



CHARLOTTE HISTORIC DISTRICT COMMISSION

CERTIFICATE OF APPROPRIATENESS

CERTIFICATE NUMBER: HDCADMRM-2019-00431

DATE: 8 November 2019

ADDRESS OF PROPERTY: 420 N Poplar St

HISTORIC DISTRICT: Fourth Ward

TAX PARCEL NUMBER: 07802219

OWNER/APPLICANT: Victoria Groetzinger

DETAILS OF APPROVED PROJECT: The project is a 2nd floor rear addition that is no taller or wider than the existing building. The addition will step-in 11 ½" on the right side of the building and 1' on the left side in order to align with the existing step-in on the first floor. The new addition footprint measures approximately 16'-8 ½" x 41'-8 ½". The addition will tie in below the existing roof ridge. Materials on the addition will be wood lap siding with wood corner boards, wood trim/details, wood vents and asphalt shingles to match the existing. A new aluminum roof/cricket will be used for the 2:12 pitch between the new 2nd floor gable ends. The existing center stained-glass window from the rear of the house will be reinstalled on the new addition. Eight new 2nd floor windows will be installed on the addition; six of the windows are to be all wood, double-hung, Simulated True Divided Lights (STDL) in a 4-over-4 pattern to match the existing, two windows will be round 4-light wood awning/casement windows with Simulated True Divided Lights (STDL) one on each side of the addition. All window trim and head casing/arches will be wood and match the existing profiles on the house. No removable muntins will be used on the project. This approval does not imply approval of any wood window with visible plastic or vinyl components, as these do not meet HDC requirements. Window glass is to be the most translucent version available that meets NC building code requirements.

The first-floor rear will be modified to add a central 8:12 pitch roof that projects 2'-3" from the existing rear wall and will mimic the gable end above it with new wood columns and brackets that match those that exist on the front of the house. The existing 6-over-6 paired window on the lower left side of the rear elevation will be replaced with new wood, double-hung, Simulated True Divided Lights (STDL) windows in a 6-over-6 pattern to match the existing. The rooftop HVAC enclosure will be relocated and enclosed using wood siding and corner boards to match the house. Any unfinished wood materials used in this project will be painted or stained. The only work on the front of the house will be to replace the existing front porch asphalt shingle roof with one to match. No changes will be made to existing windows or openings on the house other than those indicated on the plans. All work is to comply with required zoning setbacks. See attached exhibits 'D-1, D-2, D-3, A-1, A-2' dated 9-18-2019, 'A-3' dated 9-11-2019 and revised on 10-31-2019 and 'S-2, S-4' dated 3-12-2019 and Windows-Nov 2019 (pages 1-4).

1. Applicable Policy & Design Guidelines and Approval Authority – Projects Eligible for Administrative Approval-Additions, page 2.6: Work in Rear Yards.

Continued on next page

CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT

www.charlotteplanning.org

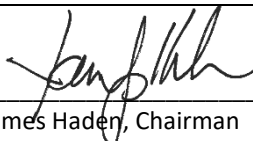
600 East Fourth Street
Charlotte, NC 28202-2853
PH: (704)-336-2205
FAX: (704)-336-5123

2. This application is in compliance with the Policy & Design Guidelines for Additions (page 7.2).


Contact staff prior to making any changes to this approval. Any deviation from the work/materials approved in this COA may result in 1.) a Notice of Violation and Stop Work Order, and 2.) required removal or replacement to bring the work into compliance with this COA and the Charlotte Historic District Design Guidelines.

- This Certificate of Appropriateness (COA) indicates that this project proposal has been determined to comply with the standards and policies of the Charlotte Historic District Commission.
- Display the blue COA placard in a visible location along with any required permits.
- No other approvals are to be inferred.
- No demolition other than that specifically indicated on any attached plans is authorized under this approval.
- All work must be completed in accordance with all other applicable state and local codes.
- Any changes from or additions or deletions to the plans referenced herein will void this Certificate, and a new application must be filed with the Historic District Commission.

This Certificate is valid for a period of twelve (12) months from the date of issuance. Failure to obtain a building permit in that time will be considered as a failure to comply with the Certificate and the Certificate will become invalid. If a building permit is not required, then the approved work must be completed within twelve (12) months of the date of issuance of this Certificate. In either situation, the Certificate can be renewed for an additional twelve (12) months by Historic District Commission staff by written request within the first twelve (12) months from the date of issuance.

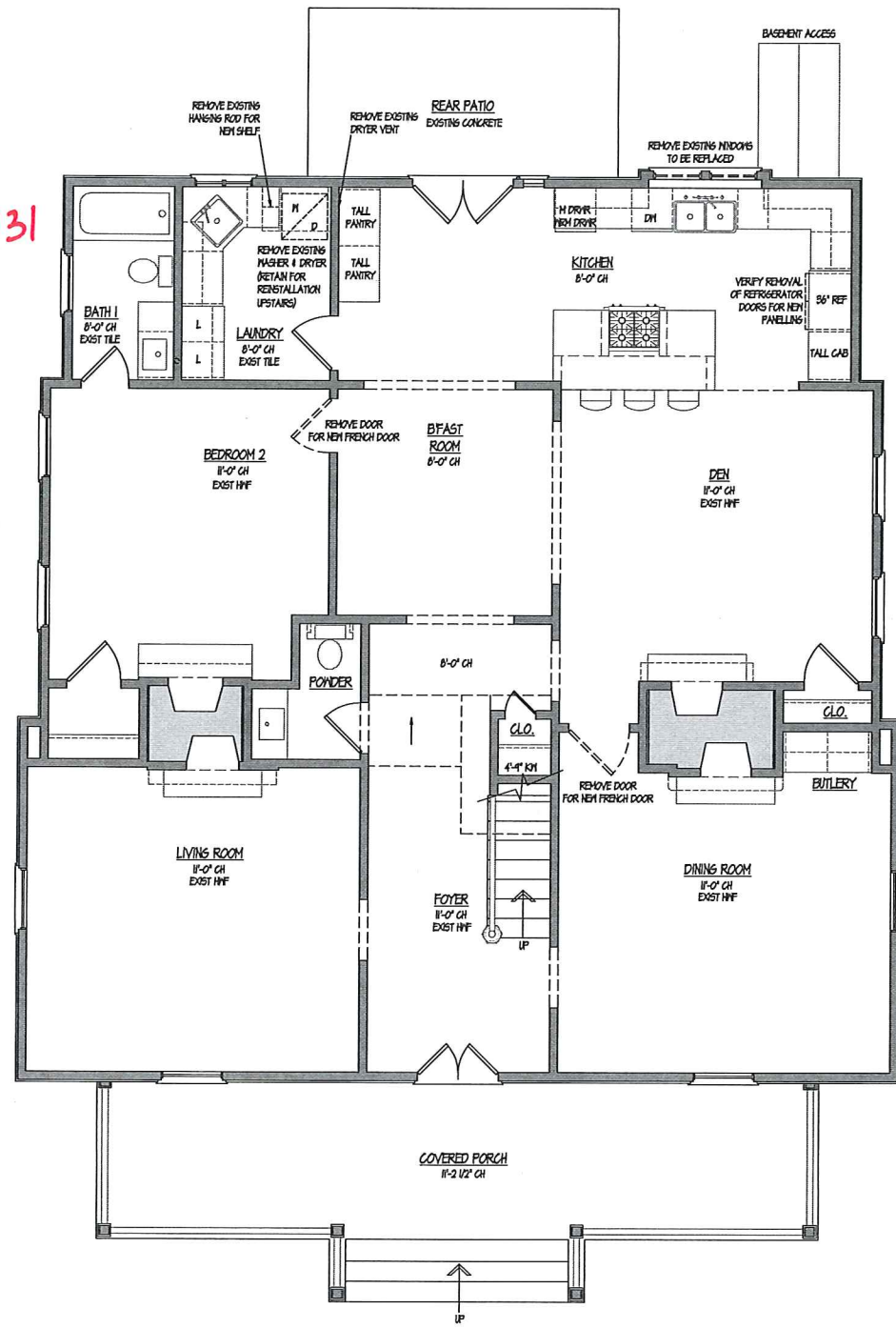


James Haden, Chairman



Staff


APPROVED
 Charlotte
 Historic District
 Commission
 Certificate of Appropriateness
 # **HDCADMRM-2019-00431**



ZONING INFORMATION
 R-3 - SETBACKS
 FRONT - 30 FEET
 SIDES - 6 FEET
 REAR - 45 FEET

EXISTING 2 STORY FRAME HOUSE
 W/ UNFINISHED BASEMENT
 NEW SECOND FLOOR ADDITION

SQUARE FOOTAGE
 EXISTING MAIN FLOOR - 1906 SF HEATED
 EXISTING 2ND FLOOR - 792 SF HEATED
 EXISTING TOTAL HEATED - 2698 SF HEATED

NEW SECOND FLOOR ADDITION - 654 SF HEATED
 NEW TOTAL SECOND FLOOR - 1446 SF HEATED
 NEW TOTAL HEATED - 3352 SF HEATED

GROETZINGER RESIDENCE
FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0"


WALL LEGEND
 [Pattern] EXIST. PARTITION WALL
 [Pattern] NEW PARTITION WALL
 [Pattern] WALL FOR DEMOLITION
 [Pattern] EXIST. BRICK VENEER
 [Pattern] NEW BRICK VENEER
 [Pattern] NEW EXTERIOR SIDING

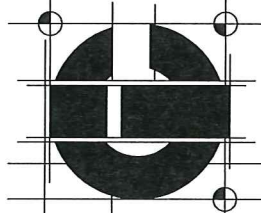
TABLE OF CONTENTS

- D-1 DEMOLITION FIRST FLOOR
- D-2 DEMOLITION SECOND FLOOR
- D-3 EXISTING EXTERIOR ELEVATIONS
- A-1 NEW CONSTRUCTION FIRST FLOOR
- A-2 NEW CONSTRUCTION SECOND FLOOR
- A-3 NEW EXTERIOR ELEVATIONS
- C-1 CABINET ELEVATIONS I
- E-1 ELECTRICAL PLAN FIRST FLOOR
- E-2 ELECTRICAL PLAN SECOND FLOOR
- S-1 FOUNDATION
- S-2 FIRST FLOOR FRAMING
- S-3 SECOND FLOOR FRAMING
- S-4 ROOF PLAN
- SDI STRUCTURAL DETAILS
- SGN STRUCTURAL NOTES

CHARLOTTE IN-VIRONMENTS INC.
 4730-D PARK ROAD
 CHARLOTTE, NC 28208
 (704)527-7700
JEANINE DeVANEY & ASSOC.

GROETZINGER RESIDENCE
 420 N. POPLAR ST
 CHARLOTTE, NC 28202

2616



DRAWN BY JLM
DATE 04-18-2019
SCALE 1/4" = 1'-0"

REVISION

DEMOLITION
 FIRST FLOOR

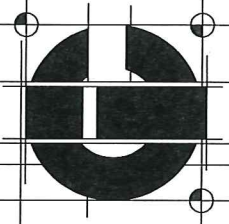
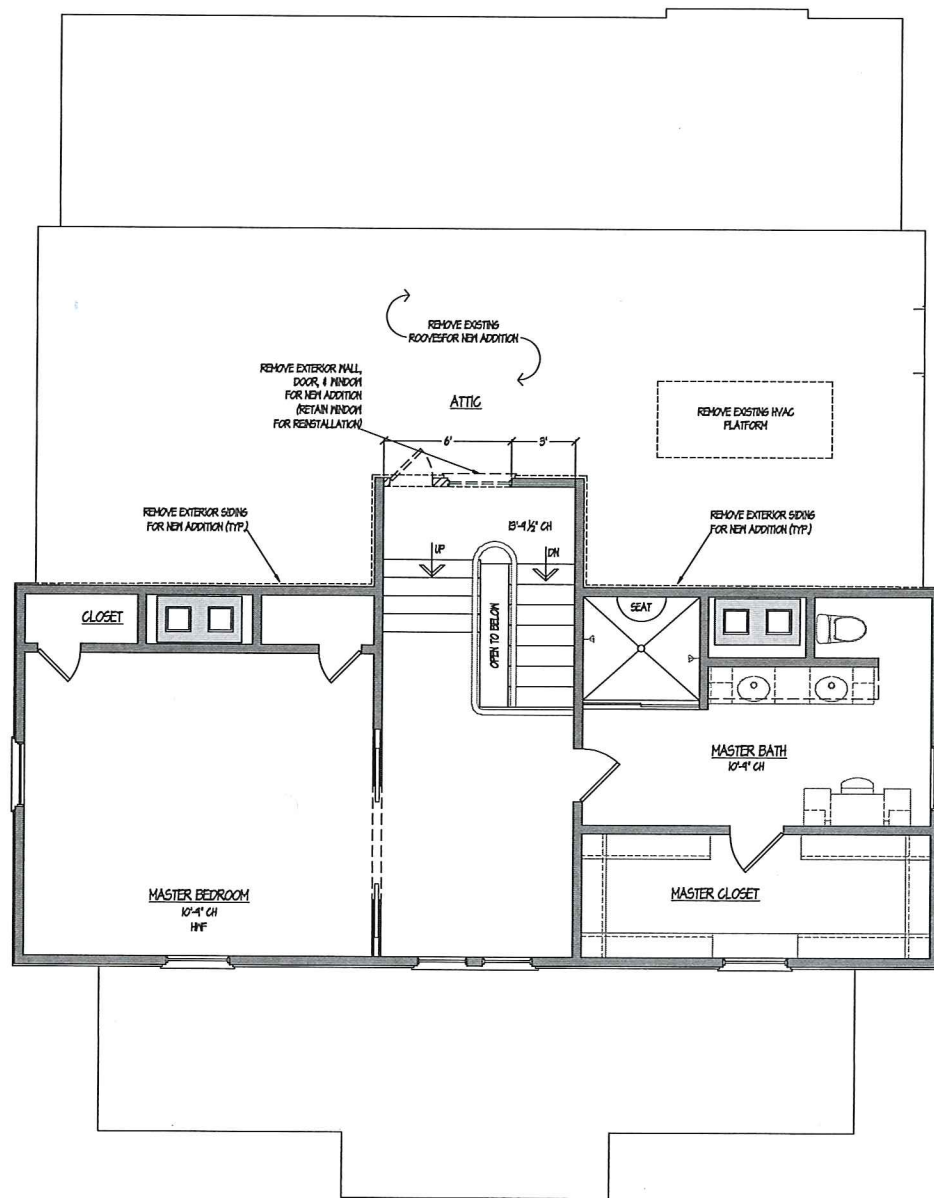
All dimensions to be verified by general contractor and sub-contractors prior to construction, fabrication and installation

SHEET D-1
OF PROJECT 2616



GROETZINGER RESIDENCE
SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

WALL LEGEND	
	EXIST. PARTITION WALL
	NEW PARTITION WALL
	WALL FOR DEMOLITION
	EXIST. BRICK VENEER
	NEW BRICK VENEER
	NEW EXTERIOR SIDING



DRAWN BY JMJ	DATE 04-18-2019	SCALE 1/4" = 1'-0"
-----------------	--------------------	-----------------------

REVISION

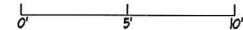
DEVOLITION FIRST FLOOR	All dimensions to be verified by general contractor and sub-contractors prior to construction, fabrication and installation
SHEET OF PROJECT	D-2 2616

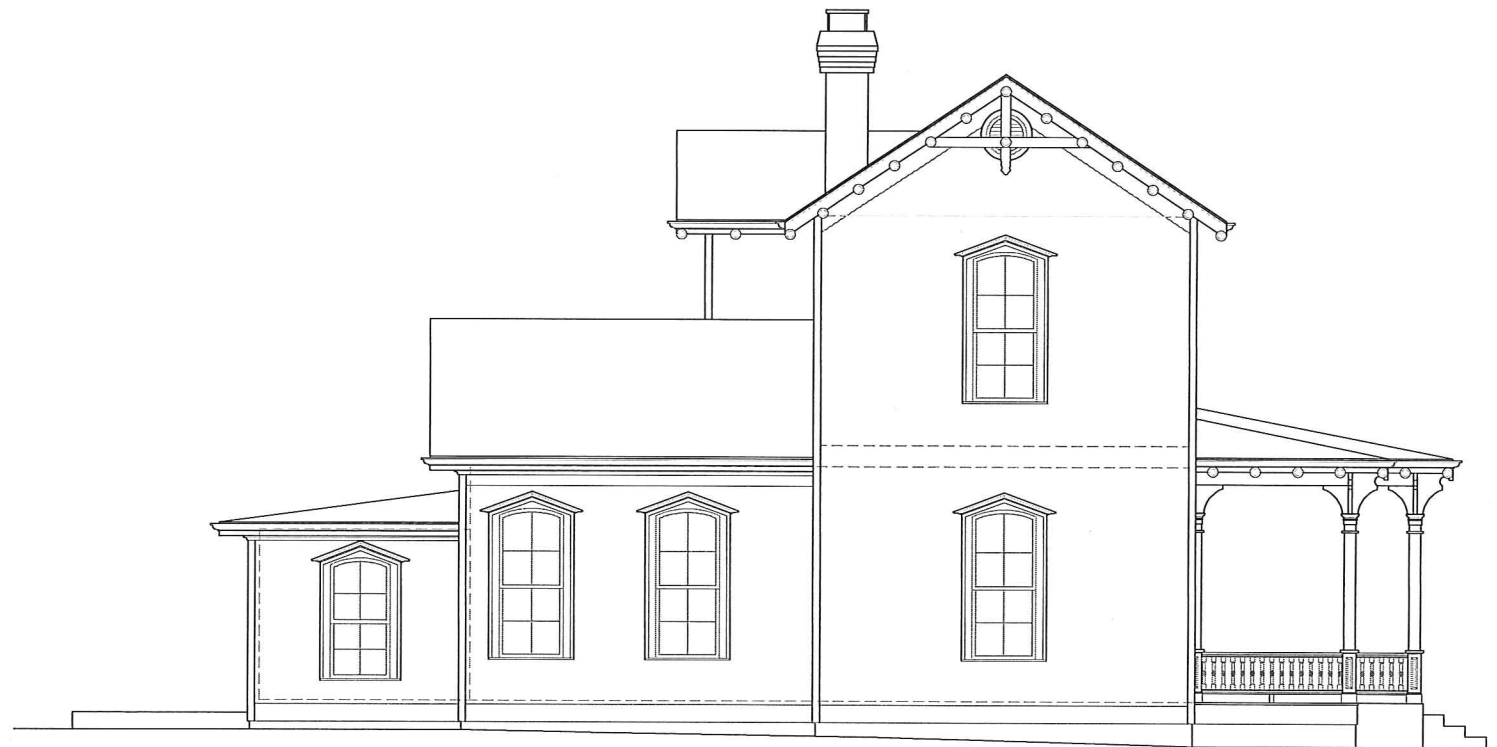
CHARLOTTE INVIRONMENTS INC.
4730-D PARK ROAD
CHARLOTTE, NC 28209
(704) 527-7700
JEANNE DeVANEY
& ASSOC.

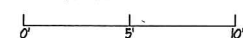
GROETZINGER RESIDENCE
420 N. POPLAR ST
CHARLOTTE, NC 28202

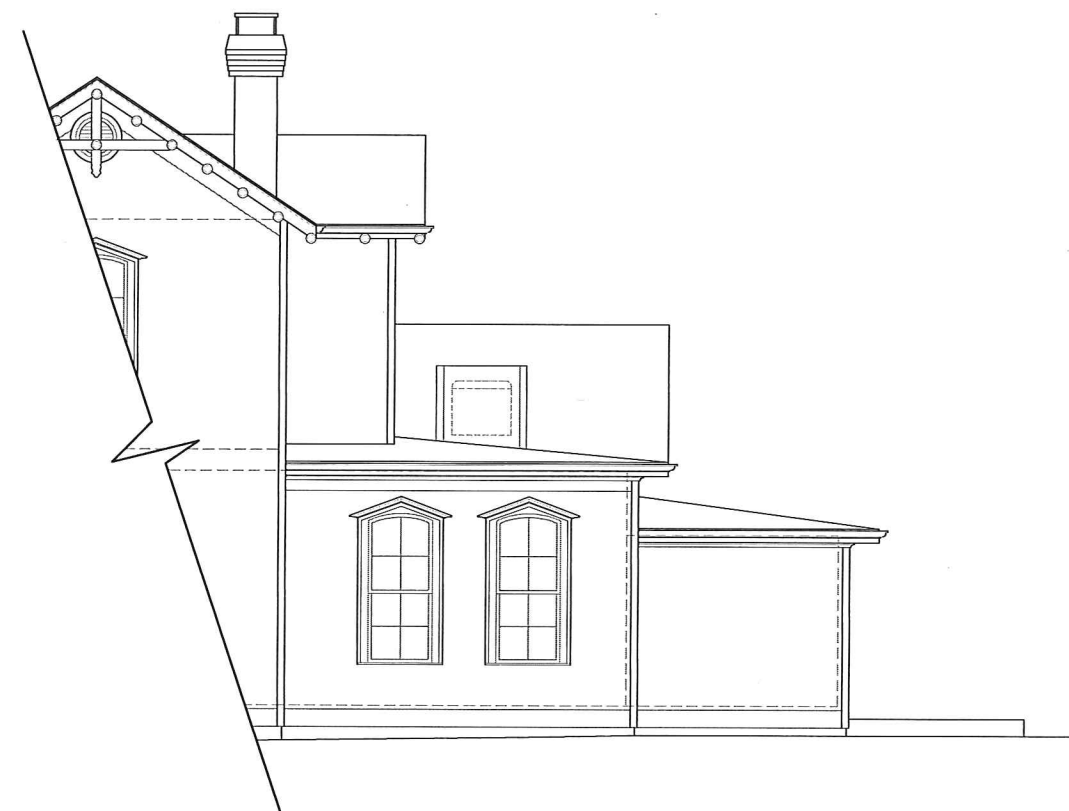

APPROVED
 Charlotte
 Historic District
 Commission
 Certificate of Appropriateness
 #HDCADM RM - 2019 - 00431

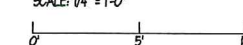


GROETZINGER RESIDENCE
 EXISTING REAR ELEVATION
 SCALE: 1/4" = 1'-0"




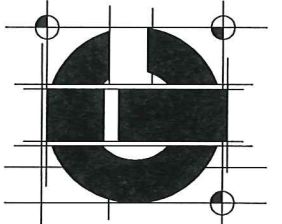
GROETZINGER RESIDENCE
 EXISTING LEFT ELEVATION
 SCALE: 1/4" = 1'-0"




GROETZINGER RESIDENCE
 EXISTING RIGHT ELEVATION
 SCALE: 1/4" = 1'-0"


GROETZINGER RESIDENCE
 420 N. POPLAR ST
 CHARLOTTE, NC 28202

CHARLOTTE IN-VIRONMENTS INC.
 4730-D PARK ROAD
 CHARLOTTE, NC 28208
 (704) 527-7700
**JEANINE DeVANEY
 & ASSOC.**



DRAWN BY JUN	DATE 04-18-2019	SCALE 1/4" = 1'-0"
------------------------	---------------------------	------------------------------

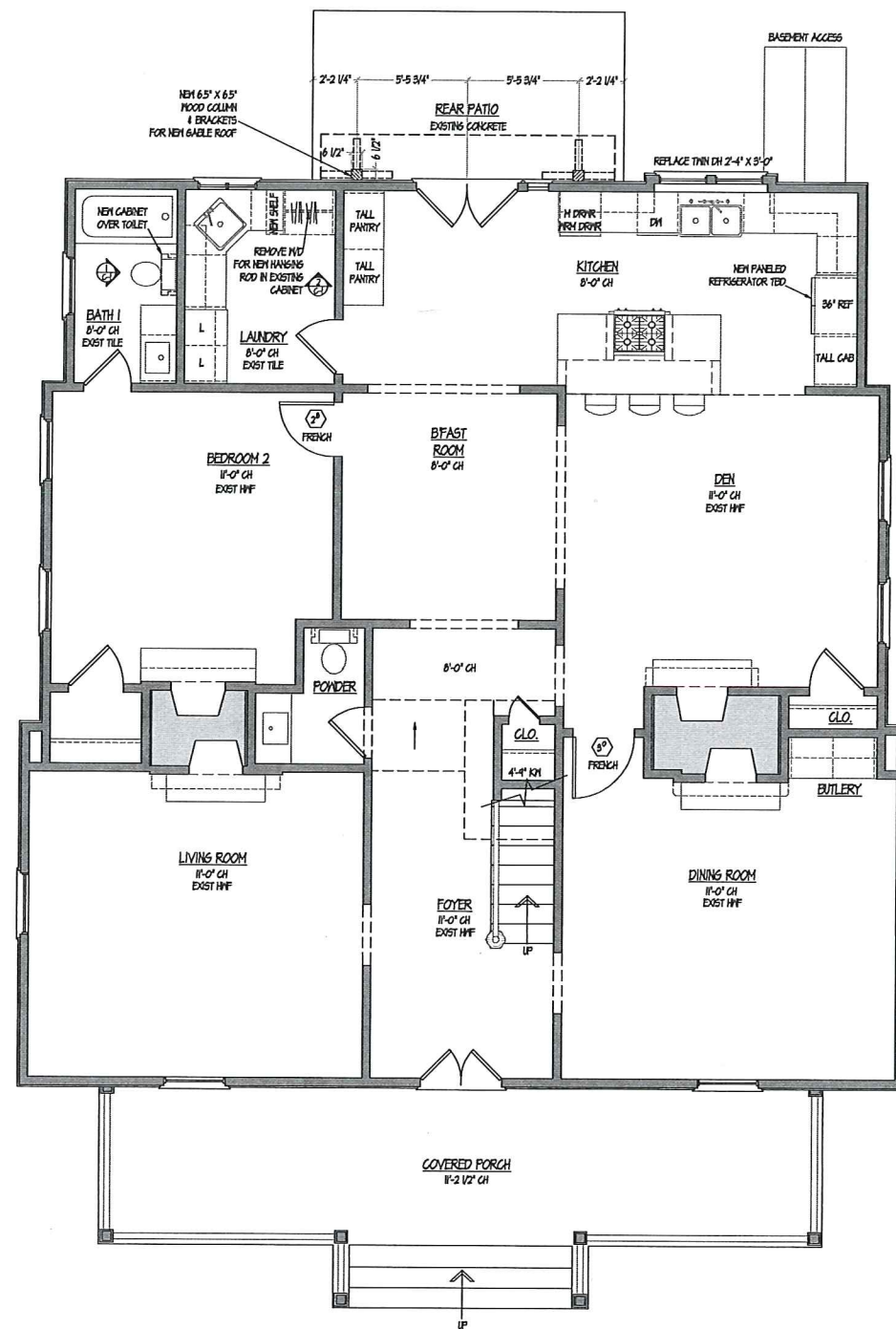
REVISION

EXISTING EXTERIOR ELEVATIONS

SHEET
 D-3
OF
 PROJECT 2616

All dimensions to be verified by general
 contractor and sub-contractors prior to
 construction, fabrication and installation


APPROVED
 Charlotte
 Historic District
 Commission
 Certificate of Appropriateness
 #HDCADMRM-2019-00431



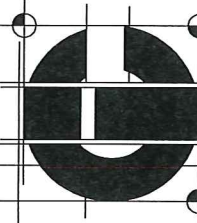
GROETZINGER RESIDENCE
FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

WALL LEGEND	
	EXIST. PARTITION WALL
	NEW PARTITION WALL
	WALL FOR DEMOLITION
	EXIST. BRICK VENEER
	NEW BRICK VENEER
	NEW EXTERIOR Siding

GROETZINGER RESIDENCE
 420 N. POPLAR ST
 CHARLOTTE, NC 28202

CHARLOTTE ENVIRONMENTS INC.
 4730-D PARK ROAD
 CHARLOTTE, NC 28208
 (704) 527-7700
 JEANNE DeVANEY
 & ASSOC.



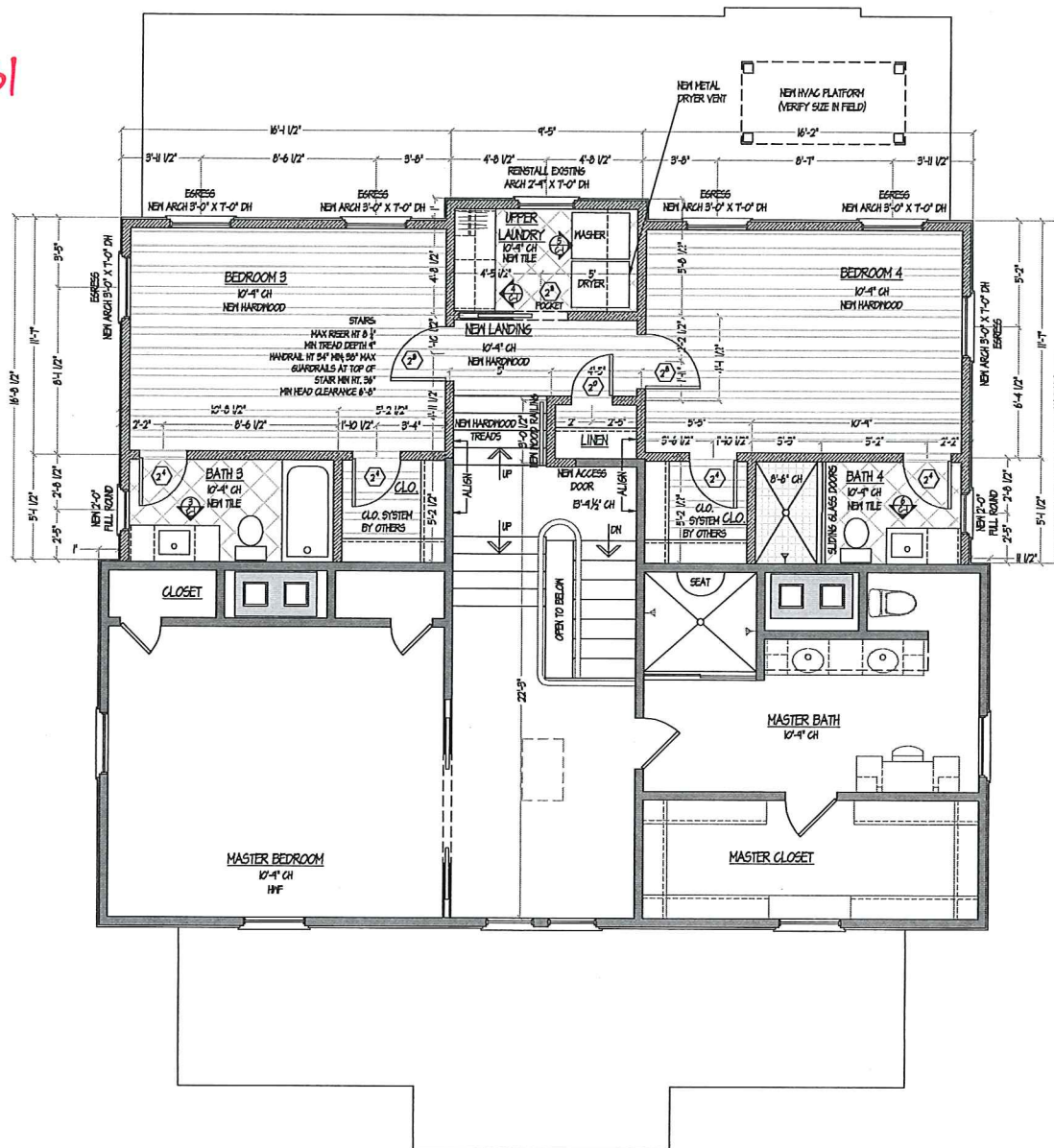
DRAWN BY JMM	DATE 04-18-2019	SCALE 1/4" = 1'-0"
-----------------	--------------------	-----------------------

REVISION

NEW CONSTRUCTION
 FIRST FLOOR
 All dimensions to be verified by general contractor and sub-contractors prior to construction, fabrication and installation

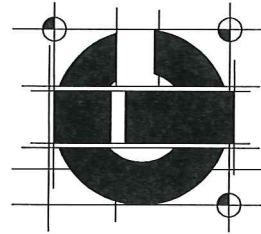
SHEET
 A-1
 OF PROJECT 2616


APPROVED
 Charlotte
 Historic District
 Commission
 Certificate of Appropriateness
 HDCADMRM-2019-00431



GROETZINGER RESIDENCE
 SECOND FLOOR PLAN
 SCALE: 1/4" = 1'-0"

WALL LEGEND
 [Pattern] EXIST. PARTITION WALL
 [Pattern] NEW PARTITION WALL
 [Pattern] WALL FOR DEMOLITION
 [Pattern] EXIST. BRICK VENEER
 [Pattern] NEW BRICK VENEER
 [Pattern] NEW EXTERIOR SIDING



DRAWN BY
 JLM
 DATE
 04-18-2019
 SCALE
 1/4" = 1'-0"

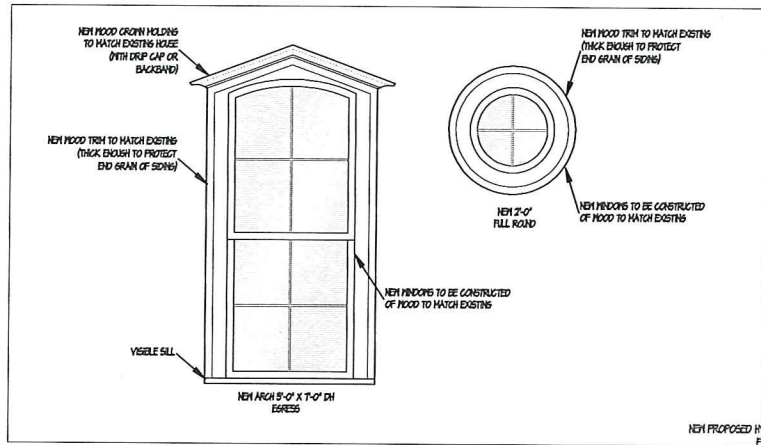
NEW CONSTRUCTION
 SECOND FLOOR

SHEET
 A=2
 OF
 PROJECT 2616

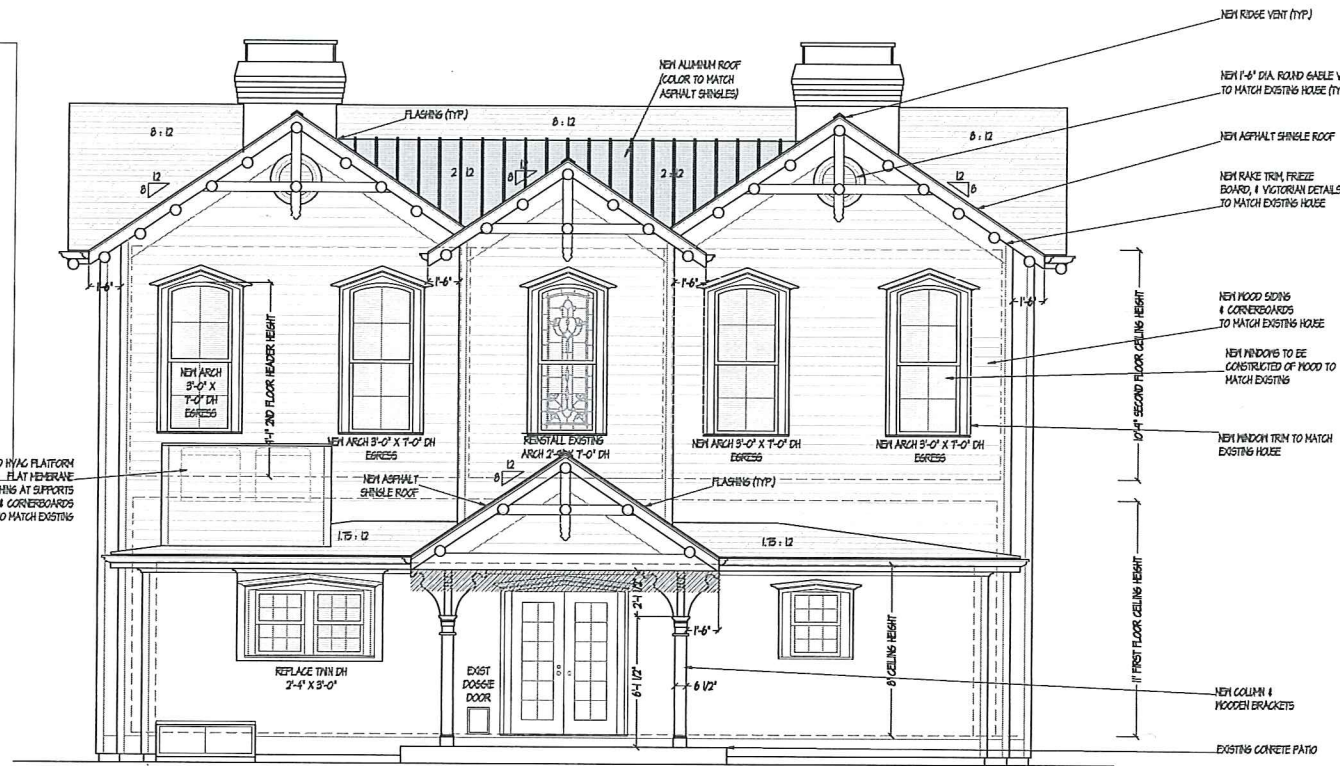
All dimensions to be verified by general contractor and sub-contractors prior to construction, fabrication and installation

CHARLOTTE IN-VIRONMENTS INC.
 4730-D PARK ROAD
 CHARLOTTE, NC 28209
 (704)527-7700
 JEANINE DEVANEY
 & ASSOC.

GROETZINGER RESIDENCE
 420 N. POPLAR ST
 CHARLOTTE, NC 28202



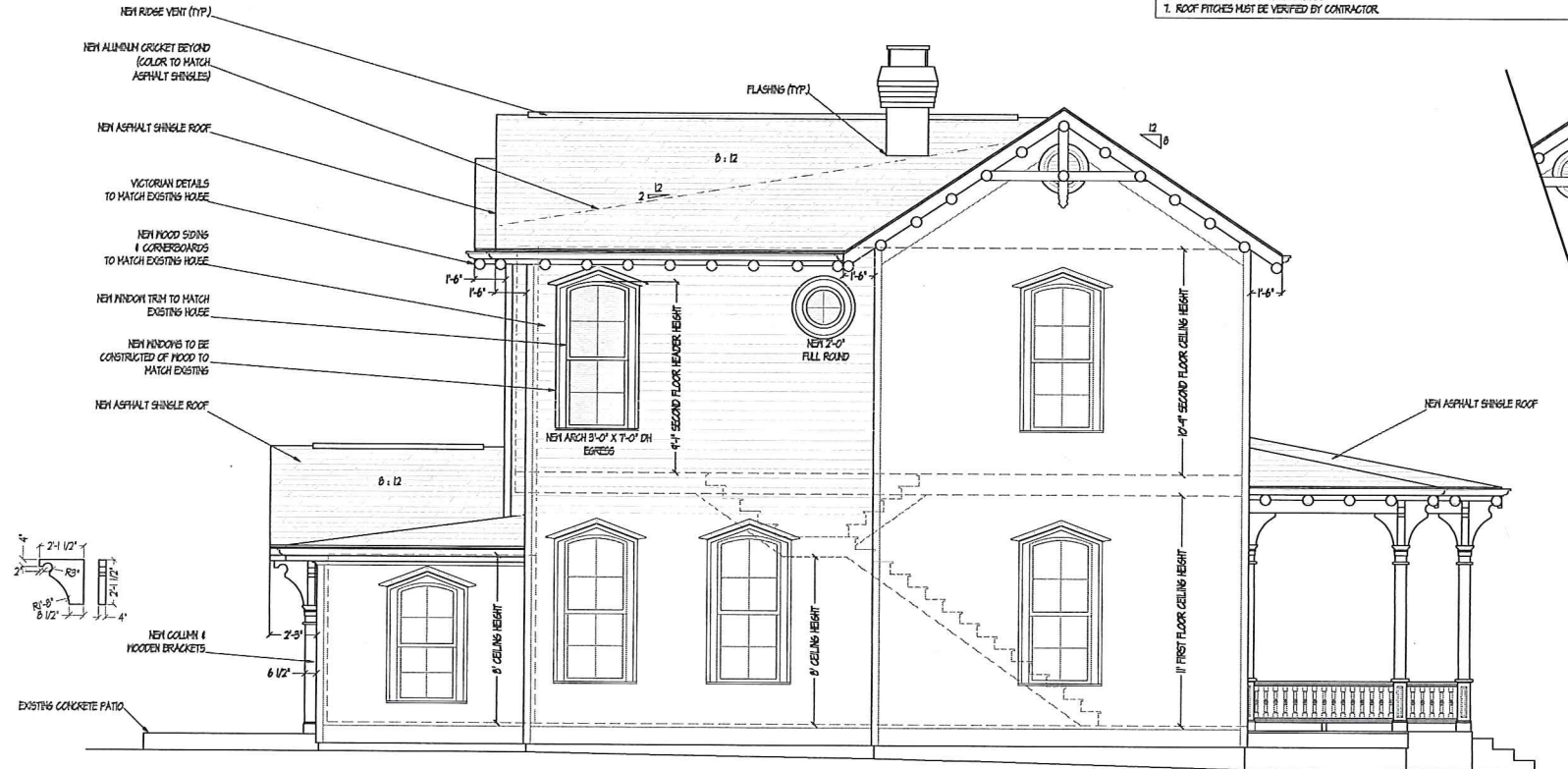
WINDOW DETAIL
SCALE: 1/4" = 1'-0"



GROETZINGER RESIDENCE
NEW REAR ELEVATION

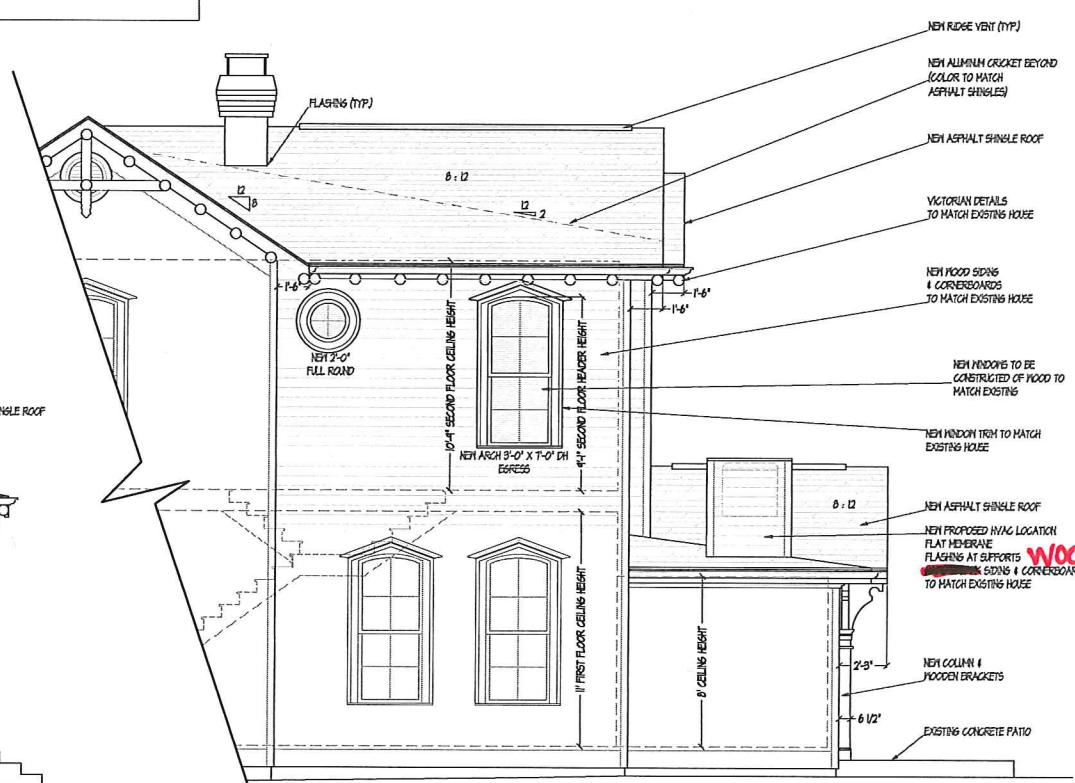
SCALE: 1/4" = 1'-0"

ELEVATION NOTES:
1. GRADE ELEVATIONS SHOWN DO NOT NECESSARILY REFER TO THIS OR ANY OTHER LOT. THEY ARE FOR DIAGRAMMATIC PURPOSES ONLY AND MAY VARY. BUILDER IS RESPONSIBLE FOR ADAPTING THIS PLAN TO SUIT THE EXISTING TOPOGRAPHY OF THE SITE.
2. WINDOW GRILLS SHOWN ARE TO SOLELY INDICATE DESIGN INTENT. ACTUAL STD GRILLS MAY VARY PER MANUFACTURER OR CUSTOM GRILLS MAY BE REQUIRED. ANY VARIATIONS FROM THAT SHOWN MUST BE APPROVED BY OWNER.
3. DOWNPOUTS NOT SHOWN FOR CLARITY. CONTRACTOR TO VERIFY LOCATIONS WITH OWNER.
4. PROVIDE FLASHING PER CODE AT ALL ROOF/WALL CONNECTIONS AND ROOF/CHIMNEY CONNECTIONS. NO ALUMINUM FLASHING TO BE USED WITH MASARYK.
5. USE PRESSURE TREATED MATERIAL WHERE IN CONTACT WITH MASARYK, CONCRETE OR STONE.
6. PROVIDE MASARYK VENTS PER CODE.
7. ROOF PITCHES MUST BE VERIFIED BY CONTRACTOR.



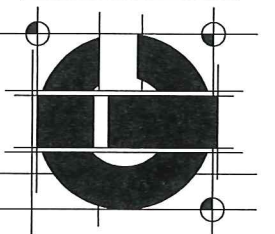
GROETZINGER RESIDENCE
NEW LEFT ELEVATION

SCALE: 1/4" = 1'-0"



GROETZINGER RESIDENCE
NEW RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



DRAWN BY	JJM
DATE	04-11-2019
SCALE	1/4" = 1'-0"

REVISION	10-30-2019 10-31-2019
----------	--------------------------

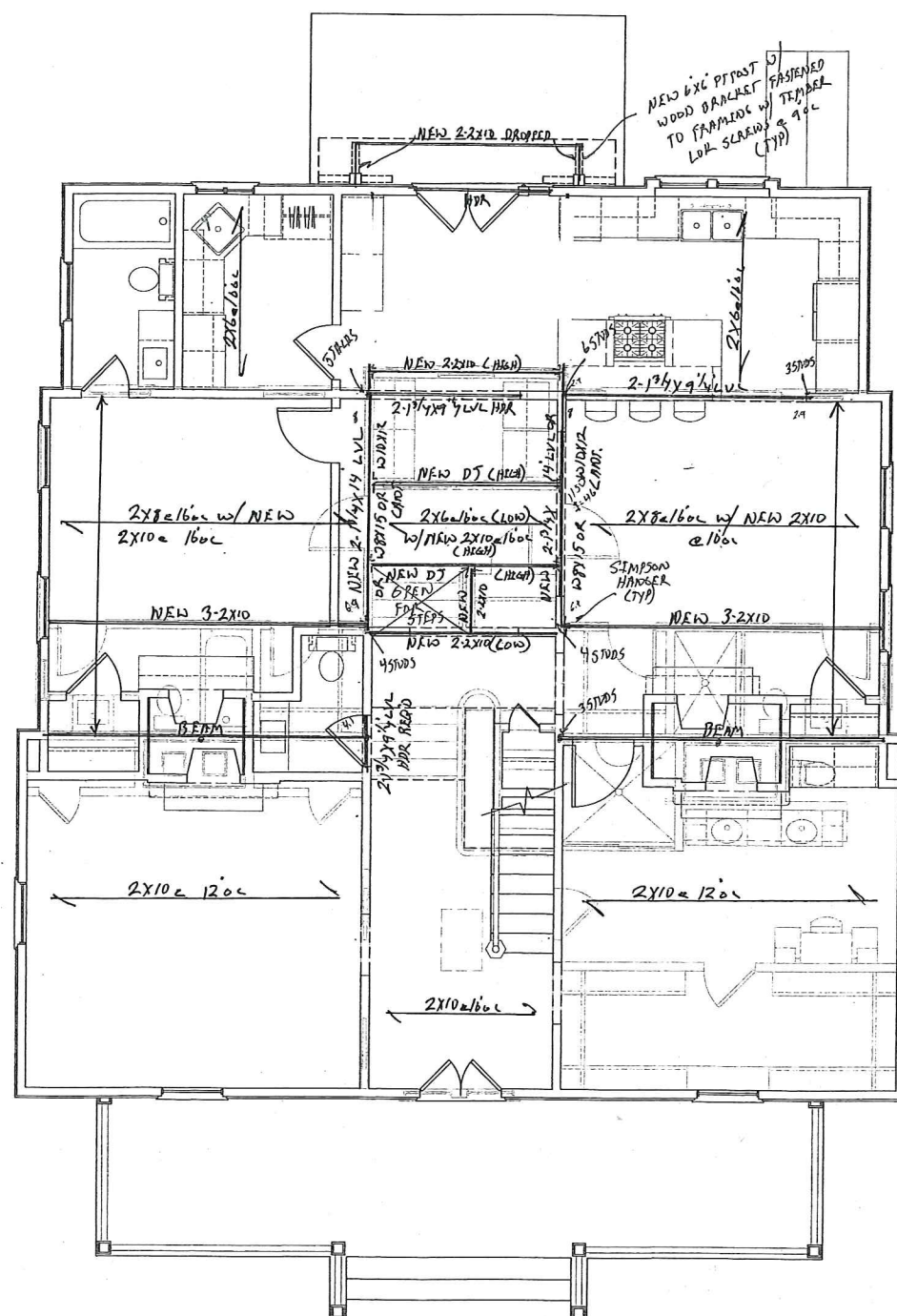
NEW EXTERIOR ELEVATIONS	All dimensions to be verified by general contractor and sub-contractors prior to construction, fabrication and installation
SHEET	A-3
OF PROJECT	2616

APPROVED

Charlotte
Historic District
Commission

Certificate of Appropriateness

HDC ADMRM - 2019 - 00431



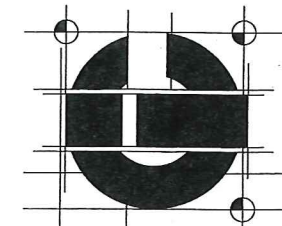
Sustainable Engineering &
Efficient Designs, P.L.L.C.
PO Box 631071
Charlotte, NC 28227-7010
SEAL FOR STRUCTURAL ONLY

* ALL SECOND FLOOR FRAMING IS EXPOSED H₁₁₉
D) = DOUBLE JOIST
ALL REQ'D FRAMING IS TO BE FIELD VENTILATED & INSTALLED H₁₁₈
PROVIDE SOLED WOOD BLOKING & STUDS UNDER ALL PF LOADS H₁₂₀

GROETZINGER RESIDENCE
420 N. POPLAR ST
CHARLOTTE, NC 28202

CHARLOTTE IN-VIRONMENTS INC.
4730-D PARK ROAD
CHARLOTTE, NC 28209
(704) 527-7700

**JEANINE DeVANEY
& ASSOC.**



DRAWN BY

DATE 03/12/2014

SCALE

REVISION

FIRST FLOOR
FRAMING PLAN

All dimensions to be verified by general contractor and sub-contractors prior to construction, fabrication and installation

SHEET S-2
OF
PROJECT 2616

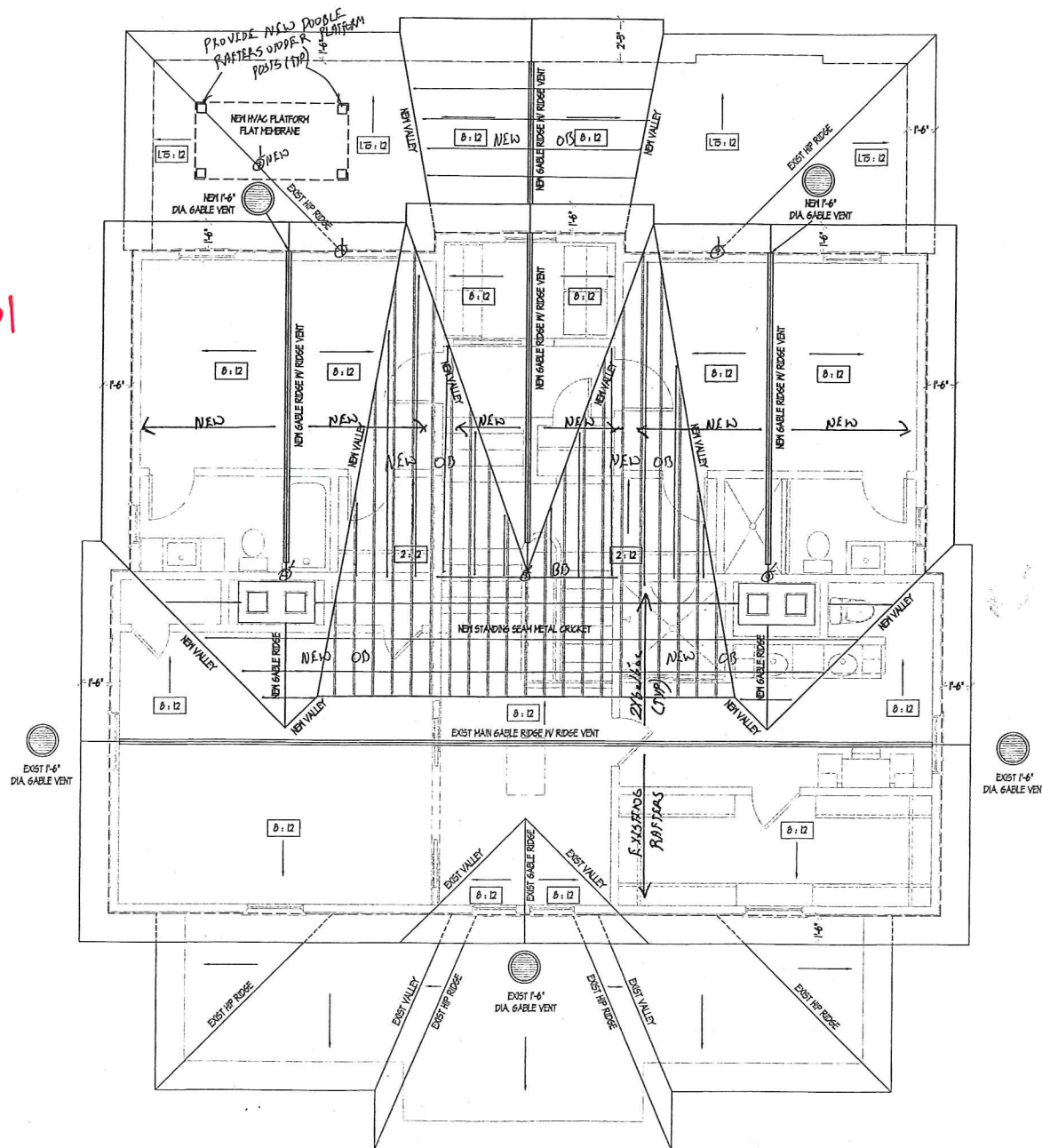


APPROVED

Charlotte
Historic District
Commission

Certificate of Appropriateness

HDCADM-2019-00431



NEW MAIN ROOF ATTIC VENTILATION	
1400 SQ FT	
50	= 9.42 SQ FT FREE AIR REQUIRED
40 LIN FT OF RIDGE VENT @ 0.224 SQ IN PER FOOT = 16.50 FT	
5 EA 1'-6" DIA GABLE VENT @ 1 SF EACH = 5.00 FT	
12.5 SQ FT FREE AIR SPACE PROVIDED > 9.42 SQ FT REQUIRED	

NOTE: CONTRACTOR MUST VERIFY ROOF PITCHES

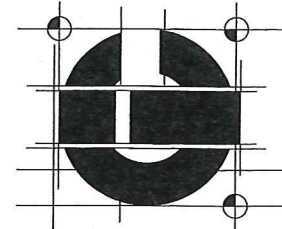
* ALL ROOF FRAMING IS EXISTING AND
ALL NEW RAFTERS ARE 2X6 @ 16" OC AND
ALL NEW RIDGES ARE 2X10 W/ 2X4 @ 48" OC COLLAR TIES AND
BD = BEAM BELOW
OB = OVER BOARD



Sustainable Engineering &
Efficient Design, PLLC
PO Box 63107
Charlotte, NC 28227-7018
SEAL FOR STRUCTURAL ONLY

GROETZINGER RESIDENCE
420 N. POPLAR ST
CHARLOTTE, NC 28202

CHARLOTTE IN-VIRONMENTS INC.
4730-D PARK ROAD
CHARLOTTE, NC 28209
(704) 527-7700
JEANINE DeVANEY
& ASSOC.



DRAWN BY JUN	DATE 03-12-2019	SCALE 1" = 1'-0"
-----------------	--------------------	---------------------

REVISION

ROOF PLAN	All dimensions to be verified by general contractor and sub-contractors prior to construction, fabrication and installation
SHEET OF PROJECT	S-4 2616

windows - Nov 2019

①

WEATHER SHIELD.

WINDOWS & DOORS

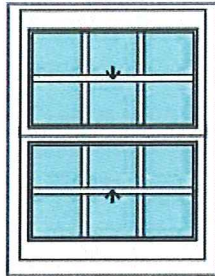
P.O. Box 309 Medford, WI 54451
weathershield.com

QUOTE

Printed: 09/20/2019 02:14 PM
Project Date: 09/20/2019

Quote #: 2254829
Quote Date: 09/20/2019
WSOneSource 1.0

LINE #	QUANTITY	ATTRIBUTES	UNIT	EXTENDED
1	2	P.O.: Location: Kitchen Job: Groetzinger	Price:	695.33 1,390.67



Weather Shield Double Hung Tilt Rectangle 610 1 Wide
Complete Unit
— Mfg Date 8/8/2008 to Present
— Frame Style Double Hung
See weathershield.com for PG/DP information
Sizing Method Jb to Jb/Frame Size - Even
— R/O Size 29" X 36 1/2"
— Jamb Size 28" X 36"
Venting R/O - Top 18 1/4" Venting R/O - Btm 18 1/4"
— Glass Size - Top 22 9/16" X 13 1/8" - Bottom 22 9/16" X 13 1/8"
Operating Code - Operating
Primed -- Primed
— Exterior Panel/Sash Color Primed
— No Exterior Casing -
— 5 1/2" Installation Clips - Factory Applied
4 9/16" Jamb Depth -
Pine -
— White Vinyl Jamb Liner
Insulated Low E
— W/Out Neat Clean Glass
Glazing Bead Type - Colonial
— W/Out Protective Film
— Black Spacer
— W/Inert Airspace Gas
7/8" - Pine - SDL W/GBG - Rectangular - All Sash -
— Exterior Color SDL Bar Primed
— Colonial Interior Bar Profile
— Putty Exterior Bar Profile
— No Interior Bar Finish/Stain -
— 3 W 2 H / 3 W 2 H /
White - Single Lock -
— No Finger Pull Rout
— No Jamb Jack Screws
No Screen -
Standard Unit
No Field Prepping

(Viewed from Exterior)

Rough Opening 29" x 36-1/2"
Overall Jamb 28" x 36"

Ratings:
CPD Product Number: WEA-N-228-00278-00004
U-Factor: 0.3
Solar Heat Gain Coefficient (SHGC): 0.26
Visible Transmittance (VT): 0.44
Energy Star: Central



APPROVED

Charlotte
Historic District
Commission

Certificate of Appropriateness

HDCADM-2019-00431



Windows - Nov 2019

2

WEATHER SHIELD.

WINDOWS & DOORS

P.O. Box 309 Medford, WI 54451
weathershield.com

QUOTE

Printed: 09/20/2019 02:14 PM

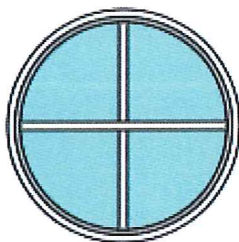
Project Date: 09/20/2019

Quote #: 2254829

Quote Date: 09/20/2019

WSOneSource 1.0

LINE #	QUANTITY	ATTRIBUTES	UNIT	EXTENDED
2	2	P.O.: Location: Bath 3, Bath 4 Job: Groetzinger	Price:	1,292.67 2,585.33



Weather Shield Direct Set Full Circle 630 Direct Set 1 Wide Complete Unit

— Mfg Date 12/1/1988 to Present

— Frame Style Casement/Awning

See weathershield.com for PG/DP information

Sizing Method Jb to Jb/Frame Size

— R/O Size 25" X 25" R/O Radius 12.5

— Jamb Size 24" X 24" Jamb Radius 12"

— Glass Size 22 1/2" X 22 1/2" Glass Radius 11.25

Primed - - Primed

— No Exterior Casing -

— 5 1/2" Installation Clips - Factory Applied

4 9/16" Jamb Depth -

Pine -

Insulated Low E

— W/Out Neat Clean Glass

Glazing Bead Type - Colonial

— W/Out Protective Film

— Black Spacer

— W/Inert Airspace Gas

7/8" - Pine - SDL W/GBG - Rectangular -

— Exterior Color SDL Bar Primed

— Colonial Interior Bar Profile

— Putty Exterior Bar Profile

— No Interior Bar Finish/Stain -

— 2 W 2 H /

Standard Unit

No Field Prepping

(Viewed from Exterior)

Rough Opening 25" x 25"

Overall Jamb 24" x 24"

Ratings:
CPD Product Number: WEA-N-229-00624-00002
U-Factor: 0.26
Solar Heat Gain Coefficient (SHGC): 0.33
Visible Transmittance (VT): 0.58
Energy Star: North, Central



APPROVED

Charlotte
Historic District
Commission

Certificate of Appropriateness

HDCADMIN-2019-00431



Windows - Nov 2019

(3)

WEATHER SHIELD.

WINDOWS & DOORS

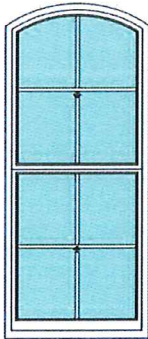
P.O. Box 309 Medford, WI 54451
weathershield.com

QUOTE

Printed: 09/20/2019 02:14 PM
Project Date: 09/20/2019

Quote #: 2254829
Quote Date: 09/20/2019
WSOneSource 1.0

LINE #	QUANTITY	ATTRIBUTES	UNIT	EXTENDED
3	6	P.O.: Location: Bedroom 4, Bedroom 3 Job: Groetzinger	Price:	1,437.33 8,624.00



Weather Shield Double Hung Tilt Eyebrow W/Legs 610 1 Wide Complete Unit
— Mfg Date 8/8/2008 to Present
— Frame Style Double Hung
See weathershield.com for PG/DP information
Sizing Method Jb to Jb/Frame Size - Even
— R/O Size 37" X 84 1/2" X 78 11/16" R/O Radius 32.3125
— Jamb Size 36" X 84" X 82" Jamb Radius 31 13/16"
Glass Radius 29.0625
— Glass Size - Top 30 9/16" X 37 7/8" - Bottom 30 9/16" X 37 1/8"
Operating Code - Operating
Primed - - Primed
— Exterior Panel/Sash Color Primed
— No Exterior Casing -
— 5 1/2" Installation Clips - Factory Applied
4 9/16" Jamb Depth -
Pine -
— White Vinyl Jamb Liner
Insulated Low E
— W/Out Neat Clean Glass
Glazing Bead Type - Colonial
— W/Out Protective Film
— Black Spacer
— W/Inert Airspace Gas
7/8" - Pine - SDL W/GBG - Rectangular - All Sash -
— Exterior Color SDL Bar Primed
— Colonial Interior Bar Profile
— Putty Exterior Bar Profile
— No Interior Bar Finish/Stain -
— 2 W 2 H / 2 W 2 H /
White - Double Locks -
— No Finger Pull Rout
— No Jamb Jack Screws
No Screen -
Standard Unit
No Field Prepping

(Viewed from Exterior)

Rough Opening 37" x 84-1/2"
Overall Jamb 36" x 84"

Ratings:
CPD Product Number: WEA-N-228-00278-00004
U-Factor: 0.3
Solar Heat Gain Coefficient (SHGC): 0.26
Visible Transmittance (VT): 0.44
Energy Star: Central



APPROVED

Charlotte
Historic District
Commission

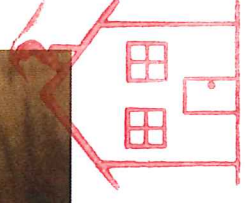
Certificate of Appropriateness

HDCADM RM-2019-00431



Windows - Nov 2019

4



APPROVED

Charlotte
Historic District
Commission

Certificate of Appropriateness

#HDCADM-2019-00431