
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*

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 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.

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:

1. All additions will be reviewed for compatibility by the following criteria:	
a. Size	<i>the relationship of the project to its site</i>
b. Scale	<i>the relationship of the building to those around it</i>
c. Massing	<i>the relationship of the building's various parts to each other</i>
d. Fenestration	<i>the placement, style and materials of windows and doors</i>
e. Rhythm	<i>the relationship of fenestration, recesses and projections</i>
f. Setback	<i>in relation to setback of immediate surroundings</i>
g. Materials	<i>proper historic materials or approved substitutes</i>
h. Context	<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 10 & 11.



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



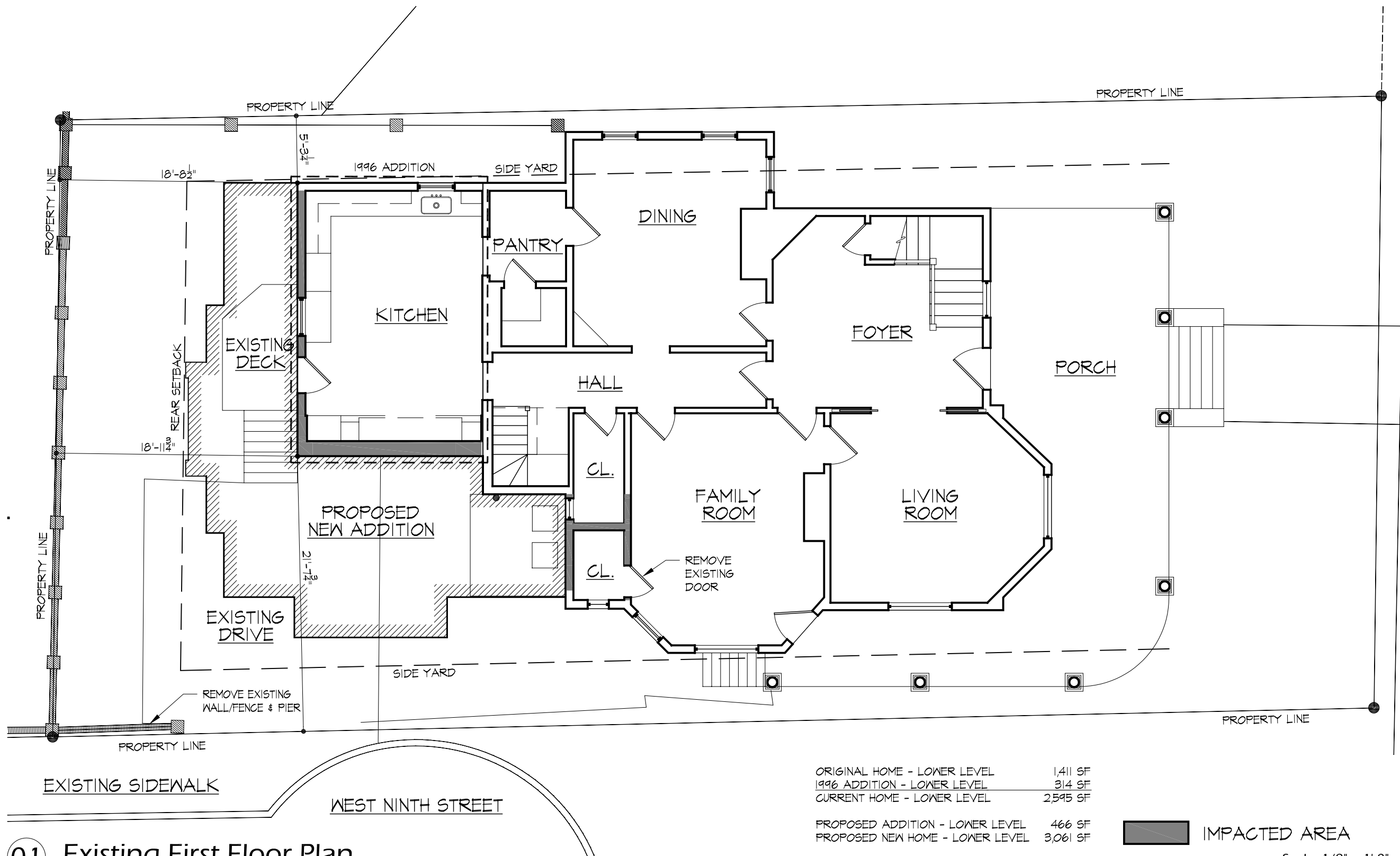
601 N. POPLAR STREET
PHOTO TAKEN: SEPTEMBER 2, 2011
LEFT REAR (W 9TH STREET) SHOWING
CURRENT ADDITION (CIRCA 1996)



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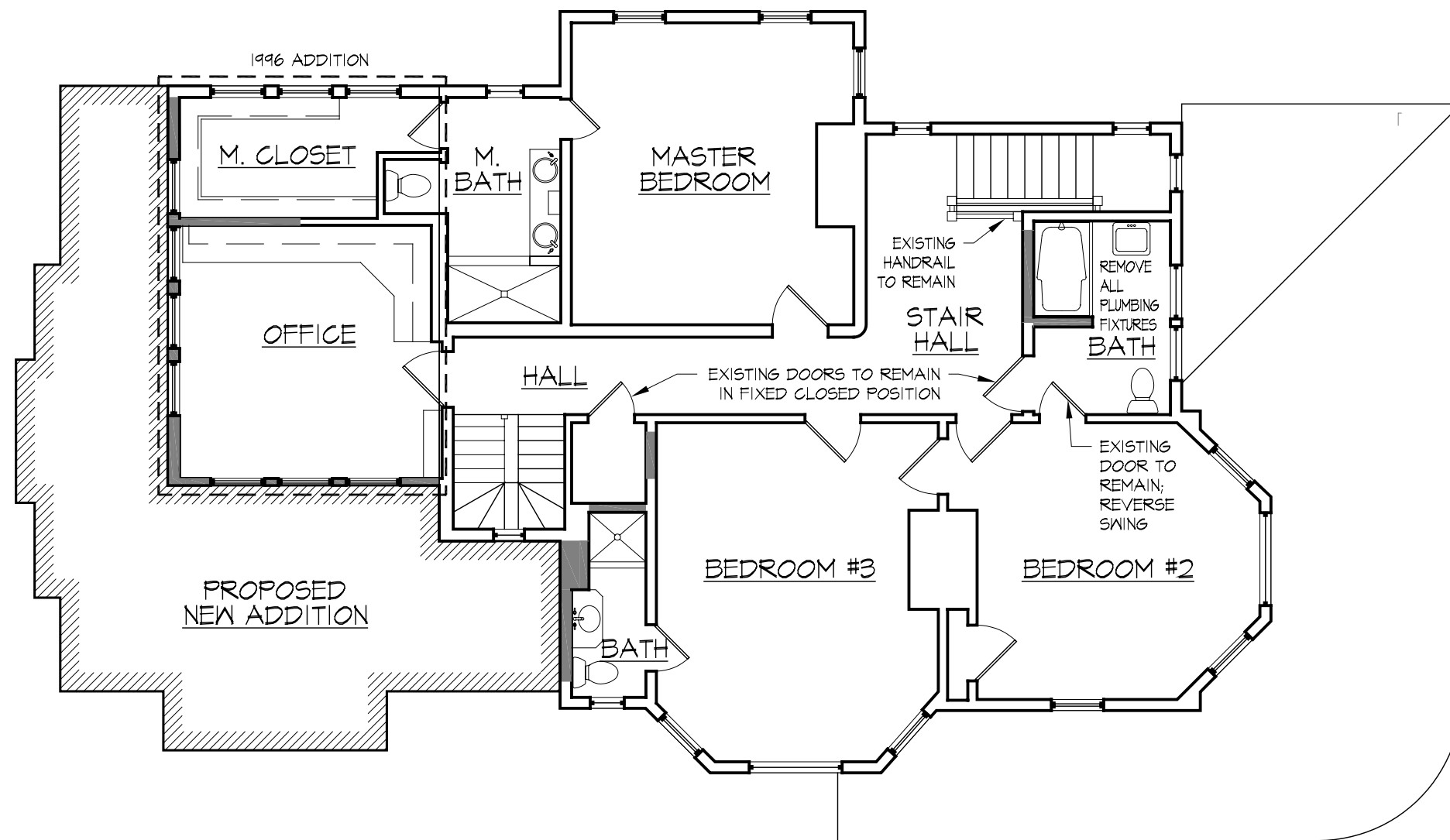
Mertz Residence - 601 N. Poplar
Charlotte, NC

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Charlotte, NC



01 Existing First Floor Plan

Mertz Residence - 601 N. Poplar
Charlotte, NC



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"

02.20.13

3



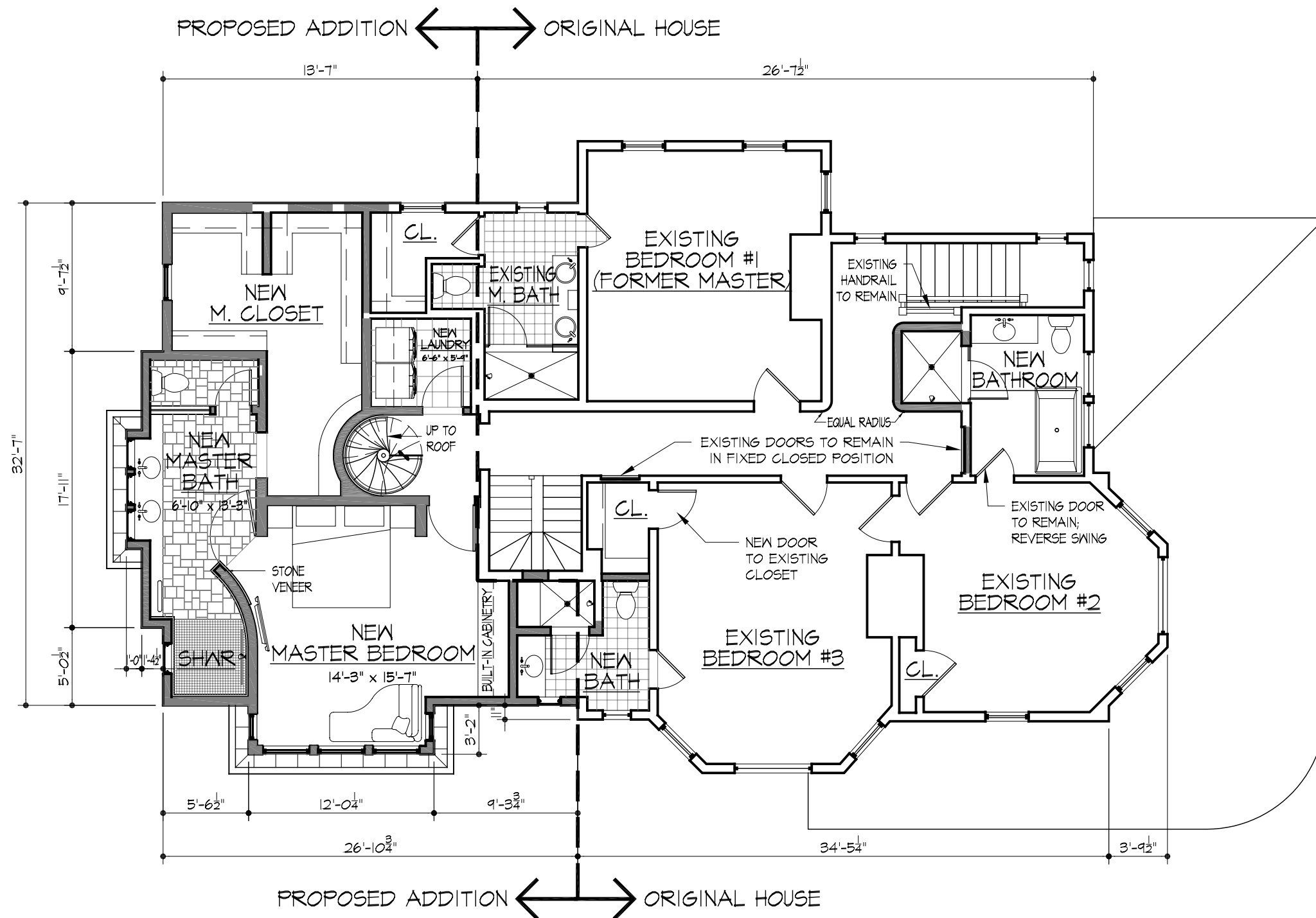
Scale: $1/8" = 1'-0"$

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01 Proposed First Floor Plan

Mertz Residence - 601 N. Poplar
Charlotte, NC

5

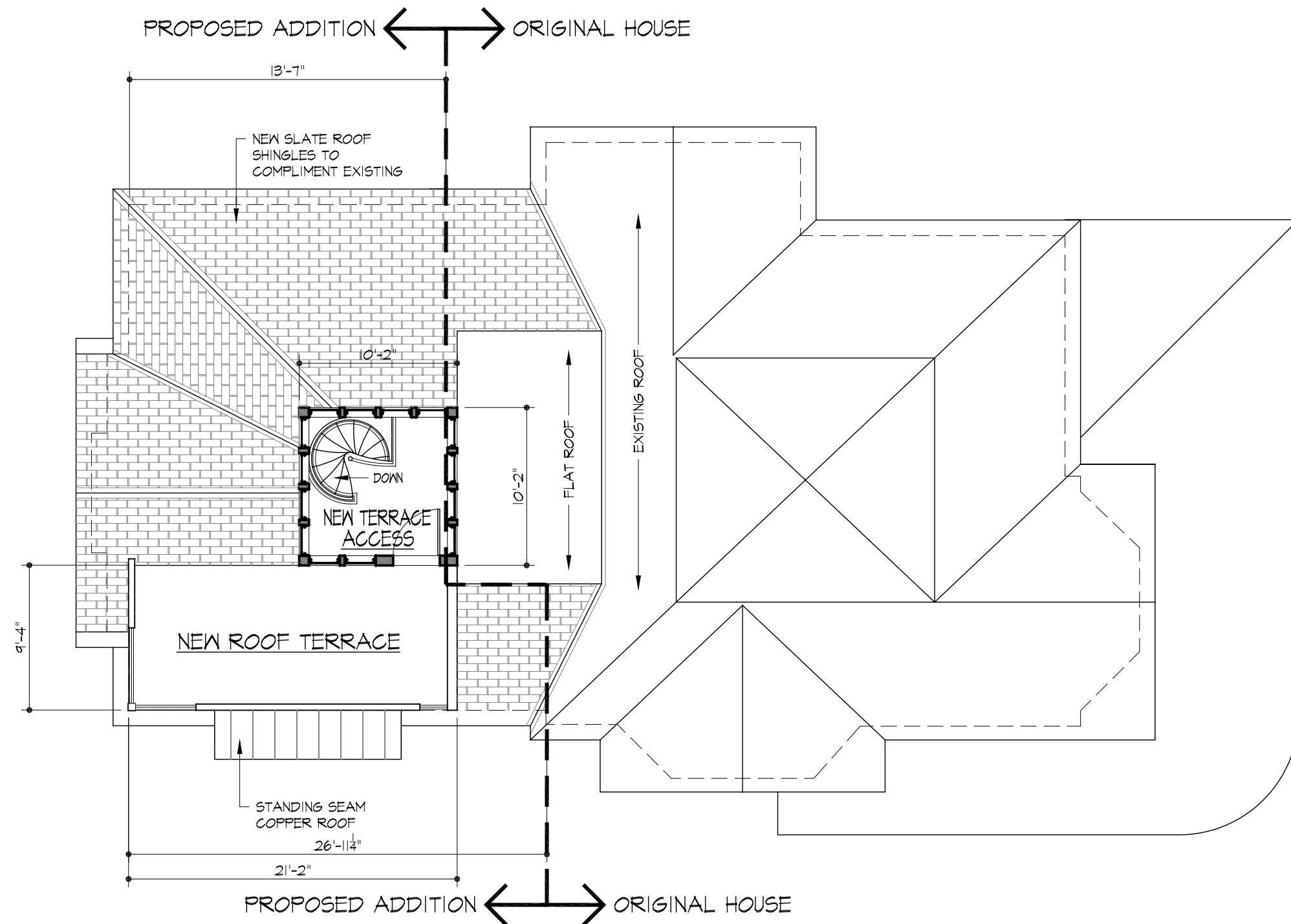


01 Proposed Second Floor Plan

NEW CONSTRUCTION

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

02.20.13



01 Proposed Roof Plan

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

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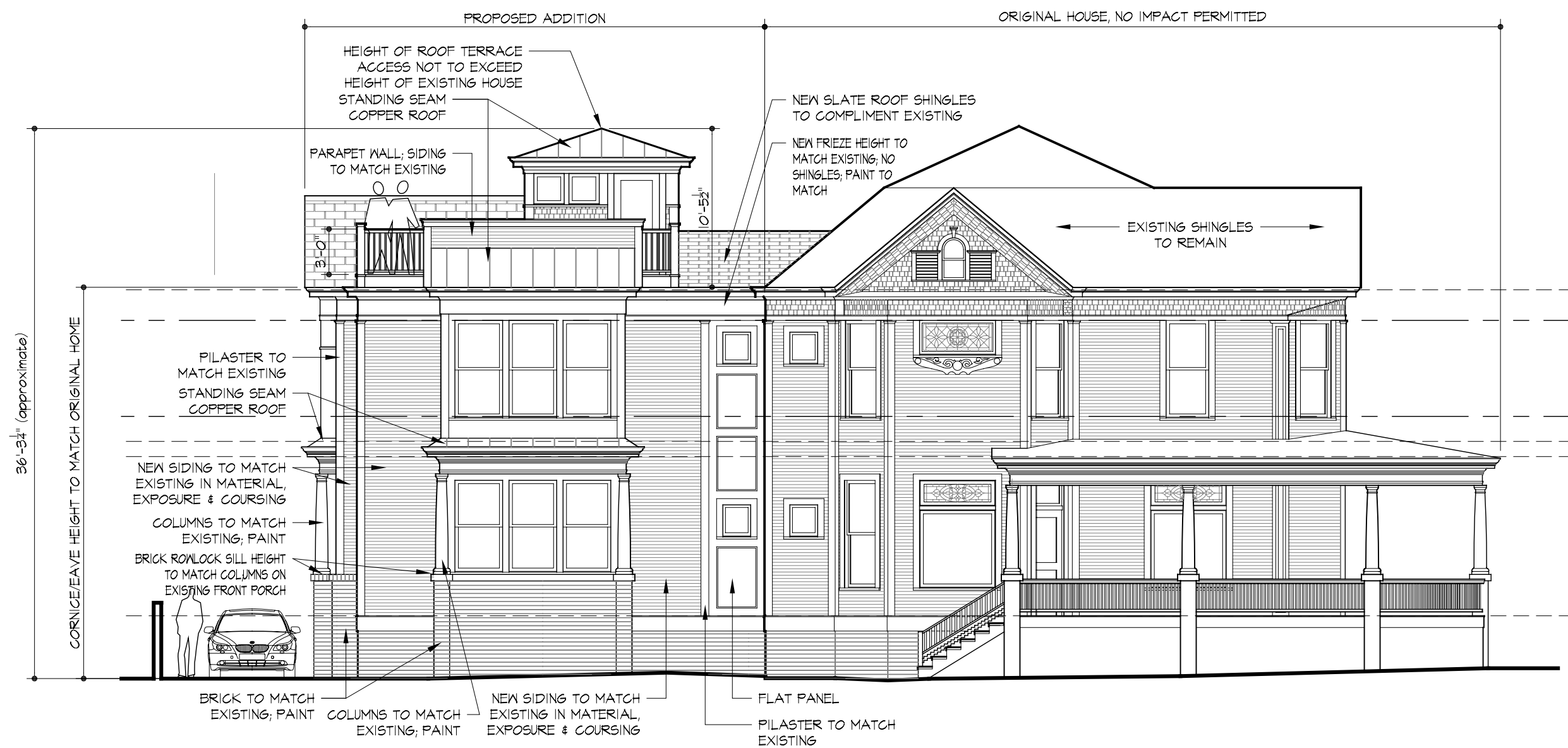


01 Existing 9th Street Elevation

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

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Charlotte, NC

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Charlotte, NC



01 Proposed 9th Street Elevation

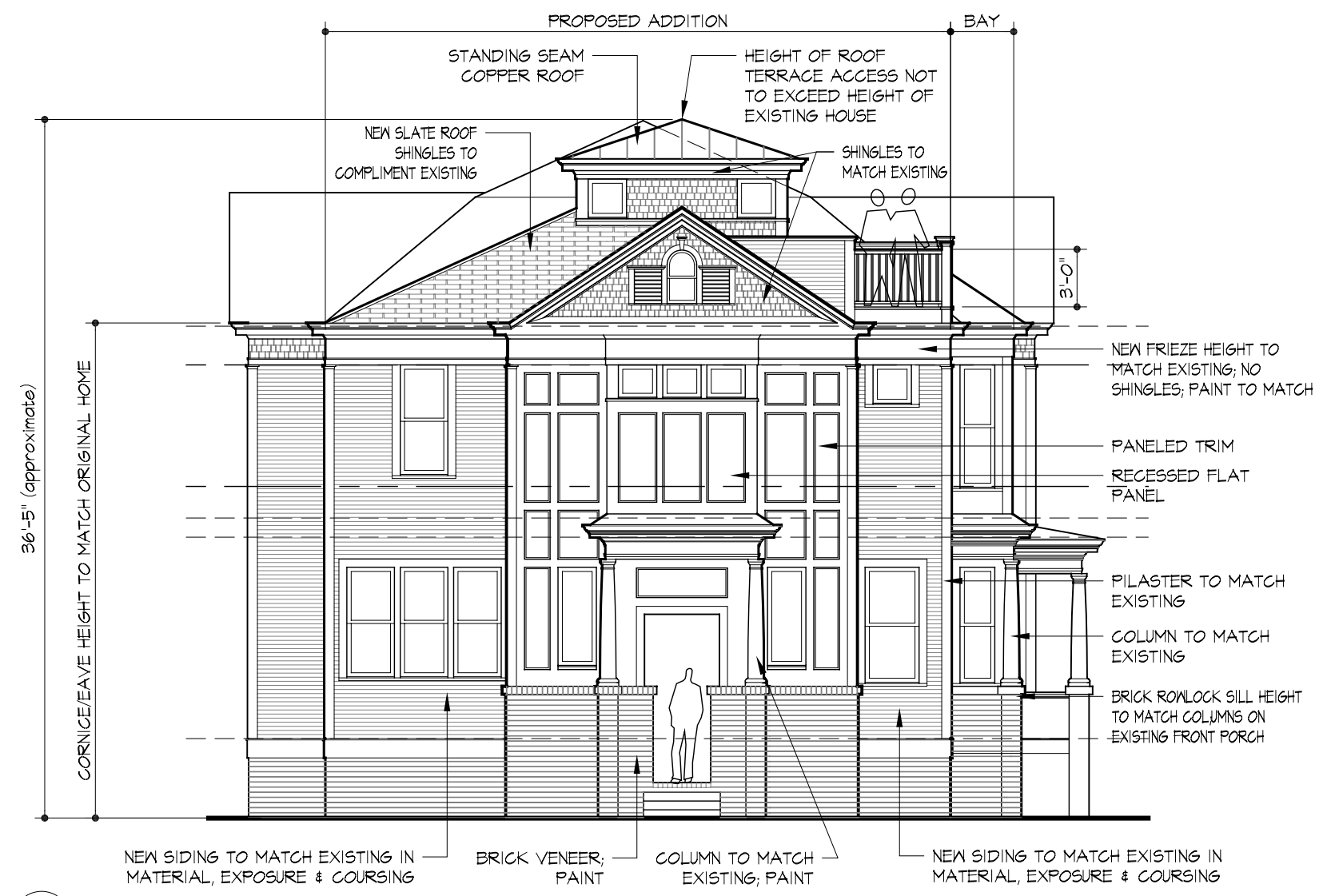
Scale: 1/8" = 1'-0"



02 9th Street Streetscape w/ Proposed Addition

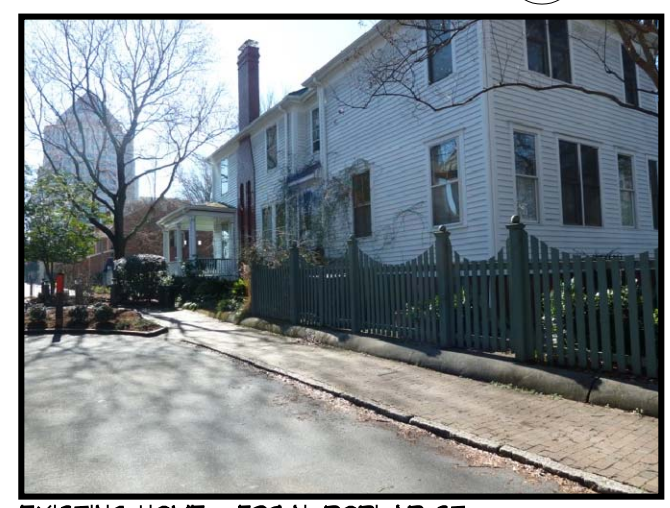
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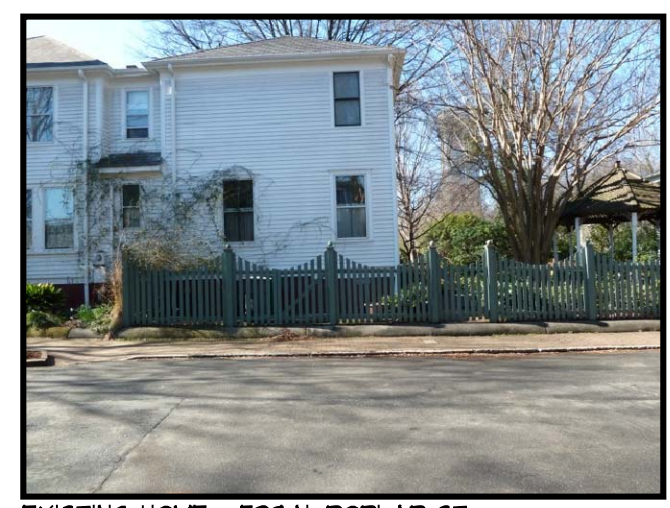


01 Proposed Rear Elevation

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

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1 - VIEW FROM N. POPLAR ST.



2 - VIEW FROM ACROSS N. POPLAR ST.



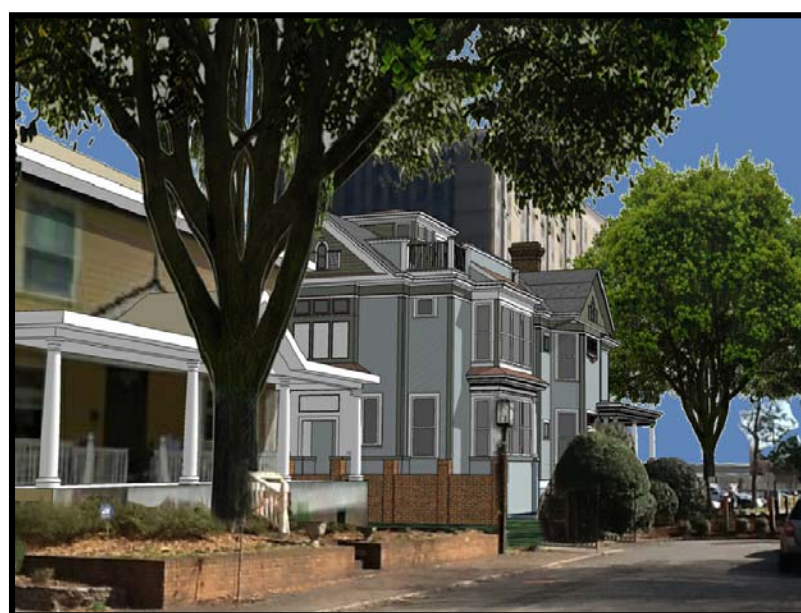
3 - VIEW FROM THE CORNER OF N. POPLAR ST. & W. 9TH ST.

Mertz Residence - 601 N. Poplar
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Charlotte, NC



4 - VIEW FROM ACROSS W. 9TH ST.



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



EXISTING HOME - 529 N. POPLAR ST.



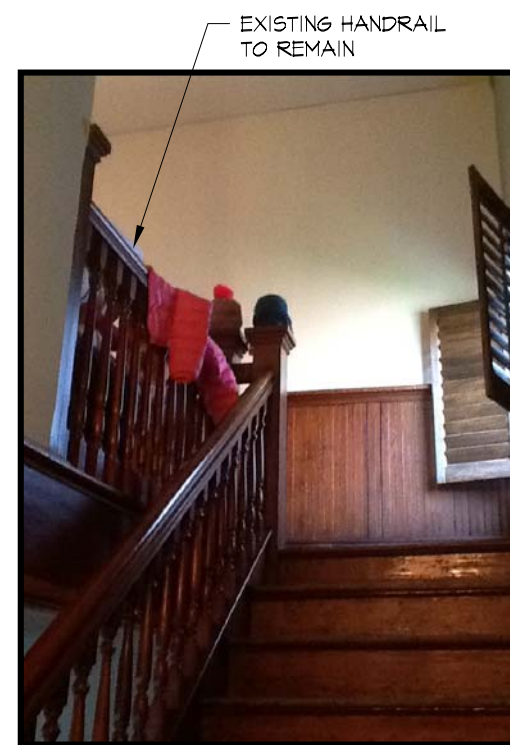
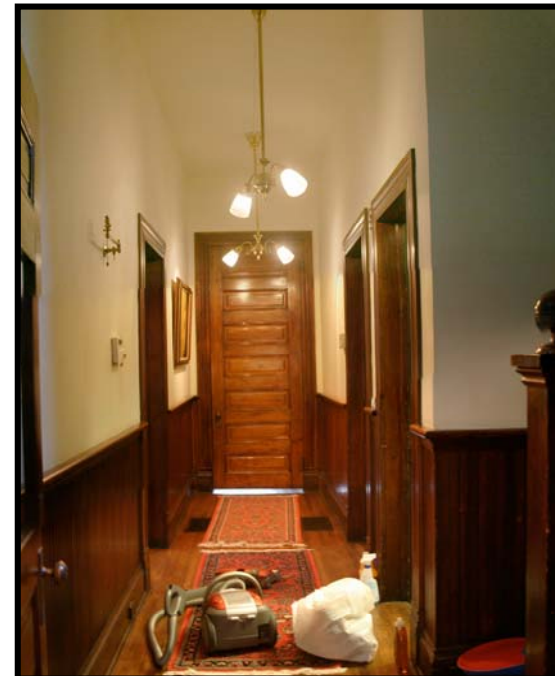
EXISTING HOME - 601 N. POPLAR ST.

01 Project / Model Images

02 Adjacent Property Comparison

Mertz Residence - 601 N. Poplar
Charlotte, NC

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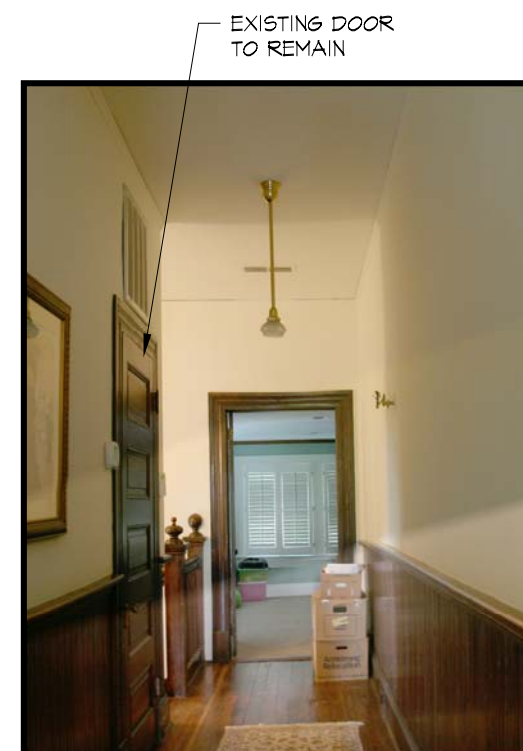
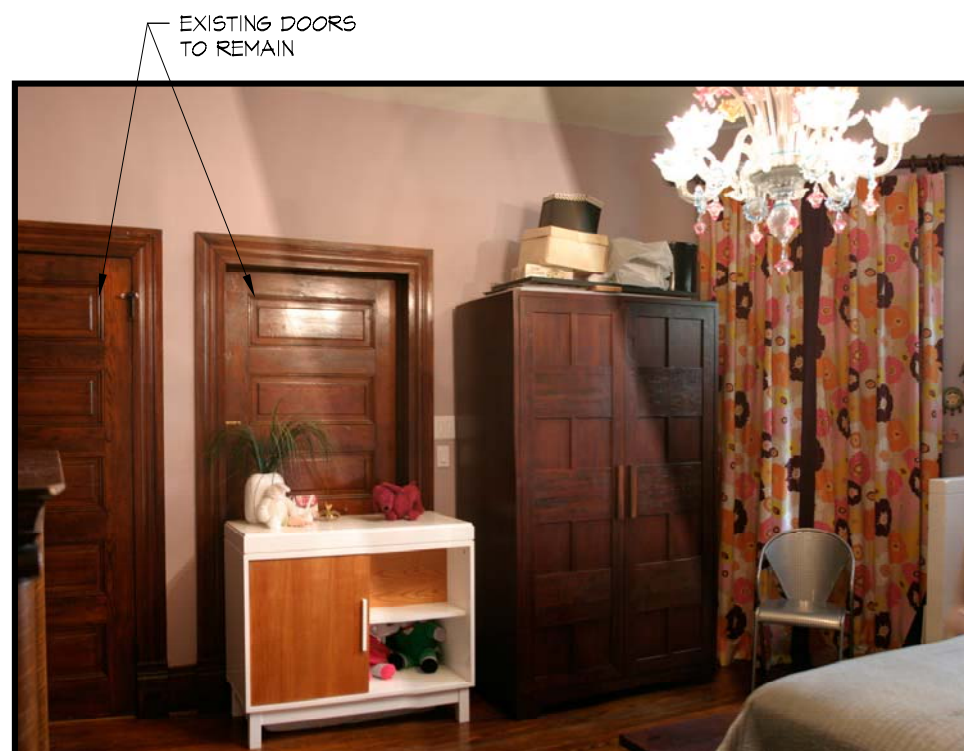


Existing Interior Conditions

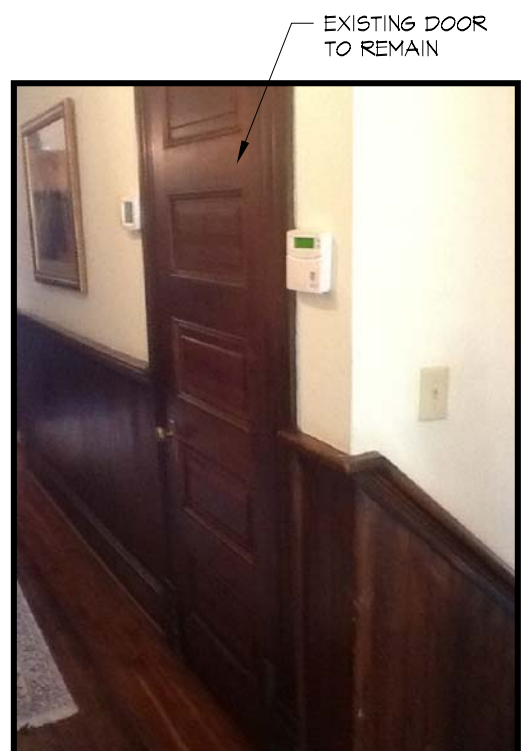
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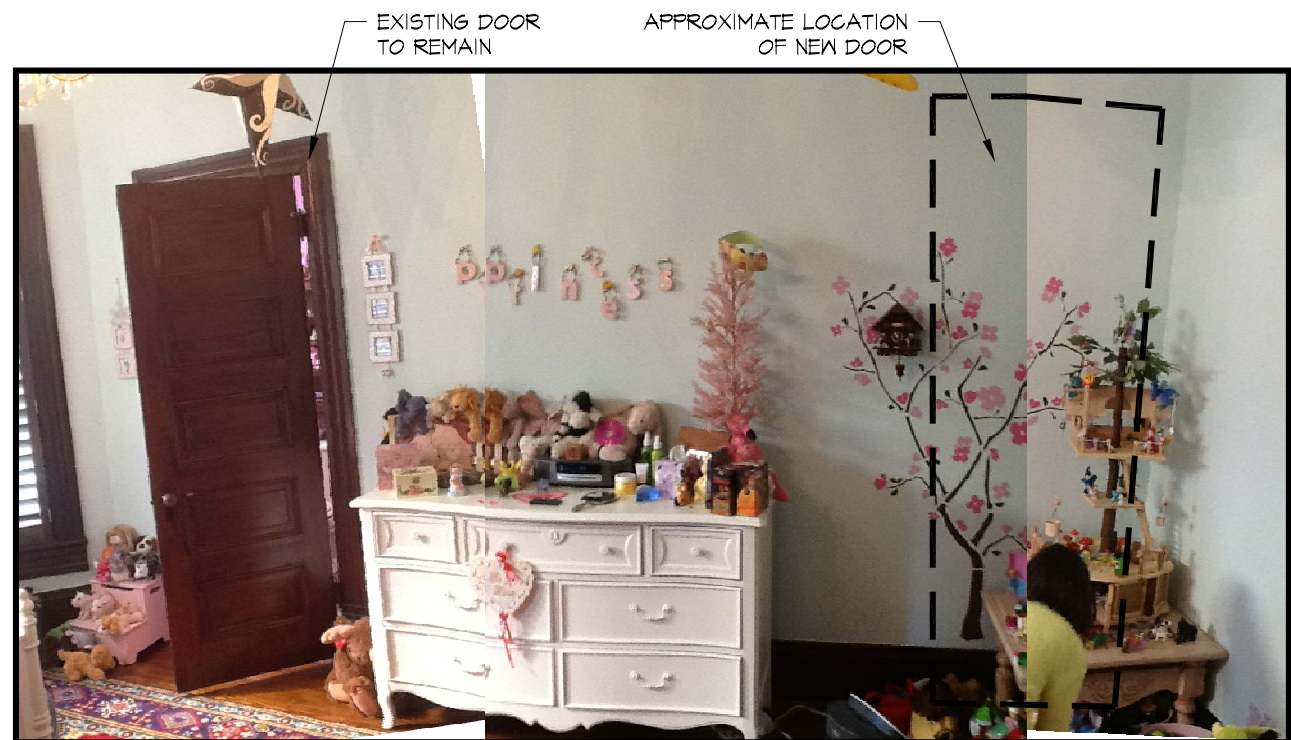
EXISTING BEDROOM #2



EXISTING UPSTAIRS HALL



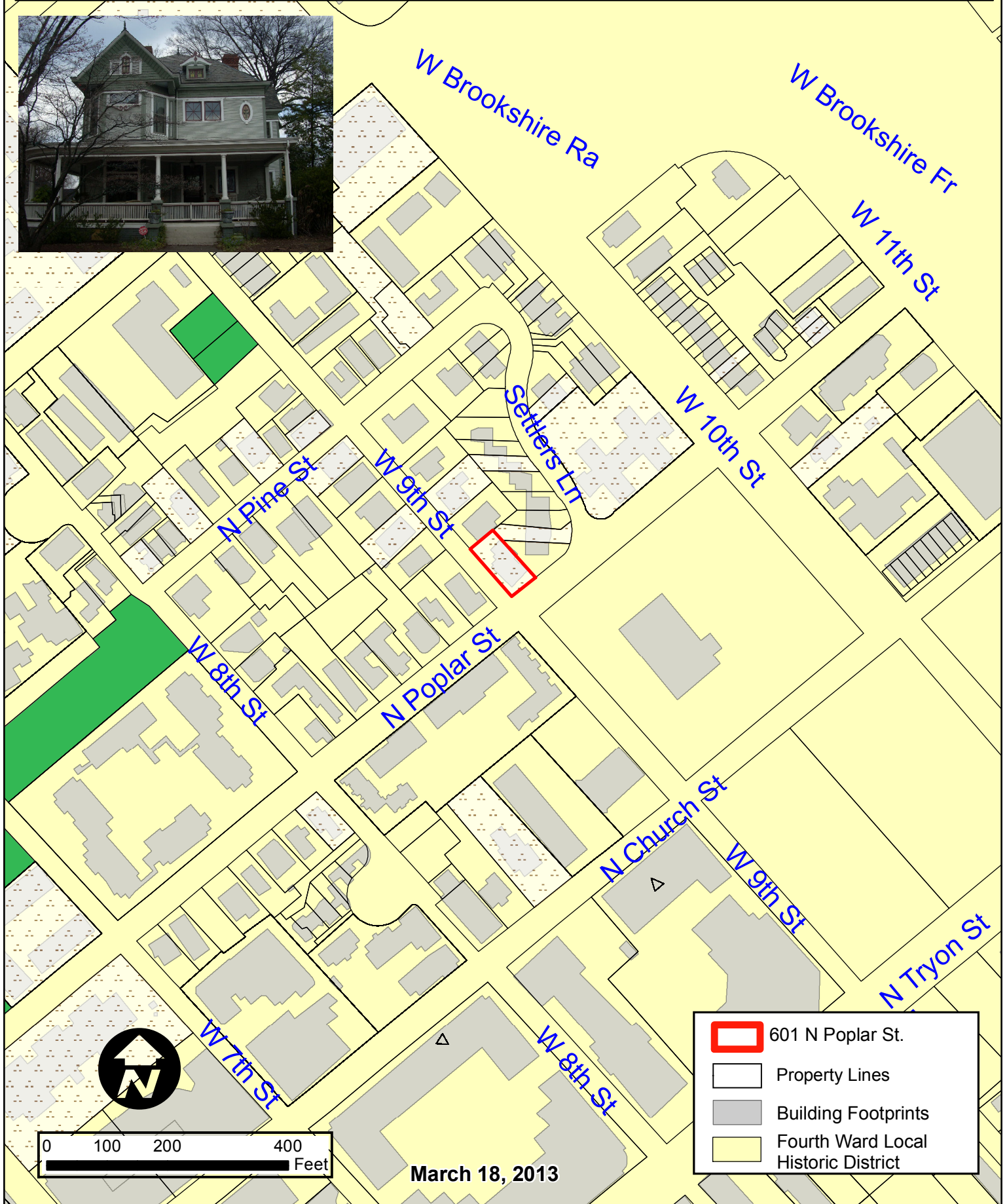
EXISTING FRONT BATH







EXISTING BEDROOM #3

Existing Interior Conditions

Charlotte Historic District Commission - Case 2013-034



-  601 N Poplar St.
-  Property Lines
-  Building Footprints
-  Fourth Ward Local Historic District

March 18, 2013