

Ordinance – John Phillips Little Jr. House

Ordinance designating as a Historic Landmark a property known as the “John Phillips Little Jr. House” (listed under Tax Parcel Number 15304220 and including the interior and exterior of the main house, the exterior of the servant’s quarters/guest house, and the land listed under Tax Parcel Number 15304220 in the Mecklenburg County Tax Office, Charlotte, North Carolina as of May 1, 2024) as an Historic Landmark. The property is located at 1136 Queens Road in Charlotte, North Carolina, and is owned by David and Janina Gordon.

WHEREAS, all of the prerequisites to the adoption of this ordinance prescribed in Chapter 160D, Article 9, as amended, of the General Statutes of North Carolina have been met; and

WHEREAS, the members of the City Council of Charlotte, North Carolina, have taken into full consideration all statements and information presented at a public hearing held on the 26th day of August, 2024, on the question of designating a property known as the John Phillips Little Jr. House as a historic landmark; and

WHEREAS, the members of the Charlotte-Mecklenburg Historic Landmarks Commission have taken into full consideration all statements and information presented at a public hearing held on the 12th day of August, 2024, on the question of designating a property known as the John Phillips Little Jr. House as a historic landmark; and

WHEREAS, the John Phillips Little Jr. House is architecturally notable as a rare pre-World War I example of the Colonial Revival architectural style residence constructed in the earliest years of development of Charlotte’s Myers Park neighborhood, exhibiting high degrees of integrity as to its design, materials, and workmanship; and

WHEREAS, the John Phillips Little Jr. House also has substantial associative history as the home of prominent local builder John Phillips Little Jr., whose construction firm John P. Little & Son built many notable structures in Charlotte and across North Carolina between 1912 and 1930; and

WHEREAS, in addition to constructing his own Myers Park residence, John Phillips Little Jr. and his construction firm are credited with building such structures as the First A.R.P. Church and First United Methodist Church buildings on North Tryon Street, the Builder’s Building on West Trade Street, and the first Charlotte Speedway located in Pineville, North Carolina; and

WHEREAS, John Phillips Little Jr. and his firm are also credited with building several notable structures throughout North Carolina, including the Richmond County Courthouse, Concord’s First Presbyterian Church, St. John’s Lutheran Church in Salisbury, Shelby’s former Masonic Temple, the Cool Springs High School in Forest City, and the hospital building at the North Carolina School for the Deaf in Morganton; and

WHEREAS, several of the buildings constructed by John Phillips Little Jr. and his firm are listed on the National Register of Historic Places either individually or as contributing structures in local historic districts, and two of his Charlotte buildings – the First A.R.P. Church and the Builder’s Building – have been designated as local historic landmarks by the Charlotte City Council; and

WHEREAS, in the course of constructing those structures, Little worked with many of the most prominent local architects of that era, including Louis H. Asbury Sr., Charles Christian Hook, James Mackson McMichael, Marion R. Marsh, William H. Peeps, and Willard G. Rogers; and

WHEREAS, the land upon which the John Phillips Little Jr. House is situated appropriately reflects and preserves the historic location and setting of the structure, and therefore possesses its own special historical significance independent of the structure; and

WHEREAS, based on the additional information further detailed in the *Landmark Designation Report for John Phillips Little Jr. House* (March 6, 2024; revised May 17, 2024), all of which is incorporated herein by reference, the Charlotte-Mecklenburg Historic Landmarks Commission has demonstrated that the property known as the John Phillips Little Jr. House possesses special significance in terms of its history, architecture, and/or cultural importance; and

WHEREAS, the Charlotte-Mecklenburg Historic Landmarks Commission has jurisdiction over portions of the property known as the John Phillips Little Jr. House, because consent for interior design review of the building has been given by the owner(s), a copy of which is attached hereto; and

WHEREAS, the property known as the John Phillips Little Jr. House is owned by David and Janina Gordon.

NOW, THEREFORE, BE IT ORDAINED by the members of the City Council of Charlotte, North Carolina:

1. That the property known as the “John Phillips Little Jr. House” (listed under Tax Parcel Number 15304220 and including the interior and exterior of the main house, the exterior of the servant’s quarters/guest house, and the land listed under Tax Parcel Number 15304220 in the Mecklenburg County Tax Office, Charlotte, North Carolina as of May 1, 2024) is hereby designated as a historic landmark pursuant to Chapter 160D, Article 9, as amended, of the General Statutes of North Carolina. The location of said landmark is noted as being situated at 1136 Queens Road in Charlotte, North Carolina. Interior and exterior features are more completely described in the *Landmark Designation Report for John Phillips Little Jr. House* (March 6, 2024; revised May 17, 2024).

2. That said interior and exterior are more specifically defined as the historic and structural fabric, especially including all original interior architectural features, all original exterior architectural features, and the contours of landscaping.

3. That said designated historic landmark may be materially altered, restored, moved, or demolished only following issuance of a Certificate of Appropriateness by the Charlotte-Mecklenburg Historic Landmarks Commission. An application for a Certificate of Appropriateness authorizing the demolition of said landmark may not be denied, except if such landmark is judged to be of State-wide significance by duly authorized officials of the North Carolina Division of Archives and History. However, the effective date of such Certificate may be delayed in accordance with Chapter 160D, Article 9, of the General Statutes of North Carolina as amended.

4. Nothing in this ordinance shall be construed to prevent or delay ordinary maintenance or repair of any architectural feature in or on said landmark that does not

involve a change in design, material, or outer appearance thereof, nor to prevent or delay the construction, reconstruction, alteration, restoration, demolition, or removal of any such feature when a building inspector or similar official certifies to the Commission that such action is required for the public safety because of an unsafe condition. Nothing herein shall be construed to prevent the owner of the historic landmark from making any use of the historic landmark not prohibited by other statutes, ordinances, or regulations. Owners of locally designated historic landmarks are expected to be familiar with and to follow *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*, the guidelines used by the Charlotte-Mecklenburg Historic Landmarks Commission to evaluate proposed alterations or additions.

5. That a suitable sign may be posted indicating that said property has been designated as a historic landmark and containing any other appropriate information. If the owner consents, the sign may be placed on said historic landmark.

6. That the owner of the historic landmark known as the John Phillips Little Jr. House be given notice of this ordinance as required by applicable law and that copies of this ordinance be filed and indexed in the offices of the City Clerk, Building Standards Department, Mecklenburg County Register of Deeds, and the Tax Supervisor, as required by applicable law.

7. That which is designated as a historic landmark shall be subject to Chapter 160D, Article 9, of the General Statutes of North Carolina as amended, and any amendments to it and any amendments hereinafter adopted.

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Adopted the 26th day of August, 2024, by the members of the City Council of the City of Charlotte, Mecklenburg County, North Carolina.

Clerk to City Council

Approved as to form:

Senior Assistant City Attorney

Attachment: Permission of Owners David and Janina Gordon for Interior Design Review, dated March 7, 2024.

PERMISSION OF OWNERS FOR INTERIOR DESIGN REVIEW

(Please complete this portion of the application only if interior is included in the designation.)

Pursuant to North Carolina General Statute 160D-947(b) on historic landmarks, we,

Janina Gordon and David Gordon

owners of record, do hereby request designation of interior spaces as such spaces have been deemed to have architectural, artistic, cultural, or historical significance. We understand that changes to designated portions of the property are subject to design review for compliance with The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings. We give permission to the Charlotte-Mecklenburg Historic Landmarks Commission to exercise jurisdiction for design review over all interior designated portions of the following building or buildings located at:

Name of Historic Landmark: John P. Little Jr. House

Street Address of Building or Buildings: 1136 Queens Road

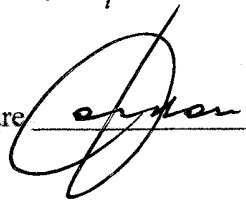
City, State, and Zip: Charlotte, NC 28207

Tax Parcel Number or Numbers: 15304220

Signature 
Owner

Name (Print) Janina Gordon

Date 3/7/2024

Signature 
Owner

Name (Print) David Gordon

Date 3.7.2024
