



Charlotte-Mecklenburg Historic Landmarks Commission

Historic Landmarks Department Staff Report – September 8, 2025

Landmark Name:	Victor Shaw House (Adjacent residential infill)
Landmark Address:	2400 Mecklenburg Avenue (2338 Mecklenburg Avenue)
City State Zip:	Charlotte, NC 28205
Applicant Name:	Sean Green Architecture
Item:	Application for COA #HLC505

Landmark Description

Victor Shaw was the Mayor of Charlotte from 1949 to 1953 and led several significant municipal projects. The house, c. 1928, is a two-story Colonial Revival style. The house and approximately 2.588 acres were designated in 2004. An application to subdivide the parcel and de-designate the rear portion of the property was approved in 2021, resulting in two adjacent lots to the Shaw House along Mecklenburg Avenue as designated parcels.

Project Description

The proposal is a new 3,384 SF. single-family house as part of the Victor Shaw House preservation project. The Tudor style house preserves the property's view corridors from the street.

Exhibits presented to and considered by the Commission

Exhibit A – Context Map

Exhibit B – Existing Conditions

Exhibit C – Proposed Plans

Staff Comments

The HLC has acknowledged the need to alter or add to a historic property to meet continuing or new uses while retaining the property's historic character under the *Secretary of the Interior's Standards for Rehabilitation*.

Based upon the information presented in the application, staff offers the following applicable findings of fact with staff comments italicized:

Secretary of the Interior's Standards for Rehabilitation

Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment. **The new infill is residential. No changes to the historic house.**
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided. **The new house is set within the prescribed setbacks per the 'no build zone' as shown on the site plan. The size, scale, and massing of the new house does not negatively impact the historic house.**
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken. **Not applicable**
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved. **No applicable.**
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved. **Not applicable.**
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence. **Not applicable.**
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible. **Not applicable.**
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken. **Not applicable.**
9. New additions, alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment. **The Tudor style house is compatible with the Colonial Revival style Shaw house in its size (square footage), scale (height-approx. 1'-2" shorter, and width), and massing (exterior forms and proportions). The architectural styles are often found adjacent or near one another in the oldest historic neighborhoods in Charlotte.**
10. Alterations, new additions, and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired. **The adjacent new construction is on a separate parcel from the historic house and major changes will be reviewed by the HLC.**

Staff Recommendation

Staff recommends Approval of the application.

Exhibit A

Polaris 3G Map – Mecklenburg County, North Carolina

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Exhibit B

Existing Conditions



Shaw House



Adjacent Vacant Lot

Exhibit C
Proposed Plans

THE RESIDENCE ON MECKLENBURG

2338 MECKLENBURG AVENUE
CHARLOTTE, NORTH CAROLINA



Index of drawings	
CS1.0	Cover Sheet
SP1.0	Site Plan and View Corridor Study
SP1.1	Streetscape Study and House Analysis
A1.1	First Floor Plan
A1.2	Second Floor Plan
A1.3	Architectural Roof Plan
A2.1	Exterior Elevations

FOR PRICING AND
INSPIRATION ONLY.
NOT FOR
CONSTRUCTION

THE RESIDENCE
ON MECKLENBURG
2338 MECKLENBURG AVENUE
CHARLOTTE, NORTH CAROLINA

ISSUE DATE:	REVISIONS

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COVER
SHEET



2 View Corridor from Matheson Intersection
Scale: 1/4" = 1'-0"



3 View Corridor from Mecklenburg Avenue
Scale: 1/4" = 1'-0"



4 View Corridor out to Mecklenburg Avenue
Scale: 1/4" = 1'-0"



5 View Corridor out to Matheson Intersection
Scale: 1/4" = 1'-0"



1 Architectural Site Plan
Scale: 1/4" = 1'-0"

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THE RESIDENCE
 ON MECKLENBURG
 2338 MECKLENBURG AVENUE
 CHARLOTTE, NORTH CAROLINA

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HLC232 (2022)



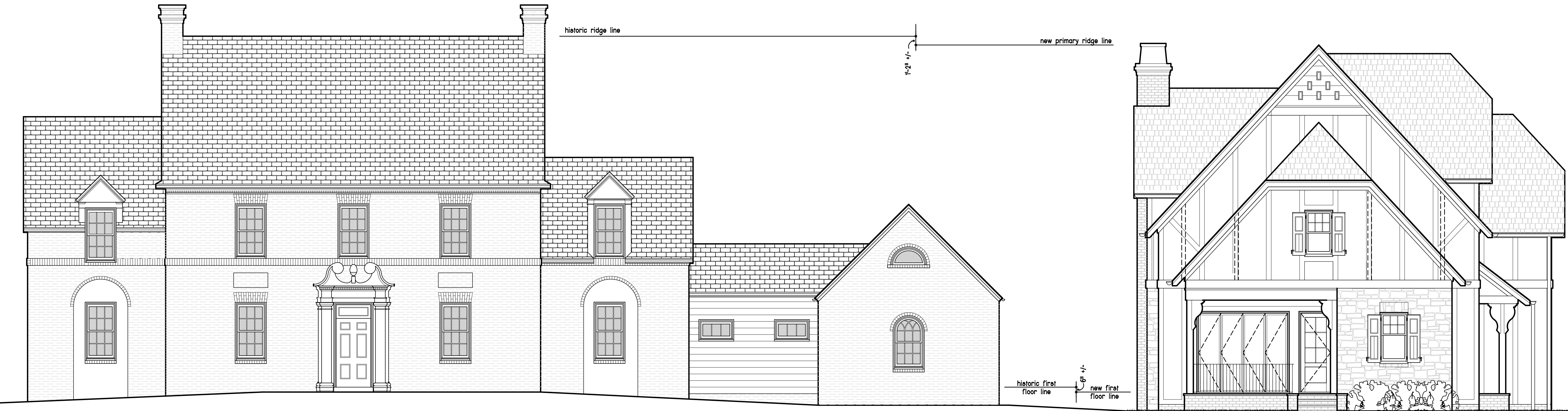
Shaw House



HLC505



2 Overall Property Streetscape
 SP1.1 Scale: 1/8" = 1'-0"



1 Historic House Analysis
 SP1.1 Scale: 3/16" = 1'-0"

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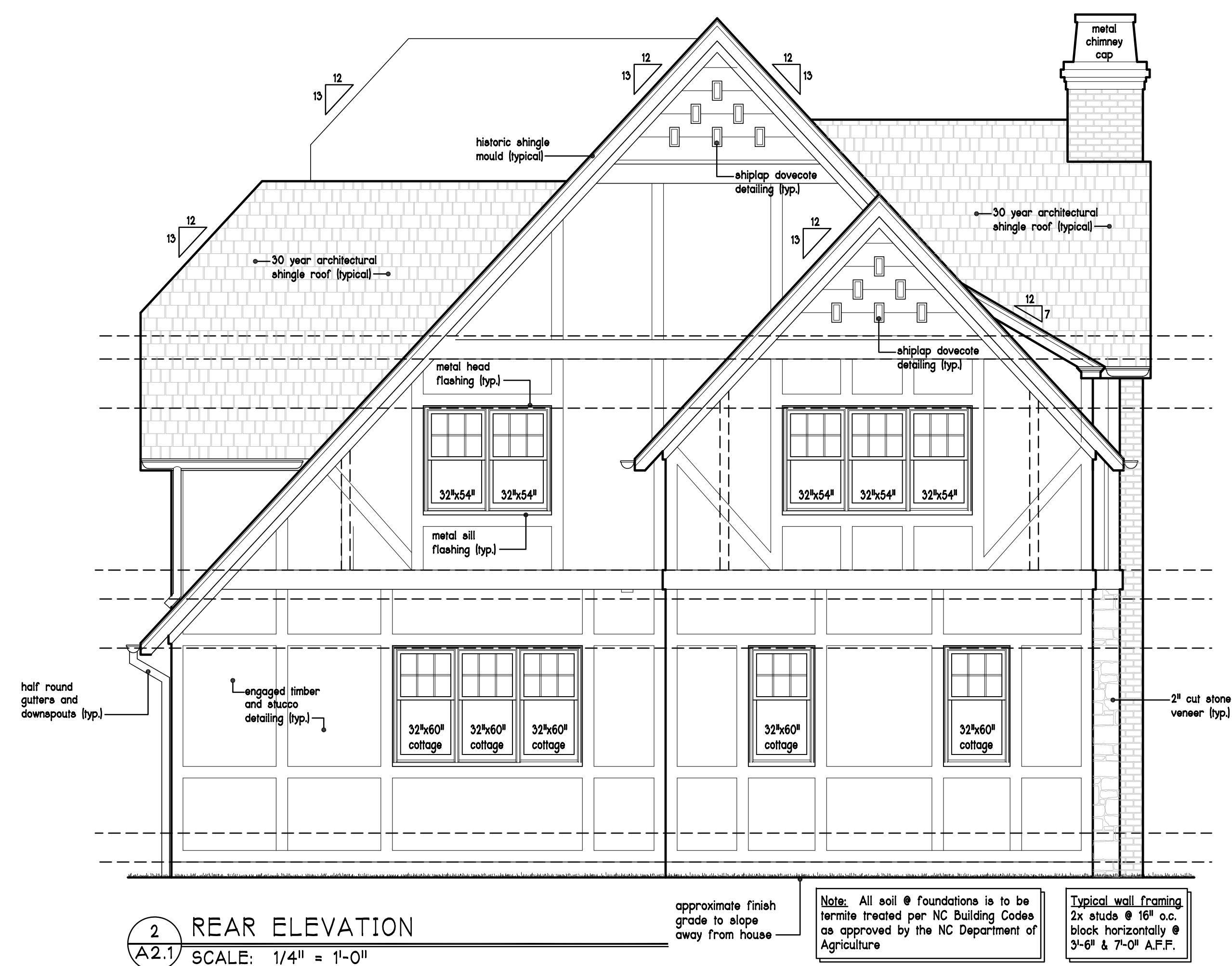
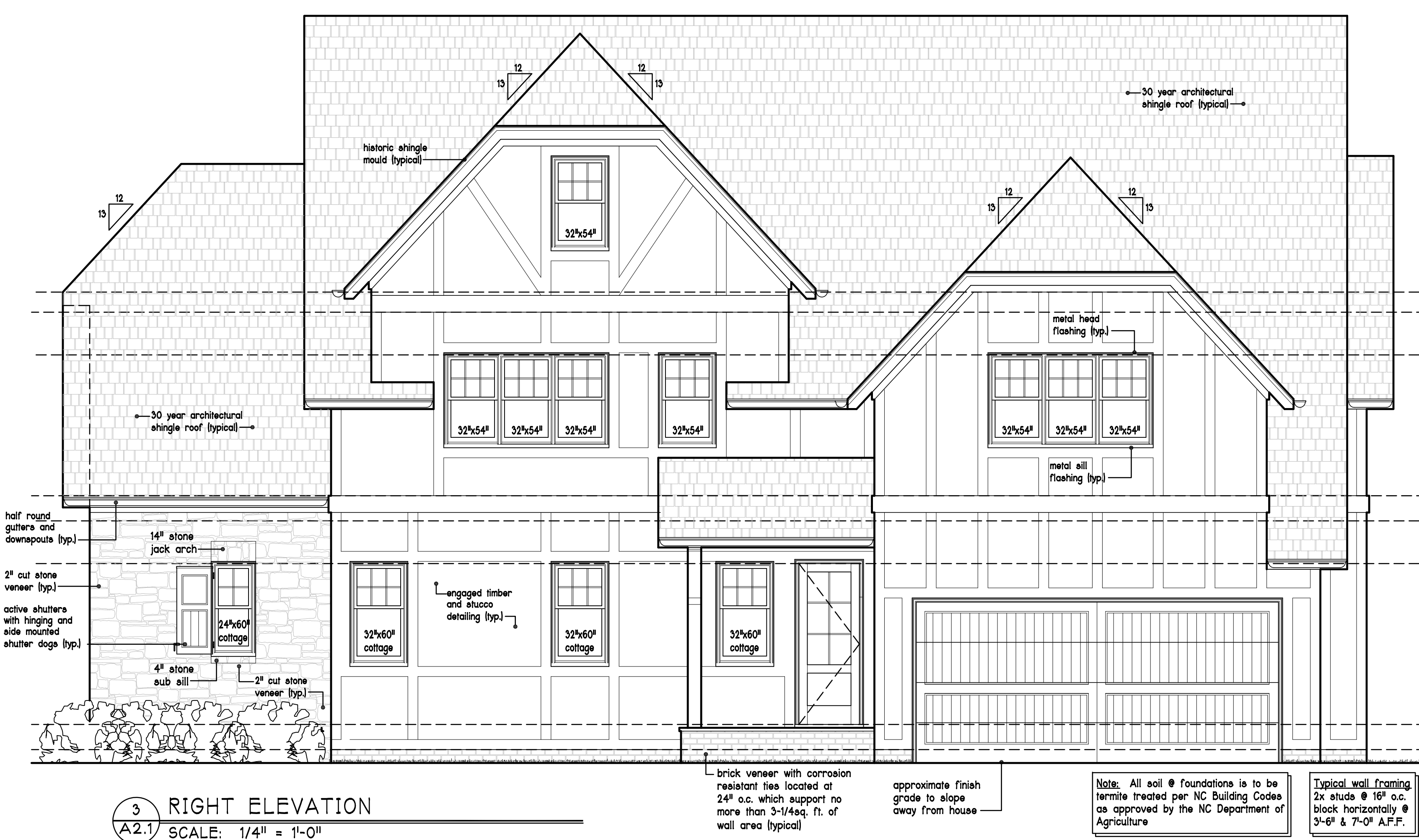
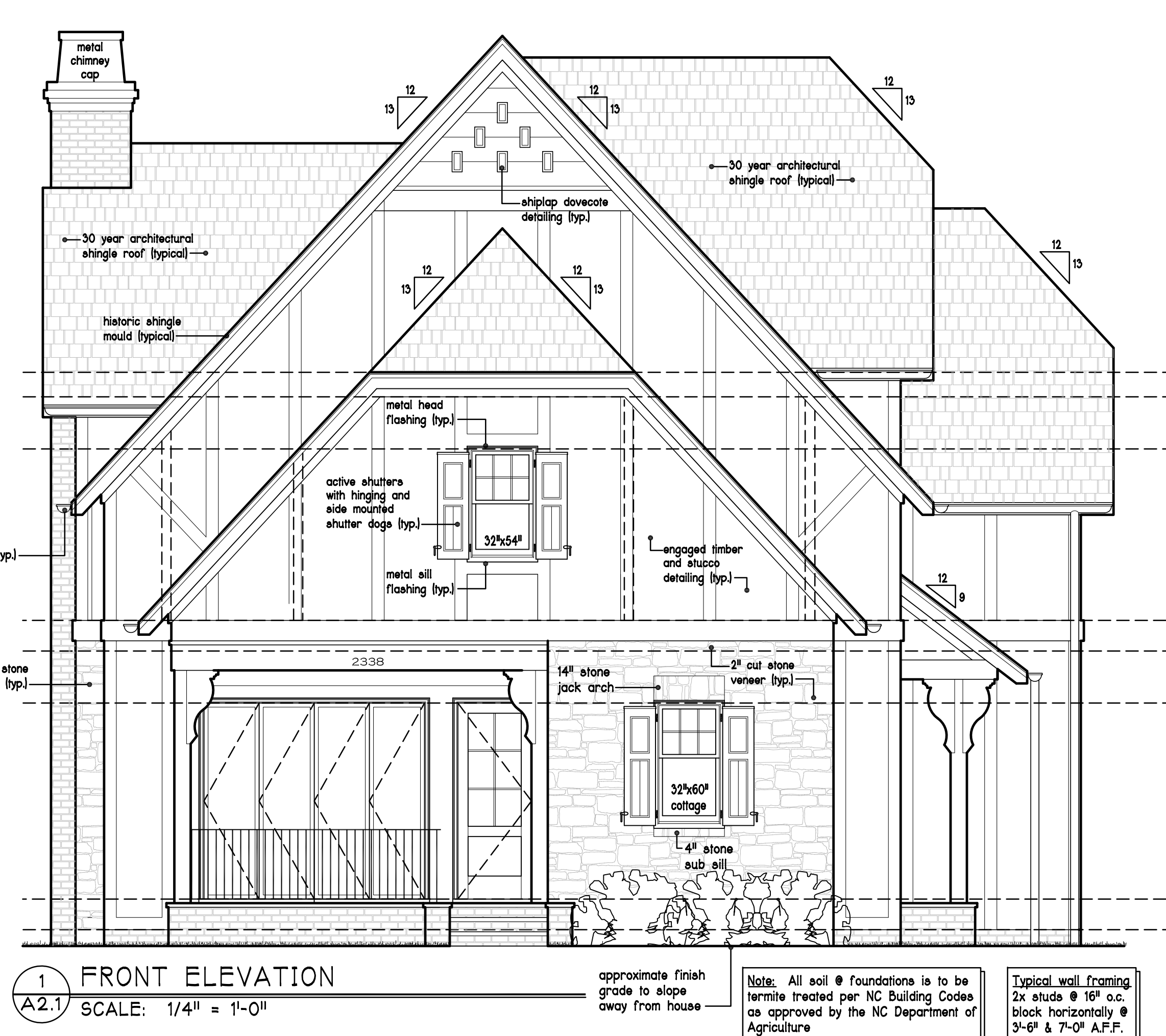
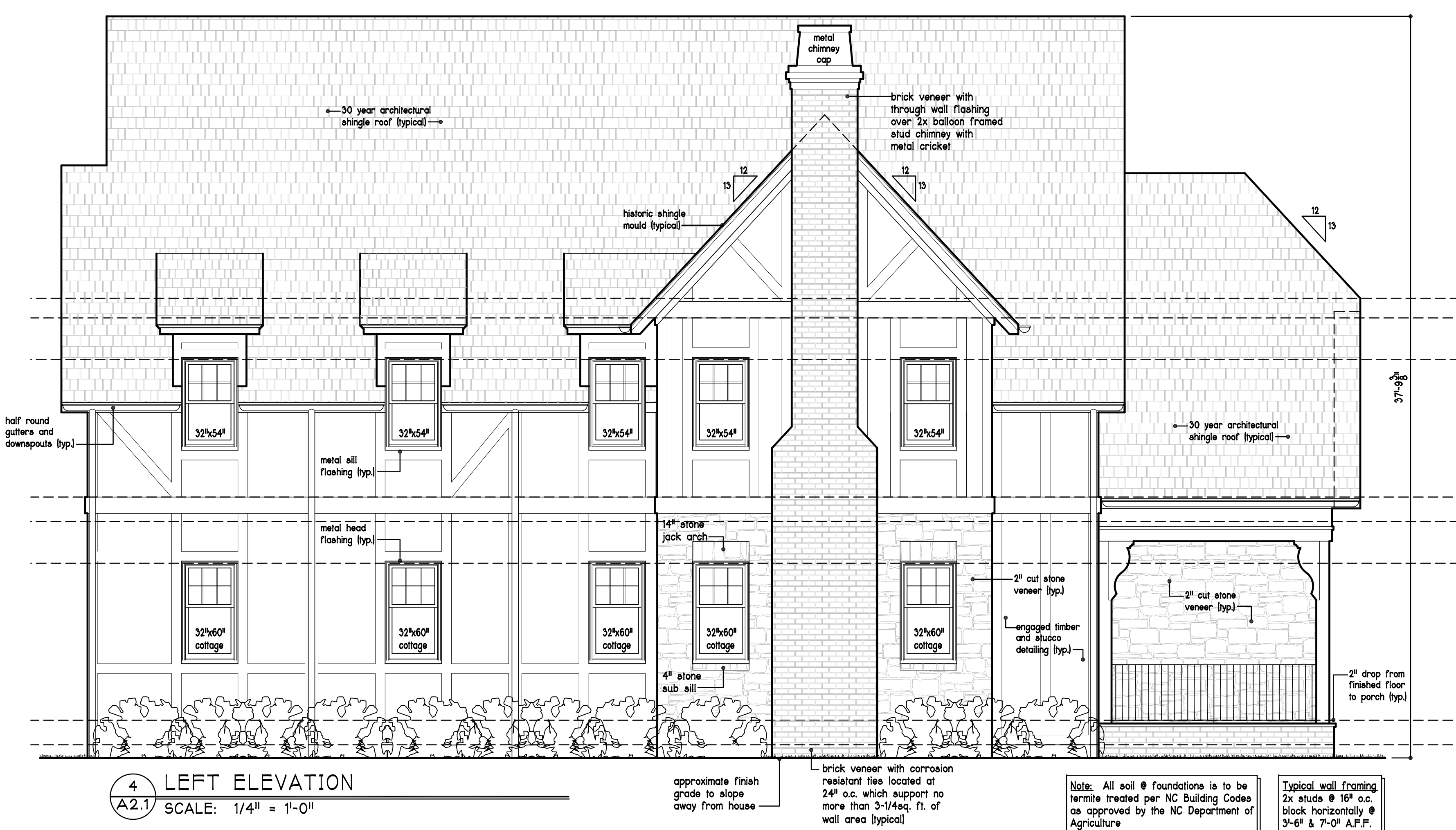
THE RESIDENCE
ON MECKLENBURG
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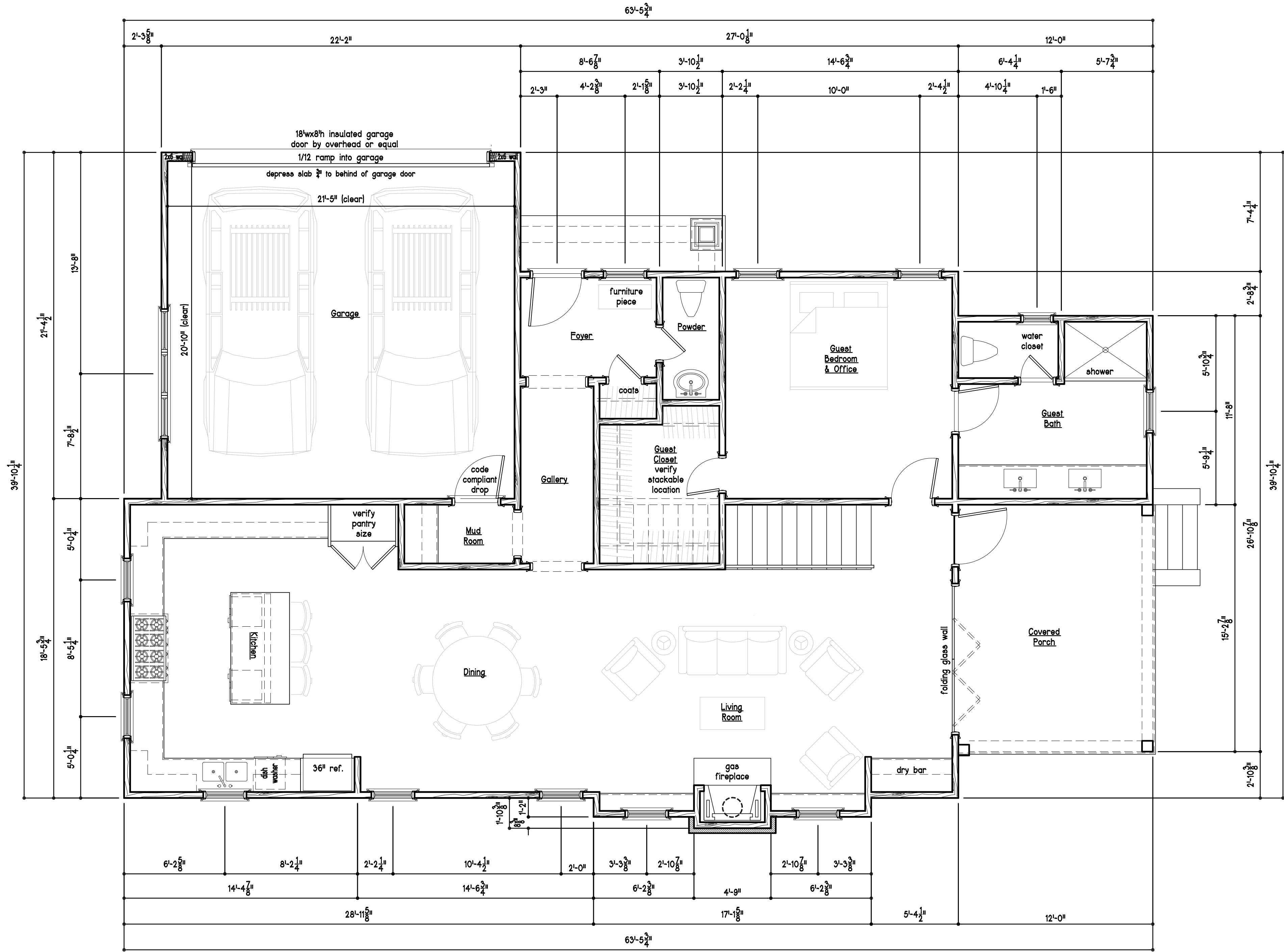
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EXTERIOR
ELEVATION

A2.1
2338 MECKLENBURG AVE.



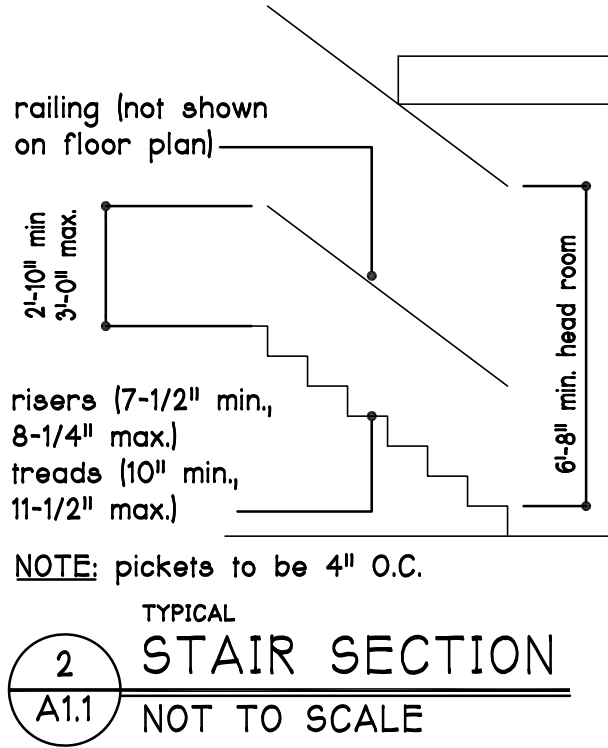


Square Footage
(as of July 17, 2025)

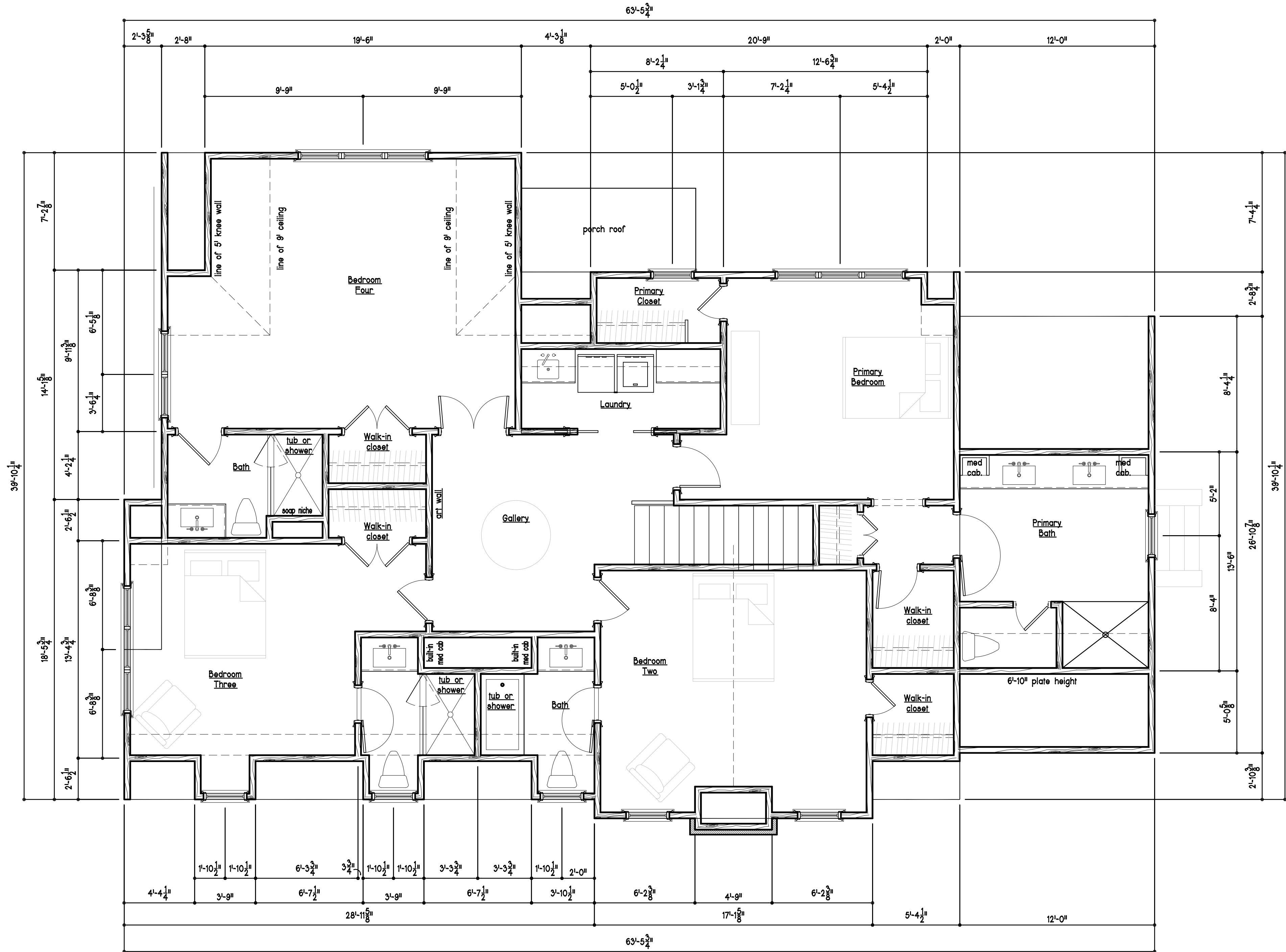
First Floor
Heated 1498
Garage 469
Porches 240

Second Floor 1886
Heated

Total
Heated 3384



1 FIRST FLOOR PLAN
A1.1 SCALE: 1/4" = 1'-0"



1 SECOND FLOOR PLAN
A1.2 SCALE: 1/4" = 1'-0"

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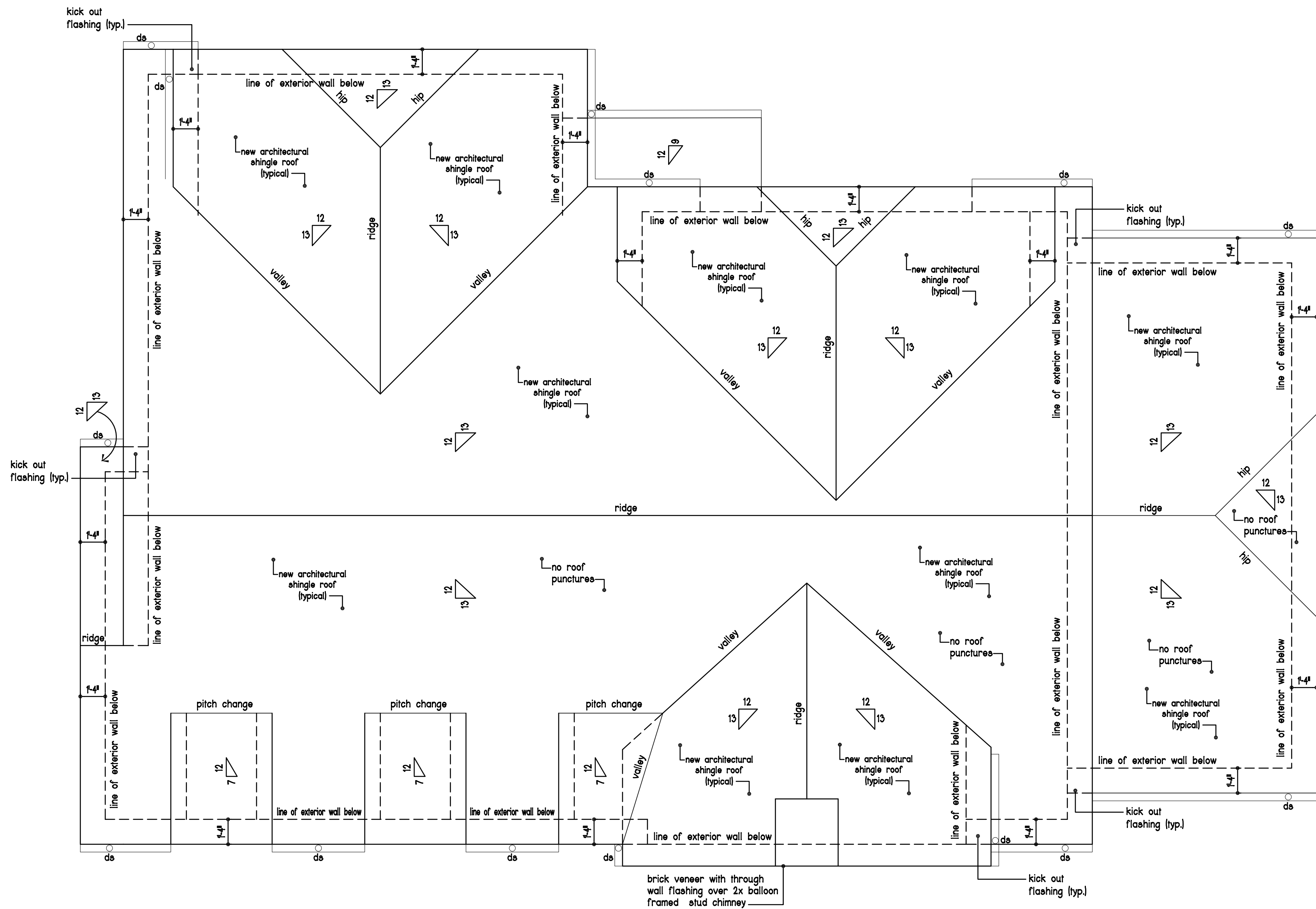
THE RESIDENCE
ON MECKLENBURG
2338 MECKLENBURG AVENUE
CHARLOTTE, NORTH CAROLINA

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SECOND
FLOOR PLAN

A1.2
2338 MECKLENBURG AVE.



THE RESIDENCE
ON MECKLENBURG
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ARCHITECTURAL
ROOF PLAN

A1.3
2338 MECKLENBURG AVE.