



## CHARLOTTE HISTORIC DISTRICT COMMISSION

### CERTIFICATE OF APPROPRIATENESS

**CERTIFICATE NUMBER:** HDCADMRM-2019-00551

**ISSUED DATE:** 4 September 2019

**ADDRESS OF PROPERTY:** 420 N Poplar St

**HISTORIC DISTRICT:** Fourth Ward

**TAX PARCEL NUMBER:** 07802219

**OWNER:** Victoria Groetzinger

**DETAILS OF APPROVED PROJECT:** Site Improvements. This project is the addition of new small-scale vegetation, and an artificial turf pad in the rear yard. New and existing vegetation will not obscure the view of the main house. The new artificial turf pad will be 9'-0" x 12'-0" with a brick boarder to match the existing patio. No other changes will be made to the existing patio. No trees will be removed. See attached drawing.

1. Applicable Design Guidelines and Approval Authority – Projects Eligible for Administrative Approval, page 2.6: Landscape & Site Features.
2. The applicable Design Guidelines for Landscaping and Yards (page 8.4) have been met.

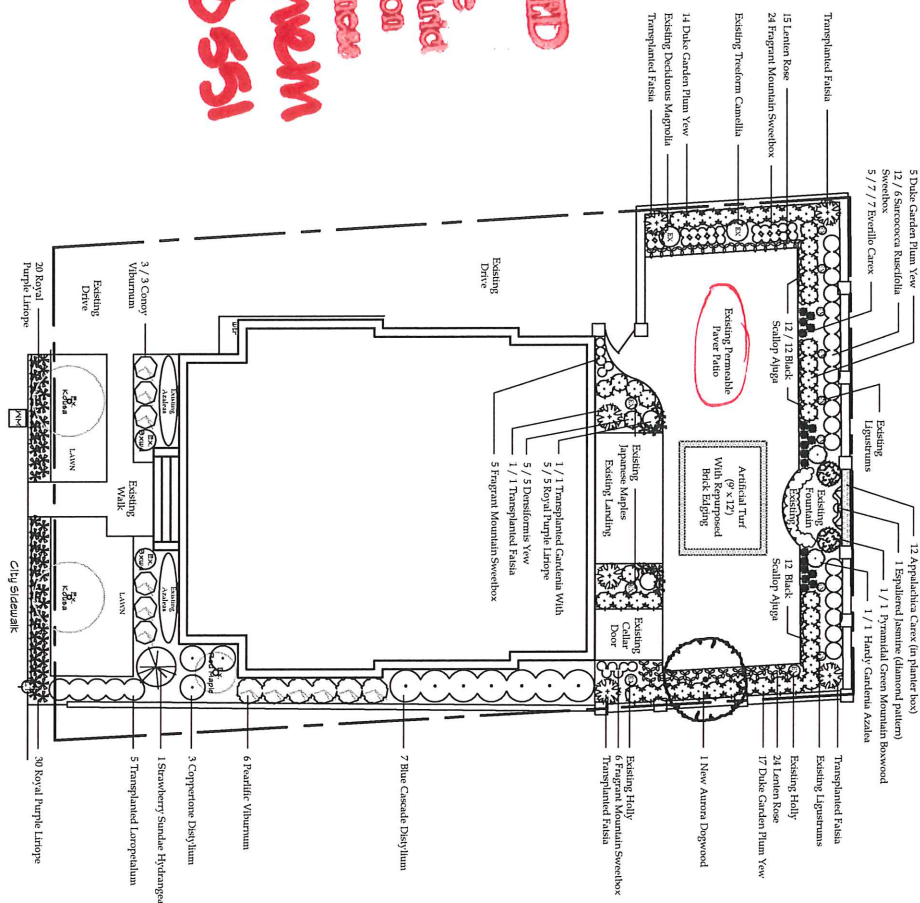
**If changes to the approved plans are needed, please contact staff as soon as possible. Any deviation from the work/materials approved in this COA may result in 1.) a Notice of Violation and Stop Work Order, and 2.) required removal or replacement to bring the work into compliance with this COA and 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.

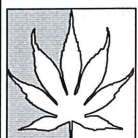
**This Certificate is valid for a period of twelve (12) months from the date of issuance. Failure to obtain a building permit in that time will be considered as a failure to comply with the Certificate and the Certificate will become invalid. If a building permit is not required, then the approved work 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



PRELIMINARY  
NOT FOR CONSTRUCTION



**Myron Greer**  
*Garden Design Horticulture*

THE GROETZINGER RESIDENCE  
420 NORTH POPLAR STREET  
CHARLOTTE, NC

## GARDEN PLAN

JULY 9, 2019

SCALE 1" = 10'









# SYNLAWN®



## SYNLawn 958

At a whopping 90-ounce face-weight, SYNLawn 958 is the heavyweight champion of synthetic turf technology. Using a combination of long clover and field green grass blades with dense tan thatch to create an incredibly realistic natural appearance. Backed by a manufacturer warranty of 15-years, this beautiful turf will look gorgeous for years to come. Recommended for medium to heavy foot traffic.

**100% Recyclable • UV Stabilized • Made in the USA • Biobased Materials**

Physical Property	Physical Characteristic	Method of Determination
Yarn Type: Grass Zone™ Thatch Zone™	Polyethylene Textured Polypropylene	N/A
Yarn Color: Grass Zone™ / Thatch Zone™	Field Green Clover / Turf Tan	N/A
Pile Height: Grass Zone™ Thatch Zone™	2 3/8" 1 3/4" +/- 15%	ASTM D 5823
Pile Weight: Grass Zone™ Thatch Zone™ Total Pile Weight:	68 oz. 22 oz. 90 oz.	ASTM D 5848
Yarn Denier: Grass Zone™ Thatch Zone™	10,800/6 5040/12	ASTM D 1557
Primary Backing: Secondary Backing: Secondary Cushion: Total Fabric Weight: Fabric Width:	8.0 oz. Woven 16.0 oz. EnviroLoc™ n/a 107 oz. 15-feet	ASTM D 5848 ASTM D 5848 ASTM D 5848
Tuft Gauge: Tuft Bind:	1/2" > 6 lbs.	ASTM D 5793 ASTM D 1335
Flammability: (Pill Test) Flammability: (Critical Radiant Flux)	Pass N/A	ASTM D 2859 ASTM E 648
Shock Absorbing Properties:	N/A	ASTM F 355
Water Permeability:	30 inches per hour	ASTM F 1551
Lead Levels*	Compliant	ASTM F 2765-09
Warranty Period	15-years	
Material Safety Data Sheets	Provided upon request	29CFR1910.1200
Yarn Breaking Strength	ASTM D2256	
Grab Tear Strength	ASTM: 5034	
Stitch Rate	ASTM: D5793	
Backing System	<b>BioCel™ technology</b> provides one of the most advanced and environmentally friendly backing systems in the industry. 60-70% green by weight; greater dimensional stability	

Physical characteristics may vary within industry standards.

\*Meets all Federal and the State of California Prop. 65 and Heavy Metal Requirements



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