



The Friendly Village of Hyde Park Estates

John Howard, presenter

Thank you Hyde Park Estates family!

Charles Assenco and Linda
Comer

John Avery

Maseo and Keisha Bolin

Ray Canty

Wyatt Chase

Pamela Williams - Coote

Sam and Maxine Davis

Letsy Drye

Rosalia Durante

Dr. Gyasi Foluke

Jimmie and Eunice Gist

Fred and Ernestine Glenn

Clara Graham

Dr. Mary Harper

Carlenia Ivory

Mildred Johnson

Clayton Reid

Audwin Ross

James and Julia Saunders

Blondell Sellers

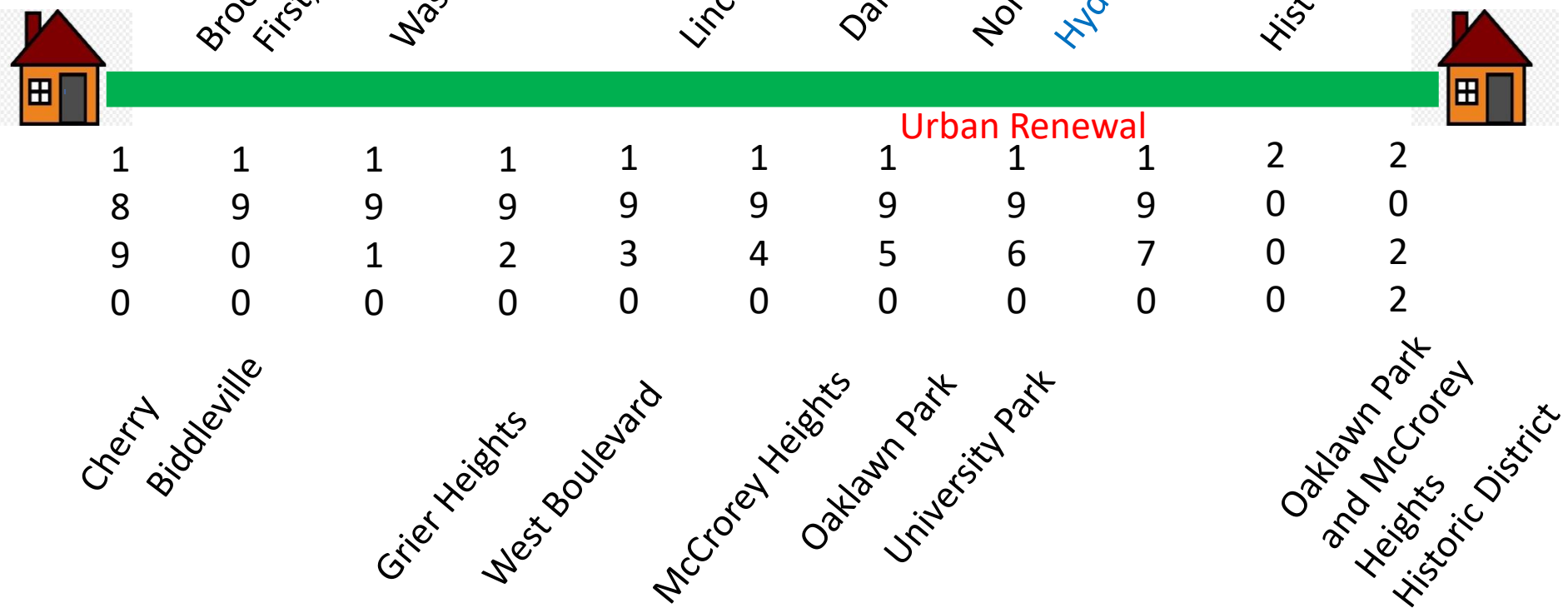
Carol Smith

Francis and Nancy Webber

Dr. and Mrs. Spurgeon
Webber

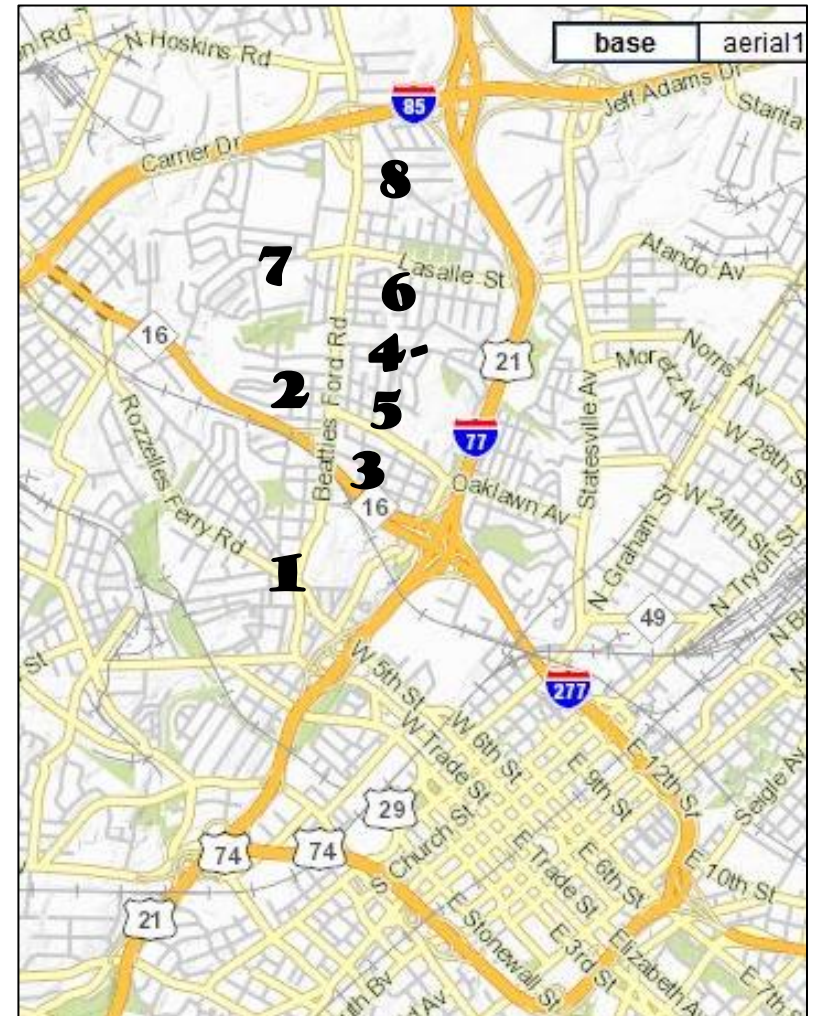
Vic Wilson



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Historic West End

1. Biddleville/Johnson C. Smith University (1800s)
2. Washington Heights (1910)
3. McCrorey Heights (1950s)
4. Oaklawn Park (1950s)
5. Oaklawn Avenue and Beatties Ford Road (1930s)
6. Lincoln Heights (1930s-1950s)
7. University Park (1950s)
8. Dalebrook (1960s)

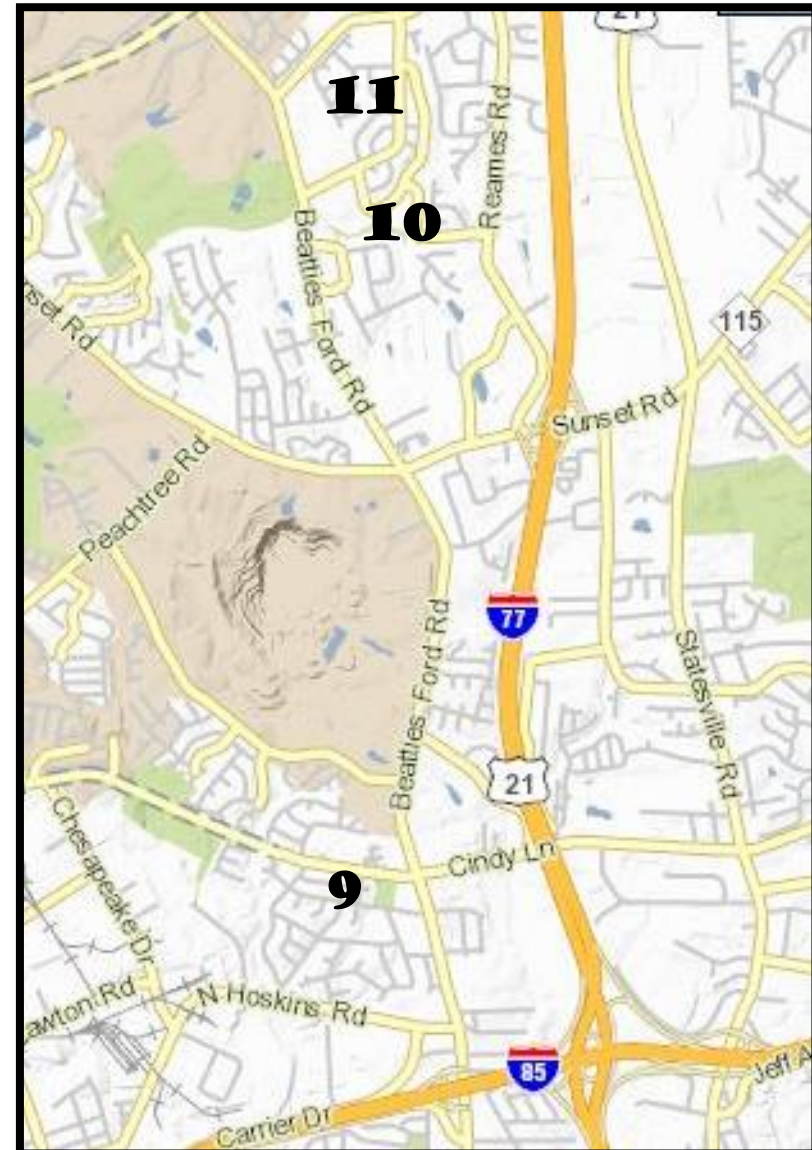


Historic West End

- 9. Northwood Estates (1960s)
- 10. Hyde Park Estates (1962)
- 11. Trinity Park/Bahama Park (1960s)



Former home of Julius Chambers in Northwood Estates



McCrorey Heights

- Developed by Rev. H.L. McCrorey, JCSU president
- Larger lots, contemporary homes built primarily in the 1950's
- Residents were civil rights activists, educators, doctors, business owners, ministers, attorneys and other influential Charlotteans.



Source: Johnson C. Smith University Library



Urban Renewal

In Charlotte, the Federally funded Urban Renewal Program begins in Second Ward/Brooklyn. The program was established as a federal program to remove 'blight' in central business districts. Greenville, on the northern edge of Uptown, was the second Urban Renewal project in Charlotte.



Housing Desegregation

Title VIII of the Civil Rights Act of 1968, the Fair Housing Act, prohibits discrimination in the sale, rental and financing of dwellings based on race, color, religion, sex or national origin.

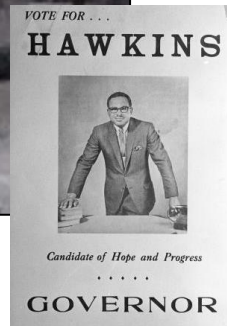


Housing Desegregation

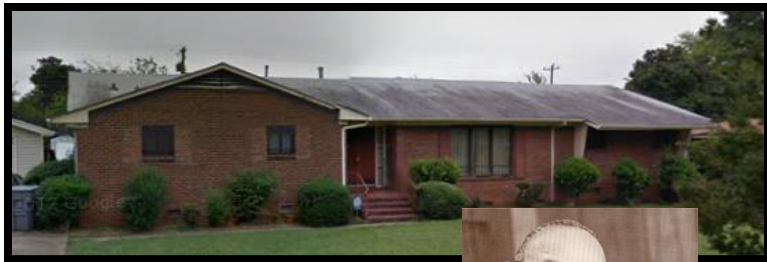
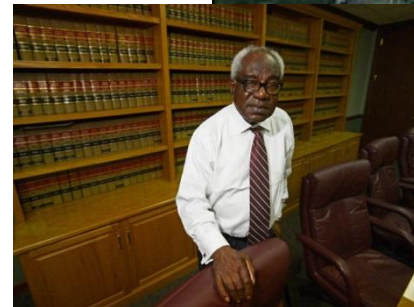
The homes of four Civic Rights leaders were bombed in Charlotte November 1965.



Reginald Hawkins



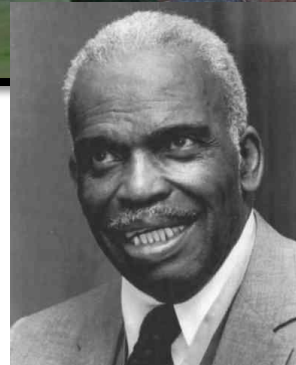
Julius Chambers



Fred D. Alexander

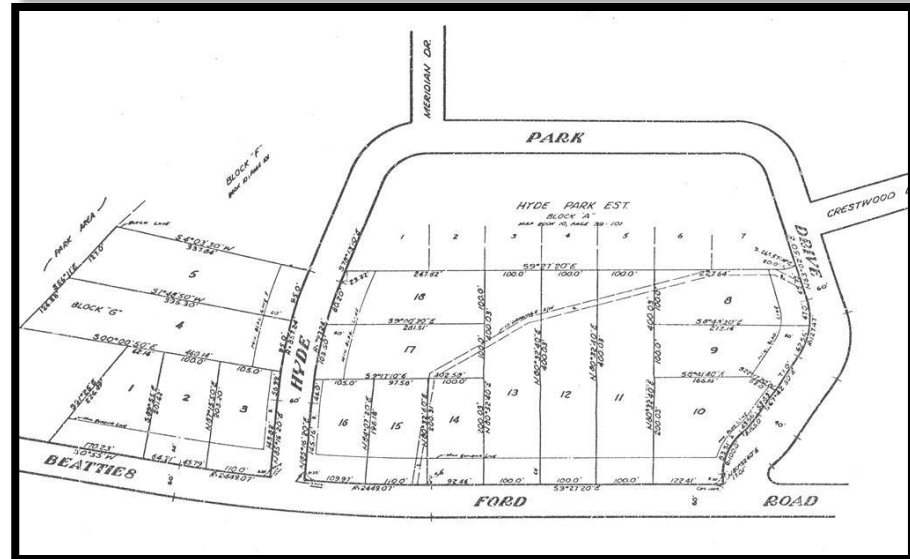
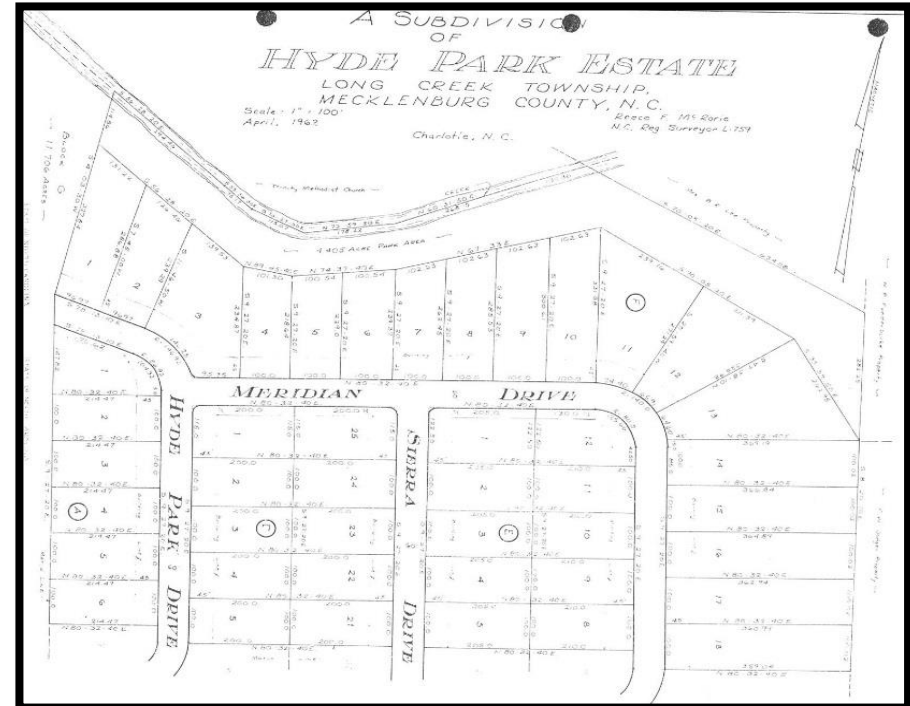


Kelly Alexander

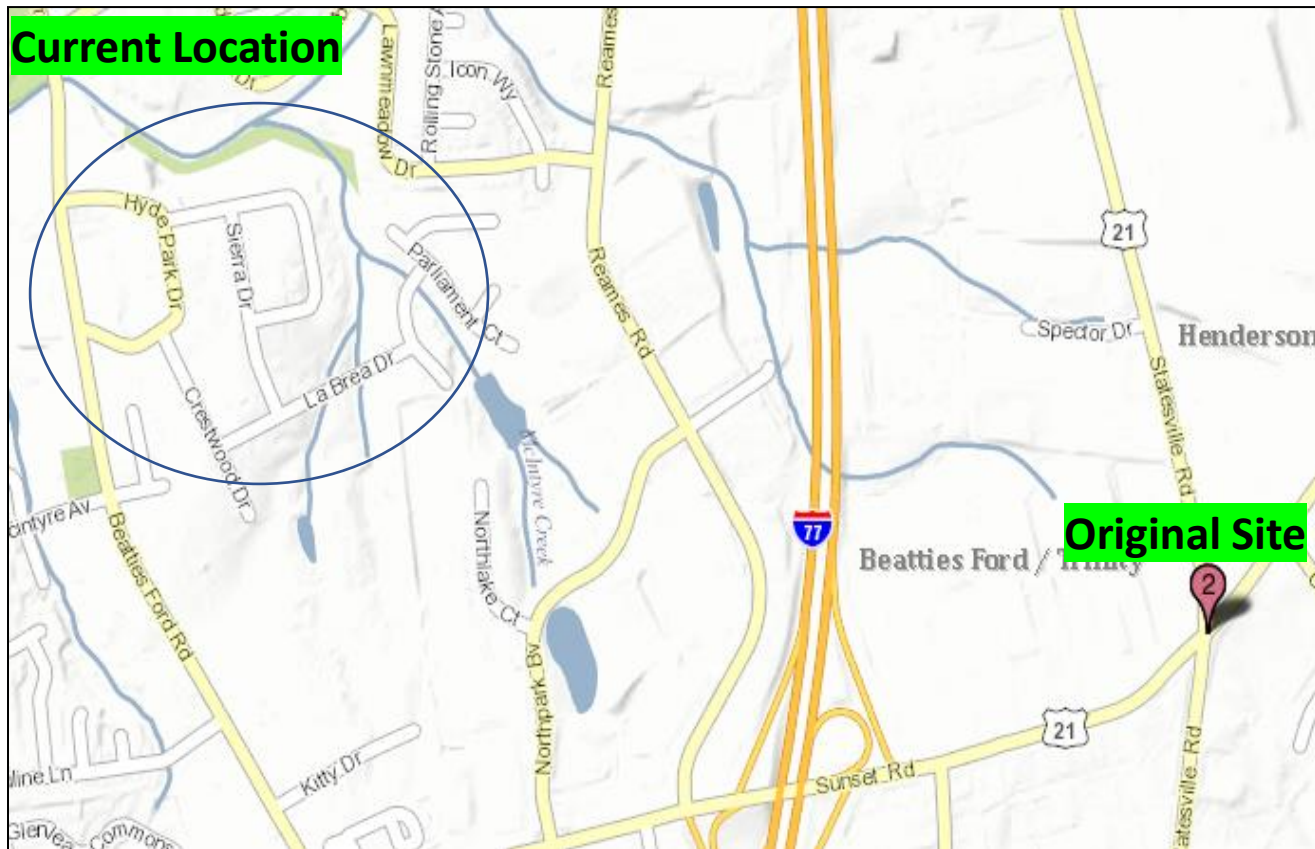


Hyde Park Estates: 1962

- Developed by Dr. Charles W. Williams and Dr. Walter Washington as a new community for African American home ownership. There were no deed restrictions based on race.
- Original neighborhood name was The Moors. Mrs. Williams chose Hyde Park Estates.
- Modeled after neighborhoods in Los Angeles, CA
- The street names were conceived by Mrs. Williams, reflecting the neighborhoods they visited
- The first 52 parcels were recorded in 1962
- Their vision was to create an intimate neighborhood with contemporary architectural designs and a civic minded culture



The Vision



- Original location was in the area of Statesville Road and Sunset Road
- Land assemblage difficulties caused the team to find another location
- Family of the current location sold the land to Williams after father passed
- There were lightly veiled threats but no incidents

Dr. Charles Warren Williams

- Born in Hopkinsville, KY
- Attended Fisk University and Meharry Medical College (1947)
- Opened first medical office in Brooklyn/Second Ward in the 1950s
- Staff member at Good Samaritan Hospital
- Given *partial* membership to the NC Medical Society in 1961, 1st African American member
- Raised family on Russell Street in Oaklawn Park



*Pamela Williams-Coote, daughter.
Williams Family archives*

Dr. Charles Warren Williams

- Created the Westside Development Associates group
- Developed a high-rise office building in the Second Ward area in 1972 (Walton Plaza)
- Partners and tenants of the building were influential community members. Attorney Julius Chambers, Attorney James Ferguson, Attorney Robert Belton and Federal Housing Finance Agency Director of Housing Mel Watt were some of the notable partners in the project.
- Williams also developed an office building at 1404 Beatties Ford Road.



Dr. Charles Warren Williams



Dr. Williams created Metrolina Comprehensive Health Center in 1981, located on Wilkinson Boulevard. Renamed C.W. Williams Community Health Center.

Community Pride

“The Hyde Park community has historically been socially and culturally active. Residents held concerts, and vocal and instrumental recitals.” *Viveric Sellers*

“My mother was the woman behind the King, and she helped guide some of his decisions. My father was brilliant, he was a visionary. Hyde Park Estates was a wonderful vision brought to fruition by my father and mother.” *Pamela Williams-Coote*

“You can have bigger and better homes but it’s the relationships that makes the difference, and involvement, getting to know your neighbors, being involved in other’s lives”. *Wyatt Chase*

Neighborhood Covenants

MAILED: Pamela Hutto
715 E. 5th Street, Suite 106
Charlotte, NC 28202

HYDE PARK ESTATES, INC., AND HYDE PARK ESTATES AMENDED RESTRICTIVE COVENANTS



KNOWN ALL PERSONS BY THESE PRESENTS, being owners of that real property located in Hyde Park Estates - Mecklenburg County, North Carolina and further known as Hyde Park Estates, Inc. do hereby covenant and agree with all persons, firms, corporations or other entities hereafter acquiring any of the lots shown on map 14 at page 141 dated February 19, 1967, that do hereby amend the following restrictive covenants as set forth in Book 119, page 535, of the Mecklenburg Public Registry, governing the use thereof, which shall run with the property by whomsoever owned:

Definitions: Hyde Park Estates, Inc., and Hyde Park Estates includes that subdivision also formerly known as Hyde Park East.

1. All lots shown on said map shall be used for residential purposes only. There shall not be any business enterprise conducted on any lots whatsoever, or within any residential dwelling. No structure shall be placed upon any of said lots except one detached single-family dwelling.
2. Any structure that is built on a lot or any additions to existing structures shall not be permitted without first obtaining permission from the Architectural and Land Development Committee.
3. The Architectural and Land Development Committee shall consist of the President of the Hyde Park Association and four members of the association. The Architectural and Land Development Committee's purpose is to promote good design and compatibility within the subdivision, and its review of plans or determination of any waiver as hereinafter authorized may take into consideration the nature and character of the proposed building or structure, the materials of which it is to be built, the availability of alternative methods, the site upon which it is proposed to be erected and the harmony thereof with the surrounding area. Copies of these plans

- The neighborhood covenants were created by Mrs. Vivian Williams on June 26, 1962
- The responsibilities of Hyde Park's *Architectural and Land Development Committee* include promoting good design and compatibility through a plan review process.
- The neighborhood covenants covered:
 - ✓ Exterior materials
 - ✓ Minimum house size
 - ✓ Garages and accessory buildings
 - ✓ Site Design
 - ✓ Land use

Selling Time

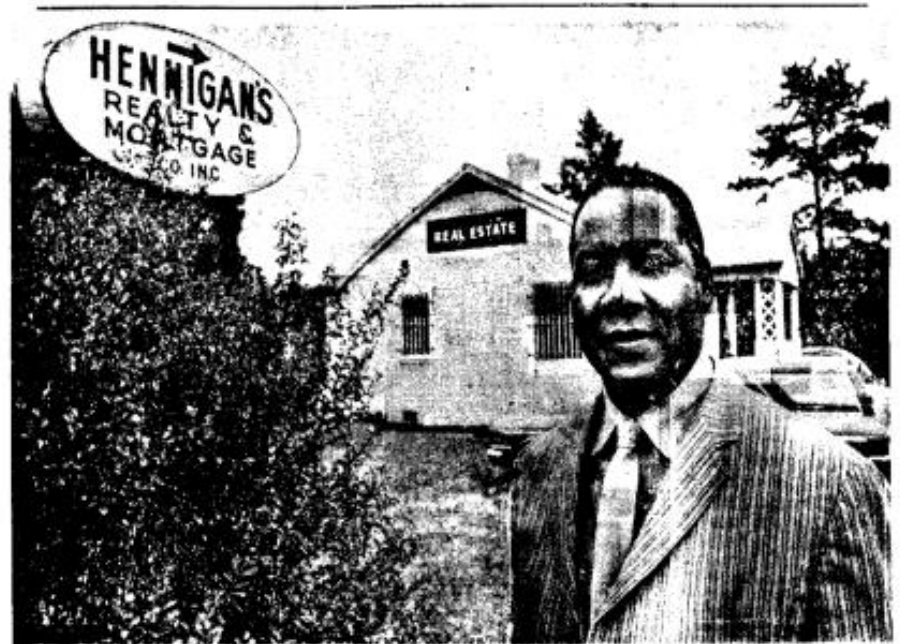
Gracious Suburban Living in Beautiful Hyde Park Estates

Highly restricted homesites of more
than one-half acre.
Mecklenburg's only Negro Subdivision
for Custom Building.
3.4 miles beyond Interstate Hwy. 85
on Beattie's Ford Road.
Paved streets, but no thru-traffic.

Salesman Will Be On Premises From 2-5 P.M.,
Sunday, October 28th

Hennigan Realty Company
Call 399-9435

- Daniel Hennigan served as the sales agent for Hyde Park Estates
- First African American member of the Charlotte Board of Realtors



Daniel O. Hennigan Outside His Charlotte Office
... One Of The Few Black Real Estate Men In The City

Charlotte Observer, 1969

Community Character



C.W. Williams house, 1963
5906 Crestwood Drive

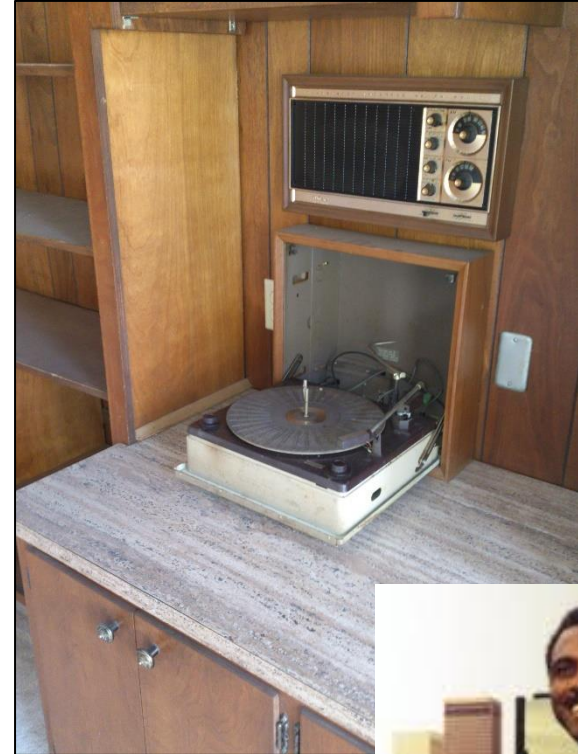
Expertly renovated by current owners Chuck Assenco and Linda Comer

Community Character

Four homes were moved from McCrorey Heights to Hyde Park Estates in 1967 to make way for the construction of Brookshire Freeway.



Community Character



- Harvey Gantt's first residential design
- Mr. Bullock owned a photography studio at the corner of Booker Avenue and Beatties Ford Road in Washington Heights
- Custom ranch design with many modern interior features
- Partially restored by Chuck Assenco

Community Character



- Gantt's second residential design
- The client was his dentist, Dr. Tommy Nash



Hyde Park Estates: People and Places



Harvey Gantt, AIA

- He was introduced to the field of architecture as a student at Burke Senior High School in Charleston, SC.
- First attended Iowa State University. The state of South Carolina paid the difference for his out of state tuition to keep him from attending a SC state supported school.
- After a year in Iowa he applied to Clemson University. This decision was prompted by the actions of two African American students - Charlene Hunter and Hamilton Holmes who petitioned the state of Georgia for the right to attend the University of Georgia in 1961.
- Clemson denied Mr. Gantt's application five successive times which prompted a Federal lawsuit in 1962. In January 1963 Mr. Gantt became the first African American student at Clemson University and graduated in 1965.
- Upon arrival to Charlotte he lived in Northwood Estates, near Julius Chambers.
- Mr. Gantt quickly befriended the movers and shakers in black Charlotte – Chambers, the Alexanders, Reginald Hawkins, the Beltons and many others. They were familiar with his desegregation efforts at Clemson University and welcomed him into their circle.

Community Character



Durante house, 1958
6000 Sierra Drive



Spencer Durante (Second Ward High School Foundation)

- Mr. and Mrs. Durante were educators. Mr. Spencer Durante was a principal at Second Ward and West Charlotte High Schools
- Mrs. Rosalia Durante taught in Lagos, Nigeria and East Mecklenburg High School



Rosalia Durante (center) in Lagos, Nigeria (R. Durante)

Community Character



Carlenia Ivory residence, 1962
4329 Hyde Park Drive

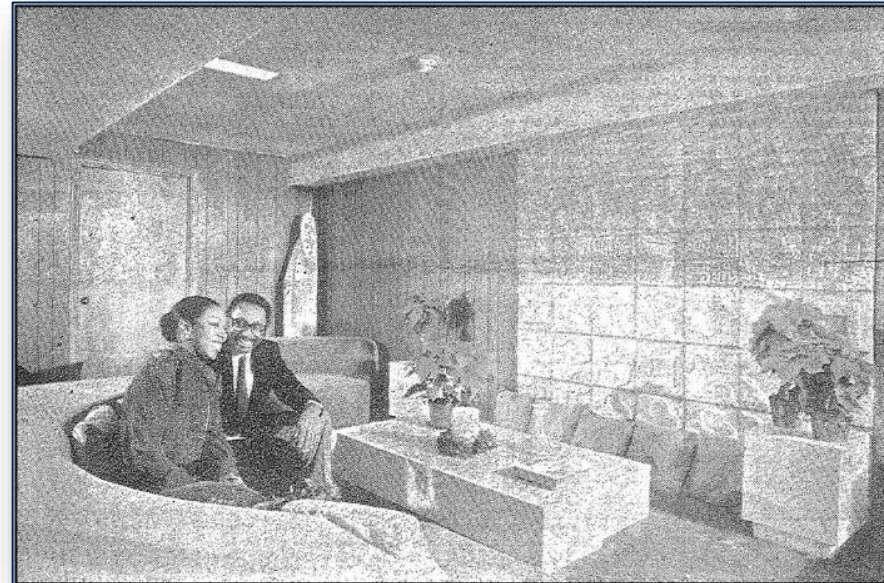
- Carlenia Ivory is an educator, civic leader, and longtime Charlotte resident.
- Ms. Ivory came to Charlotte in 1969 to attend Johnson C. Smith University. And graduated with a bachelor's degree in psychology in 1972.
- Much of her energies were focused on advocating for families in the Oaklawn, Beatties Ford Road and Hyde Park communities
- In 2009 Ivory was awarded the Order of the Long Leaf Pine by Governor Bev Perdue

Community Character

- The Webber's were in the first group of investors in the late 1960s
- Intentional “non-conformists” in their design vision



Dr. and Mrs. Spurgeon Webber house, 1970
4200 Hyde Park Drive



Charlotte Observer, 1972

Community Character



- Original owners Rev. H.L. Graham and Clara Graham
- Rev. Graham was minister at Mt. Olive Presbyterian church for 24 years
- Mrs. Graham was a teacher at First Ward and Statesville Road Elementary schools

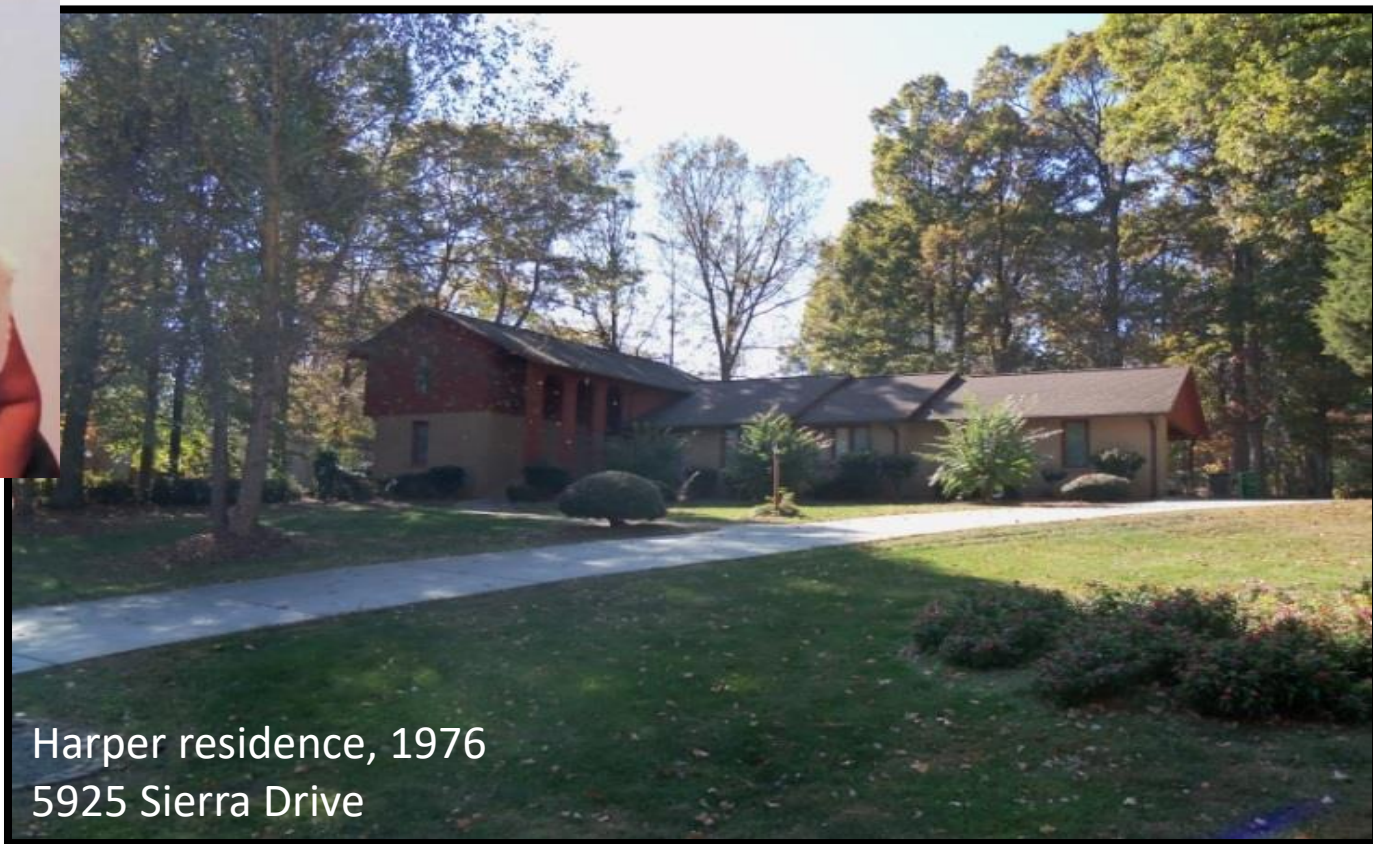
Community Character



Saunders House, 1964
4323 LaBrea Drive

- Mr. and Mrs. Saunders were educators
- House design was inspired by homes in south Charlotte suburbs, sometimes called a Catslide
- They had difficulty finding a builder due to racial attitudes and eventually found Ken Williams, a black home builder in Charlotte

Community Character



- Dr. Mary Harper, Co-founder of the Afro American Cultural Center in 1974.
- Before moving to Hyde Park Joe and Mary Harper lived in Oaklawn Park in where they also built their first home in 1962.
- She taught at Myers Park High School, Barber Scotia College and Johnson C. Smith University before retiring as an English professor from UNC Charlotte in 1992.

Community Character



- 4140 Hyde Park Drive – 1967
- Two story 'Prairie Style' house
- Ribbon windows and shallow hipped roofs
- A side entrance is hidden behind a screen wall

Community Character



- Fred and Ernestine Glenn are long time Hyde Park residents
- They purchased an African American schoolhouse in the Baltimore Village neighborhood in Cramerton, NC
- Constructed in 1925 by Stuart W. Cramer
- Ceased school operations in the 1950s
- The Glenn's purchased the building from the town for preservation and restoration
- Only remaining African American schoolhouse in Gaston county
- Placed on the National Register of Historic Places Study List in 2013
- Currently raising funds for restoration



www.historicbaltimoreschool.org

Community Character

Property Inventory – Table B-1

Address	Date	HSF	TSF	Exterior	Type	Notes
Beatties Ford Road						
6024	1973	2850	3796	Brick	R	1 st., centered entrance recessed, dual front entry doors, low hip roof, large multi-pane windows
6040	1974	2961	4113	Brick, wood	SL	1.5 st., long and low main hip roof, dual front entry doors with arched windows, wide eaves, large multi-pane windows
6048	1972	2120	2741	Brick	R	1 st., cross gabled roof, dual entry doors, large multi-pane windows
6116	1970	2646	3402	Brick	R	1 st., low hip roof, large windows with shutters, recessed front entrance, decorative dual front entry doors
Hyde Park Drive						
4109	1969	2839	3299	Brick	R	1 st., cross gabled roof, large floor to ceiling multi-pane windows
4140	1967	2532	3626	Brick	PS-R	2 st., low hip roofs, wide eaves, vertical window elements, clerestory windows, central chimney, attached carport
4200	1970	5396	6382	Masonry	M	2 st., Dr. Spurgeon Webber House, two story arched colonnade, decorative concrete block on façade, curved driveway
4201	1960	2046	2628	Brick	R	Relocated from McCrorey Hts., 1 st., gable roof, decorative front door, 8/8 windows with shutters, attached car port
4208	1964	1965	2508	Brick	R	1 st., hip roof, wide eaves, large curved bay window, centralized chimney, 6/6 windows with shutters
4215	1965	2435	2905	Brick, wood	R	1 st., symmetrical hip roof, decorative brick façade, dual front entry doors, centralized courtyard, attached car port
4224	1968	3248	3804	Brick	SL	1.5 st., long and low main hip roof, decorative dual front entry doors, wide eaves, large vertical multi-pane windows, clerestory windows prominent on front façade
4232	1965	2171	2240	Brick	R	1 st., cross gabled roof, large multi-pane windows, front porch

Resources

Charlotte Mecklenburg Historic Landmarks Commission

Charlotte Mecklenburg Public Library

Charlotte Observer

Charlotte Post

Johnson C. Smith University Library

Second Ward High School Foundation

Sorting Out the New South City, Dr. Tom Hanchett

UNC Charlotte Library

Washington Heights Neighborhood Association