

Charlotte Historic District Commission

Agenda Supplement

August 13, 2025

Applicant/Staff Provided Information

2. 1907 S Mint St (PID 11907602)
HDCRMA-[2025-00253](#)
Wilmore
Patrick Tshivuadi & Hunter Beale, Applicants

3. 320 E Park Av (PID 12307611)
HDCRMI-[2025-00452](#)
Dilworth
Jeanna Holmes/Sean Smith, Applicants

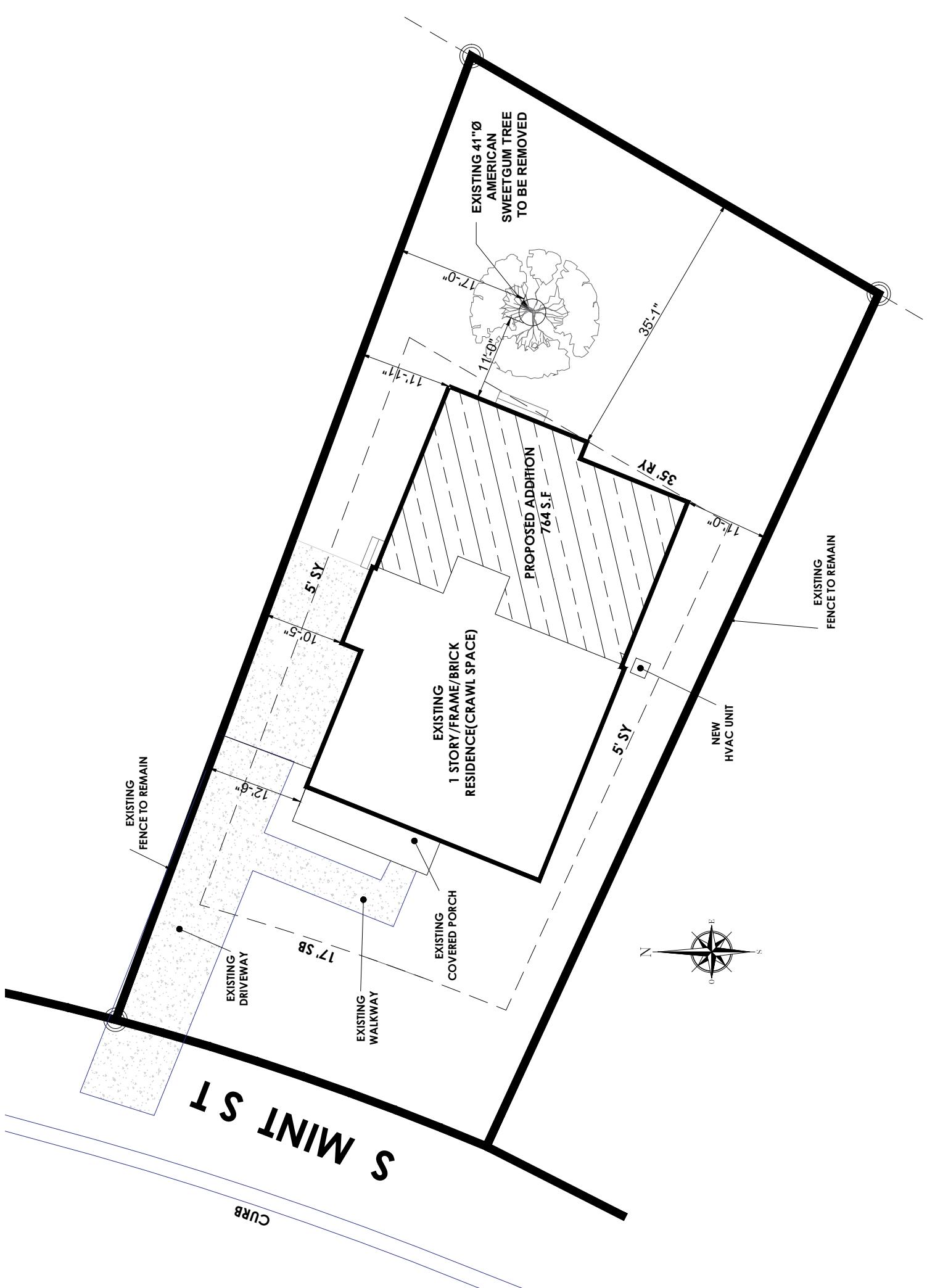
6. 1624 Dilworth Rd E (PID 12311214)
HDCRMA-[2025-00325](#)
Dilworth
Melinda & Zack Tillitski/Gray Houghland,
Applicants

9. 1817 S Mint St (PID 11907703)
HDCRMAA-[2025-00249](#)
Wilmore
Troy Knight, Applicant

Information Submitted by the Public

4. 522-524 N Pine St (PID 07803602)
HDCRMAA-[2024-00271](#)
Fourth Ward
Brian Phillips, Applicant

2. 1907 S Mint St (PID 11907602)
HDCRMA-2025-00253
Wilmore
Patrick Tshivuadi & Hunter Beale, Applicants



3. 320 E Park Av (PID 12307611)
HDCRMI-2025-00452
Dilworth
Jeanna Holmes/Sean Smith, Applicants

FREEDOM
GRAY

ZINC-COATED GRAY

\$\$\$

FREEDOM
GRAY

ZINC-COATED GRAY
L1022
\$\$\$

4. 522-524 N Pine St (PID 07803602)
HDCRMAA-[2024-00271](#)
Fourth Ward
Brian Phillips, Applicant

Information Submitted by the Public

Stephen Henry

519 N Pine Street

Stephen and Jen Henry

519 N Pine Street

Charlotte, NC 28202

July, 6 2025

Charlotte Historic District Commission
600 East Fourth Street
Charlotte, NC 28202

RE: Letter of Support for 524 N Pine Street – Major Project Application

Dear Members of the Historic District Commission,

We are writing as homeowners and long-time residents of 519 N Pine Street, located directly across the street from the subject property at 524 N Pine. We have had a clear and direct view of the work at 524 from both floors of our home, especially our second-floor kitchen which looks directly onto the property. We feel strongly compelled to express our unwavering support for the improvements undertaken by Brian and Brittani Phillips.

Before the Phillips family purchased the duplexes, 524 N Pine had become a deteriorating rental property with years of visible neglect. The previous absentee owner, who to our knowledge was not based in Charlotte, showed little regard for the preservation, safety, or appearance of the property. It had unfortunately become a visual and functional detractor in an otherwise vibrant and well-kept stretch of N Pine Street.

The transformation since the Phillips assumed ownership has been very much appreciated. Their investment—both financial and personal—in restoring the home has significantly elevated the integrity and aesthetic value of the property. Every repair and update appears thoughtfully executed, with close attention to detail, material selection, and architectural appropriateness. It is clear to us that the Phillips have approached this project with the utmost respect for the home's historical identity and the Commission's preservation mission. They have brought back to life a home that was on a path of ongoing decay. As neighbors who live directly across the street, we can attest that the outcome is not only visually appropriate but a substantial improvement to the streetscape and the broader community.

We wholeheartedly support the work already completed and encourage the Commission to grant approval to their application. We believe this project exemplifies the kind of responsible stewardship and preservation-minded investment the HDC seeks to promote.

Sincerely,
Stephen and Jen Henry
Treasurer, Friends of Fourth Ward
519 N Pine Street
Charlotte, NC 28202

Information Submitted by the Public

Scott Huseby

333 West 9th Street

From: [Scott Huseby Sr](#)
To: [Harpst, Kristina](#); [Drath, Marilyn](#); [Faucette, James](#)
Subject: [EXT]Historic district construction
Date: Sunday, July 6, 2025 11:00:38 PM

EXTERNAL EMAIL: This email originated from the Internet. Do not click any images, links or open any attachments unless you recognize and trust the sender and know the content is safe. Please click the Phish Alert button to forward the email to Bad.Mail.

Dear Members of the Historic District Commission,

I'm the homeowner at 333 West Ninth Street, which directly adjoins the property at 524 N Pine.

Thank you for your approval of our project at 333 West 9th Street to renovate the home. From both the first and second floors of my home, as well as the rooftop balcony once completed which was approved by your commission, I have a clear view into the side yard and upper roofline of the house at 524 North Pine, and I wanted to offer my strong support for the recent work completed by the Phillips family.

Since moving to the neighborhood in 2019, I've watched 524 N Pine evolve from a visibly neglected property into a home that now fits well within the surrounding historic district.

My neighbors have done an amazing job of improving the quality of life in this section of downtown Charlotte including improvements to the surrounding properties and the quality of the housing which they own and occupy with their families.

One of the changes I've appreciated most was the removal of the old, bent vent pipes that had protruded from the roof for years—non-functional and clearly not maintained, because they distracted from the roofline and gave the house a worn-down appearance. Their removal was an immediate visual improvement.

Additionally, the thoughtful replacement of outdated skylights with small dormers has made a significant difference. The previous skylights were jarring from nearly every angle and stood out as clearly incompatible with the original architecture. The new gables are much more appropriate and in

keeping with other historic elements seen throughout the neighborhood.

The transformation of the rear roofline—specifically the replacement of the odd pent gable with a clean, full gable—is another notable improvement. From my home's vantage point, this change has greatly enhanced the architectural consistency of the building and added to the overall sense of investment and care that the Phillips have brought to the property.

It's been encouraging to see this kind of thoughtful preservation effort put into a home that had long needed it. I fully support the Phillips' application and hope the Commission will view their work as a meaningful contribution to the continued revitalization of our historic district.

Sincerely,

Scott Huseby

[333 W 9th Street](#)

[Charlotte, NC 28202](#)

Information Submitted by the Public

Chris Rotunda

319 W 9th Street

From: [Chris R](#)
To: [Faucette, James](#); [Harpst, Kristina](#); [Drath, Marilyn](#)
Subject: [EXT]524 N Pine Support for approval
Date: Sunday, July 6, 2025 4:54:56 PM

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Commission Members,

We are residents of 319 W 9th Street, and our property shares a side boundary with 524 N Pine. We're writing in full support of the work completed at that address by the Phillips.

For many years, we had a direct line of sight into the rear and side yard of 524, and unfortunately, the property was in disrepair. There were chronic drainage problems that led to standing water for days after even moderate rain. The landscaping was completely overgrown and unmaintained, and as a result, mosquito issues were a constant for much of the warm season. It created ongoing challenges for nearby neighbors, especially those like us with outdoor living areas or small grandchildren trying to enjoy their yards.

Since the Phillips family acquired the home, we've witnessed a dramatic change for the better. The backyard has been cleaned up, grading and maintenance appear to have resolved the water issues, and the entire side profile of the home has improved significantly. From our vantage point, the new eyebrow dormers and replacement of the old skylights are tasteful and far more compatible with the surrounding architecture. The skylights previously in place clearly weren't original, and their removal is a step toward restoring historic character.

We're also especially pleased with the upgraded architectural shingles—a notable improvement from the prior roof, which looked worn out and low-grade. The new shingles elevate the appearance of the house, particularly when viewed from our upper windows. And while subtle, the new rear gable presents a cleaner, more cohesive visual than the older configuration—it's better scaled and sits comfortably within the existing roofline from our side view.

We're grateful to have such attentive neighbors investing in the property. It's clear that the Phillips approached this with care and respect for the

historic district. We strongly support their application and hope the Commission sees the improvements as favorably as we do.

Thank you,

Rick and Christine Rotunda

crotunda@gmail.com

Information Submitted by the Public

Colleen and Steven Turner

523 N Poplar Street

From: [Colleen Turner](#)
To: [Faucette, James](#); [Harpst, Kristina](#); [Drath, Marilyn](#)
Subject: [EXT]Support for Improvements at 524 N Pine Street
Date: Monday, July 7, 2025 9:42:56 AM

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Charlotte Historic District Commission

600 East Fourth Street

Charlotte, NC 28202

Dear Commission Members,

We have lived at 523 N Poplar Street since November of 1996, directly behind the property at 524 N Pine. Our back yard adjoins theirs, so we've had a clear view of the home—and especially the rear elevation and yard—on a daily basis for many years. We're writing to share our support for the work done at 524 and to provide some context from a close neighbor's perspective.

Before the Phillips family bought the property, the backyard was in rough shape. Ivy had grown up into the treetops (well over 50 feet), and the space had become a dumping ground—there were old tires, scraps, and general debris left untouched for years. The area looked abandoned and felt like a fire hazard. It was frustrating to see such a prominent lot fall into that level of disrepair.

We've seen a complete turnaround since the new owners took over. The yard has been cleaned up, trees and overgrowth managed, and the house itself looks like it belongs again in the neighborhood. One specific change that made a big difference from our vantage point was the replacement of the odd pent gable at the rear. We had full visibility of that feature and always felt it looked like a poor, ill-fitting addition. The new full gable is a noticeable improvement—it aligns better with the home's structure and with other houses in the district. It doesn't just look better—it feels right.

The Phillips family clearly cares about this home and has made substantial improvements with sensitivity to the area's historic feel. It's been encouraging to see someone invest in a long-neglected property and do it in a way that improves not just their space but the block as a whole.

We hope the Commission will view these efforts as we do—as thoughtful, necessary, and beneficial to the integrity of the neighborhood. Please count us as supportive of their application.

Sincerely,

Colleen and Steven Turner

523 N Poplar Street

Charlotte, NC 28202

Information Submitted by the Public

Sebastian Williams

President, Friends of Fourth Ward

From: [Sebastian Williams](#)
To: [Faucette, James](#); [Harpst, Kristina](#); [Drath, Marilyn](#)
Subject: [EXT]524 N Pine St Major Application Support
Date: Monday, July 7, 2025 9:56:27 AM

EXTERNAL EMAIL: This email originated from the Internet. Do not click any images, links or open any attachments unless you recognize and trust the sender and know the content is safe. Please click the Phish Alert button to forward the email to Bad.Mail.

Dear Commission Members,

As longtime residents of North Pine Street and active participants in the Fourth Ward community, we're writing to express our full support for the recent work completed at 524 N Pine by Brian and Brittani Phillips.

Living just a few houses up the street, we've had a consistent visibility of both the property's previous state and its thoughtful transformation. What was once a neglected structure is now well-integrated into the historic fabric of our block—thanks to considerable effort, investment, and sensitivity to the home's original character.

We've known the Phillips for many years and have always appreciated their deep-rooted commitment to the neighborhood. They've generously opened their homes for three Holiday Home Tours and a Garden Tour, helping raise over \$200,000 in direct support of Friends of Fourth Ward. Their work at 524 N Pine continues that legacy of stewardship, and, if approved so work can complete, they've already committed this property to the upcoming 2026 Garden Tour, which will no doubt be a highlight.

From our perspective, the recent updates—including the replacement of the incongruent rear gable and the significant landscape improvements—have enhanced not just the property itself but the view and experience of the street as a whole. The attention to detail and alignment with the surrounding architecture is apparent.

We strongly encourage the Commission to support the Phillips' application and recognize their consistent, long-term investment in preserving and enhancing the character of Fourth Ward.

Sincerely,

Sebastian Williams

President - Friends of 4th Ward
(828) 735-1337

6. 1624 Dilworth Rd E (PID 12311214)
HDCRMA-2025-00325
Dilworth
Melinda & Zack Tillitski/Gray Houghland,
Applicants

Visualize Door

Export Door Schedule ▾

Print Drawings ▾

Generate DXF Files

Get Budget Numbers

Save Changes

+ N

Project: Tillitski

Main Parts Machining

Gross Width (In) Pre-Fit Width None 1/8" 3/16" 1/4" Custom

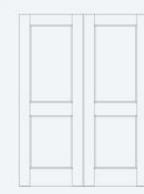
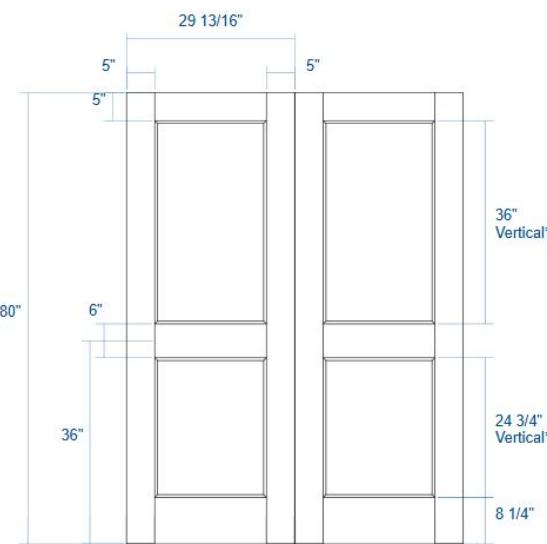
Net Width (In) 29 13/16

Height (In) Thickness 1-3/8" 1-3/4" 2-1/4"**PROFILES**Sticking Panel **CONSTRUCTION**Series

Panel Construction Veneered

Panel Thickness Prefinish Distressing **VIEW OPTIONS**Display Dimensions 

Line 1 Storage Shed



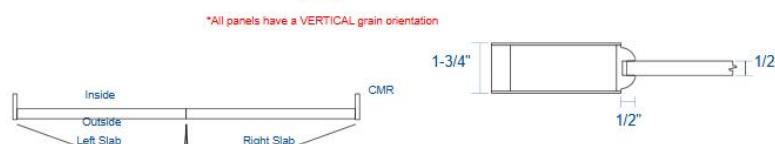
Line 1

Storage Shed

Qty: 1 door

Clear Pine TS2020

29 13/16" x 80" x 1 3/4"

[Add Note](#) | [Copy](#) | [Delete](#)

We appreciate the detailed staff comments and recognize that we have some work to do.

Response to Details of Proposed Request:

Adjacent structures are both 2-story residential buildings across the street from St. Patrick's Cathedral.

Response to Notes for Proposed Rear Addition:

- "The addition will step-in from the rear corner of the original house on the left side" -- **in order to protect the root system on the sycamore tree.**
- Left-side dimension of step-in? 6'-8"
- Right-side cantilevered roof dimension? 3'-8" cantilever
- "Proposed materials are 7" exposure Hardie Artisan lap siding with metal corners." -- No longer doing metal corners - will be traditional woven corners.
- Siding base around first floor? 5/4x10 Fiber cement trim
- Trim and detail material? Fiber cement trim - 5/4x10 Fiber cement belt

Proposed Accessory Building

- Cantilevered Roof dimensions? 3'-8"
- Base and trim band of foundation? 5/4x10 Fiber cement trim
- Trim and detail material? 5/4 Fiber cement - various widths
- The footprint is approximately 32' -5 1/2" x 26' x 8"

Response to Staff Analysis

1. Context, Massing, Height & Width, Scale, Roof Form, Material, Cornices, Trim and Size:

- a. Height measured from grade to ridge is 26'-6"
 - b. See pictorial examples on page 3 of cantilevered eyebrow roofs on Colonial homes as well as an example from the Dilworth neighborhood.
 - c. We approached the design of our Addition in the spirit of Design Standard 7.17: "A carefully designed new addition may respect the original without totally copying the historic design features."
- (7.17) The cantilevered roof on the Addition measures 3'-8", and serves two functional purposes:
1. Facilitates a covered walkway for entering and exiting the home from the side and back, while protecting the existing mature pecan tree. (Columns necessitate footings.)
 2. Omitting columns makes opening the car doors more reasonable.
 - o Driveway parking has been extended to the back of the house as required by Design standards. Proposed driveway parking is further from the street than the existing parking.

We proposed the following changes to increase Colonial Revival details on ADU:

- Add beam where a traditional porch beam would go – that would hide the exposed ends of the outrigger beams/rafter tails.
- Add "Greek Return" at roof eaves, similar to what we are showing on the rear elevation of house addition and on the side elevations of the existing house?

We ask the committee to consider the relatively small dimensional depth of the proposed cantilevered roof on Addition and ADU.

- d. Please clarify reference to Standard 3.10 which refers to Queen Anne.
- e. The proposed changes extend the driveway further towards the rear of the house. Parking is clearly on the side-of-house and not in front of the home in any way. We are improving on existing conditions by moving cars further from the street along the side of the house.
 - Please see page 3 for existing conditions and neighbor's driveway addition
 - Please clarify the restudy objections and how the Standards 6.9 and 8.2, number 2 apply.
- f. Restudy accessory structure: We ask the committee to consider in their evaluation of the Accessory structure the following:
 - 1624 Dilworth Rd. East is home to a historic pecan tree. One of a family of four that lives in the center of the yard 23 feet from the back of the existing house. In order to protect the mature

pecan tree, we minimized the size of the Addition and located a ground floor bedroom with bath (to age in place), office, and flex space for gym in the Accessory building.

- Please consider how our proposed ADU relates, in context, to the surrounding buildings, particularly the two ADUs that currently loom over our backyard (both of which are 2 car garages on new construction homes that are larger in scale to ours (6000 sq. ft. and 5000 sq. ft.) and sit on a higher grade.
- We request the HDC apply special consideration to massing (in size and shape) of accessory structure so we can prioritize the safety of the pecan and add these contemporary living features to our home.
 - The combination of our existing house (2162 sq. ft.), Addition (592), ADU (1157) create a total of 3911 sq. ft of living area. Neighboring houses average 4215 sq. ft (range 6121 sq. ft. - 2591 sq. ft.) Note that we meet permeability and roof height requirements.
 - Questions: the footprint of the ADU is approximately 32'-5 1/2" x 26' x 8". If a standard 2-car garage is 34' x 24', is our proposed footprint acceptable?
- To support such request we have utilized the scale-reducing techniques in the Design Standards for Massing and Form (6.8, #s 5-6):
 - Breaking up roof forms, varying building planes, and using multiple materials -- proposing a more complex shape and roof lines to create a smaller visual, so as not to overpower the existing building. A Colonial box would appear visually larger.
 - Reduced vertical height with a dropped plate height for second story, with dormers, and a clipped ceiling on the interior.

g. Please clarify your concerns around the dormers.

2. Foundations: The existing grade in the back yard is quite high. It is currently almost at the finished floor level of the existing house. A taller foundation on the house addition is not possible. Foundation of the ADU could be raised, but at the expense of having the ADU be less subservient to the house.

- Foundation belt is 5/4x10 Fiber cement trim

3. Doors & Windows, and Rhythm:

- a. We ask the committee to consider the context:
 - i. The rear of our ADU abuts the back of the neighbor's brick wall and windowless ADU. See page 3 picture.
 - ii. The right-side of the ADU abuts a dense holly-hedge and tree line.
- b. Rear elevation of the existing house is not symmetrical. The original design contains a porch, one window and two doors on the right side. On the left are two smaller half windows.
- c. Restudy right and left elevation of Addition.
 - i. For context please note the number of smaller windows on the ground floor of the current house. The Addition mirrors the size of existing double windows in the kitchen along left and rear elevation.
 - ii. Left elevation: Double and triple windows are hallmarks of the Colonial Revival design. Would the Commission prefer a single window on the second story to the double?
- d. For the most part, windows will match the existing house in size and light pattern. Please clarify concerns.
- e. Modified plans ganged window trim to 5 1/4" mullion.

4. Materials & Details:

- a. To address material transition between brick and siding on the Addition, we can remove the rowlock cap and cantilever the second floor framing so that the wood.
- b. Brick/mortar sample pictured on page 3. Brick remains unpainted.
- c. We dropped the metal corners in favor of a more traditional "weaved" corner on the siding. Mortar joint profiles will be Brick Concave.
- d. Materials for belt and trim on Addition & ADU are Fiber cement.

- e. Shed door specifications below.
- f. Does the Commission prefer we omit the Juliette balcony in favor of a standard window?
- g. Gutters/downspouts to be installed on Addition and accessory buildings to match existing house.
Gutters are shown on elevations. We will add downspout locations.
- h. Siding on the second floor aligns with the face of the brick on the first floor.

5. Site Work:

- a. Removing trash enclosure from our planned project.
- b. Brick wall at the rear boundary of the property is the neighbor's.
- c. Walkways are 4' wide and the central paved area is 21'x16' - both included in impervious calculations.
- d. Removing chicken coop from proposal.

Pictorial References:



Cantilevered roof above parking at
405 E. Kingston visible from
Euclid.



Colonial cantilevered eyebrow



Colonial cantilevered eyebrow

TRUSTILE
A MARVIN BRAND Hello Gray! My Projects Log off

Visualize Door Export Door Schedule Print Drawings Generate DXF Files Get Budget Numbers

Project: Tillitski

Save Changes

Main Parts Machining

Gross Width (In) 30

Pre-Fit Width None 1/8" 3/16" 1/4"

Custom

Net Width (In) 29 13/16

Height (In) 80

Thickness 1-3/8" 1-3/4" 2-1/4"

PROFILES

Sticking QR-Quarter Round

Panel C-Flat

CONSTRUCTION

Series TruStile

Panel Construction Veneered

Panel Thickness 1/2"

Prefinish Unfinished

Distressing None

VIEW OPTIONS

Display Dimensions

Line 1 Storage Shed

Line 1 Storage Shed

Qty: 1 door
Clear Pine TS2020
29 13/16" x 80" x 1 3/4"

All panels have a VERTICAL grain orientation

Inside Outside Left Stab Right Stab CMR 1-3/4" 1/2"

Shed door detail



Neighbor's Parking Addition



Current parking @ 1624



Brick supplied by Palmetto Brick,
manufactured by Statesville Brick Co.,
Williamsburg #60, mortar Argos Khaki.

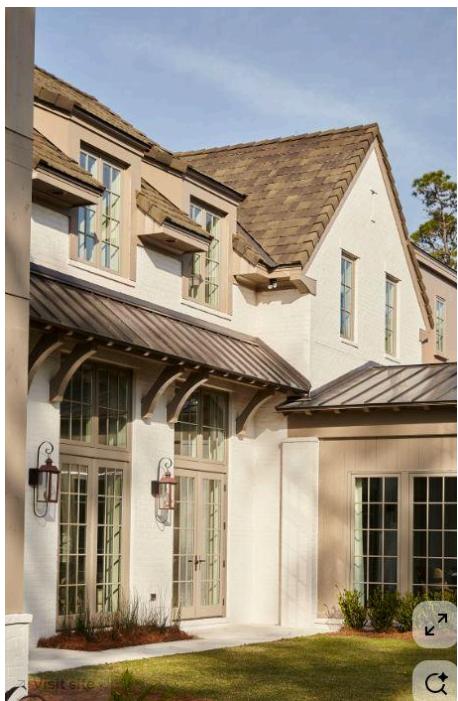
ADUs not in style of original home:



Berkley



Dilworth Rd. E



9. 1817 S Mint St (PID 11907703)
HDCRMAA-2025-00249
Wilmore
Troy Knight, Applicant

Additional notes provided after reviewing staff presentation.

Page 2 section 2, d. – this dimension was provided on our approved, existing, proposed document. It's 18'1" (see page 12 of the presentation)

Page 2 section 4,a. – this dimension was not provided but is assumed to be the same as the left elevation at 23'-8". (see page 12 of the presentation)

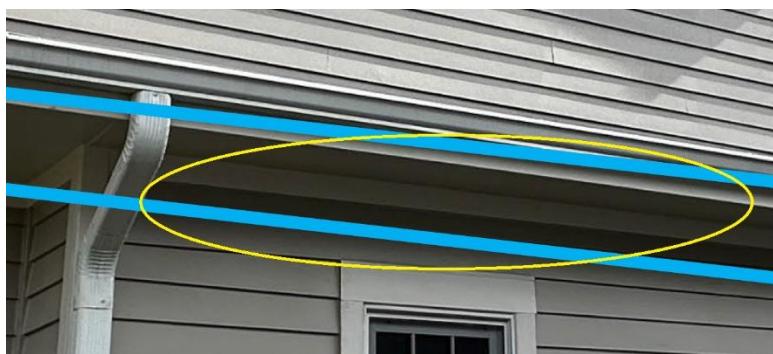
Page 2 section 4, b. – the frieze band is not missing. See image below.

Page 2 section 6.a. – the dimension was provided on our document. It is 16"

Page 2 section 6.b. – there is no discrepancy in the rear door. the COA had a screened in porch with a man door but the porch was not screened in. The rear door is per the COA.

Page 3 section 6.c. – the dimension was provided on our document. It is 23-8"

Page 6 section 6, b. – this dimension was provided. 18'1"



I hereby certify that this schematic drawing was prepared based on field-surveyed elevation measurements of the points shown hereon. This map is not intended to meet G.S. 47-30 recording requirements.

This 3rd day of November, 2021.

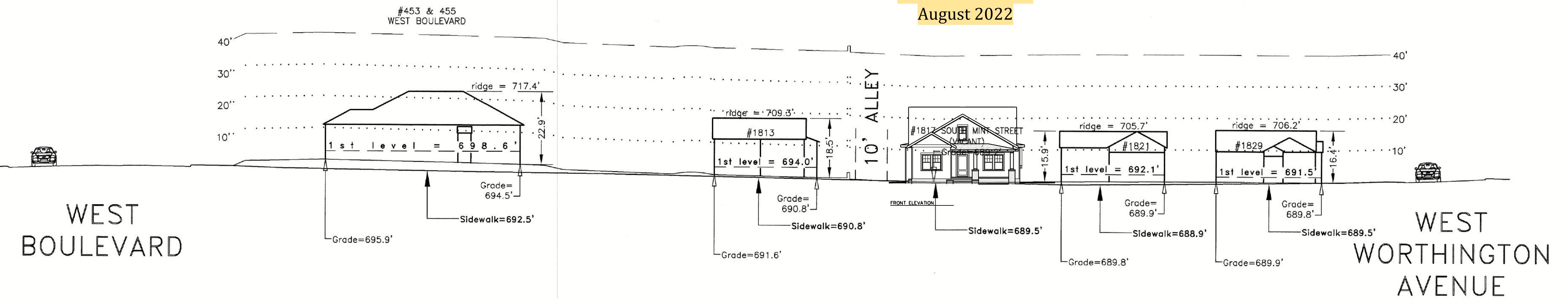


Andrew G. Zoutewelle
Professional Land Surveyor
NC License No. L-3098

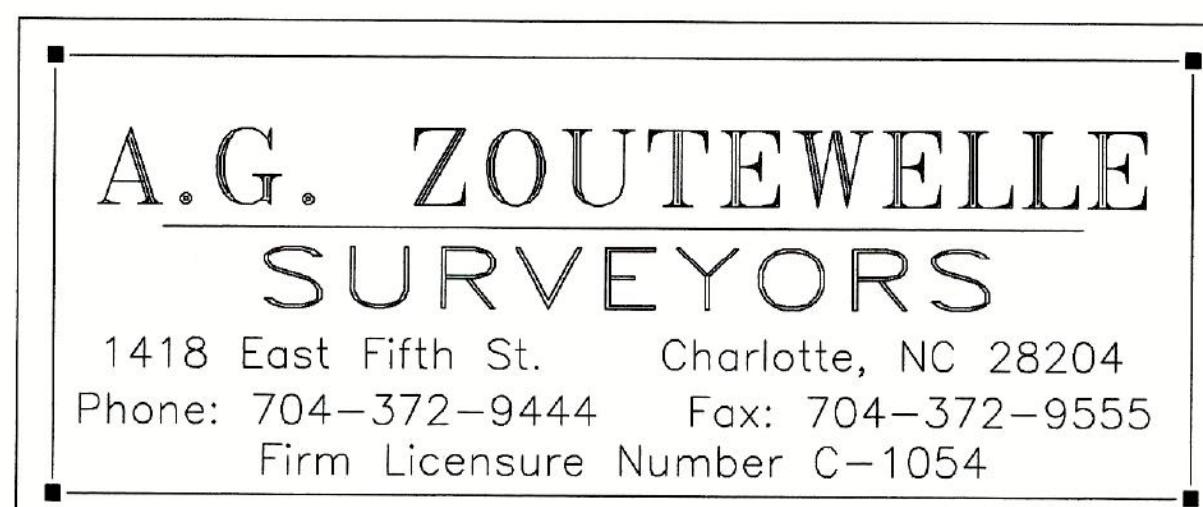
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custom homes and renovations

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704-858-0631

APPROVED
HDCRMA-2022-00333
New Construction
August 2022



SOUTH MINT STREET



Building Heights Sketch of
1800 BLOCK of SOUTH MINT STREET
ODD SIDE - FACING SOUTHEAST
CHARLOTTE, MECKLENBURG COUNTY, N.C.
for Charlotte-Mecklenburg Planning Department
November 01, 2021

ding Heights Sketch is to show existing
relative to the elevation points at the public
on yard grade ("Grade"), 1st level, and
dicted hereon. No rearyard or sideyard
The heights shown hereon were derived
and are not intended for structural

These elevation measurements is the North
1988 (i.e. sea level). All other information

Scale 1" = 20'

SEAL:

PROJECT:
CUSTOM HOME DESIGN
1817 S. MINT ST.
CHARLOTTE, NC 28203

1/18/2022	CLIENT/CONTRACTOR REVIEW
2/11/2022	CLIENT/CONTRACTOR REVIEW
3/1/2022	TO HISTORIC COMMISSION
5/3/2022	TO HISTORIC COMMISSION
7/22/2022	REVISED TO HISTORIC COMMISSION

DRAWING:
PROPOSED
STREETSCAPE

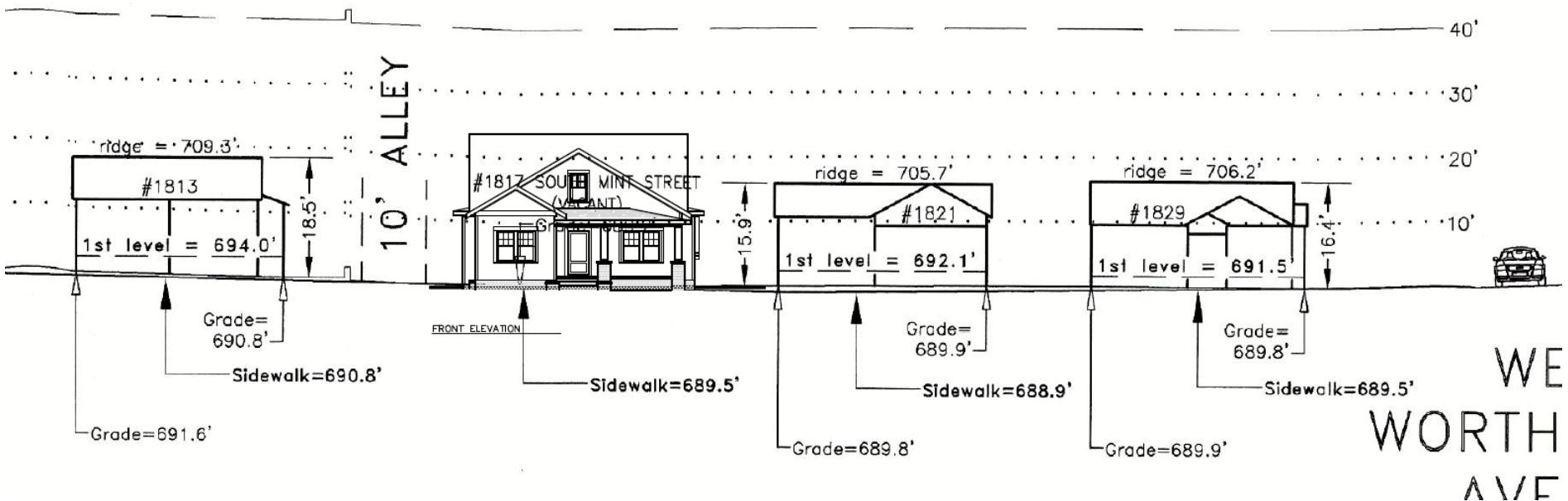
SCALE: 1" = 20'-0"

PAGE:

SS1

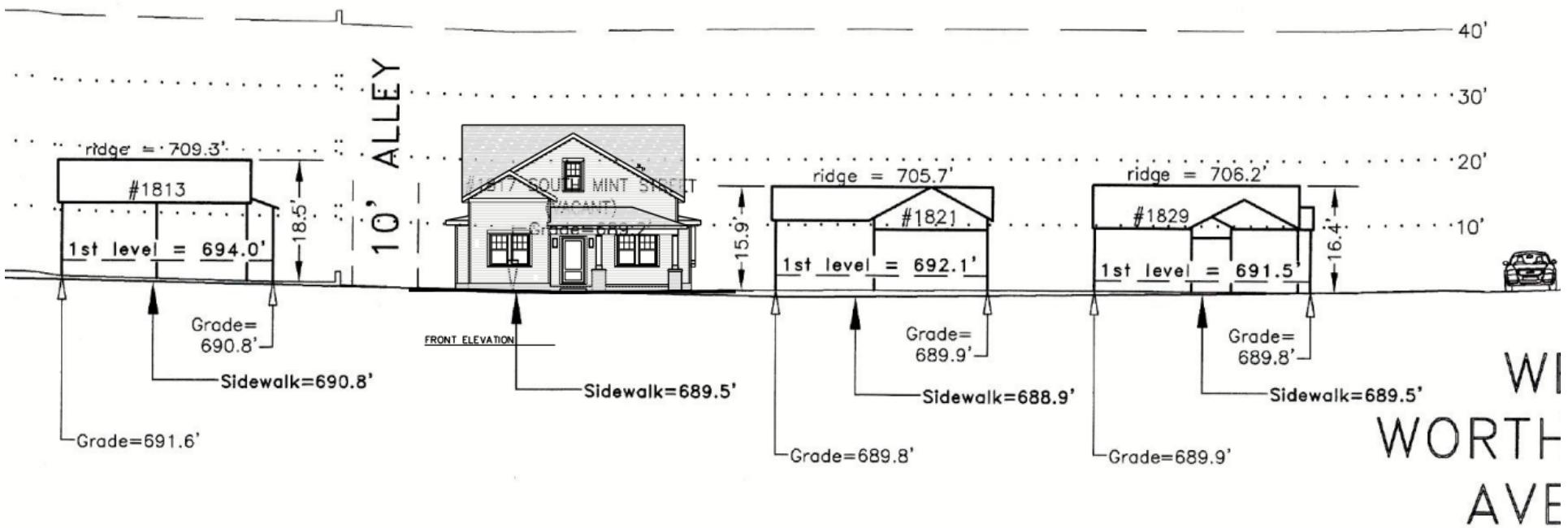
APPROVED

HDCRMA-2022-00333
August 2022



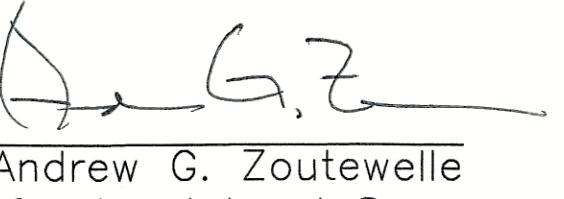
AS-BUILT

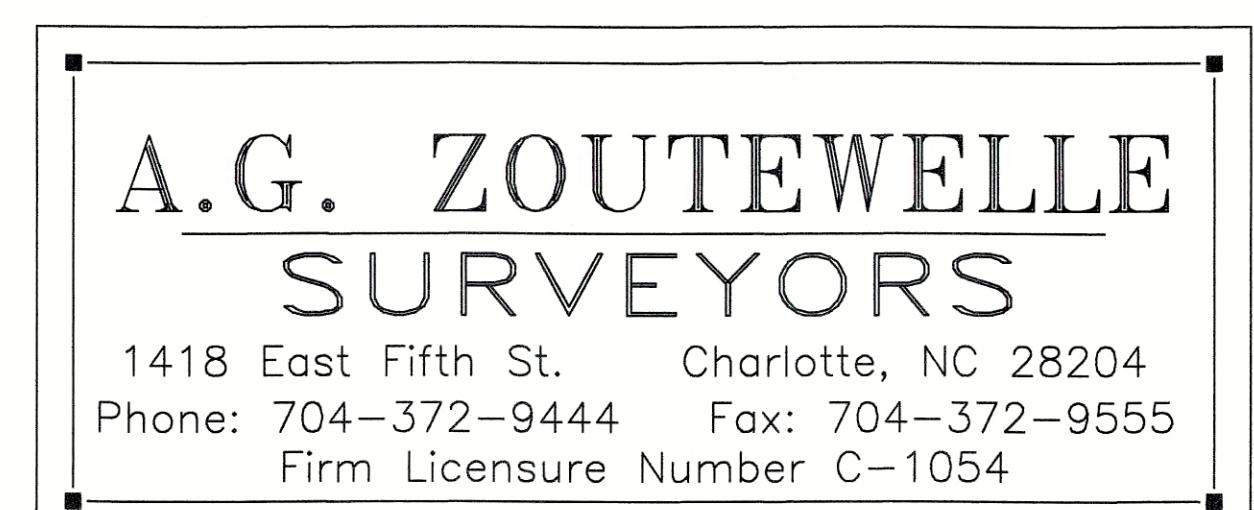
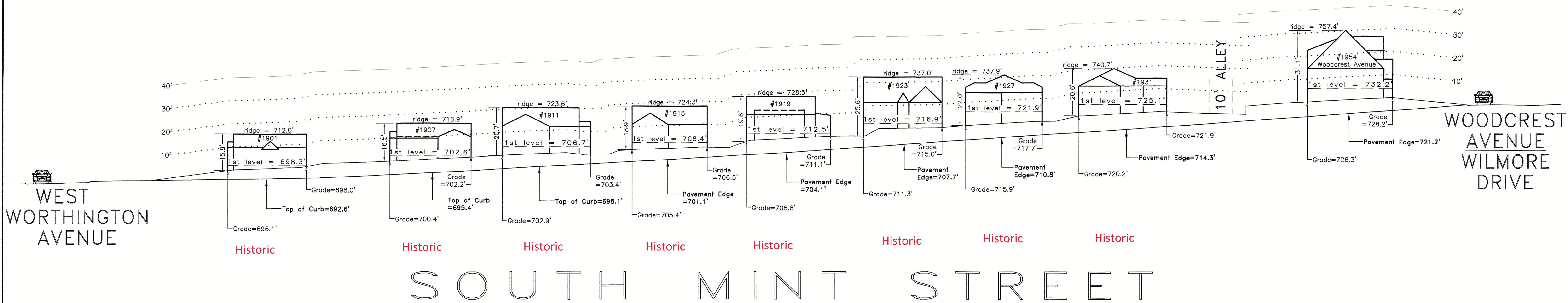
HDCRMAA-2025-00249
August 2025



I hereby certify that this schematic drawing was prepared based on field-surveyed elevation measurements of the points shown hereon. This map is not intended to meet G.S. 47-30 recording requirements.

This 26th day of DECEMBER, 2019.


Andrew G. Zoutewelle
Professional Land Surveyor
NC License No. L-3098



Building Heights Sketch of
1900 BLOCK of SOUTH MINT STREET
ODD SIDE - FACING SOUTHEAST
CHARLOTTE, MECKLENBURG COUNTY, N.C.
for Charlotte-Mecklenburg Planning Department
December 16, 2019

- General Notes:
- The purpose of this Building Heights Sketch is to show existing building facade heights relative to the elevation points at the public sidewalk or top of curb, front yard grade ("Grade"), 1st level, and ridgeline of the houses depicted hereon. No rearyard or sideyard measurements were made. The heights shown hereon were derived from indirect measurements and are not intended for structural design.
 - The vertical datum for these elevation measurements is the North American Vertical Datum of 1988 (i.e., sea level). All other information and graphics are conceptual in nature and are not intended to represent accurate architectural or landscape features.

Scale 1" = 20'
0' 20' 40' 60' 80'

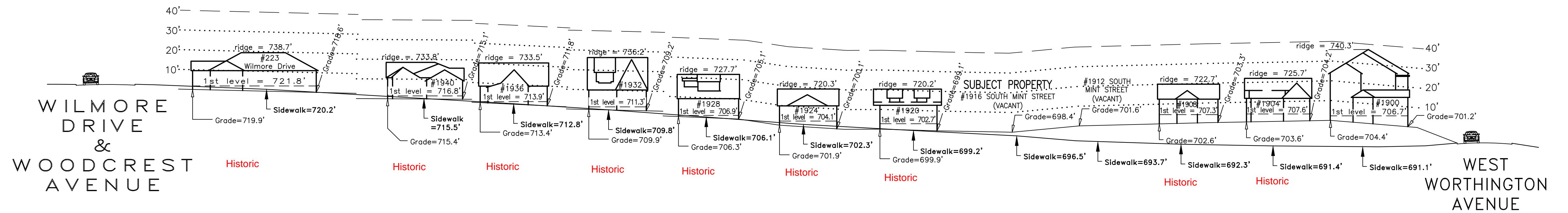
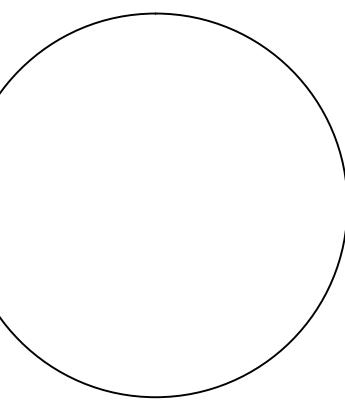
I hereby certify that this schematic drawing was prepared based on field-surveyed elevation measurements of the points shown hereon. This map is not intended to meet G.S. 47-30 recording requirements.

This _____ day of _____, 2015.

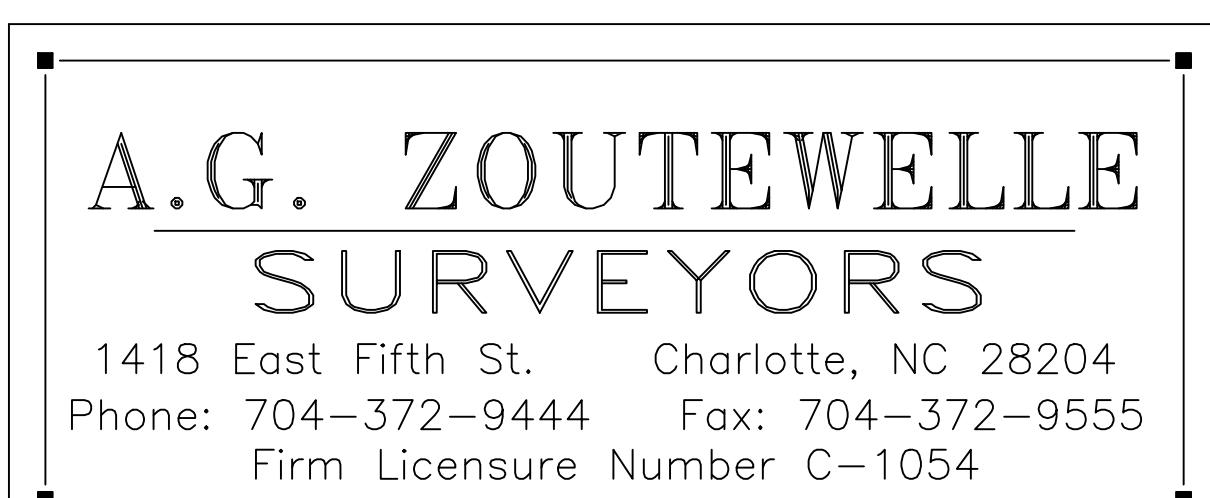
NON-CERTIFIED

REFER TO SIGNED & SEALED COPY
DATED JULY 30, 2015

Andrew G. Zoutewelle
Professional Land Surveyor
NC License No. L-3098



S O U T H M I N T S T R E E T



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Building Heights Sketch of
1900-1940 of SOUTH MINT STREET
FACING NORTHWEST
CHARLOTTE, MECKLENBURG COUNTY, N.C.
for Charlotte-Mecklenburg Planning Department
July 27, 2015

Scale 1" = 30'
0' 30' 60' 90' 120'

General Notes:
1. The purpose of this Building Heights Sketch is to show existing building facade heights relative to the elevation points at the public sidewalk, front yard grade ("Grade"), 1st level, and ridgeline of the houses depicted hereon. No rearyard or sideyard measurements were made. The heights shown hereon were derived from indirect measurements and are not intended for structural design.
2. The vertical datum for these elevation measurements is the North American Vertical Datum of 1988 (i.e., sea level). All other information and graphics are conceptual in nature and are not intended to represent accurate architectural or landscape features.