

**LOCAL HISTORIC DISTRICT:** Fourth Ward

**PROPERTY ADDRESS:** 428 North Poplar Street

**SUMMARY OF REQUEST:** Addition

**APPLICANT/OWNER:** Don Duffy

**Details of Proposed Request**

*Existing Conditions*

The existing structure is a two story Victorian house constructed in 1900 located at the corner of North Poplar Street and West 8<sup>th</sup> Street.

*Proposal*

The project is a second floor addition on the left and rear elevations, the footprint does not change. Wood siding and trim will match existing. The slate roof will be reused on the addition. The new second floor will not exceed the original ridge line.

**Policy & Design Guidelines – Additions, page 36**

Additions to existing structures in Local Historic Districts have a responsibility to complement the original structure. Additions should reflect the design, scale and architectural style of the original structure. The following guidelines are intended to encourage addition designs that are compatible with the existing structure, while not fully mimicking the original design.

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

2. Additions must respect the original character of the property, but must be distinguishable from the original construction.
3. All additions to the front or side of existing properties must be of a design that is sensitive to the character and massing of the existing structure.
4. Additions to the front or side of existing structures that are substantially visible from a street must go before the full Commission.

**Staff Analysis** - The Commission will determine if the proposal meets the guidelines for Scale, Massing, Fenestration, Rhythm, Materials and Context.

# Goettke Residence

(Charlotte, NC)

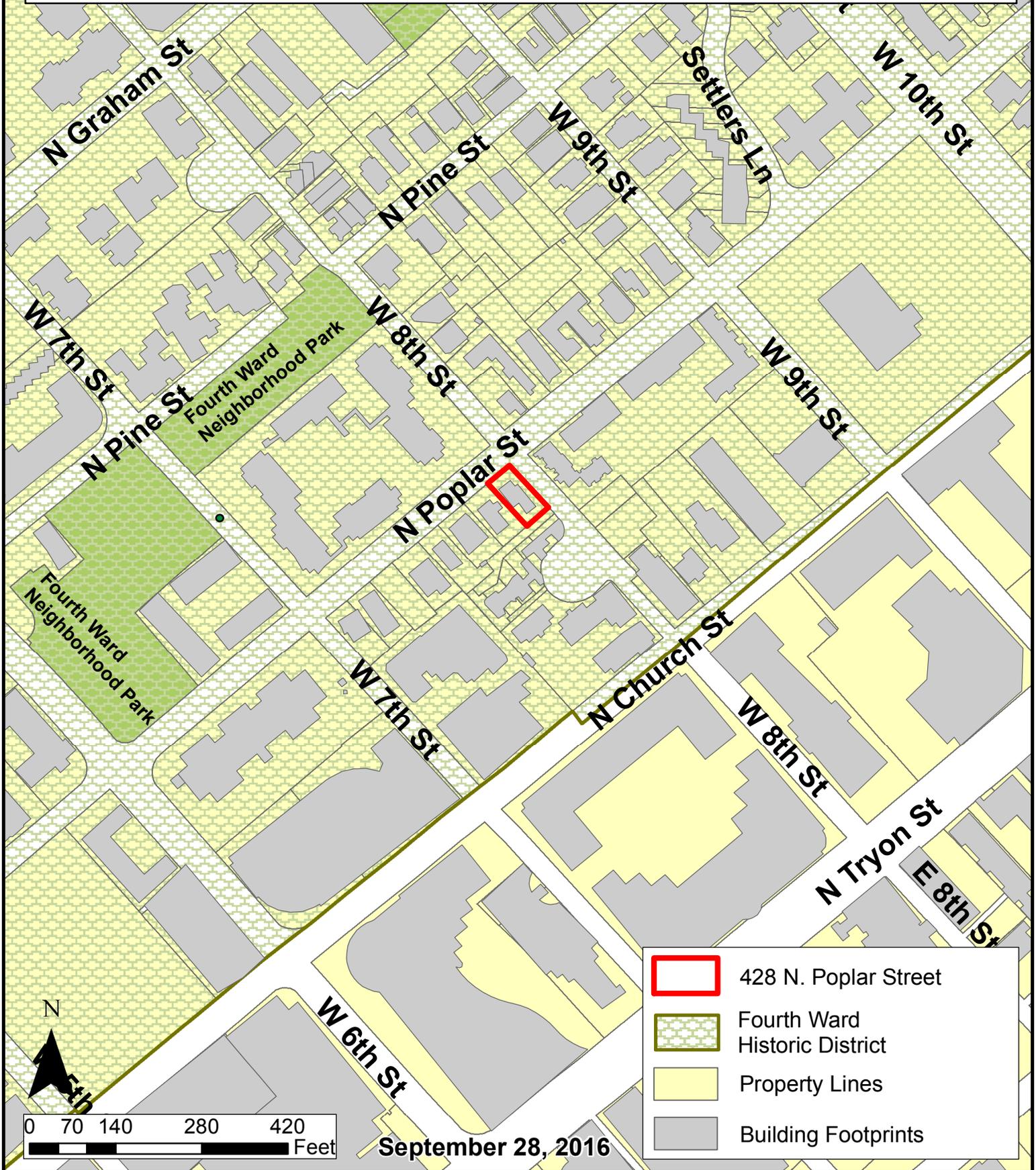


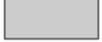
301 Providence Road

D o n D u f f y  
■ Architecture ◦

Charlotte, North Carolina 28207

*Charlotte Historic District Commission - Case 2016-248*  
*Addition*  
**HISTORIC DISTRICT: Fourth Ward**



-  428 N. Poplar Street
-  Fourth Ward Historic District
-  Property Lines
-  Building Footprints

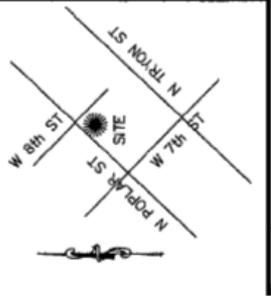
0 70 140 280 420 Feet

September 28, 2016

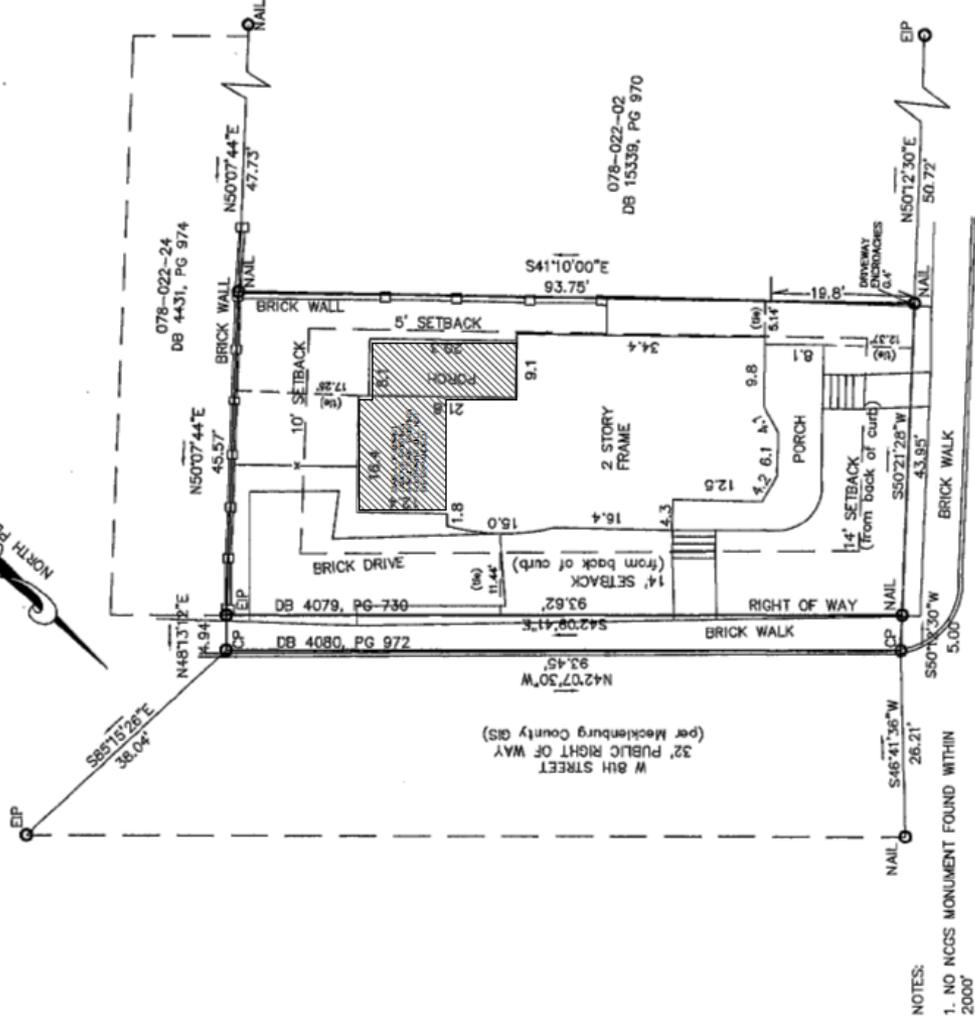


I certify that this survey was completed under my direct supervision (as recorded in DB 23751, PG 877); the lines not surveyed were drawn from the deeds referenced on the adjoining lots; that the ratio of precision is 1:28124; and that this map meets the requirement of The Standards of Practice for Land Surveying in North Carolina (21 NCAC 56.1800).  
This 22nd day of June, 2015.

G. KEMP MILLER, PLS, CFS  
7330 E. Lakeside Dr.  
Charlotte, NC 28215  
704-535-0287  
704-577-6516



LOCATION MAP  
NOT TO SCALE



NOTES:  
1. NO NCGS MONUMENT FOUND WITHIN 2000'

2. PROPERTY MAY BE SUBJECT TO OTHER COVENANTS, RESTRICTIONS, EASEMENTS, BUILDING SETBACKS, OR RIGHTS-OF-WAY THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.

3. PROPERTY CURRENTLY ZONED: UR-1  
4. EIP = EXISTING IRON PIN  
CP = COMPUTED POINT

5. THIS PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA PER FEMA PANEL 3710455400K, DATED 2/19/2014.

N. POPLAR STREET  
46' PUBLIC RIGHT OF WAY  
(per Mecklenburg County GIS)

6. SETBACKS ARE SHOWN PER CURRENT CHARLOTTE ZONING ORDINANCE AND SHOULD BE VERIFIED WITH CHARLOTTE ZONING PRIOR TO ANY CONSTRUCTION.

TOTAL AREA:  
4,655.28 SQ.FT.  
0.11 AC.

AREA IN R/W  
464.51 SQ.FT.  
0.01 AC.

# PHYSICAL SURVEY OF 428 N. POPLAR ST.

EXISTING IMAGES



FRONT IMAGE



LEFT SIDE IMAGE



REAR IMAGE



RIGHT SIDE IMAGE



421 N Poplar St.



501 N Poplar St.



SUBJECT PROPERTY



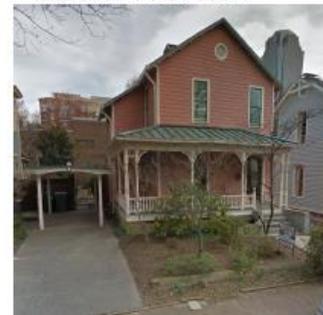
225 W. 8th St.



500 N Poplar St.



428 N Poplar St. (SUBJECT PROPERTY)



424 N Poplar St.



420 N Poplar St.



6 EXISTING REAR (RENDERING)  
FOR REFERENCE ONLY. THIS IS AN ARTISTIC REPRESENTATION AND SUBJECT TO CHANGE.



5 PROPOSED REAR (RENDERING)  
FOR REFERENCE ONLY. THIS IS AN ARTISTIC REPRESENTATION AND SUBJECT TO CHANGE.



4 EXISTING RIGHT (RENDERING)  
FOR REFERENCE ONLY. THIS IS AN ARTISTIC REPRESENTATION AND SUBJECT TO CHANGE.



3 PROPOSED RIGHT (RENDERING)  
FOR REFERENCE ONLY. THIS IS AN ARTISTIC REPRESENTATION AND SUBJECT TO CHANGE.



2 EXISTING LEFT (RENDERING)  
FOR REFERENCE ONLY. THIS IS AN ARTISTIC REPRESENTATION AND SUBJECT TO CHANGE.



1 PROPOSED LEFT (RENDERING)  
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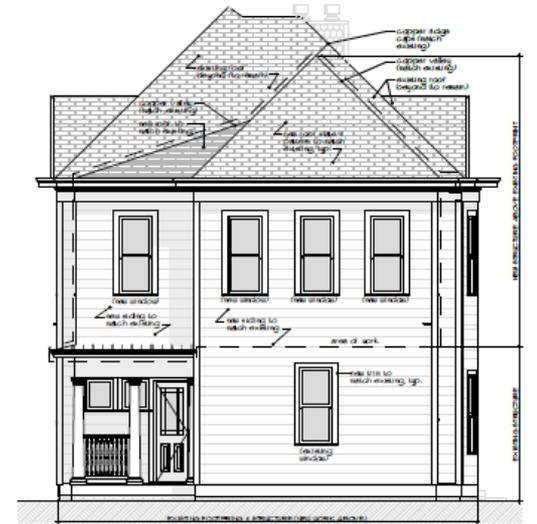
4 EXISTING RIGHT ELEVATION  
SCALE 1/4" = 1'-0"



3 EXISTING REAR ELEVATION  
SCALE 1/4" = 1'-0"



2 PROPOSED RIGHT ELEVATION  
SCALE 1/4" = 1'-0"



1 PROPOSED REAR ELEVATION  
SCALE 1/4" = 1'-0"