

United States Department of the Interior
National Park Service**National Register of Historic Places Registration Form**

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of PropertyHistoric name: Oaklawn Park Historic District

Other names/site number: _____

Name of related multiple property listing: _____

(Enter "N/A" if property is not part of a multiple property listing)

2. LocationStreet & number: Roughly bounded by Interstate 77, Waddell Street Park, Oaklawn Cemetery, Mulberry Avenue, and Russell AvenueCity or town: Charlotte State: North Carolina County: MecklenburgNot For Publication: ☐ Vicinity: ☐**3. State/Federal Agency Certification**

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this X nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.In my opinion, the property meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance: national statewide X local

Applicable National Register Criteria:

X A B C D_____
Signature of certifying official/Title: State Historic Preservation Officer Date_____
State or Federal agency/bureau or Tribal Government

Oaklawn Park Historic District
Name of Property

Mecklenburg County, NC
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In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official:

Date

Title :

State or Federal agency/bureau
or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

- ___ entered in the National Register
___ determined eligible for the National Register
___ determined not eligible for the National Register
___ removed from the National Register
___ other (explain:) _____

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

Private:

☒

Public – Local

☐

Public – State

☐

Public – Federal

☐

Category of Property

(Check only **one** box.)

Building(s)

☐

District

☒

Site

☐☐

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Structure

Object

☐

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing

158

Noncontributing

10

buildings

0

0

sites

0

0

structures

0

0

objects

158

10

Total

Number of contributing resources previously listed in the National Register 0

**6. Function or Use
Historic Functions**

DOMESTIC/single dwelling

DOMESTIC/multiple dwelling

Current Functions

DOMESTIC/single dwelling

DOMESTIC/multiple dwelling

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7. Description

Architectural Classification

OTHER: Minimal Traditional

MODERN MOVEMENT: Ranch

Materials:

Principal exterior materials of the property:

Foundations:

BRICK

CONCRETE

OTHER/Concrete Masonry Unit

Walls:

BRICK

STONE/Sandstone

WOOD/weatherboard

METAL/Aluminum

SYNTHETICS/Vinyl

Roofs:

ASPHALT

Narrative Description

Summary Paragraph

Located northwest of the center city of Charlotte, North Carolina, along the historically Black Beatties Ford Road corridor, Oaklawn Park is a U-shaped residential neighborhood of approximately 44 acres wrapping the northern boundaries of Oaklawn Cemetery. Developed by prominent post-World War II builder Charles Ervin between 1955 and 1961, Oaklawn Park is characterized by one-story ranch houses with brick veneer and side-gabled roofs. Streets follow the hilly site topography, which slopes from northwest to Irwin Creek at the district's southeast boundary. Houses are sited on narrow lots and set back from the street with grassy front lawns. Deeper fenced rear yards include mature hardwood trees and outbuildings. The Oaklawn Park Historic District has good integrity, with original design intact, and materials and workmanship reflecting the period of significance.

Narrative Description

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The Oaklawn Park Historic District is located approximately two miles northwest of the central business district of Charlotte. It is one of several neighborhoods along the Beatties Ford Road corridor, a historically Black area that is focused on Johnson C. Smith University (JCSU) at its southern terminus. The modern north-south four-lane Beatties Ford Road dates to the colonial period, named for a crossing over the Catawba River on the western border of Mecklenburg County. The village north of Charlotte which grew around Biddle University (today JCSU), established by white Presbyterian missionaries in 1867 to educate freedmen, resulted in the corridor becoming the site of early Black suburbanization in twentieth-century Charlotte. Oaklawn Park is bounded to the east by Interstate 77; south by Waddell Street Park (opened 1968) and historically white Oaklawn Cemetery; west by a branch of Irwin Creek along the western parcels of Mulberry Street; and north by high-tension power line corridor and the historically Black Lincoln Heights neighborhood. The district boundaries for Oaklawn Park were determined by the 1955 and 1959 plats of the development by Ervin Construction Company filed in Mecklenburg County Map Book 7, Pages 325-331 and Book 8, Page 459 (see Appendix).

The district is entirely residential and contains 158 primary resources and 13 outbuildings built between 1955 and 1961 that contribute to the significance of the district. These buildings possess integrity of setting, design, materials, workmanship, feeling, and/or association under Criterion A in Ethnic Heritage: Black and Social History as well as in the area of Community Planning and Development. Ten primary resources and 11 outbuildings are built outside of the period of significance or have been altered to such a degree that they have lost integrity to convey their historic association. Ninety percent of the structures contribute to the historic integrity and architectural significance of Oaklawn Park.

According to the National Park Service's Best Practices Review Issue 2 (January 2023): Evaluating Garages and Outbuildings in Historic Districts," "Garages and other outbuildings that are substantial in size or scale have not been included in the inventory because a majority are not visible from the public right-of-way. Rather than include a partial inventory, this nomination has omitted these resources from the counts of resources but acknowledges that some were built during the period of significance, retain integrity, and contribute to the historic district. All garages and other outbuildings that are substantial in size or scale are considered contributing until documentation that demonstrates otherwise is approved by the National Register."

Oaklawn Park noticeably slopes from northwest to southeast toward the junction of Irwin Creek along the eastern boundary and a branch along the southern boundary. The district topography changes in elevation of 60 feet from the highest point near the southeast corner of Russell Avenue and Orvis Street to the cul-de-sac at Dean Street, a distance of about 3/10 of a mile. Mulberry Street, Orvis Street, and Dean Street have steeply sloping hills at their southern ends, and Waddell Street slopes from the relatively flat area near Waddell Street Park toward its eastern intersection with Dean Street.

Lots vary in size dependent upon topography, varied edges of the plats, and setback from the street. They range from approximately 0.15 acres to 0.47 acres, with most around 0.2 acres in size. Setback distances are not uniform within the district but are consistent along streets and

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range from 30 to 40 feet. Outbuildings are located within backyards typically near the rear property line.

Many lots within the historic district feature mature hardwood shade trees in the rear yard. Front yards typically have shrubs and plantings around building foundations. Some properties have a number of vehicles parked in driveways. The neighborhood is quiet in its level of activity but is impacted by noise pollution from constant traffic on Interstate 77, which is somewhat shielded from the district by a very tall concrete barrier wall behind the houses on the east side of Dean Street.

Manmade elements in the district include overall street configuration, curbs, sidewalks, driveways, retaining walls, and extant buildings and outbuildings. Almost all streets have sidewalks on one side, with exceptions being the 1500 block of Dean Street, Heil Place, and Miles Court. All driveways are paved, and all houses have sidewalks leading from the driveway to the residence entry.

Residences in Oaklawn Park are largely homogenous in size, material, and architectural style. Ervin Construction Company offered a variety of home plans from which buyers could customize with material choices, such as a choice of standard or Roman brick veneer, various types of stone veneers, and wood weatherboard or German siding or vertical paneling. These home plans and designs may also be found in contemporary Ervin-developed white neighborhoods in Charlotte like Eastway Park and Markham Village. This homogenous development differentiates Oaklawn Park from surrounding neighborhoods, which developed intermittently (Lincoln Heights) or were sold as individual lots to be built upon (McCrorey Heights).

Common changes within the Oaklawn Park Historic District include the installation of vinyl, aluminum, or other synthetic siding, the painting of masonry, the replacement of windows and doors, and the enclosure of side or rear porches. However, these changes alone or in combination do not render a building non-contributing. A building is contributing if it retains its original form, fenestration, and character-defining architectural features. Significant modifications to the facade, primarily the addition or expansion of a porch, renders it noncontributing.

Additions are common but are most often relegated to a side or rear elevation. If these additions are set back from the facade of the building or if the changes fall within the period of significance and are consistent with trends of the period, the building is contributing. However, a number of buildings have had additions made to the front of the structure or have had their rooflines altered with the construction of second-floor additions. The Spears House (1423 Dean Street) has a massive ca. 2021 two-story addition made at the rear of the ca. 1957 ranch. The ranch would be considered contributing with medium material integrity if not for the addition. While many resources in Oaklawn Park have large rear additions with minimal impact to the facade, the ca. 1990 full-width addition to the Cochrane House (1347 Orvis Street) is not visible from the street save for a small roof gable over the original house roof ridge. These types of changes render buildings noncontributing to the district.

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Almost no development has occurred in the district since the end of the period of significance in 1961. Oaklawn Park was designated a landmark historic district in 2020 as an intact post-World War II Black suburban development by notable builder Charles Ervin. As a result of the local landmark status, exterior modifications to contributing resources have since been governed by local historic design standards. Oaklawn Park retains significant integrity for most of its components. The original design is intact, and the materials and workmanship are mostly the same. The setting is largely unaltered save for the presence of Interstate 77, built during the period of significance and impacting Oaklawn Park with noise pollution and an unsightly towering wall at its eastern boundary. These components come together to create a strong sense of place which is still tangible within the neighborhood and contributes to a high degree of integrity of feeling.

INVENTORY LIST

The inventory is arranged alphabetically by street name, then ascending numerically by house number along those streets. Construction dates were derived from county tax records, the 1961 city directory, which was also referred to for the local historic district designation. Building names and resident occupations were derived primarily from county deed records and the 1961 city directory. New construction houses outside of the period of significance are simply named "House."

Buildings in the inventory are coded as Contributing or Noncontributing. All contributing resources were constructed during the period of significance, 1955 to 1961. They retain sufficient integrity of location, design, setting, materials, workmanship, feeling, and association to contribute to the historic character of the district. Buildings determined to be Noncontributing have primarily lost integrity of design or were constructed outside the period of significance. In the inventory, unless otherwise noted, the buildings in the district have asphalt-shingled roofs and brick foundations. Prefabricated structures, primarily carports and sheds, were temporary and thus were not included in the inventory.

DEAN STREET

Robert Bennett House (1959)

Contributing Building

1222 Dean Street Built 1959 and purchased by Robert and Lannie Bennett. The Bennett House is a one-story ranch with brick veneer and hipped roof. Windows are vinyl replacement, with the façade windows having dark screens. The façade is three bays wide with recessed bays on the ends. The recessed bays have wrought iron supports on brick planters. The entry is at the south bay and has a temporary ramp to the replacement front door and storm door. Adjacent is a tripartite picture window and single window. The center façade bay has paired windows with flanking stone veneer. A paired window is also in the north façade bay. A ca. 1960 hipped addition at the north rear has an exterior brick chimney.

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James and Doris Crawford (1959)

Contributing Building

1230 Dean Street

Built 1959 and purchased by James Crawford, owner of Crawford's House & Commercial Cleaning Service, and Doris Crawford, office secretary at Billingsville Elementary. The Crawford House is a one-story ranch with brick veneer and side-gabled roof. It has a stone accent at the façade windows. The entrance bay is gabled with wrought iron supports on a brick planter. A 5-lite bow-front bay window is under the gable adjacent to the possibly replacement wood front door and storm door, which is approached by a brick stoop. Gables have vinyl siding and vents.

French B. Cathey House (1961)

Contributing Building

1231 Dean Street

Built 1961 and purchased by French Benjamin Cathey, who was awarded a Bronze Star for service during the Vietnam War. The Cathey House is a one-story ranch with brick veneer and side-gabled roof. It has a gabled façade entrance bay with wrought iron supports on the brick planter and stoop that covers a tripartite picture window and replacement front door with storm door. Windows are vinyl replacement, and gables have aluminum siding. Side gables have louvered vents in peaks. A shed ell extends from the rear at the south, and a gabled ell extends along the north elevation.

James P. and Irene N. Lowry House (1959)

Contributing Building

1236 Dean Street

Built 1959 and purchased by James Peter Lowry and Irene Neal Lowry. James attended Carver College and retired from American Crankshaft Co., where he worked as a crankshaft specialist. Irene was a graduate of Carver College and Johnson C. Smith University who was the first Black teacher at Devonshire Elementary. She retired from Charlotte-Mecklenburg Schools in 1997. The Lowry House is a one-story ranch with brick veneer and side-gabled roof. The façade entry bay has a short shed extension of the roof supported by wrought iron supports on the brick planter and stoop. The brick steps and stoop have wrought iron railing. The façade bay features stone veneer and a quad of 1/1 vinyl windows, likely replacement of an original tripartite picture window, along with a replacement front door. Windows are vinyl replacement. The north elevation has a ca. 1985 shed addition at rear with exterior brick chimney. The east elevation has a gabled ell at the rear with corner porch enclosed by jalousie windows. Gables have vinyl siding and small louvered vents in the peak.

Carl C. and Lucille Dixon House (1959)

Contributing Building

1300 Dean Street

Built 1959 and purchased by Carl C. Dixon, who worked for Standard Trucking, and Lucille Dixon, a maid at Charlotte Orthopedic Clinic. The Dixon House is a one-story ranch with brick veneer and side-gabled roof. It has a gabled façade entry bay with wrought iron supports on brick planter and stoop. Brick steps and stoop have wrought iron railing to the replacement front door and storm door. Adjacent is a tripartite picture window and large house numbers. Windows are original 2/2 wood sash with storm windows. A gabled porch extends from the rear at the south elevation. A long gabled addition extends from the rear along the north elevation. It has a brick

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foundation, is sheathed in vinyl siding, and has vinyl windows. The side gables also have vinyl siding and louvered vents in the peak.

Harold C. and Lucy W. McLean House (1959)

Contributing Building

1301 Dean Street

Built 1959 and purchased by teachers Harold Clifford McLean and Lucy Withers McLean. Harold was a graduate of North Carolina A & T University with bachelor's and master's degrees in industrial arts. He taught at West Charlotte High School and in Gaston County. Lucy retired from Guilford County schools and authored her memoir "No More Chicken Feet" about growing up in the Smithville area of Cornelius. The McLean House is a one-story ranch with brick veneer and side-gabled roof. It has a wide gabled façade bay with stone veneer and wide rectangular louvered vent in the vinyl-sided gable. Wrought iron supports sit on the brick planter and stoop, which has wrought iron railing. The front door is original wood with three stacked square lites and has a storm door. Under the gable are a tripartite window and typical original 2/2 wood sash windows. Side gables have vinyl siding and louvered vents in the peak. The north elevation has a rear corner porch enclosed with jalousie windows.

Nathaniel and Shirley P. Hicklin House (1959)

Contributing Building

1308 Dean Street

Built 1959 and purchased by Nathaniel Hicklin, a switcher for McLean Trucking, and Shirley Phifer Hicklin. The Hicklin House is a one-story ranch with brick veneer and side-gabled roof. It has a wide gabled façade bay with picture window and stone veneer adjacent to the recessed entry. The front porch is brick with wrought iron railing and extends beyond the façade bay in front of the tripartite picture windows. Windows are vinyl replacement. Gables have vinyl siding and louvered vents in the peaks at the side, and the façade gable has a wide rectangular louvered vent. Gabled ells extend from the rear at either side elevation, and appear to be later additions as the brick and mortar differ in color.

Welcome T. and Effie Moten House (1961)

Contributing Building

1309 Dean Street

Built 1961 and purchased by Welcome T. Moten, a teacher at Second Ward High School, and Effie Moten, office secretary for Charlotte-Mecklenburg Schools. The Moten House is a one-story ranch with brick veneer and side-gabled roof. It has two recessed bays on the façade, with the north bay having a typical 1/1 vinyl replacement window with inset beveled wood panel below. The south recessed bay has wrought iron supports on the brick planter, which flanks the entry. Brick steps and stoop have wrought iron railing, and there is a replacement front door with a storm door. A double window with inset beveled wood panels below. The house was under renovation at the time of survey, January 2025. Gables have wood weatherboard siding and louvered vents in peaks. A shed porch extends from the rear at the south elevation and has new square section wood posts and railing.

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Amos and Lydia Pride House (1959)
1314 Dean Street

Contributing Building

Built 1959 and purchased by Amos Pride, a room service waiter at the Barringer Hotel, and Lydia Pride. The Pride House is a one-story ranch with brick veneer and side-gabled roof. The façade has stone veneer at the windows, which are typical 1/1 vinyl replacement, and a gabled façade bay with tripartite window. The bay is supported by round metal columns on the stone veneer planter and has a wood ramp built over the entry stoop. The front door is a 21-panel wood door, likely a replacement in the 1960s or 1970s. A carport comprises the south bay and is supported by square section metal posts. An entry at the carport with brick steps enters to a shed ell, which extends from the south rear and appears to include a later addition with brick foundation; these are sheathed in vinyl siding. A gabled ell extends from the rear at the north elevation and is sheathed in vinyl siding. Gables have vinyl siding and louvered vents.

Rev. R. N. and Lillie Lockhard House (1959)
1315 Dean Street

Contributing Building

Built 1959 and purchased by Rev. R. N. Lockhard and teacher Lillie Lockhard. The Lockhard House is a one-story ranch with brick veneer and side-gabled roof. The gabled façade bay has wood vertical siding over a shallow brick porch with wrought iron railing and supports. The tripartite window is original wood sash, and all other windows are 1/1 vinyl replacement. Gabled ells of equal depth extend from the rear, with a side entrance at the north elevation. Side gables have wood weatherboard siding and louvered vents in peak.

Herman and Eloise Morton House (1959)
1319 Dean Street

Contributing Building

Built 1959 and purchased by teachers Herman Morton and Eloise Morton, who taught at Double Oaks Elementary. The Morton House is a one-story ranch with brick veneer and side-gabled roof. The façade has two recessed bays at either end. The larger south bay includes the entry stoop and planter, which has a wrought iron support at the corner, and tripartite picture window. Brick steps and stoop have wrought iron railing to the replacement front door with storm door. Windows are 1/1 vinyl replacement. A brick stoop with concrete deck and simple iron railing is located at the south elevation. Gables have aluminum siding with perforated vent at the north elevation and small louvered vent at the south elevation.

Herbert W. and Versie Taylor House (1959)
1320 Dean Street

Contributing Building

Built 1959 and purchased by bricklayer Herbert W. Taylor and Versie Taylor, teacher at Davis School. The Taylor House is a one-story ranch with brick veneer and side-gabled roof. The façade has a bay with a pair of typical 1/1 vinyl replacement windows and recessed bay with brick planter flanking the entry stoop. The brick stoop has vinyl prefabricated railing, and entry includes an original 6-panel wood door and storm door. The recessed bay has a wrought iron support at the corner. Windows include an octagonal window and a pair of typical windows. Gables have vinyl siding with louvered vents in peak. A gabled ell at rear on the south elevation is a porch with square section wood post and railing.

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Joseph W. and Mary Harper House (1959)
1323 Dean Street

Contributing Building

Built 1959 and purchased by teachers Joseph W. Harper III and Mary Harper, who taught at York Road High School. The Harper House is a one-story ranch with brick veneer and side-gabled roof. The gabled façade bay has brick wing walls with brick planter and stoop. Brick steps and stoop have wrought iron railing. The gable has vinyl siding and round louvered vent and covers a tripartite picture window and vertical vinyl siding. The replacement front door has a storm door. Windows are 2/2 grid vinyl replacement. A small gabled ell is at rear on the south elevation. Gables have vinyl siding and louvered vents in peak.

Lawrence and Alberta Davidson House (1958)
1326 Dean Street

Noncontributing Building

Built 1958 and purchased by Lawrence Davidson, a shipping clerk with Wrenn Brothers, and Alberta Davidson, a nurse at Good Samaritan Hospital. The Davidson House is a one-story ranch with painted brick veneer and side-gabled roof. The gabled façade porch has faux wood brackets on plywood, new square section wood posts, and wood arbor extending over a new concrete deck. The door is a replacement as are the windows. Gables have vinyl siding and louvered vents. The façade tripartite window has been replaced with a pair of replacement windows with wood paneling adjacent. A brick kneewall runs along the north property line.

Lawyer T. and Jessye C. Deans House (1958)
1329 Dean Street

Contributing Building

Built 1958 and purchased by Lawyer Theodore Deans and Jessye Cooper Deans, a teacher at Druid Hill Elementary. Lawyer was a graduate of Carver College, and Jessye held a degree from Bennett College. The Deans House is a one-story ranch with brick veneer and side-gabled roof. The façade has a south bay with a typical vinyl replacement window, and a wide recessed north bay with wrought iron support at corner on brick planter and entry porch. The brick porch and steps have wrought iron railing, and the door is original wood door with octagonal lite and aluminum storm door. Gables have vinyl siding and louvered vents. The north elevation has an engaged screen porch at the rear corner.

Charles W. and Johnetta McClure House (1959)
1330 Dean Street

Contributing Building

Built 1959 and purchased by Charles W. McClure, who worked at Veterans Grill on Beatties Ford Road, and Johnetta McClure, a teacher at Sterling High School in Pineville. The McClure House is a one-story ranch with Roman brick veneer and hipped roof. Stone accent is on the façade between windows, which are typical original 2/2 wood sash with storm windows, and on the hipped porch bay surrounding the paired windows. The porch bay has wrought iron supports on the brick planter and concrete deck stoop. The stoop and brick steps have wrought iron railing, and the door is a replacement. The south elevation has an engaged porch enclosed with wood German siding and horizontal slider windows.

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Frederick R. and Lola C. Blackmon House (1959)
1334 Dean Street

Contributing Building

Built 1959 and purchased by Frederick R. Blackmon, a driver for Mangum Trucking, and Lola Corbett Blackmon, a teacher at Plato Price High School. The Blackmon House is a one-story ranch with brick veneer and side-gabled roof. The gabled porch bay has wrought iron supports and railing on the shallow brick porch, tripartite picture window, and stone veneer around the replacement door with wrought iron screen door. Windows are vinyl replacement. A gabled porch at north rear is enclosed with vinyl siding and has brick steps and door with wrought iron screen door. Gables have vinyl siding with louvered vents.

Howard E. and Robbie Jones House (1957)
1335 Dean Street

Contributing Building

Built 1957 and purchased by Howard E. Jones, a teacher at Northwest Junior High, and Robbie Jones, a teacher at Druid Hills Elementary. The Jones House is a one-story ranch with brick veneer and side-gabled roof. The gabled façade bay has brick wingwalls framing the entry stoop and brick planter. The brick steps and tiled entry stoop have wrought iron railing. The original wood front door has three rectangular offset lites and is flanked by stone veneer. Windows are 1/1 vinyl replacement, including the trio which replaced a tripartite window in the façade bay. Gables have wood weatherboard siding with pentagonal louvered vents. An exterior brick chimney with stone accents is located on the north elevation. A flat-roofed ell extends from the north rear. The house was under renovation at the time of survey, January 2025.

Clarence L. and Lee White House (1959)
1400 Dean Street

Contributing Building

Built 1959 and purchased by Clarence L. White, a driver for Scott Drug, and Lee White, who worked at the Caro Foods plant. The White House is a one-story ranch with brick veneer and side-gabled roof. The façade is two bays wide with a prominent gabled bay with vinyl siding and wide louvered vent. It has likely original wood windows with storm windows, with aluminum awnings over the windows on the façade and south elevations. The façade bay is two bays wide, with a pair of windows in the first bay and a recessed entry bay. The recessed bay has a small round metal support on the brick stoop, brick planter, and small window with awning. The replacement front door has a storm door. The second bay of the façade has a pair of windows with vinyl siding on either side. Gables have vinyl siding with pentagonal louvered vents. A shed corner porch at the south rear has square section wood posts.

Warren T. and Arthelia M. Tinner House (1958)
1404 Dean Street

Contributing Building

Built 1959 and purchased by Warren Thomas Tinner, Sr., and Arthelia M. Tinner, a domestic worker. The Tinner House is a one-story ranch with brick veneer and side-gabled roof. It is sheathed in vinyl siding in the gables and on the façade at the windows. A gabled façade bay covers brick entry stoop and planter and is supported by round metal columns. Windows and doors are replacements. Gables has louvered vents.

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Henry J. and Sarah Ruben House (1957)
1408 Dean Street

Contributing Building

Built 1957 and purchased by Henry J. Ruben, a laborer for Ervin Construction Company, and Sarah Ruben, operator of Ideal Beauty Shop. The Ruben House is a one-story ranch with brick veneer and side-gabled roof. The gabled façade bay has an original wood sash tripartite window and replacement door with simplified pilasters. The brick stoop and steps have wrought iron railing. An original 2/2 wood sash window is on the façade with the remaining windows 1/1 vinyl replacement. Gables have wood weatherboard siding and pentagonal louvered vents. A gabled ell extends from the north rear.

George E. and Martha Williamson House (1958)
1411 Dean Street

Contributing Building

Built 1958 and purchased by George E. Williamson, a Charlotte police officer, and Martha Williamson, manager of Southside Barber Shop. The Williamson House is a one-story ranch with painted brick veneer and side-gabled roof. The brick steps and porch have new wood railing, and the door is a replacement. Windows are vinyl replacement with wood panels below on the façade. The rear bay of the north elevation, possibly an enclosed porch, has wood composite siding. Gables have wood composite siding and round louvered vents.

Clarence and Jessie Richmond House (1958)
1412 Dean Street

Contributing Building

Built 1958 and purchased by Post Office clerk Clarence Richmond and Jessie Richmond, a teacher at University Park Elementary. The Richmond House is a one-story ranch with painted brick and stone veneer and side-gabled roof. The façade entry porch and planter have a shed roof projection supported by new square section wood posts. Under the porch is stone veneer, paired windows, and a smaller window. Door and windows are replacements. Gables have vinyl siding and louvered vents. The south elevation has an engaged porch enclosed with vinyl siding with a new wood deck beyond.

Joseph V. and Sallie S. Durham House (1958)
1416 Dean Street

Contributing Building

Built 1958 and purchased by Joseph "Joe Vann" Vann Durham, a professional baseball player in the Baltimore Orioles system, and Sallie Durham, a teacher at Lincoln Heights Elementary. The Durham House is a one-story ranch with brick veneer and hipped roof. Vinyl siding is between the windows in the north bay and on the hipped façade entry bay. The bay has brick wingwalls, quarry tiled stoop, and brick planter. There is a replacement door and storm door and 4-lite oriel window. Windows are vinyl replacement. The south bay of the façade may have been a corner porch, which has been enclosed with brick. A hipped ell at the south rear has a side entry with brick steps, concrete porch, and wrought iron railing. The south elevation has vinyl siding at windows above brick veneer.

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Clarence A. and Eleanor Rickett House (1959)
1420 Dean Street

Contributing Building

Built 1959 and purchased by Clarence A. Rickett, employed by the Post Office, and Eleanor Rickett, teacher at University Park Elementary. The Rickett House is a one-story ranch with brick veneer and cross-gabled roof. It has a wide gabled façade bay with stucco and louvered vent in the gable. It includes a bay with paired typical 1/1 vinyl placement windows and a recessed entry bay with a small window. The entry has brick stoop with tube steel railing and replacement door with wrought iron storm door. The tripartite window on the south bay has stucco on either side. Side gables have boxed returns and stucco with louvered vents. The site slopes from west to east, and the gabled ell at north rear has a basement entry and is sheathed in vinyl siding. The façade gable continues to an ell at the south rear. It has a below-grade basement entry with brick surround covered by a gabled porch with square section wood posts. The upper level appears to include an enclosed porch or deck and has vinyl siding.

J. D. and Bernice Spence House (1958)
1423 Dean Street

Noncontributing Building

Built in 1958, J. D. Spence, a clerk at the local Post Office, and Bernice Spence, a supervisor at Johnson C. Smith University, purchased the Spence House not long after completion of construction. The Spence House is a one-story side-gabled brick veneer ranch. The gabled façade bay has an east bay with paired typical 2/2 wood windows with storm windows surrounded by stone veneer. The west bay is recessed with a small typical window, brick planter, and entry porch with by paired round metal columns. The stone-clad brick steps and porch have new aluminum railing. The west bay of the façade has an original tripartite picture window. Gables have vinyl siding with pentagonal louvered vents. A large ca. 2021 two-story addition at the rear towers over the original mass. It is front gabled and sheathed in wood composite siding. The scale of the addition detracts from the integrity of the original home, rendering it noncontributing

Joseph A. and Delois B. Swain House (1958)
1424 Dean Street

Contributing Building

Built 1958 and purchased by Joseph Allen Swain, principal of Druid Hills Elementary, and Delois B. Swain, teacher at Northwest Junior High. The Swain House is a one-story split-level ranch with brick veneer and cross-gabled roof. The one-story section is at the north end and has side-gabled roof with vinyl siding cornice, brick stoop with wrought iron railing, replacement door, and tripartite picture window. The side gable has vinyl siding with a perforated vent at peak. A single-shouldered brick exterior chimney is located on the north elevation. A gabled ell extends from the rear. The two-story section at the south end is front gabled with two 1/1 replacement windows at each level, and at the peak is a round vent with perforated vinyl siding. A gabled addition extends from the rear and is sheathed in vinyl siding.

Joseph B. and Genevieve L. Kinard House (1958)
1427 Dean Street

Contributing Building

Built 1958 and purchased by Joseph B. Kinard, a warehouse worker for Roadway Express, and Genevieve Lewis Kinard. The Kinard House is a one-story ranch with brick and stone veneer and side-gabled roof. The façade porch and planter are covered with a shed extension with wrought

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iron support and stone veneer. The brick steps and porch have cement coating and wrought iron railing. Windows and doors are vinyl replacement. Gables have vinyl siding with louvered vents. A shed extension at rear, likely an enclosed porch, is sheathed in vinyl siding.

Withers-McDuffie House (1958)

Contributing Building

1428 Dean Street

Built 1958 and purchased by Thomas A. Withers and Geneva T. Cureton Withers. She died in 1962, and Thomas sold the property. Jean Stovall McDuffie purchased the house in 1973 and was a longtime resident until her death in 2011. The Withers-McDuffie House is a one-story ranch with brick veneer and side-gabled roof. The gabled façade bay has vertical wood siding, wrought iron supports, and aluminum awning covering the entry stoop and brick planter. The stoop has wood railing, and the front door has a storm door with decorative stone veneer surround. Aluminum awnings are also over the façade windows, typical vinyl replacement. Gables have wood German siding and pentagonal louvered vents. A one-shoulder exterior brick chimney is at the south elevation. The site slopes from the street to the rear of the property, creating a tall crawlspace which may have walk-in access at the rear. A brick retaining wall is located at the south edge of the front yard along the concrete driveway.

Louis W. and Susie Phillips House (1956)

Contributing Building

1431 Dean Street

Built 1956 and purchased by Louis W. Phillips, a waiter for Southern Railway, and Susie Phillips. The Phillips House is a one-story ranch with brick veneer and side-gabled roof. The gabled façade bay has stone veneer and is supported by brick wingwall at south and wrought iron support on brick planter at north corner. The brick steps and concrete porch have wrought iron railing. The door and windows are replacements. Gables have vinyl siding and pentagonal louvered vents. A gabled ell extends from the north rear.

Melvin M. and Ann Quick House (1956)

Contributing Building

1435 Dean Street

Built 1956 and purchased by Melvin M. Quick, owner of Quick's Shoe Repair on Oaklawn Avenue, and Ann Quick. The Quick House is a one-story ranch with brick veneer and side-gabled roof. The gabled façade bay has a pair of typical replacement windows, a smaller replacement window, and an engaged corner entry porch with wrought iron support. The brick steps have wrought iron railing. The gable has vertical wood siding and louvered metal vent. Adjacent to the replacement entry door is a tripartite window. A single-shoulder exterior brick chimney is at the north elevation. A gabled ell extends from the north rear, and its north elevation is a porch with square section wood posts. Gables have wood German siding with louvered metal vents.

Grady A. and Mary McDonald House (1959)

Contributing Building

1438 Dean Street

Built 1959 and purchased by Grady A. McDonald, a teacher at Sterling High School in Pineville, and Mary McDonald. The McDonald House is a split-level ranch with Roman brick veneer and cross-gabled roof. The two-story section is front gabled with a shed extension creating an entry

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porch at the side-gabled one-story section. The front gable has replacement wood shake siding and round louvered vent. The porch is supported by a wood beam on a large square section wood post, and the entry is sheathed in board and batten wood siding. Windows are vinyl replacement. The one-story section has a tripartite picture window and wood arbor covering the porch extension. A single-shoulder exterior brick chimney is on the south elevation, which has vertical wood paneling, pentagonal wood vent, and eave returns at the gable. Wide cornice boards are on the façade and south elevation. The site slopes from street to the rear of the property, creating walk-out lower levels in both sections. The north elevation has a lower level entry with half-lite door with molded aluminum door.

Andrew W. and Texie G. Perry House (1956)

Contributing Building

1439 Dean Street

Built in 1956 and purchased by Andrew Wilson Perry, Sr., brick mason and business agent of Bricklayers Local Union No. 9 of the Bricklayers, Masons and Plasterers International Union of America (today International Union of Bricklayers and Allied Craftworkers), and seamstress Texie Guin Perry. The Perry House is a one-story ranch with common bond brick veneer and side-gabled roof. Parquet brick delineates the floor level. The gabled façade bay covers the entry porch, brick planter, and tripartite window. It has wrought iron supports, and the tall brick steps and stoop have wrought iron railing. The façade has a wide cornice with vertical vinyl siding. Gables have vinyl siding, with louvered vents at the side elevations. A single-shoulder exterior brick chimney is at the north elevation. A small gabled ell extends at the north rear. Windows are vinyl replacement.

James A. and Mary Clarke House (1956)

Contributing Building

1446 Dean Street

Built 1956 and purchased by James A. Clarke, principal of Plato Price High School, and Mary Clarke, a teacher at Sterling High School in Pineville. The Clarke House is a one-story ranch with brick veneer and cross-gabled roof. The façade is two bays wide with a prominent gabled bay. The gabled bay includes a recessed entry bay and second bay with typical 2-lite horizontal sliding replacement window with stone veneer on either side. The recessed bay has a wrought iron support and includes a tripartite picture window over the brick planter and brick entry stoop with wrought iron railing. The replacement wood door has a storm door. The second bay of the façade has a shorter typical window. The wide cornice around the house has vertical vinyl siding. Gables have vinyl siding with rectangular louvered vents at the sides and a round louvered vent on the façade. The site slopes from north to south, creating a basement level with 1/1 vinyl window on the south elevation. A single-shoulder exterior brick chimney is located on the north elevation. A gabled ell with vinyl-sided section, which may be a porch enclosed ca. 1962, has paired full-lite doors.

Fred H. and Onie C. Thompson House (1956)

Contributing Building

1500 Dean Street

Built 1956 and purchased by Fred Henry Thompson, a science teacher at York Road High School, and Onie Cooke Thompson, a teacher and consultant with the Mecklenburg County Board of Education. Fred was a native of Rock Hill who held degrees from Clinton Junior

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College, Livingstone College, and South Carolina State University. The Thompson House is a one-story ranch with brick veneer and side-gabled roof. Typical windows are pairs of 1/1 vinyl replacement. The front entry has a brick stoop and steps with vinyl railing. The replacement door has surrounding stone veneer accents. Adjacent is a tripartite picture window. Gables have vinyl siding with perforated pentagonal vents. A single-shoulder exterior brick chimney is at the south elevation. Repaired cracks in brick mortar are likely from 1973 damage from a contractor using dynamite for new sewer lines on Dean Street. ("Dynamite: Blasts Hurt Homes, Residents Assert," Charlotte Observer, July 5, 1973) A small gabled ell extends from the south rear. A flat-roofed carport is located at the north rear and has wrought iron supports.

Cedric H. and Clara H. Jones House (1957)

Noncontributing Building

1506 Dean Street

Built 1957 and purchased by teachers Cedric Henry Jones, Sr. and Clara Hawkins Jones. A graduate of Shaw University, Cedric taught high school English at Second Ward, West Charlotte, and Garinger. He also earned a master's degree from Columbia University. Clara was a music teacher in Charlotte-Mecklenburg Schools, retiring after 30 years including seventeen at Quail Hollow Middle. She earned her bachelor's degree in music from Hampton University and master's from UNC Greensboro. After retiring, she operated Clara Jones' Music Studio from the home until just before her death in 2011. The Jones House is a large one-story ranch with brick veneer and side-gabled roof. Numerous additions have been made to the house over the years. The façade is dominated by a nearly full-length deep flat-roofed porch with brick foundation, curved corners, Tuscan columns, and wood railings with turned wood spindles. Wide rounded brick steps have similar railings. The façade has a tripartite window and bays of single and paired typical 2/2 original wood windows with storm windows. A brick interior chimney rises through the roof ridge. Gables have eave returns, wood German siding, and louvered vents. A gabled carport at the south elevation has brick columns and vinyl siding. A brick entry at the carport has wrought iron railing. A long one-story gabled brick ell extends from the rear near the south elevation and has a brick entry porch with wrought iron railing. A large two-story gabled addition at the north rear has brick veneer at the lower level and vinyl siding on the upper level. Brick steps approach a side entry on the addition's north elevation.

Carport (detached) (2000) – Noncontributing

The gabled carport has brick corner columns. Gables have turned wood posts with stucco infill. Gabled cupola with wind vane. Curved concrete drive. Connected to porch with shed roof.

Floyd and Margaret Wallace House (1958)

Contributing Building

1509 Dean Street

Built in 1958 and purchased by Floyd Wallace, a plasterer with C. W. Kirkland Co., and Margaret Wallace. The Wallace House is a one-story ranch with brick veneer and cross-gabled roof. The gabled façade bay has a pair of typical 1/1 vinyl replacement windows with stone veneer above brick and a recessed entry bay. The entry has a brick planter and an artificial turf-covered stoop with a turned wood post. The replacement front door has a storm door, and adjacent on the façade is a tripartite picture window. Gables have vinyl siding with louvered vents. A small gabled ell extends from the north rear and is sheathed in vinyl siding.

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John S. and Marguerite Clark House (1957)
1512 Dean Street

Contributing Building

Built 1957 and purchased by janitor John Samuel Clark and Marguerite McRae Clark. John later retired from Westinghouse as a machinist. The Clark House is a one-story ranch with brick veneer and side-gabled roof. It has a gabled façade bay with small window over brick planter with wrought iron support on the north end, brick steps and concrete stoop with wrought iron railing, and obscured window. Windows appear in the original 2/2 wood sash. The north bay of the façade has paired windows with aluminum awning. A wide wood cornice board wraps the house. Gables have wood German siding, with a round louvered vent on the façade and pentagonal louvered vents on side gables. A gabled ell on the south elevation is a step back from the façade and has jalousie windows. Beyond is an exterior brick chimney. A long gabled addition with brick veneer was made to the north rear and has an interior brick chimney.

John O. and Odessa M. Hines House (1958)
1515 Dean Street

Contributing Building

Built 1958 and purchased by John Otis Hines, a warehouse worker for Roadway Express, and Odessa M. Hines. The Hines House is a one-story ranch with brick veneer and side-gabled roof. It has board and batten wood siding on the façade at the windows and in the gabled entry bay, which has a louvered vent. The porch is supported by round metal columns on the brick planter and stoop and covers paired windows. The door and windows are vinyl replacement. Gables have wood German siding with pentagonal louvered vents. A shed porch extends from the south rear and has a square section of wood posts. The south property line has an unusual retaining wall constructed of concrete cylinders on their sides between wide-spaced brick piers.

Rev. Vazel L. and Nettie Hennigan House (1958)
1518 Dean Street

Contributing Building

Built 1958 and purchased by Rev. Vazel L. Hennigan and Nettie Hennigan, secretary at Grier's Funeral Service. The Hennigan House is a one-story ranch with painted brick veneer and side-gabled roof. A shed extension covers the entry porch and brick planter and is supported with wrought iron supports. The brick stoop is covered with artificial turf and has wrought iron railing. Stone veneer surrounds the paired windows, typical original 2/2 wood sash. Adjacent is the round lite wood door, possibly a replacement, with a storm door. A scalloped aluminum awning hangs over the porch bay. Windows on the façade and south elevation has aluminum awnings. Gables have wood German siding and pentagonal louvered vents. A shed porch at the south rear has square section wood posts.

Carport (detached) (1985) –Noncontributing

The flat-roofed metal carport at the south elevation has square metal posts. The carport depth can fit two cars parked in line and extends beyond the rear plane of the building.

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GUNN STREET

Wallace and Dora Mason House (1957)

Contributing Building

1500 Gunn Street

Built 1957 and purchased by Wallace Mason, employed by National Carbon, and Dora Mason, a teacher at Plato Price High. The Mason House is a one-story ranch with brick veneer and cross-gabled roof. The wide façade gable bay has a pair of typical 1/1 vinyl replacement windows with flanking stone veneer and recessed bay. The recessed bay is supported by a pair of round metal columns and has a brick planter, small typical window, and concrete stoop. A concrete patio with wrought iron railing has been added to the porch, extending under the tripartite picture window. The replacement front door has a wrought iron storm door. Gables have vinyl siding and louvered vents. The brick veneer under the façade windows extends west to form a brick wall at the side yard, which slopes down from street level. A gabled porch at the east rear has been enclosed with vinyl siding.

Sidney G. and Helena T. Cunningham House (1957)

Contributing Building

1501 Gunn Street

Built 1957 and purchased by Sidney G. Cunningham, Jr., a post office clerk, and teacher Helena Truesdale Cunningham. Both Sidney and Helena were graduates of Johnson C. Smith University. He died in an automobile accident in 1967. The Cunningham House is a one-story ranch with brick veneer and side-gabled roof. The site slopes from west to east, creating a tall gabled entry bay with brick wingwalls. The bay has a tripartite picture window and tall brick steps with wrought iron railing. The concrete stoop leads to the replacement door and storm door. Paired typical windows, 2/2 original wood sash with storm windows, are flanked by stone veneer on the façade. Gables have aluminum siding and louvered vents. Two gabled ells at rear include the shorter east ell and longer west ell.

Lloyd and Hazeline Williams House (1956)

Contributing Building

1505 Gunn Street

Built 1956 and purchased by Lloyd Williams, a tile setter for Smith Tile & Marble, and Hazeline Williams, a presser at Ginet, Inc. The Williams House is a one-story ranch with brick veneer and stepped side-gabled roof. The entry bay is recessed with brick wingwalls at the sides. The porch is covered with a metal shed canopy with intricate wrought iron supports and railing. The brick steps, top edges of the brick foundation, and porch floor are clad in quarry tile, some missing. The replacement front door has an elaborate wrought iron storm door. Windows under the porch are a typical original 2/2 wood sash window and tripartite picture window. The exterior sheathing is asbestos siding. The east bay of the façade has paired typical windows with a metal awning, which has a "W" monogram. Side gables have wood weatherboard siding and louvered vents. The wide cornice is wood. A deep gabled addition extends from the east rear and has a large exterior brick chimney. A gabled screen porch is located at the rear west.

Hezekiah W. and Myrtle N. Miller House (1958)

Contributing Building

1506 Gunn Street

Built 1958 and purchased by Hezekiah W. Miller, a packer with Armour & Co., and Myrtle N. Miller. The Miller House is a one-story ranch with brick veneer and side-gabled roof. The gabled

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entry bay has round metal posts on the brick and broken tile porch floor. A metal awning covers the porch, which has wrought iron railing. Brick steps and the edges of the porch have quarry tile cladding. In the bay are a picture window and possibly an original wood door with a storm door. Windows are original 2/2 wood sash with storm windows. The façade windows have metal awnings with flanking stone veneer. Gables have vinyl siding and louvered vents. The cornice has vertical vinyl siding. A full-width gabled addition at rear has brick foundation and possibly aluminum siding. A single-shoulder exterior chimney is on the east elevation.

James A. and Marion Lewis House (1959)

Contributing Building

1510 Gunn Street

Built 1959 and purchased by James A. Lewis, employed by Douglass Aircraft, and Marion Lewis. The Lewis House is a one-story ranch with brick veneer and side-gabled roof. The wide façade gable has asbestos siding and a wide louvered vent. A metal awning covers a pair of typical original 2/2 wood sash windows in one bay and a recessed entry bay. The recessed bay has a brick planter with a small typical window above and an entry stoop with a round metal column and wrought iron railing. The stoop has quarry tiled steps and edges and broken tile floor. The replacement front door has a storm door. The tripartite window adjacent to the entry has a metal awning and flanking asbestos siding. Gables have wood German siding and pentagonal louvered vents. Side elevation windows are typical, small 2/2 with awnings. The site slopes from the street to the rear. A gabled ell is at the west rear.

Edwin B. and Marguerite Hill House (1958)

Contributing Building

1511 Gunn Street

Built 1958 and purchased by Edwin B. Hill, Jr., a waiter at the Barringer Hotel, and Marguerite Hill, a maid at Montaldo's Department Store. The Hill House is a one-story ranch with Roman brick veneer and side-gabled roof. The gabled entry bay has vertical wood paneling in the gable and wrought iron supports on the brick porch. Brick steps have wood railing. The front door has an elaborate wrought iron storm door. Windows are typical 1/1 vinyl replacement, including the tripartite window at the entry bay. Side gables have wood German siding and louvered vents. A gabled ell is visible recessed from the west elevation at rear and has wide siding and metal awning window.

James A. and Mary Brooks House (1958)

Contributing Building

1516 Gunn Street

Built 1958 and purchased by James A. Brooks, a cook at First Union National Bank, and Mary Brooks, office secretary for John H. Moore. The Brooks House is a one-story ranch with Roman brick veneer and side-gabled roof. The gabled entry bay has wrought iron supports on the brick and concrete porch. A metal awning covers the porch, which has wrought iron railing. The replacement front door and storm door have stone veneer surround. Gables have vinyl siding, with pentagonal louvered vents in the side gables. Windows are 1/1 vinyl replacement, including a pair in the entry bay. Awnings are over windows on the façade and side elevations. The site slopes sharply from the façade to the rear.

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William L. and Juanita K. Ardrey House (1959)
1520 Gunn Street

Contributing Building

Built 1959 and purchased by William L. Ardrey and Juanita K. Ardrey, a maid at Montaldo's Department Store. The Ardrey House is a one-story ranch with brick veneer and side-gabled roof. The recessed front entry bay has wrought iron supports and brick planter. An octagonal window is adjacent to the replacement door. Windows are original 2/2 wood sash, with pairs on the façade. Side gables have louvered vents in peaks. A shed porch at east rear is enclosed with shiplap siding and matching original window. The site slopes from the façade, with the shed porch and new wood deck beyond having tall foundations/supports. A ca. 2024 flat-roofed addition at west rear has concrete foundation, shiplap wood composite siding, and narrow horizontal window.

Tennie and Ruth Hunter House (1959)
1524 Gunn Street

Contributing Building

Built 1959 and purchased by Tennie Hunter and Ruth Hunter. The Hunter House is a one-story ranch with brick veneer and cross-gabled roof. The wide gabled façade bay has a pair of typical 1/1 vinyl replacement windows with flanking stone veneer and a recessed entry bay. A brick planter continues the brick from the façade bay. The brick and concrete stoop has a square section wood post, and the front door and storm door are replacements. Adjacent is a tripartite picture window. Gables have vinyl siding and louvered vents. A porch at the rear east is enclosed with vinyl siding. A gable ell extends from the rear west, likely the ca. 1962 addition, and has a window infilled with vinyl siding.

John and Elizabeth Mills House (1959)
1528 Gunn Street

Contributing Building

Built 1959 and purchased by John Mills, manager of Hill Finance Inc., and Elizabeth Mills, teenage program director at Phyllis Wheatley YMCA. The Mills House is a one-story ranch with brick veneer and side-gabled roof. The shed extension entry bay has wrought iron supports on the brick planter and entry stoop. The bay covers a stone veneer wall with original wood sash tripartite picture window. The door and all other windows are replacements. Gables perforated aluminum vents. A shed porch at rear east is enclosed with wide siding.

Samuel A. and Mildred McEachern House (1958)
1534 Gunn Street

Contributing Building

Built 1958 and purchased by Samuel A. McEachern, Jr., head waiter at the Barringer Hotel, and Mildred McEachern. The McEachern House is a one-story ranch with brick veneer and cross-gabled roof. The wide gabled façade bay has a pair of typical original 2/2 wood sash windows and recessed entry bay. The entry bay has a small metal column on the entry stoop. A small typical window is above a brick planter with a stone slab on top. The wood front door has two horizontal lites and appears original. Adjacent is a pair of typical windows with flanking stone veneer. Gables have aluminum siding and narrow louvered vents. The shed porch at rear east is enclosed with wood German siding.

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Raymond and Viola Whiteside House (1958)
1538 Gunn Street

Contributing Building

Built 1958 and purchased by construction worker Raymond Whiteside and Viola Whiteside, who worked at Howey Bros. Cleaners. The Whiteside House is a long one-story ranch with brick veneer and cross-gabled roof. The wide gabled façade bay has a pair of typical 1/1 vinyl replacement windows and a recessed entry bay. The entry has a small typical window over a brick planter adjacent to the brick stoop. A wrought iron support sits on the stoop, which has brick steps. The six-panel door has an aluminum storm door. Adjacent is a tripartite picture window. A corner sunporch is at the east end of the façade and has vinyl siding and jalousie windows with metal awning wrapping the corner. A ca. 1963 shed addition at the rear west has brick veneer. Gables have vinyl siding and louvered vents. An interior brick chimney is located near the east end of the front.

William J. and Helen B. McCombs House (1958)
1542 Gunn Street

Contributing Building

Built 1958 and purchased by William Jaco McCombs, Sr., a postal clerk, and Helen Bolds McCombs. William was politically involved in Charlotte, working with Harvey Gantt to support an expansive bond campaign in 1975, appointed to the Motor Vehicle Dealer's Advisory Board, and active with the county Black Political Caucus. Helen attended Johnson C. Smith University. The McCombs House is a one-story ranch with Roman brick veneer and side-gabled roof. The entry has rounded brick steps and wrought iron storm door over a replacement six-panel door. Windows are 1/1 vinyl replacement. Gables have vinyl siding and pentagonal louvered vents. An engaged corner porch at east rear and full-width shed addition have vinyl siding. A side entry at the former porch has brick steps and wrought iron storm door.

HEIL PLACE

Alfonso and Mary L. Edwards House (1956)
1700 Heil Place

Contributing Building

Built 1956 and purchased by Alfonso Edwards, Sr., owner and operator of Edwards Barber Shop, and Mary Lowery Edwards. The Edwards House is a one-story ranch with brick veneer and side-gabled roof. The centered gabled entry bay has a pair of original 2/2 wood sash windows flanked by stone veneer and a recessed entry. The wood door with a storm door has a brick stoop and steps. Flanking the entry bay are a pair of smaller original windows and an original tripartite picture window over a brick planter. Gables have vinyl siding, with louvered vents at peaks in side gables and a round louvered vent in the façade gable. The cornice is wrapped in vertical vinyl siding. Windows on the south elevation are 1/1 vinyl replacement. A single-shoulder exterior brick chimney is at a gabled ell extending from the north elevation. A shed metal carport is attached to the rear and has metal posts.

KAY STREET

Sidney E. and Madie Smith House (1957)
1510 Kay Street

Contributing Building

Built 1957 and purchased by Sidney E. Smith, a physical education teacher at Second Ward High School, and Madie Smith, nursing supervisor at the Mecklenburg County Health Department.

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Sidney also operated Two-Way Shop and Gas on Beatties Ford Road. The Smith House is a one-story ranch with brick veneer and side-gabled roof. The wide gabled entry bay has vinyl siding and louvered vent in the gable and brick wingwalls at the ends. The concrete entry stoop and front entry with storm door is flanked by 1/1 window over brick planter and tripartite picture window. A large horizontal slider window is at the north bay of the façade. Gables have vinyl siding with louvered vents, and the cornice is wrapped in vertical vinyl siding. A large full-width gabled addition is at rear and has a gabled porte cochere with square section wood posts on the south elevation.

Joseph W. and Marie Scott House (1957)

Contributing Building

1514 Kay Street

Built 1957 and purchased by Joseph W. Scott, a teacher at West Charlotte High, and Marie Scott, librarian at York Road High. The Scott House is a one-story ranch with brick veneer and hipped roof. It has a centered recessed entry bay with a wood ramp. The front door is a replacement with a storm door, and adjacent is a small typical 2/2 original wood sash window. The north façade bay has an original tripartite picture window. The south façade bay has a pair of typical windows. A hipped ell, likely an addition made ca. 1964, extends from the south rear.

Freddie L. and Doris Harry House (1957)

Contributing Building

1520 Kay Street

Built 1957 and purchased by Freddie L. Harry, a porter at the Federal Reserve Bank, and Doris Harry, a maid for Reynolds, Inc. The Harry House is a one-story ranch with brick veneer and front-gabled roof. The façade is on a shorter elevation of the house and has a metal canopy with wrought iron supports on the entry stoop. A metal ramp is installed at the entry over the sidewalk and stoop. Metal awnings with "H" monograms are over the façade windows and wrap to the north elevation. A gabled bay recessed from the facade extends south and has a corner porch at its rear with wrought iron support. Gables have aluminum siding and perforated vents. Windows appear to be 1/1 vinyl replacement, with a pair at the north end of the façade, and single windows at the south end and recessed south bay with flanking stone veneer.

MILES COURT

John L. and Elfrida Brewer House (1957)

Contributing Building

1700 Miles Court

Built 1957 and purchased by John L. Brewer and Elfrida Brewer, owners of Brewer's Service Station on Oaklawn Avenue. The Brewer House is a one-story ranch with brick veneer and stepped side-gabled roof. Windows are typical original 2/2 wood sash with storm windows. The primary façade bay has a pair of typical windows, a small typical window, and an engaged entry with pairs of round metal posts. The possibly original wood door has an aluminum screen door. The brick steps and concrete stoop have wrought iron railing. Adjacent is an original tripartite picture window and a recessed bay with round metal support and small typical window above brick planter. Gables have wood German siding and louvered vents. A corner porch is at the east rear and has square section wood posts and concrete floor.

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Robert and Janella Horsley House (1957)
1701 Miles Court

Contributing Building

Built 1957 and purchased by Robert Horsley, an orderly at Good Samaritan Hospital, and Janella Horsley, a packer for Jack's Cookie Co.. The Horsley House is a one-story ranch with brick veneer and side-gabled roof. The gabled entry bay has brick wingwall and wrought iron support on low brick planter framing the stone veneer face. The concrete stoop is sheathed in quarry tile, and the door is a replacement. Adjacent is a replacement tripartite picture window. The façade also has two pairs of small 1/1 vinyl replacement windows. Gables have vinyl siding. A gabled sunporch has brick veneer with original 2/2 wood sash windows and a replacement door.

Clifford and Goldie Harris House (1956)
1705 Miles Court

Contributing Building

Built 1956 and purchased by Clifford Harris, employed by Charlotte Pipe & Foundry, and Goldie Harris. The Harris House is a one-story ranch with brick veneer and cross-gabled roof. The wide gabled façade bay has vinyl siding and a small louvered vent in the gable. There are a pair of typical 1/1 vinyl replacement windows, a smaller 6/6 window, and entry porch with wrought iron support. The replacement front door with a storm door opens to the concrete stoop. Adjacent is a trio of typical windows, likely replacement of the original tripartite picture window. Gables have vinyl siding and small louvered vents, and wide wood cornice wraps the house.

William B. and Lelia Lindsay House (1956)
1708 Miles Court

Contributing Building

Built 1956 and purchased by William B. Lindsay, a teacher at West Charlotte High, and Lelia Lindsay, a dietician at Good Samaritan Hospital. The Lindsay House is a one-story ranch with brick veneer and cross-gabled roof with wide cornice, eave returns, and louvered vents. The façade has a prominent gabled bay and engaged entry bay with deep eave. The prominent gabled façade bay has two typical 3-lite vinyl replacement windows and a round louvered vent in the peak. The engaged entry bay has an original 3-panel wood door with a storm door at brick stoop and steps with wrought iron handrails and a 5-lite vinyl replacement window. The wide cornice on the façade forms the deep eave of the engaged entry bay. The gabled ell at west rear includes a porch enclosed with vinyl siding. Split-face concrete masonry units formed a stepped retaining wall along the sidewalk at the west end of the front yard along Orvis Street. Concrete steps with parapet lead from Miles Court to the entry.

Carport (detached) (2010) – Noncontributing

The flat-roofed carport, built after the period of significance, has square-section wood posts.

John B. and Louise Jackson House (1957)
1709 Miles Court

Contributing Building

Built 1957 and purchased by John B. Jackson, employed by Great South Trucking, and Louise Jackson. The Jackson House is a one-story ranch with brick veneer and hipped roof. The centered entry bay has brick wingwalls. A small typical 1/1 vinyl replacement window is over the brick planter, and the front door with a storm door has a concrete entry stoop. Flanking the center bay area pair of typical windows and replacement tripartite window.

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Rev. Raymond and Magnolia Worsley House (1956)
1713 Miles Court

Contributing Building

Built 1956 and purchased by Rev. Raymond Worsley, an instructor at Johnson C. Smith University, and Magnolia Worsley, a nurse for Dr. Emery L. Rann. The Worsley House is a one-story ranch with brick veneer and stepped side-gabled roof. The primary façade bay has a recessed entry bay and original tripartite picture window. The entry bay has a brick wingwall at its east end, a pair of typical original 2/2 wood sash windows with storm windows, original 6-panel wood door with storm door, and brick stoop with wood railing. The stepped façade bay has a pair of short typical windows. Gables have wood German siding and pentagonal louvered vents. A single-shoulder exterior brick chimney with stone accents is at the west elevation, which has a brick veneer gabled ell which includes a ca. 1974 addition.

Jackson-Wakefield House (1955)
1716 Miles Court

Contributing Building

Built 1955 and purchased by Robert Herman "Stonewall" Jackson, football coach at Johnson C. Smith University from 1953-1957, and Omeata Howard Jackson. A native of Virginia, Robert was a highly-decorated World War II veteran who attended North Carolina A & T University. He played football and was the first Black player drafted into the NFL from a historically-black college or university in 1950. After two years in the league, Robert earned a masters degree in physical education from Springfield College in Massachusetts and began coaching on the college level. He worked at numerous Black institutions most notably at North Carolina Central University, where he coached, taught, and served as athletic trainer for over thirty years. Robert was inducted into the NCCU athletics hall of fame in 1997. The Jacksons sold the house in 1958 to pharmacist Griffin Wakefield and social worker Elsie Virginia Walton Wakefield. Griffin was a native of Pickens County, South Carolina, who earned his R.Ph degree from Xavier University of Louisiana. He opened Biddleville Pharmacy on Beatties Ford Road in 1961 and expanded with associates to additional pharmacies around Charlotte.

The Jackson-Wakefield House is a one-story ranch with brick veneer and side-gabled roof. The façade has a ribbon of stone veneer with a pair of fixed windows and a single fixed window. The entry is obscured by an opaque screen door. The brick steps and concrete stoop have wrought iron railing, and a brick wall is at the west side of the stoop. A 6-lite picture window is adjacent. Gables have wood weatherboard siding and louvered vents. A full-width ca. 1965 gabled addition at rear has a gabled extension and deck with brick foundation and wrought iron railing at rear east. Sliding glass doors access the rear.

Broom-Holloway House (1956)
1719 Miles Court

Contributing Building

Built 1956 and purchased by Edward Miller Broom and Theresa Joan Broom. They sold the property in 1960 to Robert L. Holloway and Maggie B. Holloway, office secretary at University Park Elementary. The Broom-Holloway House is a one-story ranch with brick veneer and side-gabled roof. The hipped centered façade bay has paired typical 1/1 vinyl replacement windows with flanking stone veneer and corner entry porch. The porch has a square section wood post on

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the concrete stoop, and the 21-panel wood period-replacement front door has a storm door. Flanking the center bay are a pair of small typical windows and original tripartite picture window with storm window and brick planter below. Gables have vinyl siding and louvered vents. A single-shoulder exterior brick chimney is at the west elevation, which has a small gabled ell at rear.

Dr. Julian W. and Rose M. Pyles House (1956)
1720 Miles Court

Contributing Building

Built 1956 and purchased by educators Dr. Julian W. Pyles and Rose Mitchell Pyles. A native of Demopolis, Alabama, Julian graduated from Fisk University. He earned a masters degree in mathematics from the University of Michigan and completed his PhD in interdisciplinary studies (science and history) at Union Graduate School in Cincinnati. Julian taught high school math and science before moving to the university level. He retired from Barber-Scotia College as professor emeritus. Rose was a library and resource media specialist with Charlotte-Mecklenburg Schools. The Pyles House is a one-story ranch with brick veneer and hipped roof. The hipped entry bay has a stone veneer face with a wide replacement tripartite picture window and recessed entry bay. The entry has a brick wingwall and original wood door with diamond lite and storm door. The brick steps and concrete stoop have wrought iron railing. A brick planter is under a pair of typical 1/1 vinyl replacement windows, and adjacent is a short typical window. Full-width flat-roofed ca. 1969 addition at the rear includes a screen porch at the south corner.

Jasper R. and Evelyn Bennett House (1957)
1725 Miles Court

Contributing Building

Built 1957 and purchased by Jasper R. Bennett, employed by the City of Charlotte water department, and Evelyn Bennett, a presser at Costner's Inc. The Bennett House is a one-story ranch with brick veneer and stepped side-gabled roof. The primary façade bay is framed by brick wingwalls and has a small typical original 2/2 wood sash window, entry stoop, and original tripartite picture window. The concrete stoop is painted, and the replacement door and storm door have stone veneer surround. The stepped bay has a pair of typical windows. Gables have vinyl siding with louvered vents. A shed ell at the east rear has vinyl siding. A gabled porch extends from rear near the west elevation and has square section wood posts.

MULBERRY AVENUE

Rev. Robert M. and Marie H. Young House (1955)
1236 Mulberry Avenue

Contributing Building

Built 1955 and purchased by Rev. Robert Mackey Young, pastor of St. Paul Community Baptist Church for nearly 40 years, and Marie Holloway Young. The Young House is a one-story ranch with brick veneer and side-gabled roof. A shed extension covers the entry bay, which has vinyl siding flanking the replacement door with storm door and pair of typical 1/1 vinyl replacement windows. There are brick steps and a concrete stoop. The façade also has two typical windows. Gables have vinyl siding and louvered vents. A wide shed double carport is attached to the south elevation and has wrought iron supports. The concrete driveway passes through the carport and around the back of the house. A gabled ell at the rear has porch enclosed with vinyl siding and brick veneer storage room.

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Mattie M. Hall House (1955)

Contributing Building

1300 Mulberry Avenue

Built 1955 and purchased by Forrist H. Willis and Eula H. Willis. Forrist took a job with North Carolina A & T University in 1954, likely commuting from Charlotte. They sold the property in 1958 to Mattie Margaret Hall, longtime resident and teacher at Second Ward High for 33 years. She was a native of Concord who graduated from Barber-Scotia College and Johnson C. Smith University. After Second Ward High closed in 1969, she finished her career at Hawthorne Junior High as a counselor. Mattie also earned a masters degree from Columbia University and taught at Carver College. Her sister Lucille Hall Brown, who she deeded the house to in 1976, lived with her. The Hall House is a one-story ranch with brick veneer and cross-gabled roof. A prominent hipped façade bay has pairs of typical small 1/1 vinyl replacement windows at either end with flanking stone veneer. A single window is at the south corner adjacent to the recessed porch bay. The bay has a pair of narrow metal columns on the entry stoop and a brick wingwall at the south end. The brick steps and concrete stoop have wrought iron railing. The door has a wrought iron storm door, and adjacent is a pair of small typical windows. The porch bay extends to a gabled bay with an entry porch at its rear. The porch has a square section wood post and wood railing with tall brick steps with round metal handrail. The original wood half-lite door has a wrought iron storm door, and adjacent is exterior storage with original wood 5-panel door. Gables have vinyl siding and louvered vents. A brick interior chimney rises at rear.

Carport (detached) (1975) – Noncontributing

The flat-roofed metal carport has square section metal posts.

Murray C. and Janet D. Bland House (1955)

Contributing Building

1306 Mulberry Avenue

Built 1955 and purchased by brick mason Murray Chester Bland, Sr., and Janet Derr Bland, who became a cleaning and maintenance supervisor at the airport. The Bland House is a one-story ranch with brick veneer and cross-gabled roof. A prominent hipped façade bay has pairs of typical small 1/1 vinyl replacement windows at either end and a single window around the south corner. The recessed porch bay has a pair of narrow metal columns on the entry stoop and a brick column at south end. The brick steps and concrete stoop have wrought iron railing. The door is original wood with louvers, and adjacent is a pair of small typical windows. A gabled bay on the south elevation has a side entry with original louvered door and exterior storage with original wood 5-panel door. The brick steps and concrete stoop have simple metal railing. Gables have aluminum siding and louvered vents in peak. A brick interior chimney rises at rear.

Jethro and Carolyn H. Aaron House (1955)

Contributing Building

1310 Mulberry Avenue

Built 1955 and purchased by Jethro Aaron, a construction worker, and Carolyn H. Aaron, a clerk at Kress Department Store. The Aaron House is a one-story ranch with brick veneer and side-gabled roof. The wide gabled facade bay has a pair of typical original 2/2 wood window at south end and recessed entry bay with brick wingwall. The entry bay has brick steps and concrete stoop with wrought iron railing. The door has a full-lite storm door with patterned metal overlay.

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A typical window is above the painted brick planter. The gable has aluminum siding and a half-round louvered vent. A pair of windows at the north end, entry bay, and windows at south end have metal awnings. Side gables have aluminum siding and louvered vents. A single-shoulder exterior brick chimney is on the south elevation, which has a short gabled ell at rear. Brick retaining walls are along the south edge of the front yard adjacent to the driveway. A brick wall is around the north edge of the backyard.

Thomas and Evelyn Grier House (1955)

Contributing Building

1314 Mulberry Avenue

Built 1955 and purchased by Thomas Grier, owner of Grier's Shine Parlor on Booker Avenue, and Evelyn Grier. The Grier House is a one-story ranch with brick veneer and side-gabled roof. The gabled entry bay has wrought iron supports on the brick planter and entry stoop. The brick steps and concrete stoop have wrought iron railing. The entry door has a wrought iron storm door, and the tripartite picture window is a replacement. The bay is covered with a flared metal awning, as are the typical 1/1 windows on the façade. Windows on the north elevation have wrought iron bars. The entry gable has vertical vinyl siding, and side gables have louvered vents. A gabled ell at south rear has vinyl siding and brick foundation.

Fred D. and Betty W. Jones House (1955)

Contributing Building

1318 Mulberry Avenue

Built 1955 and purchased by Fred D. Jones and Betty W. Jones, a teacher at Lincoln Heights Elementary. The Jones House is a one-story ranch with brick veneer and side-gabled roof. The recessed entry bay has a replacement tripartite bay window over a short brick planter. The brick steps and concrete entry stoop approach the replacement front door with a storm door. Stone veneer trims the entry. The façade has a pair of typical short 1/1 vinyl replacement windows and an adjacent window. Gables have vinyl siding and louvered vents. A long gabled ell extends from the south rear. It has vinyl siding and a wood deck with railing at rear.

Kelly and Gurney Worthy House (1955)

Contributing Building

1322 Mulberry Avenue

Built 1955 and purchased by Kelly Worthy, a janitor, and Gurney Worthy. The Worthy House is a one-story ranch with brick veneer and side-gabled roof. The wide gabled façade bay has a brick wingwall extension, stone veneer flanking the paired typical 1/1 vinyl replacement windows, and recessed entry bay. The entry has a small typical window over a brick planter and wrought iron support on the stoop. The brick steps and concrete stoop have wrought iron railing. The door has a wrought iron storm door. Adjacent is a replacement tripartite picture window. Gables have vertical wood paneling and louvered vents. A gabled screen porch is at the south rear.

Cleveland J. and Juanita Ardrey House (1955)

Contributing Building

1326 Mulberry Avenue

Built 1955 and purchased by mail carrier Cleveland J. Ardrey and Juanita Ardrey. The Ardrey House is a one-story ranch with brick veneer and stepped side-gabled roof. The primary façade bay is framed by brick wingwalls. It has a small typical original 2/2 wood sash window with a storm door, entry stoop, and original tripartite picture window. The brick steps and concrete

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stoop have wrought iron railing. The original wood front door has a diamond lite and aluminum storm door. Stone veneer surrounds the entry. Windows on the facade, including the pair of windows in the stepped bay, and south elevation have metal awnings. Gables have wood German siding and metal louvered vent. A gabled enclosed porch at south rear has wood weatherboard siding and metal awning windows.

Clarence J. and Hazeline Harris House (1955)

Contributing Building

1330 Mulberry Avenue

Built 1955 and purchased by brick mason Clarence J. Harris and Hazeline Harris. The Harris House is a one-story ranch with brick veneer and side-gabled roof. The gabled entry bay has vertical wood plank siding with scalloped edges and rounded louvered vent in the gable. Brick wingwalls frame the bay, which has an entry stoop, replacement door with 3 stacked square lites, and original tripartite picture window. The brick steps and concrete stoop have wrought iron railing. The facade has typical original 2/2 wood sash windows of differing widths. Side gables have wood German siding and metal louvered vents.

John B. and Sarah McClain House (1955)

Contributing Building

1336 Mulberry Avenue

Built 1955 and purchased by John Belton McClain, who died in 1960, and Sarah McClain. The McClain House is a one-story ranch with brick veneer and hipped roof. The entry is covered with a metal canopy with wrought iron supports on the wide concrete stoop. The brick steps have wood railing. The original front door has 3 stepped rectangular lites, an aluminum storm door, and fluted pilasters. The facade has a typical 2/2 original wood sash window, paired windows, and a four-lite picture window. An interior brick chimney is visible.

John F. and Queen Murray House (1955)

Contributing Building

1342 Mulberry Avenue

Built 1955 and purchased by John F. Murray, manager of Brooklyn Barber Shop, and Queen Murray. The Murray House is a one-story ranch with brick veneer and side-gabled roof. The recessed facade bay has wrought iron support on brick wingwall. The brick steps and concrete stoop have wrought iron railing, and stone veneer trim is adjacent to the front door with wrought iron storm door. Windows are vinyl replacement, with a tripartite picture window in the entry bay. A short 1/1 window and a pair of typical 1/1 windows are on the facade. Gables have wood German siding and metal louvered vents. A gabled porch at rear is enclosed with wide vinyl siding.

Cornell and Lillie H. Eichelberger House (1955)

Contributing Building

1346 Mulberry Avenue

Built 1955 and purchased by Cornell Eichelberger and Lillie Hutchinson Eichelberger. The Eichelberger House is a one-story ranch with brick veneer and side-gabled roof. The gabled entry bay has vertical wood plank siding with scalloped edge and round louvered vent. A wrought iron support on brick wingwall is at the north end, and a square section wood post sits on the entry stoop. The brick steps and concrete stoop have wood railing. The original wood front door has 3 stepped rectangular lites and a storm door. Windows are original, including the

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tripartite picture window and two single windows on the façade. Gables have wood German siding and louvered vents. A shed porch at rear has wrought iron supports.

James L. and Ethel Thompson House (1955)
1350 Mulberry Street

Contributing Building

Built 1955 and purchased by James L. Thompson, a teacher at Lincoln Heights Elementary, and Ethel Thompson. The Thompson House is a one-story ranch with brick veneer and side-gabled roof. The recessed entry bay has stone veneer around an original tripartite picture window, replacement door, and replacement vinyl horizontal slider window. A wrought iron support sits on a brick partial wingwall. An uncovered porch with brick foundation has been added to the façade and has wood railing. The façade also has a pair of original 2/2 wood sash windows, typical on the other elevations. Gables have wood German siding and metal louvered vents. A basement entry with concrete access well and original 6-lite metal window is at the north elevation below grade. A shed ell at the rear has storage room with exterior entry via original 5-panel wood door and a corner porch with square section wood posts. An interior brick chimney is at front.

ORVIS STREET

Lawrence E. and Martha Brooks House (1956)
1315 Orvis Street

Contributing Building

Built 1956 and purchased by Lawrence E. Brooks, a cement finisher with J. A. Jones Construction Co., and Martha Brooks. The Brooks House is a one-story ranch with brick veneer and side-gabled roof. The gabled entry bay has wrought iron supports on the concrete entry stoop and brick planter. The brick steps have wood railing on one side. The door has a wrought iron storm door. Adjacent is a replacement tripartite picture window. Typical windows are 2/2 grid vinyl replacement, with the two façade windows having metal awnings. Gables have vinyl siding, and side gables have perforated vents. A gabled porch at rear near the north elevation has square section wood post and horizontal wood railing. The driveway has the surname Brooks handwritten in the concrete.

Willie J. and Trannie L. Gilliam House (1957)
1321 Orvis Street

Contributing Building

Built 1957 and purchased by Willie James Gilliam, an employee of Charlotte Pipe & Foundry, and Trannie Lindsay Gilliam, who worked at Delmar Studios & Printing. The Gilliam House is a one-story ranch with brick veneer and stepped side-gabled roof. The primary façade bay is framed by brick wingwalls. A small typical replacement window has a metal awning, and a curved metal awning covers the entry stoop and replacement tripartite window. The brick steps and concrete stoop have wood railing. The replacement door is framed by stone veneer. The stepped façade bay has a pair of windows with metal awning. Gables have vinyl siding and louvered vents. An ell at rear north includes a porch enclosed with brick veneer and long gable addition. Two windows on the north elevation have metal awnings. The driveway has the surname Gilliam handwritten in the concrete.

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Rev. Calvin A. and Anna Hood House (1957)
1327 Orvis Street

Contributing Building

Built 1957 and purchased by Rev. Calvin A. Hood, an instructor at Johnson C. Smith University, and Anna Hood. The Hood House is a one-story ranch with brick veneer and stepped side-gabled roof. The primary façade bay has brick wingwalls. A typical original 2/2 wood window with a storm window is covered by a metal awning. A metal canopy with supports covers the entry stoop, original tripartite picture window, and brick planter. The original wood door has three stacked panels with concentric circles. It has a storm door and is flanked by stone veneer. The brick steps and concrete stoop have wrought iron railing. A wide cornice wraps the house. Gables have aluminum siding and louvered vents. A large ca. 1968 shed addition has brick veneer and aluminum siding in gables.

Alexander-Croslin House (1958)
1331 Orvis Street

Contributing Building

Built 1958 and purchased by James F. Alexander, director of Mecklenburg College. James was a graduate of Johnson C. Smith University and led the local Black junior college until its merger into Central Piedmont Community College in 1964. He and wife Charlotte sold the house to Leola Monroe Croslin and daughter Diamia Emily Croslin in 1961. Diamia was an accomplished soprano, educated at Bennett College, Manhattan School of Music, and Boston University, and studied privately under Claire Gelda in New York. She taught music in Charlotte-Mecklenburg Schools and operated a music studio on Beatties Ford Road.

The Alexander-Croslin House is a one-story ranch with painted brick veneer and side-gabled roof. The gabled entry bay has vertical wood paneling in the gable, stone veneer, and wrought iron supports on the painted brick planter and entry stoop. The painted brick steps and stoop have wrought iron railing. Windows are vinyl replacement, including the tripartite picture window and two wide windows on the façade. Side gables have wood German siding and louvered vents. A small gabled ell at rear is enclosed with siding.

William H. and Inez B. Montgomery House (1956)
1335 Orvis Street

Contributing Building

Built 1956 and purchased by post office clerk William H. Montgomery and Inez Montgomery. The Montgomery House is a one-story ranch with brick veneer and side-gabled roof. The gabled entry bay has a metal canopy porch with large, boxed columns, which replaced former wrought iron supports before 2019, on brick wall and concrete floor. Under the porch are a replacement tripartite window and replacement door. The façade has two typical 1/1 vinyl replacement windows. Gables have aluminum siding, with louvered vents in the side gables, and a wide cornice wraps the house. A small gable ell at south and large gable ell at north have a corner porch at rear south with wrought iron supports.

Rudolph and Juanita Torrence House (1956)
1339 Orvis Street

Contributing Building

Built 1956 and purchased by Rudolph Torrence, a city police officer, and Juanita Torrence. The Torrence House is a one-story ranch with brick veneer and side-gabled roof. The gabled entry

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bay has brick wingwalls and stone veneer. The brick steps and concrete stoop have wrought iron railing, and the replacement door has a storm door. A replacement tripartite picture window is over a low brick planter. The façade has two pairs of typical 1/1 vinyl replacement windows. Gables have vinyl siding. Side gables have louvered vents, and the façade gable has a rounded louvered vent. A small gabled ell is at the rear north.

Arthur J. and Lula Zeek House (1956)

Contributing Building

1343 Orvis Street

Built 1956 and purchased by Arthur J. Zeek, a mechanic with Ritch Tile, and Lula T. Zeek. The Zeek House is a one-story ranch with brick veneer and stepped side-gabled roof. The primary façade bay has brick wingwalls. A typical small 1/1 vinyl replacement window and tripartite picture window flank the stone veneer-trimmed entry. The brick steps and stoop have wrought iron railing, and the wood door has a wrought iron storm door. The façade has a pair of diamond-grid replacement windows. Gables have vinyl siding and round louvered vents. A gabled porch at the north rear has jalousie windows. A brick interior chimney rises at rear.

Robert L. and Ruth Cochrane House (1956)

Noncontributing Building

1347 Orvis Street

Built 1956 and purchased by Robert L. Cochrane, employed at Associated Grocers Mutual of Carolinas, and Ruth Cochrane. The Cochrane House is a one-story ranch with brick veneer and side-gabled roof. The gabled entry bay has wrought iron supports on the brick planter and entry stoop. The brick steps and stoop have wrought iron railing. The wood door with storm door is trimmed with stone veneer. Adjacent is an original tripartite picture window. The façade has two larger typical original 2/2 wood sash windows with storm windows. The front gable and cornice have vertical vinyl siding. Side gables have vinyl siding with small louvered vents. A ca. 1990 full-width gabled addition has brick veneer and a wood porch and railing at rear south. The addition gable peaks over the primary roof ridge, detracting from the historic integrity of the house.

John H. and Mildred R. Mosley House (1956)

Contributing Building

1351 Orvis Street

Built 1956 and purchased by John Henry Mosley and Mildred R. Mosley. The Mosley House is a one-story ranch with brick veneer and side-gabled roof. The gabled entry bay has brick wingwalls. The brick steps and concrete stoop approach the possibly original wood door with a storm door. An original tripartite picture window is above the brick planter. The façade has two pairs of typical original 2/2 wood sash windows with storm windows flanked by stone veneer. Gables have vinyl siding. Side gables have louvered metal vents, and the front gable has two cutout vents. A small gabled ell is at the north rear.

Grover and Geneva Flood House (1956)

Contributing Building

1358 Orvis Street

Built 1956 and purchased by Grover Flood, Jr., a loading dock worker at Miller Motor Express, and Geneva Flood. The Flood House is a one-story ranch with brick veneer and side-gabled roof. The wide gable façade bay has a pair of typical vinyl replacement windows flanked by stone

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veneer and a recessed entry bay. The entry bay has a brick planter under a small window and wood ramp to the entry stoop and replacement front door and storm door. Adjacent is a tripartite picture window. Gables have vinyl siding and octagonal louvered vents. An asymmetrical gabled addition at rear has brick foundation and vinyl siding. A small shed-roofed brick structure at the north elevation resembles a pump house.

Julius C. and Elizabeth Dixon House (1956)
1400 Orvis Street

Noncontributing Building

Built 1956 and purchased by Julius C. Dixon, employed by the State Employment Security Commission, and teacher Elizabeth Dixon. The Dixon House is a one-story ranch with brick veneer and stepped side-gabled roof. A prominent gabled porch has truncated wood posts on stone veneer piers with wood and wrought iron railing. The gable has wood shake shingles. A replacement door and tripartite picture window are under the porch roof. Adjacent is a pair of 1/1 vinyl replacement windows with flanking stone veneer. The stepped façade bay has a typical 1/1 vinyl replacement window. A large full-width gable addition with brick veneer at rear triples the size of the original house, and an offset gable addition with vinyl siding and brick water table at north rear is beyond. A single-shoulder exterior brick chimney is on the south elevation. Gables have vinyl siding and louvered vents, and the cornice is wrapped in vertical vinyl siding. The rear additions are visible at the south elevation as a series of stepped elevations with vinyl siding.

Gordon and Louise Latimer House (1956)
1401 Orvis Street

Contributing Building

Built 1956 and purchased by Gordon Latimer, Jr., employed by Radiator Specialty Co., and Louise Latimer, a maid at a bank. The Latimer House is a one-story ranch with painted brick veneer and side-gabled roof. The centered gabled entry bay has brick wingwalls, brick planter, and concrete entry stoop with brick steps. The door and tripartite window are replacements. The façade has pairs of 1/1 vinyl replacement windows differing in size. Gables have aluminum siding with perforated vents. A gabled bay is at the south rear. An interior brick chimney is at rear.

Nancy M. Washington English House (1956)
1406 Orvis Street

Noncontributing Building

Built 1956 and purchased by Walter M. Anthony and Margaret C. Anthony, who died in December 1956. Walter sold the house to Nancy Morrow Washington in 1958. A native of Bethlehem, Georgia, Nancy had married Theodore Washington who died in 1957 and remarried to Robert English. She owned English Catering Service and was an active member of the Washington Heights Garden Club. The Washington English House is a one-story ranch with brick veneer and side-gabled roof. A prominent gabled porch was added ca. 2007 and has truncated wood posts on stone veneer piers with wood railing. The façade has two typical small 1/1 vinyl replacement windows with vertical vinyl siding panels below, the entry with replacement door, and tripartite picture window. The porch gable has wood composite shake siding, and the side gables have vinyl siding and louvered vents. A full-width gabled addition with brick veneer was also made ca. 2007.

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Rev. Robert H. and Annie Mae Leak House (1956)
1407 Orvis Street

Contributing Building

Built 1956 and purchased by Rev. Robert Hunter Leak, Sr. and Annie Mae Massey Leak. Robert worked as a janitor at International Harvester and for the City of Charlotte. He was called to New St. John Baptist Church in Newell in 1966, retiring to minister full time in 1983 and serving the church for over forty years. Annie Mae retired from Belk Department Stores. The Leak House is a one-story ranch with brick veneer and side-gabled roof. The gabled entry bay has a metal awning and wrought iron supports on the brick planter and entry stoop. The brick steps and concrete stoop have wrought iron railing. The front door and storm door are adjacent to the original tripartite picture window. Two 1/1 vinyl replacement windows are on the façade. The entry gable has vertical vinyl siding, and side gables have eave returns and vinyl infill at the vents. A flat-roofed metal carport is attached to the south rear. A shed extension is at the north rear.

Robert and Betty McIlwain House (1956)
1410 Orvis Street

Contributing Building

Built 1956 and purchased by Robert McIlwain, a plasterer with M. P. Braswell Construction, and Betty McIlwain. The McIlwain House is a one-story ranch with brick veneer and side-gabled roof. The gabled entry bay has stone veneer. Wrought iron supports sit on the brick planter wall and entry stoop. The brick steps and concrete stoop have wrought iron railing. The replacement door and storm door are adjacent to a replacement tripartite picture window. The façade has two short 1/1 vinyl replacement windows with vertical vinyl siding infill below. A single-shoulder exterior brick chimney is on the south elevation. Gables have vertical vinyl siding and louvered vents at sides. A full-width gabled addition at rear includes a ca. 1961 carport at south with brick columns and low walls.

Willie and Daisy Brown House (1957)
1411 Orvis Street

Contributing Building

Built 1957 and purchased by Willie Brown, a custodian at the public library, and Daisy Brown, a machine operator at The Button Shops. The Brown House is a one-story ranch with brick veneer and side-gabled roof. The gabled entry bay has stone veneer and is supported by a wrought iron support on brick planter and brick wingwall. The brick steps and concrete stoop are painted and have wrought iron railing. The replacement door has a wrought iron screen door, and the adjacent tripartite window is a replacement. Typical windows are short 1/1 vinyl replacement, with pairs on the façade. Gables have vinyl siding with louvered vents in the side gables. A gabled ell is at the south rear.

Aaron and Bernice Sanders House (1956)
1414 Orvis Street

Contributing Building

Built 1956 and purchased by Aaron Sanders, a stevedore with Akers Motor Lines, and Bernice Sanders, a packer at Radiator Specialty Co. The Sanders House is a one-story ranch with brick veneer and hipped roof. Windows are typical original 2/2 wood sash with storm windows, with two on the façade. The uncovered stoop brick steps and stoop approach the original wood

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fanlight door with a storm door, which has stone veneer trim. Adjacent is a brick planter under an original tripartite picture window. A hipped ell at north rear has vinyl siding.

Howard and Mary Johnson House (1956)
1415 Orvis Street

Contributing Building

Built 1956 and purchased by Howard Johnson, Jr., a jockey at Overnight Transportation, and Mary Johnson, an office secretary at York Road High School. The Johnson House is a one-story ranch with brick veneer and side-gabled roof. The entry has painted brick steps and concrete stoop with wrought iron railing. The wood 21-panel door is a period replacement, possibly ca. 1971 when the gabled addition at north rear was added, and has a storm door. Above the stone planter are a pair of typical 1/1 vinyl replacement windows, with shorter pairs north of the entry with flanking vinyl siding. Side gables have vinyl siding and louvered vents. A gable porch at rear south has square section wood posts and railing.

Bertha M. McCullough House (1957)
1418 Orvis Street

Contributing Building

Built 1956 and purchased by James N. Brown, who a few months later sold the property to Bertha Profit McBride McCullough. A native of Abbeville, South Carolina, Bertha worked for Radiator Specialty Co. for twenty-six years. The McCullough House is a one-story ranch with painted brick veneer and side-gabled roof. The recessed entry bay has a concrete stoop and steps with wrought iron railing. The door is a replacement with a storm door. A tripartite picture window is above the brick planter, upon which sits a wrought iron support. The façade has two 1/1 vinyl replacement windows of differing sizes. A small gabled ell is at the south rear. Gables have vinyl siding and louvered vents.

Charlie H. and Bernice J. Cherry House (1956)
1419 Orvis Street

Contributing Building

Built 1956 and purchased by mail carrier Charles "Charlie" Henry Cherry and teacher Bernice Jackson Cherry. Charlie served in the Army during World War II, working as an interpreter and later teaching foreign languages in public schools. Bernice was a graduate of Johnson C. Smith University and earned her masters in library science from North Carolina Central University. She taught for twenty years in Marshville before moving to North Mecklenburg High, where she was a media specialist and counselor for ten years. The Cherry House is a one-story ranch with brick veneer and side-gabled roof. Windows are original wood sash. A shed roof extension covers the entry bay. A brick planter is under a pair of 8/8 windows. Adjacent is the entry stoop with original Cathedral lite door with storm door. The brick steps and concrete stoop have wrought iron railing. The entry bay has vertical wood paneling at window sill level around the door and windows. The façade has two 8/8 windows. Gables have wood German siding with louvered vents. A single-shoulder exterior brick chimney is at the north elevation.

John A. Twitty House (1956)
1422 Orvis Street

Contributing Building

Built 1956 and purchased by John Arthur Twitty, registrar at his alma mater Johnson C. Smith University. His first wife Mollie Deaton Twitty had died in 1953. He remarried to Shirley Powell

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on Christmas Eve 1967 but died suddenly five days later aged 44. The Twitty House is a one-story ranch with brick veneer and side-gabled roof. The façade has a pair of original 2/2 wood sash windows with storm windows above a brick planter. Adjacent is the entry, which has a metal canopy with wrought iron posts. The brick steps and concrete stoop have wrought iron railing. Pairs of typical original short 2/2 wood sash windows are flanked by stone veneer. Gables have vinyl siding with louvered vents. A short gabled ell is recessed the north elevation at rear.

James and Susie D. Phifer House (1956)

Contributing Building

1423 Orvis Street

Built 1956 and purchased by James Phifer and Susie Dinkins Phifer. The House is a one-story ranch with brick veneer and side-gabled roof. Typical windows are 1/1 vinyl replacement. The entry at the north end of the façade has a shed canopy on a wood arbor with square section wood posts. The brick steps and concrete stoop have artificial turf. The replacement front door has a storm door. The façade has a tripartite picture window and two short typical windows with vinyl panels. The cornice is wrapped in vertical vinyl siding. Gables have vinyl siding and louvered vents. A small gabled ell is at the north rear.

Charles and Jessie Wallace House (1956)

Contributing Building

1426 Orvis Street

Built 1956 and purchased by Charles Wallace, employed by Edgecomb Steel, and Jessie Wallace, a nurse at Mercy Hospital. The Wallace House is a one-story ranch with brick veneer and side-gabled roof. The gabled entry bay has a brick wingwall at north and wrought iron support on brick planter at south. The brick steps and concrete stoop have wrought iron railing, and the wood replacement door has a wrought iron storm door. The face has stone veneer and has a tripartite picture window. The façade has two pairs of typical short 1/1 vinyl replacement windows. Gables have vinyl siding, and side gables have louvered vents. A garden window at the south elevation. A gabled ell is at the south rear.

Robert E. and Virginia Wood House (1955)

Contributing Building

1427 Orvis Street

Built 1955 and purchased by Robert E. Wood, a teacher at Second Ward High School, and Virginia Wood. The Wood House is a one-story ranch with brick veneer and cross-gabled roof. Windows are replacement, typical 1/1 vinyl. The wide gabled façade bay has a brick wingwall at south and wrought iron support on brick kneewall at north. A small window is over the brick planter. The brick steps and concrete stoop have replacement wrought iron railing. Adjacent to the replacement door and storm door is a tripartite picture window. A pair of typical windows is at the south façade. Gables have vinyl siding and louvered vents. A gabled ell is at the south rear and is sheathed in vinyl siding. A flat-roofed enclosed porch at north rear is sheathed in vinyl siding and has a 2-lite horizontal window.

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Charlie and Inez Vance House (1956)
1430 Orvis Street

Contributing Building

Built 1956 and purchased by brick mason Charlie Vance and Inez Vance. The Vance House is a one-story ranch with brick veneer with small quoins and side-gabled roof. Brick rowlock delineates the floor level. It has a prominent façade gable with paired replacement windows and an engaged corner porch. The porch has rounded brick steps and wrought iron support on the brick deck. The door has a wrought iron screen door. The façade gable has vinyl siding extending beyond the cornice with a half-round louvered vent. Adjacent to the entry is a replacement tripartite picture window. Side gables have vinyl siding extending beyond the cornice and louvered vents in peaks. The cornice is wrapped in vertical vinyl siding. A single-shoulder exterior brick chimney is at the north elevation. A small gabled ell is at the north rear.

Wilbur O. and Mabel Latimer House (1955)
1431 Orvis Street

Contributing Building

Built 1955 and purchased by Wilbur O. Latimer, owner of Latimer's House and Commercial Cleaning Service, and Mabel Latimer. The Latimer House is a one-story ranch with brick veneer and hipped roof. The recessed entry bay has a round metal column on a brick kneewall. The brick steps and quarry-tiled stoop have wrought iron railing. The replacement door has stone veneer trim. Adjacent is an original tripartite picture window. The façade has an original 6/6 wood sash window and smaller typical 6/6 wood sash window. A ca. 1964 hipped addition extends at the north rear and is sheathed in contrasting brick veneer.

Johnny O. and Irma Woodard House (1956)
1434 Orvis Street

Contributing Building

Built 1956 and purchased by roofer Johnny O. Woodard and Irma Woodard. The Woodard House is a one-story ranch with painted brick veneer and side-gabled roof. Windows are vinyl replacement. The prominent gabled façade bay has a tripartite window and small 1/1 window. The uncovered entry has a replacement door and painted brick steps and stoop with wrought iron railing. A brick planter extends along the façade below a tripartite window with wide wood trim. Gables have wood composite siding and louvered vents. Gabled ell extends from the north and south rear and are sheathed in wood composite siding.

Ivey and Ollie Moton House (1956)
1440 Orvis Street

Contributing Building

Built 1956 and purchased by Ivey Moton, a mechanic with Arnold Hoffman & Co., and Ollie Moton. The Moton House is a one-story ranch with brick veneer and side-gabled roof. The gabled entry bay has vertical wood paneling and a louvered vent. Brick wingwalls flank a brick planter and entry stoop. The brick steps and concrete stoop have replacement wrought iron railing. The original front door has a diamond lite and new hardware with scattered stone veneer accent. The tripartite picture window is original, as are the typical 2/2 wood sash windows on the original house. Side gables have wood German siding and louvered vents. Extensive additions have been made to the rear. A long gabled addition at the north rear has German wood composite siding and 2/2 vinyl grid windows to match the original. The center window on the south

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elevation is a smaller vinyl replacement with new brick infill and sill. A gable ell extends from the south rear.

RUSSELL AVENUE

Willie L. and Thomasina M. Johnson House (1956)

Contributing Building

1400 Russell Avenue

Built 1956 and purchased by Willie "Bill" L. Johnson, a part-time reporter for the Charlotte Observer, and Thomasina McCollough Johnson, a maid at the Liberty Life Building. Bill joined the Charlotte Post in 1971 and purchased the newspaper in 1974. The Johnson House is a one-story ranch with brick veneer and side-gabled roof. The projecting gabled façade bay has a typical replacement horizontal slider window in stone veneer façade and recessed entry bay. The entry bay has a concrete stoop and brick steps with wrought iron railing to the replacement front door and storm door. A tripartite picture window is above a brick planter, and a trio of narrow round metal posts sits on a brick kneewall. The gable has wood German siding and a round louvered vent. Windows on the west elevation have metal awnings. A single-shoulder exterior brick chimney is at the east elevation. Gables have wood German siding and pentagonal louvered vents. A recessed gable ell is at the east rear and has a porch enclosed with wood paneling.

Napoleon T. and Vietta M. Neal House (1956)

Contributing Building

1401 Russell Avenue

Built 1956 and purchased by entrepreneur Napoleon T. Neal and Vietta Madlock Neal, an assistant professor at Johnson C. Smith University. Napoleon owned Double Oaks Sundries, Modern Newsstand, and Oaklawn Delicatessen. A native of Beaumont, Texas, she graduated from Texas College and earned a masters degree from the University of Michigan. Vietta taught at Second Ward High and joined the faculty at JCSU in 1947 as an instructor in chemistry and mathematics. She became acting head of the chemistry department in 1969 and later served as Director of Institutional Research. The Neal House is a large one-story ranch with brick veneer and side-gabled roof. The prominent centered façade bay has a tall gable roof with eave return, wood German siding, and round louvered vent. The bay has a wide original tripartite window and recessed porch with wrought iron support. The original wood front door has three stepped rectangular lites and a storm door, and adjacent is a small original window. Pairs of original 2/2 wood sash windows flank the gabled façade bay. An interior brick chimney rises just behind the gabled façade bay. Side gables have wood German siding, louvered vents in peaks, and eave returns. A small gabled ell extends from the front of the west elevation. It is sheathed in wood siding and has a pair of 2/2 wood sash windows on the façade.

Eugene and Mabel Stitt House (1956)

Contributing Building

1406 Russell Avenue

Built 1956 and purchased by Eugene Stitt, a machine operator with Interchemical Corporation, and teacher Mabel Stitt. The Stitt House is a one-story ranch with brick veneer and hipped roof. The recessed entry bay partially covers a brick porch, which has wood railing. The porch and top of brick steps are painted. The entry has a replacement door and storm door framed by stone veneer. A replacement tripartite bay picture window is adjacent. The façade also has two typical original 2/2 wood windows. A ca. 1972 flat-roofed addition at the west rear has brick veneer.

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James and Alice Johnson House (1956)

Contributing Building

1407 Russell Avenue

Built 1956 and purchased by James Johnson, a polisher at Charlotte Textile Engraving, and Alice Johnson, a processor at Dunbar-Stanley Studios. The Johnson House is a one-story ranch with brick veneer and stepped side-gabled roof. The primary bay has a pair of typical original 2/2 wood sash windows with storm windows flanked by stone veneer and a recessed entry bay. The entry bay has a brick wingwall at its west end. The replacement front door and storm door are approached by brick steps and concrete stoop with wrought iron railing. An original tripartite picture window is above a brick planter. The stepped façade bay has a typical window. A single-shoulder exterior brick chimney is on the west elevation. Gables have eave returns and louvered vents. A gabled ell at west rear has wood steps and railing at its rear.

Cicero and Catherine M. Wilson House (1956)

Contributing Building

1410 Russell Avenue

Built 1956 and purchased by Cicero Wilson and Catherine M. Wilson, a caseworker for the county public welfare department. Cicero worked for Edgecom Steel but later became a mail carrier and retired after 21 years. Catherine was a graduate of Johnson C. Smith University and attended the Atlanta University School of Social Work. She retired from the Mecklenburg County Department of Social Services after 37 years of service. The Wilson House is a one-story ranch with brick veneer and stepped side-gabled roof. The primary façade bay has a pair of replacement 1/1 windows with metal awning and recessed entry bay. The recessed bay has a small 1/1 window over the brick planter and entry stoop with wrought iron support. The quarry-tiled steps and stoop have wrought iron railing. The original wood door has a diamond lite and wrought iron storm door. The stepped bay has a tripartite picture window with metal awning with "W" monogram. A single-shoulder exterior brick chimney is at the east elevation. Gables have eave returns and louvered vents. Windows at side elevations may be original and have wrought iron bars. The front window on the west elevation has a metal awning. A gabled ell is at the east rear.

James A. L. and Cooper M. Brown House (1956)

Contributing Building

1413 Russell Avenue

Built 1956 and purchased by James A. L. Brown, an agent with North Carolina Mutual Life Insurance Co., and Cooper Brown, who worked at Caro Foods. The Brown House is a one-story ranch with brick veneer and stepped side-gabled roof. Windows may be original 1/1 and have storm windows. The entry bay is framed by brick wingwalls and features a small window, possibly original wood 6-panel door with storm door, and tripartite picture window. The entry has stone veneer on either side, and the concrete steps have wood railing. The stepped façade bay has a pair of windows. Gables have aluminum siding and louvered vents. A gabled ell at rear recessed from the west elevation has aluminum siding.

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Rev. Fred G. and Emma Lowry House (1956)
1414 Russell Avenue

Contributing Building

Built 1956 and purchased by Rev. Fred G. Lowry, pastor of First Mt. Zion Baptist Church, and Emma Lowry. The Lowry House is a one-story ranch with brick veneer and side-gabled roof. The gabled entry bay has brick wingwalls, brick planter, and concrete entry stoop. The gable has vertical wood paneling and three cutout vents. The replacement front door has a storm door. The original tripartite picture window has a metal awning. The brick steps and stoop have wrought iron railing. Pairs of original 2/2 wood sash windows on the façade have awnings and flanking stone veneer. Gables have vertical wood siding and louvered vents. A gabled ell at east rear has brick veneer.

Ernest and Mary Platt House (1955)
1417 Russell Avenue

Contributing Building

Built 1955 and purchased by Ernest Platt, who worked for General Tire & Rubber, and Mary Platt, a registrar at Johnson C. Smith University. The Platt House is a one-story ranch with brick veneer and side-gabled roof. The brick and concrete entry stoop leads to the original wood door with a storm door. Adjacent is a 9-lite full-height window and a ribbon of replacement vinyl horizontal slider windows and vinyl siding. Gables have vinyl siding and perforated vents. The gabled porch at the west rear has square section wood posts.

Dr. C. Warren and Vivian L. Williams House (1955)
1418 Russell Avenue

Contributing Building

Built 1955 and purchased by Dr. Charles Warren Williams, a physician who practiced at Northwest Medical Clinic on Beatties Ford Road, and educator Vivian Lewie Williams. Dr. Williams integrated Charlotte Memorial Hospital as the first Black doctor admitted to practice in the facility. The Williamses later sold the property and built a larger split-level home in Hyde Park Estates, a Black-developed suburban neighborhood farther out off Beatties Ford Road. The Williams House is a one-story ranch with painted brick veneer and stepped side-gabled roof. The primary façade bay has a pair of vinyl replacement windows and recessed entry bay. The entry bay has new wood composite shake siding over the brick planter. The painted brick steps and concrete stoop have replacement wrought iron railing, and the door is a replacement. A tripartite window in the stepped bay has been replaced with single 6/6 vinyl windows flanking a vertical wood infill panel. An interior brick chimney is in the primary section. Gables have wood composite siding and louvered vents. A gabled carport with square section posts at rear west extends from a gabled porch enclosed with wood composite shake siding.

John P. and Hattie G. Leak House (1955)
1421 Russell Avenue

Contributing Building

Built 1955 and purchased by plasterer John Perry Leak, Sr., and Hattie Grier Leak. Hattie worked as a teacher's aide and substitute teacher at Bruns Avenue Elementary. She was a founding member of Friendship Missionary Baptist Church. The Leak House is a one-story ranch with brick veneer and stepped side-gabled roof. The primary façade bay has brick wingwalls and asbestos siding. A typical small 1/1 vinyl replacement window and original tripartite window flank the entry, which has concrete-topped brick steps and stoop and wood 6-panel door with

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storm door. The stepped bay has a pair of 1/1 vinyl replacement windows. Gables have wood German siding and louvered vents, and a wide wood cornice wraps the house. Original 2/2 wood sash windows are on the west elevation. Metal awnings are over the rear window and side entry and replacement window in the gabled ell at rear, which has aluminum siding.

Lloyd and Bessie Sigler House (1956)
1500 Russell Avenue

Contributing Building

Built 1956 and purchased by teachers Lloyd Sigler and Bessie Sigler. The Sigler House is a one-story ranch with brick veneer and side-gabled roof. The façade has a recessed entry bay with brick wingwall at the east elevation. The bay includes an original wood door with fanlight and storm door flanked by stone veneer, replacement tripartite bay window, and brick planter and stoop. The brick steps and stoop have artificial turf and wrought iron railing. Windows are 1/1 vinyl replacement. Gables have aluminum siding and louvered vents. A ca. 1967 full-width addition at the rear is a shed roof with a gabled bay. A flat-roofed metal double carport with patterned joists and wrought iron supports extends from the rear addition.

C. Willie and Azilee McKnight House (1955)
1501 Russell Avenue

Contributing Building

Built 1955 and purchased by mail carrier C. Willie McKnight and Azilee McKnight, who worked in the gathering department at Delmar Studios & Printing. The McKnight House is a one-story ranch with brick veneer and side-gabled roof. The gabled façade bay protrudes slightly and has vinyl siding in the gable and a typical original 8/8 wood sash window with storm window. The entry bay has a 6/6 wood sash window and original tripartite picture window flanking the entry. The quarry-tiled stoop has wrought iron railing, and it is covered by a metal canopy with narrow wrought iron supports. Side gables have louvered vents and metal awnings over the windows. A full-width gable addition at rear is taller than the original portion and has a small gable at the roof ridge. A gabled porch at rear recessed from the west elevation has wrought iron storm door, vinyl siding, and jalousie windows.

William and Aurelia Hall House (1956)
1504 Russell Avenue

Contributing Building

Built 1956 and purchased by mail carrier William Hall and Aurelia Hall, an office secretary with a local labor union. The Hall House is a one-story ranch with brick veneer and side-gabled roof. The prominent gabled façade bay has a large replacement horizontal slider window and engaged porch. Stone veneer is on the façade face and at the east side of the replacement door with a storm door. The porch has a wrought iron support, brick step, and concrete floor. A prominent façade chimney is flanked by typical 1/1 vinyl replacement windows. Gables have vinyl siding and perforated vents. A small gabled ell is at the east rear.

Cunningham-Pridgen House (1955)
1507 Russell Avenue

Contributing Building

Built 1955 and purchased by Richard Cunningham and Jessie Quick Cunningham, who only lived here a few years. It was purchased by educator Ennie Mae Pridgen in 1959, and she lived here until her death in 1977. Ennie was an assistant professor and director of the reading clinic at

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Johnson C. Smith University and consulted on literacy methods with Charlotte-Mecklenburg Schools. The Cunningham-Pridgen House is a one-story ranch with brick veneer and stepped side-gabled roof. The façade has replacement windows with metal awnings. The entry stoop is brick with artificial turf and has a metal canopy supported by wrought iron supports. The door is a replacement with a storm door. The stepped façade bay has a tripartite window. Gables have eave returns and louvered vents. Gabled ells extend from the rear at both side elevations. The west ell has vinyl siding, and the east ell has brick veneer and was added ca. 1966.

David and Jessie F. Irby House (1956)
1508 Russell Avenue

Contributing Building

Built 1956 and purchased by David Irby, a checker with Hennis Freight Lines, and Jessie Franks Irby, employed by Keeter-Dixon. The Irby House is a one-story ranch with brick veneer and side-gabled roof. The gabled entry bay has wrought iron supports on the brick planter and stoop. The brick steps and stoop have wrought iron railing. Under the gable are the replacement door with wrought iron storm door and 3-lite bay window. Windows are replacements. Gables have vinyl siding, with perforated vents in the side gables, and the cornice is wrapped in vertical vinyl siding. A full-width gabled addition across the rear was made ca. 1973 and has concrete steps to an east side entry.

William and Jerlean Hughes House (1955)
1513 Russell Avenue

Contributing Building

Built 1955 and purchased by William Hughes, employed with Charlotte Pipe & Foundry, and Jerlean Hughes, a packer at Dixon & Tom-A-Toe food distributor. The Hughes House is a one-story ranch with brick veneer and side-gabled roof. The gabled entry bay has wrought iron supports on the brick planter and brick entry stoop. The gable covers a tripartite picture window and wrought iron storm door. It has an "H" monogram centered in the gable, which is sheathed in vinyl siding. Windows are vinyl replacement. Side gables have eave returns and louvered vents. A gabled carport addition at the west elevation has square section wood posts and square section wood posts with plywood-sheathed brackets. Gabled ells extend from the rear, with an exterior chimney visible at the west rear.

Ruby F. Fulson House (1958)
1516 Russell Avenue

Contributing Building

Built 1958 by Hait Construction Company for Ruby Frances Fulson. This property is one of two parcels which were excluded from the Oaklawn Park plat in March 1955 by Ervin, as they had been purchased by Samuel T. and Louise H. Morgan in 1948. Ruby contracted Hait Construction Company to build the house. She was a graduate of Bennett College and retired from Southern Bell. The Fulson House is a one-story ranch with brick veneer and hipped roof. The engaged corner porch has brick steps with landing and wrought iron supports and railing. A typical 1/1 vinyl replacement window and exterior brick chimney with stone accents is on the façade. A hipped bay with pair replacement windows projects from the west façade.

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Reuben C. and Jessie Scott House (1955)

Contributing Building

1519 Russell Avenue

Built 1955 and purchased by mail carrier Reuben C. Scott and Jessie Scott, a maid at Montaldo's Department Store. The Scott House is a one-story ranch with brick veneer and cross-gabled roof. The wide gabled façade bay has a pair of typical 2/2 original wood windows with storm windows flanked by stone veneer and a recessed entry bay. The recessed bay has a small typical window over a brick planter and small round metal post on the concrete stoop. The original wood door with fanlight has a wrought iron storm door. Adjacent is an original tripartite picture window. Gables have aluminum siding and perforated vents.

House (2000)

Noncontributing Building

1520 Russell Avenue

This property is one of two parcels which were excluded from the Oaklawn Park plat in March 1955 by Ervin, as they had been purchased by Samuel T. and Louise H. Morgan in 1948. Built in 2000, this one-story house with a side-gabled roof is built on a brick foundation. It is sheathed in vinyl siding. The gabled entry porch has square section wood posts and railing.

John L. Holloway Duplex (1956)

Contributing Building

1524 Russell Avenue

Built 1956 and purchased by John L. Holloway, Jr., music teacher and band director at West Charlotte High School. This is the only duplex in Oaklawn Park. John lived in the rear unit at 1529 Gunn Street and rented the Russell Avenue unit. The Holloway Duplex is a one-story duplex with brick veneer and hipped roof. Its units face Russell Avenue to the south and Gunn Street to the north. The site slopes from south to north. The south façade has a small gabled entry porch with wood German siding and flared eave trim. Wrought iron supports sit on the concrete stoop. The door is a replacement, flanked by original 2/2 wood sash windows with storm windows. A side entry with shed extension hood is on the west elevation. The north façade also has a small gabled entry porch with wood German siding and flared eave trim. Wrought iron supports sit on the concrete stoop, which along with the tall brick steps have wrought iron railing. A side entry with shed extension hood is on the east elevation.

Richard C. and Lurline Mills House (1955)

Contributing Building

1525 Russell Avenue

Built 1955 and purchased by brick mason Richard C. Mills and Lurline Mills, who worked at Harper Crawford Bag Co. The Mills House is a one-story ranch with brick veneer and stepped side-gabled roof. The primary bay has an engaged porch covering brick planters flanking the entry stoop. It has wrought iron supports at the ends. The brick steps and stoop have wood railing. The replacement door has stone veneer trim. On either side of the entry are a pair of replacement windows and a 2-lite sliding window. The stepped bay has a pair of vinyl replacement windows. Gables have wood German siding and louvered metal vents. A gabled ell at west rear has contrasting gray brick around the side entry, which is covered with a small shed porch with square section wood posts.

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House (2020)

Noncontributing Building

1530 Russell Avenue

Built 2020, this one-story frame veneer house is Craftsman in appearance and massing. It has a hipped roof and centered hipped dormer on the façade. The engaged porch has pairs of square section wood posts on brick piers, concrete floor, and brick foundation and steps. The façade has brick veneer, and the other elevations have wood composite siding. The foundation is brick.

James P. and Virginia Miller House (1955)

Contributing Building

1531 Russell Avenue

Built 1955 and purchased by James P. Miller, a salesman with State Beauty & Barber Shop, and Virginia Miller, operator of Parissena Beauty Salon. The Miller House is a one-story ranch with brick veneer and side-gabled roof. The entry stoop and brick planter are covered by a short shed roof extension. The brick steps and stoop have wrought iron railing. Vertical wood paneling flanks the front door with a storm door and tripartite picture window. Windows are original 2/2 wood sash. Gables have wood German siding and metal louvered vents. A gabled addition at west rear is recessed and has a side entry.

John H. and Sidell Washington House (1956)

Contributing Building

1536 Russell Avenue

Built 1956 and purchased by John H. Washington, who was employed by Douglass Aircraft, and Sidell Washington. The Washington House is a one-story ranch with brick veneer and stepped side-gabled roof. The façade has a primary bay with engaged cover over stone planters flanking the entry stoop. It is supported with small round metal columns at each end and covers a tripartite picture window and small typical window. The original wood front door has a diamond lite and aluminum storm door and is surrounded by stone veneer. The stepped façade bay has paired typical original 2/2 wood sash windows with storm windows. Gables have wood German siding and louvered vents. A gabled enclosed porch extends from the west rear and has narrow wood siding and jalousie windows. An asymmetrical gabled ell at rear has vinyl siding and typical window.

William D. Frazier House (1955)

Contributing Building

1537 Russell Avenue

Built 1955 and purchased by William D. Frazier, a sign painter who owned Frazier Sign Company. The Frazier House is a one-story ranch with brick veneer and side-gabled roof. The façade has a gabled bay with a tripartite window. The gabled entry porch extends from the west elevation and has a replacement door. It has brick steps and wrought iron railings on the front and back, concrete deck, and wrought iron supports. Windows are vinyl replacement. Single windows including a small original 6/6 wood sash window on the front elevation have metal awnings. Gables have vinyl siding, and vertical vinyl siding wraps the wide cornice. A shed porch at west rear has been enclosed with vinyl siding. A brick-topped breeze block planter wall runs the full width of the façade.

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Ernest W. and Bettye Cherry House (1955)

Contributing Building

1543 Russell Avenue

Built 1955 and purchased by teachers Ernest W. Cherry and Bettye Ellis Cherry. Ernest was a graduate of Johnson C. Smith University and held a master's in physical education from the University of Michigan. He taught at the high school and university level until joining the faculty at his alma mater West Charlotte High School. He coached track and football before becoming athletic director in 1970. He died of liver cancer in 1980. Bettye retired from Charlotte-Mecklenburg Schools after 32 years. She served on the county Citizens Revaluation Advisory Committee in the 1980s. The Cherry House is a one-story ranch with brick veneer and side-gabled roof. The centered gabled entry bay has flared eave trim, wood German siding and round louvered vent. Brick wingwalls flank the brick planter and entry stoop. An original tripartite window is adjacent to the entry, which has a replacement front door and storm door. The brick steps and concrete stoop have wrought iron railing. Windows are typical original 2/2 wood sash. Side gables have flared eave trip, wood German siding, and louvered metal vents. A ca. 1969 full-width shed addition extends from the rear.

Jefferson and Sarah Reese House (1955)

Noncontributing Building

1600 Russell Avenue

Built 1955 and purchased by brick mason Jefferson Reese and Sarah Reese. The Reese House is a one-story ranch with brick veneer and side-gabled roof. The gabled entry bay has aluminum siding, brick wingwalls, and an uncovered front porch with ca. 2010 concrete floor, brick piers, and aluminum railing. The bay has a replacement door and storm door with flanking stone veneer and a replacement tripartite picture window with fabric shade. Windows appear to be original 2/2 wood sash with storm windows. Side gables have aluminum siding with small louvered vents. A ca. 1963 shed ell at rear has a corner porch with wrought iron support and utility room with brick veneer and wide siding at the porch. A U-shaped perforated brick wall is at the driveway adjacent to the carport.

Due to changes to the façade after the period of significance, the building is considered noncontributing to the historic district.

James E. and Marianne B. Blackwell House (1955)

Contributing Building

1601 Russell Avenue

Built 1955 and purchased by James E. Blackwell, a supervisor with a janitorial supply and service company, and Marianne Ballard Blackwell. The Blackwell House is a one-story ranch with brick veneer and stepped side-gabled roof. A shed extension of the primary roof covers the entry stoop and original wood door with storm door. The shed has a wrought iron support on the brick wall on the west side, and the brick steps and concrete stoop have wrought iron railing on the east side. Stone accents are scattered on the façade, primarily near the entry. A tripartite picture window is centered between the east elevation and entry and is not aligned with the stepped roof bay. West of the entry are 1/1 replacement windows of differing sizes. Side gables have aluminum siding and louvered vents. A single-shoulder exterior brick chimney is on the east elevation. A shed porch at east rear is enclosed with aluminum siding and has a rear entry with brick stoop and wrought iron railing.

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Calvin C. and Naomi Davis House (1955)
1607 Russell Avenue

Contributing Building

Built 1955 and purchased by teachers Calvin C. Davis and Naomi Davis. The Davis House is a one-story ranch with brick veneer and side-gabled roof. It has a protruding gabled façade bay with typical 1/1 vinyl replacement window. The uncovered entry porch is flush with the façade bay and is clad with quarry tile. The brick steps are also quarry tiled and have wrought iron railing. Adjacent to the adjacent front door and storm door are a pair of typical windows with wide trim between, likely replacement of an original tripartite window. A slight shed extension overhangs the entry porch. Gables have vinyl siding and perforated vents, and cornices are wrapped in vertical vinyl siding. A small shed ell extends from the rear west, with aerial imagery showing a ca. 1976 flat-roofed addition beyond. A ca. 1959 gabled ell extends from the rear east. At the time of survey in February 2025, the roof was tarped for repair.

Willie and Rita Gabriel House (1955)
1608 Russell Avenue

Contributing Building

Built 1955 and purchased by postal clerk Willie Gabriel and Rita Gabriel. The Gabriel House is a one-story ranch with brick veneer and side-gabled roof. The wide gabled façade bay has a pair of 1/1 vinyl replacement windows, typical small 1/1 vinyl replacement window, and engaged corner porch. The porch has a wrought iron support, and the full-lite door is a replacement. A tripartite window is adjacent to the entry. Gables have vinyl siding and louvered vents. A small gabled ell at rear has vinyl siding.

Furman and Catherine D. Walls House (1955)
1613 Russell Avenue

Contributing Building

Built 1955 and purchased by Furman Walls and Catherine D. Walls. The Walls House is a one-story ranch with brick veneer and hipped roof. It has a flat metal canopy with aluminum posts covering the entry stoop, which has concrete floor, brick steps, and wrought iron railing. Wide wood trim flanks the replacement door and storm door. Windows are original metal sash. A 20-lite picture window on the east façade has 4-lite operable casement windows on the sides. Two 12-lite horizontal windows west of the entry have 3-lite casements on the sides. A brick interior chimney rises at the rear. A concrete wall lines the façade planting beds and wraps to the east elevation along the driveway.

Charles A. and Ethel L. Withers House (1955)
1621 Russell Avenue

Contributing Building

Built 1955 and purchased by post office clerk Charles Albert Withers, Sr. and Ethel Loadholt Withers. The Withers House is a one-story ranch with brick veneer and side-gabled roof. A shed extension covers the entry bay which includes stone planter and stoop. The bay has a stone veneer façade, pair of typical 1/1 vinyl replacement windows, and replacement door with new fluted Doric pilasters. The brick stoop and steps have quarry tile and wrought iron railing. Vinyl siding is between the two short façade windows, a pair of 1/1 vinyl windows and a single 1/1 vinyl window. A gabled porch at the east elevation has been enclosed with vinyl siding. Gables have vinyl siding and louvered vents. The wide cornice is wrapped in vinyl siding.

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Flemon and Martha Boulware House (1955)
1627 Russell Avenue

Contributing Building

Built 1955 and purchased by Flemon M. Boulware, a pulpwood contractor, and Martha B. Boulware. The Boulware House is a one-story ranch with brick veneer and side-gabled roof. A shed extension covers a picture window and entry stoop. The brick steps and concrete stoop have wrought iron railing, and a wrought iron support sits on the stoop. Vinyl siding is between the two short façade windows, a pair of 1/1 vinyl windows and a single 1/1 vinyl window. Gables have vinyl siding and perforated vents, and the cornice is wrapped in vertical vinyl siding. A one-shouldered exterior brick chimney is on the east elevation.

WADDELL STREET

Clyde H. and Elaine T. Brown House (1957)
1400 Waddell Street

Contributing Building

Built 1957 and purchased by teachers Clyde Homer Brown and Elaine Taylor Brown. Clyde was an alumnus of Johnson C. Smith University who earned a master's degree from Columbia University. He taught elementary school before moving into administration as assistant principal at University Park Elementary. Clyde was a vigorous booster of JCSU and was named Alumnus of the Year in 1973. A native of Charleston and graduate of Hampton University, Elaine taught in Charlotte-Mecklenburg Schools. The Brown House is a two-story ranch with Roman brick veneer and cross-gabled roof. It is comprised of the original 1957 one-story side-gabled ranch with a ca. 1984 front-gabled second story addition. The façade is three bays wide. The west bay protrudes from the primary mass and includes the overhanging two-story portion. It has pairs of typical 1/1 replacement windows with flanking stone veneer on the lower level. The upper level extends from the primary roof ridge and has vinyl siding, pairs of typical windows, and pentagonal louvered vent. The middle bay has a hipped porch with wrought iron support and railings on the brick porch and steps. A shed extension of the upper level has a clerestory window facing the façade. The front door is a replacement. Typical windows are above a stone veneer planter. The east bay is recessed and has a typical window. Gables have vinyl siding and louvered vents. A brick interior chimney is located behind the roof ridge.

Rev. Fred A. and Jean M. McCullough House (1957)
1409 Waddell Street

Noncontributing Building

Built 1957 and purchased by Fred Allen McCullough and Della Jean Moore McCullough. Fred attended Johnson C. Smith University and graduated from Hood Theological Seminary. He worked for Delmar Studios and later as a mail carrier. He served as pastor of Steele Creek A.M.E. Zion Church from 1978 until 1989, when a medical injury forced his retirement. The Moore House is a one-story ranch with brick veneer and side-gabled roof. The gabled entry bay has vinyl siding and wrought iron supports. It covers a tripartite picture window, brick planter, and entry stoop, which has brick steps, concrete deck, and wrought iron railing. The front door has an intricate wrought iron screen door. Windows are 1/1 vinyl replacement. Gables have vinyl siding and louvered vents. An exterior single-shoulder brick chimney is at the north elevation, which has a small gabled ell at the rear. A shed addition is visible at the rear of the south elevation.

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Due to changes to the façade after the period of significance, the building is considered noncontributing to the historic district.

Isaac and Johnsie K. Hemphill House (1958)
1410 Waddell Street

Contributing Building

Built 1958 and purchased by Isaac Hemphill, who served twenty years in the Army, and Johnsie Knox Hemphill, a photographer assistant at Dunbar Stanley Studio. Isaac enlisted in the Army in 1946 and retired in 1966 as a specialist fifth class. He served as an ammunitions clerk during the Korean War. The Hemphill House is a one-story ranch with brick veneer and side-gabled roof. The gabled entry bay has vertical siding in the gable and square section wood posts. The gable covers a tripartite picture window, brick planter, and brick stoop. The replacement front door has a storm door. Windows are vinyl replacement. Gables have wood German siding with pentagonal louvered vents. A shed porch is located at the north rear and has square section wood posts.

D'Lease Frazier House (1958)
1413 Waddell Street

Contributing Building

Built 1958 and purchased by Daniel Heath Frazier, a career Army officer, and Elease Smallwood Frazier. Daniel retired from the Army as a military police officer and chief warrant officer after 22 years. The Frazier House is a one-story ranch with brick veneer and side-gabled roof. The façade has paired typical 1/1 vinyl replacement windows and a recessed bay with octagonal window, replacement entry door, and paired windows. The recessed bay has wrought iron supports and brick planters flanking the brick stoop. The brick steps have an aluminum railing on one side. Gables have wood German siding and pentagonal louvered vents. A small gabled ell extends from the north rear and is likely a porch enclosed with vertical wood paneling.

James W. and Barbara J. Worth House (1958)
1414 Waddell Street

Contributing Building

Built 1958 and purchased by James W. Worth, Sr., manager of Chicken and Ribs restaurant, and Barbara J. Worth. The Worth House is a one-story ranch with brick veneer and side-gabled roof. The façade has a bay with typical vinyl replacement window over inset wood panel and a recessed bay with wrought iron supports. Brick planters flank the brick stoop, original wood door with 3 stepped rectangular lites, and storm door. An aluminum hood is over the entry. A small original 6/6 wood sash window is east of the entry. West of the entry are a pair of vinyl replacement windows over inset wood panel. Gables have louvered vents in peaks. A shed porch at the west rear is enclosed with German siding.

James and Ellon S. Sinclair House (1958)
1417 Waddell Street

Contributing Building

Built 1958 and purchased by mechanic James Sinclair and Ellon S. Sinclair, a presser at Costner's, Inc. The Sinclair House is a one-story ranch with Roman brick veneer and side-gabled roof. The gabled façade bay has vinyl siding with a louvered vent and is supported by round metal columns on the brick planter and brick stoop. The stoop and brick steps have wood railings. Adjacent to the replacement entry door is a pair of typical 1/1 replacement windows.

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The façade also has windows with stone veneer on either side. Gables have louvered vents in peaks. A gabled porch at the north rear has a square section wood post.

Thurston E. and Frances Frazier House (1958)
1418 Waddell Street

Contributing Building

Built 1958 and purchased by Thurston E. Frazier, a maintenance worker for Lawing Realty, and Frances Frazier. The Frazier House is a one-story ranch with brick veneer and hipped roof. The hipped façade bay has wrought iron supports on the brick planter and stoop. It covers a pair of typical 1/1 replacement windows and a wood replacement door with a storm door. The brick steps and stoop have wrought iron railing. An original 2/2 wood sash window is north of the hipped bay. An engaged screen porch is at the west rear.

Lucy A. Hellams House (1958)
1421 Waddell Street

Contributing Building

Built 1958 and purchased by Lucy A. Hellams, a longtime domestic for W. E. and Robena Price. The Hellams House is a one-story ranch with brick veneer and side-gabled roof. The façade has paired typical 1/1 vinyl replacement window and a recessed bay with octagonal window, replacement door with metal hood, and paired windows. The brick stoop, which has wood railing, is flanked by brick planters. Gables have louvered vents in peaks. A shed porch with square section wood posts is at the west rear.

Charles and Ella Cathey House (1957)
1422 Waddell Street

Contributing Building

Built 1957 and purchased by Charles Cathey, a switchman for Johnson Motor Lines, and Ella Cathey. The Cathey House is a one-story ranch with brick veneer and side-gabled roof. The gabled entry bay has vinyl siding and covers a tripartite picture window, stone planter, and entry stoop. It is supported by fluted wrapped columns. The replacement front door and storm door are flanked by stone veneer. Windows are 1/1 vinyl replacement. Side gables have eave returns and pentagonal perforated vinyl vents. A gabled addition at north rear was made ca. 1967 and has a side entry with concrete steps.

Willie J. and Josephine Hill House (1958)
1425 Waddell Street

Contributing Building

Built 1958 and purchased by mail carrier Willie J. Hill and Josephine Hill. The Hill House is a one-story ranch with brick veneer and side-gabled roof. It has an engaged porch at the south end with square section wood posts and curved plywood moulding. An original tripartite window, quarry tile floor, and entry with a storm door are under the porch. 8/8 original wood sash windows on the façade have storm windows and inset wood panels below. Other windows are also original wood sash with storm windows. Gables have wood German siding and pentagonal louvered vents. A gabled ell extends from the south rear.

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Samuel L. and Julia Cureton House (1957)
1426 Waddell Street

Contributing Building

Built 1957 and purchased by Samuel L. Cureton, a stevedore with Central Motor Lines, and teacher Julia Cureton. The Cureton House is a one-story ranch with brick veneer and side-gabled roof. The engaged entry bay has a taller gabled roof with fluted vinyl-wrapped columns on stone planters. The brick steps and stoop have wrought iron railing. The six-panel wood door has a storm door. Windows are original 2/2 wood sash, with a tripartite window in the engaged bay. Gables have aluminum siding with louvered vents. A gabled porch at the south rear has been enclosed with aluminum siding.

Rev. Leonard L. and Louise C. Boyd House (1957)
1429 Waddell Street

Contributing Building

Built 1957 and purchased by Rev. Leonard L. Boyd and teacher Sara Louise C. Boyd. Rev. Boyd was a native of Alabama who studied at Tuskegee Institute under Booker T. Washington. He was the first director of Morrison Training School in Richmond County, North Carolina's first prison that treated young African American lawbreakers not as adults but rather as juveniles to be educated. In 1952 Rev. Boyd was appointed manager of the A. M. E. Zion Publishing House, holding the position for seven years. Louise was a teacher who worked alongside her husband. The Boyd House is a one-story ranch with brick veneer and side-gabled roof. The gabled entry bay has a brick wingwall at its south end and a wrought iron support at the north corner. A metal awning shades the stone veneer, tripartite window, brick planter, and entry stoop. The brick steps and concrete stoop have wrought iron railing. The wood front door appears original and has a storm door. Windows are original 2/2 wood sash, with the paired façade windows and single south elevation windows having metal awnings. Gables have vinyl siding, with the side gables having pentagonal perforated vents. A small gabled ell is at the north rear.

Carport (detached) (1957) – Contributing

The flat-roofed metal carport has V-shaped pairs of tube steel columns.

Georgia J. McLain House (1957)
1430 Waddell Street

Contributing Building

Built 1957 and purchased by Georgia J. McLain, a waitress at the Excelsior Club on Beatties Ford Road. The McLain House is a one-story ranch with brick veneer and side-gabled roof. The prominent gabled façade bay has a pair of typical vinyl replacement windows and engaged corner porch. The brick steps and porch have wrought iron railings and support. Stone veneer adorns the façade corner adjacent to the porch as well as on the south side of the front door, which is original wood with 2 horizontal lites and a storm door. A brick planter under a tripartite window spans the façade beyond the porch. A single-shoulder exterior brick chimney is on the south elevation, which has a small gabled ell at rear. Gables have vinyl siding.

Tennyson L. and Hattie Johnson House (1957)
1434 Waddell Street

Contributing Building

Built 1957 and purchased by Tennyson L. Johnson, who worked for Industrial & Textile Supply Co., and Hattie Johnson, a clerk at Dunbar Stanley photography studio. The Johnson House is a

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one-story ranch with brick veneer and side-gabled roof. The gabled façade bay has brick wingwall at north and wrought iron support at south. The bay has a tripartite picture window, brick planter, and concrete entry stoop. Its face has alternating brick and stone veneer. The replacement front door has a wrought iron storm door. Windows are original, with pairs of 2/2 wood sash on the façade. Gables have vinyl siding, and pentagonal louvered vents are at the side gables. A small gabled ell extends from the south rear. A ca. 1976 shed addition is located at the north rear.

Carport (detached) (1990) – Noncontributing

The gabled carport has square section wood posts, wide siding, and angled plywood-sheathed brackets atop posts. It was built after the period of significance.

Joseph and Anna Daniels House (1958)

1435 Waddell Street

Built 1958 and purchased by Joseph Daniels, a laborer for Ervin Construction Company, and Anna Daniels. The Daniels House is a one-story ranch with brick veneer and side-gabled roof. The shed porch bay has stone veneer, wrought iron supports, and a pair of typical original 2/2 wood sash windows with storm windows. Supports sit on the brick planter and brick stoop, which has a new wood ramp. The nine-panel wood door is likely original and has a storm door. The cornice has vertical vinyl siding. Gables have vinyl siding and pentagonal perforated vents. A full-width addition at rear has an entry with metal hood at north elevation.

Contributing Building

Rev. Wilch H. and Moease W. Caldwell House (1957)

1438 Waddell Street

Built 1957 and purchased by Wilch Harvard Caldwell, Sr., service manager of Center Hardware Co. at Park Road Shopping Center, and Moease Williams Caldwell, a clerk at Center Hardware. After service in World War II, Wilch graduated from Carver College. He was a well-known bicycle mechanic in Charlotte. He later became pastor of Faith Memorial Baptist Church, retiring after 28 years. The Caldwell House is a one-story ranch with brick veneer and stepped side-gabled roof. A metal awning spans the entirety of the entry bay, covering the entry stoop, tripartite picture window, and small 2/2 original wood sash window. The entry bay has brick wingwalls on either side. The brick steps and stoop have artificial turf covering and wrought iron railing. The front door is a replacement and has stone veneer accents around it. The stepped gable bay at the façade has a pair of typical original 2/2 wood sash windows with metal awning. Gables have aluminum siding and tall louvered vents. A deep hipped ell extends from the west rear. A small gabled porch enclosed with brick veneer is at the east rear.

Contributing Building

David J. Liston House (1957)

1441 Waddell Street

Built 1957 and purchased by David J. Liston. The Liston House is a one-story ranch with brick veneer and side-gabled roof. The shed extension porch has wrought iron supports on the brick planter and stoop. The brick steps and stoop have wrought iron railing. The replacement front door and storm door are flanked by stone veneer. Typical windows are original 2/2 wood sash. A small vinyl replacement window is on the north elevation. Gables have eave returns and louvered

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vents in peaks. A gabled ell is at the north rear and has an entry with brick steps on the north elevation. A ca. 1967 shed addition is visible at the south rear.

David and Elfredia Thompson House (1957)

Contributing Building

1442 Waddell Street

Built 1957 and purchased by David Thompson, a laborer at American Crankshaft, and Elfredia Thompson, who worked in the dining hall at Queens College. The Thompson House is a one-story ranch with brick veneer and side-gabled roof. The gabled entry bay has stone veneer and is supported by brick wingwall at west and wrought iron support on the brick planter at east. The brick steps and concrete stoop have wrought iron railing. Windows and the door are replacements. Gables have wood composite siding, and side gables have small louvered vents. Cornice is wood composite. A small gabled ell is at the east rear.

Love and Pearline Harrell House (1957)

Contributing Building

1446 Waddell Street

Built 1957 and purchased by Love Harrell, who worked in the warehouse at Ryder Truck Lines, and Pearline Harrell, a cafeteria worker at University Park Elementary. The Harrell House is a one-story ranch with brick veneer and cross-gabled roof. The wide façade gable has stone veneer flanking the paired typical 1/1 vinyl replacement window and a recessed entry with wrought iron support. The entry has brick steps and concrete stoop with adjacent brick planter and small window. A picture window is beyond the recessed entry on the façade. The gable has vertical wood paneling and a wide louvered vent. Side gables have peak louvered vents. A gabled porch at the west rear is enclosed with plywood sheathing. A gabled ell with ca. 1968 addition extends at the rear east.

Jasper and Roberta C. Ray House (1958)

Contributing Building

1500 Waddell Street

Built 1958 and purchased by Jasper Ray, a mail carrier, and Roberta C. Ray. The Ray House is a one-story ranch with Roman brick veneer and side-gabled roof. The gabled entry bay has vinyl siding and wrought iron supports. Under the bay are a tripartite window, brick planter, and entry stoop. The replacement door has a storm door. Side gables have vinyl siding and louvered vents. Windows are vinyl replacement. A flat-roofed metal carport extends from the west elevation.

Carlee B. Fiddmont House (1958)

Contributing Building

1508 Waddell Street

Built 1958 and purchased by Carlee Brown Fiddmont, a teacher at Myers Street School and widow of Rev. James Elbert Fiddmont, Jr. Rev. Fiddmont was pastor of Greater Mt. Sinai Baptist Church when he died in an automobile accident aged 30 in 1958. The family had lived in the church parsonage at 1547 Waddell Street. Carlee lived in the house until her death in 1961 of complications from lupus. The Fiddmont House is a one-story ranch with brick veneer and side-gabled roof. The central gabled entry bay has vinyl siding and a round louvered vent. It has wrought iron supports on the entry stoop and stone-capped brick planter. The brick steps and concrete stoop have wrought iron railing. The possibly period-replacement wood door and storm door have a stone veneer surround. Windows are 1/1 vinyl replacement, with pairs on the façade

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and a tripartite picture window under the entry bay. Side gables have vinyl siding and louvered vents. A gabled ell at the rear east has a screened porch and wood ramp. A shed ell at rear west has vinyl siding at the cornice.

W. Taft and Mary Boyd House (1958)

Contributing Building

1514 Waddell Street

Built 1958 and purchased by William Taft Boyd, who worked for Terrell Machine Company, and Mary Means Boyd. The Boyd House is a one-story ranch with brick veneer and side-gabled roof with dentil cornice. It has a recessed façade bay with elaborate wrought iron supports and brackets on the brick planter and stoop, which also have wrought iron railing and balusters. The replacement front door has stone accents, and adjacent is an octagonal window. Windows are 1/1 vinyl replacement. Gables have vinyl siding with pentagonal louvered vents. An engaged corner screen porch is at the west elevation.

Harold S. and Margaret P. Manns House (1958)

Contributing Building

1520 Waddell Street

Built 1958 and purchased by Harold Spenser Manns and Margaret P. Manns. The Manns House is a one-story ranch with Roman brick veneer and side-gabled roof. The gabled façade bay has vinyl with louvered vent and round metal columns on the brick planter and stoop. Adjacent to the replacement front door is a tripartite picture window. Windows are vinyl replacement. The east bay of the façade has vinyl siding above brick veneer at window sill height. Gables have vinyl siding and pentagonal louvered vents. A small gabled addition is at the east rear. The west elevation is largely obscured but an enclosed shed porch at rear is visible.

David L. and Elizabeth Hemphill House (1957)

Contributing Building

1526 Waddell Street

Built 1957 and purchased by David L. Hemphill, a driver for Ivey's Department Store, and Elizabeth Hemphill. The Hemphill House is a one-story ranch with brick veneer and side-gabled roof. The gabled entry bay has aluminum siding and louvered vent and is supported by wrought iron supports on brick kneewall and entry stoop. The brick steps and concrete stoop have wrought iron railing. Windows are vinyl replacement with a diamond pattern grid. The façade has a horizontal slider, 1/1 window, and tripartite picture window in the entry bay. A tripartite picture window at the west elevation behind the single-shoulder exterior brick chimney. A gabled ell extends from the east rear and has a side entry with brick steps, wrought iron railing, and wrought iron storm door. Side gables have aluminum siding and louvered vents. A shed addition at the west rear has vinyl siding in the gable and a wood deck at rear.

William C. and Roberta Watson House (1957)

Contributing Building

1532 Waddell Street

Built 1957 and purchased by William C. Watson, a laborer for Ervin Construction Company, and Roberta Watson. The Watson House is a one-story ranch with brick veneer and cross-gabled roof. The wide gabled façade bay has a brick wingwall at the west end and round metal column on brick kneewall at the east end. The bay covers a brick planter with a typical 2/2 original wood

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window with storm window above, concrete entry stoop with aluminum railing and replacement door, and tripartite picture window. Windows are original 2/2 wood sash with storm windows, with a larger pair on the west side of the façade. Gables have wood composite siding. A gabled ell extends from the east rear and has wood composite siding.

Robert P. and Dallie J. Reeder House (1957)

Contributing Building

1538 Waddell Street

Built 1957 and purchased by Robert P. Reeder, Sr., a teacher at Isabella Wyche School, and Dallie J. Reeder, office secretary at Northwest Junior High. The Reeder House is a one-story ranch with brick veneer and cross-gabled roof. The façade bay has a centered stone-capped brick planter and pairs of 1/1 replacement windows. The uncovered brick stoop leads to the original wood door, which has three stacked diamond lites. Two original 2/2 wood sash windows are adjacent. Gables have wood German siding and louvered metal vents. The south elevation has 1/1 vinyl replacement windows. The north elevation has a rear corner porch enclosed with wood composite siding and a replacement 9-lite door.

Greater Mt. Sinai Baptist Church Parsonage (1956)

Contributing Building

1547 Waddell Street

Built 1956 and purchased by Rev. James Elbert Fiddmont, Jr., pastor of Greater Mt. Sinai Baptist Church, and Carlee B. Fiddmont, then transferred to trustees to serve as the church parsonage. Rev. Fiddmont died due to injuries from an automobile accident in February 1958. Succeeding pastors and their families have resided in the house, including Rev. A. Walter Williams (1958-1964) and Rev. Norman E. Kerry, Sr. (1964-1985). The Greater Mt. Sinai Baptist Church Parsonage is a long one-story ranch with brick veneer and side-gabled roof. The gable entry bay has wrought iron supports on the brick planter and stoop. Brick steps and stoop have wrought iron railing. The gable covers a tripartite picture window and entry door with storm door. Windows are likely replacement, typical small 6/1 sash. A double carport on the south elevation was enclosed ca. 1975 and has a pair of 1/1 windows on the façade. Gables have aluminum siding and louvered metal vents.

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☒ A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B. Property is associated with the lives of persons significant in our past.
- ☐ C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

- ☐ A. Owned by a religious institution or used for religious purposes
- ☐ B. Removed from its original location
- ☐ C. A birthplace or grave
- ☐ D. A cemetery
- ☐ E. A reconstructed building, object, or structure
- ☐ F. A commemorative property
- ☐ G. Less than 50 years old or achieving significance within the past 50 years

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Areas of Significance

Ethnic Heritage: Black

Community Planning and Development

Period of Significance

1955-1961

Significant Dates

1955

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Ervin Construction Company, builder

Narrative Statement of Significance

Summary Paragraph

The Oaklawn Park Historic District, located northwest of downtown Charlotte, North Carolina, about half a mile east of Beatties Ford Road, is a historically African American subdivision developed between 1955 and 1961 during the city's post-World War II suburban boom, a period when new neighborhoods were shaped by racial boundaries. Charles Ervin and his Ervin Construction Company oversaw every stage of the community's creation—platting the subdivision, selling lots, and constructing homes—while the Federal Housing Administration enabled working- and middle-class African Americans, including educators, ministers, warehousemen, and janitors, to secure loans for homeownership. Unlike other African American subdivisions of the 1950s and 1960s, Oaklawn Park was entirely residential, composed almost entirely of single-family, brick, Ranch-style houses that reflected the prevailing architectural trend. Its 170 primary buildings, of which 160 are contributing and 10 are noncontributing, form an intact portfolio of mid-century Ranch design. The district is significant at the local level under Criterion A in the area of Ethnic Heritage: Black, for highlighting the contributions of

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Charlotte's African American working- and middle-class in the 1950s–1970s, and under Criterion A in the area of Community Planning and Development. Its period of significance spans 1955, when the first house was completed, through 1961, when development ended.

Narrative Statement of Significance

History and Context for African American Heritage

Charlotte's Early Black Neighborhoods, 1860–1945

Oaklawn Park was preceded by nearly a dozen Black neighborhoods in various locations in Charlotte. Up to the time of the Civil War, the Black population resided at the plantations that surrounded Charlotte and, within the city, there was a small urban population of enslaved and some free Black people who worked in homes and businesses. The surrounding plantations may have been the origins of several post-Civil War Black communities on the edges of Charlotte—Greenville, Blandville, and Irwinville. After the war, a community called Logtown emerged on the southern side of the city, and by the 1890s, it was known as Brooklyn. It grew to become the center of urban Black population in Charlotte. Southeast of downtown, the Myers family platted the neighborhood of Cherry for working class African Americans in 1891.¹

Further from the city, Johnson C. Smith University also became a focus of post-bellum Black settlement. Originally known as Biddle Memorial Institute, the university, located on Beatties Ford Road which ran north from the city center, was founded by Presbyterians in the 1860s to educate African Americans. The first president, a white minister named Stephen Mattoon, established a neighborhood called Biddleville in 1871 across the road from the university to serve as a neighborhood for faculty, staff, and the city's small number of Black elite citizens. As Charlotte's Black population grew, the Beatties Ford Road corridor became the site of additional Black neighborhoods, particularly in the late-nineteenth century as much of Charlotte housing became segregated along racial lines. North of the university, white developers platted Washington Heights, a suburban neighborhood for middle-class African Americans, in 1910. Washington Heights rapidly grew as property owners built Craftsman bungalows along its curving, tree-lined streets. In 1912, Rev. Henry Lawrence McCrorey, an African American serving as President of the university, platted McCrorey Heights, a suburban neighborhood for middle- and upper-class African Americans, on land northeast of the university.²

Along with these African American neighborhoods in the Beatties Ford Road area, were several nearby white neighborhoods were located nearby—Seversville, with roots in the nineteenth century; Western Heights, founded in 1893; and Lincoln Heights and Wesley Heights, both

¹ Hanchett, "Oaklawn Park: An African American Neighborhood in Charlotte," HistorySouth, electronic document, <https://www.historysouth.org/wp-content/uploads/2020/07/Oaklawn-Park-Hanchett.pdf>, accessed March 13, 2025.

² Hanchett, "Oaklawn Park," 1–5.

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founded in the 1920s. Except for Wesley Heights, many of the white neighborhoods of the Beatties Ford Road area transitioned to Black well before World War II. An important turning point was the opening of West Charlotte High School in 1938, the second high school for African Americans in Charlotte. The new facility made Beatties Ford Road a beacon for African Americans who sought suburban living with the best educational advantages for their children. As soon as the tough times of the Great Depression and World War II passed, developers began laying out new streets lined with modern ranch-style houses for African American homeowners.³

Post-World War II Suburbanization in Northwest Charlotte, 1945-1975

Oaklawn Park came into existence in the years after the end of World War II when the nation, as well as Charlotte, was going through one of the biggest-ever booms for suburban construction. People who had put off buying a house during the Great Depression of the 1930s and the privations related to the war in the 1940s now raced to suburbia during the 1950s. A wide band of new houses encircled Charlotte as the city's population shot up by 50% between 1950 and 1960. New subdivisions rapidly tripled the city's built-up area from barely twenty square miles at the start of the Depression to more than sixty-five square miles by the 1960s. Although the civil rights movement was gaining momentum, the new housing in Charlotte continued to be strictly segregated and African Americans often faced discrimination in obtaining home loans.

As new African American suburbs popped up in Charlotte, older Black neighborhoods succumbed and, in some cases, disappeared as a result of Federally-sponsored urban renewal projects undertaken by the Charlotte Redevelopment Commission beginning in the 1950s. The initiatives, taking place in cities across the nation, initially promised to replace run-down housing with new dwellings for low-income citizens. But over time, urban renewal evolved into a program of "slum clearance" with little or no new construction on the sites of these communities. Brooklyn, like many other African American neighborhoods across the nation, was targeted for urban renewal. With numerous Black homeowners, attractive churches, and business establishments, it was a center of African American life in Charlotte, but by the end of the 1960s, it was demolished along with Greenville and parts of Blandville. Forward-thinking real estate men realized that urban renewal would displace Black residents, hence their interest in developing new neighborhoods like Oaklawn Park.

School developments also drew African Americans to northwest Charlotte in the 1950s. The national *Brown v. Board of Education* case was progressing through the Supreme Court, along with many other challenges to segregated education, but there were signs of resistance to school integration across North Carolina. In Charlotte, the school board focused on developing separate but equal facilities. The school board announced in 1953 that West Charlotte High would be redeveloped on a new site about a mile up Beatties Ford Road. Though segregation remained in

³ Hanchett, "Oaklawn Park," 1-5.

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force, the Black community looked forward to the new, state-of-the-art school. The old site remained an attraction as it would become Northwest Junior High, the city's only Black middle school.

A few months after the school announcement, developers C.D. Spangler and Charles Ervin made their own announcements. Spangler, who held the contract to build the new high school, announced a forthcoming neighborhood on land connecting to the school: University Park. About the same time, Charles Ervin announced another nearby community called Oaklawn Park. The flurry of activity definitively marked the northwestern part of Charlotte as the most desirable area in the city for African Americans to live. By the 1970s, nearly all of west Charlotte would be African American, particularly along the Beatties Ford Road and West Boulevard corridors.

Developing Oaklawn Park: Charles Ervin and the FHA, 1955–1961

The site of Oaklawn Park was mostly undeveloped land that bordered Oaklawn Cemetery, a municipal cemetery established in 1915 as a burial ground for whites that later opened to Black people in the 1960s.⁴ Back in the early 1940s, there had been minimal development between Beatties Ford Road and the cemetery. White landowners Margaret Welsh-Russell and Adela L. Hendrix platted a section of Russell Avenue where it intersects Beatties Ford Road and also a length of Jennings Street, but only a handful of houses had appeared in this area when Ervin purchased the land from Russell and Hendrix. The Duke Power Company's powerline corridor, paralleling Russell Avenue, also existed by 1942.

Ervin's plats, which he filed in 1955, essentially filled in the vacant land between these earlier plats and the cemetery. Ervin kept Russell Avenue much as Mrs. Hendrix's surveyor had drawn it, ending at a point where the land sloped down sharply to Stewart Creek (which would become the route of Interstate 77 in the 1970s). Off of Russell Avenue he created new Orvis Street, Gunn Street, Waddell Street and Dean Street, plus short Miles Court, Heil Place and Kay Street. He also joined the extant block of Jennings with Mulberry Avenue, which already existed south of his land.

Charles Ervin was a developer-contractor who, though still young, was the city's busiest developer of the 1950s and 1960s. He learned bricklaying in the Navy, business management at Duke University, and then settled in Charlotte where he began building his first home, his personal residence. Before the house was complete, he sold it, and his career took off. By the early 1960s the Ervin Construction Company, as the seventh largest homebuilder in the United States, along with its many subsidiaries, handled all aspects of homebuilding, from land acquisitions to interior decorating. Ervin designed his initial subdivisions - Beechwood Acres, Eastway Park, Providence Park, Markham Village and Longwood Park - for Charlotte's white residents. Oaklawn Park, his first subdivision for African Americans, started in 1955. By 1957,

⁴ Hanchett, "1601 Oaklawn Avenue," *HistorySouth*, not dated, electronic document, <https://mccrorey.historysouth.org/1601-oaklawn/>, accessed March 6, 2025.

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he had added new white subdivisions called Sharonwood Acres, Amity Gardens, Country Club Acres, and Westerly Hills to his roster.

Ervin's rise benefitted from the new Federal Housing Administration (FHA) in Washington. Launched by President Franklin Roosevelt in 1938, the new agency offered loan guarantees that helped banks make 30-year mortgages. Before this government intervention, banks required borrowers to pay off home loans in two to five years. The FHA, together with similar mortgages offered by the Veterans Administration (VA) starting in 1944, dramatically boosted homeownership, especially among blue-collar Americans. FHA and VA (also dubbed "GI") loans accounted for about a quarter of the new housing units in the United States during the period from 1946 to 1967. Charlotte alone had 15,500 VA mortgages by 1962.⁵ Home ownership in the Queen City grew from less than one-third of households in 1940 to over one-half by the end of the 1960s.⁶

Because many banks refused to make loans to African Americans, this portion of the population received less benefit from the FHA loan initiative. Charlotte developers, however, pushed to make the loans happen. African American Fred Alexander, who worked with white developer C.D. Spangler to bring about University Park, successfully worked around discriminatory banks by building a connection with Durham-based North Carolina Mutual Insurance Company, the largest Black financial institution in the country, to secure financing. Developers like Spangler and Ervin—so-called "operative builders" who bought land, laid out streets, and built and sold houses in their developments—also held favor with the FHA who believed this method to be the most efficient at providing housing for America's growing population. Ervin and other developers who built subdivisions that relied heavily upon FHA support were required to follow a host of guidelines aimed at building a lasting, aesthetically pleasing community (see the Community Planning and Development section of this nomination).

Ervin began advertising his new "colored" subdivision in local newspapers in 1954. Home plans were similar to those in Eastway Park, a large white Ervin development also under construction in northeast Charlotte. A model home was available for viewing by September of the following year at 1525 Russell Avenue. Buyers jumped at the opportunity to own a home in this new neighborhood that was close to the recently completed West Charlotte High School. Construction crews built as many as a dozen homes at a time to keep up with the demand. Most of the dwellings in Oaklawn Park today were completed in the busiest years: 1957, 1958, 1959, and 1960. By 1961, the neighborhood was completely built out with nearly every home occupied.

⁵ Porter Munn, "15,500 GI Home Loans Made Here," *The Charlotte Observer* October 1, 1962, 5-A.

⁶ Hanchett, "Oaklawn Park," 5-6.

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The naming of Oaklawn Park's Gunn and Waddell Streets acknowledged important African Americans in the Charlotte community. Jimmie Gunn was a nationally-known big band leader and recording artist of the 1930s. After music, he became a respected elementary school teacher and principal. Even though the namesake of Waddell Street is not known, it came to be associated with the noted Waddell family. Dr. E.E. Waddell was principal of Second Ward High School, Charlotte's other Black high school, from 1963 to 1969, and later a superintendent. His wife, Joyce, was a school board official (2009–2014) and a North Carolina state senator (2015–present).

Ervin later developed two additional subdivisions. The pattern in these communities followed that of Oaklawn Park in that they intended to attract mostly Black middle-class home seekers who relied upon FHA financing. Dalebrook, begun in 1960 about two miles north of Oaklawn Park, reached capacity a year later. About three miles north, Ervin broke ground on Northwood Estates in 1964. By the end of the decade, it was mostly built out.⁷

Compared to older Black neighborhoods that suffered substantial losses due to urban renewal projects in the 1950s and 1960s, Oaklawn Park remained intact. Ervin's political connections, along with the newness of the community, likely helped save Oaklawn Park from injury. The neighborhood actually gained an important community asset in the late 1960s when part of Oaklawn Cemetery was split off to create a neighborhood park along Waddell Street in 1968.⁸ Simultaneously, the construction of Interstate 77 in the late 1960s along the back of the lots on east side of Dean Streets contributed to noise pollution, but overall, Oaklawn Park was spared.

The Residents of Oaklawn Park, 1955–1975

For African Americans, Oaklawn Park and other newly developed subdivisions in northwest Charlotte represented an opportunity for economic stability, generational wealth formation, and community building even though these communities reflected the constraints imposed by segregation. As it came to life and evolved, the neighborhood and its people made a lasting contribution to Charlotte's Black history.

Notable families in Charlotte's history made Oaklawn Park their home in the 1950s, 1960s, and 1970s. The Johnson family, publisher of the black *Charlotte Post* newspaper, lived at 1400 Russell Avenue from 1959 onward. Dr. Mary T. Harper resided at 1323 Dean Street during most of her distinguished career. In 1971, she became the first full-time Black faculty member of the English Department at UNC-Charlotte after teaching in public schools and at Johnson C. Smith

⁷ Charlotte-Mecklenburg Landmarks Commission, "Dalebrook," not dated, electronic document, <http://landmarkscommission.org/wp-content/uploads/2021/05/Dalebrook-Essay.pdf>, accessed March 14, 2025.

⁸ "Mini-Parks Are Great! Ask Thousands of Kids," *The Charlotte News* May 30, 1968, 1B.

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University.⁹ Harper later developed the Black Studies program at UNC Charlotte and co-founded the museum that is now the Harvey Gantt Center for African American Art and Culture. The residents of 1731 Miles Court, Rev. Raymond Worsley, who headed the city's leading black Presbyterian Church, and his wife Magnolia, a registered nurse, were among Charlotte's most outspoken voices for Civil Rights. Dr. C.W. Williams, best remembered today for founding the C.W. Williams Clinic on the city's underserved west side, resided at 1418 Russell Avenue.

Nearly all initial occupants of Oaklawn Park were two career families, and most of the women worked as teachers. Elaine Taylor Brown of 1400 Waddell is one example. She and her husband, schoolteacher Clyde H. Brown, moved into their home in May 1958. A minister's daughter from Charleston, South Carolina, she earned a degree in mathematics at Hampton University and aimed to be a statistician, but such jobs were seldom open to African Americans. She became an educator, attaining a master's degree in education from the University of Wisconsin. She taught in Charlotte public schools and became the first African American teacher at Huntingtowne Farms Elementary School. She was also active in the city's social life, president of the Charlotte alumnae chapter of Delta Sigma Theta sorority, sponsors of Charlotte's annual black Debutant Cotillion.¹⁰

Another example of Oaklawn Park's high-achieving women was Lydia Carnell Pride, who settled at 1314 Dean Street along with her husband, Amos, a hotel manager, and daughter Chamos in 1959. Pride earned master's degrees in music and English and taught music in the public schools for decades. Outside of work, she led community choruses, including Christmas carolers at Good Samaritan Hospital, and sang opera with the Charlotte Oratorio, most memorably at the inauguration of President Lyndon Johnson. A 1973 *Observer* article spotlighted Lydia's election as Mid Atlantic regional leader of Jack and Jill, Inc. The elite national organization offered educational and networking opportunities for African American youngsters.

Women who joined the neighborhood after the initial wave in the 1950s had similar levels of accomplishment outside the home. Gladys Ervin bought the house at 1301 Dean Street in 1970 and was joined there by her niece Eleanor Ervin about 1973. Eleanor worked for the telephone company in billing and the call center for forty years. Gladys grew up in Charlotte's Greenville section, graduated in the first class to go all the way through West Charlotte High (1941), went away to business school in Philadelphia and came back to a job with the Charlotte Housing Authority (CHA). The CHA was new then and Gladys worked at the city's first black public housing, Fairview Homes. She eventually moved up to become manager, the first African American in that position with the Housing Authority.¹¹

⁹ "University Remembers Lasting Legacy of Mary Harper," October 6, 2020, *Inside UNC Charlotte*, electronic document, <https://inside.charlotte.edu/news-features/2020-10-06/university-remembers-lasting-legacy-mary-harper/>, accessed February 25, 2025.

¹⁰ Hanchett, "Oaklawn Park," 18–19.

¹¹ Hanchett, "Oaklawn Park," 19–20.

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Men in Oaklawn Park held a broad spectrum of jobs—as was typical of post-war subdivisions nationally. Some male heads of household were ministers, educators or owners of small businesses. But such white-collar professionals were outnumbered by blue-collar workmen. The 1961 city directory listed several Oaklawn Park men as custodians or maintenance workers, including Willie Brown at the public library (1411 Orvis Street), Adam Turner at General Mills (1800 Russell Avenue) and Thurston E. Frazier at Lawing Realty (1418 Waddell Street). Others were laborers, such as Willie J. Gilliam (1321 Orvis Street), Clifford Harris (1705 Miles Court) and William Hughes (1513 Russell Avenue) who all sweated at the hot metal furnaces of Charlotte Pipe & Foundry.¹²

“Warehouseman” was another common designation shared by Oaklawn Park men in the 1961 directory, including Ernest Platt (1417 Russell Avenue) who worked for General Tire and Rubber, and Joseph B. Kinnard (1427 Dean Street) and John O. Hines (1515 Dean Street), who both labored for the Roadway Express trucking company. Charlotte was a big regional trucking hub in those days, reputed to be the largest east of Chicago, and those firms seemed to have encouraged a modicum of African American advancement. Howard Johnson, Jr. (1415 Orvis Street) worked as a “jockey,” moving trucks in the yard at Overnight Transfer. David Irby (1508 Russell Avenue) served as clerk at Hennis Freight Lines.

Moving upward in the class structure of jobs available to African Americans circa 1960, nearly a dozen Oaklawn Park men worked for the Post Office. Protests by Civil Rights activists back in the 1940s had opened postal positions to black applicants and that line of work became highly desirable for its job security. C. Willie McKnight, William Hall and Rueben Scott, for instance, all purchased homes in the 1500 block of Russell Avenue (1501, 1504 and 1519) on postal salaries.¹³

Another dozen or so Oaklawn Park homeowners worked in the building trades. This area of employment, often highly skilled and well paid, dated back to slavery times when most construction was done by African Americans. In the 1960s black tradesmen still dominated such specialties as brick and masonry work. Examples included plasterer Floyd Walls (1509 Dean Street), tile setter Lloyd Williams (1505 Gunn Street), and brickmason Jefferson Reese (1600 Russell Avenue). Andrew Perry (1439 Dean Street) served as business agent for Charlotte’s black-run Bricklayers Local Union No. 9.

Other skilled workers in Oaklawn Park included Utah Worthy, barber at the Brookhill Barber Shop (1712 Russell Avenue), James A. Smith, window glazier at Pittsburgh Glass (1801 Russell Avenue) and Hezekiah W. Millwer, meat packer at Armour & Co. (1506 Gunn Street). There

¹² Hanchett, “Oaklawn Park,” 20.

¹³ Hanchett, “Oaklawn Park,” 20.

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were also hotel and restaurant workers, such as Samuel A. McEachern, head waiter at the prestigious downtown Hotel William Barringer (1534 Gunn Street), James A. Roddey, chef at the Heart of Charlotte Motel (1828 Russell Avenue), and Louis W. Phillips, a waiter on the dining cars of the Southern Railway (1431 Dean Street).

Black business owners were part of the mix in Oaklawn Park, though numbering only half a dozen people. Napoleon T. Neal (1401 Russell Avenue) ran Double Oaks Sundries, the Modern Newsstand and Oaklawn delicatessen. Melvin A. Quick (1435 Dean Street) owned Quick's Shoe Repair; John L. Brewer (1700 Miles Court) had Brewer's Service Station; James Crawford (1230 Dean Street) operated Crawford's House and Commercial Cleaning.¹⁴

Oaklawn Park took pride in its education leaders. Along with the numerous women who worked as teachers, men in the classroom included Howard E. Jones (1335 Dean Street) an art teacher at Northwest Junior High and also a well-regarded artist in his own right; Grady A. McDonald (1438 Dean Street) who taught agriculture at Sterling High in then-rural Pineville and later worked internationally teaching farming for the U.S. State Department; and West Charlotte High music teacher William B. Lindsay (1708 Miles Court) who made Civil Rights headlines in 1965 when he was chosen to be one of the initial cohort of four black teachers assigned to white Charlotte schools.

The most prestigious occupations in Oaklawn Park were school principals, ministers and physicians. The neighborhood in 1961 had about half a dozen residents in each of the first two categories and one in the third. Even more than today, school principals were highly revered in African American Charlotte during the years prior to school desegregation in the mid-1960s. They were usually the community's most learned and accomplished individuals and often served as spokesmen for African American interests in the wider society. There were almost no other places in government—nor in the corporate world—where a black executive hired and led a team, controlled a budget and managed a physical plant.

Oaklawn Park's principals included James Swain (1424 Dean Street) at Druid Hills Elementary; James A. Clark (1446 Dean Street) at Plato Price High School; Jerome T. Moten (1309 Dean Street) was a teacher at Second Ward High when he bought his house, then moved up to Principal at Northwest Junior High in the 1970s; and Calvin C. Davis (1607 Russell Avenue) who taught at York Road High, became principal at Lakeview Elementary, then moved onto Superintendent's staff as director of special education for the Charlotte Mecklenburg School system. James F. Alexander (1331 Orvis Street) headed Mecklenburg College, a black two-year school that was eventually absorbed into Central Piedmont Community College.¹⁵

¹⁴ Hanchett, "Oaklawn Park," 21.

¹⁵ Hanchett, "Oaklawn Park," 22.

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Ministers offered religious inspiration and, like principals, were respected as executives and civic leaders. Rev. Leonard L. Boyd, an AME Zion (African Methodist Episcopal Zion) minister, bought his retirement home in the neighborhood at 1429 Waddell Street after a distinguished career in which he managed the Charlotte-based publication facility for the denomination worldwide. He also served as founding director of the Morrison Training School, North Carolina's first prison that treated young African American lawbreakers not as adults but rather as juveniles to be educated.

Near Rev. Boyd lived Rev. James E. Fiddmont, leader of the Greater Mt. Sinai Baptist Church downtown on Seventh Street. When Fiddmont purchased the new house at 1547 Waddell Street in 1957 for himself and wife Willie J. Fiddmont, a teacher at Myers Street Elementary, he hired busy local photographer James Peeler to take a family photograph. Husband, wife and young daughter, dressed in their Sunday best, stand proudly on the front steps, picture window behind them. Their time in the house would be short-lived, sadly. Rev. Fiddmont died in an automobile accident and the house became the parsonage for Greater Mt. Sinai. The longest resident at 1547 Waddell Street, from the 1960s into the 1980s, was Rev. Norman E. Kerry who is best remembered for moving Greater Mt. Sinai to 1243 West Boulevard in the mid-1970s, where it remains one of the westside's largest churches today.¹⁶

Oaklawn Park's sole physician listed in the 1961 city directory was Dr. C. W. Williams. Williams only lived in the neighborhood for a few years, but they were crucial ones in an upward trajectory that put him among the city's most energetic medical leaders. Kentucky-born C. Warren Williams came to Charlotte in 1954 after graduating from the prestigious Meharry Medical College in Nashville to be a surgeon at Good Samaritan Hospital. The institution had made history in the 1880s as one of the South's first black hospitals funded by local government. But by the mid-twentieth century its facilities were desperately substandard compared with white Charlotte Memorial Hospital. A decades-long campaign by black physicians to end this second-class treatment took a major step forward in 1961. "Negro Doctor to Join Staff at Memorial," headlined a *Charlotte Observer* article about Williams. In addition to helping open Charlotte's main hospital to all, Williams also pioneered the notion of neighborhood medical clinics in Charlotte—today an important part of healthcare. In 1957 he co-founded Northwest Clinic with physician Dr. Emery L. Rann and dentist Dr. Reginald Hawkins (both also statewide leaders in Civil Rights). Dr. Williams moved from his home in Oaklawn Park in the 1960s.

Though Dr. Williams was the only doctor in Oaklawn Park in the 1961 directory, others lived there over time. Dr. Harold S. Pride, for instance, bought 1508 Waddell Street a year after it was built and resided there the rest of his life. A Florida native, he earned his Doctorate in Medicine from Meharry Medical College in 1959 and came to Charlotte to work at Good Samaritan Hospital. Along with his career as a pediatrician, Dr. Pride also became a lay leader in the Presbyterian church. He played a role, as well, in developing what is now Charlotte's Harvey

¹⁶ Hanchett, "Oaklawn Park," 22.

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Gantt Center for African American Art and Culture, donating seventy works by local artists in 2004. Many homes in Oaklawn Park, including the Pride home, remain in the hands of the initial families.¹⁷

Anna Hood moved into 1327 Orvis Street with her husband Rev. Calvin A. Hood in 1957, the year they got married. She had a degree from South Carolina State and experience teaching business administration at the high school level when they say down with Ervin Construction to pick the finishes, paint color, blinds, and other features of their home as it neared completion. Rev. Hood was a Johnson C. Smith University professor and a Presbyterian minister. Alongside Charlotte civil rights leader Dr. Reginald Hawkins, he fought for integrated medical facilities. Hood also led busloads of Johnson C. Smith students to participate, along with Dr. Martin Luther King, Jr., in the famous march from Selma to Montgomery in 1965. Meanwhile, Anna, in 1963, became the first African American to work in the Social Security Administration's Charlotte office. The Hoods continued their activism when they signed on with fellow JCSU professor Darius Swann and others as co-litigants in the landmark *Swann v Mecklenburg* school busing lawsuit decided by the U.S. Supreme Court in 1971.¹⁸

Rev. Raymond Worsley listed his work as instructor at Johnson C. Smith University in 1961, soon after when he moved into 1713 Miles Court in Oaklawn Park, but his larger calling was as a Presbyterian minister of unusually strong civic vision. During the 1950s and 1960s he led a pair of rural churches in Mecklenburg County: McClintock near today's Carowinds and Lawrence Chapel in Pineville. The pay was small for what was considered a part-time job, so he was glad to win appointment in 1954—at age 29—as the first Director of Negro Recreation with Mecklenburg County Park and Recreation. In 1971 he took charge of Grier Heights Presbyterian Church and made it a spark for uplift of the impoverished Grier Heights/Billingsville neighborhood southeast of downtown Charlotte. In 1978 he was called to head the prestigious First United Presbyterian Church on Seventh Street in the heart of Charlotte, where he finished out his career in the 1990s. On dozens of issues, Raymond Worsley was an outspoken public voice for racial equality.

Rev. Worsley began to teach part-time at JCSU in 1957. Over the years he became one of the University's main professors of religion. Led JCSU students in the Selma to Montgomery march in 1965. Following this influential experience, he began to take public stands in Charlotte and demand equality in all aspects of life. He mobilized residents in Grier Heights, which like most black areas had few city services, to fight for a park and a community center in their neighborhood. He often joined forces with crusading dentist Dr. Reginald Hawkins, including serving as a key campaign aid in 1968 when Hawkins became the first African American to run for governor of North Carolina. Worsley peppered the *Charlotte Observer* with letters to the editor: defending the embattled "Wilmington 10" Civil Rights activists; criticizing changes at

¹⁷ Hanchett, "Oaklawn Park," 24.

¹⁸ Hanchett, "Oaklawn Park," 25.

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West Charlotte High School; applauding the hiring of black office staff at Carowinds amusement park.¹⁹

The African American community of Oaklawn Park between 1955 and 1975 exemplified resilience, achievement, and notable contributions to local history. Despite the challenges posed by segregation, the residents of Oaklawn Park built a thriving neighborhood that fostered economic stability, educational advancement, and social change. Key individuals and families in the community made lasting impacts in a variety of fields, including education, medicine, civil rights, and the arts. The success stories of its residents reflect the broader narrative of African American perseverance and progress during a time of profound societal transformation. Oaklawn Park's legacy continues to resonate within Charlotte's Black history, offering a testament to the strength and determination of its people.

Community Planning and Development

Oaklawn Park Historic District is eligible for the National Register under Criterion A in the area of Community Planning and Development. Built in a period when Charlotte's neighborhoods were segregated by race, the subdivision was for African Americans who purchased lots and built homes within it to create a thriving community of mostly working-class and middle-class families. The resources in the district, along with the general layout of the neighborhood, reflect the planning and development vision of Charlotte's most prolific post-World War II suburban developer, Charles Ervin, as well as the influence of the Federal Housing Administration whose loan program made homeownership a reality for most of Oaklawn Park's initial property owners. More than half a dozen Black neighborhoods existed in Charlotte before, and simultaneously, to Oaklawn Park which was platted in 1955 and 1959 and completed in 1961. Oaklawn Park stands out among its counterparts because it is entirely residential. Also, it was platted, planned, and developed by one entity, Ervin Construction Company. Another reason Oaklawn Park is unique among its predecessors and contemporaries is that it has experienced few losses of historic resources, serving as a remarkable collection of post-World War II, Ranch-style tract housing.

From Community Development to Urban Renewal: Charlotte's Black Neighborhoods

Residential segregation was deeply rooted in Charlotte. Founded in the 1770s at the crossroads of two trading paths—today's Trade and Tryon in the city center—Charlotte was relatively small until after the Civil War when manufacturing propelled it forward, leading to both population growth and suburban expansion that continued into the early twentieth century. Rural African Americans, including many formerly enslaved, poured into Charlotte along with rural whites to take jobs in this burgeoning New South city. They often settled in close proximity to one another, but by the 1910s, and for decades afterwards, racial segregation prevailed in public

¹⁹ Hanchett, "Oaklawn Park," 27.

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places. Deed restrictions and local custom prevented African Americans from living in white neighborhoods unless they worked within a white household in that neighborhood.²⁰

Biddleville is Charlotte's oldest existing Black neighborhood. While its founding predates the onset of widespread segregation, the neighborhood was, like Oaklawn Park, settled by Black residents from the beginning. Located a couple miles north of the city center and across the road from the historically Black college of Johnson C. Smith University (known historically as Biddle Memorial Institute and Biddle University), this village was founded by Biddle's white president, Reverend Stephen Mattoon, in 1871 to provide land for African Americans who wished to build homes near the university.²¹ Over the next three decades, Charlotte's wealthier African Americans, including many associated with the university as professors, administrators, and alumni, built homes there. Biddleville initially did not adjoin Charlotte; it was set in a relatively rural area and did not follow a plat. The homes were built along linear streets, as opposed to a gridiron or pattern of blocks, and lacked the characteristic central square of other small communities in the period. Charlotte's outward growth absorbed the small village in 1903 when it was annexed to the city and connected to it with a streetcar line.²²

Biddleville and Oaklawn Park, despite their origins being some 80 years apart, were similar because they were planned by a white person for Black residents. Oaklawn Park, however, was notably different because the development of the neighborhood followed a plat and the owner of the land—Charles Ervin—utilized his construction company to oversee all construction. Biddleville was smaller than Oaklawn Park and, today, has fewer historic resources.

Built well before Oaklawn Park, Brooklyn was the urban center of Black Charlotte from the late nineteenth century until the early 1970s. The small enclave of Logtown coalesced on the southern side of the city center after the Civil War as Charlotte's Black population was growing. By the 1890s, Logtown was known as Brooklyn, a "city within a city" for Black Charlotteans, complete with churches, schools, residences, and restaurants that stood along streets following the downtown's gridiron pattern. Brooklyn fell into decline as the twentieth century progressed, and by the time Oaklawn Park was platted in the mid-1950s, city planners were eyeing it for demolition as urban renewal programs loomed across the Charlotte landscape. Brooklyn was completely demolished by the early 1970s.²³

Cherry also suffered from the ravages of post-World War II urban renewal. This historically Black neighborhood's development began in 1891 on the southeastern side of downtown when the Myers family, who were white and had owned the land as a plantation before the Civil War,

²⁰ Thomas W. Hanchett, "Charlotte's Neighborhood Planning Tradition," *HistorySouth*, not dated, electronic document, <https://www.historysouth.org/wp-content/uploads/2020/07/Planners.pdf>, accessed March 7, 2025.

²¹ Biddle Memorial Institute was known later as Biddle University and, today, is known as Johnson C. Smith University.

²² Thomas W. Hanchett, "Biddleville-Five Points," *HistorySouth*, not dated, electronic document, <https://www.historysouth.org/wp-content/uploads/2020/07/BIDDLEVILLE.pdf>, accessed March 6, 2025.

²³ Hanchett, "The Center City: The Business District and the Original Four Wards," Charlotte-Mecklenburg Landmarks Commission, 2020; Hanchett, *Sorting out the New South City: Race, Class, and Urban Development in Charlotte, 1875–1975* (University of North Carolina Press, Chapel Hill, 2020).

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divided the area into lots. Over time, the Myers sold lots and rented homes to Black laborers, cementing Cherry's reputation as a working-class neighborhood. By 1905, about 50 houses had been built in the area, and by 1930, the number had expanded to more than 300. Most of the homes were modest frame houses situated on small lots. The community also included important features like a park, a school, and several churches. During the 1960s urban renewal efforts, much of Cherry's historic architecture was demolished, leading to the loss of many of its original buildings.²⁴ Oaklawn Park was rapidly developing as Cherry and Brooklyn faded.

Two other historically Black neighborhoods in Charlotte were Western Heights and Washington Heights, both located near Biddle. W.S. Alexander founded Western Heights in 1897 as the city's first streetcar suburb. It was located a mile-and-a-half northwest of the city center and directly south of Biddle University. Alexander—who was white—intended his development for white residents, but as Charlotte continued to suburbanize into the early twentieth century, the racial makeup transitioned to Black. Over the years, many historic houses in Western Heights have been demolished. The neighborhood in the present is a patchwork of early-twentieth century homes and non-historic homes, further emphasizing Oaklawn Park as a uniquely intact, historically Black neighborhood.²⁵

Washington Heights was located about a mile north of Western Heights. Platted by Alexander and two other partners in 1913, this middle-class neighborhood had convenient streetcar access, and by the 1930s, most of the lots were developed with bungalow homes set along a mix of curvilinear streets and gridded blocks. Like Oaklawn Park, Washington Heights, though appearing much earlier, was planned by whites for occupancy by African Americans. Washington Heights, dominated by frame bungalows, continues to convey its pre-World War II origins.²⁶

Another Black neighborhood that arose in the 1910s was McCrorey Heights. It differed from Oaklawn Park and other neighborhoods in Charlotte because a Black person—Rev. Henry Lawrence McCrorey, president of Biddle—platted it and, along with his daughter, sold lots. McCrorey's 1912 plat encompassed land northwest of Biddle and featured about 20 blocks. Because other Black neighborhoods were somewhat closer to the city center, McCrorey Heights saw limited development until after World War II when Charlotte's rising number of middle- and upper-class African Americans purchased lots. Property owners chose their own architects and contractors, building a neighborhood of custom-built homes dominated by the Ranch style through the 1950s, 1960s, and early 1970s.²⁷

McCrorey Heights and Oaklawn Park experienced their greatest intensity of development in the same period—the 1950s and 1960s. Ranch-style houses dominate both communities. There were, however, key differences. McCrorey and his family were not involved in building houses, therefore McCrorey Heights prominently features custom-built homes, whereas Oaklawn Park is

²⁴ Hanchett, "The Cherry Neighborhood," Charlotte-Mecklenburg Landmarks Commission, 1984, electronic document, <http://landmarkscommission.org/wp-content/uploads/2016/11/THE-CHERRY-NEIGHBORHOOD.pdf>, accessed March 6, 2025.

²⁵ Hanchett, "Biddleville-Five Points."

²⁶ Hanchett, "Washington Heights."

²⁷ Hanchett, "McCrorey Heights."

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dominated by tract homes that Ervin Construction Company completed. Also, McCrorey Heights attracted Charlotte's middle- and upper-class African Americans—likely because the founder of the community and its pre-World War II residents represented this demographic—while Oaklawn Park aimed to attract working-class and middle-class African Americans.²⁸

The Influence of the Federal Housing Administration on Oaklawn Park and Other Black Communities in Charlotte

Most of those who purchased homesites in Oaklawn Park obtained loans that from banks that were backed by the Federal Housing Administration (FHA), a Federal loan program that arose during the Great Depression and greatly expanded after World War II. Oaklawn Park, therefore, serves as a local example of a postwar FHA-influenced development. The FHA made housing for America's growing population more attainable because it provided insurance that enabled banks to extend 30-year mortgages as opposed to the traditional two- to five-year terms. The impact of the FHA in Charlotte is seen in the rise of homeownership in the city from one third of households in 1940 to one half by 1970. Because Ervin was an operative builder—one who bought the land, laid out the suburban streets and lots, and constructed the houses—the FHA viewed his company, and others like it, as the most efficient way to meet the demand for housing. The FHA encouraged banks to favor these builders when it came to home loans.²⁹

For new subdivisions where FHA loans accounted for the majority of new homes, the agency placed seven minimum requirements upon the developer. The first was that the location must exhibit a healthy and active demand for homes. In the 1950s, Charlotte was rapidly expanding in population, and in fact, between 1950 and 1960, the population doubled.³⁰ Secondly, the location had to be suitable in terms of topography, soil condition, tree cover, and absent of environmental hazards. The site of Oaklawn Park in the mid-1950s was mostly undeveloped and there were no adjacent factories or other disruptive properties. Thirdly, the site had to be accessible to public transportation, highways, schools, and employment, all of which the Oaklawn Park site met, especially as the neighborhood's main thoroughfare—Russell Avenue—ran directly into Beatties Ford Road and the site of the new West Charlotte High. The fourth and fifth guidelines required appropriate utilities and compliance with city, county, and regional planning and zoning, while the sixth and seventh dealt with deed restrictions (i.e. setbacks and lot sizes) and guarantees that the subdivider was financially strong enough to complete the development program. Ervin was able to meet all of these.³¹

The FHA also issued what they termed “desirable standards” that were not strict requirements but rather factors that could help a developer win their approval. They included such items as

²⁸ Thomas W. Hanchett, “Oaklawn Park, an African American Neighborhood in Charlotte,” Charlotte-Mecklenburg Landmarks Commission, not dated, electronic document, <https://www.historysouth.org/wp-content/uploads/2020/07/Oaklawn-Park-Hanchett.pdf>, accessed March 9, 2025.

²⁹ David L. Ames and Linda Flint McClelland, *Historic Residential Suburbs* (Washington DC: National Park Service, 2002), 49–51.

³⁰ Thomas W. Hanchett, “Oaklawn Park, an African American Neighborhood in Charlotte,” Charlotte-Mecklenburg Landmarks Commission, not dated, electronic document, <https://www.historysouth.org/wp-content/uploads/2020/07/Oaklawn-Park-Hanchett.pdf>, accessed March 9, 2025.

³¹ Ames and McClelland, *Historic Residential Suburbs* (Washington DC: National Park Service, 2002), 49–51.

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adaptation of the subdivision layout to natural features; elimination of sharp corners and dangerous intersections; long blocks to eliminate unnecessary streets; and incorporation of features that added to privacy of the community. In effect, these FHA standards promoted the abandonment of the traditional rectilinear grid—such as that of nearby McCrorey Heights, for example—that characterized many older neighborhoods in favor of the curvilinear layout. The curvilinear layout was mainstream in the post-World War II period, and Oaklawn Park, as platted and in its ultimate configuration, reflects this design.³² Wrapping around the north, east, and west sides of Oaklawn Cemetery, the collection of streets together form a roughly C-shaped pattern. The streets, except for Russell Avenue which extends outside of the District to Beatties Ford Road, do not connect to any busy roadways. When it was developed, the western border of the subdivision sloped down to the north-south-oriented Irwin Creek, a natural boundary. Later in 1977, the creek became the site of Interstate 77.

Oaklawn Park was a template for a later Ervin development—Dalebrook, which Ervin launched in 1960 about 1.5 miles to the north. The FHA backed most of the loans that supported the growth of this African American neighborhood that was fully developed in 1961. As he did with Oaklawn Park, Ervin bought the land, sold the lots, and built the houses that comprised Dalebrook. Dalebrook features about seventy homes laid out on six streets. Many of the original Ranch-style houses remain.³³ In contrast to Dalebrook, Oaklawn Park began slightly earlier and has more than twice the number of historical homes.

University Park was developed in the same timeframe as Oaklawn Park about 1.5 miles to the northwest along Beatties Ford Road.³⁴ The community of Ranch-style homes completed with heavy FHA support for middle-class African Americans and reflecting many of the same FHA standards of construction and suburban layout, resembles Oaklawn Park. The two communities, however, are notably different. Whereas Ervin was the developer behind Oaklawn Park, University Park was the work of a team of developers: C.D. Spangler, a white man who was, like Ervin, another busy developer, and Frederick Douglas Alexander, an African American political and civil rights leader. Alexander has been described as “the driving force behind the formation of the University Park neighborhood.” Alexander, whose family owned a prominent Black funeral home, helped finance the development and also connected Spangler with North Carolina Mutual Insurance Company, the largest Black-owned bank in the country, to facilitate the FHA-backed mortgages.³⁵ The pair had teamed up in the late 1940s to develop Double Oaks apartment complex on Statesville Road for working class African Americans. Spangler announced University Park in the newspaper in September 1954, and the neighborhood opened in four phases from 1955 to 1962.

³² Ames and McClelland, *Historic Residential Suburbs* (Washington DC: National Park Service, 2002), 49–51.

³³ Charlotte-Mecklenburg Landmarks Commission, “Dalebrook,” not dated, electronic document, <http://landmarkscommission.org/wp-content/uploads/2021/05/Dalebrook-Essay.pdf>, accessed March 14, 2025.

³⁴ Brandon Lunsford, “University Park Historical Essay,” (Charlotte, North Carolina: Charlotte-Mecklenburg Landmarks Commission, 2020), electronic document, <http://landmarkscommission.org/wp-content/uploads/2020/06/University-Park-Historical-Essay-EAS-edit-2.0.pdf>, accessed March 15, 2025.

³⁵ Lunsford, “University Park Historical Essay,” 2.

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Oaklawn Park also differed from University Park because Ervin's subdivision was entirely residential. The plats for University Park included a commercial section—University Park shopping mall—along Beatties Ford Road. West Charlotte High School's new campus, opened in 1954, was an anchor around which University Park developed. Although the school was outside of the plats for the subdivision, Spangler built the state-of-the-art structure to go hand-in-hand with his new development.

Oaklawn Park: A Survivor of Urban Renewal

In Charlotte during the 1960s and 1970s, urban renewal and highway construction devastated historically Black neighborhoods such as Cherry, Brooklyn, Greenville, and Blandville—erasing homes, schools, and churches and forcing widespread displacement. Oaklawn Park, by contrast, escaped large-scale clearance. When Interstate 77 was built in the mid-1960s, it touched only the neighborhood's eastern edge along Dean Street. Although the presence of a modern highway in a residential setting undoubtedly was noisy and unsightly for residents, the development did not shatter the community. This relative insulation from the impact of urban renewal set Oaklawn Park apart from its contemporaries and helps explain why it remains one of the city's best-preserved African American postwar era suburban communities.

Statement of Archaeological Potential

The North Carolina Historic Preservation Office solicited feedback about any potential for archaeological significance from the Office of State Archaeology. Juliette R. Vogel, Assistant State Archaeologist with the NC Office of State Archaeology, offered the following statement:

Based on the Office of State Archaeology's (OSA) current records, there are no archaeological sites or surveys within the proposed District boundaries. However, the District is directly adjacent to the Oaklawn Cemetery, established in 1915. Contrary to what appear to be well-delineated plats and fenced boundaries, numerous cases of inadvertent discoveries of human remains on the outskirts of historic cemeteries have proven their borders can be indistinct. For this reason, I recommend a statement of archaeological potential for this NRHP-eligible District. The potential for buried human remains should be considered in any future development of the property.

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9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

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--. "A Portion of Oaklawn Park." March 1955. Map Book 7, Page 327. Mecklenburg County Register of Deeds, Charlotte, North Carolina.

--. "A Portion of Oaklawn Park." March 1955. Map Book 7, Page 329. Mecklenburg County Register of Deeds, Charlotte, North Carolina.

--. "A Portion of Oaklawn Park." March 1955. Map Book 7, Page 331. Mecklenburg County Register of Deeds, Charlotte, North Carolina.

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--. "Washington Heights," (not dated) *HistorySouth*, <https://www.historysouth.org/charlotte/>.

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Lunsford, Brandon. "University Park Historical Essay." Charlotte, North Carolina: Charlotte-Mecklenburg Landmarks Commission, 2020. Electronic document, <http://landmarkscommission.org/wp-content/uploads/2020/06/University-Park-Historical-Essay-EAS-edit-2.0.pdf>, accessed March 15, 2025.

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Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested
☐ previously listed in the National Register
☐ previously determined eligible by the National Register
☐ designated a National Historic Landmark
☐ recorded by Historic American Buildings Survey #
☐ recorded by Historic American Engineering Record #
☐ recorded by Historic American Landscape Survey #

Primary location of additional data:

- ☒ State Historic Preservation Office
☐ Other State agency
☐ Federal agency
☐ Local government
☐ University
☐ Other: Name of repository: Mecklenburg County Register of Deeds

Historic Resources Survey Number (if assigned):

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10. Geographical Data

Acreage of Property approximately 44 acres

Latitude/Longitude Coordinates

Datum if other than WGS84: _____

Boundary Point	Latitude	Longitude
1	35.251377	-80.844848
2	35.251696	-80.844571
3	35.253190	-80.843815
4	35.254338	-80.843361
5	35.255968	-80.843314
6	35.256738	-80.844634
7	35.257019	-80.845369
8	35.257074	-80.846662
9	35.256947	-80.847180
10	35.256539	-80.848304
11	35.256230	-80.849181
12	35.255135	-80.850415
13	35.254734	-80.850560
14	35.252785	-80.850774
15	35.252079	-80.849776
16	35.251865	-80.849390
17	35.252918	-80.849128
18	35.254562	-80.849008
19	35.255452	-80.847146
20	35.254420	-80.845846
21	35.252268	-80.845528

Verbal Boundary Description

Oaklawn Park is bounded to the east by Interstate 77; south by Waddell Street Park and Oaklawn Cemetery; west by a branch of Irwin Creek along the western parcels of Mulberry Street; and north by a high-tension power line corridor and the Lincoln Heights neighborhood.

Boundary Justification

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The boundaries of the district follow the original boundaries of Oaklawn Park platted in 1955 and 1959 and filed in Mecklenburg County Map Book 7, Pages 325-331 and Book 8, Page 459 (See Appendix).

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11. Form Prepared By

name/title: Susan V. Mayer, architectural historian (SVM Historical Consulting)

name/title: Nick Linville, historian (Linville Historical Consulting)

street & number: 4711 Water Oak Road

city or town: Charlotte state: NC zip code: 28211

e-mail susan@svmhistorical.com, nick@linvillehistoricalconsulting.com

telephone: 318-791-6082

date: March 21, 2025

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Photographs

Photo Log

Name of Property: Oaklawn Park Historic District

City of Vicinity: Charlotte

County: Mecklenburg

State: North Carolina

Photographer: Nick Linville

Date Photographed: January–February 2025

Description of Photograph(s) and number, include description of view indicating direction of camera:

Photo #0001:

1 of 9

Streetscape, Dean Street

Oaklawn Park Historic District

Facing south

Photo #0002:

Oaklawn Park Historic District

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Streetscape, Gunn Street
Oaklawn Park Historic District
Facing northwest

Photo #0003:

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Streetscape, Heil Place
Oaklawn Park Historic District
Facing west

Photo #0004:

4 of 9

Streetscape, Kay Street
Oaklawn Park Historic District
Facing southeast

Photo #0005:

5 of 9

Streetscape, Miles Court
Oaklawn Park Historic District
Facing east

Photo #0006:

6 of 9

Streetscape, Mulberry Avenue
Oaklawn Park Historic District
Facing north

Photo #0007:

7 of 9

Streetscape, Orvis Street
Oaklawn Park Historic District
Facing southwest

Photo #0008:

8 of 9

Streetscape, Russell Avenue
Oaklawn Park Historic District
Facing southeast

Photo #0009:

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Streetscape, Waddell Street

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Oaklawn Park Historic District
Facing east

Paperwork Reduction Act Statement: This information is being collected for nominations to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 460 et seq.). We may not conduct or sponsor and you are not required to respond to a collection of information unless it displays a currently valid OMB control number.

Estimated Burden Statement: Public reporting burden for each response using this form is estimated to be between the Tier 1 and Tier 4 levels with the estimate of the time for each tier as follows:

Tier 1 – 60-100 hours
Tier 2 – 120 hours
Tier 3 – 230 hours
Tier 4 – 280 hours

The above estimates include time for reviewing instructions, gathering and maintaining data, and preparing and transmitting nominations. Send comments regarding these estimates or any other aspect of the requirement(s) to the Service Information Collection Clearance Officer, National Park Service, 1201 Oakridge Drive Fort Collins, CO 80525.

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APPENDIX
Plat Maps of Oaklawn Park
1955, 1959

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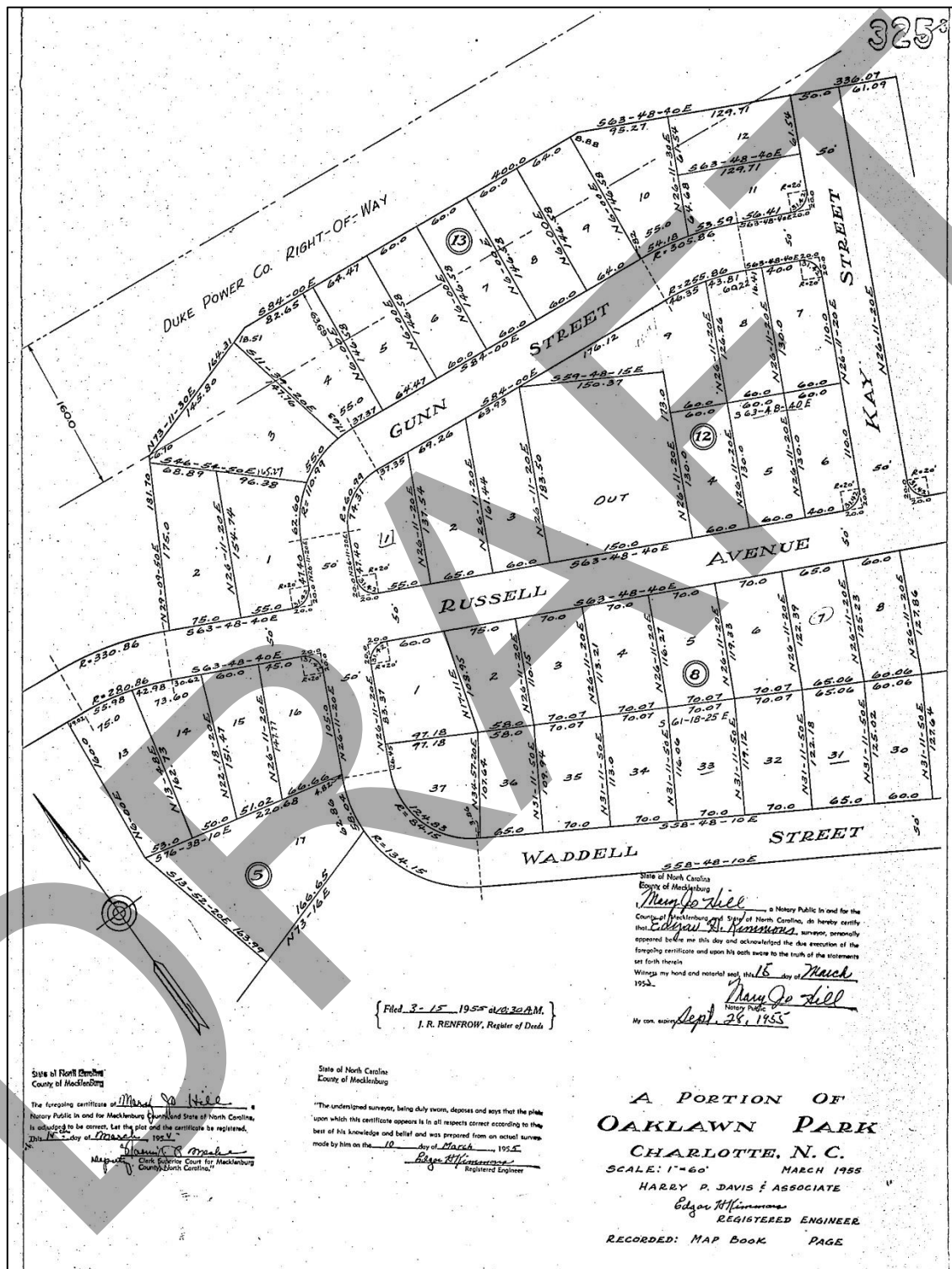


Figure 1. "A Portion of Oaklawn Park, Charlotte N.C." March 1955. Map Book 7, Page 325. Mecklenburg County Register of Deeds.

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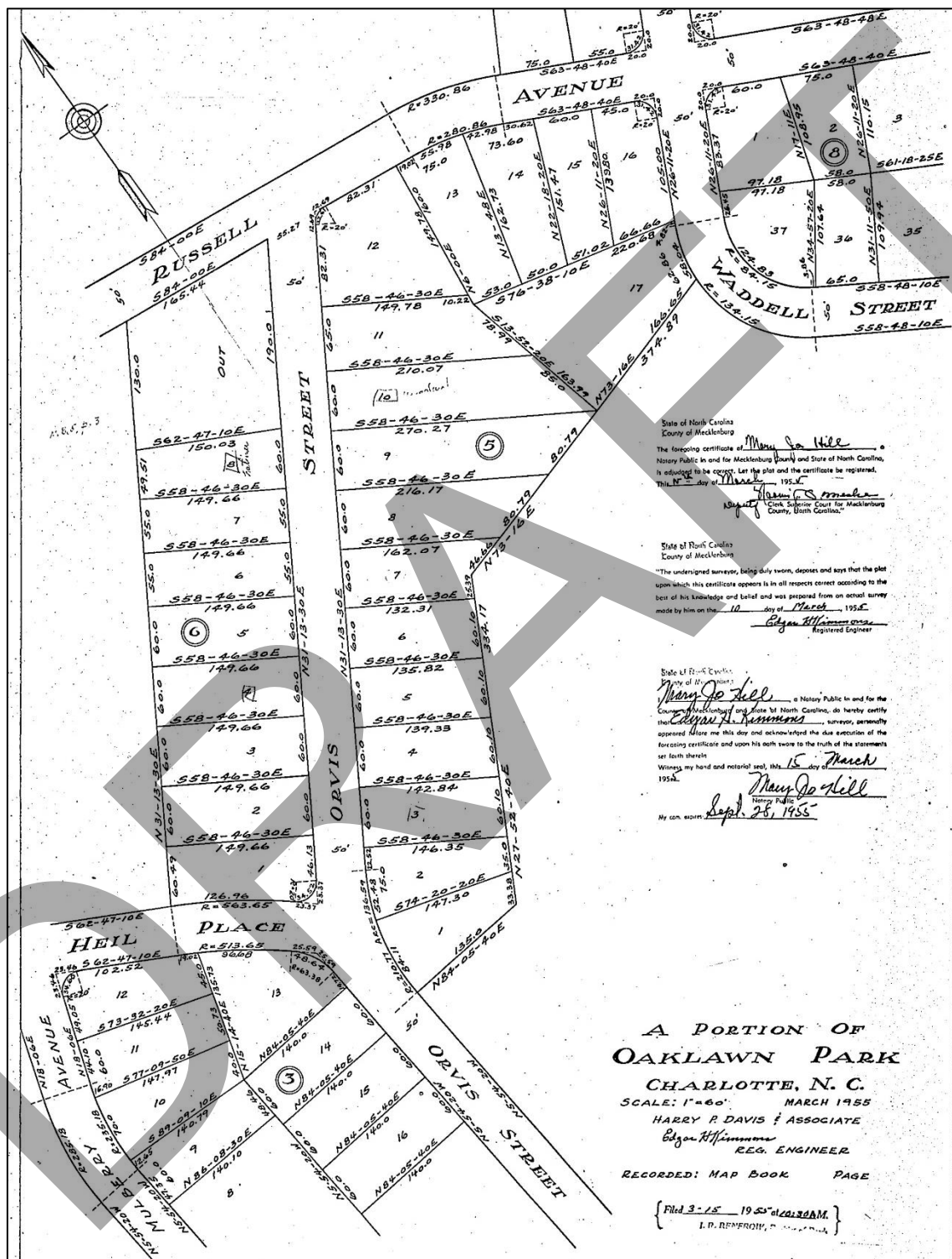


Figure 2. "A Portion of Oaklawn Park, Charlotte N.C." March 1955. Map Book 7, Page 327. Mecklenburg County Register of Deeds.

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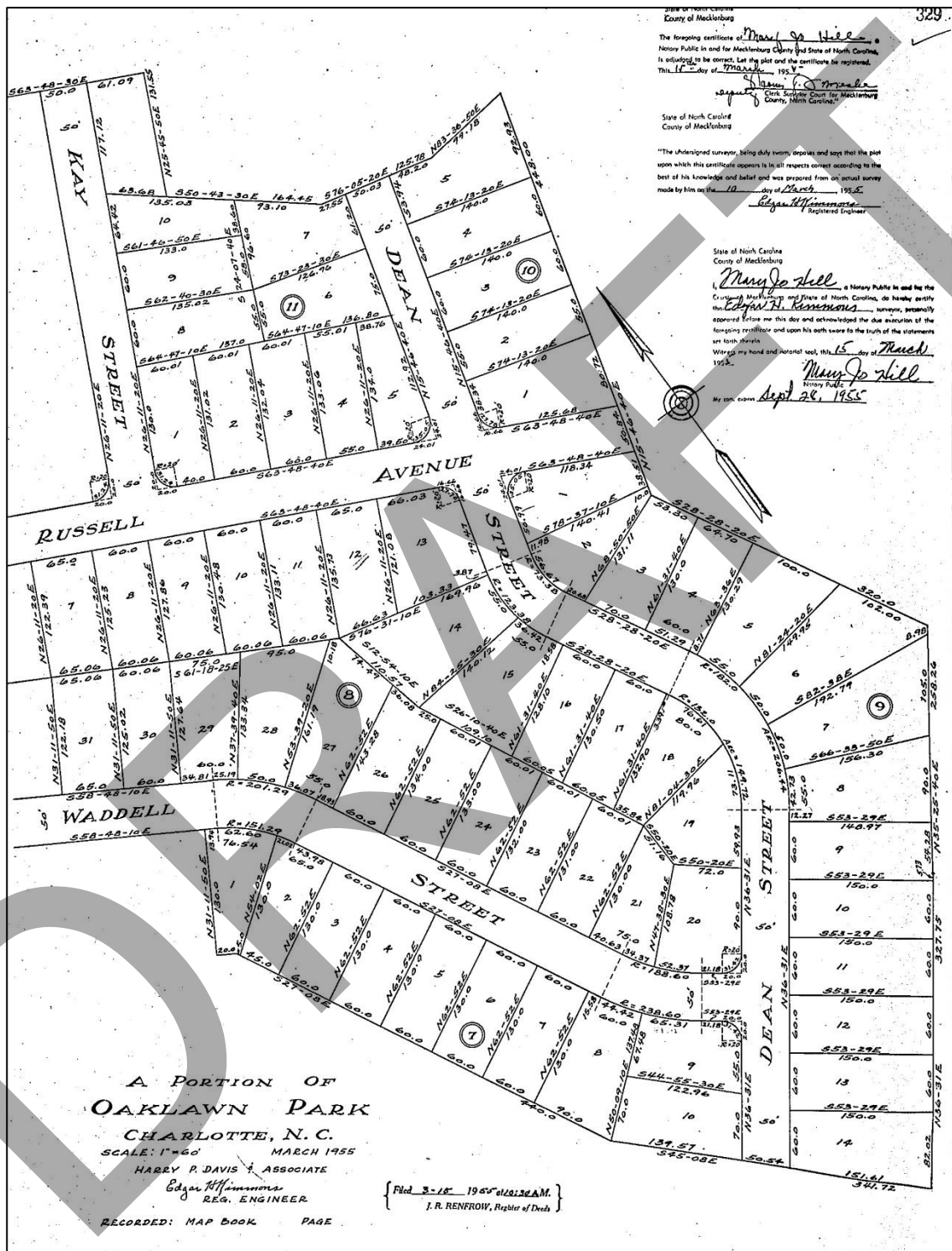


Figure 3. "A Portion of Oaklawn Park, Charlotte N.C." March 1955. Map Book 7, Page 329. Mecklenburg County Register of Deeds.

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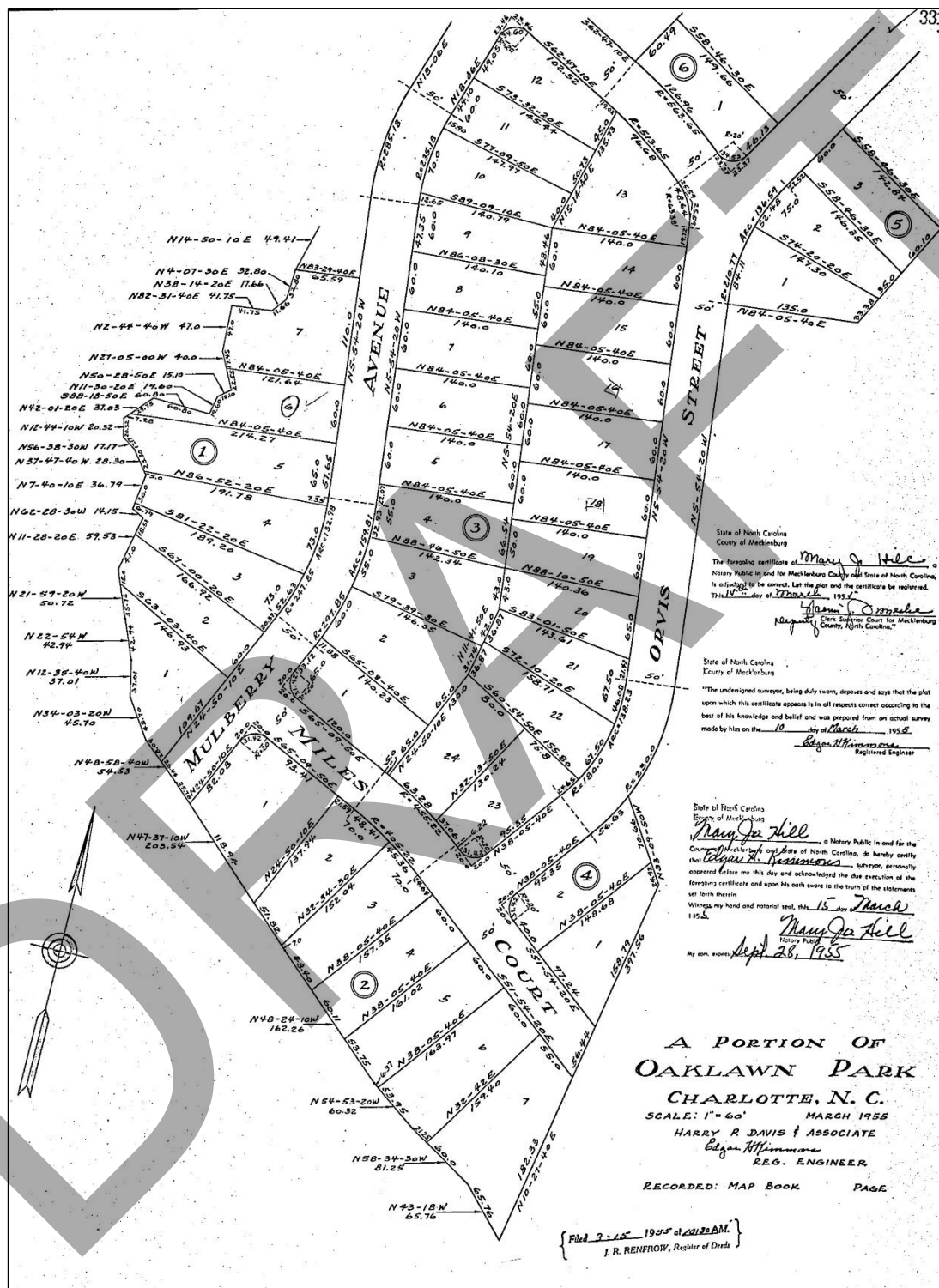


Figure 4. "A Portion of Oaklawn Park, Charlotte N.C." March 1955. Map Book 7, Page 331. Mecklenburg County Register of Deeds.

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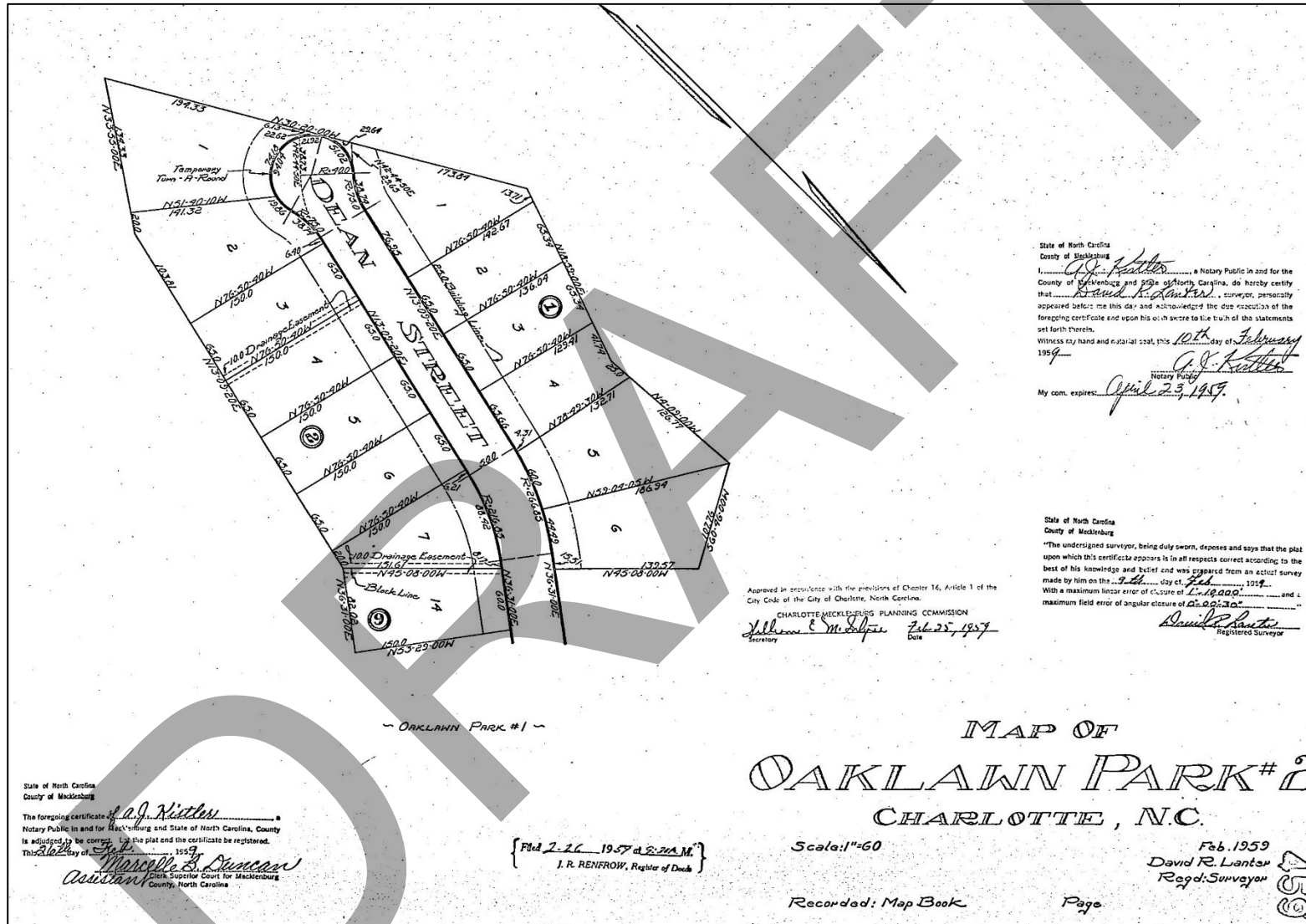


Figure 5. "Map of Oaklawn Park #2, Charlotte N.C." February 1959. Map Book 8, Page 459. Mecklenburg County Register of Deeds.