand (OSB)	LP SmartSide Trim Reversible Fiber (Hardboard), Collins Pine TruWood Trim	Boral TruExterior Trim	Various
Building Code Approved/Listed	ESR-3043	—	ESR-1074, ESR-3160, ESR-3023 and ESR-2972	—	—	—	—
Price	\$\$	\$\$\$	\$\$\$\$	\$\$	\$\$	\$\$\$	Varies by species
Material	Treated Exterior Composite	Fiber Cement	Cellular PVC	Oriented Strand Board (OSB)	Hardboard/Fiber	Glass-Fiber-Reinforced Plastic Fly Ash Composite	Redwood, Cedar, Spruce, Fir or Pine
Construction	Single Piece, Uniform Density, Treated Wood Fiber. Not laminated. Phenolic Resins.	Single Piece Portland Cement, Sand, Cellulose Fiber. Some with voids in backside for reduced weight.	Single Piece Foamed PVC.	Single Piece Laminated Wood Strands. Phenolic Resins.	Two Pieces Laminated Wood Fiber. Phenolic Resins.	Single Piece Polymer Chemistry, Coal-Combustion Products (Ash).	Variable Density.
Rot and Termite Protection	Zinc Borate	None	None	LP SmartGuard	Varies by manufacturer	None	None
Warranty	50 years	15-25 Years ¹	25 Years – Lifetime ²	50 years ³	10 - 50 years ³	20 years	None
Surface (Smooth/Textured)	Reversible ⁴	Smooth and Textured (Double SKUs)	Varies by Manufacturer	Textured	Reversible ⁴	Reversible ⁴	Varies by species
Coating	Factory Primed 4 Sides	Factory Primed 3 Sides	None Required	Factory Primed 3 Sides	Factory Primed 4 Sides	Factory Primed 4 Sides	Primed and Unprimed
Length	16'	10' - 12'	8' - 20'	16' - 20'	12' - 16'	16'	Varies
Thickness	5/8" Actual, 4/4 (3/4" Actual) and 5/4 (1" Actual)	Varies	Varies	Varies	LP offers 440 Series (5/8" Actual) and 540 Series (comparable to 5/4)	4/4 (3/4" Actual) and 5/4 (1" Actual)	Varies
True or Scant Thickness	True	True	True	Scant	Scant	True	—
Green	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.						

¹ WeatherBoards 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, termites 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.

GRILLE OPTIONS

MATCH ACROSS ALL PRODUCTS



Colonial Double-Hung

Colonial Upper Sash



Standard Prairie



Semi-Custom

Choose any number of same-size rectangles across or down.



3x1 Upper Sash Only



2x2



3x3



Colonial Picture Window

Simulated Double-Hung



Diamond



Custom



Custom



Your Pattern Here



Colonial Frenchwood® Door

Our 2 1/4-inch-wide grille can make a casement window look like a double-hung. See page 35.



DESIGN YOUR OWN PATTERN

Andersen gives you complete flexibility to design your own custom grille style. You sketch it, our craftsmen will create it.

SHOWN: Andersen® 400 Series casements with custom circle pattern grilles in transoms.

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

ENERGY EFFICIENCY



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.

Energy-saving glass for any climate.

Andersen 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.



Take comfort in superior weather resistance.

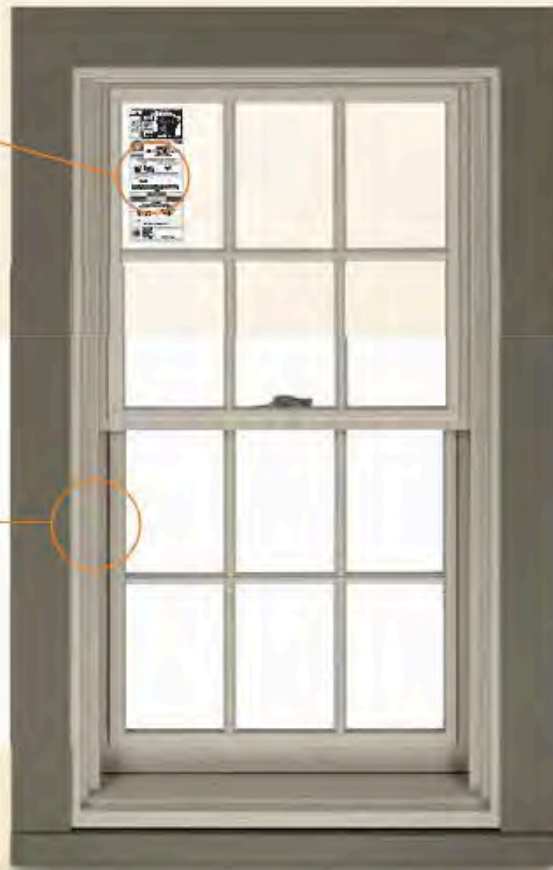
Andersen® patio doors feature unique locking systems that pull the door panel snugly tight. The result is an enhanced weather seal, plus improved security.

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.

DURABILITY

Tough, time-tested Perma-Shield® exteriors.

The exclusive Andersen® 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.*



Never needs painting.

The Perma-Shield® exteriors on Andersen® 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, Terratone® and Forest Green.

RELIABILITY



Quality so solid, the warranty is transferable.*

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.



We offer options for the harshest weather environments.

Windows and doors with Stormwatch® protection meet building code requirements in many Gulf and Atlantic coast 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.¹ For details visit: andersenwindows.com/coastal.

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



*Reversible smooth
or textured surface
gives MiraTEC
maximum versatility*



Innovation

Beauty

Features and Benefits

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

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DESIGN

McCollum Residence
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