<table>
<thead>
<tr>
<th><strong>Details of Proposed Request</strong></th>
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<td>An addition is proposed to the rear of this Landmark home in Fourth Ward. This large Victorian house is at the corner of Poplar Street and 9th Street beside the bubbler fountain and across from the parking lot of Edwin Towers. This proposal is for a three story addition and incorporates a previous rear addition. There has been changes that the Historic Landmarks Commission required for approval.</td>
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**Relevant HDC Design Guidelines**

- Additions

**Staff Analysis**

The Commission will review the details, finishes, massing, scale, size to determine the impact on the house and its surroundings. It is a very prominent house and basically visible from every angle. Fourth Ward’s Zoning allows much more density in the way of lot coverage than other neighborhoods. The site plan indicates that the proposal is within the identified building envelope.
HDC Design Policy on Additions requires that additions be evaluated according to the following matrix:

<table>
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<th>All additions will be reviewed for compatibility by the following criteria:</th>
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<tr>
<td>a.</td>
<td>Size</td>
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<td>b.</td>
<td>Scale</td>
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<td>c.</td>
<td>Massing</td>
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<td>d.</td>
<td>Fenestration</td>
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<td>e.</td>
<td>Rhythm</td>
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<td>Setback</td>
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<td>g.</td>
<td>Materials</td>
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<td>h.</td>
<td>Context</td>
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</table>

- **Size**: the relationship of the project to its site
- **Scale**: the relationship of the building to those around it
- **Massing**: the relationship of the building’s various parts to each other
- **Fenestration**: the placement, style and materials of windows and doors
- **Rhythm**: the relationship of fenestration, recesses and projections
- **Setback**: in relation to setback of immediate surroundings
- **Materials**: proper historic materials or approved substitutes
- **Context**: the overall relationship of the project to its surroundings
Existing Conditions
Existing Second Floor Plan

Scale: 1/8" = 1'-0"
01 Proposed 9th Street Elevation

02 9th Street Streetscape w/ Proposed Addition
Proposed Rear Elevation

Scale: 1/8" = 1'-0"

EXISTING HOME - 524 N. POPLAR ST.
EXISTING HOME - 524 N. POPLAR ST.
EXISTING VIEW FACING EAST ON 9TH ST.

Project Context - West 9th Street
Photos / Model Images
Mertz Residence - 601 N. Poplar
Charlotte, NC

01. Project / Model Images

02. Adjacent Property Comparison

02.20.13
Existing Interior Conditions

EXISTING FAMILY ROOM

APPROXIMATE AREA TO BE REMOVED

EXISTING DOWNSTAIRS HALL

EXISTING HANDRAIL TO REMAIN

EXISTING HANDRAIL TO REMAIN

EXISTING HANDRAIL TO REMAIN

TOP OF MAIN STAIR
Existing Interior Conditions