

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 8th 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. Size	the relationship of the project to its site
b. Scale	the relationship of the building to those around it
c. Massing	the relationship of the building's various parts to each other
d. Fenestration	the placement, style and materials of windows and doors
e. Rhythm	the relationship of fenestration, recesses and projections
f. Setback	in relation to setback of immediate surroundings
g. Materials	proper historic materials or approved substitutes
h. Context	the overall relationship of the project to its surroundings

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)



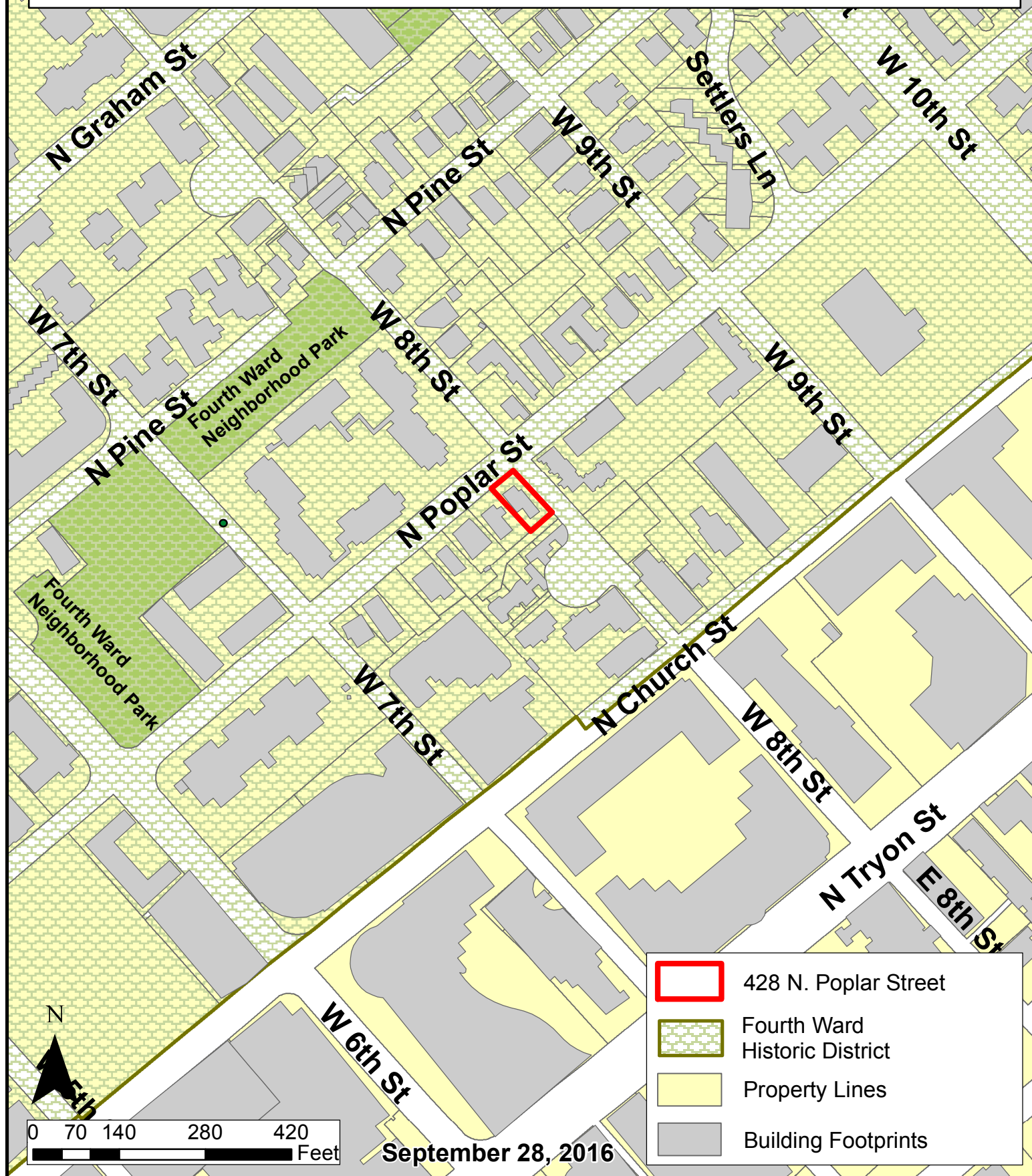
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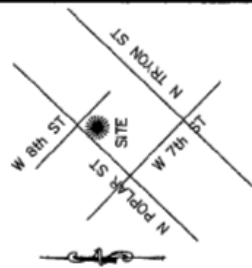
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Charlotte, North Carolina 28207

Charlotte Historic District Commission - Case 2016-248
Addition

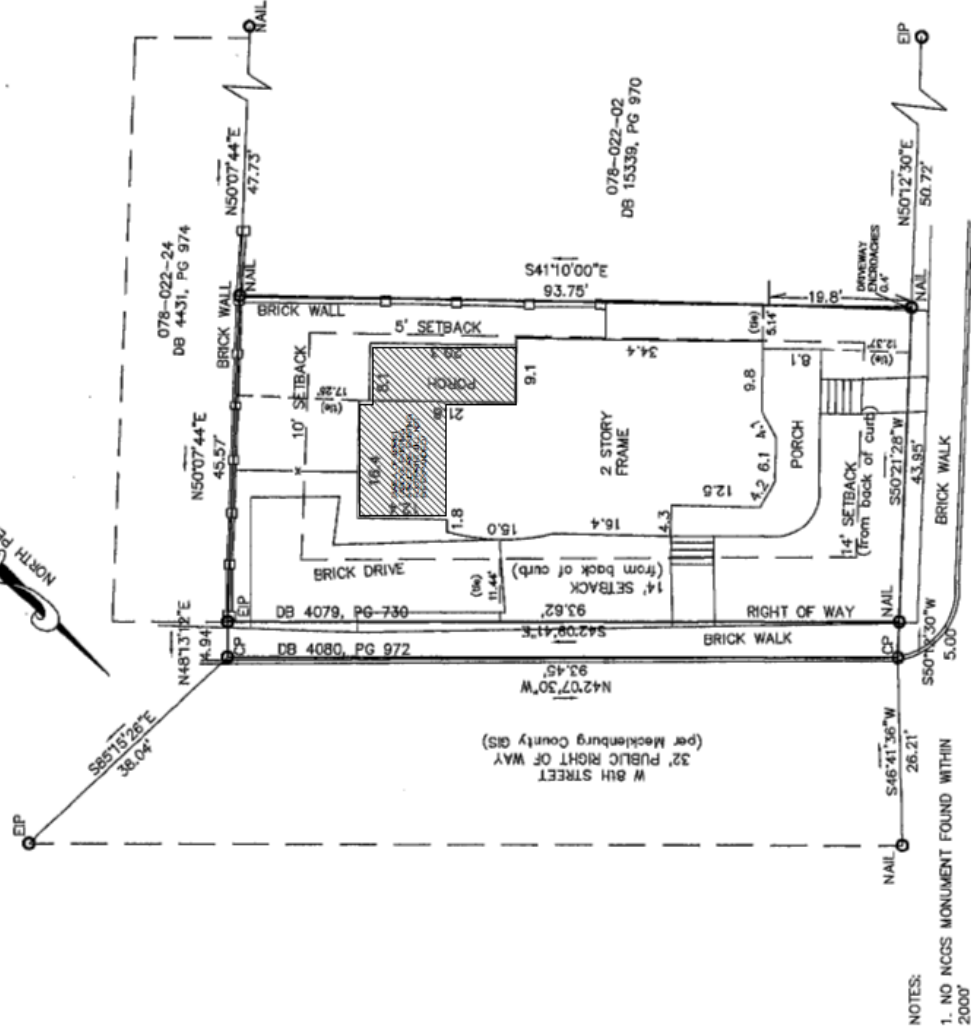
HISTORIC DISTRICT: Fourth Ward





This 22nd day of June, 2015.

LOCATION MAP
NOT TO SCALE



14. *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



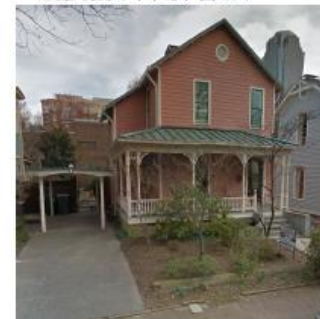
225 W. 8th St.



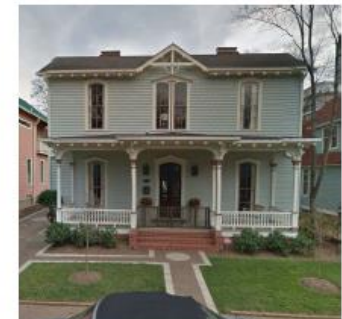
500 N Poplar St.



428 N Poplar St. (SUBJECT PROPERTY)



424 N Poplar St.



420 N Poplar St.



6 EXISTING REAR (RENDERING)
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5 PROPOSED REAR (RENDERING)
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4 EXISTING RIGHT (RENDERING)
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3 PROPOSED RIGHT (RENDERING)
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2 EXISTING LEFT (RENDERING)
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1 PROPOSED LEFT (RENDERING)
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