

# Charlotte-Mecklenburg

Historic Landmarks Commission

**Subject:** Rezoning Petition Comments

**To:** Charlotte Planning, Design & Development  
**From:** Charlotte-Mecklenburg Historic Landmarks Commission  
**HLC Staff Contact:** Tommy Warlick  
**Date:** February 23, 2023

**Petition #/Petitioner:** 2022-168/Nick Armstrong

**Parcel ID #:** 06504502

**Location of Property:** Approximately 0.28 acres located on the east side of Enderly Road, south of Tuckaseegee Road, and north of Freedom Drive.

**Existing Zoning:** R-5

**Proposed Zoning:** MUDD-O

## **Background Information**

Constructed in 1926, the brick duplex at 1211 Enderly Road was one of the first residential structures built in Charlotte's historic Enderly Park, a subdivision designed in 1925 by John Nolen of Cambridge, Massachusetts. Nolen is widely considered America's "Father of City Planning" due to "his influence in establishing the field of professional planning from the allied fields of landscape architecture, architecture and civil engineering."<sup>1</sup>

The nearly-century-old brick duplex is potentially the sole remaining multifamily dwelling constructed during the initial phase of the historic subdivision's development. As such, it serves as a tangible example of both Nolen's architectural and strategic community designs and the first years of one of Charlotte's earliest planned communities. Built upon three of the originally surveyed Enderly Park lots, the duplex predates the adjacent former Enderly Park Baptist Church by more than a decade. The duplex was originally owned by Charlotte real estate broker and magistrate J. E. Thomas, and later acquired in 1949 by O. E. Mathis, a local builder and developer responsible for constructing more than 55 of the Enderly Park homes. In 1987, the congregation of Mount Carmel Baptist Church (the successors of the Enderly Park Baptist Church congregation)

---

<sup>1</sup> Mecklenburg County Property Information System, Results of Property Record Card Property Search for Tax Parcel ID number 06504502; Mecklenburg County, North Carolina Map Book 3, Page 213, Block 6, lots 20-22 (1925); Lorrie Muldowney, "John Nolen's City Plans of Yesteryear Still Valid," Sarasota History Alive, accessed February 13, 2023,

<http://www.sarasotahistoryalive.com/index.php?src=directory&srctype=detail&refno=1362&category=Articles&view=history&back=history>. Nolen also designed and authored the 1922 city plan for Asheville, North Carolina. John Nolen, Asheville City Plan (Asheville: City Planning Commission, 1922), accessed February 17, 2023, <https://archive.org/details/cu31924024412185/page/n3/mode/2up>.

A Department of



MECKLENBURG COUNTY  
North Carolina

2100 Randolph Road  
Charlotte, North Carolina 28207

purchased the duplex. The location of the duplex is also notable due to its proximity to the Robert E. McQuay House, a circa 1882 residence and local historic landmark that lies diagonally across Tuckaseegee Road from the brick structure.<sup>2</sup>

Enderly Park was created at the behest of Julia McGehee Alexander – North Carolina’s second licensed female attorney and the state’s first woman to enter independent law practice – from the family’s Enderly estate that she inherited from her father Sydenham Benoni Alexander, a 19th century agriculturist and state legislator. Promotional literature associated with the original sale of the subdivision’s lots described the neighborhood as “a masterpiece of landscape architecture” and touted such unique conveniences as electric lights, telephone service, a trolley line, and hard-surfaced roads.<sup>3</sup>

An extension of the Wesley Heights development during the 1920s, the blue-collar middle class Enderly Park neighborhood was originally limited to White residents by deed restrictions. After decades of sporadic growth, the neighborhood experienced a demographic shift in the 1960s as urban renewal forced African American Charlotteans to seek housing outside of the city’s central corridor. Enderly Park’s proximity to established and growing African American communities, including Biddleville and Wesley Heights, offered a desirable alternative for those dislocated residents. The neighborhood continues to be a predominantly African American community.<sup>4</sup>

### **Impact Under Current Zoning**

The current zoning for the parcel would not permit the purposed use.

### **Impact of the Proposed Rezoning/Development**

The proposed rezoning and development would result in the loss of the nearly-century-old brick duplex at 1211 Enderly Road. In addition, by demolishing a historic structure only to replace it with a paved parking lot, the proposed development would have a materially adverse impact on the setting and built environment of both the historic Enderly Park neighborhood and the landmark circa 1882 McQuay House.

---

<sup>2</sup> Mecklenburg County, North Carolina Deed Book 601, Page 68 (1925); “Many Long Termers Among Mecklenburg Magistrates,” *Charlotte Observer*, March 8, 1925, B-6; *Charlotte Observer*, March 7, 1926, 2-7; Mecklenburg County, North Carolina Deed Book 1353, Page 45 (1949); “Mathis Building 10 New Homes,” *Charlotte News*, April 23, 1949, 7-B; Mecklenburg County, North Carolina Deed Book 5399, Page 742 (1987); Charlotte-Mecklenburg Historic Landmarks Commission, “Survey and Research Report on the McQuay House,” May 2005, accessed February 17, 2023, <http://landmarkscommission.org/wp-content/uploads/2018/06/McQuay-House-SR.pdf>.

<sup>3</sup> Harold J. Dudley, “Alexander, Julia McGehee,” NCPedia, accessed February 17, 2023, <https://www.ncpedia.org/biography/alexander-julia-mcgehee>; Stuart Noblin, “Alexander, Sydenham Benoni,” NCPedia, accessed February 17, 2023, <https://www.ncpedia.org/biography/alexander-sydenham-benoni>; “Miss Alexander Conveys 68 Enderly Park Tracts,” *Charlotte Observer*, September 29, 1925, A-3; Charlotte Action Research Project, “History of Enderly Park” in *Historic Charlotte Neighborhoods*, J. Murrey Atkins Library, University of North Carolina at Charlotte, accessed February 17, 2023, <https://guides.library.charlotte.edu/c.php?g=621704&p=5183753>; “Stupendous Land Sales” ad, *Charlotte Observer*, September 26, 1925, A-12.

<sup>4</sup> Mecklenburg County, North Carolina Deed Book 601, Page 68 (1925); Charlotte Action Research Project, “History of Enderly Park.”

## **Recommendation**

Approval of Rezoning Petition #2022-168 would result in the demolition of a nearly-century-old brick duplex of local historic and architectural significance as an original Enderly Park residential structure. The proposed development would also materially detriment the setting and built environment of the late nineteenth-century local historic landmark McQuay House and Enderly Park, one of Charlotte's earliest planned neighborhoods designed by a preeminent American city planner of the twentieth century. It is recommended that the subject tax parcel not be rezoned and instead retain its current R-5 zoning classification. It is further recommended that the applicant consult with the Historic Landmarks Commission on a preservation solution for the property.