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**ADDRESS OF PROPERTY:** 601 North Poplar Street, *Fourth Ward Local Historic District*      *HDC 2013-034*

**SUMMARY OF REQUEST:** *Rear Addition*

**OWNER:** *Jason & Leyla Mertz*

**APPLICANT:** *Schrader Design, Harry Schrader*

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**Details of Proposed Request**

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 9<sup>th</sup> 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.

**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:

<b>1. All additions will be reviewed for compatibility by the following criteria:</b>	
<b>a. Size</b>	<i>the relationship of the project to its site</i>
<b>b. Scale</b>	<i>the relationship of the building to those around it</i>
<b>c. Massing</b>	<i>the relationship of the building's various parts to each other</i>
<b>d. Fenestration</b>	<i>the placement, style and materials of windows and doors</i>
<b>e. Rhythm</b>	<i>the relationship of fenestration, recesses and projections</i>
<b>f. Setback</b>	<i>in relation to setback of immediate surroundings</i>
<b>g. Materials</b>	<i>proper historic materials or approved substitutes</i>
<b>h. Context</b>	<i>the overall relationship of the project to its surroundings</i>







601 N. POPLAR STREET  
 AERIAL VIEW FROM GOOGLE MAPS  
 NUMBERS REFERENCE MODEL SHOTS/PHOTOS ON SHEETS IO & II.



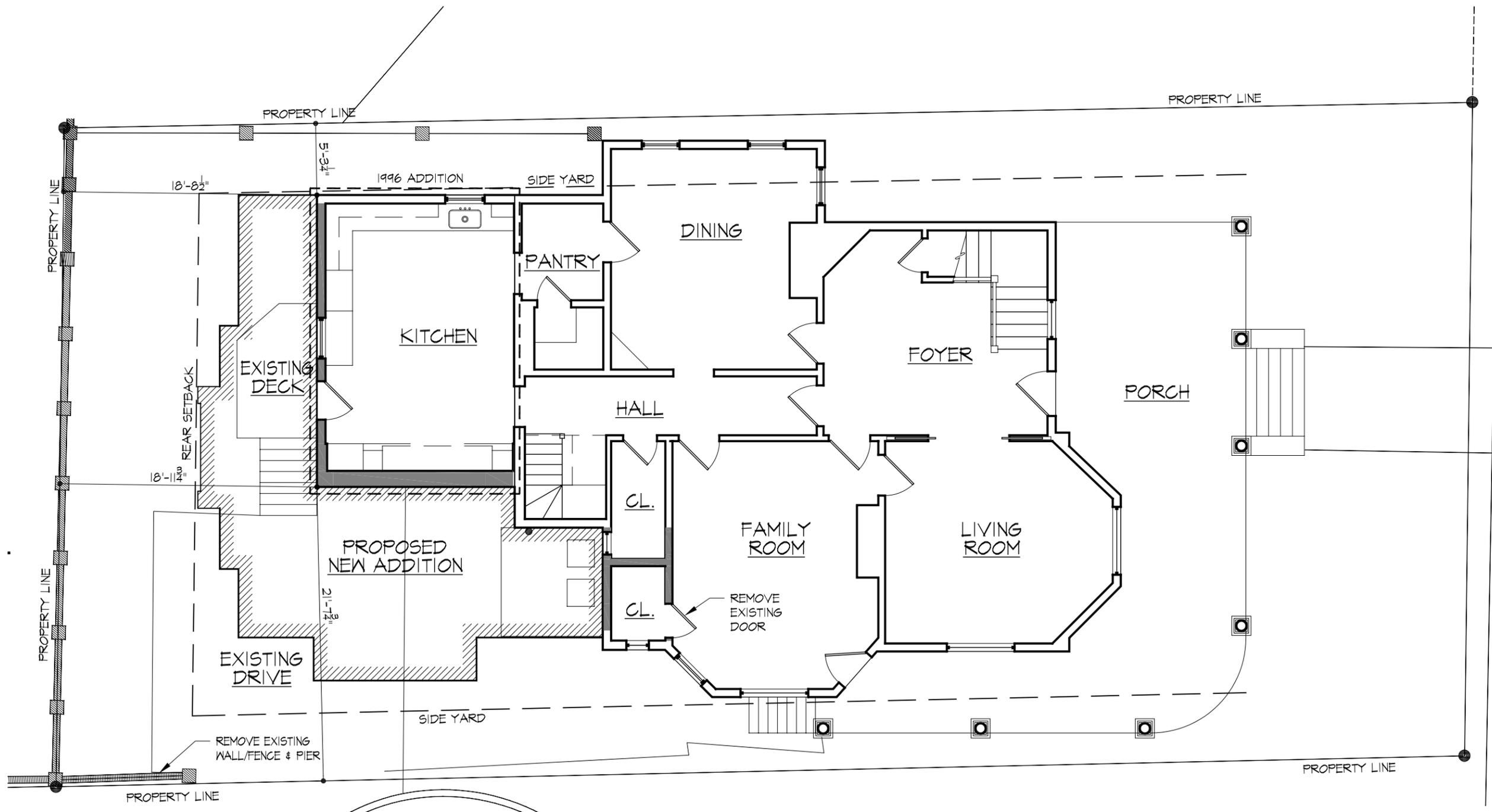
601 N. POPLAR STREET  
 PHOTO TAKEN: SEPTEMBER 2, 2011  
 FRONT ELEVATION (POPLAR STREET)



601 N. POPLAR STREET  
 PHOTO TAKEN: SEPTEMBER 2, 2011  
 LEFT REAR (W 9TH STREET) SHOWING  
 CURRENT ADDITION (CIRCA 1996)

**Mertz Residence - 601 N. Poplar**  
 Charlotte, NC

**Mertz Residence - 601 N. Poplar**  
Charlotte, NC



ORIGINAL HOME - LOWER LEVEL	1,411 SF
1996 ADDITION - LOWER LEVEL	314 SF
CURRENT HOME - LOWER LEVEL	2,545 SF

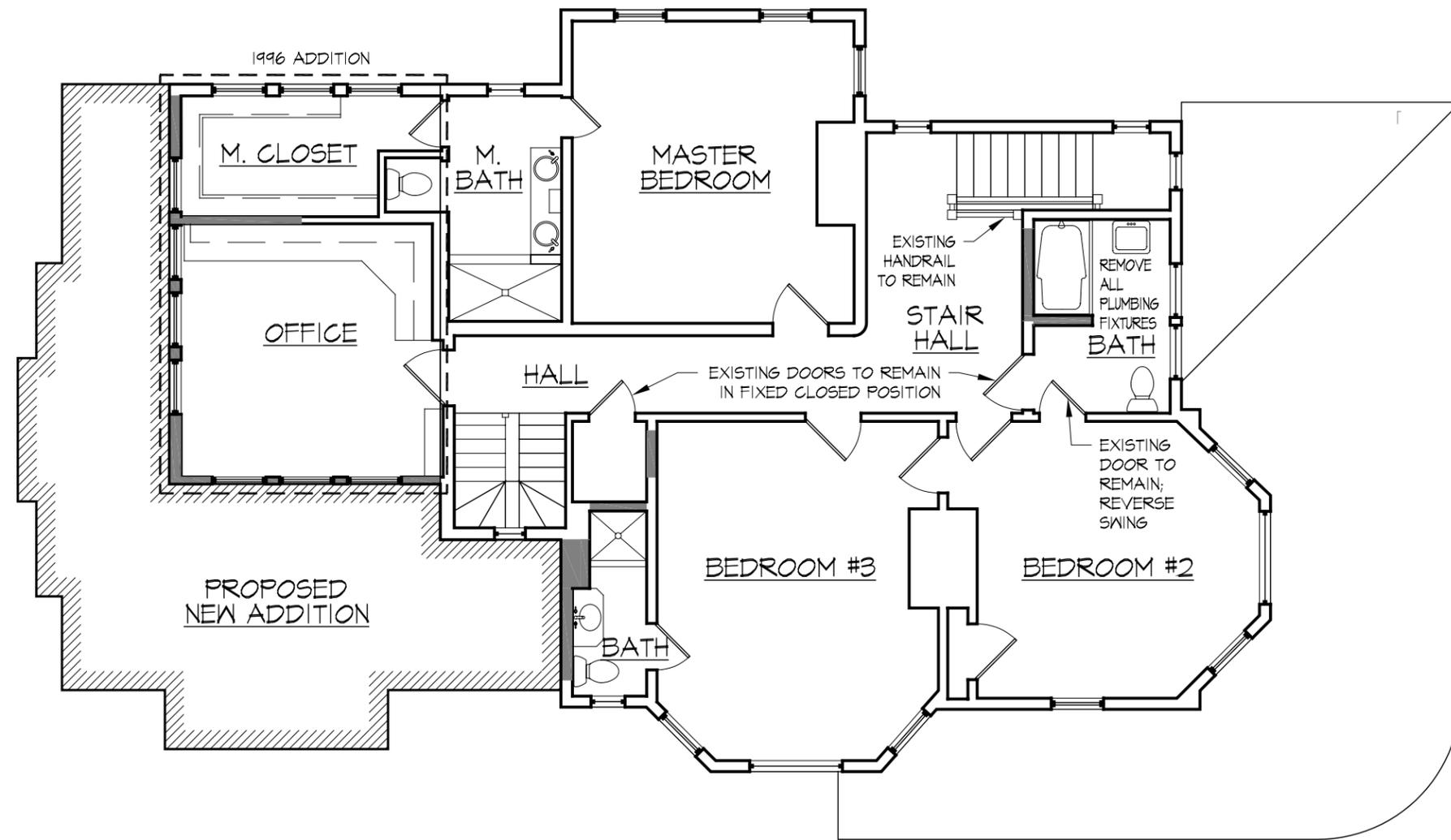
PROPOSED ADDITION - LOWER LEVEL	466 SF
PROPOSED NEW HOME - LOWER LEVEL	3,061 SF

**IMPACTED AREA**

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

**01 Existing First Floor Plan**

02.20.13



ORIGINAL HOME - UPPER LEVEL	1,411 SF
1996 ADDITION - UPPER LEVEL	314 SF
CURRENT HOME - UPPER LEVEL	2,545 SF

PROPOSED ADDITION - UPPER LEVEL	474 SF
PROPOSED NEW HOME - UPPER LEVEL	3,069 SF

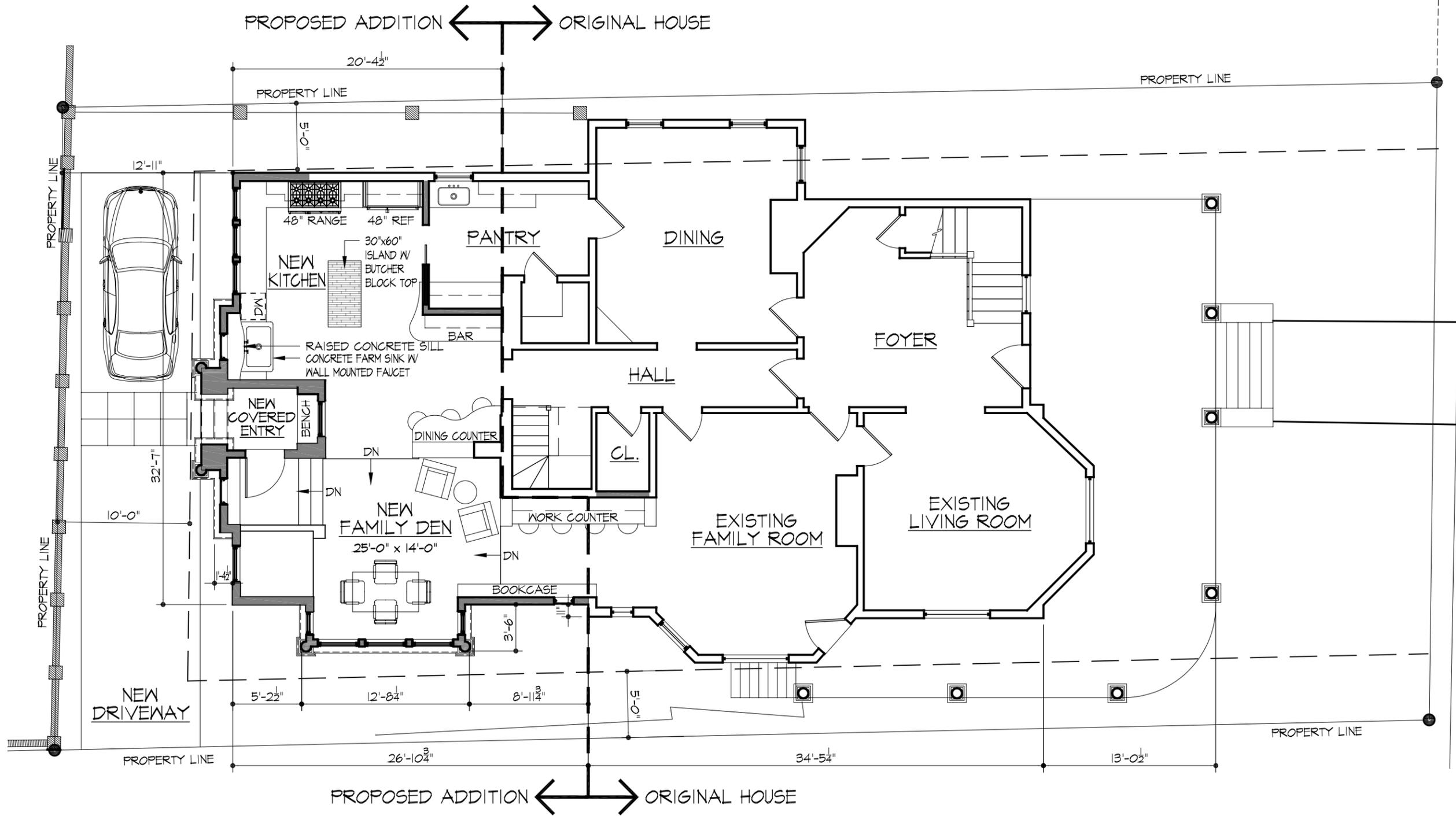
 IMPACTED AREA

01 Existing Second Floor Plan

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

Mertz Residence - 601 N. Poplar  
Charlotte, NC

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Charlotte, NC

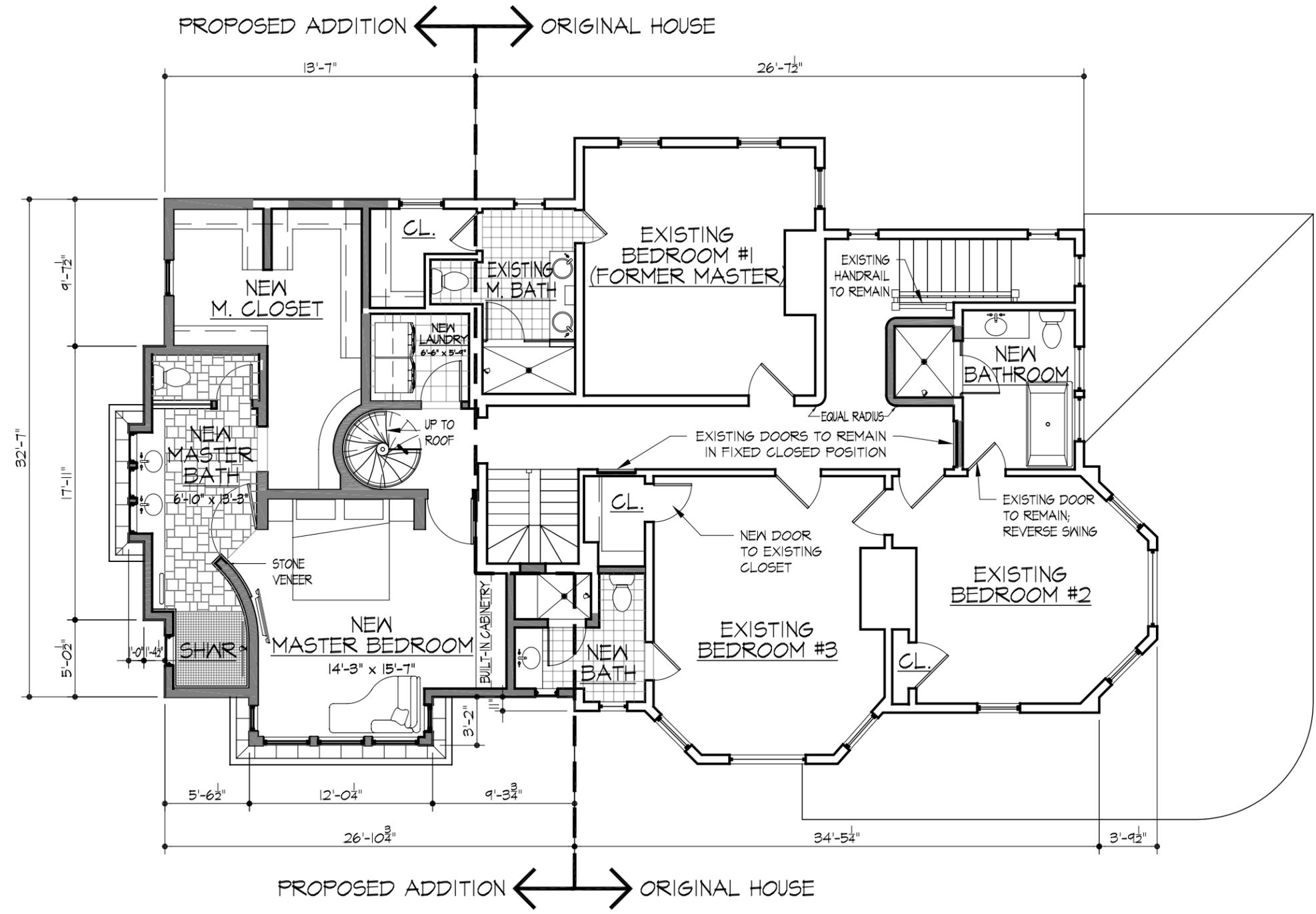


**01 Proposed First Floor Plan**

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

02.20.13

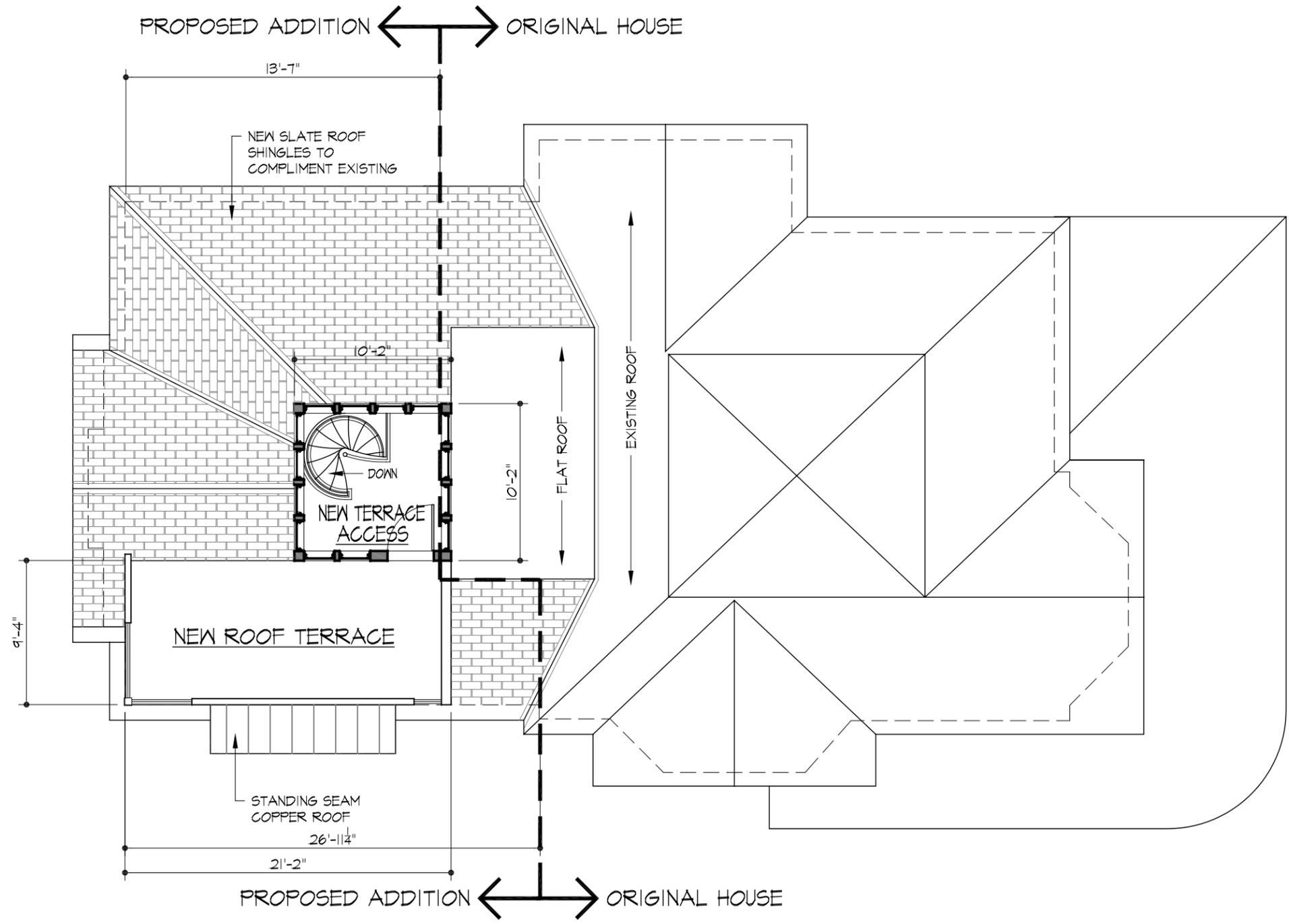
**Mertz Residence - 601 N. Poplar**  
Charlotte, NC



**01 Proposed Second Floor Plan**

**NEW CONSTRUCTION**

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



01 Proposed Roof Plan

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

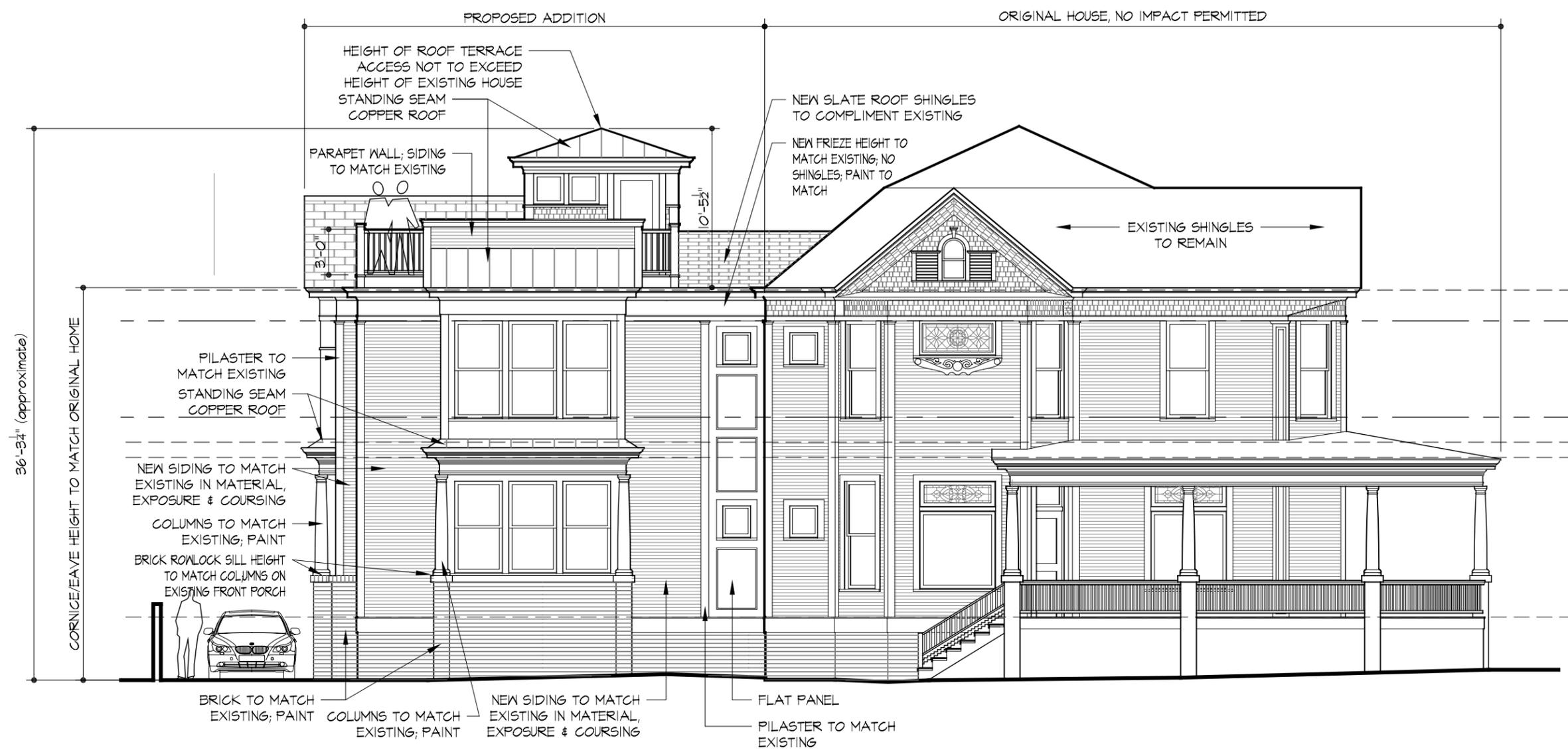
02.20.13



01 Existing 9th Street Elevation

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

Mertz Residence - 601 N. Poplar  
Charlotte, NC



01 Proposed 9th Street Elevation

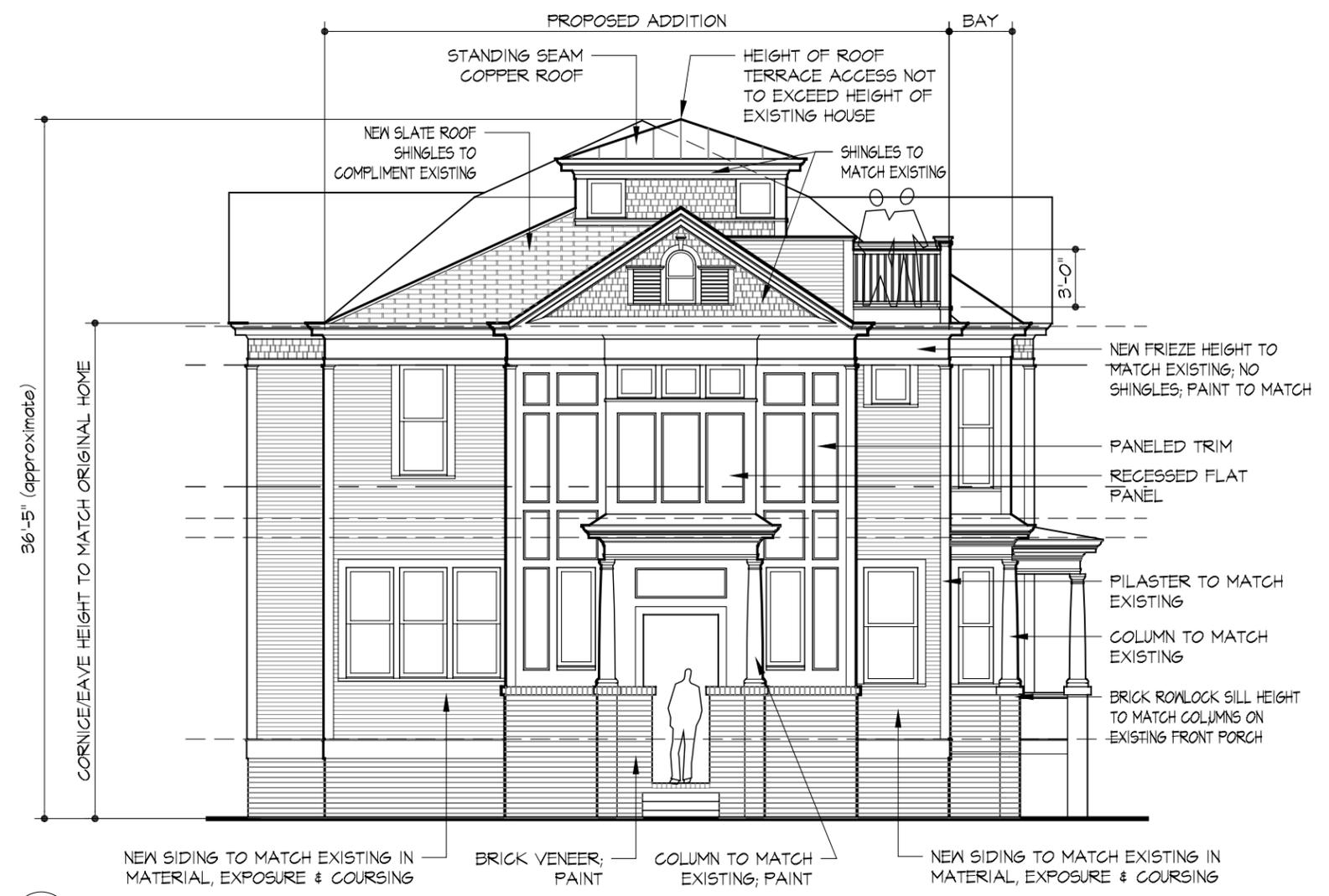
Scale: 1/8" = 1'-0"



02 9th Street Streetscape w/ Proposed Addition

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

Mertz Residence - 601 N. Poplar  
Charlotte, NC



01 Proposed Rear Elevation

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



EXISTING HOME - 529 N. POPLAR ST.



EXISTING HOME - 529 N. POPLAR ST.



EXISTING VIEW FACING EAST ON W. 9TH ST.

02 Project Context - West 9th Street

Mertz Residence - 601 N. Poplar  
Charlotte, NC

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Charlotte, NC



1 - VIEW FROM N. POPLAR ST.



2 - VIEW FROM ACROSS N. POPLAR ST.



3 - VIEW FROM THE CORNER OF N. POPLAR ST. & W. 9TH ST.

**Mertz Residence - 601 N. Poplar**  
 Charlotte, NC



EXISTING HOME - 529 N. POPLAR ST.



4 - VIEW FROM ACROSS W. 9TH ST.



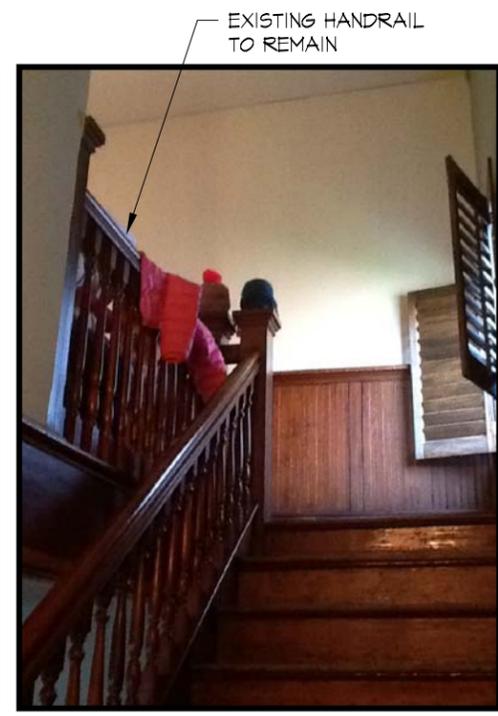
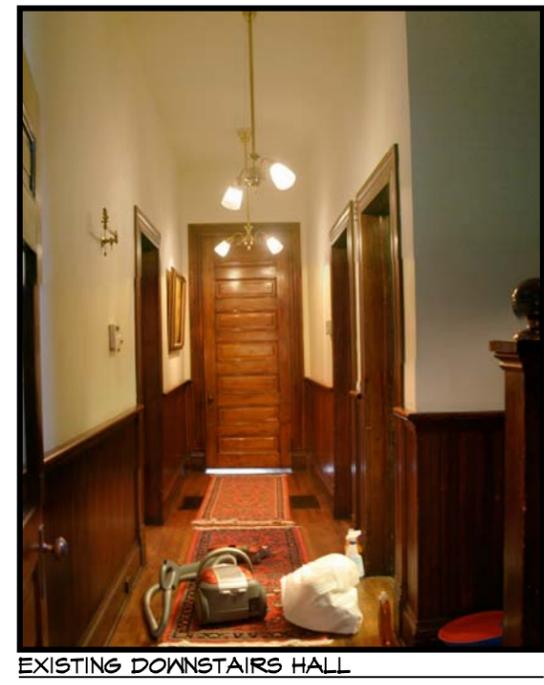
6 - VIEW FROM ACROSS 316 W. 9TH ST.



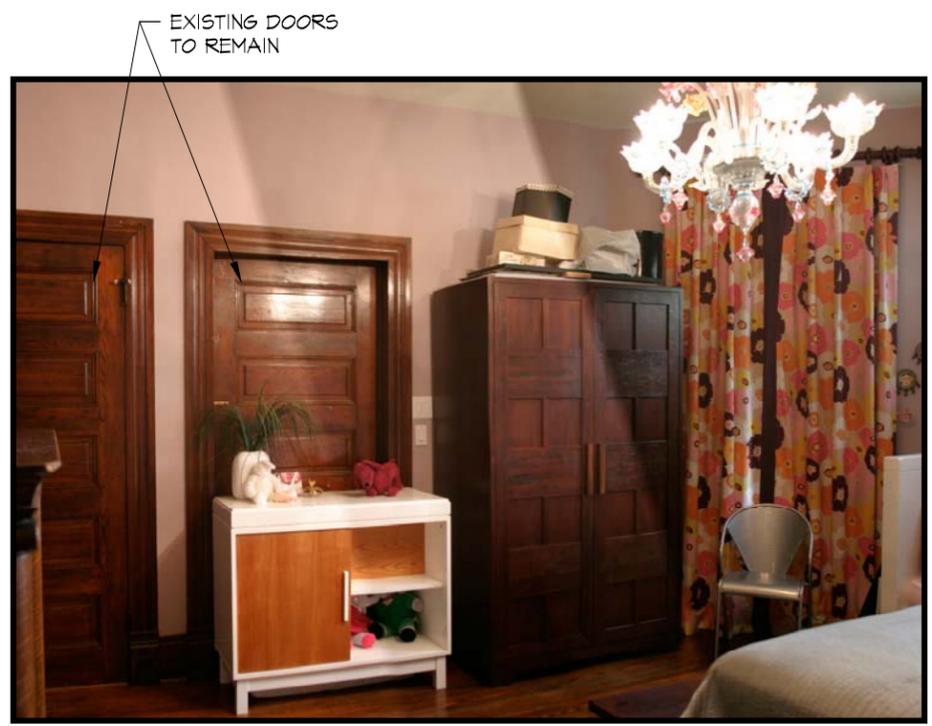
EXISTING HOME - 601 N. POPLAR ST.

01 Project / Model Images

02 Adjacent Property Comparison

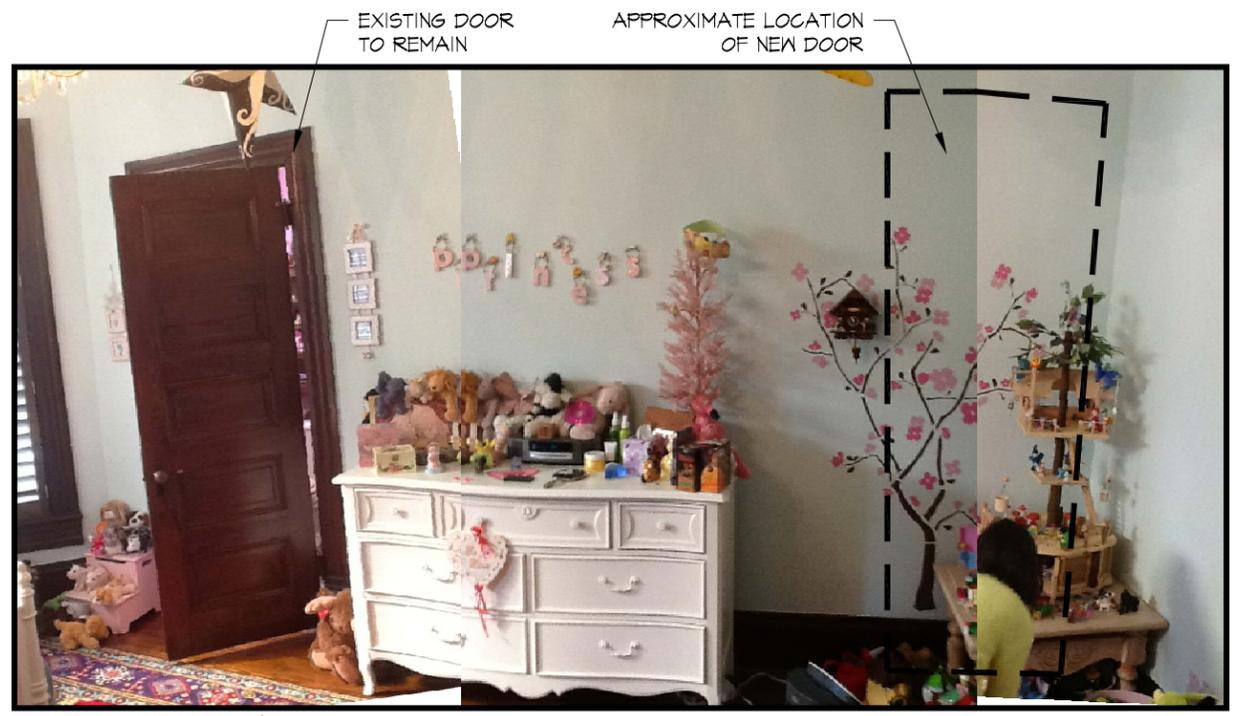


**Existing Interior Conditions**



EXISTING BEDROOM #2

EXISTING UPSTAIRS HALL



EXISTING FRONT BATH

EXISTING BEDROOM #3

**Existing Interior Conditions**

02.20.13

# Charlotte Historic District Commission - Case 2013-034

