

Charlotte Historic District Commission

Agenda Supplement

July 9, 2025

Applicant/Staff Provided Information

6. 1823 Cleveland Av (PID 12105301)

HDCCMI-[2025-00183](#)

Dilworth

Nathan Smith, Applicant

7. 700 Templeton Av (PID 12305619)

HDCRMAA-[2025-00109](#)

Dilworth

Jacqueline Bailey, Applicant

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

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

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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

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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,

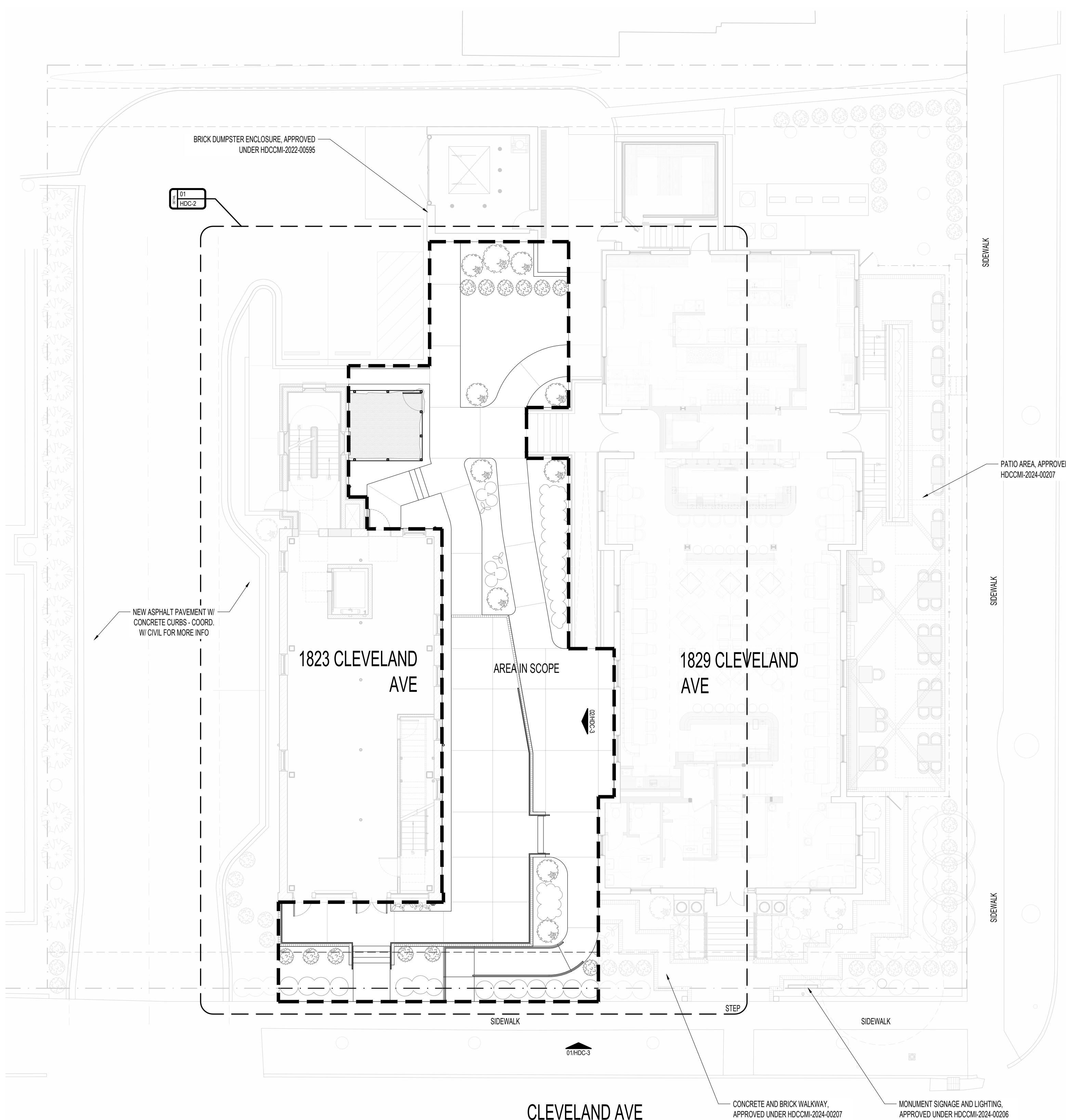
Sebastian Williams

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

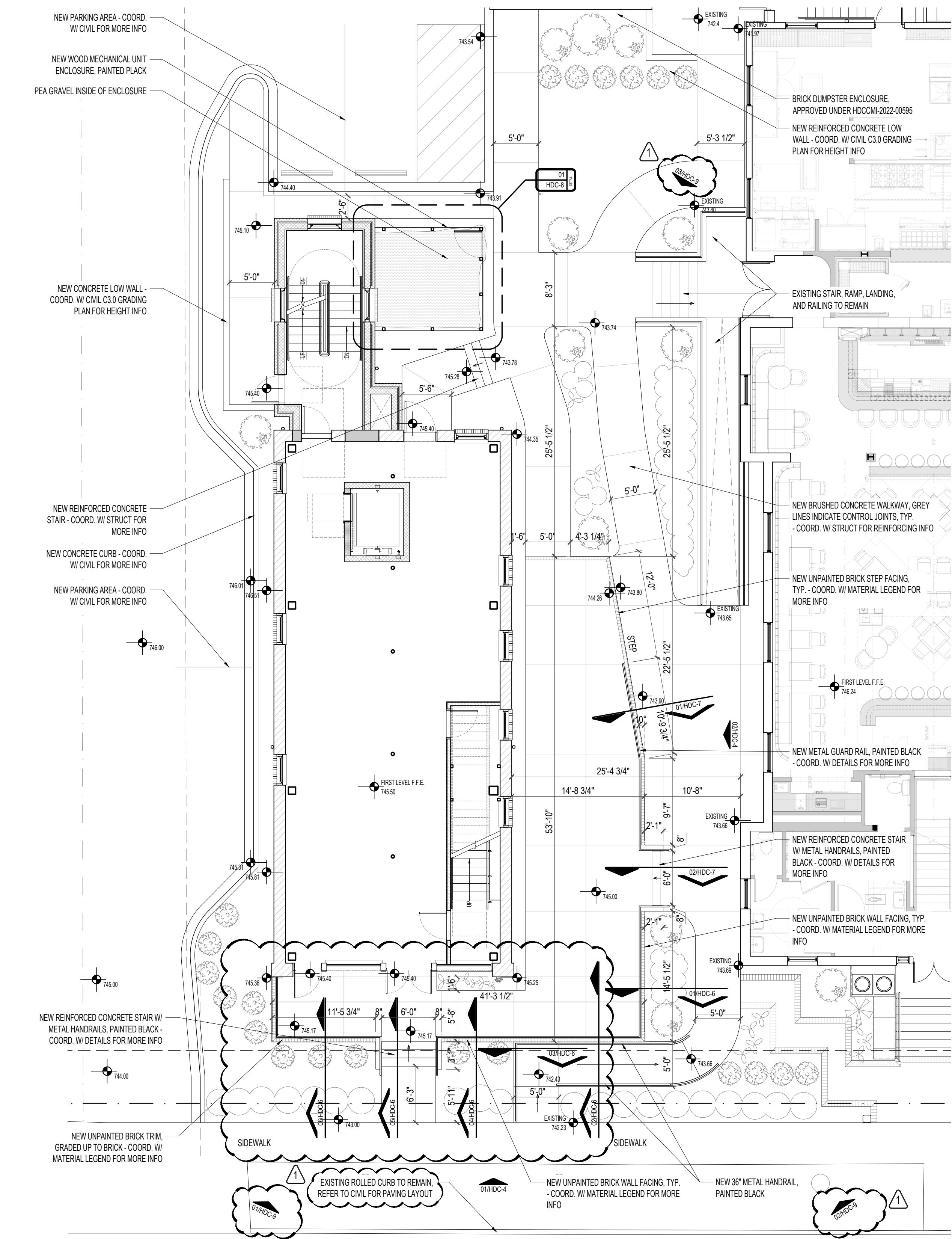
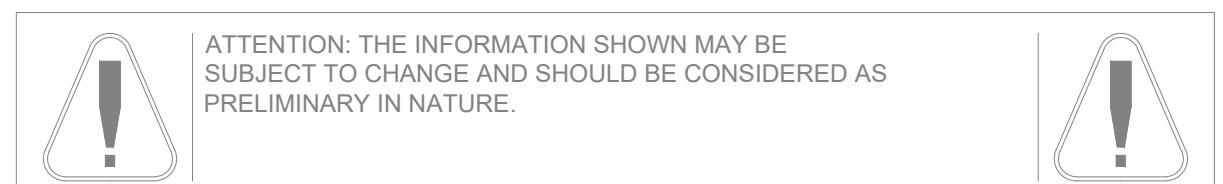
6. 1823 Cleveland Av (PID 12105301)
HDCCMI-[2025-00183](#)
Dilworth
Nathan Smith, Applicant

SITE PLAN

HDC-3



2 PROPOSED SITE PLAN - SCALE: 3/32" = 1'-0" (@ 24x36 print format)

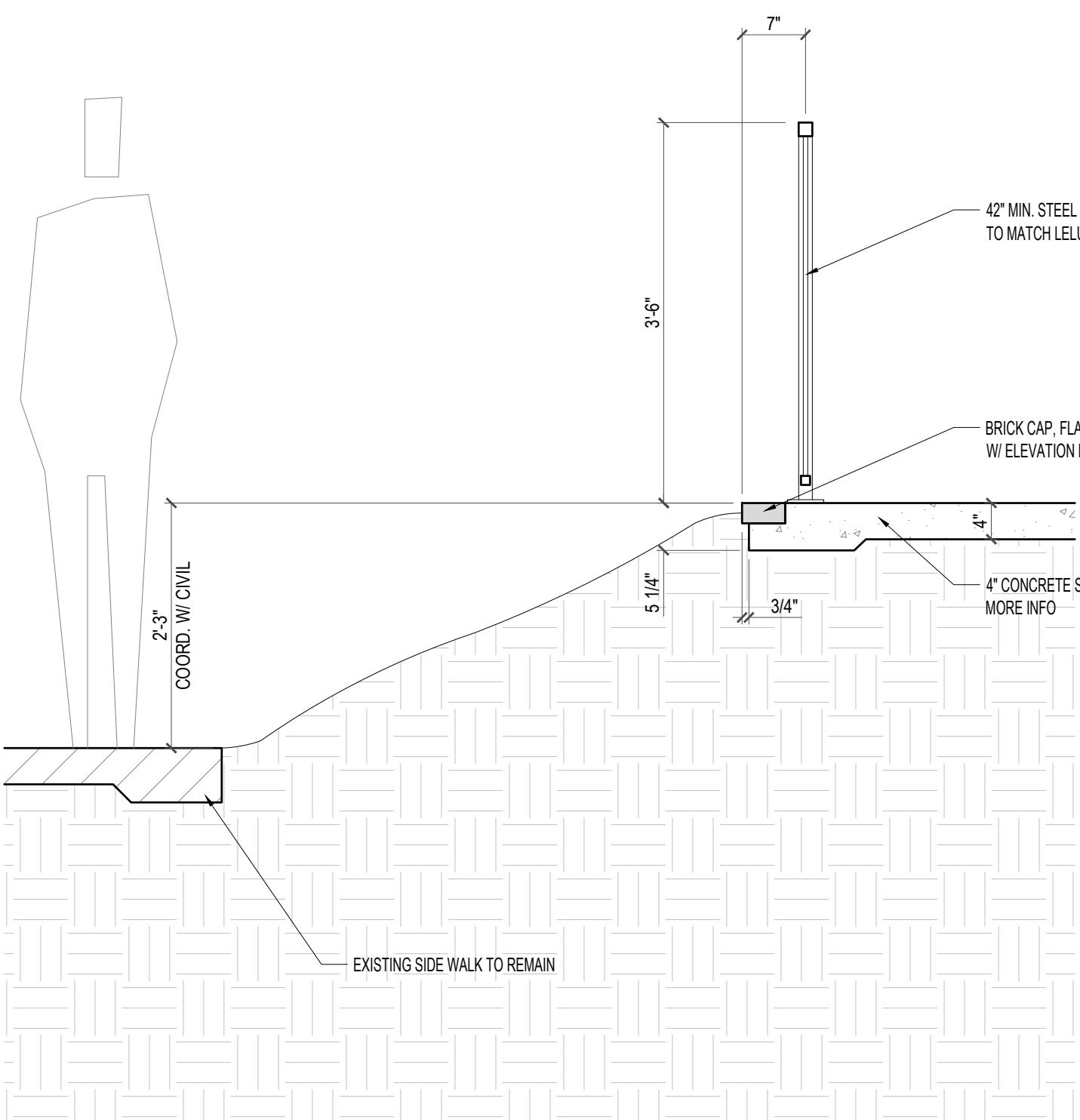


ENLARGED SITE PLAN - SCALE: 1/8" = 1'-0" (@ 24x36 print format)

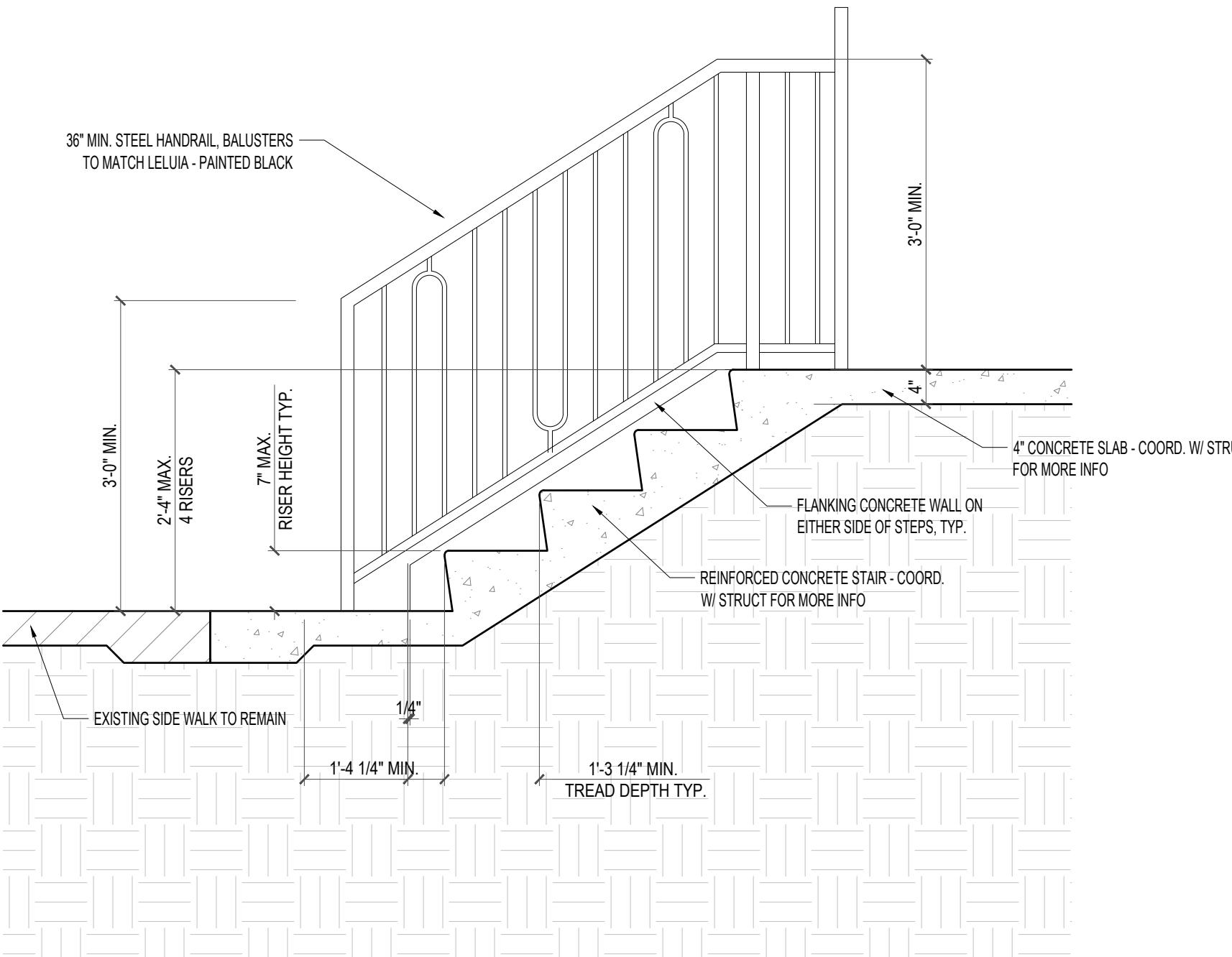


PLAZA DETAIL SECTIONS

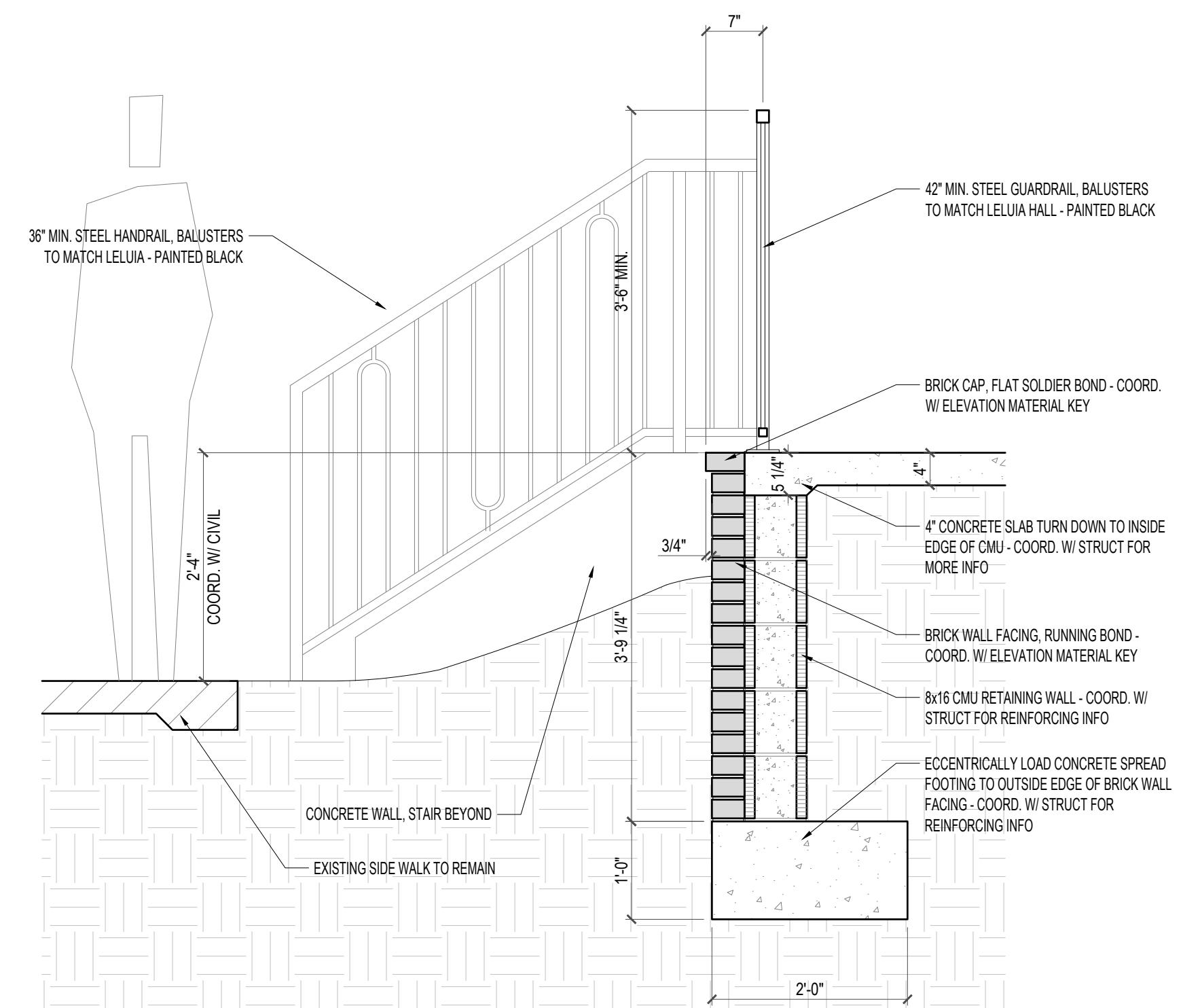
HDC-6



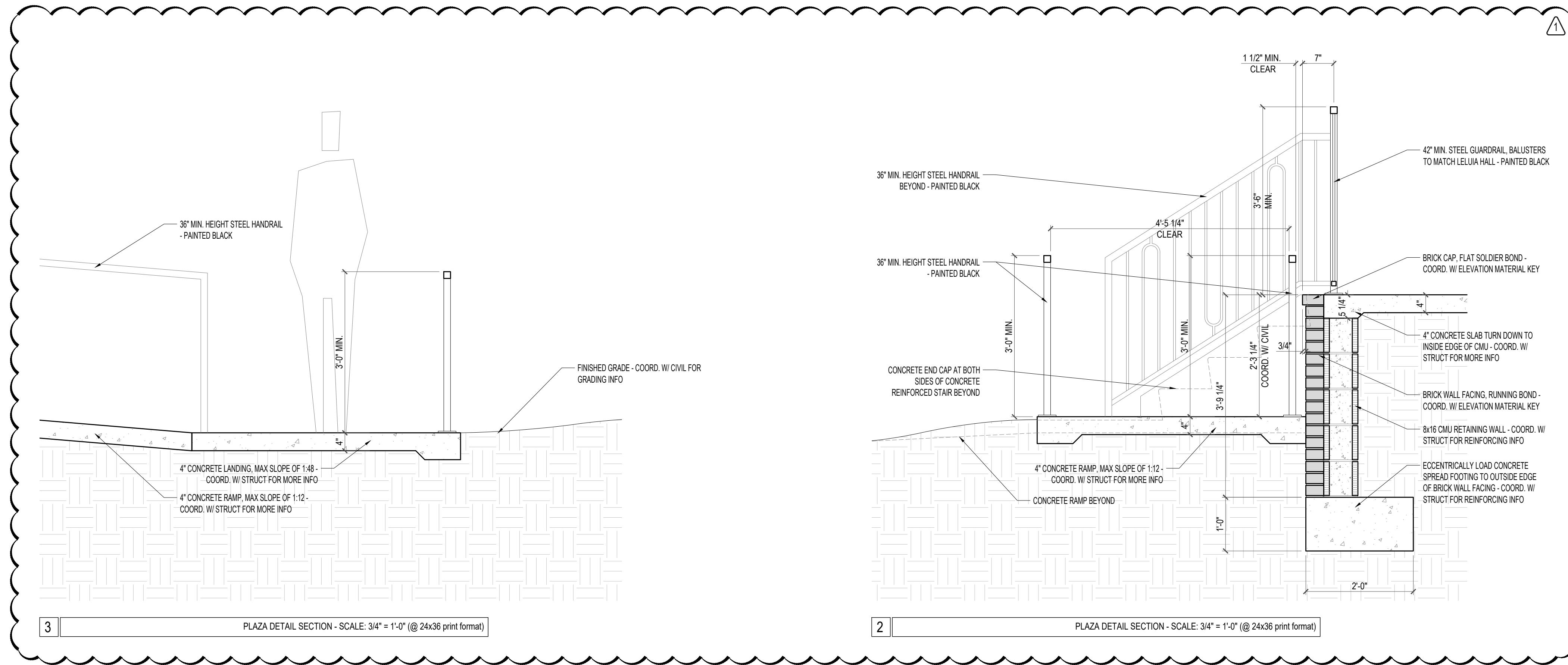
6 PLAZA DETAIL SECTION - SCALE: 3/4" = 1'-0" (@ 24x36 print format)



5 PLAZA DETAIL SECTION - SCALE: 3/4" = 1'-0" (@ 24x36 print format)

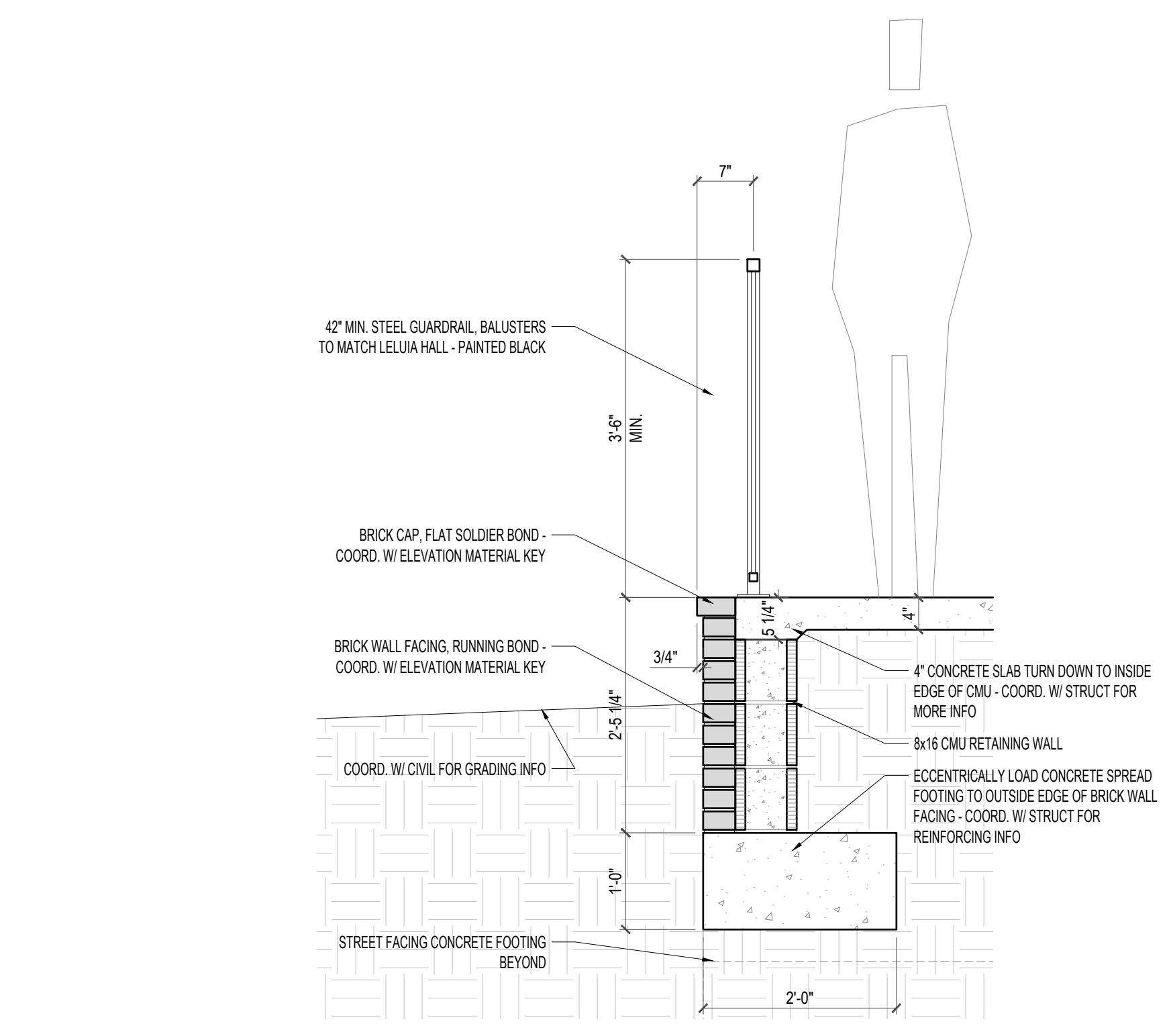


4 PLAZA DETAIL SECTION - SCALE: 3/4" = 1'-0" (@ 24x36 print format)

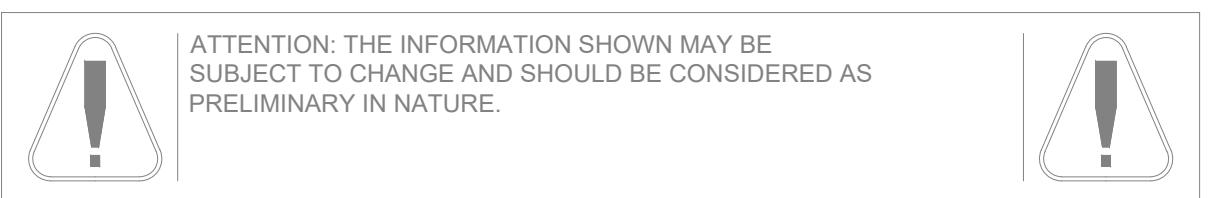


2 PLAZA DETAIL SECTION - SCALE: 3/4" = 1'-0" (@ 24x36 print format)

3 PLAZA DETAIL SECTION - SCALE: 3/4" = 1'-0" (@ 24x36 print format)



1 PLAZA DETAIL SECTION - SCALE: 3/4" = 1'-0" (@ 24x36 print format)



REVISION ▲

LEEPER/ WYATT BUILDING PLAZA

CHARLOTTE , North Carolina

06 . 30 . 25

p | f arch Proj # 2330

7. 700 Templeton Av (PID 12305619)
HDCRMAA-[2025-00109](#)
Dilworth
Jacqueline Bailey, Applicant

Applicant's Exhibit A - Currently installed brick



Applicant's Exhibit B - Color similar to 801 Mt. Vernon new construction



BRICK/MORTAR SAMPLE



700 TEMPLETON AVE EXISITING BRICK/MORTAR

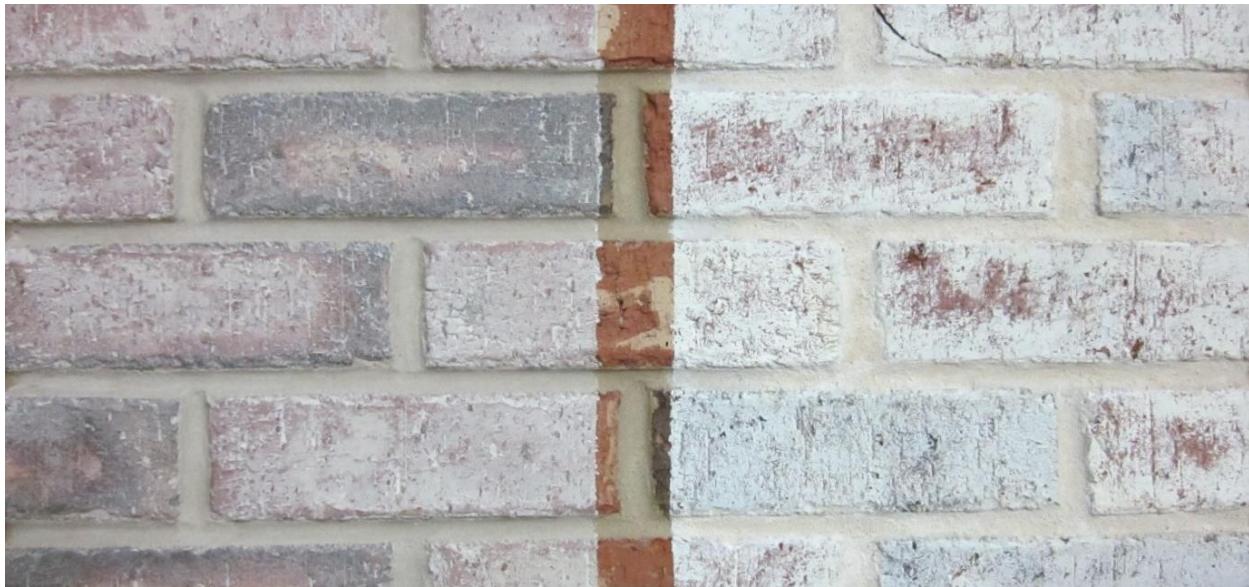


801 MT. VERNON PLACE EXISTING BRICK/MORTER APPROVED ON 5/11/2022



Staining Bricks with BEECK Concrete/Stone Glaze

The C/S Glaze can be applied as an overall wash with a limitless level of translucency in any color or it can be applied as an opaque coating. As an Opaque coating it can be artificially weathered to reveal areas of the brick face giving you a long-lasting appearance of a weathered old lime wash finish.



Translucent Stain Applied to entire façade

Opaque application applied and power washed off in areas to artificially weather the brick faces before the stain can fully dry.

The Concrete/Stone Glaze can be made in all 200 Beeck Standard colors. Custom color matching is also available. Contact Beeck Mineral Paints for Pricing.

Leite, Candice

From: John Bogert <john.bogert@beeckmineralpaints.com>
Sent: Thursday, June 5, 2025 2:08 PM
To: Leite, Candice
Cc: Matt Bogert
Subject: [EXT]RE: Brick Stain _ Non Historic Brick
Attachments: Concrete-Stone Glaze_US_English 2021-02-01.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

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Hello Leite,

Thank you for reaching out.

Based on your description this should be a good fit for our BEECK Concrete/Stone Glaze.

I have attached information on the product. It is more breathable than the brick masonry so it would not trap any moisture in the masonry.

It can be used for both the Brick and the mortar.

Color is very difficult to pick from a photo, but I would suggest that they try our C-660 color thinned at a ratio of 1 part Beeck Concrete/Stone Glaze to 6 parts Beeck Base V Mixture.

If the example house in the photo the mortar is coated the same as the bricks. If they would like to go with a different mortar color, I would suggest they get one of our color charts and take it onsite to make the color selection.

For this product it is important that the bricks being glazed are absorbent and not water repellent. To test for this you simply spray or splash water on the brick face and it should turn dark immediately. If the color does not change the bricks are water repellent.

Feel Free to give me a call if you have questions or whoever would be doing the application we can explain the process.

Best regards,

John Bogert

COO

BEECK Mineral Paints

North America

8161 Regent Parkway, #101

Fort Mill, SC 29715

Tel: +1 704-940-3603 (x102)

Mobile: +1 704-763-9575

Website: www.BEECKMineralPaints.com

Connect on [LinkedIn](#)

From: Leite, Candice <Candice.Leite@charlottenc.gov>

Sent: Wednesday, June 4, 2025 5:10 PM

To: John Bogert (John.Bogert@BeeckMineralPaints.com) <John.Bogert@BeeckMineralPaints.com>

Subject: Brick Stain _ Non Historic Brick

Hi John,

It's been a while since we last spoke. Hope you are well!

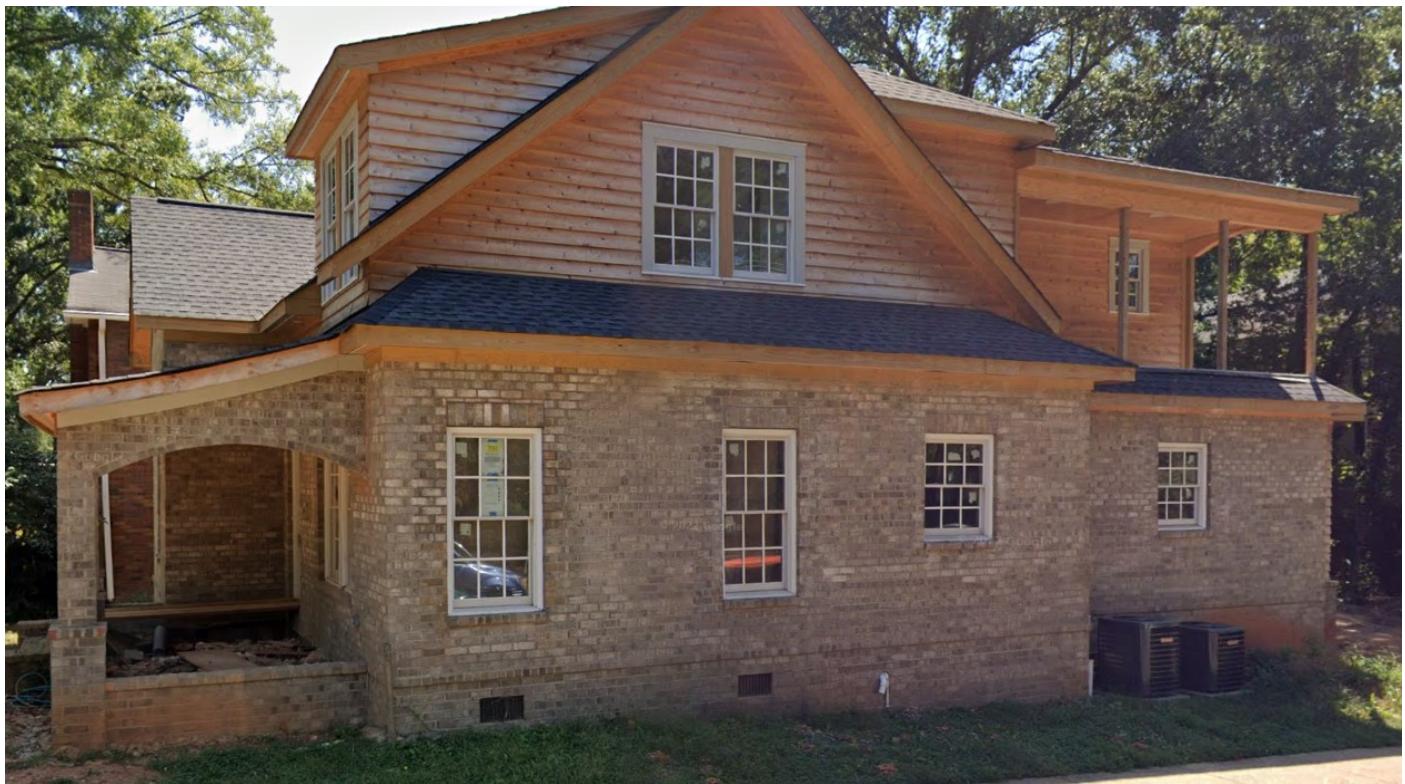
We have an applicant that is requesting to stain their brick house. Image of existing brick below.

In terms of "stain", we are looking for the most translucent product, i.e. red water.

My questions are,

- What is the best Beeck product to stain/tint brick (red) and mortar (tan/light gray)?
- What is the vapor porosity of suggested product (stain/tint)?
 - Looking for the most breathable product.
- Does the color C-142 come in the suggested product (stain/tint)? (applicant's requested color)
- Does color C-142 best match the red brick house in the image below?
- What color would you suggest for mortar?

House proposed to be stain/tinted. Existing brick.



Brick house color to match.



PROPOSED BRICK STEIN



Thank You.
Candice

Candice R. Leite

Project Manager, Charlotte Historic Preservation

Charlotte Planning, Design + Development

600 East 4th Street | 8th Floor | Charlotte, NC 28002

candice.leite@charlottenc.gov | charlottenc.gov/planning



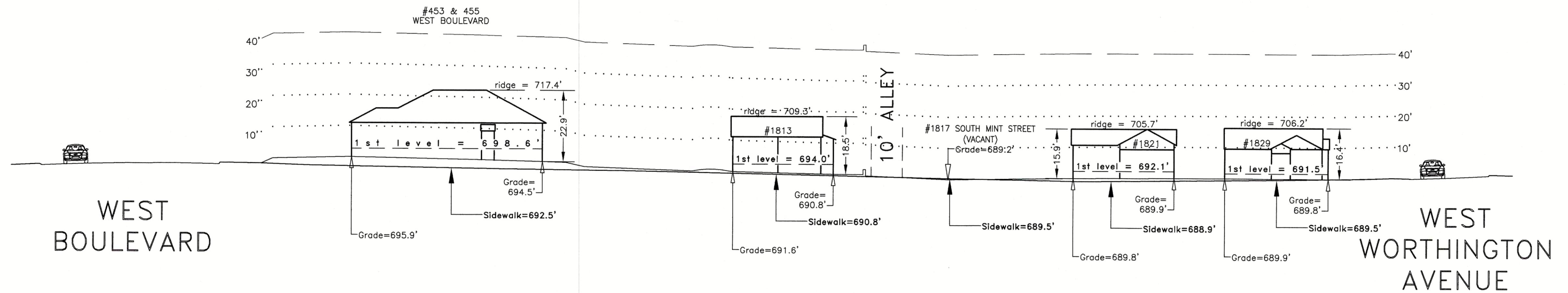
CHARLOTTE
HISTORIC EST. 1976
PRESERVATION

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

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



SOUTH MINT STREET

A.G. ZOUTEWELLE SURVEYORS
1418 East Fifth St. Charlotte, NC 28204
Phone: 704-372-9444 Fax: 704-372-9555
Firm Licensure Number C-1054

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

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 rear yard or side yard 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'
