

**Landmark Designation Report
for
John Phillips Little Jr. House
1136 Queens Road
Charlotte, North Carolina**

**Prepared by
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Asheville, North Carolina**

**March 6, 2024
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I. General Information

Historic Names of Property

John Phillips Little Jr. House

Address

1136 Queens Road
Charlotte, North Carolina 28207

PIN#

15304220

Deed Book & Page

Deed Book 28035, Page 29

Zoning

N1-A (Neighborhood 1 Zoning District)

Amount of Land/Acreage to Be Designated

.524 acres

Ad Valorem Tax Appraisal

\$2,360,400 (Land \$1,330,000; Building \$1,004,300)

Name/Address of Current Owner

Janina and David Gordon
1136 Queens Road
Charlotte, North Carolina 28207

Boundary Designation

All of the lot currently and historically associated with the John P. Little Jr. House is included in this designation. This is Parcel ID 15304220 as noted in the Mecklenburg County GIS.

Reason for Designation

Myers Park is a National Register Historic District but is not a designated local historic district. In particular in recent years, the neighborhood has been under extensive development pressure, including the lot immediately adjacent to and to the southeast of the John P. Little Jr. House. The current owners feel strongly that denoting this house as a landmark property will help to protect it from current and future development pressures. For this reason, they also would like to designate the acreage, the exterior and interior of the main house, and the exterior of the servant's quarters/guest house to provide the maximum level of protection of the house for current and future owners.

Recommendation for Designation (what's included)

All of the .524 acres historically associated with the property, all of the exterior and all of the interior of the main house, and all of the exterior of the servant's quarters/guest house are included in this designation.

Interior Designation Parameters for the John P. Little Jr. House

In support of their request for landmark designation of the interior of the John P. Little Jr. House, the property owners have provided written consent for design review of all interior portions of the house pursuant to N.C. Gen. Stat. § 160D-947(b). Rooms which retain character-defining features include, as seen on floor plans or named in the Architectural Assessment section of the Landmark Report, all of the first floor except for the kitchen and great room, and all of the second floor and basement.

Character-defining features are enumerated below.

Features Located Throughout the House

Quarter-sawn oak floors

Plaster walls and ceilings

Crown molding

Single-panel doors with original hardware (glass knobs and escutcheon plates)

Pocket doors

Mantels

Door and window trim

Staircase to basement, second floor, and attic along the south wall of the hallways

Additional features not noted above:

First Floor

Entry hall

Grand staircase

Solid wood entry door with leaded glass transom and sidelights

Sun Room

French doors

Heart pine floors

Second Floor

Hall

Grand staircase

Basement

Throughout

Exposed painted brick walls

Original concrete floors

II. Abstract

Designation Report Contents

This report includes maps and representative photographs of the property, a brief historical sketch and architectural description of the property, and documentation as to why and how the property meets the criteria for designation set forth in N.C.G.S. § 160D-945.

Statement of Significance Summary

The John Phillips Little Jr. House is significant as one of only a handful of early twentieth century Colonial Revival style houses built during the early development years of Myers Park. It is a highly intact example of the style, with only minimal changes as noted below. The primary significance of this house, however, is its association with prominent builder John P. Little Jr, who's company, John P. Little & Son, built this house along with many historically and architecturally significant buildings in the Charlotte area as well as in Richmond County, North Carolina and Salisbury, North Carolina from ca. 1912 to 1930. Little and his family owned and lived in the house from 1915 to 1930. John P. Little & Son was known in particular for the many grand church edifices the company built between 1921 and 1928.

Integrity Statement

Location

The building remains in its original location, including all of its historically associated acreage, within the historically significant Myers Park neighborhood.

Design

The Colonial Revival style house retains a high degree of integrity overall, despite a small change at the rear of the house where an addition was constructed in 2015. The house displays many typical features of the style including the hip roof with modillion blocks in the wide overhanging eaves, the pedimented central entry, front door with leaded glass transom and sidelights, wraparound porch, grand entry hall and staircase, central hallway configuration on the first and second floors, dentil block and egg-and-dart crown molding, quarter-sawn oak and heart pine flooring, single panel doors with original hardware, and Classical mantels on both floors. In 2015, a compatible small addition was added to the southwest corner of the house that is not visible from the front of the house. This allowed for the expansion of the rear rooms of the house to create a great room, expand the master bedroom and bath, and add a nearly full-width rear porch (see floor plans in this document). All of these changes were approved through the State Historic Preservation Office's Homeowner Investment Tax Credit program in terms of following the Secretary of Interior's Standards central to that program.

Setting

The house retains its original associated historic acreage, setting among mature trees, and setback with the house located towards the front half (east side) of the lot. The semi-circular original drive in the front remains. While it may not be original, it does appear it has been in that location for quite some time. The driveway on the north side has been paved, but there

would have been a drive here originally, or at least by 1929, in order to access the garage at the rear. There is a contemporary garden, fencing, and pool located to the rear of the house where the historic servant's quarters/guest house and non-historic storage building are also located. However, and one of the main reasons for designation for the house as a historic landmark is the development pressure as evidenced in the new construction south of the house which alters the original ideal of the neighborhood of single family homes within a parklike setting. The John P. Little Jr. House property itself retains a high degree of integrity in regard to setting, but the adjoining lot does not.

Materials

The house retains a high degree of integrity in terms of materials, retaining its original building materials including weatherboard siding, quarter-sawn oak and heart pine flooring, dentil block and egg-and-dart crown molding, Classical mantels, and single panel doors with original hardware.

Workmanship

It is clear throughout the house that it was built by a master builder, creating a high degree of integrity regarding workmanship. Original building materials remain intact and are of high quality, from the dense structural wood members visible in the attic, to the use of crown molding, quarter-sawn oak and heart pine wood for the flooring, door and window framing, door design and hardware, details of the central staircase, and the use of Classical mantels throughout the house.

Feeling

The building and its setting, the use of high quality materials and excellent workmanship evoke a feeling of not only historic significance in terms of early architecture in the Myers Park neighborhood, but also attest to the significance of John P. Little Jr. as an important builder who paid great attention to the detail of the buildings he constructed. These elements together create a high degree of integrity in terms of feeling related to the property.

Association

The property retains a high degree of integrity regarding the historic association of the house. The significant historic association with the early development of Myers Park remains intact, as does the historic association of John P. Little Jr. who built the house in 1915 and remained in the house during the duration of his primary building years from ca. 1912 – 1930, when John P. Little & Son filed for bankruptcy. While Little's office was not located in this house, it was the location where he lived with his family during the majority of his building career.

III. Historic Background

John P. Little Jr. (1859 – 1931) was born in Steeles, North Carolina, in Richmond County, on June 7, 1859. His father, John P. Little Sr., was a farmer in the county. Little came from a large family,

including parents John P. Little Sr. and Fannie Little and a total of ten siblings.¹ Not a great deal is known about John P. Little Jr. in his early years, other than the fact that he remained in Richmond County working on the family farm, and also owned several farms in the county.² He married Anne M. Everett on November 16, 1889, in Richmond County.³ Census records from 1900 note he was married and had three children, Phillips, Minnie, and Anna, and was working as a farmer.⁴ John P. Little Jr. moved with his family in 1912 to Charlotte, North Carolina, beginning his career as a builder soon after. City directories note that John P. Little Jr. began operating his business, John P. Little & Son, in 1912. The company name appears in directories through the 1920s.⁵ The 1920 Census notes that John P. Little Jr. was working as a contractor, but by 1930 his occupation was not listed.⁶

Mecklenburg County Deed Records denote that John P. Little Jr. bought Lot 3, Block 8 in Myers Park from George Stephens and wife Sophie Myers Stephens on April 15, 1915 (Stephens was the developer of Myers Park).⁷ The John P. Little Jr. House was built soon after this, with a newspaper article from April 1915 noting that "...plans are being drawn for the residences proposed and work will be begun as speedily as possible...".⁸ Other buyers noted in this article for which plans were being drawn in Myers Park included Julian H. Little, Jeremiah Goff, and E. O. Anderson. It was not noted who the designer of these houses was, but it is likely that one of the architects who worked with the developers in Myers Park drew the plans.⁹ A few months after he purchased the property in his name alone, Little deeded the property to his wife, Anne E. Little.¹⁰ The house was completed no later than 1916, when the newspaper noted that Miss Alice LeGrand was a guest at the home of Mrs. John P. Little on Queens Road.¹¹

¹ United States Federal Census Records, "John P. Little", 1870. Located on Ancestry.com

² "Funeral Rites Are Held for John P. Little", *The Charlotte News*, November 29, 1931. His obituary notes that he owned farms in Richmond County.

³ United States Marriage Records, "John P. Little Jr.", 1741 – 2011 records. Located on Ancestry.com

⁴ United States Federal Census Records, "Johnnie P. Little Jr.", 1900. Located on Ancestry.com

⁵ United States City Directories, 1822 – 1995, "John P. Little & Son" 1912, 1917, 1920, 1925, 1927, 1929.

⁶ United States Federal Census Records, "John P. Little", 1920 and 1930. Located on Ancestry.com

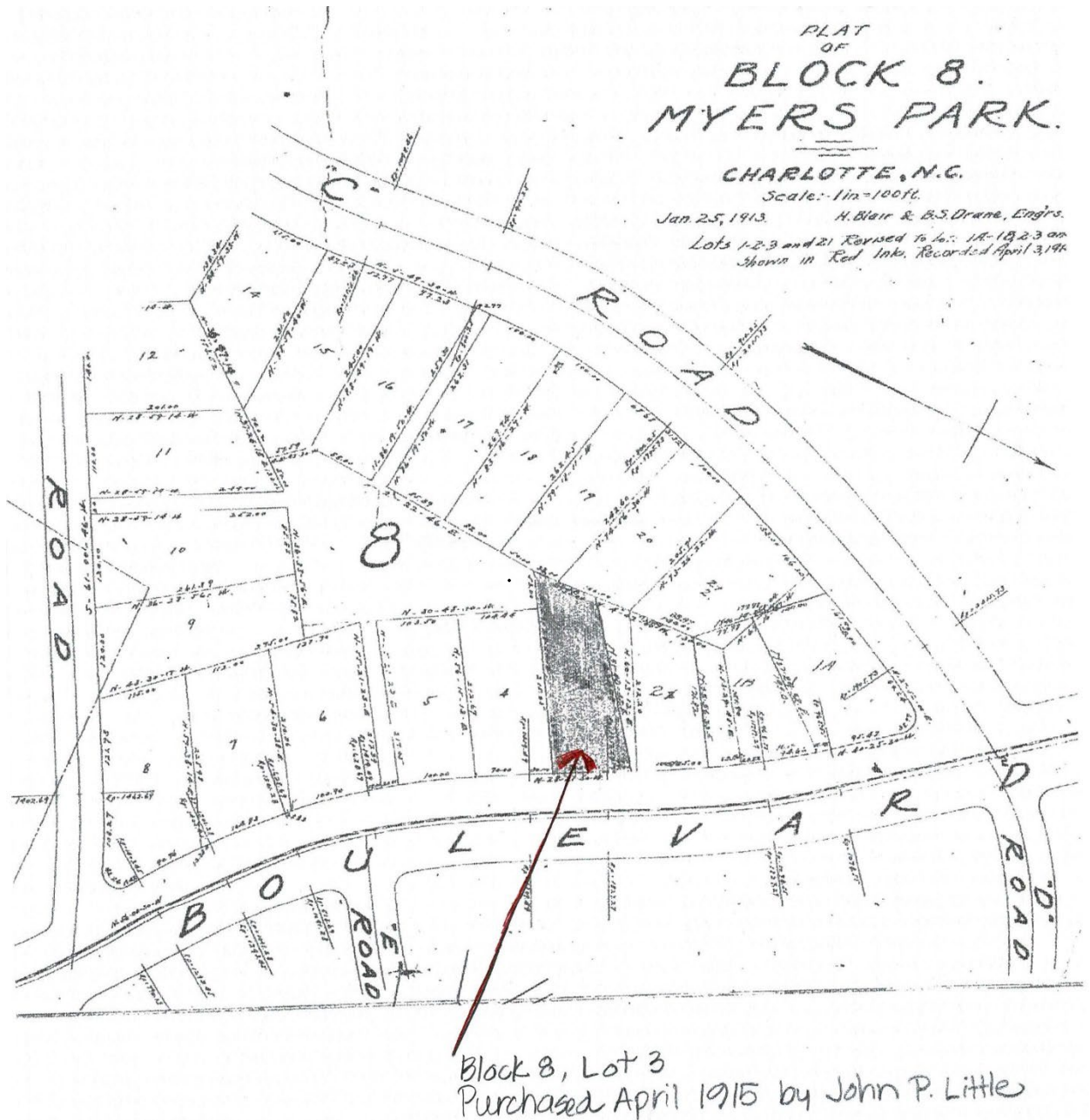
⁷ Mecklenburg County Deed Book 345, p. 177.

⁸ "Building Activities Brisk at Myers Park". *The Charlotte News*, April 11, 1915.

⁹ While nothing definitive has come up in research on the house to prove who the architect was, Little also worked in his early years quite often with Charlotte architect Franklin Gordon, so this is also a possibility. Architects who designed houses in Myers Park included C. C. Hook, Louis Asbury, J. M. McMichael, William Peeps, and Martin Boyer. Hook in particular focused upon the Colonial Revival style in the early years of Myers Park (Hanchett, Thomas W., Myers Park National Register nomination, p. 7-3).

¹⁰ Mecklenburg County Deed Book 340, p. 580, September 6, 1915.

¹¹ "Miss LeGrand at Little Home", *The Charlotte News*, October 23, 1916.



Partial Plat of Myers Park, 1913.

It is not known where the John P. Little Jr. family lived in Charlotte before Little built his home in Myers Park. Available building permit records for Charlotte dating from 1912 – 1923 note several projects where John P. Little & Son was the builder. City directories from 1912 - 1929 note that John P. Little & Son was operating as a builder in Charlotte, with his office located in various buildings through the years.¹² Unfortunately, records for 1912 – 1913 are not available,

¹² From 1912 - 1917, Little's office was on N. Tryon Street; in the early to mid-1920s his office was in the Realty Building, and in the late 1920s his office was located in the Lambeth Building.

nor are records for 1915-1916, when Little likely was building his own house.¹³ The most detailed records begin in 1918, so John P. Little & Son's early years of building unfortunately is not known. However, in 1918, two residences built by John P. Little & Son are noted, including a home at 11 Brevard Street, designed by architect Franklin Gordon and a home on Colonial Avenue designed by architect S. L. Bonfoey.¹⁴ In 1919, several buildings are attributed to John P. Little & Son. These include a residence in the first block of 6th Street; homes at 300 Grant Avenue and at East 7th Street, both designed by architect Franklin Gordon; and a home on Colonial Avenue designed by architect S. L. Bonfoey. In 1920, another home on Colonial Avenue, also designed by Bonfoey, was built by Little & Son.¹⁵ In addition to his construction business, John P. Little Jr. was also active in his home community of Myers Park. When Myers Park became its own town in 1920, John P. Little Jr. was elected to serve as a commissioner, along with John Clifford, and John M. Harry.¹⁶

In 1921, Little & Son was noted as the builder for a small chapel designed by architect William H. Peeps for St. Peters Parish. It originally was known as the Chapel of Hope and is now called the Chapel of Christ the King. Construction cost for this building in 1921 was \$10,000. It contained a Sunday school room and the rector's study.¹⁷ This building is still extant:

¹³ These historic building permit records, available at the Mecklenburg County Library temporarily located at 510 Stitt Road in Charlotte, North Carolina, noted the architect and builder for all types of buildings in the city. If the 1915-1916 records had been available they would likely have noted an architect for Little's house!

¹⁴ Charlotte Building Permit Records, 1918. It does not appear that the house on Brevard Street exists, and without an address it is not known if the home on Colonial Avenue is extant.

¹⁵ Charlotte Building Permit Records, 1919 and 1920. A perusal of Polaris does not indicate any of these buildings still exist, made more difficult by the fact that most street addresses were not noted.

¹⁶ "Myers Park is City of Its Own", *The Charlotte News*, March 31, 1920.

¹⁷ "Cornerstone Will Be Laid for Chapel", *The Charlotte News*, August 29, 1921.



Chapel of Hope (now Chapel of Christ the King), built 1921
Architect: William H. Peeps Builder: John P. Little & Son
(Charlotte Building Permit Records, 1921)
425 E. 17th Street, Charlotte, NC 28206 Photo: S. Argintar, February 23, 2024

John P. Little & Son also built the 1922 Richmond County Courthouse, designed by architect Charles Christian Hook, in his home county, still in use today. The winning construction bid submitted by John P. Little & Son totaled \$177,450.00. Newspapers noted that it was important to them that "...native Richmond county people have secured this contract...".¹⁸

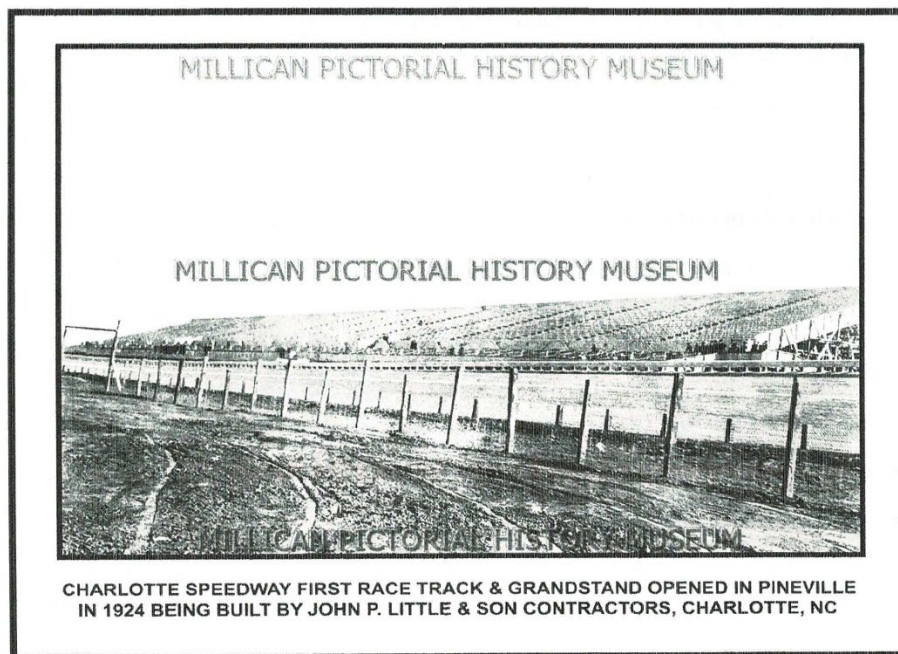
¹⁸ *Rockingham Post-Dispatch*, May 4, 1922.



Richmond County Courthouse, 105 W. Franklin Street, Rockingham, NC 28379, built 1922
Architect: Charles Christian Hook Builder: John P. Little & Son
Source: Jerrye & Roy Klotz, MD - Own work, CC BY-SA 3.0,
<https://commons.wikimedia.org/w/index.php?curid=28363020>

Charlotte built its first Charlotte Speedway in 1924 in the town of Pineville, including a circular wooden track and two large grandstands on either side of the track. John P. Little & Son was the contractor who built this significant structure, and although torn down in 1927, it served as the precursor to the racing industry that today makes up a large part of the Charlotte economy. Each of the grandstands had a seating capacity of over 10,000 people.¹⁹

¹⁹ "Speedway Grandstand Contracts Are Let", *The Charlotte Observer*, August 27, 1924.



There were many buildings discovered in other sources that were also attributed to John P. Little & Son, most of which were built in the mid-to-late 1920s, and many of which are existing, highly intact buildings. Little became known as the builder of many churches, and in his latter years it appears this was his primary focus. One of these churches was St. John's Lutheran Church in Salisbury, North Carolina. Little's company was the low bidder on this, with a bid totaling \$119,315.00. Additional materials, lighting, heating, windows and excavating were not included in this total, which reached approximately \$175,000. The church building was to be "...one of the handsomest and most modern in the state, probably the finest church in the Southern Lutheran synod...it will contain a Sunday school department along with the main auditorium...". The goal for the church was to be fully open and operational by early 1926.²⁰

²⁰ "Lutheran Church Contract Is Let; to Cost \$175,000", *Salisbury Evening Post*, April 22, 1925 and Agner, Martha Withers, Ed., *The Heritage and History of St. John's Evangelical Lutheran Church, Salisbury, North Carolina, Through 1983: Volume I*, Salisbury, North Carolina: St. John's Evangelical Lutheran Church, 1988, p. 228.



St. John's Lutheran Church, 200 W. Innes Street, Salisbury, NC, 28145, built 1925

Architect: James M. McMichael Builder: John P. Little & Son

https://www.yelp.com/biz_photos/st-johns-lutheran-church-salisbury?select=DyUhGvW-drttYCbcLHCaBA

In addition to the construction of the Lutheran Church, John P. Little & Son was credited as the contractor, in 1926, for the Elks Home at 310 N. Poplar Street in Charlotte, at a cost of \$25,000. It does not appear this building is extant.²¹

Another highly significant church built by John P. Little & Son is the First United Methodist Church, still in existence at 501 North Tryon Street in Charlotte.²² The building was designed by Edwin Brewer Phillips of Memphis, Tennessee.

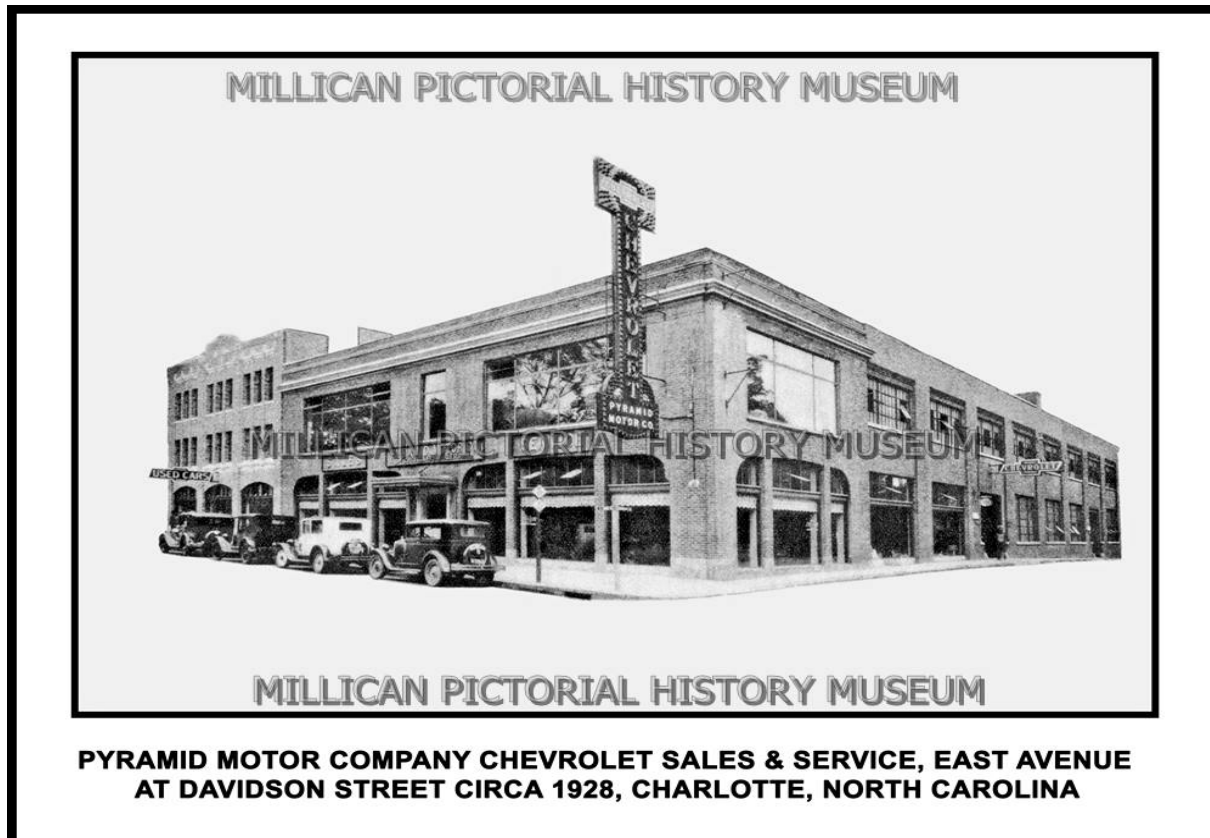
²¹ "Elks' Pool to Open July 23", *The Charlotte Observer*, July 16, 1926.

²² "The South's Largest, Most Beautiful and Modern Southern Methodist Church", *The Charlotte Observer*, March 11, 1928 and



First United Methodist Church 501 N. Tryon Street, Charlotte, NC 28202, built 1928
Architect: Edwin Brewer Phillips (Memphis, TN) Builder: John P. Little & Son
Photo: S. Argintar, February 23, 2024

Another building known to have been built by John P. Little & Son was the addition to the Pyramid Motor Company building in downtown Charlotte, which does not appear to exist. The three-story addition, built of brick, was used as a showroom and garage. Total cost to build was \$20,000. The architect for the addition was Louis H. Asbury.²³



While John P. Little & Son remained busy for most of the 1920s, the overall economy in the country by the end of the 1920s was beginning to slow down. It appears from newspaper notices and deed records that Little and wife Anne were experiencing financial difficulties. They took out a loan against the house in May of 1929 in the amount of \$12,000 and in March of 1930 for \$8000, perhaps trying to keep the contracting business afloat. Trustee for these loans was E. E. Jones with Independence Trust Company.²⁴ Additionally, the Littles lost additional property they owned in Mecklenburg County in April 1930.²⁵ On August 21, 1930, John P. Little & Son filed for bankruptcy.²⁶ John P. Little Jr. died on November 27, 1931.²⁷

²³ "Permit for Adding to Pyramid Motor Company Building", *The Charlotte News and Evening Chronicle*, May 15, 1928.

²⁴ Mecklenburg County Deed Book 670, p. 191 and 774, p. 253.

²⁵ Mecklenburg County Deed Book 774, p. 253 and "Trustees Sale of Real Estate", *The Charlotte News*, April 21, 1930.

²⁶ "Notice of Sale of Notes by Trustee in Bankruptcy", *The Charlotte News*, September 1, 1930.

²⁷ "Funeral Rites Are Held for John P. Little", *The Charlotte News*, November 29, 1931.

In 1932, the Littles' daughter, Minnie L. Edgerton, was deeded the house from Trustee E. E. Jones. The house was lost soon after to bankruptcy, when Minnie L. Edgerton (divorced) deeded the house to The Life Insurance Company of Virginia.²⁸ The house was sold to Jennie Patterson from the Life Insurance Company of Virginia on September 22, 1936 for \$11,250.00.²⁹ The estate of Jennie Patterson sold the house to Helen C. and M. Berry Grant on August 2, 1949.³⁰ The Grants owned the house a very short time, selling it on February 17, 1950 to J. A. Mills and wife Mary Frances Mills.³¹ The house remained in the Mills family for a long time, passing to daughter Joyce Anne Mills (Trott) and her husband Richard H. Trott in 1998.³² The current owners purchased the property from the Trott family in 2013.³³

IV. Architectural Assessment

Setting

Myers Park, designed in 1911 by renowned landscape architects/planners John Nolen and Earle Sumner Draper, set out to follow a new design concept of the time of creating a parklike setting within an urban context for the neighborhood. This included the layout of curvilinear rather than a gridded street pattern, sidewalks, and large single family homes set back from the street on large lots. Lots were landscaped early on, so that the result today is a walkable environment of mature trees along the streets and on individual lots, as with the John P. Little Jr. House.

Set on the west side of Queens Road in the Myers Park neighborhood, the John P. Little Jr. House faces northeast. For ease in purposes of this description the front of the house will be considered to be facing east. The house is located on the east side of the .524 acre parcel, with a servant's quarters/guest house and a storage building to the rear, near the west edge of the property. To the front of the house is what appears to be an original semi-circular concrete drive, with a secondary drive running along the north edge of the property leading to a small parking area and garage at the rear of the house. To the east of the semi-circular drive is a small grassy area framed by a small hedge. Set back from the front of the property are contemporary gates into the fenced back yard. On the north side is a larger gate to accommodate vehicles, and on the south side the gate leads to a gravel walking path to the rear. There is a brick patio at the end of this path, with an added pool set at the southwest corner of the lot. The servant's quarters/guest house and storage buildings are fenced separately from the rest of the yard.

²⁸ Mecklenburg County Deed Books 795, p. 583 and 838, p. 142.

²⁹ Mecklenburg County Deed Book 904, p. 123.

³⁰ Mecklenburg County Deed book 1382, p. 279.

³¹ Mecklenburg County Deed Book 1405, p. 319.

³² Mecklenburg County Deed of Trust Book 9924, p. 558, September 14, 1998.

³³ Mecklenburg County Deed Book 28035, p. 29.



View east from front porch, showing context of the house within the Myers Park neighborhood

John Phillips Little Jr. House. Contributing. 1915.

At the time the current owners purchased the house in 2013 it had been turned into a boarding house, with the addition of two kitchenettes on the second floor (in the current office and laundry room), with another kitchenette added on the south side of the house (the current location of the office). No walls were added on either the first or second floors. On the first floor the rear stairs had been enclosed and a door added. Primarily from 2013 to 2016 the current owners removed the added kitchenettes and opened up the rear staircase and removed the added door. The only significant change to the house made during the most recent work was the small addition made at the southwest corner (rear) of the house, approved, as noted, through the State Historic Preservation Office and the Homeowner Investment Tax Credit program. This addition allowed for the creation of a great room and the expansion of the master bedroom and bath (see floor plans). One additional minor change to the floor plan that took place during the renovation work included, on the south side of the first floor, the addition of a new wall and French doors to create an office, the removal of a wall in the kitchen to enlarge this space and the addition of a pocket door between the kitchen and dining room (see floor plans).

On the exterior, the owners extended the existing semi-circular drive with the removal of a curb and creation of an apron at the south side. The driveway to the north side of the property was existing when the current owners purchased the house and likely served from at least 1929 as

the access to the garage at the rear. Other landscape changes have included the addition of a fence around the rear of the property and a pool at the rear of the lot, and the changing of the front entry steps from crumbling concrete to the current brick.

The Colonial Revival style house is one of only a handful of pre-World War I residences built in this style in Myers Park. Others include the Walter B. Sullivan House (824 Harvard Place, 1912); the Mrs. H. C. Jones House (944 Granville Road, 1913); the V. J. Guthery House (837 Harvard Place, 1915); the Robert A. Mayer House (919 Harvard Place, 1916); and the William Anderson House (1543 Queens Road, 1916).³⁴ While deed records and newspaper articles indicate the John P. Little Jr. House was completed by 1915, there are no original plans available for the house. The building permit records unfortunately do not include the years 1915-1916 so no architect is known definitively, and no original plans have been found.

Exterior

The two-story-plus-attic-and-partial-basement, asphalt-shingle-covered, gable-on-hip-roof John P. Little House is clad in weatherboard siding, with front-gable dormers on the east and south sides. The gable end on the north side of the house has a window into the attic. There are wide overhanging eaves around the entire roofline, with modillion blocks visible under all soffits. There are three tall interior brick chimneys, and windows throughout are primarily single and paired six-over-one double hung with a few exceptions as noted. Some windows are multi-light casement, as are all windows into the partial basement located at the northwest corner of the house. The foundation of the house is brick.

Beginning with the façade on the east side of the house, one of the primary features is the large hip-roof single-story wraparound porch supported by single and groups of three round columns with no balustrade. The entry to the house is demarcated by a pedimented roofline, with dentil blocks and a molded cornice visible around the entire perimeter of the porch roof beneath the overhanging eaves. The first floor of the house is five bays wide, with the central front door flanked by two slightly projecting bays. Beginning on the south end, there is a paired casement window, each with six lights. To the north of this, on the projecting bay, is a narrow band of casement windows, each with three lights. The wide front door with leaded glass transom and sidelights is to the north of this, followed by, on the projecting bay, a paired six-over-one, double-hung window. Recessed back from the bulk of this first floor elevation are the French doors opening into the sunroom on the north side of the house. The second floor consists of three single, six-over-one double hung windows. Above this is the front-gable dormer with returns, with a Palladian-type window consisting of a large double-hung window with star-shaped mullions and a keystone, framed by narrow, two-light windows with x-shaped mullions.

³⁴ Names and dates of houses taken from the Myers Park National Register nomination and State Historic Preservation Office survey files. All of these are existing houses, as confirmed through the Polaris system for Mecklenburg County.



Front of house (east elevation), view west



Front door of house

The north elevation, on the first floor, consists of five bays. At the east end is a single six-over-one window, followed by the projecting bay of the sunroom, with a band of twelve-light casement windows. To the west of this is a triple window at the dining room, followed by two bays of single six-over-one windows at the kitchen. The partial basement is visible on this elevation, with six-light casement windows set within the brick foundation. The second floor of this elevation consists of seven bays, each with a single six-over-one double-hung window. At the east end, there are two single six-over-one windows, followed by two single six-over-one window bays that are over the sunroom below. To the west of this is another single six-over-one window, followed by two larger eight-over-eight windows on the west end at the office. Above the projecting bay is an attic window of the same configuration as on the façade dormer. It is set within the gable end of the side-gable portion of the roof.



Northeast corner of house, view southeast.



Northwest corner of house, view southeast.

The west (rear) elevation has undergone some change at the first floor level with the addition of some square footage projecting to the west at the southwest corner, and the addition of a one-story porch at the south end. The first floor consists of six bays. Beginning at the north end there are two single six-over-one windows on the main block of the building. Projecting out in the center of this elevation is a portion of the addition which includes multi-light doors on either end of a band of tall multi-light windows. At the south end of this elevation is a small six-light casement window, also part of the addition here. Projecting out from the center is a flat-roof porch with round columns and a metal balustrade. There are wide eaves around the flat roof, with dentil blocks beneath. The second floor of this elevation consists of five bays. On the projecting wing at the north end there are two single six-over-six windows, with a paired six-over-one double-hung window framed by two single six-over-one windows to the south of this.



Rear of house (west elevation) before ca. 2015 renovation



Rear of house (west elevation) after ca. 2015 renovation

The south elevation has also undergone some change at the first floor level, with the L-shaped addition at the southwest corner. The original floor plan here and around to the west side consisted of a small room and a small rear porch. The 2015 change removed this small porch and added some square footage projecting to the west (rear) and south. This addition filled in a portion of the south elevation as shown on the floor plans, but none of this is visible from the front. This elevation now consists primarily of compatible new windows over most of the elevation on the first floor, with a total of seven bays. Beginning at the west end of the first floor, recessed back from the remainder of the elevation, there is a single six-over-one double-hung window with a three-light transom that differentiates it from the historic windows. To the east of this is a large sixteen-light window followed by a smaller six-light window. At the south wall of the master bedroom are two single six-over-one windows with three-light transoms, with a six-light transom between them. At the east end of this elevation is a paired six-over-one window. The second floor of this elevation includes five bays. Beginning on the west end, at the second floor office, recessed back from the remainder of the elevation, are two large eight-over-eight windows. There is a paired six-over-one window, followed, to the east, but a single six-over-one window at the staircase. There is a second dormer window in the center of this elevation, the same as on the façade.



Southeast corner of house, view northwest.



Southwest corner of house, view northeast.

Interior

The interior of the house, like the exterior, is highly intact except for the addition at the southwest corner of the house to create a great room and an enlarged master bedroom and bath at the rear southwest corner of the house on the first floor and the modernization of the kitchen in its original location on the first floor, including removal of one central wall and enlarging the opening from the kitchen to the dining room with the addition of pocket doors. The great room is highly compatible with the remainder of the house, including the use of oak flooring and a coffered ceiling that clearly delineates it as an addition to the house. One small additional change to the first floor is the creation of a small hall on the south side of the house and the placement of French doors in a wall to create the office space at the southeast corner.



Great room within ca. 2015 addition, view southwest.

The first floor plan consists of an entry hall with a grand staircase on the south side, office, parlor, and sunroom on the east side, and a master bedroom and bath, dining room, kitchen, and great room on the west side. This appears to all be the original floor plan configuration, except as noted. The sunroom has the same heart pine flooring as the wraparound porch, and the flooring runs contiguously with the porch floor boards. Original stairs towards the rear of the narrow hall, on the east side, lead up to the second floor and down to the partial basement on the northwest side of the house. The floor plan, as is typical of Colonial Revival style houses, is primarily a central hall plan with rooms opening off of both sides. Walls and ceilings are plaster. Notable details on the first floor include the wide, solid wood entry door framed by leaded glass transom and sidelights, the dentil block and egg-and-dart crown molding in the entry hall, parlor, and dining room, wide baseboards, quarter-sawn oak floors throughout the main body of the house and heart pine flooring in the sunroom, single-panel doors with glass knobs and brass escutcheon plates, and Classical mantels throughout.



Front door detail, view east



Crown molding throughout first floor



Parlor, first floor, view northeast



Sun room, view northwest.



Dining room, view north

Details of the staircase on the south side of the entry hall include dark-stained oak treads, square newel posts with dark-stained oak caps and inset paneling, 1 x 2 balusters, and a curved dark-stained oak banister that molds to the interior contour of the hand. The entry from the front entry hall to the narrower rear hall is framed by tapered, inset-paneled columns set on square inset-paneled pedestals. The mantels in the parlor and dining room consist of fluted round columns set on square blocks supporting a ledge with dentil block and triglyph motifs and crown molding just below the shelf. In the master bedroom, the mantel is slightly different, but still very Classical in its motifs of fluted round columns set on square blocks, but with a more simple ledge that includes dentil blocks and crown molding only.



Grand staircase in entry hall, view northeast



Typical first floor mantel, dining room

The second floor has not undergone any structural change from its original plan. The floor plan consists of a large central hall sitting area with a narrower hall to the west (rear). There are three bedrooms, two baths, and a laundry opening off this central hall, with an office located at the northwest corner. Original stairs near the rear of the hall on the east side lead up to the attic and down to the kitchen and great room on the first floor. Notable details on this floor include quarter-sawn oak flooring, single-panel doors with original glass knobs, plaster walls and ceilings, crown molding in the hallway, with narrower crown molding in the bedrooms and office, wide baseboards, and simple yet Classical mantels throughout. Mantels are not as elaborate as on the first floor but consist of narrow round fluted columns set on tall wood bases, and simple shelves with narrow molded trim.



Sitting area, second floor, view northeast



Typical second floor mantel, and typical single-panel door found throughout the house.

The attic of the house is partially finished, but structural members of the roofline are visible. In the basement, rooms have been finished, but the original brick foundation, painted, is still visible throughout. The original concrete floor is carpeted.



Painted brick, basement walls.



Basement, view northwest.



Basement painted brick walls; carpet over concrete floors.



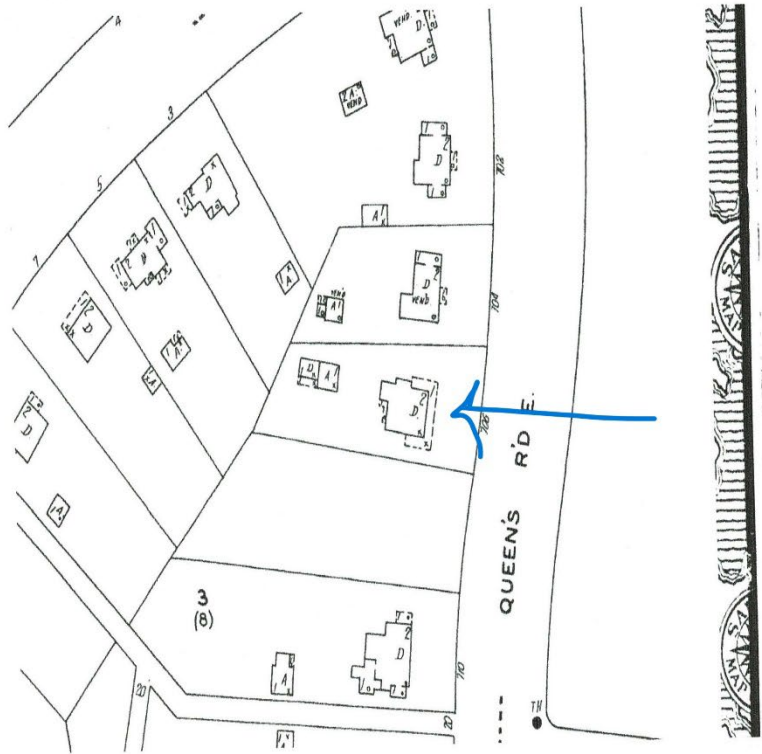
Basement painted brick walls, view southeast.

Servant's Quarters/Guest House. Contributing. 1915.

This one-story, asphalt-shingled, hip-roof building clad in weatherboard siding on three sides is located along the north edge of the property, to the rear of the main house. The west elevation of the building is clad in German siding. The east end of the building consists of a garage, with a contemporary multi-light-over-panel metal door opening into the garage at the southeast corner. There is a recessed entry porch on the west side of the building, supported by round columns with no balustrade. Windows are six-over-six and six-over-one double hung, and there is an interior brick chimney. The entry door is multi-light-over-panel and may be a replacement of the original. Inside, there is a central living area, with a bedroom to the west and a kitchen and bath to the east. Notable interior features include crown molding in the living area and bedroom, six-horizontal-panel doors, a Classical mantel with an egg-and-dart motif below the shelf, and a decorative floral motif above the fireplace opening.

Sanborn Fire Insurance Maps from 1929 and 1951 both denote that the building configuration was the same as currently, with a dwelling on the west side and a garage on the east. It is possible that the current garage was originally a carriage house, but by 1929 appears as a garage. The 1911 Sanborn map does not include this house, but details of the servant's quarters/guest house indicate it was built concurrently with the main house. While a research attempt has been made to determine who the servants for the family might have been, there does not appear to be a record within available census and city directory records of who these individuals might have been.

ProQuest® Digital Sanborn Maps, 1867-1970
Charlotte 1929 vol. 1, Sheet 413



1929 Sanborn map

ProQuest® Digital Sanborn Maps, 1867-1970
Charlotte 1929-Feb. 1951 vol. 1, 1929-Feb. 1951, Sheet 413



1951 Sanborn map



Servant's Quarters/Guest House and storage shed, rear of property, view northwest (façade or south elevation of servant's quarters/guest house)



East elevation, servant's quarters/guest house, view west.



West elevation, servant's quarters/guest house, view northeast



North elevation, servant's quarters/guest house, view southwest.



Interior, living room, servant's quarters/guest house, view northwest.



Floor Plan Sketch

Servant's Quarters/Guest House

Storage Building. Non-contributing. 2015.

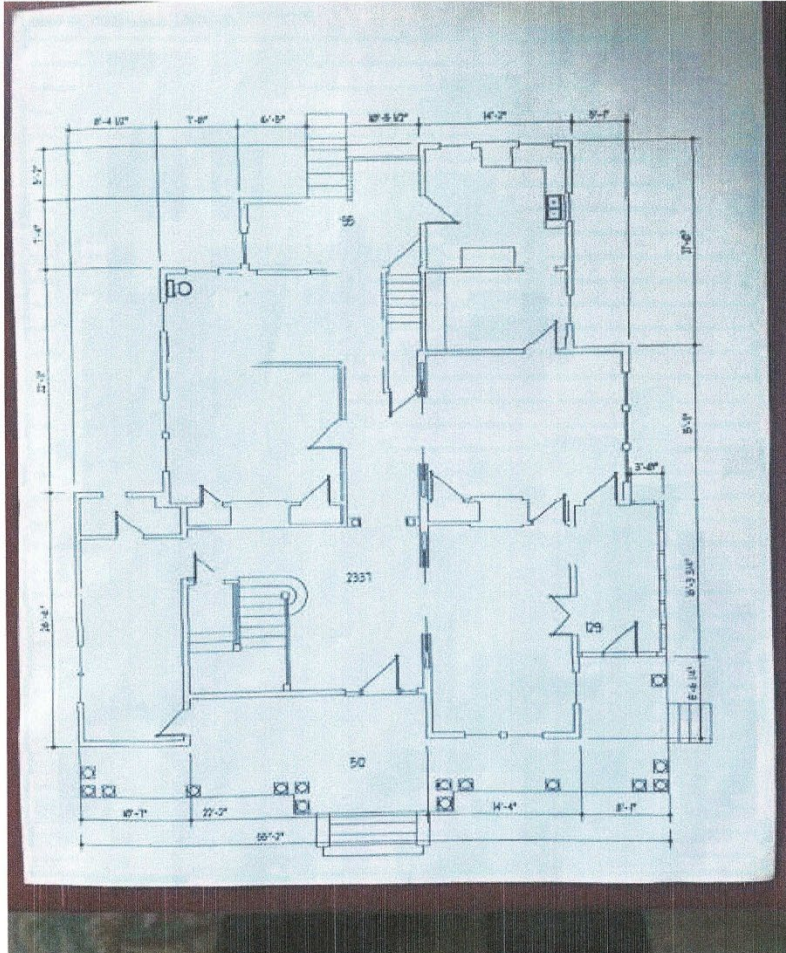
This is a small, one-story vinyl-sided building with double doors facing south.

V. Archaeological Assessment

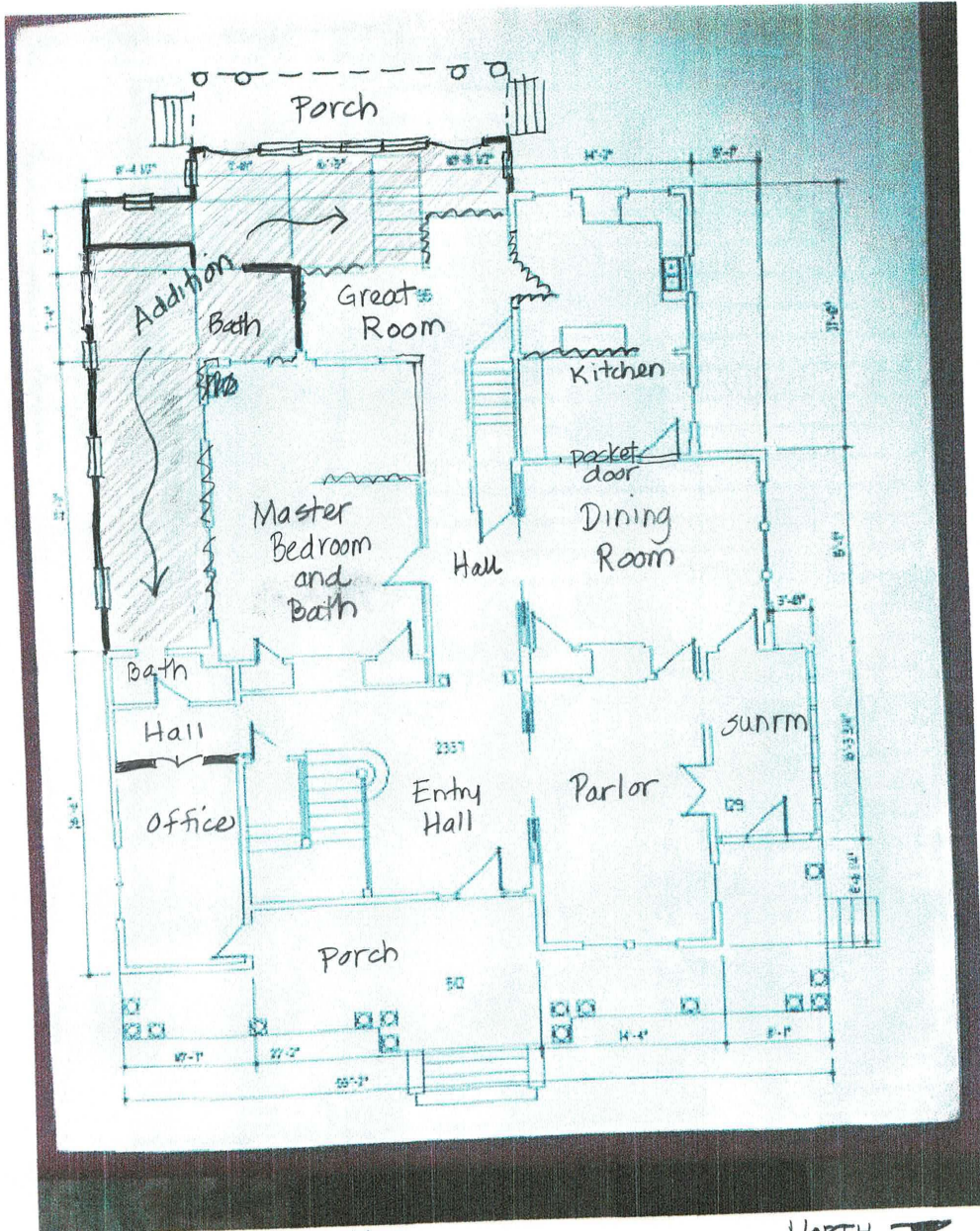
As noted from Assistant State Archaeologist Kimberly Urban, the property likely contained archaeological resources that could provide information on the lifeways and socioeconomic status of its residents, particularly those residing in the servant quarters. However, it is unlikely that these features remain intact due to the modern disturbance from the construction of a car park, pool, brick patio, walkway, and other landscaping.

VI. Supporting Documentation

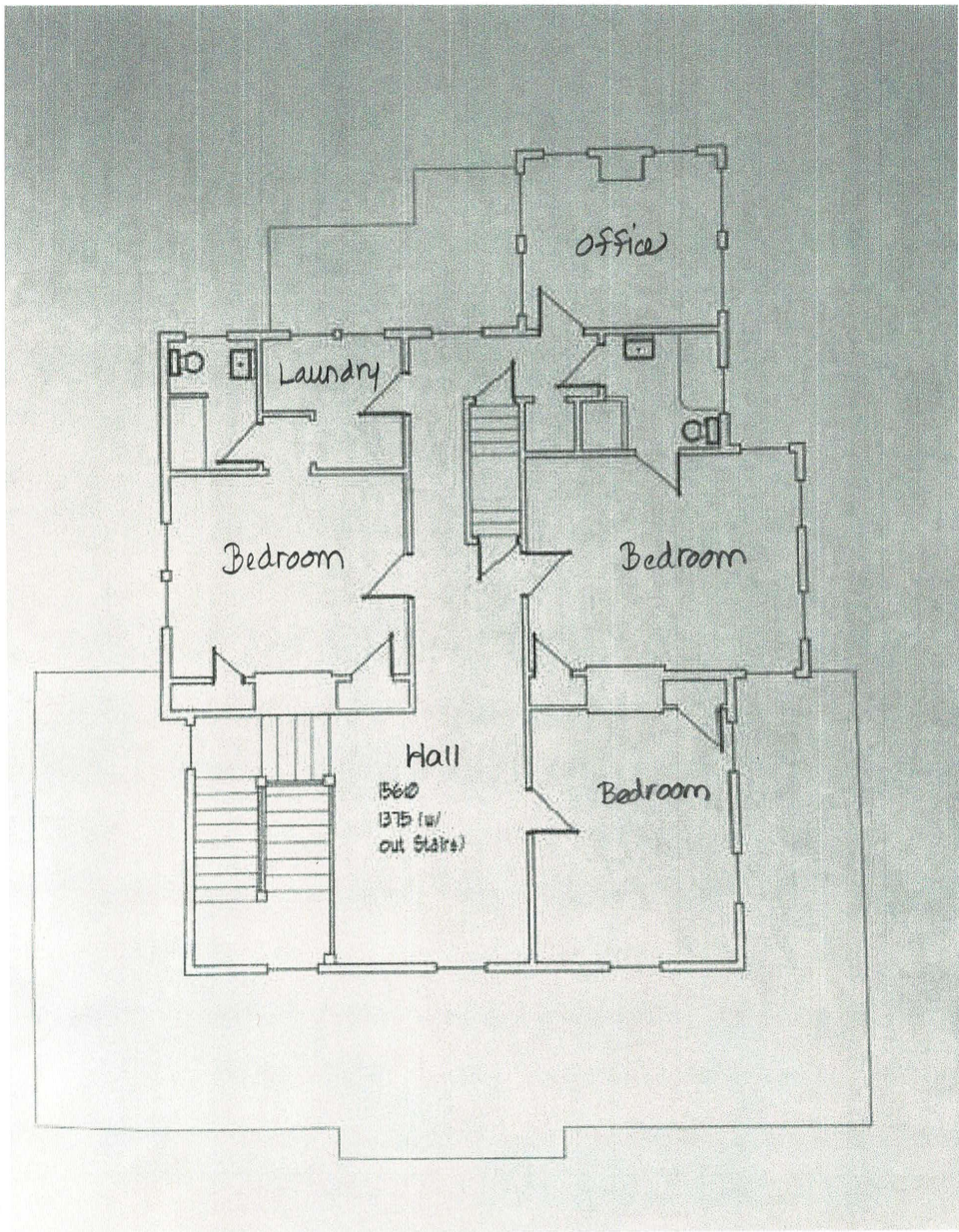
Floor Plan Sketches




John P. Little Jr. House
1136 Queens Road, Charlotte, NC
First Floor (prior to ca. 2015 rear change)



John P. Little Jr. House
 1136 Queens Road, Charlotte, NC
 First Floor Current Plan
 (sw corner addition and rear porch ca. 2015)



John P. Little Jr. House
1136 Queens Road, Charlotte, NC
Second Floor

NORTH 

Site Plan

Polaris 3G Map – Mecklenburg County, North Carolina
John P. Little Jr. House Site Map

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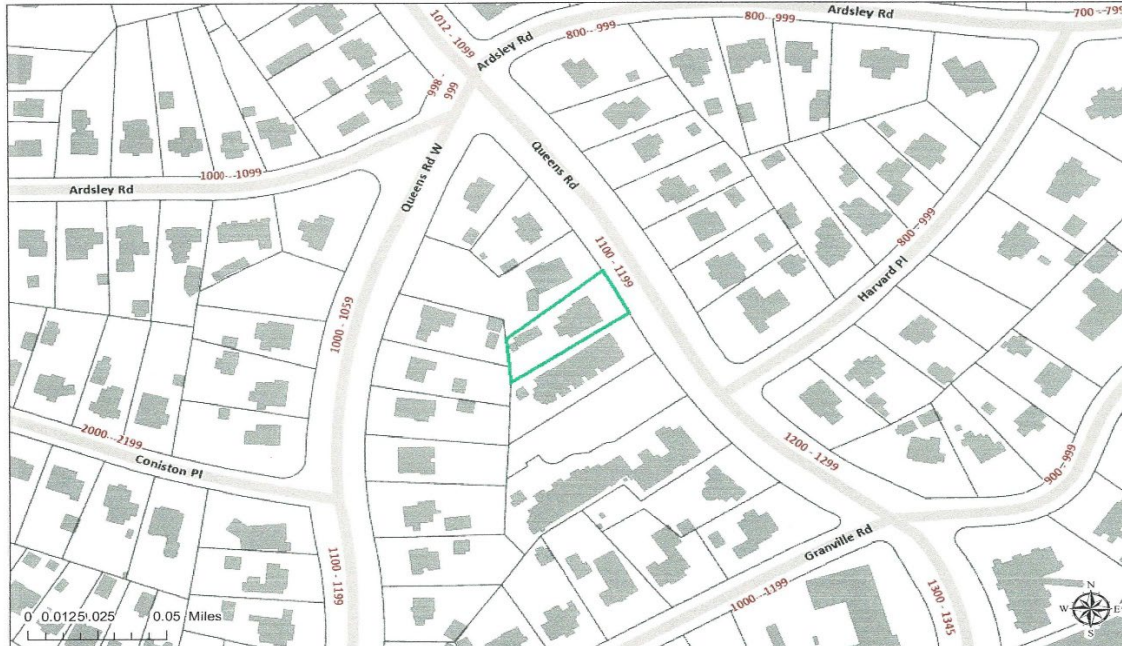


This map or report is prepared for the inventory of real property within Mecklenburg County and is compiled from recorded deeds, plats, tax maps, surveys, planimetric maps, and other public records and data. Users of this map or report are hereby notified that the aforementioned public primary information sources should be consulted for verification. Mecklenburg County and its mapping contractors assume no legal responsibility for the information contained herein.

Location Map

Polaris 3G Map – Mecklenburg County, North Carolina John P. Little Jr. House Location Map

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Boundary Map

Polaris 3G Map – Mecklenburg County, North Carolina
John P. Little Jr. House Boundary Map

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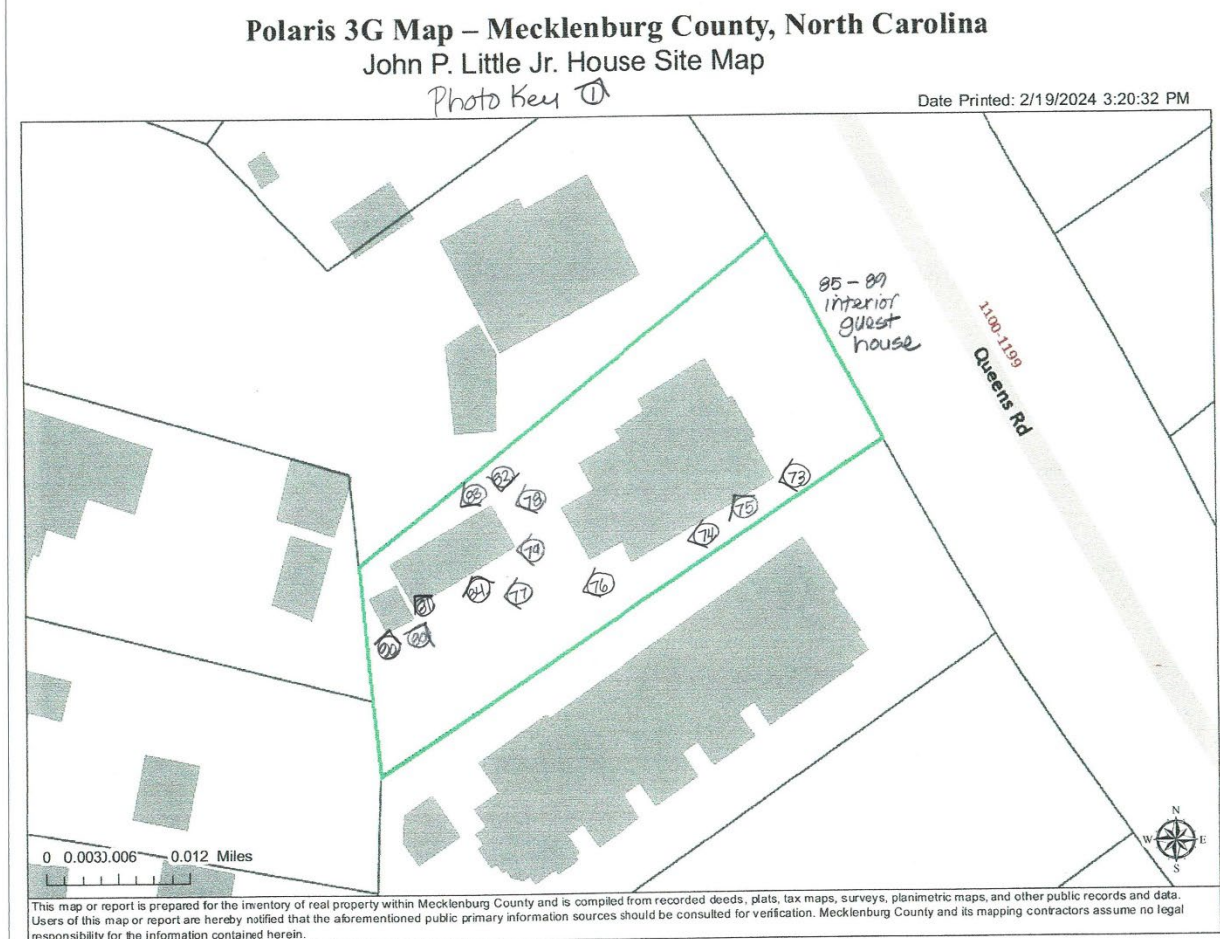


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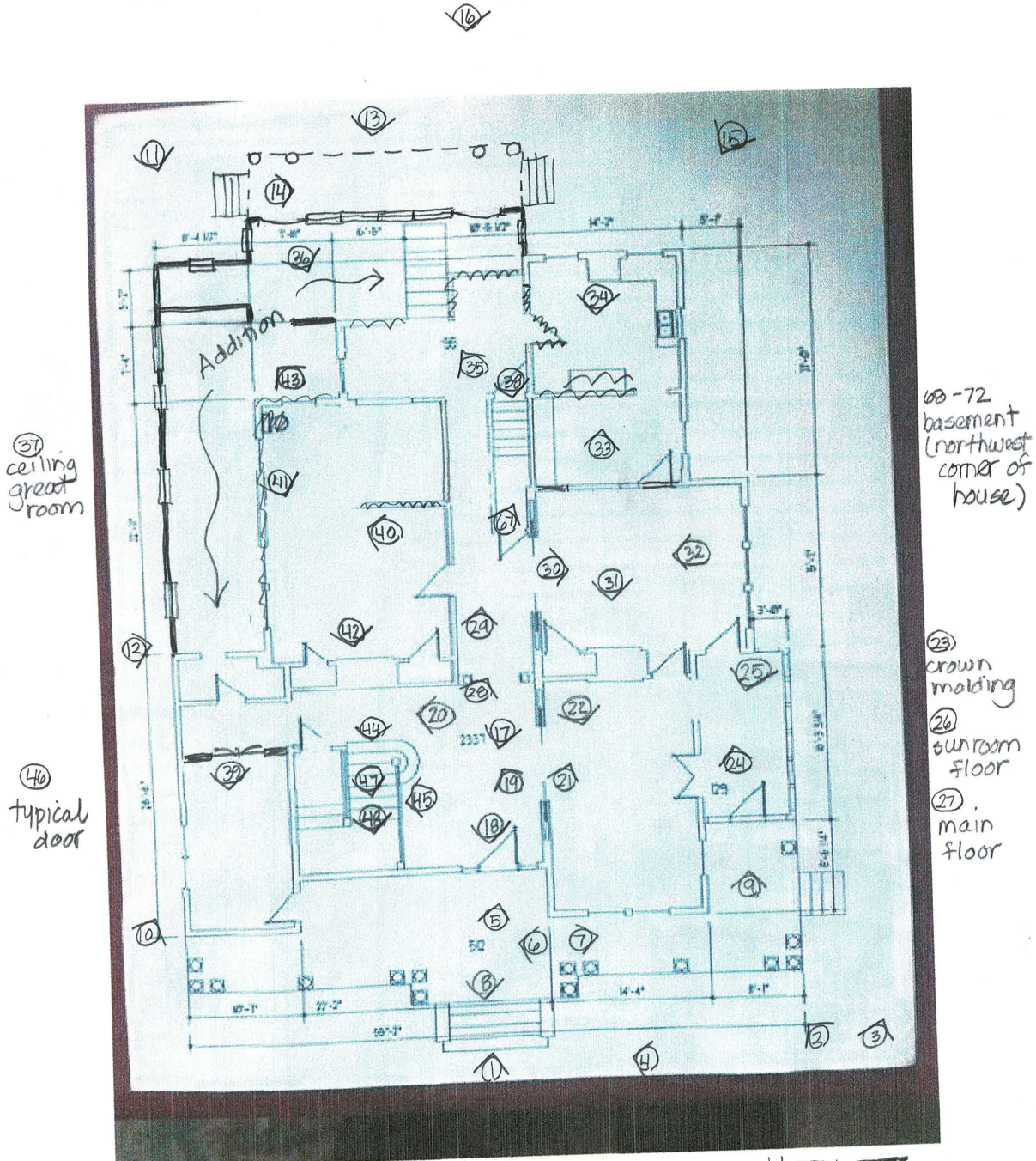
Photos

A selection of photos and photo keys are included here. All of the photos of the house and property have been submitted electronically via Dropbox and are keyed to the following plans.

Photo Keys



Site Plan Photo Key



37 ceiling great room

40 typical door

68-72 basement (northwest corner of house)

23 crown molding

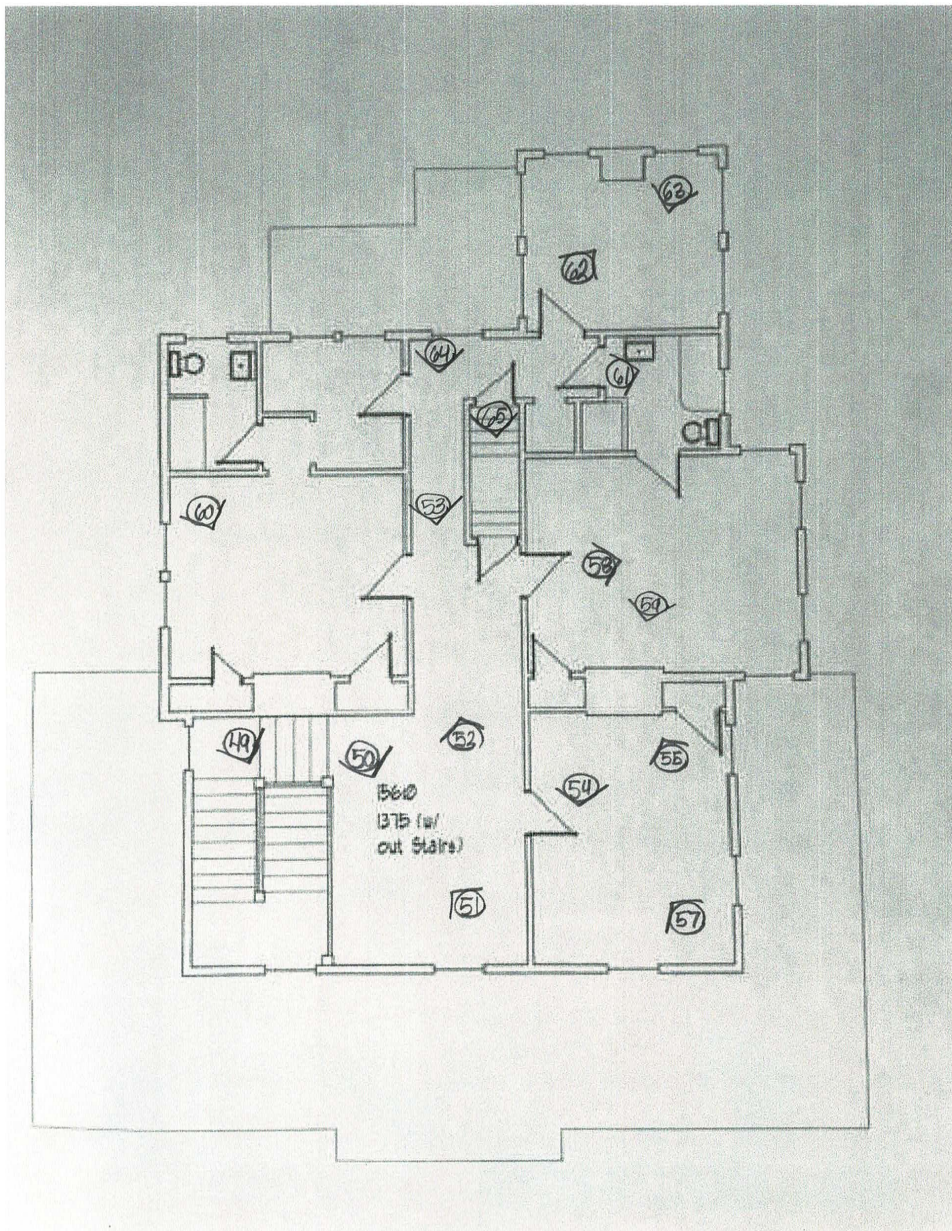
26 sunroom floor

27 main floor

John P. Little Jr. House
 1136 Queens Road, Charlotte, NC
 First Floor Current Plan
 (sw corner addition and rear porch ca. 2015)

NORTH
 Photo Key

First Floor Photo Key



60 attic view east

56 typical door

John P. Little Jr. House
 1136 Queens Road, Charlotte, NC
 Second Floor Photo Key ①

NORTH ➤

Second Floor Photo Key

VII. Bibliography

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