

# **INTENSIVE-LEVEL HISTORIC ARCHITECTURAL SURVEY**

**DRAFT**

## **CATS CENTER CITY STREETCAR**



Charlotte Area Transit System  
600 E. Fourth Street  
Charlotte, NC 28202

July 2006

**Mecklenburg County Report #469**  
CATS Center City Streetcar  
ER 05-2463



DRAFT

CENTER CITY STREET CAR CORRIDOR  
INTENSIVE-LEVEL HISTORIC ARCHITECTURAL SURVEY

July 2006  
Revision 0

Prepared for:

Charlotte Area Transit System  
600 East Fourth Street  
Charlotte, NC 28202

Prepared by:

URS Corporation - North Carolina

Marvin A. Brown  
Principal Investigator

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## MANAGEMENT SUMMARY

The proposed Center City Streetcar Corridor Project is located in the planning jurisdiction of the City of Charlotte, Mecklenburg County, North Carolina. The proposed alignment extends from Rosa Parks Place near the interchange between Beatties Ford Road and Interstate 85 to Eastland Mall via Beatties Ford Road, Trade Street, Elizabeth Avenue, Hawthorne Lane and Central Avenue. The alignment is approximately 10 miles long and serves the Center City area of Charlotte.

Following the completion of reconnaissance- and intensive-level inventories and associated research, URS prepared this report, which assesses the National Register eligibility of 28 potential historic architectural properties within the proposed project's Area of Potential Effect. All but five of these resources are listed in the National Register, have been determined eligible for National Register listing, or are recommended as eligible for National Register. Separated by their status, they are the following:

### **Resources previously listed in the National Register that appear to continue to merit listing:**

- MK0012 • Charles R. Jonas Federal Building/United States Post Office and Courthouse [URS #1] (401 West Trade Street)
- MK0073 • First Presbyterian Church [URS #2] (200 West Trade Street)
- MK0016 • Mecklenburg County Courthouse [URS #3] (700 East Trade Street)
- MK0039 • (Former) East Avenue Tabernacle Associated Reformed Presbyterian Church [URS #4] (926 Elizabeth Avenue)
- MK0866 • Elizabeth Historic District [URS #5] (Roughly bounded by Central Avenue, Seaboard Coast Line Railroad, Bascom Street, East Fifth Street, Kenmore Avenue, Park Drive, and East Independence Boulevard)

### **Resources previously determined eligible for listing in the National Register that appear to continue to remain eligible:**

- MK2499 • Johnson C. Smith University Historic District [URS #6] (East side of Beatties Ford Road, north of Martin Street)
- MK3203 • West Avenue Presbyterian Church/Mount Moriah Primitive Baptist Church [URS #7] (747 West Trade Street)
- MK0065 • Fourth Ward Historic District [URS #8] (West Trade Street at south, West Eleventh Street at north, North Church Street at east, and North Smith Street and railroad tracks at west)
- MK0061 • (Former) First National Bank Building [URS #9] (112 South Tryon Street)
- MK2172 • Wachovia Bank and Trust Company Building [URS #10] (129 West Trade Street)
- MK0047 • Charlotte City Hall [URS #11] (600 East Trade Street)
- MK2862 • Medical Office Building [URS #12] (1530 Elizabeth Avenue)
- MK0139 • R.C. Biberstein House [URS #13] (1600 Elizabeth Avenue)
- MK0157 • Cole Manufacturing Company [URS #14] (1318 Central Avenue)

**Charlotte-Mecklenburg Historic Landmarks recommended as eligible for National Register listing:**

- MK1815 • Charlotte Water Works/Vest Station [URS #15] (East side of Beatties Ford Road between Oakland and Patton Avenues)
- MK1829 • Excelsior Club [URS #16] (921 Beatties Ford Road,)
- MK2458 • (Former) Grand Theatre/Pharr Building[URS #17] (333 Beatties Ford Road)
- MK0068 • Builders Building [URS #18] (312 West Trade Street)

**Charlotte Local Historic Districts recommended (in part) as eligible for National Register listing:**

- MK1851 • Plaza-Midwood Historic District [URS #19] (Northeast of junction of Clement Avenue and south side of Hamorton Place)

**Other resources recommended as eligible for National Register listing:**

- MK3286 • (Former) West Charlotte High School [URS #20] (1415 Beatties Ford Road)
- MK3269 • Central Avenue Commercial Historic District [URS #21] (1501-1521 and 1500-1518 Central Avenue)
- MK2230 • (Former) Midwood School/Lawyers Road School [URS #22] (1817 Central Avenue)
- MK3287 • World War II Veterans Memorial [URS #23] (S side of Central Avenue east of Norland Road)

**Other resources recommended as not eligible for National Register listing:**

- MK3288 • (Former) Central High School [URS #24] (Northeast corner of Elizabeth Avenue and North Kings Drive)
- MK3289 • House [URS #25] (1430 Elizabeth Avenue)
- MK2861 • Hawthorne Medical Center (*Demolished*) [URS #26] (301 Hawthorne Lane)
- MK3290 • (Former) First Methodist Protestant Church [URS #27] (1203 Central Avenue)
- MK2132 • (Former) Queens Pie Company Building [URS #28] (1212 Central Avenue)

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## I. PROJECT DESCRIPTION AND METHODOLOGY

The proposed Center City Streetcar Corridor Project is located in the planning jurisdiction of the City of Charlotte, Mecklenburg County, North Carolina. The proposed alignment extends from Rosa Parks Place near the interchange between Beatties Ford Road and Interstate 85 to Eastland Mall via Beatties Ford Road, Trade Street, Elizabeth Avenue, Hawthorne Lane and Central Avenue. The alignment is approximately 10 miles long and serves the Center City area of Charlotte (Figures 1 and 2).

The Charlotte Area Transit System (CATS) proposes to enhance transit service in the corridor through the implementation of a fixed guideway transit system. The purpose of the project is to:

- Enhance and optimize service on the system's two most productive bus routes;
- Connect the existing Charlotte Transportation Center with the planned Gateway Transit Center;
- Increase the viability of the five regional rapid transit corridors by providing circulation at their hub in Center City; and
- Support the City's economic development and redevelopment goals.

The preparation of this report required repeated field visits to Charlotte, primary source research and, to an unusual degree, the use of secondary source materials primarily consisting of previous inventories and reports. This report was researched and prepared by URS senior architectural historian Marvin A. Brown, who meets the Secretary of Interior's Standards as an architectural historic and historic principal investigator.

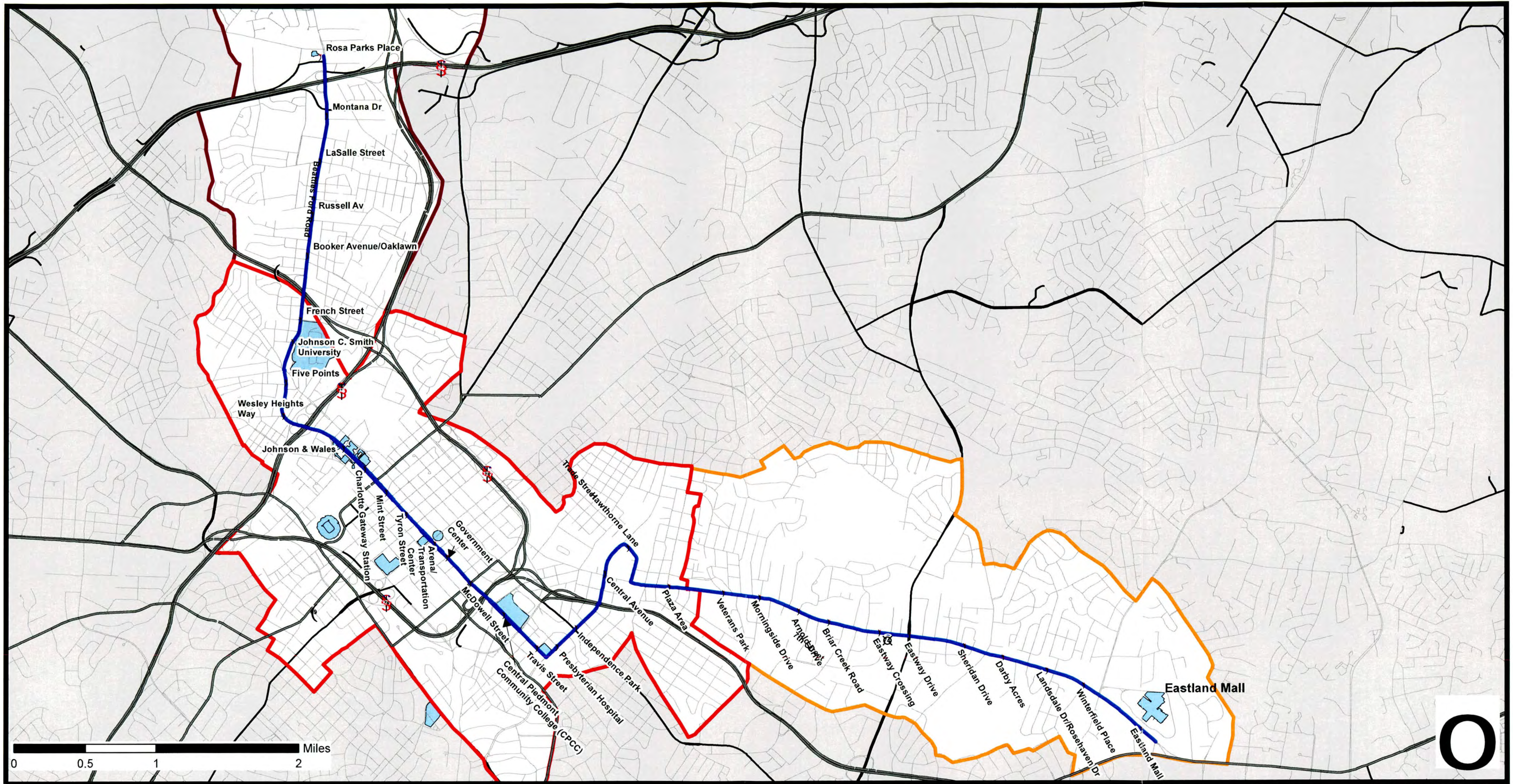
A reconnaissance-level survey was conducted in Charlotte in early March 2005. On January 24, 2006, Mr. Brown, Willie Noble of CATS, and Brian Piascik of URS met with Renee Gledhill-Earley of the North Carolina State Historic Preservation Office (HPO) to discuss the results of the reconnaissance-level inventory and to establish an Area of Potential Effect (APE) for the project. The APE was established as the buildings immediately fronting on the proposed streetcar line. On April 25, 2006, as a follow-up to the January meeting, Mr. Brown met with Sarah McBride of the HPO to review in detail the findings of the reconnaissance-level survey and to determine the necessary scope of work of a subsequent intensive-level historic architectural survey of the APE. Intensive-level fieldwork for the project, already commenced in mid-March, 2006, was supplemented after the meeting by field visits in mid-May and early June.

It was agreed at the April meeting that the report would include, in an abbreviated fashion, a project description and purpose statement, a methodology, a physical environment description, and a summary of findings. The report was determined not to require a background historic context and architectural history of Charlotte, as these have been reported on in depth in numerous earlier reports and publications. The report was to include National Register assessments of the resources to be reported on at the intensive level. The resources that were already listed in the Register or that had Determinations of Eligibility (DOEs) were to be

reported on in summary fashion. The assessments of the resources that were listed as Charlotte-Mecklenburg Historic Landmarks (CMHLs) were also to be brief and were to largely rely upon the detailed reports previously prepared for these resources, which are on file at the offices of the Charlotte-Mecklenburg Historic Landmarks Commission in Charlotte. Those resources that had not been designated as National Register-listed or -eligible or as CMHLs would require more in-depth field assessment and research. All individual assessments were to contain the information necessary to determine whether they merit continued National Register listing or eligibility or should be determined eligible for such listing. The information was to include resource histories and descriptions, a photograph or photographs and, where not already established, proposed National Register boundaries. As numerous buildings at the northeast corner of the Elizabeth Historic District have been moved or demolished within the past year, the boundaries of the district at this corner were to be reassessed in the report.

Primary and secondary source research for the report was conducted at the following repositories: the Charlotte-Mecklenburg Public Library, the Charlotte-Mecklenburg Historic Landmarks Commission, and the Mecklenburg County Courthouse in Charlotte (and on-line); the North Carolina Collection at the University of North Carolina in Chapel Hill; the North Carolina HPO, the North Carolina Archives and State Library, and the design library at North Carolina State University in Raleigh; and the fire insurance maps of the Sanborn Map Company on-line. Particularly fruitful repositories of primary sources were the tax records and maps of Mecklenburg County (easily accessible on-line at <<http://maps2.co.mecklenburg.nc.us/website/realestate/viewer.htm>>); the city directories and vertical files in the Robinson-Spangler Carolina Room at Charlotte's public library; and the Sanborn Company maps (accessible on-line, with a Wake County library card, at <[http://www.sanborn.com/products/fire\\_insurance\\_maps.htm](http://www.sanborn.com/products/fire_insurance_maps.htm)>). Particularly useful secondary sources include three reports prepared for other CATS rail projects by Frances Alexander and Richard Mattson in 2005 and the many reports, histories, and resource assessments previously prepared by and for, or otherwise reproduced on, the website of the Charlotte-Mecklenburg Historic Landmarks Commission, which are sited at the bibliography at the close of this report and which can be accessed on-line at <<http://www.cmhpf.org/>>.





**Legend**

- " Streetcar Stops
- UpTown
- Central Avenue
- Beatties Ford
- Study Area
- Landmarks
- Streetcar

Figure No.:

**1**

Page No.:

**3**

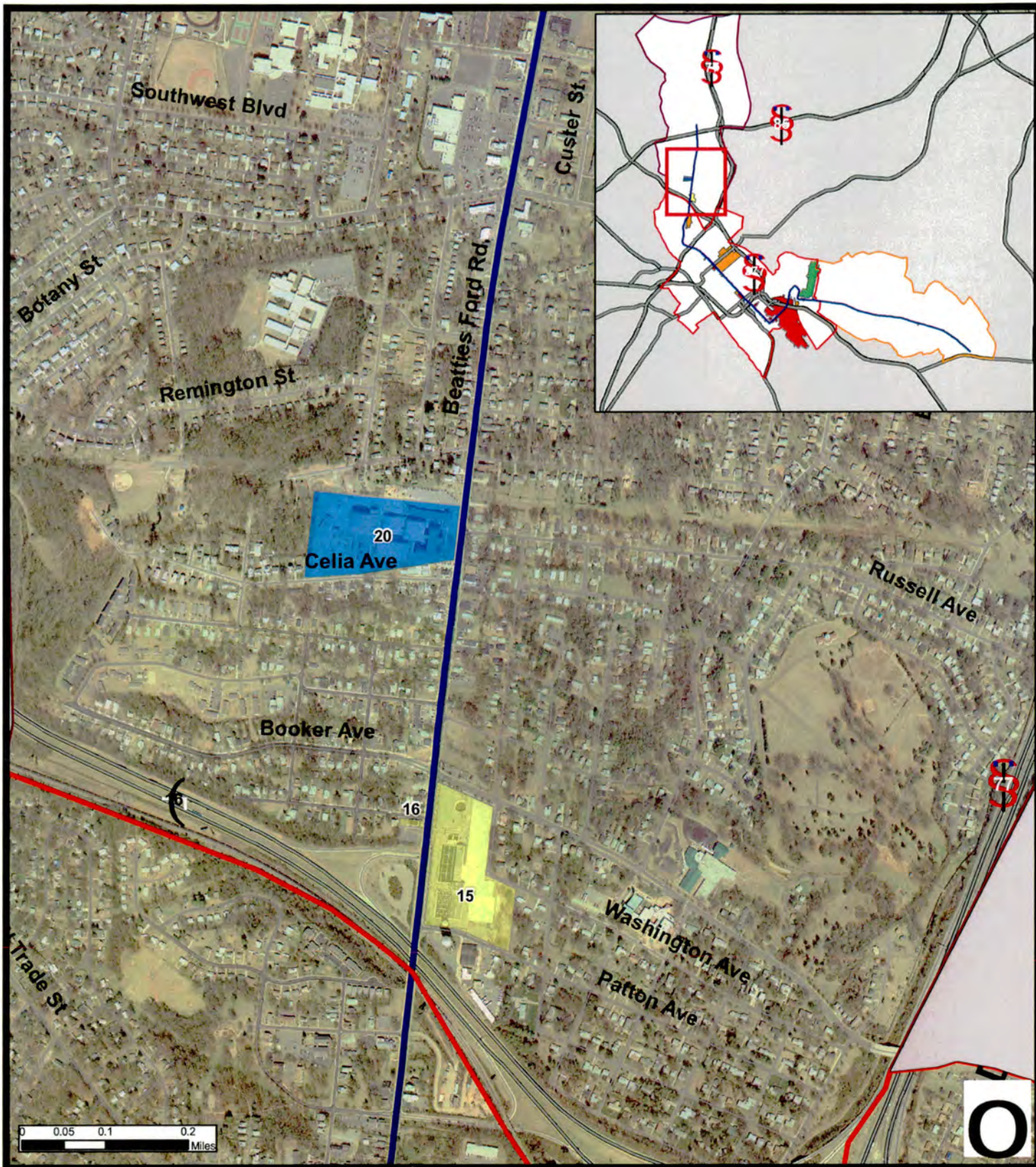
**Project Locator and Area of Potential Effect Map**

**APE encompasses buildings immediately fronting on streetcar line**

Map Data Sources: Mecklenburg County, NC;  
and URS Corporation  
Date: July 2006







**Legend**

- Streetcar
- Railroads

**Sub-Areas**

- Beatties Ford
- Uptown
- Central Avenue

**Historic Architectural Resources**

- National Register (NR)-listed resources
- Resources Determined Eligible for NR listing
- Charlotte-Mecklenburg historic landmarks recommended as NR-eligible

- Charlotte-Mecklenburg historic district recommended as NR-eligible
- Other resources recommended as NR-eligible
- Other resources recommended as not NR-eligible



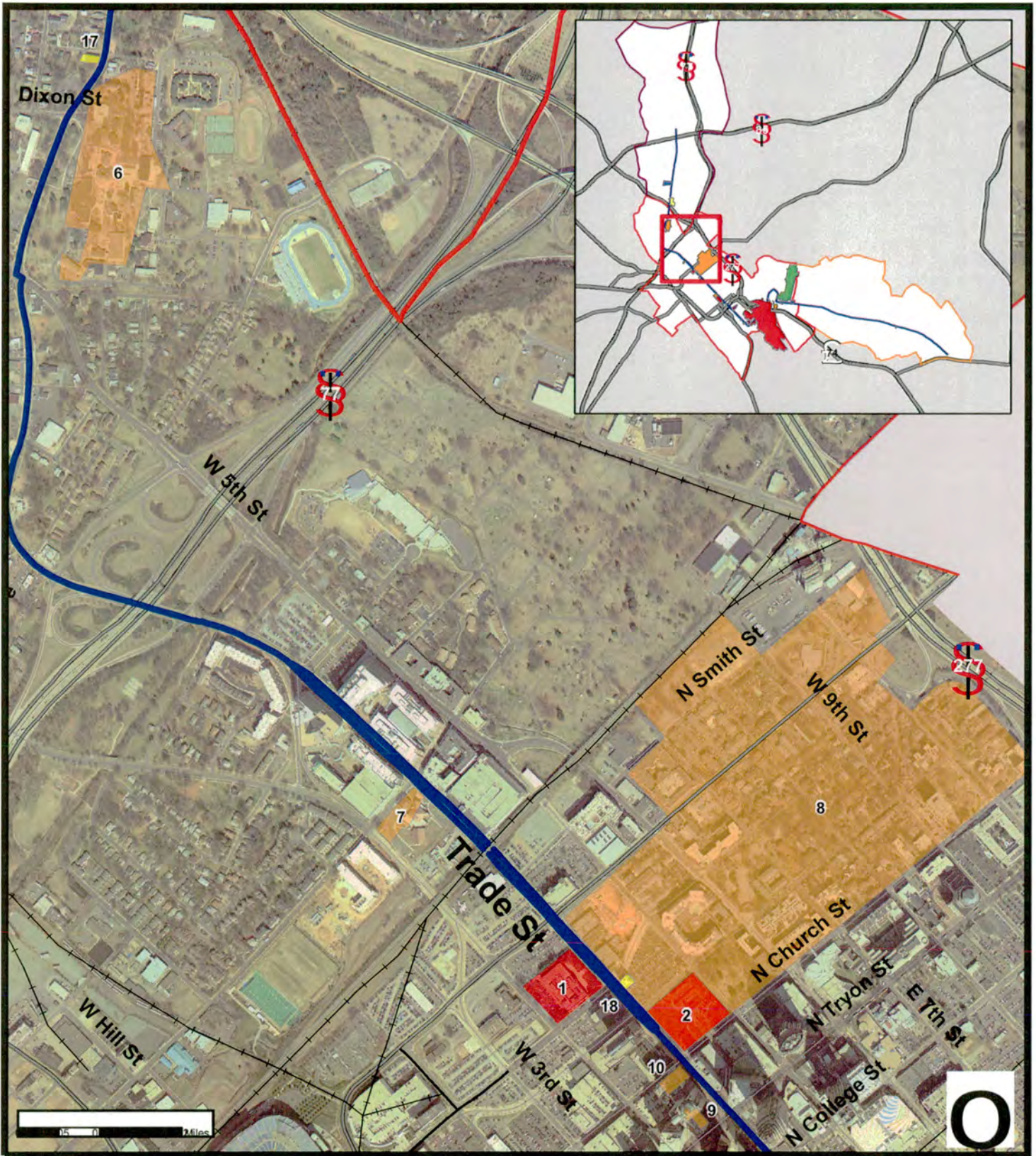
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**4**



**BEATTIES FORD ROAD: HISTORIC RESOURCES**

Map Data Sources: Mecklenburg County, NC;  
and URS Corporation  
Date: July 2006







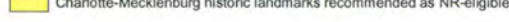
**Legend**

-  Streetcar
-  Railroads

**Sub-Areas**

-  Beatties Ford
-  Uptown
-  Central Avenue

**Historic Architectural Resources**

-  National Register (NR)-listed resources
-  Resources Determined Eligible for NR listing
-  Charlotte-Mecklenburg historic landmarks recommended as NR-eligible


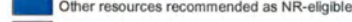
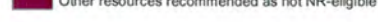
-  Charlotte-Mecklenburg historic district recommended as NR-eligible
-  Other resources recommended as NR-eligible
-  Other resources recommended as not NR-eligible



Figure No.:

**2B**

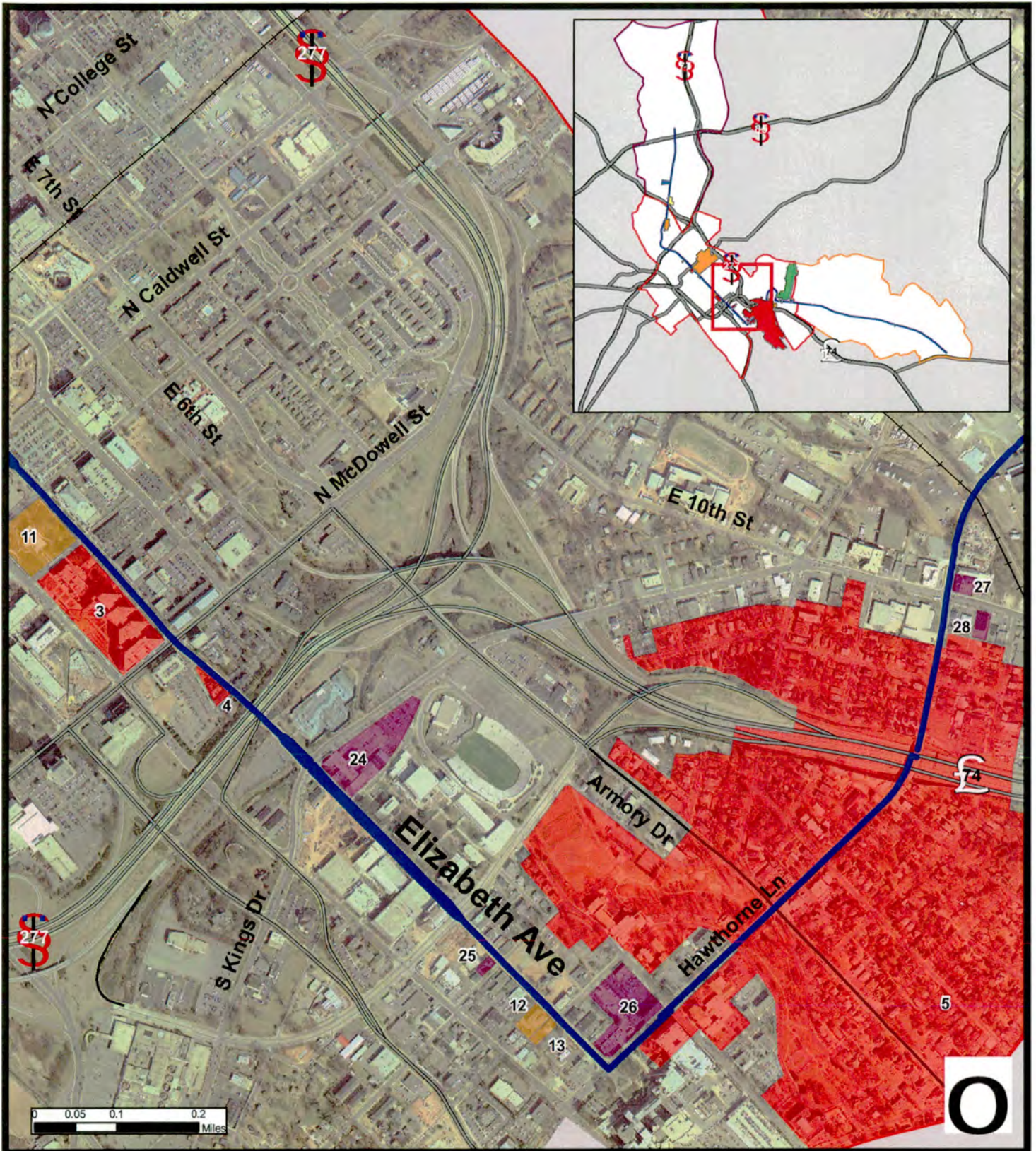
Page No.:

**5**

**UPTOWN-WEST: HISTORIC RESOURCES**

Map Data Sources: Mecklenburg County, NC;  
and URS Corporation  
Date: July 2006





**Legend**

- Streetcar
- Railroads

**Sub-Areas**

- Beatties Ford
- Uptown
- Central Avenue

**Historic Architectural Resources**

- National Register (NR)-listed resources
- Resources Determined Eligible for NR listing
- Charlotte-Mecklenburg historic landmarks recommended as NR-eligible

Charlotte-Mecklenburg historic district recommended as NR-eligible

Other resources recommended as NR-eligible

Other resources recommended as not NR-eligible



Figure No.:

**2C**

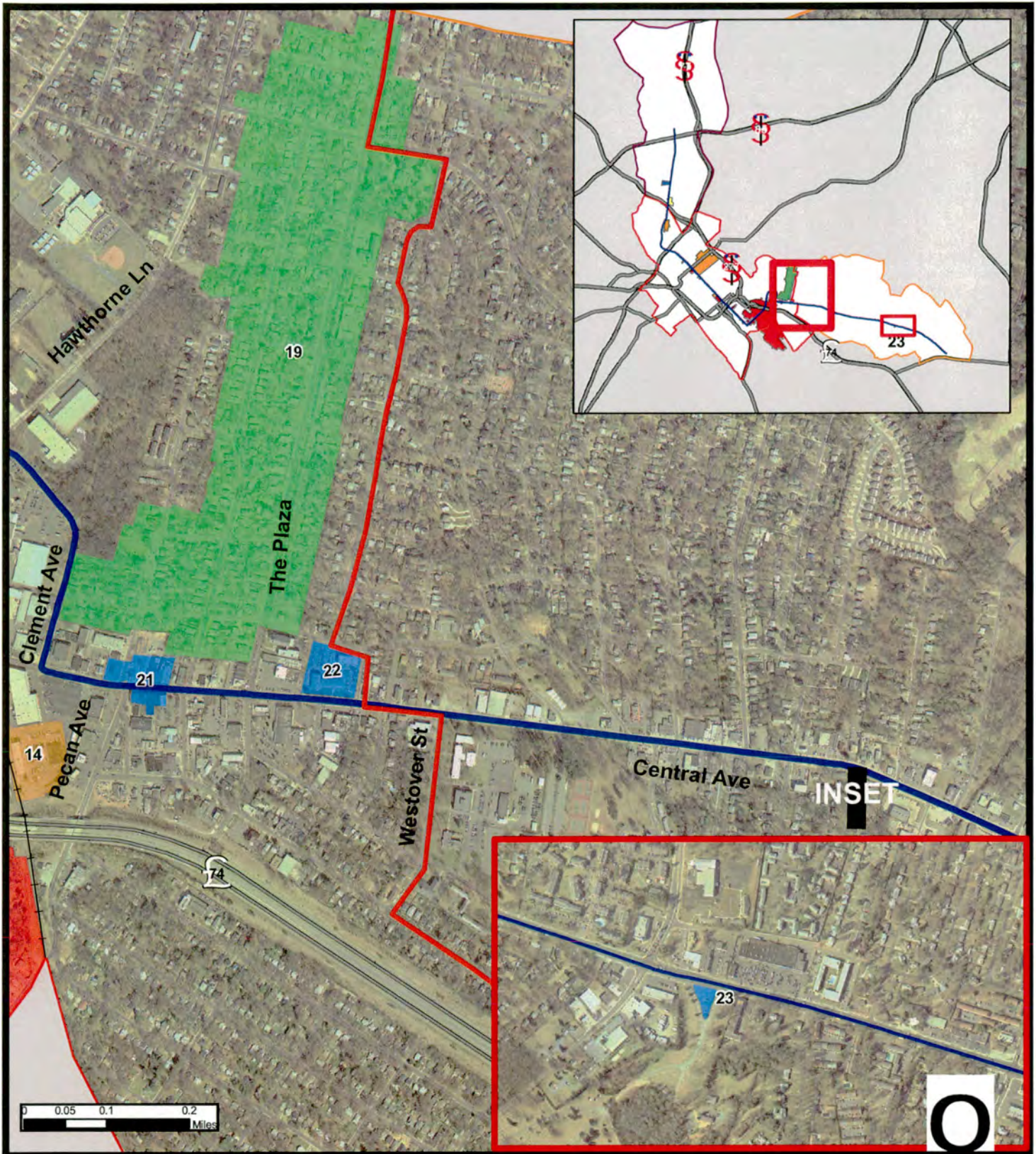
Page No.:

**6**

**UPTOWN-EAST: HISTORIC DISTRICT**

Map Data Sources: Mecklenburg County, NC;  
and URS Corporation  
Date: July 2006





**Legend**

- Streetcar
- Railroads

**Sub-Areas**

- Beatties Ford
- Uptown
- Central Avenue

**Historic Architectural Resources**

- National Register (NR)-listed resources
- Resources Determined Eligible for NR listing
- Charlotte-Mecklenburg historic landmarks recommended as NR-eligible

**Charlotte-Mecklenburg historic district recommended as NR-eligible**

- Other resources recommended as NR-eligible
- Other resources recommended as not NR-eligible



Figure No.:

**2D**

Page No.:

**7**

**CENTRAL AVENUE: HISTORIC RESOURCES**

Map Data Sources: Mecklenburg County, NC;  
and URS Corporation  
Date: July 2006



## II. HISTORIC BACKGROUND AND ENVIRONMENT

Much of the history of late nineteenth- and early-twentieth-century Charlotte and its architecture, building types, and neighborhoods has already been written (see for example Black 1978; Byers 2004; Charlotte-Mecklenburg Historic Properties Commission ca.2005; Gray and Stathakis 2002; Hanchett 1998 and six undated essays; Morrill ca.2002; Woodard and Wyatt 2001a; Wyatt and Woodard 2001). Additionally, numerous resources within the city and the current project's APE have been inventoried and assessed (see for example Anonymous 1976a and 1976b; Huffman 1985a and 1985b; Morrill 2004, 1984, 1980, n.d.; Morrill and Boyte 1980; Morrill and Black 1990; Morrill, Black, and Huffman 1990; Morrill and Huffman 1985, 1984, 1980; Morrill, Huffman, and Hanchett 1985; Phillips, Williams, and Hood 1981; Ramsey 2001a, 2001b, and 2000; Ramsey and Ramsey 2002; Self-Help Ventures 2004; Sherry 1977; Stathakis and Black 1992; Woodard and Wyatt 2001b). Further, Richard Mattson and Frances Alexander of Mattson, Alexander and Associates (Alexander and Mattson 2005a, 2005b, and 2005c) covered portions of the APE in three reports prepared for other CATS-rail projects within the past year. The North Carolina HPO therefore agreed—in its determination of what information the report should include—that the report need not include a background historic context and architectural history of Charlotte. To assist in assessing the resources addressed in this report, however, a brief account of the neighborhoods and the historic environment through which the proposed project passes is summarized below. A brief account of Charlotte's historic streetcar network, which will in good measure be followed by the current project, is also included.

### *Neighborhoods*

According to a 2003 list of Charlotte's Neighborhood Statistical Areas, the project passes through or borders upon approximately 20 densely developed neighborhoods (CharMeck.ORG 2004). Along the Beatties Ford Road extent of the project, these neighborhoods are historically African American. Running north to south, from just north of I-85 to Johnson C. Smith University, they are Firestone/Garden Park, Wilson Heights, University Park, Lincoln Heights, Washington Heights, Oaklawn, McCrorey Heights, and Biddleville. From the university east through downtown Charlotte along Trade Street, Elizabeth Avenue, and Hawthorne Lane, the neighborhoods are the Third Ward, the Fourth Ward, the First Ward, and Elizabeth. Along Central Avenue, from its intersection with Hawthorne east to Eastland Mall, the neighborhoods are Belmont, Plaza-Midwood, Commonwealth/Morningside, Country Club Heights, Briarcreek-Woodland, Windsor Park, Eastway/Sheffield Park, and Wilora Lake.

The neighborhoods at the periphery of the study area—along the northern portion of Beatties Ford Road and the western portion of Central Avenue—are the newest, dating from the 1950s/1960s through the late twentieth century. Those closer to downtown Charlotte—in the vicinity of Johnson C. Smith University along Beatties Ford Road and Trade Street, and along Elizabeth Avenue, Hawthorne Lane, and the western portion of Central Avenue—were established and largely developed during the first half of the twentieth century. Only the wards along Trade Street in downtown Charlotte predate to any notable extent, at least historically, the twentieth century. Their resources, however, largely date from the first half of the twentieth



century and, in a later efflorescence of construction, the late twentieth and early twenty-first centuries.

All of the neighborhoods hug five principal thoroughfares: Beatties Ford Road, Trade Street, Elizabeth Avenue, Hawthorne Lane, and Central Avenue (along with a short stretch of Commonwealth Avenue just south of Central and Clement Avenue just to the north). The earliest—including Washington Heights and Biddleville, the three downtown wards, and Elizabeth and Plaza-Midwood—owe their existence to a variety of factors. These include the early concentration of African-Americans in northwest Charlotte, the development of downtown Charlotte, and the establishment of streetcar lines. The latter theme connects the development of all of the early neighborhoods.

### *Charlotte's Historic Trolley System*

Charlotte had electric streetcar service from 1891 to 1938 (Plates 1 and 2). (The first streetcars, which appeared in 1887, were horse- and mule-drawn.) The original electric service, established by the E.D. Latta's Charlotte Consolidated Construction Company (or, as it was locally known, the "Four Cs"), ran out from the intersection of Trade and Tryon streets. In 1891 one line passed east from the intersection along Trade Street to McDowell Street. The other traveled north on Tryon Street to the Dilworth neighborhood. As historian Dan Morrill (n.d.) succinctly notes, "The accessibility of residential property to the trolley system became indispensable for successful real estate ventures in Charlotte after 1891." The streetcar system expanded north in 1901 and early 1902. In late 1902 it expanded further east, from McDowell Street, along Elizabeth Avenue to just short of Hawthorne Lane. In 1903 service was extended along West Trade Street to the African-American community of Biddleville. These late nineteenth and early twentieth-century lines led to the development and blossoming of Dilworth and the Elizabeth and Biddleville neighborhoods within the project area (Morrill n.d. and 1984; Hanchett "The Growth of Charlotte: A History" n.d. and 1998:54-57, 136).

In 1910 developer Paul Chatham established a secondary streetcar line along Central Avenue, from the railroad tracks near Hawthorne to The Plaza, to open up what is now called the Plaza-Midwood neighborhood. No bridge was ever constructed across the rail lines, however, and travelers on the Central-Plaza line had to disembark, make their way through the dangerous rail crossing, and re-embark on trolleys headed downtown. This limited the development of the nearby neighborhoods, but invigorated the small business district on Central Avenue between Pecan Avenue and The Plaza. Streetcar service was expanded elsewhere in the city in the teens. This included the extension of a line in 1912 along Beatties Ford Road north of Trade Street, which served African-American neighborhoods such as Washington Heights (Hanchett "The Growth of Charlotte: A History" n.d. and 1998:140).

Historian Thomas Hanchett notes that early in the century, in "marvelous maze of steel rails and overhead wires, all trolley lines from every corner of the city converged upon" Independence Square at the intersection of Trade and Tryon. An observer noted in 1924 that "through Independence Square, the center of the city, 1,640 [trolley] cars pass every day" (Hanchett 1998:184). By the 1930s Charlotte's streetcar lines included the following routes, which are

largely the same as, though more wide ranging than, those proposed by the current project (Charlotte-Mecklenburg Historic Landmarks Commission n.d.):

- from Oak Lawn Avenue south on Beatties Ford Road to Trade Street, then east on Trade and Elizabeth Avenue to Hawthorne Lane, then north on Hawthorne to Independence Park; and
- from McDowell Avenue north of Trade to Central Avenue, then east on Central to The Plaza before running north on The Plaza to Parkwood Avenue.

In the late 1930s, the Duke Power Company replaced Charlotte's streetcars with buses. (The Southern Utilities Company, Duke's predecessor, had acquired the lines from the Four Cs in 1910.) The company justified the change by stating that buses were quieter, more flexible and, with curbside pick-up and drop-off, quicker and safer than trolleys. In November 1937 (*Duke Power Magazine*) Duke suggested that it would take five to six months to switch over the entire system and by March 15, 1938, the transition was indeed complete (Morrill n.d.) Duke initially replaced the electric streetcars with 56 "modern gas buses" (*Duke Power Magazine* July-August 1939).

In the mid-1990s, Charlotte reinstated streetcar service to a limited extent downtown. The line's trolley is Streetcar No. 85, the last streetcar to operate in Charlotte back in March 1938 (Morrill n.d.).



Plate 1: Streetcar in distance on East Trade Street with electric cables visible across center of street, ca. 1900 (Source: Robinson-Spangler Carolina Room Image Collection <<http://www.cmstory.org/imagegallery/showimage.asp?pictureid=974>>)



Plate 2: Streetcar on 100 block of East Trade Street in 1920s (Source: Morrill's "Streetcars of Charlotte" n.d.)



### III. PROPERTY INVENTORY AND EVALUATION

#### A. RESOURCES LISTED IN THE NATIONAL REGISTER

**CHARLES R. JONAS FEDERAL BUILDING/UNITED STATES POST OFFICE AND COURTHOUSE**  
[URS #1] MK0012  
**401 West Trade Street,**  
**Charlotte**

##### **Description, History, Significance, and Boundaries**

The Charles R. Jonas Federal Building or United States Post Office and Courthouse was listed in the National Register on June 7, 1978. The nomination form (Sherry 1977) states, at the opening of its description section, that:

The present structure of the Charles R. Jonas Federal Building is a large rectangle of two levels and a basement. The front contains 23 bays, the rear 27 bays, and the sides contain 11 bays each. The construction is a skeleton frame of steel on a spread footing foundation with a flat, built-up roof.

The building was built in 1915 in the Renaissance style. In 1934, an addition was built in the Neo-Classical Revival style which increased the size threefold and changed the main axis of the building form being parallel to Mint Street to being parallel to West Trade Street.

The first paragraph of the significance statement states:

The Charles R. Jonas Federal Building gains its significance in two ways: (1) the site on which it is located has played an important part in the history of Charlotte; (2) the structure itself is of significance due to its architectural detailing and its imposing size.

The geographical data section of the nomination notes that the resource encompasses 2.9 acres, described as: "Rectangular shape approximately 330 feet x 386 feet bounded by West Trade Street on NE, Mint Street on SE, W. 4<sup>th</sup> Street on SW, and Simon's Formal Wear on NW." This describes Mecklenburg County parcel 07311304. The Charlotte-Mecklenburg Historic Landmark form for the building, which it calls the (Former) Charlotte Post Office, encompasses the same parcel (Ramsay 2000).

##### **Assessment**

The Charles R. Jonas Federal Building is believed to retain sufficient integrity to merit continued listing in the National Register (Plate 3).



Plate 3: Charles R. Jonas Federal Building – north front (Trade Street) elevation



**FIRST PRESBYTERIAN CHURCH [URS #2] MK 0073**  
**200 West Trade Street,**  
**Charlotte**

**Description, History, Significance, and Boundaries**

Charlotte's First Presbyterian Church was listed in the National Register on November 12, 1982. Its nomination form (Phillips, Williams, and Hood 1981) states, at the opening of its description section, that:

The First Presbyterian Church . . . is an impressive religious complex designed in the Gothic Revival style. Occupying an entire city block in the center of Charlotte, the church with its auxiliary buildings and expansive lawn—all surrounded by an ironwork fence—commands today, as it has since the mid-nineteenth century, a prominent visual as well as spiritual presence in the community.

The present fabric of the First Presbyterian Church complex spans the century from 1857-1961. Throughout the growth of this complex the Gothic Revival style has been retained so, that while some of the structures are obviously of more recent vintage than others, as a whole they form a visually compatible group.

The first paragraph of the significance statement states in part:

The First Presbyterian Church, set in an ironwork-enclosed tree-shaded park in downtown Charlotte, stands as a monument of Presbyterianism in Charlotte as well as a strong visual reminder of the persistent attraction of the Gothic Revival style for church architecture in the nineteenth and twentieth centuries. This, the second church building erected on the site, was erected in 1857 and embellished and expanded in five succeeding building programs in 1883-1884, 1894-1895 (during which the sanctuary and the central structure arrived at its present appearance), 1916-1917, 1952, and 1960-1961.

The nomination finds the church to be significant under: Criterion A as the oldest of Charlotte's churches and the mother church of a number of later churches; Criterion B for its association with Rev. Robert Hall Morrison and his daughter, Julia, and granddaughter, Mary, the wife and daughter of Gen. Thomas J. "Stonewall" Jackson; and Criterion C for its Gothic Revival style.

The geographical data section of the nomination notes that the resource encompasses 3.2 acres, which are congruent with Mecklenburg County parcel 07801501.

**Assessment**

First Presbyterian Church is believed to retain sufficient integrity to merit continued listing in the National Register (Plate 4).





Plate 4: First Presbyterian Church – south front (Trade Street) elevation

**MECKLENBURG COUNTY COURTHOUSE [URS #3] MK0016**  
**700 East Trade Street,**  
**Charlotte**

**Description, History, Significance, and Boundaries**

The Mecklenburg County Courthouse was listed in the National Register on May 10, 1979, as part of the thematic resources nomination of North Carolina County Courthouses. The nomination (Lee and Mobley 1978) found that the courthouses as a group were eligible for National Register listing under: Criterion A for their association with “the broad patterns of county life, as the center of the local county political process, the administration of justice, and a social and cultural focal point”; Criterion B for their association with the “political leaders and outstanding as well as undistinguished lawyers, judges, county officials of each county”; and under Criterion C for their “ambitious architectural undertaking[s].”

The Charlotte-Mecklenburg Historic Landmark form (Ramsey 2001b) for the building treats it more individually. It notes that the building, which was designed by local architect Louis H. Asbury and erected in 1928, “is locally significant as an excellently preserved example of the Neoclassical style of architecture and as a representative of the changing styles of architecture in the early twentieth century.” It further notes that it is “a structure that possesses local historic significance as a reflection of Charlotte-Mecklenburg’s tremendous economic and physical growth during the New South era of the late nineteenth and early twentieth centuries while serving as a tangible reminder of the physical and ideological separations that existed between the urban community in Charlotte and the rural farming communities that surrounded the city.”

The National Register and local historic boundaries of the Mecklenburg County Courthouse are those of Mecklenburg County parcel 12503201.

**Assessment**

The Mecklenburg County Courthouse is believed to retain sufficient integrity to merit continued listing in the National Register (Plate 5).



Plate 5: Mecklenburg County Courthouse – south front (Trade Street) elevation



**(FORMER) EAST AVENUE TABERNACLE ASSOCIATED REFORMED PRESBYTERIAN CHURCH**  
**[URS #4] MK 0039**  
**926 Elizabeth Avenue,**  
**Charlotte**

**Description, History, Significance, and Boundaries**

The former East Avenue Tabernacle Associated Reformed Presbyterian Church was listed in the National Register on January 20, 2005 (Self-Help Ventures 2005). The nomination form states that “the building is composed of a two-story sanctuary, built in 1914, and a four-story educational wing added to the south side of the sanctuary in 1925.” It describes the sanctuary as classical and built on a Greek cross plan with a central octagon and shallow wings. It summarizes the resource’s history and significance as follows:

The East Avenue Tabernacle Associated Reformed Presbyterian Church meets National Register Criterion C for architecture. The church, located at the intersection of East Trade and Elizabeth Streets, was designed by James M. McMichael (1870-1944), a prolific architect of local and regional importance. As Charlotte’s leading church architect, McMichael designed fifty-two churches in Charlotte and its vicinity. The East Avenue Tabernacle Church represents the evolution of McMichael’s particular brand of classicism, and a signature design that he later repeated with variations in other cities, notably Waughtown Baptist Church in Winston-Salem (1919). The sanctuary of the East Avenue Tabernacle, built in 1914, as well as McMichael’s addition of 1925, retain architectural integrity, having received only minimal alterations. The church also meets Criterion Consideration A for religious buildings due to its local architectural significance.

The boundaries established in the National Register nomination are Mecklenburg County parcel 12504203. The Charlotte-Mecklenburg Historic Landmark form for the building, which it calls the (Former) East Avenue Tabernacle A.R.P. Church, encompasses the same lot (Ramsay 2001a).

**Assessment**

The (Former) East Avenue Tabernacle Associated Reformed Presbyterian Church, which was listed in the National Register last year, is believed to retain sufficient integrity to merit continued listing (Plate 6).





Plate 6: (Former) East Avenue Tabernacle Associated Reformed Presbyterian Church – east front elevation

**ELIZABETH HISTORIC DISTRICT [URS #5] MK 0866**

**Roughly bounded by Central Avenue, Seaboard Coast Line Railroad, Bascom Street, East Fifth Street, Kenmore Avenue, Park Drive, and East Independence Boulevard, Charlotte**

**Description, History, Significance, and Boundaries**

The Elizabeth Historic District was listed in the National Register on January 3, 1989. As its nomination notes (Black 1988), the district is large and varied:

The Elizabeth Historic District is an irregularly configured suburban residential neighborhood comprising approximately 265 acres whose western edge is about one mile east of the central business district of Charlotte, North Carolina. The area within the district was originally served by the city's streetcar system, but since the late 1940s has been bisected by East Independence Boulevard into two sections of unequal size. The district contains a large and representative collection of early 20<sup>th</sup> century residential construction, together with an elementary school and a small number of churches and commercial buildings, as well as the city's first public park.

...  
Within the district are 803 principal buildings, of which approximately 83 per cent are single-family houses and small multi-family dwelling units built between 1910 and 1941. Of particular note are the large number of multi-family units, including duplexes, triplexes, quadraplexes, four larger apartment buildings, and one two-building complex, all built during the late 1920s and the 1930s. There are 249 other (secondary) buildings, principally garages . . . There are 681 primary and 206 secondary contributing buildings in the district; noncontributing buildings are 122 and 43, respectively.

The nomination summarized the history and significance of the district as follows:

The Elizabeth Historic District is significant in the history of Charlotte, North Carolina, as an important representative in that city's development of suburban neighborhoods. This development was a multi-faceted expansion which responded to the city's tremendous growth and ever-increasing prosperity, creating a pressing need for a broad range of housing. The district is also the location of the city's first public park, Independence Park, whose original design was an early commission of John Nolen, one of the most important landscape architects and city planners of the early 20<sup>th</sup> century, whose 1911 design for nearby Myers Park became a model for many up-scale residential suburbs in the South. Finally, it contains an important representative collection of early 20<sup>th</sup> century residential architecture, including a particularly large and noteworthy assemblage of 1920s and 1930s duplexes and small apartment buildings. Charlotte's second streetcar suburb, the Elizabeth neighborhood is actually a combination of all or parts of five residential subdivisions laid out between 1891 and 1915, but in which construction was simultaneous and continuous between 1900 and 1941, creating a virtually seamless homogeneity.



The boundaries of the approximately 265-acre district are described in the nomination as being roughly bounded by Central Avenue, the Seaboard Coast Line Railroad, Bascom Street, East Fifth Street, Kenmore Avenue, Park Drive, and East Independence Boulevard. The boundary justification notes that they were determined by “the location of a railroad line, a depressed wooded area behind the rear lot lines on the south side of Kenmore Avenue, the boundaries of the five subdivisions, different land uses, and modern development.”

Elizabeth has not been designated a local historic landmark or district. However, three individual resources on Hawthorne lane within its boundaries are Charlotte-Mecklenburg historic landmarks: the William Henry Belk House (1924-1925) at 200 Hawthorne Lane on the grounds of Presbyterian Hospital (Huffman 1985a); Independence Park (1905-1906) to either side of Hawthorne Lane south of East Seventh Street (Morrill and Boyte 1980); and Hawthorne Lane United Methodist Church (1915) at 501 Hawthorne Lane (Stathakis and Black 1992).

### **Assessment and Boundary Revision Recommendation**

The Elizabeth Historic District is believed to retain sufficient integrity to merit continued listing in the National Register. However, it is recommended that one small section of the district be excised from its boundaries due to loss of integrity (Plates 7 through 16). In 2006 the following 22 of the district’s resources were demolished or removed from their lots:

#### ***Elizabeth Historic District resources (within APE) demolished or moved in 2006***

<b>Address</b>	<b>NR Inventory #</b>	<b>Type</b>	<b>Current NR Status</b>
700 Hawthorne Ln	179	Apartments	Contributing
708 Hawthorne Ln	180	House	Contributing
708 Hawthorne Ln	OB-88	Garage	Contributing
720 Hawthorne Ln	181	House	Contributing
724-726 Hawthorne Ln	182	Duplex	Contributing
728 Hawthorne Ln	183	House	Contributing
800 Hawthorne Ln	184	House	Contributing
806 Hawthorne Ln	185	House	Contributing
808 Hawthorne Ln	186	Apartments	Contributing
812 Hawthorne Ln	187	Apartments	Contributing
816-818 Hawthorne Ln	188	Duplex	Contributing
816-818 Hawthorne Ln	OB-89	Garage	Contributing
820 Hawthorne Ln	189	House	Contributing
729 Lamar Ave	319	House	Contributing
801 Lamar Ave	320	House	Contributing
803 Lamar Ave	321	House	Contributing
809 Lamar Ave	322	House	Contributing
809 Lamar Ave	OB-125	Garage	Contributing
815 Lamar Ave	323	House	Contributing
1715 Sunnyside Ave	477	House	Contributing
1717 Sunnyside Ave	478	House	Contributing
1721 Sunnyside Ave	479	Garage/Apt	Noncontributing

These district resources were located on: the east side of Hawthorne Avenue between East Independence Boulevard and Central Avenue (##179 through 189 and OB-88 and -89); the west side of Lamar Avenue between its intersection with Sunnyside Avenue and Central Avenue (##319 through 323 and OB-125); and the north side of Sunnyside Avenue between Hawthorne and Lamar (##477 through 477). Three other resources on the east side of Lamar south of Sunnyside had previously been demolished:

***Elizabeth Historic District resources (within APE) demolished prior to 2006***

<b>Address</b>	<b>NR Inventory #</b>	<b>Type</b>	<b>Current NR Status</b>
708 Lamar Ave	298	Apartments	Contributing
702 Lamar Ave	297	Apartments	Contributing
700 Lamar Ave	296	House	Contributing

The removal of these 25 resources has isolated nine resources at the northeast corner of the district from the remainder of the district. These nine, which are recommended for excision from the district, are the following:

***Elizabeth Historic District resources (within APE) recommended for excision from district***

<b>Address</b>	<b>NR Inventory #</b>	<b>Type</b>	<b>Current NR Status</b>
724-726 Lamar Ave	299	Apartments	Contributing
728-730 Lamar Ave	300	Apartments	Contributing
728-730 Lamar Ave	OB-120	Garage	Contributing
800 Lamar Ave	301	Apartments	Contributing
804-806 Lamar Ave	302	Apartments	Contributing
808-810 Lamar Ave	303	Apartments	Contributing
812-814 Lamar Ave	304	Apartments	Contributing
817 Lamar Ave	324	House	Contributing
821 Lamar Ave	325	House	Contributing

In sum, it is recommended that the boundaries of the Elizabeth Historic District be revised to excise the above-referenced 34 resources, because they have been demolished or because they have been separated from the remainder of the district by vacant square blocks (Figure 3).

The portions of the district recommended for excision are located on the:

- east side of Hawthorne Lane north of Independence Boulevard;
- east and west sides of Lamar Avenue north of Independence Boulevard; and on the
- north and side sides of Sunnyside Avenue from the east side of Hawthorne Lane to the east side of Lamar Avenue.

An assessment of whether any other portions of the district have lost their integrity or should otherwise be excised from the district was not undertaken as it was beyond the scope of this project.





Figure 3: Northeast corner of Elizabeth Historic District with current boundary edged by dotted lines and proposed excision marked by crosshatching (north is top of image)





Plate 7: Elizabeth Historic District, April 2006 – 728 Hawthorne Lane (#183) at left, at southeast corner of Sunnyside Avenue, and 720 Hawthorne Lane (#181) at right prior to demolition; 724-726 Hawthorne Lane (#182) in between already partially destroyed



Plate 8: Elizabeth Historic District, May 2006 – same view as Plate 7



Plate 9: Elizabeth Historic District, April 2006 – 800 Hawthorne Lane (#184) at northeast corner of Sunnyside Avenue just prior to moving; note empty lots to north (left) that once held 808, 812, and garage of 816-818 Hawthorne Lane (##186, 187, and OB-89)



Plate 10: Elizabeth Historic District, June 2006 – same view as Plate 10





Plate 11: Elizabeth Historic District, April 2006 – 816-818 Hawthorne Lane (#188) at left just prior to moving; empty lots and 800 Hawthorne Lane (#184) to south (right)



Plate 12: Elizabeth Historic District, April 2006 – empty lot of 815 Lamar Avenue (#323) at left; 817 and 821 Lamar (##324 and 325), not part of current demolition/removal project, at right



Plate 13: Elizabeth Historic District, June 2006 – looking east across empty lots at apartments on east side of Lamar Avenue; 812-814 (#304) at left, 808-810 (#303) at left center, 804-806 (#302) at right center, and 800 (#301) at right, which are not part of current demolition/removal project



Plate 14: Elizabeth Historic District, June 2006 – looking northeast at 812-814 Lamar Avenue (#304) at right and commercial building outside of district at left





Plate 15: Elizabeth Historic District, June 2006 – looking southeast at 728-730 Lamar Avenue (#300) at left, 724-726 Lamar Avenue (#299) at center, and modern metal-clad building on site of former 708 Lamar Avenue (#298) at right



Plate 16: Elizabeth Historic District, June 2006 – looking south down Lamar Avenue to Independence Boulevard and modern sound walls; vacant site of 702 (#297) and 700 Lamar (#296) at left and vacant site of 1021 East Independence (#211) at right



## B. RESOURCES DETERMINED ELIGIBLE FOR NATIONAL REGISTER LISTING

JOHNSON C. SMITH UNIVERSITY HISTORIC DISTRICT [URS #6] MK 2499  
East side of Beatties Ford Road, north of Martin Street,  
Charlotte

### Description, History, Significance, and Boundaries

Individual buildings and a collection of buildings at Johnson C. Smith University (JCSU) (established in 1867) have been identified as historic or notable in a variety of fashions. Biddle Memorial Hall (built 1884) was individually listed in the National Register on October 14, 1975, and determined to be a local historic landmark on January 19, 1976 (Anonymous 1976a). Also on January 19, 1976, Carter Hall (1895) was listed as a local historic landmark (Anonymous 1976b). On June 16, 1985, the university's principal stone entry gates (1923) and the former Carnegie Library (1911) were identified as local historic landmarks (Morrill and Huffman 1980; Morrill and Huffman 1984). The early portion of the campus of was determined eligible for National Register on July 15, 1990, and included on the North Carolina Study List on January 12, 1995, as the Johnson C. Smith University Historic District. The Study List application and comments appended to it note in part:

Johnson C. Smith University has been a force for education in Charlotte for over 125 years. And it has also been the intellectual and cultural center for Charlotte's black community since its birth as a school. As one of the oldest historically black colleges in the nation, the University has been and continues to be one of the major producers of educators, clergy, professionals and businesspersons we know today as the black middle class in America.

Centerpiece of the campus, and its oldest building, is Biddle Memorial Hall . . . This portion of the campus identified as a potential historic district has nine contributing buildings (including Biddle) and four modern buildings . . . . [*Note: abbreviations in this paragraph have been spelled out.*]

A map appended to the Study List application suggests that the boundaries of the historic district encompass nine contributing buildings, all located on the east side of Beatties Ford Road: Berry (1924), Hartley (1928), Band (1922), Carter (1896), Smith (1911), Carnegie (1911), Davis Science (1923), Chapel (1928), and Biddle (1883). Within these boundaries are four unnamed noncontributing buildings and the grounds between the 13 buildings. The district is separated off from Beatties Road by the lawns that separate the road from the buildings. It only touches the road at a point just west of Biddle Hall.

## **Assessment**

The Johnson C. Smith University Historic District, as outlined in the Study List application, is believed to retain sufficient integrity to merit continued eligibility (Plates 17, 18, and 19). It is recommended that at its southwestern corner it be extended to encompass the stone entry gates that have been identified as a Charlotte-Mecklenburg historic landmark. A review of its overall boundaries are beyond the scope of this report.





Plate 17: Johnson C. Smith University Historic District, Biddle Memorial Hall – Beatties Ford Road elevation



Plate 18: Johnson C. Smith University Historic District, University Church– Beatties Ford Road elevation





Plate 19: Johnson C. Smith University Historic District, Stone Entry Gates – Beatties Ford Road elevation

**WEST AVENUE PRESBYTERIAN CHURCH / MOUNT MORIAH PRIMITIVE BAPTIST CHURCH**  
[URS #7] MK3203  
**747 West Trade Street,**  
**Charlotte**

**Description, History, Significance, and Boundaries**

A recent historical architectural survey report (Alexander and Mattson 2005:14) recommended this resource as eligible for National Register listing. It notes that the building was erected in 1930 as the West Avenue Presbyterian Church and became home to the Greater Moriah Primitive Baptist Church in 1962. It states:

West Avenue Presbyterian Church is recommended as eligible for the National Register under Criterion C for architecture and Criteria Exception G for religious properties. The substantially intact, later Tudor Revival building is a handsome expression of the neighborhood churches that once characterized downtown Charlotte, but which have been lost to modern commercial development and suburban residential growth in the late twentieth century.

The boundaries recommended in the report took in the southwest quarter of Mecklenburg County parcel 07315101. These took in the church, but excluded the main sanctuary and family life center, which were erected in 2002.

The North Carolina HPO concurred in a Determination of Eligibility for the church in a letter dated March 9, 2006.

**Assessment**

The West Avenue Presbyterian Church, which received a DOE earlier this year, is believed to retain sufficient integrity to merit continued eligibility (Plate 20).





Plate 20: West Avenue Presbyterian Church at right, modern sanctuary at left, and South Cedar Street in foreground

**FOURTH WARD HISTORIC DISTRICT [URS #8] MK0065**

**West Trade Street at south, West Eleventh Street at north, North Church Street at east,  
and North Smith Street and railroad tracks at west,  
Charlotte**

**Description, History, Significance, and Boundaries**

A recent historical architectural survey report (Alexander and Mattson 2005:13) recommended this resource as eligible for National Register listing. It notes that it was one of Charlotte's four original political wards and "was developed during the middle and late nineteenth century as a prosperous residential area convenient to the downtown businesses." It states:

The Fourth War Historic District has been designated a local historic district by the Charlotte-Mecklenburg Historic District Commission, and the district is also recommended for National Register eligibility under Criterion A for community planning and development and under Criterion C for architecture. The historic district includes well-preserved residential streets, commercial buildings, small-scale industrial buildings, and churches. Of special note are the 1890s Queen Anne style Liddell-McNinch House (511 North Church Street), the 1884 Italianate-inspired Berryhill House (Ninth at Pine streets), and the elegant 1929 Poplar Apartments (North Church at Poplar streets). The area also holds a great deal of new construction including modern apartment buildings and condominiums located throughout the Fourth Ward. However, the district still contains the greatest concentration of historic picturesque architecture in the city, clearly illustrating the growth of center Charlotte in the late nineteenth and early twentieth centuries.

The boundaries recommended in the report are defined by West Trade Street at the south, West Eleventh Street at the north, North Church Street at the east, and North Smith Street and railroad tracks at the west. They include not only the resources mentioned above, but also the National Register-listed First Presbyterian Church at 200 West Trade Street; the locally landmarked Builders Building (Morrill 2004) at 312 West Trade Street (1926-1927); and the locally landmarked Gateway and Century Buildings (Morrill, Black, and Huffman 1990) at 402-412 West Trade Street (1925-1926).

The North Carolina HPO concurred in a Determination of Eligibility for the historic district in a letter dated March 9, 2006.

**Assessment**

The Fourth Ward Historic District, which received a DOE earlier this year, is believed to retain sufficient integrity to merit continued eligibility (Plates 21 and 22).





Plate 21: Fourth Ward Historic District, Century Building – West Trade Street elevation



Plate 22: Fourth Ward Historic District, Gateway Building – West Trade Street elevation

**(FORMER) FIRST NATIONAL BANK BUILDING [URS #9] MK 006 |**  
**112 South Tryon Street,**  
**Charlotte**

**Description, History, Significance, and Boundaries**

The First National Bank Building was the tallest building in the Carolinas when it opened in 1926 on Tryon Street just south of Trade Street in downtown Charlotte. It was designed by prominent Charlotte architect Louis H. Asbury (1877-1975). In 1940 it became the Liberty Life Insurance Company building. It is currently known as the First Southeastern Center. First National is an Art Deco skyscraper with original, elaborate, bronze entry doors facing Tryon Street.

On December 6, 1995, the North Carolina HPO concurred in a Determination of Eligibility for the building. Its boundaries are believed to be those of Mecklenburg County parcel 07301110, which it continues to occupy.

**Assessment**

The (Former) First National Bank Building retains much of its original exterior appearance, other than the replacement of its original multi-pane sash by its current fixed single-pane windows. It is believed to retain sufficient integrity to merit continued eligibility (Plates 23 and 24).





First National Bank Building, Charlotte, N. C.

Plate 23: First National Bank Building, ca. 1930 (Source: Robinson-Spangler Carolina Room Image Collection <<http://www.cmstory.org/imagegallery/showimage.asp?pictureid=1012>>)



Plate 24: First National Bank Building from intersection of Trade and Tryon streets, 2006



**WACHOVIA BANK AND TRUST COMPANY BUILDING [URS #10] MK2172**  
**129 West Trade Street,**  
**Charlotte**

**Description, History, Significance, and Boundaries**

A recent historical architectural survey report (Alexander and Mattson 2005:13) recommended this resource as eligible for National Register listing. It states:

Charlotte's finest example of modernism expressed in a high-rise office building, Wachovia Bank and Trust was built in 1958. The eighteen-story downtown office building consists of a four story base that carries fourteen floors of offices. The first story is recessed and mostly glazed with marble storefronts while the upper floors have concrete panels shaped to create angled projections between slender fixed windows. Wachovia Bank and Trust was designed by A.G. Odell, Jr., Charlotte's leading modernist architect . . . In its well-preserved modernist design and association with Odell, Wachovia Bank and Trust is recommended as eligible for the National Register under Criterion C. The building meets the registration requirements set forth for high-rise office buildings in *Post-War Architectural Survey: National Register of Historic Places Multiple Property Documentation Form, 2001* (Woodward and Wyatt 2001).

The boundaries recommended in the report are those of Mecklenburg County parcel 07301101.

The North Carolina HPO concurred in a Determination of Eligibility for the Wachovia Bank and Trust Company Building in a letter dated March 9, 2006.

**Assessment**

The Wachovia Bank and Trust Company Building, which received a DOE earlier this year, is believed to retain sufficient integrity to merit continued eligibility (Plate 25).



Plate 25: Wachovia Bank and Trust Company Building in its pristine glory, ca. 1958, (Source: Charlotte-Mecklenburg Historic Landmarks Commission at <[http://cmhpf.org/uptown/surveyskyscrapers. htm](http://cmhpf.org/uptown/surveyskyscrapers.htm)>)



CHARLOTTE CITY HALL [URS #11] MK 0047  
600 East Trade Street,  
Charlotte

**Description, History, Significance, and Boundaries**

A recent historical architectural survey report (Alexander and Mattson 2005b:16) recommended this resource—which was locally designated as a Charlotte historic landmark on October 27, 1980—as eligible for National Register listing. It states:

Charlotte City Hall . . . is recommended as eligible for the National Register under Criterion A for government. The municipal building exemplifies the imposing governmental buildings constructed throughout the U.S. during the City Beautiful Movement of the early twentieth century. The city hall is also eligible under Criterion C for architecture as an extraordinary example of the Neo-Classical style popular for civic and governmental buildings during this period. In addition, Charlotte City hall is a fine example of the work of prominent Charlotte architect, Charles Christian Hook.

The boundaries recommended in the report are those of Mecklenburg County parcel 12502101.

The North Carolina HPO concurred in a Determination of Eligibility for the Charlotte City Hall in a letter dated January 23, 2006.

**Assessment**

The Charlotte City Hall, which received a DOE earlier this year, is believed to retain sufficient integrity to merit continued eligibility (Plate 26).



Plate 26: Charlotte City Hall – East Trade Street elevation



**MEDICAL OFFICE BUILDING [URS #12] MK 2862**  
**1530 Elizabeth Avenue,**  
**Charlotte**

**Description, History, Significance, and Boundaries**

A recent historical architectural survey report (Alexander and Mattson 2005b:24) recommended this resource, known as the Medical Office Building, as eligible for National Register listing. It states:

This well-preserved medical office building is recommended as eligible for the National Register under Criterion A for commerce and under Criterion C for architecture. The building represents the fashionable, up-to-date medical buildings that appeared around Presbyterian Hospital in the Elizabeth neighborhood during the 1950s and 1960s, often replacing residential properties. The medical center is also a notable surviving example of modernistic commercial architecture.

The boundaries recommended in the report are those of Mecklenburg County parcel 12511122.

The North Carolina HPO concurred in a Determination of Eligibility for the Medical Office Building in a letter dated January 23, 2006.

**Assessment**

The Medical Office Building, which received a DOE earlier this year, is believed to retain sufficient integrity to merit continued eligibility (Plate 27).



Plate 27: Medical Office Building – perforated concrete-block wall faces Elizabeth Avenue



**R.C. BIBERSTEIN HOUSE [URS #13] MK0139**  
**1600 Elizabeth Avenue,**  
**Charlotte**

**Description, History, Significance, and Boundaries**

A recent historical architectural survey report (Alexander and Mattson 2005b:24) recommended this resource as eligible for National Register listing. It states:

The R.C. Biberstein House has been designated a local landmark by the Charlotte-Mecklenburg Historic Landmarks Commission. The house is also recommended for National Register eligibility under Criterion B for its association with prominent mill architect, Richard C. Biberstein [who designed and owned it], and under Criterion C for architecture as a particularly handsome example of the Colonial Revival style.

The boundaries recommended in the report are those of Mecklenburg County parcel 12511121.

The North Carolina HPO concurred in a Determination of Eligibility for the R.C. Biberstein House in a letter dated January 23, 2006.

**Assessment**

The R.C. Biberstein House, which received a DOE earlier this year, is believed to retain sufficient integrity to merit continued eligibility (Plate 28).



Plate 28: R.C. Biberstein House – east side and north front elevations



**COLE MANUFACTURING COMPANY [URS #14] MK 0157**  
**1318 Central Avenue,**  
**Charlotte**

**Description, History, Significance, and Boundaries**

A recent historical architectural survey report (Alexander and Mattson 2005b:29) recommended this 1909-1911 industrial complex—which was designed by noted Charlotte architect Charles Christian Hook in the Romanesque Revival style—as eligible for National Register listing. It states:

Cole Manufacturing Company has been designated a local landmark by the Charlotte-Mecklenburg Historic Landmarks Commission and is recommended for National Register eligibility under Criterion C for architecture. The complex survives intact and is a fine local example of early twentieth century industrial architecture designed by an important local architect.

The boundaries recommended in the report are those of Mecklenburg County parcel 8117722.

The North Carolina HPO concurred in a Determination of Eligibility for the complex in a letter dated January 23, 2006.

**Assessment**

The Cole Manufacturing Company complex, which received a DOE earlier this year, is believed to retain sufficient integrity to merit continued eligibility (Plate 29).



Plate 29: Cole Manufacturing Company – looking west



## **C. CHARLOTTE-MECKLENBURG HISTORIC LANDMARKS RECOMMENDED AS ELIGIBLE FOR NATIONAL REGISTER LISTING**

### **CHARLOTTE WATER WORKS/VEST STATION [URS #15] MK 1815 East side of Beatties Ford Road between Oakland and Patton Avenues, Charlotte**

#### **Description, History, Significance, and Boundaries**

The Charlotte Water Works or Vest Station was locally designated as a Charlotte historic landmark on April 15, 1991. The detailed survey and research report for that designation (Morrill and Black 1990) noted that the Landmarks Commission judged the resource to “to possess special significance in terms of Charlotte-Mecklenburg” for the following reasons:

- 1) The Charlotte Water Works was designed in 1922 [by] Wm. M. Piatt, a well-known Durham engineer; 2) when completed in 1924, it was the largest and best equipped treatment plant in the state; 3) an addition designed in 1937 [by] B. Atwood Skinner and T. S. Simpson, Jr. (architects) and George S. Rawlins (engineer) doubled the capacity of the plant and made it a “state of the art” water treatment plant; 4) the building was named Vest Station in honor of W.E. Vest, General Superintendent of the Charlotte Water Department for more than 30 years; 5) in 1949, Charlotte became the first city in the Southeast United States to use fluoridation in the water at Vest Station; 6) the Moderne style of the building is an excellent example of the civic and commercial architecture of 1920-1940; and 7) Charlotte Water Works/Vest Station provides a stable element in the changing Beatties Ford Road corridor.

The designation identified the boundaries of the resource as those of Mecklenburg County parcel 07841501.

#### **Assessment and Proposed Boundaries**

The Charlotte Water Works continues to serve Charlotte as a wastewater treatment plant and has retained its integrity of location, design, setting, materials, workmanship, feeling, and association since its construction in 1924 and expansion in 1937 (Plate 30). It was the largest and best-equipped water treatment plant in North Carolina when completed in 1924 and was the first water treatment plant in the Southeast to introduce fluoridated water in 1949. It is therefore believed to be eligible National Register-eligible under Criterion A in the area of significance of Engineering. Under this Criterion, it is believed to be of statewide significance. The resource is also an excellent example of Moderne-style civic architecture in Charlotte and is therefore believed to be eligible for National Register listing under Criterion C for its architecture, both for its design for the type of architecture it represents. Its significance under Criterion C is believed to be local. Its period of significance is believed to extend from 1924, when it was built, through 1949, when it introduced fluoridation to Charlotte. The recommended National Register boundaries for the resource are those of Mecklenburg County parcel 07841501 (Figure 4).







Plate 30: Charlotte Water Works / Vest Station – Beatties Ford Road elevation

**EXCELSIOR CLUB [URS #16] MK 1829**  
**921 Beatties Ford Road,**  
**Charlotte**

**Description, History, Significance, and Boundaries**

The Excelsior Club was locally designated as a Charlotte historic landmark on March 17, 1986. The carefully prepared survey and research report for that designation (Morrill, Huffman, and Hanchett 1985) noted that the Landmarks Commission judged the resource to “to possess special significance in terms of Charlotte-Mecklenburg” for the following reasons:

1) The original owner, [James Robert] “Jimmie” McKee (1913-1985), was a leading black philanthropist, political activist, and businessman in Charlotte; 2) the Excelsior Club has enjoyed the reputation as being among: the most influential social institutions in the black community of Charlotte; and 3) the Excelsior Club attained architectural appointments in 1952 which make it perhaps the finest example of [the] Art Moderne style in Mecklenburg County.

The report expands upon the history and description of the club:

The Excelsior Club, located on Beatties Ford Road about one-half mile north of the main entrance to Johnson C. Smith University, was for many years the leading private black social club in the Southeast, and one of the largest of its kind on the East Coast. In addition to its importance as the only social club for black professionals in the area, it also became a political focal point of the city and county for both black and white candidates for office, and a meeting place for boosters of Johnson C. Smith University. Started in 1944 in a house built in the 1910s, the club took on its present appearance in the early 1950s.

The report also discusses the importance of McKee, who was raised in the club’s Biddleville neighborhood. McKee promoted numerous philanthropic and civic activities. He sponsored YMCA membership for any boy who wanted to join in the 1940s. He bought a building on nearby Oaklawn Avenue in the early 1960s, which he converted into a nursery and kindergarten. In 1948 he sponsored the appearance of political candidates—white or black, but always Democrats—at the club. He brought a tournament to the local Meadowbrook Golf Course, which resulted in its integration. He also began the sponsorship of radio broadcasts from the club that served black listeners and promoted black radio entertainment in the city. For these and other accomplishments, in 1957 the *Charlotte Post* named him the “Sepia Man of the Year.”

The club building was originally a two-story, frame foursquare. McKee converted it to an Art Moderne-style structure in 1952 through the addition of black-banded, stepped, parapet roofs; white stucco and glass block; and a long aluminum canopy connected to the entry by porthole-pierced walls (Plate 31).



The landmark designation identified the boundaries of the resource as those of Mecklenburg County parcel 06906621.

### **Assessment and Proposed Boundaries**

The Excelsior Club continues to serve Charlotte's black community and has retained its integrity of location, design, setting, materials, workmanship, feeling, and association since its establishment in 1944 and its attainment of its current appearance in 1952. It is believed to be eligible for National Register listing under Criterion A in the area of significance of Black Ethnic Heritage for its central position in Charlotte's African-American community. It is believed to be eligible for National Register listing under Criterion B for its association with James Robert "Jimmie" McKee, one of Charlotte's most prominent mid-twentieth-century black citizens. It is also believed to be eligible for National Register listing under Criterion C for embodying the characteristics of the Art Moderne style in the city. Its significance in all of these areas is believed to be local. Its period of significance is believed to extend from its opening in 1944 to 1956, 50 years prior to the preparation of this report. The recommended National Register boundaries for the resource are those of Mecklenburg County parcel 06906621, which is located at the southeast corner of the junction of Beatties Ford Road and Sanders Avenue (Figure 5).



Figure 5: Excelsior Club – Proposed National Register boundary, parcel 06906621





Plate 31: Excelsior Club – Beatties Ford Road front elevation

**(FORMER) GRAND THEATRE/PHARR BUILDING [URS #17] MK 2458**  
**333 Beatties Ford Road,**  
**Charlotte**

**Description, History, Significance, and Boundaries**

The former Grand Theater was locally designated as a Charlotte historic landmark in 2002. The detailed survey and research report for that designation (Ramsey and Ramsey 2002) noted that the Landmarks Commission judged the resource to have “special significance in terms of Charlotte and Mecklenburg County” for the following reasons:

1. The Grand Theater is the only movie theater surviving in Mecklenburg County that served African Americans exclusively during the period of racial segregation known as the Jim Crow era.
2. The Grand Theater is a tangible reminder of the system of segregation enforced throughout the South during the first half of the twentieth century.
3. The Grand Theater is an integral part of Biddleville, Charlotte’s oldest surviving black neighborhood and home to Johnson C. Smith University, Mecklenburg County’s only black college.

According to the report, the structure was opened as a two-story commercial building by Samuel M. Pharr in 1928. (A contemporary marker at the top of its front parapet carries Pharr’s name.) Its first floor had two small storefronts and theater space at the rear. Above were apartments. The theater had closed by 1930, but a café continued to operate in the building. In 1935 T.C. Wilson purchased the building at auction. In 1937 he opened the Grand Theater, which was an immediate and continued success in Charlotte’s black community. Ironically, with segregation of local theaters (and the growth of television) in the 1950s and 1960s, attendance declined. The theater closed in 1967 and the building was subsequently occupied by a variety of tenants. It is currently vacant. (Access to the building, which is sealed, was not obtained during the current survey.)

The report describes the building as follows:

The Grand Theater, a two-story, flat-roofed brick commercial building three bays wide by eight bays deep, is located on a sloping rectangular lot on the corner of Beatties Ford Road and Mill Road in the Biddleville neighborhood in north Charlotte. The east-facing façade and the north elevation of the building are covered in a multi-colored face brick in running bond, while the south and rear elevations (secondary elevations) are white brick also in running bond. The façade features original 6-over-1 windows on the second floor, but the storefront windows and the doors at the primary entrance have been replaced. The original arched doorway opening has been partially bricked in, and modern glass and metal doors have been installed. The metal cornice separating the first and second floors is original, and the Grand’s original marquee remains, although it is in extremely deteriorated condition. Five of the eight window openings on the north elevation have been replaced.



Since the report was prepared in 2000, the building's windows have been boarded up and, most notably, its original marquee has been removed (Plate 32).

The landmark designation identified the boundaries of the resource as those of Mecklenburg County parcel 06901116.

### **Assessment and Proposed Boundaries**

It is believed that the former Grand Theater retains sufficient integrity of location, design, setting, materials, workmanship, feeling, and association to support National Register eligibility under Criterion A in the area of significance of Black Ethnic Heritage, for it is the sole remaining African-American theater from the middle of the twentieth century in Charlotte. Due to the loss of its original storefronts, windows, entry and, in particular, marquee, it is not believed to retain sufficient integrity to support significance under Criterion C. Its significance is believed to be local. Its significance in all of these areas is believed to be local. Its period of significance is believed to extend from its conversion to an African-American theatre in 1937 to 1956, 50 years prior to the preparation of this report. The recommended National Register boundaries for the resource are those of Mecklenburg County parcel 06901116, which is located at the southwest corner of the junction of Beatties Ford Road and Mill Road (Figure 6).

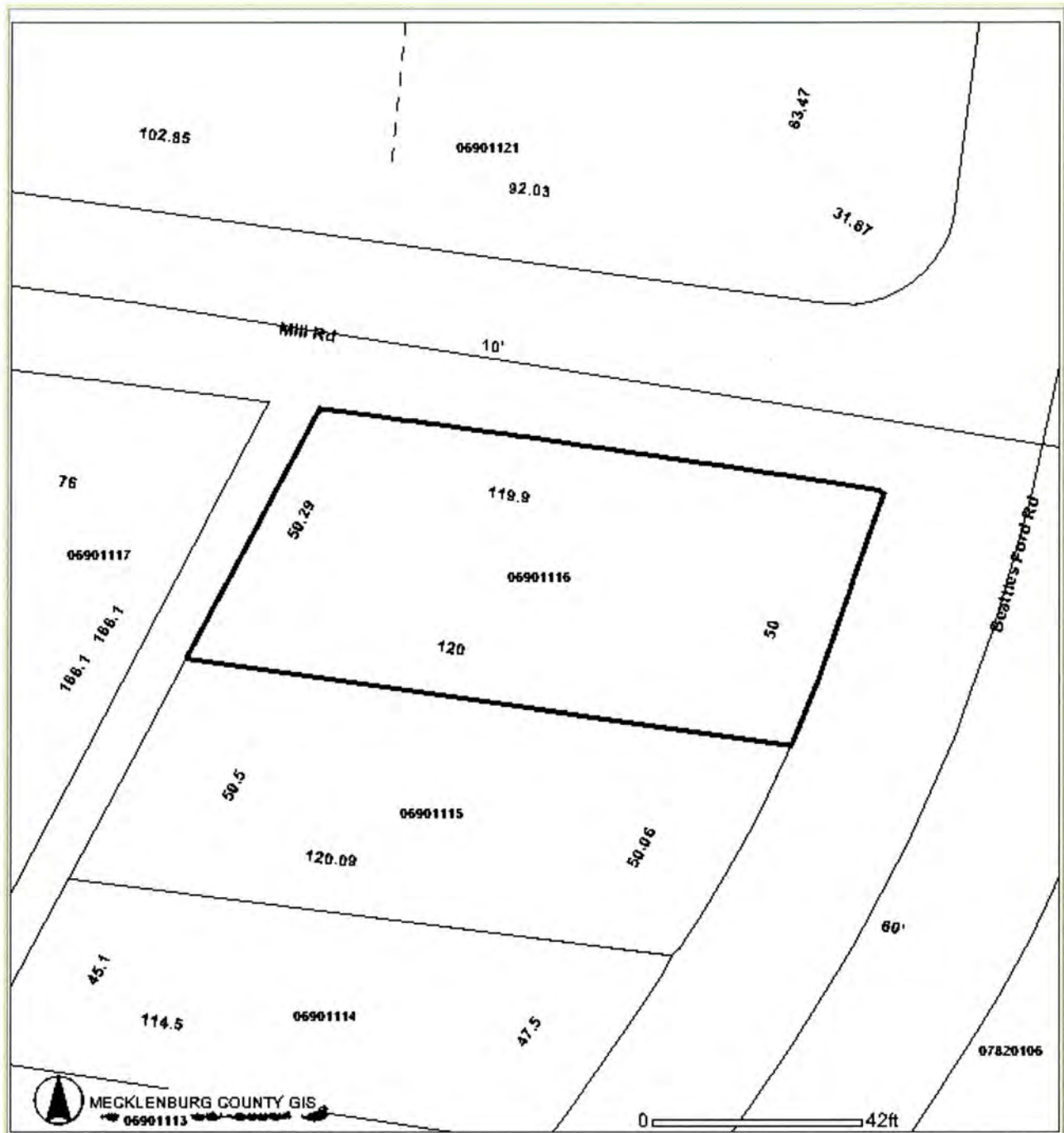


Figure 6: Former Grand Theater – Proposed National Register boundary, parcel 06901116





Plate 32: Former Grand Theater – Beatties Ford Road front elevation

**BUILDERS BUILDING [URS #18] MK 0068**  
**312 West Trade Street,**  
**Charlotte**

**Description, History, Significance, and Boundaries**

The Builders Building was locally designated as a Charlotte historic landmark in 2004. Additionally, it is located within the National Register-eligible Fourth Ward Historic District. The detailed survey and research report for the local designation (Morrill 2004) noted that the resource retained its integrity of design, workmanship, materials, feeling, and association and met the criteria for local designation for the following reasons:

1. The Builders Building, erected in 1926-27, marked an important milestone in the history of the construction industry in Charlotte, because it represented the first effort of contractors, architects, and components manufacture[r]s to create a building exchange in the community.
2. Charles E. Lambeth, the financier of the Builders Building, was an important figure in New South Charlotte, including serving as Mayor from 1931 until 1933.
3. M.R. "Steve" Marsh, the architect for the Builders Building, was a leading architect in Charlotte and its environs from 1922 until 1964.

The Builders Building is, as the local landmarks report notes, "a rectangular, five-bay wide by three-bay deep, seven-story with basement, steel-framed high rise." Its most prominent feature is its southern façade, which is faced with masonry and spacious, regularly placed banks of windows and topped by a classically finished cornice (Plate 33). The exterior is largely intact, although the interior, again as noted in the report, "retains none of its original character" other than some mechanical equipment in the basement.

The landmark designation identified the boundaries of the resource as those of Mecklenburg County parcel 07801613B.

**Assessment and Proposed Boundaries**

It is believed that the Builders Building retains sufficient integrity of location, design, setting, materials, workmanship, feeling, and association to support National Register eligibility under Criterion A in the area of significance of Commerce, for it represents the initial effort of contractors, architects, and building-component manufacturers to create a builders exchange in Charlotte. Its significance is believed to be local. Its period of significance is believed to date from its 1926-1927 date of construction to ca. 1930, when the Depression curtailed most building activity in Charlotte. The recommended National Register boundaries for the resource are those of Mecklenburg County parcel 07801613B, which is located at the northeast corner of the junction of North Pine and West Trade streets (Figure 7).



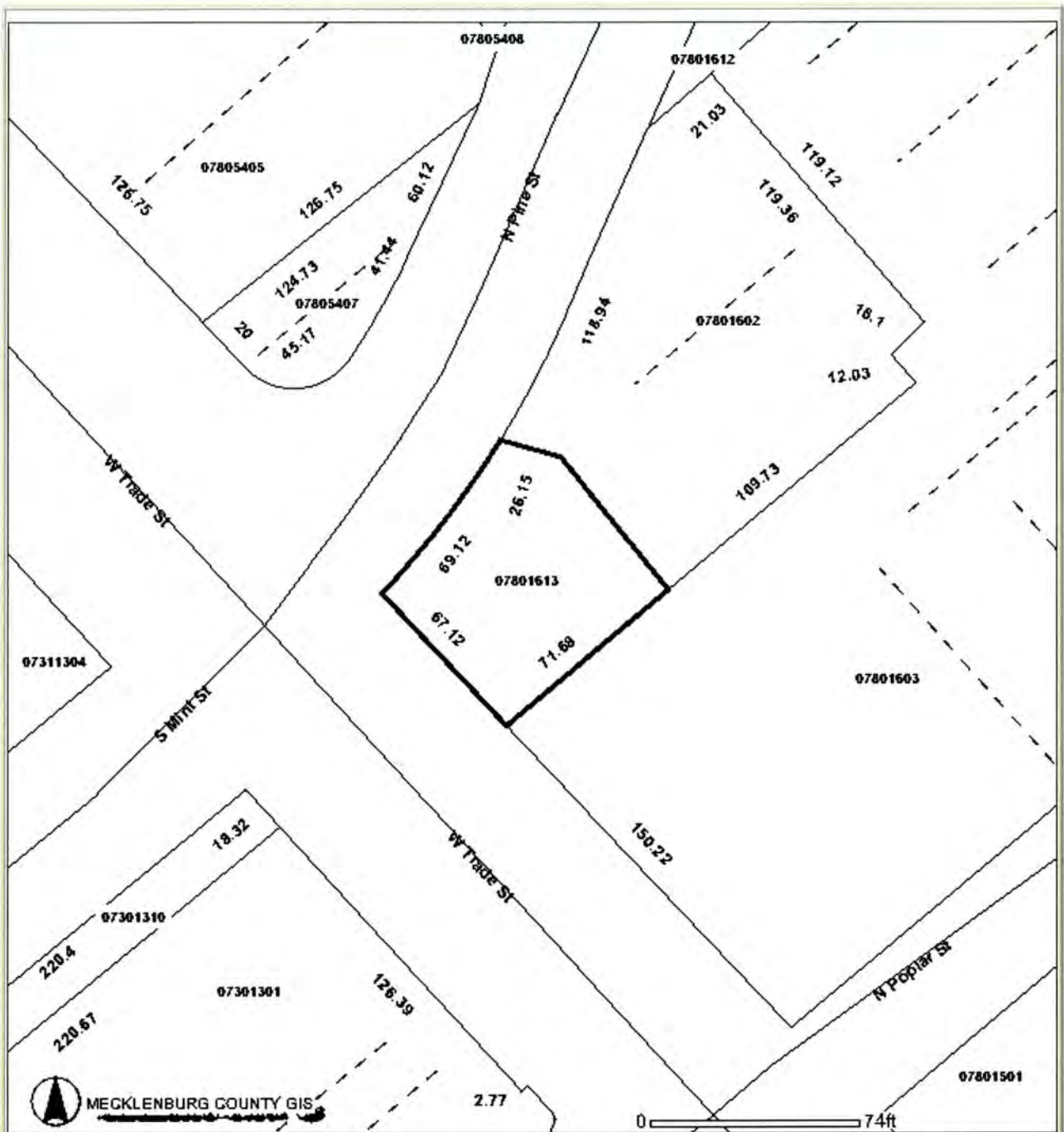


Figure 7: Builders Building – Proposed National Register boundary, parcel 07801613B



Plate 33: Builders Building – West Trade Street front elevation



## **D. CHARLOTTE LOCAL HISTORIC DISTRICTS RECOMMENDED (IN PART) AS ELIGIBLE FOR NATIONAL REGISTER LISTING**

### **PLAZA-MIDWOOD HISTORIC DISTRICT [URS #19] MK 1851 Northeast of junction of Clement Avenue and south side of Hamorton Place, Charlotte**

#### **Description, History, Significance, and Boundaries**

The Plaza-Midwood Historic District was designated a local historic district by the Charlotte-Mecklenburg Planning Commission in 1992. (This designation is not the same as the landmark designations awarded by the Charlotte-Mecklenburg Historic Landmarks Commission.) The landmark commission summarizes the significance of the district as follows:

Developed in the 1910's and 1920's, Plaza-Midwood is the product of several different developments undertaken by various interests. These early small neighborhoods grew together over the years to become today's Plaza-Midwood.

Fluctuating economic conditions during the area's growth and the differing visions of the many developers involved came together to create the most eclectic of Charlotte's local historic districts. The Plaza-Midwood Local Historic District came about as a result of efforts of neighborhood residents, and its designation created the model for the designation process today (Charlotte-Mecklenburg Planning Commission n.d.).

In addition to the local historic designation, a history of Plaza-Midwood—which is a modern name for multiple neighborhoods that grew up in this section of the city in the first third of the twentieth century—has been written by historian Thomas Hanchett (“Plaza-Midwood” n.d.) (see also photographs in Byers 2004). The district’s significance has therefore been identified at the local level and a detailed history of it and its surroundings has been prepared. However, its eligibility for National Register listing has not been officially determined.

The current project approaches only the southwesternmost edge of the district along Clement Avenue and fronts upon but six of the district’s more than 300 principal resources. A determination of whether the entire district is National Register eligible is believed to be beyond the scope of the project.

#### **Assessment and Recommendation**

It is believed that the six Clement Avenue resources—small, one-story, frame, single-family bungalows—would contribute to a larger Plaza-Midwood historic district, which would be National Register eligible for its representative early twentieth-century planning and architecture (Figure 8). The six are the following:

- 1216 Clement Avenue (Mecklenburg County parcel 08118329)
- 1212 Clement Avenue (Mecklenburg County parcel 08118330)
- 1208 Clement Avenue (Mecklenburg County parcel 08118332)
- 1204 Clement Avenue (Mecklenburg County parcel 08118301)

- 1200 Clement Avenue (Mecklenburg County parcel 08118302)
- 1126 Clement Avenue (Mecklenburg County parcel 08117502)

These six resources (Plates 34, 35, and 36) and their lots would be part of an undelineated, National Register-eligible, Plaza-Midwood historic district.



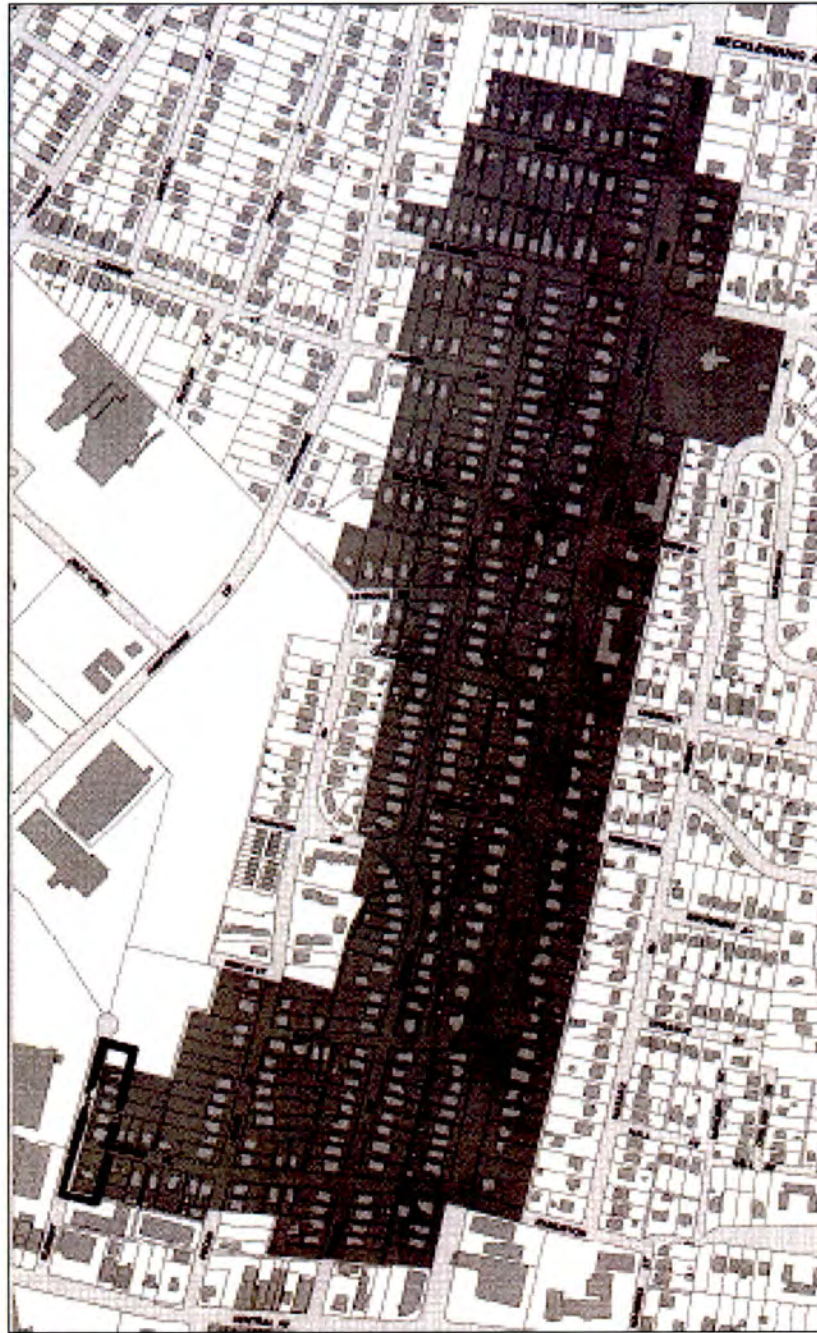


Figure 8: Plaza-Midwood local historic district shaded in dark gray, Clement Avenue resources in small black-lined rectangle at lower left; note Central Avenue at bottom of map and the wide Plaza at far right within the district (north is at top of image)





Plate 34: Plaza-Midwood local historic district, Clement Avenue resources – 1216 at left and 1214 at right



Plate 35: Plaza-Midwood local historic district, Clement Avenue resources – 1204 at right and 1208 at left





Plate 36: Plaza-Midwood local historic district, Clement Avenue resources – 1116 at right and 1200, barely visible, at far left

## E. OTHER RESOURCES RECOMMENDED AS ELIGIBLE FOR NATIONAL REGISTER LISTING

(FORMER) WEST CHARLOTTE HIGH SCHOOL [URS #20] NK 3286  
1415 Beatties Ford Road,  
Charlotte

### History and Description

In 1938 the Charlotte school system purchased 10 acres on the west side of Beatties Ford Road for a new “Negro” high school to serve western part of the city. The system’s building program of 1936-1937 had allocated \$5,000 for the site, \$75,000 for the building, and \$1,305 for equipment. (Harding 1949:50, 134). The new West Charlotte High School opened in 1938. Its 398 students, in grades 8 through 10, were served by an African-American faculty of 13. Two grades were subsequently added and in 1944 the school’s program was expanded to serve junior and senior high school students in grades 7 through 12 (Anonymous n.d.).

The architect of the original school building and at least some of the subsequent additions was Charles W. Connelly. His other commissions in Charlotte included the field house at Central High School (1946), Lakeview Elementary School (1950 and 1951), York Road Junior High School (1952), and West Mecklenburg High School (Harding 1949:134; Lopez 1956:235-248).

In 1954 West Charlotte High School moved to a “new” location on Senior Drive, immediately behind (west of) the original buildings. In the late 1960s, the school’s faculty began to desegregate and in 1969 white students began to attend (Anonymous n.d.). As a segregated school, West Charlotte played an important role in Charlotte’s African-American community. In the late 1960s and 1970s, it was central to the history of desegregation and court-ordered busing in Charlotte. The significance of the school was identified as part of the University of North Carolina’s Southern Oral History Project in 1999, which reported:

During West Charlotte High School’s three decades as an African-American institution, the school’s teachers labored to prepare students for a world much larger than the one circumscribed by the era’s Jim Crow restrictions, turning out graduates who reached the top of many fields and helping to lay the groundwork for the Civil Rights Movement. In the wake of the Supreme Court’s 1971 ruling in the landmark *Swann* case, however, West Charlotte took on a new identity as a national symbol of the cross-town busing policy that made Charlotte-Mecklenburg County, North Carolina, the most desegregated major school system in the United States (Southern Oral History Project).

In the mid-1990s West Charlotte High School was moved to an entirely new location. As part of the campus’ transformation from West Charlotte to the Northwest School of the Arts, a magnet arts high school, two large modern buildings were erected behind the original buildings.



The principal buildings and resources of the former West Charlotte High School/current Northwest School of the Arts campus are the following (Plates 37 through 42):

#### *Original classroom block*

Parallel to Beatties Ford Road is the former high school's original classroom building, which was erected in 1938 (Harding 1949:134). It is a long, two-story, brick, Modernist or International Style building, with long window bands and a straightforward, stepped, rectilinear front portico.

#### *Original auditorium/cafeteria*

In 1947 a one-story, brick auditorium/cafeteria was added perpendicular to the south end of the first classroom block (Harding 1949:134, 146-147). Its Modernistic front (east) elevation is marked by a wide, overhanging, flat roof; a broad stair; and a decorative, rounded roof element.

#### *One-story classroom wing*

In 1952 this wing was added north of the original classroom block, perpendicular to Beatties Ford Road (Sanborn Map Company 1953). It is a long, brick, one-room-deep structure with wide bands of windows, which steps down to the west with the dropping terrain of the campus.

#### *Gymnasium*

Following West Charlotte High School's shift to its "new" location on Senior Drive, this brick, barrel-roofed building was added to the rear (west of) the original buildings (Anonymous n.d.).

#### *Two-story classroom wing*

In the mid/late 1950s, as part of the 1954 shift of the campus, this classroom building was added to the rear of the high school's original classroom block (Anonymous n.d.). It is a large brick structure with vertical bands of windows.

#### *Two-story concrete classroom building,*

This modern building was built of concrete and glass, to the west of the original auditorium, for the Northwest School of the Arts in the late 1990s/early 2000s.

#### *Gymnasium/cafeteria/classrooms*

This modern brick and steel building was built at the west end of the campus complex for the Northwest School of the Arts in the late 1990s/early 2000s. Its gymnasium is topped by a barrel roof which, in a larger scale, mirrors that of the 1950s gymnasium that remains in its shadows.

#### *Campus*

The approximately 9.5-acre campus includes expanses of grassy fields and paved parking lots.

## Assessment and Boundaries

The (Former) West Charlotte High School is believed to be eligible for National Register listing under Criteria C and Exception G in the areas of Education and Ethnic Heritage–Black. Its period of significance is recommended as extending from 1938, when it was established, through ca. 1980. It is significant through the entire period for its association with the history of African-American education, and the African-American community, in Charlotte. It is significant from 1969, when it began to desegregate, through ca. 1980 for its association with desegregation and court-ordered busing in Charlotte. Its post-1956 history in these areas is believed to be of exceptional importance, as defined for Criteria Exception G. All of the buildings on the campus—but for the two modern ones built for the Northwest School of the Arts after the close of the period of significance—as well as the campus itself are believed to be contributing resources. The recommended National Register boundaries for the (Former) West Charlotte High School is the approximately 9.5-acre tract currently associated with it, which is Mecklenburg County parcel 06909640 (Figure 9). Seven small lots within an approximately one-half-acre triangle at the northwest corner of Celia Avenue and Beatties Ford Road, which were originally part of the school grounds, are not included within the recommended boundary. They are no longer associated with the school, contain no school buildings, and include at least one modern building.

It should be noted that the above recommendation is different than that made by Woodard and Wyatt (2001a) in their survey of early twentieth-century industrial and school buildings in Charlotte and Mecklenburg County. Their recommendation for registration requirements for historically African-American schools is the following:

Historically African American schools are a rare building type in Mecklenburg County. In order for historically African American schools to meet the criteria for listing in the National Register, they must remain in their original location within their original setting. Because of their rarity, some changes, such as the application of synthetic siding, replacement of original window sash and modest additions, should not automatically exclude historic African American schools from eligibility.

In their opinion, the school had lost its integrity. As discussed above, it is believed that the school retains sufficient integrity to support National Register listing under Criterion A, because of its importance to African-American schooling and life in Charlotte from 1938 through ca.1980 and its association with the desegregation of Charlotte's schools, and subsequent court-ordered busing, in the 1970s.









Plate 37: Former West Charlotte High School – Beatties Ford Road front elevation of original classroom block



Plate 38: Former West Charlotte High School – front portico of original classroom block





Plate 39: Former West Charlotte High School – Beatties Ford Road front elevation of original auditorium



Plate 40: Former West Charlotte High School – looking southwest at 1950s one- and two story classroom wings; at right, flanking chimney stack, are barrel roofs of 1950s and modern gymnasium



Plate 41: Former West Charlotte High School – looking northwest at side of original auditorium at right and modern concrete classroom building at center



Plate 42: Former West Charlotte High School – looking southeast at modern classroom blocks and barrel-roofed gymnasium



CENTRAL AVENUE COMMERCIAL HISTORIC DISTRICT [URS #21] MK 3269  
1501-1521 and 1500-1518 Central Avenue,  
Charlotte

### History and Description

A plan for the Plaza-Central Business District Area summarizes the history of the business district and the adjacent neighbors that rose along Central Avenue and The Plaza in the early and mid twentieth century (Architectural Engineering Concepts 1987; see also Charlotte-Mecklenburg Planning Commission 2003):

The Plaza was the inspiration of real estate developer Paul Chatham who back at the turn of the century attempted to develop a new subdivision to rival the Dilworth and Meyers Park neighborhoods. His dream, however, never quite materialized primarily due to the inability to provide a convenient trolley service into the neighborhood. Trolley neighborhoods in and around Charlotte grew to enormous popularity. This network of trolley's played an important role in Charlotte's design as well as its growth. Residents living in the surrounding subdivisions depended upon the network for daily transportation service in and out of downtown Charlotte. In The Plaza's case, promises of grand homes built along the wide vista of The Plaza never developed the way Paul Chatham envisioned. What finally evolved was a "slow to develop" community which failed to fulfill its potential because of problems with the transportation network. Commuters who lived in The Plaza suburb were required when traveling to or from the city to transfer from one car, walk a short distance, and pick up another car taking them to their next destination. It was too "far from downtown," blocked by the railroad, and inhibited by poor trolley connections . . . "yet it continually lured real estate investors" year after year.

The core of the business district was clustered along Central Avenue between Pecan Avenue and The Plaza, to take advantage of the trolley stop and the point where streetcars turned the corner onto The Plaza. . . .

During the period between 1937 through the late fifties when development was at its zenith, a number of successful stores opened up along the Central Avenue strip, to take advantage of automobile and pedestrian traffic. By the late-1930s, trolley service halted and was replaced by the automobile. By this time, merchants felt that locating their stores next to established neighborhoods was the only logical choice whereby they could capture not only pedestrian traffic but automobile (and trolley until the time it dissolved) traffic.

Development in The Plaza shopping district was dormant during and up to the end of World War Two. After World War Two, renewed activity began when construction of single family homes blossomed in the adjoining neighborhoods. . . . During the mid-fifties, the Plaza-Central Business District's commercial activity steadily

declined due to changes in demographics, shopping patterns, lifestyles and the inability of the Plaza-Central Business District to viably compete against large regional shopping centers. . . . [Note: minor misspellings have been corrected and punctuation has been regularized.]

The proposed Central Avenue Commercial Historic District contains 13 building and approximately 18 businesses. (Some buildings hold more than one business.) The buildings face each other across Central Avenue. One—the Dairy Queen—is located at the northwest corner of Pecan Avenue and Central Avenue. Five are located east of the Dairy Queen across Pecan, on the north side of Central. The other seven buildings are located on the south side of Central, east of Pecan and west of Thomas Avenue.

Almost all of the buildings on the south side of Central were erected between 1916 (1500 Central) and the 1920s (1506, 1508-1510, 1512-1514, and 1516-1518 Central). They were therefore built to provide services to residents of The Plaza and other nearby neighborhoods who could not easily reach downtown Charlotte by trolley or those with automobiles who preferred to shop and do business closer to home. The buildings on the north side of the street, with the exception of the 1936 Pure Oil filling station (1501 Central), which was clearly built to serve automobiles, were erected in late 1940s and early 1950s, after Charlotte's trolleys had been replaced by buses (*Duke Power Magazine* November 1937 and July-August 1939). The district's 13 buildings are the following (Plates 43 through 59):

#### *Dairy Queen – 1431 Central Avenue*

The Dairy Queen is a stripped-down, one-story, flat-roofed building notable for its expanses of plate glass and sliding service windows set in metal frames (Plate 44) . An aluminum awning projects over its customer-service areas at its south-facing (Central Avenue) front façade and east and west side elevations. The store, which lacks seating, was opened as a Dairy Queen in 1951 and continues to operate as one (Huffman 1985a). It occupies Mecklenburg County parcel 08117511.

#### *Full Service Pizza – 1501 Central Avenue*

In 1929, this lot was vacant (Sanborn Map Company). Tax records suggest that a Pure Oil Station, now home to Full Service Pizza, was erected here in 1930, but the lot was still shown as empty in the 1931 city directory. An *Images of America* series book on the Plaza-Midwood neighborhood identifies the building's date of construction as 1936 (Byers 2004:82). In 1940, according to the city directory, it was operating as the Harry S. Davis filling station. The building currently houses a restaurant that tax records suggest was established about 1998. Typical of Pure Oil stations of the period, the building is Tudor Revival-style with high-pitched gables, an exterior-end chimney stack, weatherboard cladding, and stuccoed "half-timbering" (Plate 45). It occupies Mecklenburg County parcel 08117408. Individually, it has been placed on the North Carolina Study List of potentially National Register-eligible resources.



### *Milan's Café and Nova's Bakery – 1511 Central Avenue*

In 1929 a two-story frame house stood on this lot (Sanborn Map Company). Tax records suggest that the current building was erected in 1946. However, the 1951 Sanborn map pictures the house in place, with two small commercial buildings—one a restaurant, the other a store—inserted into its front yard along the street. The house and these two small buildings were probably replaced early in the 1950s by the current one-story commercial building, which is marked by wide plate glass windows at its ground level and corbelled brickwork above (Plate 46). The building, which currently houses a connected café and bakery, occupies Mecklenburg County parcel 08117410. In 1959 the western portion of the building apparently housed a failed variety store under the address 1509 Central. In this space Leon Levine established a discount store, which later blossomed into the nationwide Family Dollar Store chain, which is headquartered in Charlotte and still run by the Levine family (Hanchett n.d.:23).

### *Sadu Body Modifications – 1515 Central Avenue*

The site of this building in 1929 was the side yard of the house that stood at 1511 Central Avenue just to the west (Sanborn Map Company). The narrow, yet deep, one-story building is plainly finished with a plate-glass storefront and flush brick façade (Plate 47). It was erected about 1950, when it first appears in city directories as the Trade-View Restaurant. (It does not appear in the 1948-1949 directory.) It occupies Mecklenburg County parcel 08117411.

### *Clark's Antiques – 1517 Central Avenue*

A two-story frame house occupied this brick and plate-glass commercial building's site in 1929 (Sanborn Map Company) (Plate 47). The building is attached to 1515 Central Avenue, which it mirrors but for its greater width. It was likely erected along with that building, between 1946, the year assigned to it by tax records, and 1951, when it appears on updated Sanborn maps. It occupies Mecklenburg County parcel 08117412.

### *Design Upholstery and Pura Vida – 1519 and 1521 Central Avenue*

The front façade of this one-story, brick, commercial building is marked by flush pilasters topped with concrete coping, which rise above its corners, and a third concrete-capped pilaster that separates it two businesses (Plate 49). Each of the businesses has a recessed glass entry flanked by plate-glass windows. In 1929 the building was the site of a two-story frame residence. Like its neighbors to the west, it was likely erected between 1946, its tax-record date of construction, and the creation of the 1948-1949 city directory, which identifies it as home to the "Sou[thern] Five & Ten Cent Store" and Hahn's Bakery. It occupies Mecklenburg County parcels 08117413 and 08117414.

### *Lotus Clothing and John R. Rainey's Alternative Arts Tattoo – 1500 and 1502 Central Avenue*

This two-story corner block and its adjacent one-story extension are depicted on the 1929 Sanborn map of the area. The taller block, at least, was erected in 1916 as Lewis Long's Grocery, the first commercial building on this stretch of Central Avenue (Hanchett n.d.:20). In

1931, according to city directories, 1500 Central Avenue on the corner was home to H.A. Armstrong's grocery. Its smaller neighbor in that year housed Joseph Klouse's meat market. The two-story block is the district's most elaborately finished building. While the ground-level of its Central Avenue-facing façade is marked by the commercially mandated expanse of plate glass, which appears to be a later addition or replacement, its upper story is finished with segmental-arched windows, corbelled brickwork, and a stepped-down parapet roof (Plate 51). The plate-glass, re-sided, front façade of the narrow one-story block is not original. The two businesses occupy Mecklenburg County parcel 08117651.

*Mama's Caribbean Grill – 1504 Central Avenue*

In 1929 this site held a vacant lot flanked by commercial buildings. Tax records suggest the current structure was erected in 1940. In that year, according to city directories, it was home to the Southern Five & Ten Cent Store, which later in the decade moved across the street to 1519 Central. The one-story building consists largely of a tall, wide, plate-glass window with a recessed entry to one side. Brick piers flank the window and entry, as well as an upper brick panel (Plate 52). The building occupies Mecklenburg County parcel 08117650.

*Reggae Central – 1506 Central Avenue*

A store occupied this two-story masonry building in 1929 (Sanborn Map Company). The 1931 city directory identified it as the grocery business of D. Pender Co. In 1940, again according to city directories, it was home to Cathey Hardware and Supplies. By the creation of the 1948-1949 city directory, the building had been transformed into the Plaza Branch of Union National Bank. It currently houses an incense-perfumed retail store. Wide plate-glass windows and a recessed entry fill the building's ground level (Plate 53). Above are altered windows, a marquee emblazoned with the word "Reggae," and a stepped, brick, parapet wall. The building occupies Mecklenburg County parcel 08117649.

*Century Vintage Antiques and Fifteen Ten Antiques – 1508 and 1510 Central Avenue*

Two antique stores currently occupy this wide, deep, one-story, masonry structure. Like the other commercial buildings on this section of Central Avenue, its street level is crossed by large plate-glass windows with recessed entries that are crowned by a parapet roof edged with concrete coping (Plate 54). The building—according to city directories of 1931 that were prepared two years after it first appears on Sanborn maps—held a Great A&P Tea Company grocery. The 1940 city directory identifies it as the Harris Food Store grocery, the predecessor of the Harris Teeter grocery store chain, which is still headquartered in the Charlotte area. W.T. Harris reportedly opened his first store just down the block at 1504 Central Avenue before moving to this location (Hanchett n.d.:21). He was still at this location in 1950, according to the city directory, but shortly thereafter relocated a block to the east, where a Harris Teeter store continues to stand (Byers 2004:69). The building occupies Mecklenburg County parcel 08117648.



### *Hall's Clock Shop and Central Records – 1512 and 1514 Central Avenue*

Like the neighboring building at 1508-1510 Central Avenue, this structure holds two stores with their own plate-glass and recessed-entry store fronts, which are topped by a parapet roof that steps up at the center (Plate 55). (The brick of 1512 Central is now hidden by a modern veneer of vertical-board siding.) The 1929 Sanborn map depicts the building as holding a cleaning and pressing business at 1514 Central and a store at 1512. In 1931, according to city directories, 1514 housed the Central Avenue Pressing Club and Seeger's Barber Shop, while 1512 stood vacant. The structure occupies Mecklenburg County parcels 08117655 and 08117647.

### *Central Avenue Jewelry and John's Country Kitchen – 1516 and 1518 Central Avenue*

The third two-story masonry building on this stretch of Central Avenue had been built by 1929 to house two street-level businesses. The Sanborn map of that year places a store at its west end and a drugstore at its east. In 1931, according to city directories, the west end was vacant, but the east end (1516 Central) housed the New Plaza Drug Company, which had persevered in the face of the Great Depression. The plate-glass store fronts of the two ground-level businesses, now a jewelry store and a restaurant, are divided by a round-arched doorway that leads to former apartments above (Plate 56). The building occupies Mecklenburg County parcel 08117646.

### **Assessment and Boundaries**

The Central Avenue Commercial Historic District is believed to be locally eligible under National Register Criterion A in the area of significance of Commerce. It is significant as an intact group of commercial buildings that were erected outside of downtown Charlotte to provide services to residents of the city's east side who reached it first by trolley and later by automobile. Its period of significance is believed to extend from 1916, when its first building was erected, to ca. 1955, by which date all of its 13 buildings had been erected. In spite of alterations and updates over the years, all of its buildings are believed to retain sufficient integrity to support its historical significance and all are believed to contribute to the district.

The district's boundaries are recommended to include the 13 parcels upon which the buildings stand—08117511, 08117408, 08117410, 08117411, 08117412, and 08117413 on the north side of Central Avenue and 08117651, 08117650, 08117649, 08117648, 08117655, 08117647, and 08117646 on the south side of the street—and the portions of Central Avenue and Pecan Avenue that extend between them (Figure 10). These boundaries take in 13 contiguous contributing buildings with no intervening noncontributing buildings. Later or out-of-character buildings or vacant lots are excluded to the north, south, east, and west of the recommended boundaries. Only two buildings on Central between Pecan Avenue and Thomas Street are excluded from the boundaries. 1525 Central—a two-story, brick-veneered house adjacent to 1519-1521 Central that was erected in the 1920s—is excluded because it is out-of-character with the commercial nature of the district (Plate 58). (Although it now houses a mortgage business, it was a residence, according to city directories, at least through the early 1950s.) 1531 Central, adjacent to 1525 at the corner of Central and Thomas, is a commercial building that was erected less than 50 years ago, after the district's recommended period of significance, on the site of an Episcopal Church (Plate 59).

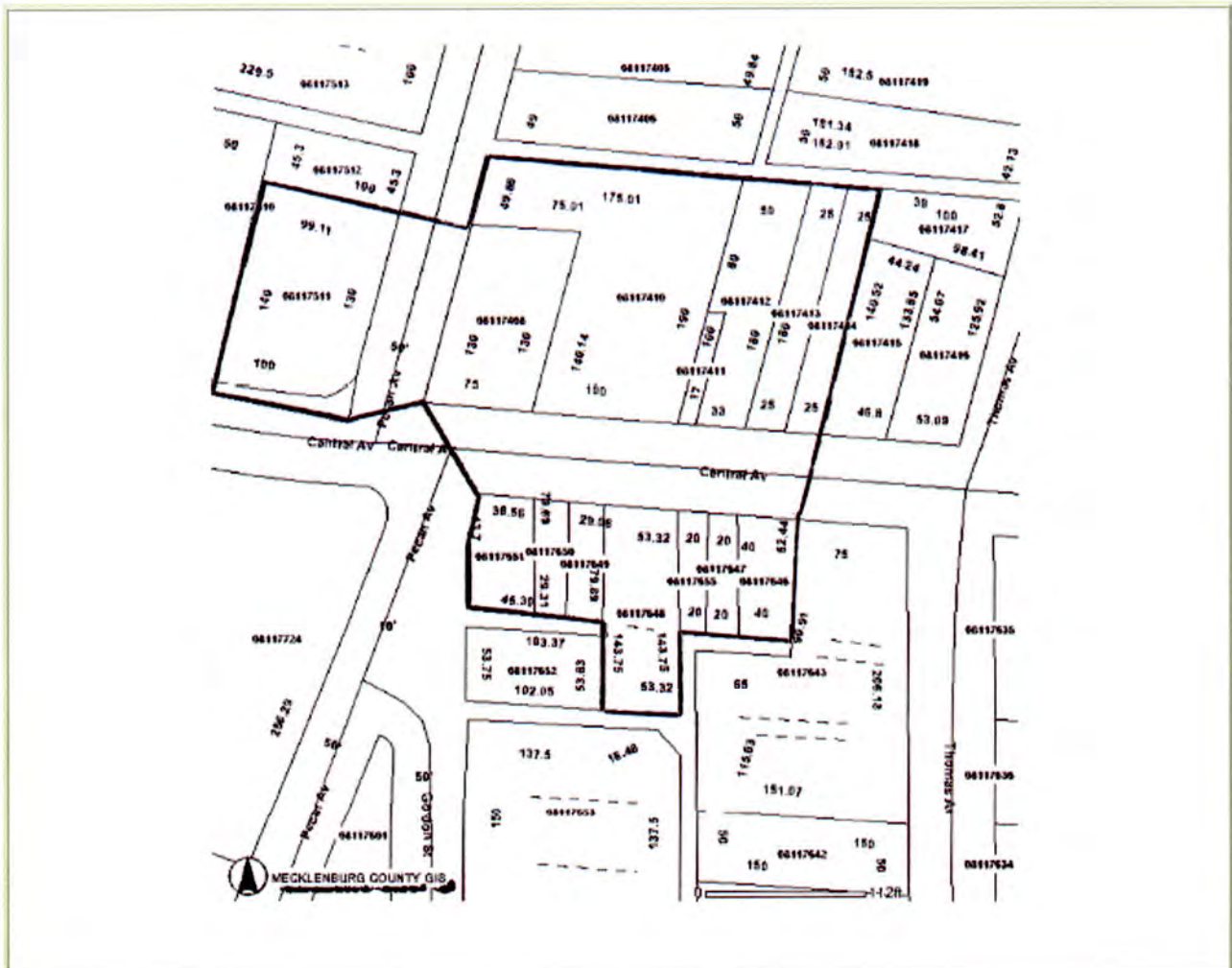


Figure 10: Central Avenue Commercial Historic District –proposed boundaries encompass parcels 08117511 through 08117414 north of Central Avenue and parcels 08117651 through 08117646 south of Central Avenue, along with connecting portions of Pecan Avenue and Central Avenue





Plate 43: Central Avenue Commercial Historic District – streetscape looking northeast from intersection of Pecan and Central avenues



Plate 44: Central Avenue Commercial Historic District – looking northwest at Dairy Queen at 1431 Central Avenue



Plate 45: Central Avenue Commercial Historic District – looking northeast at Full Service Pizza (former Pure Oil) at 1501 Central Avenue



Plate 46: Central Avenue Commercial Historic District – looking north at Milan's Café and Nova's Bakery at 1511 Central Avenue





Plate 47: Central Avenue Commercial Historic District – looking northeast at Sadu Body Modifications at 1515 Central Avenue



Plate 48: Central Avenue Commercial Historic District – looking northwest at Clark's Antiques at 1517 Central Avenue



Plate 49: Central Avenue Commercial Historic District – looking northwest at vacant Design Upholstery and Pura Vida at 1519 and 1521 Central Avenue



Plate 50: Central Avenue Commercial Historic District – streetscape looking northwest from west of intersection of Thomas and Central avenues





Plate 51: Central Avenue Commercial Historic District – looking southeast at Lotus Clothing and John R. Rainey’s Alternative Arts Tattoo at 1500 and 1502 Central Avenue



Plate 52: Central Avenue Commercial Historic District – looking southeast at Mama’s Caribbean Grill at 1504 Central Avenue



Plate 53: Central Avenue Commercial Historic District – looking southeast at Reggae Central at 1506 Central Avenue



Plate 54: Central Avenue Commercial Historic District – looking southeast at Century Vintage Antiques and Fifteen Ten Antiques at 1508 and 1510 Central Avenue





Plate 55: Central Avenue Commercial Historic District – looking southeast at Hall’s Clock Shop and Central Records at 1512 and 1514 Central Avenue



Plate 56: Central Avenue Commercial Historic District – looking southeast at Central Avenue Jewelry and John’s Country Kitchen at 1516 and 1518 Central Avenue



Plate 57: Central Avenue Commercial Historic District – streetscape looking southwest from intersection of Thomas and Central avenues



Plate 58: Central Avenue Commercial Historic District – looking northwest at 1525 Central Avenue outside of proposed district boundaries; 1521 Central at left





Plate 59: Central Avenue Commercial Historic District –looking northwest at 1531 Central Avenue outside of proposed district boundaries; Thomas Avenue at right

**(FORMER) MIDWOOD SCHOOL/LAWYERS ROAD SCHOOL [URS #22] MK 2230**  
**1817 Central Avenue,**  
**Charlotte**

**Description and History**

In 1935 Central Avenue, from The Plaza east past this resource and out of Charlotte, was a relatively minor thoroughfare named Lawyers Road. Accordingly, the eight-room school erected on this site that year was called the Lawyers Road School. It was designed by architect M.R. Marsh, whose other Charlotte Commissions included the Builders Building on Trade Street. In 1937 an addition was appended to the rear of the original one-story block. In 1941 this wing was damaged by fire and quickly rebuilt and extended. Also in 1941 a tall, gable-front auditorium/gymnasium was added to the west side of the original classroom block. In 1943 yet another wing was built to the rear of the school and in 1946—as part of a new city school bonds program—the heating plant was improved and three additional classrooms, plus a “visual education room,” were added (Harding 1949:124, 128, 133, 143, 146-147). According to city directories, the name of the school changed sometime between 1936 and 1941, by which date it was listed as the Midwood School.

As part of their 2001 survey of early twentieth-century industrial and school buildings in Charlotte and Mecklenburg County, Sarah Woodard and Sherry Wyatt completed a survey form on this school, which they called the Lawyers Road School (aka Midwood School). They described the original classroom building and the 1941 auditorium/gymnasium as follows:

The earliest section of the building is a long, one-story rectangle with a projecting portico with swags and an octagon attic light in the gable end. Flat concrete panels are located above the windows that flank the main, double leaf entry. The building has singled and paired double hung, nine-over-nine windows. The gym is a gable front building with quoins and arched, bricked-in windows. The front door of the gym is crowned by an oversized, flat pediment. The gym also has an octagon vent flanked by swags (Woodard and Wyatt 2001b).

The later additions at the rear are plainly finished, two- and three-story brick boxes marked by large, multi-light casement windows, flat roofs, and corner quoins. With the exception of the apparently early bricking-in of the auditorium windows, probably to facilitate its use as a gym, and the temporary boarding-over of windows at the original block, the exterior of the school has been little altered (Plates 60 through 67).

In 2005 the school was closed and it is currently vacant. Following its closing, the windows at its front (Central Avenue) elevation were covered with sheets of plywood. Additionally, since the school’s closing many panes of glass at its rear windows have been broken by vandals. (Due to the boarding-up of the school, access to its interior was not gained.)



## Assessment and Boundaries

Following the survey of early twentieth-century industrial and school buildings in Charlotte and Mecklenburg County, on October 11, 2001, the Midwood School was placed on the North Carolina Study List of resources believed to be potentially eligible for National Register listing. Woodard and Wyatt (2001b) noted in the survey form that “The school maintains an excellent level of integrity and represents the continued building campaigns through the 1930s and 1940s. The building, along with Eastover School, illustrate[s] the smaller, less elaborate architecture that became popular for schools during and after the Depression.” At their survey report, Woodard and Wyatt (2001a) suggest registration requirements for Post-World War I Consolidation-Era Schools in the city and county. The requirements note, in part:

Because of the rarity of this property type, standards of architectural integrity should not be so high as to eliminate most from being eligible for the National Register. Along with original location and setting, a school’s original form, fenestration and exterior materials should be maintained. Alterations to the interior, as long as they do not compromise the school’s overall original plan, should not render a building ineligible for listing. Modern improvements meant to ensure safety which allow for the continued use of a historic school building should not affect its eligibility, unless those changes overwhelmingly alter its historic character.

The Midwood School appears to retain sufficient integrity within the suggestions of these requirements—in spite of the early filling-in and later boarding-over of some of its windows—to qualify for listing in the National Register under Criterion A as a good representative of a post-World War I consolidation-era school in Charlotte. It is believed to be locally significant in the area of Community Planning and Development. Its period of significance is recommended as extending from 1935 through 1946, which spans its dates of construction. Its boundaries are recommended as those of its historic lot, Mecklenburg County parcel 09507803 (Figure 11).



Figure 11: Proposed boundaries of former Midwood School encompass Mecklenburg County parcel 09507803





Plate 60: Former Midwood School – east side elevation of 1941 auditorium/gymnasium



Plate 61: Former Midwood School – Central Avenue elevations of 1941 auditorium/gymnasium at left and 1935 classroom block at right



Plate 62: Former Midwood School – Central Avenue elevation of original 1935 classroom block



Plate 63: Former Midwood School – Central Avenue elevation of original 1935 classroom block



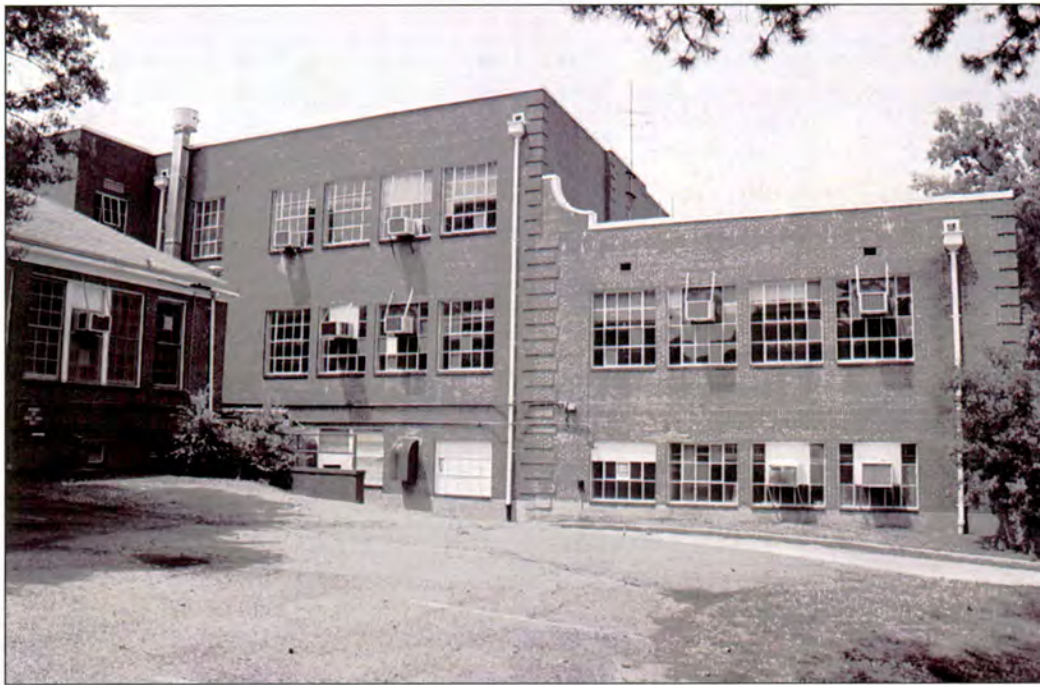


Plate 64: Former Midwood School – looking north at 1937 wing at left, 1941 wing at center, and shorter 1943 wing at right



Plate 65: Former Midwood School – looking southwest from intersection of Nandina Street and Hamorton Place at 1943 wing in foreground and taller 1941 wing to rear



Plate 66: Former Midwood School – looking southeast at 1941 wing at left and rear of 1935 classroom block at right



Plate 67: Former Midwood School – looking southeast at rear of school; 1941 wing at left, 1937 wing at left center, 1935 block at right center, and 1941 auditorium/gymnasium at right



**WORLD WAR II VETERANS MEMORIAL [URS #23] MK 3287**  
**S side of Central Avenue east of Norland Road,**  
**Charlotte**

**Description and History**

The masonry World War II Veterans Memorial or Charlotte War Memorial holds four long panels that carry the names of Mecklenburg County citizens killed during the war (Plates 68 through 71). The panels are simply finished, with engraved names divided into six rows and with three incised stars at each upper corner. They are divided by low stepped piers incised with globes, and a tall, central, flat-topped pier. Incised vertical lines, adorned with chevrons at the top, climb the edges of the central pier and an eagle with spread wings adorns its center. At its base, the pier holds a metal plaque framed by inscriptions:

[engraved above plaque:]  
DEDICATED TO THE MEMORY OF  
THE MECKLENBURG HEROES OF  
WORLD WAR II WHO MADE THE  
SUPREME SACRIFICE THAT YOU  
MIGHT LIVE IN LIBERTY,  
FREEDOM AND PEACE.

[plaque:]  
THIS MEMORIAL IS DEDICATED  
TO THE MEMORY OF  
THE 5,170 WORLD WAR II DEAD  
WHO RESTED IN THIS AREA PRIOR TO  
BEING RETURNED TO THEIR LOVED ONE  
BY  
THE AMERICAN GRAVES REGISTRATION  
DIVISION  
CHARLOTTE  
QUARTERMASTER DEPOT  
BETWEEN 1 OCTOBER 1947  
AND 15 JANUARY 1949  
  
MECKLENBURG COUNTY GOLD  
STAR MOTHERS' CLUB, INC.  
1949

Evergreen Cemetery was established on the eastern edge of Charlotte off of Central Avenue in 1946. In 1949 the Mecklenburg County Gold Star Mothers' Club erected this memorial to Mecklenburg County residents killed during World War II on the south side of Central Avenue, above the cemetery proper. The memorial stands in a triangle of grassy land enclosed by Central Avenue and the entry roads to the cemetery. Along with the memorial, this triangle includes two

early or original, plainly finished, stone benches, and modern stone posts and metal pickets that announce the cemetery entrance to the street.

American Gold Star Mothers clubs were started in the late 1920s. Membership was open to mothers whose children died as a result of serving their country. Membership was initially intended for mothers of the dead of World War I, but was opened for those who died as a result of World War II and, subsequently, in other conflicts and wars (<<http://www.goldstarmoms.com/agsm/Home/index.htm>>).

### **Assessment and Boundaries**

Charlotte's World War II Veteran's Memorial is believed to be locally eligible for National Register listing under Criteria A and C and Criterion Consideration (Exception) F. An unaltered commemorative object that retains its integrity, it is significant for its Art Moderne design and its symbolic value as a memorial to Charlotte's World War II war dead. Its significance is local and its recommended period of significance is 1949, its year of construction. Its boundaries are believed to encompass the grassy triangle of land upon which the memorial stands, south of Central Avenue and east and west of the entry roads to Evergreen Cemetery, of which it is a part (Figure 12). This triangle occupies less than one acre of the approximately 76-acre cemetery property, which is Mecklenburg County parcel 13107101.



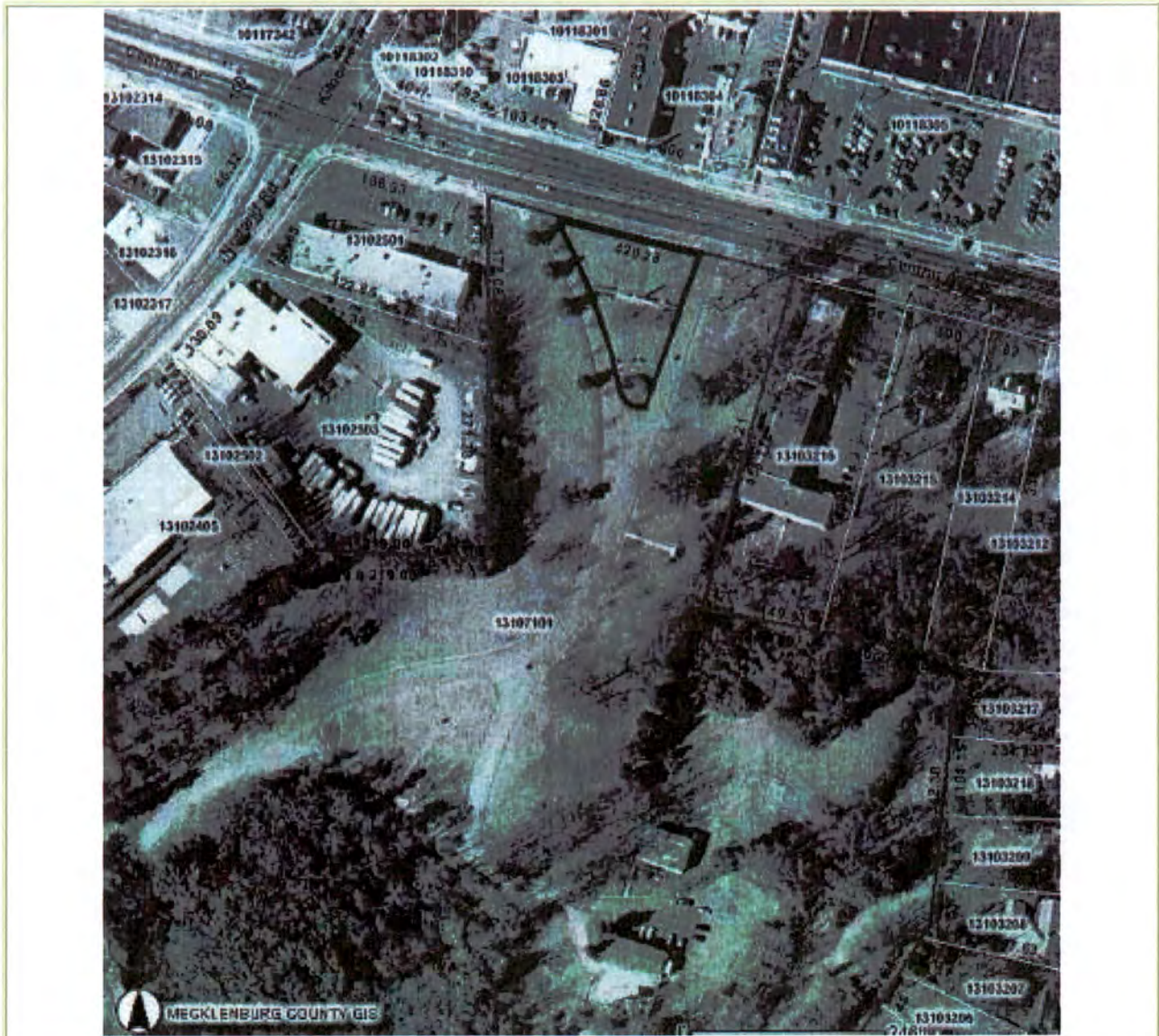


Figure 12: Proposed boundaries of the World War II Veteran’s Memorial are those of the triangle of land at the upper center of the figure, on the south side of Central Avenue





Plate 68: World War II Veteran's Memorial – looking south from Central Avenue



Plate 69: World War II Veteran's Memorial – looking southeast at engraved front





Plate 70: World War II Veteran's Memorial – looking northeast at plainly finished rear



Plate 71: World War II Veteran's Memorial – looking north at rear of grassy triangle and Central Avenue

**F. OTHER RESOURCES RECOMMENDED AS NOT ELIGIBLE FOR NATIONAL REGISTER LISTING OR NO LONGER EXTANT**

**(FORMER) CENTRAL HIGH SCHOOL [URS #24] MK 3288**  
**Northeast corner of Elizabeth Avenue and North Kings Drive,**  
**Charlotte**

**History and Description**

Charlotte's white Central High School opened on Elizabeth Avenue, between the Elizabeth neighborhood and downtown, in 1923 (Plate 71). Its architects, the Lockwood-Green firm of South Carolina, were locally represented by engineer J. Norman Pease. In the 1930s Pease opened the J.N. Pease firm in Charlotte and he was subsequently involved in the design, master plan, and foundation board of Central Piedmont Community College, which now occupies the former high school (Timblin 1995:221; Harding 1949:65; Bishir, Brown, Lounsbury, and Wood 1990:331).

In 1947, to serve white World War II veterans, Charlotte established Charlotte College (later Central Industries Education Center) in a portion of the high school building (Plate 73). Two years later the city established Carver College (later Mecklenburg College) to serve returned black veterans. Central High School moved entirely from the building in 1959 and in 1963 the white and black colleges were fused into one integrated institution—Central Piedmont Community College—occupying the former high school campus. Central Piedmont was part of North Carolina's original community college system, which was established in 1963 (Timblen 1995:1-2, 16).

The former Central High School campus saw "extensive renovations" between 1963 and 1965, while the community college continued to operate. Subsequently, extensions were made to the rear of the original building and a large modern college campus was established to the north, south, and east of the building (Timblen 1995:20).

The original Central High School buildings are: a long, two-story-over-basement, brick, classroom block that faces Elizabeth Avenue; an auditorium wing attached to the east that opens onto Pease Lane; and a gymnasium to the auditorium's rear that also opens onto Pease Lane (Plates 72 through 77). Originally, they were ornate classical structures finished with corner quoins, round-headed arches, banks of individual windows set in recessed panels, and rooftop balustrades. The shell of the building remains intact, but its interior and exterior finish were extensively altered in the early 1960s. The current Modernistic façade includes long, flat, orange brick and white stucco walls, flat banks of windows, screens of open concrete block, and flat roofs. The only notable original features surviving either inside or outside are painted over quoins that were once picked out in contrasting colors, small pieces of balustrade at the back of



the auditorium wing and classroom block, and a panel at the top of the western end of the front block that says "Knowledge is Power." Numerous extensions to the rear of the building, largely added in the 1950s and altered in the 1960s, are plain, flat-roofed, concrete-block-and-stucco buildings pierced by banks of windows.

### **Assessment**

But for its form, this former high school is virtually unrecognizable, as it was transformed in the early 1960s from a classically inspired building to a Modernist block. It therefore is not believed to retain sufficient integrity to support National Register listing under any of the Register's Criteria. This assessment is believed to conform with the registration requirements recommended by Woodard and Wyatt (2001a) in their survey of early twentieth-century industrial and school buildings in Charlotte and Mecklenburg County, which are summarized at the entry for the former Midwood School, above.



Plate 72: Central High School – Elizabeth Avenue elevation, in 1925 postcard image (Source: Robinson-Spangler Carolina Room Image Collection of Charlotte-Mecklenburg Public Library at <<http://www.cmstory.org/imagegallery/showimage.asp?pictureid=465>>)



Plate 73: Former Central High School – Elizabeth Avenue elevation in 2006





Plate 74: Central High School – Charlotte College at Central High School, late 1940s or early 1950s (source: chapter 11 of Morrill’s ca.2002 on-line “History of Charlotte and Mecklenburg County”)



Plate 75: Former Central High School – Elizabeth Avenue elevation in 2006



Plate 76: Former Central High School – rear elevation of original block at right, and later additions at left



Plate 77: Former Central High School – Pease Lane elevations of auditorium at left, and gymnasium at right; note altered windows and finish and remnant of balustrade and quoins at rear of auditorium



**HOUSE [URS #25] MK 3289**  
**1430 Elizabeth Avenue,**  
**Charlotte**

**Description and History**

A recent historical architectural survey report (Alexander and Mattson 2005b:21) recommended that this former house, which now holds law offices, was not eligible for National Register listing (Plate 78). It noted:

Typical of the other surviving houses along Elizabeth Avenue, this early 1900s dwelling has been converted to an office. Although the house reflects its original, asymmetrical Queen Anne design, with a wraparound porch, the dwelling has undergone significant alterations. Modern iron porch posts have replaced the original supports, and vinyl siding covers the weatherboarding. The house does not have the architectural integrity or historical importance for National Register eligibility under any criterion.

The North Carolina HPO concurred with the recommendation of non-eligibility in a letter dated January 23, 2006.

**Assessment**

The house has not been altered since it was reported on late last year and appears to continue to lack sufficient integrity to merit National Register listing under any of the Register's Criteria.

**(FORMER) FIRST METHODIST PROTESTANT CHURCH [URS #27] MK 3290**  
**1203 Central Avenue,**  
**Charlotte**

**Description and History**

The congregation of this former Methodist church was established in 1913 and the building was likely built shortly thereafter (Gubbins 1987). The church appears on the 1929 Sanborn map, with a no-longer-extant, one-story, brick-veneered dwelling—likely the parsonage—immediately to its east. Between the drawing of the updated 1951 and 1953 Sanborn maps, a one-story Sunday school building was added to the east of the church, behind (north of) the parsonage. This building also no longer stands.

The 1940 city directly lists the church under a new name, the Central Avenue Methodist Church. In spite of the addition of the Sunday school building, the congregation outgrew its space. Coupled with increasing commercialization of Central Avenue, this led the congregation to move from the building about 1969 (Gubbins 1987). The 1971 city directory lists it as the home of a Masonic Temple. According to its current lessee, the building subsequently held a pornography store and then Reflection Sound Studios. It now houses Central Sun Storehouse, a wholesale (and soon-to-be retail) dealer of New Age products (Shope 2006).

The exterior of the Gothic Revival-style, brick-veneered church is largely intact. It retains multiple gables, leaded-glass pointed-arch windows, a crenellated corner tower and shorter subsidiary entrance tower edged with buttresses, and decorative concrete coping (Plates 79 through 82). Inside, though, it retains little more than its original hanging lanterns. Its altar area has been replaced with glass- and acoustic-walled studio rooms, a reminder of its time as a studio. It has new floors, wallboards, and doors and a modern finish on its ceiling. Where its pews once stood are wall-to-wall display cases containing New Age products, such as metaphysical tracts, herbal remedies, and crystals.

**Assessment**

Due to the almost complete alteration and modernization of its interior—in its journey from church to music studio to New Age products store—the former First Methodist Protestant Episcopal Church no longer retains sufficient integrity to support National Register listing under any of the Register's Criteria. It is therefore recommended as ineligible for National Register listing.





Plate 79: Former First Methodist Protestant Episcopal Church – east side elevation



Plate 80: Former First Methodist Protestant Episcopal Church – south front (Central Avenue) elevation



Plate 81: Former First Methodist Protestant Episcopal Church – south front and west side (Hawthorne Lane) elevations



Plate 82: Former First Methodist Protestant Episcopal Church –west side (Hawthorne Lane) and rear elevations



**(FORMER) QUEENS PIE COMPANY BUILDING [URS #28] MK 2132**  
**1212 Central Avenue,**  
**Charlotte**

**Description and History**

This building was erected as the home of the wholesale Queens Pie Company about 1946. (It first appeared in the Charlotte City Directory of 1945-1946.) It was still the home of Queens Pie in the 1969 directory, but by 1972 it was vacant. Alternatively vacant and occupied since then, it is currently the home of The Perch Room, a comedy club. The building was included in the recent survey of Charlotte's post-World War II architecture, which described it as follows (Plates 83 through 86):

This two-story brick office or commercial building has rounded corners constructed from brick headers in a stacked bond. Some windows have four over two metal sash while other windows are fixed sash, ribbon windows. Glass block is also used on the façade. An off-center entrance bay projects slightly with stepped corners and a round brick panel with a square window is located on the second floor. A narrow, flat metal awning projects over the entrance and along the partial width of the building. A [long] one-story extension at the rear has metal windows and a barrel roof. The building sits very close to the street. The main entrance leads to a stairway.

**Assessment**

The Queens Pie Company is not believed to be significant under any of the National Register's Criteria. It is not notable historically or for an association with any important individual. Its design is not a noteworthy example of the Art Moderne. Its Moderne design elements—rounded corners, glass block, a long flat awning—are just minimal ornamentation to a building that is essentially a long, plain, barrel-roofed factory/warehouse. The building is therefore recommended as ineligible for National Register listing.



Plate 83: Former Queens Pie Company Building – west side and north (Central Avenue) front elevations



Plate 84: Former Queens Pie Company Building – east side and north (Central Avenue) front elevations





Plate 85: Former Queens Pie Company Building – south rear elevation



Plate 86: Former Queens Pie Company Building – west side and south rear elevations

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## V. APPENDIX A – Resources Deemed Not Worthy of Intensive-Level Inventory

<u>Address</u>	<u>Location</u>	<u>Type/Name</u>
1908 Beatties Ford Rd.	E side, N of St. Luke St.	House
1904 Beatties Ford Rd.	E side, N of St. Luke St.	House
1909 (or 1905) Beatties Ford Rd.	W side, N of Hildebrand St.	House
1903 Beatties Ford Rd.	W side, N of Hildebrand St.	House
1901 Beatties Ford Rd.	W side, N of Hildebrand St.	House
1821 Beatties Ford Rd.	W side, N of Hildebrand St.	House
1817 Beatties Ford Rd.	W side, N of Hildebrand St.	House
1815 Beatties Ford Rd.	W side, N of Hildebrand St.	House
1805 Beatties Ford Rd.	W side, S of Hildebrand St.	House
1721 Beatties Ford Rd.	W side, S of Hildebrand St.	House
1717 Beatties Ford Rd.	W side, S of Hildebrand St.	House
1709 Beatties Ford Rd.	W side, S of Hildebrand St.	House
1810 Beatties Ford Rd.	E side, N of St. Mark St.	House
1804 Beatties Ford Rd.	E side, N of St. Mark St.	House
1800 Beatties Ford Rd.	E side, N of St. Mark St.	House
1712 Beatties Ford Rd.	E side, N of St. Mark St.	House
1708 Beatties Ford Rd.	E side, N of St. Mark St.	House
1704 Beatties Ford Rd.	E side, N of St. Mark St.	House
1700 Beatties Ford Rd.	E side, N of St. Mark St.	House
1616 Beatties Ford Rd.	E side, N of St. Paul St.	House
1612 Beatties Ford Rd.	E side, N of St. Paul St.	House
1608 Beatties Ford Rd.	E side, N of St. Paul St.	House
1604 Beatties Ford Rd.	E side, N of St. Paul St.	House
1600 Beatties Ford Rd.	E side, N of St. Paul St.	House
1327 Beatties Ford Rd.	W side, N of Dundeen St.	House
1321 Beatties Ford Rd.	W side, N of Dundeen St.	House
1319 Beatties Ford Rd.	W side, N of Dundeen St.	House
1311 Beatties Ford Rd.	W side, N of Dundeen St.	House
1304 Beatties Ford Rd.	E side, N of Dundeen St.	House
1222 Beatties Ford Rd.	E side, N of Tate St.	Demolished early 2006
1223 Beatties Ford Rd.	W side, N of Tate St.	House
1221 Beatties Ford Rd.	W side, N of Tate St.	House
1215 Beatties Ford Rd.	W side, N of Tate St.	House

<u>Address</u>	<u>Location</u>	<u>Type/Name</u>
1202 Beatties Ford Rd.	E side, N of Renner St.	Former House
1111 Beatties Ford Rd.	W side, N of Booker St.	House
1107 Beatties Ford Rd.	W side, N of Booker St.	Commercial Building
1017 Beatties Ford Rd.	E side, S of Booker St.	Former House
1009 (or 1011) Beatties Ford Rd.	E side, S of Booker St.	Commercial Building
1005 Beatties Ford Rd.	E side, S of Booker St.	Former House
514 Beatties Ford Rd.	E side, N of French St.	House
419 Beatties Ford Rd.	W side, N of Mill St.	Former House
417 Beatties Ford Rd.	W side, N of Mill St.	House
415 Beatties Ford Rd.	W side, N of Mill St.	House
405 (or 409) Beatties Ford Rd.	W side, N of Mill St.	House
305 Beatties Ford Rd.	W side, N of Dixon St.	Former House
301 or 303 Beatties Ford Rd.	W side, at corner of Dixon St.	Former House
1721 W. Trade St.	W side, S of Beatties Ford Rd.	Former House
1716 W. Trade St.	E side, N of Bruns Ave.	House
1700 W. Trade St.	W side, N of Bruns Ave.	Jerusalem Hse of God
1635 W. Trade St.	W side, S of Bruns Ave.	Former Icehouse
500 W. Trade St.	N side, W of Graham St.	Office Building
127 W. Trade St.	S side, W of Tryon St.	Bar
123 W. Trade St.	S side, W of Tryon St.	Restaurant
400 E. Trade St.	S side, E of Brevard St.	Offices
725 E. Trade St.	N side, E of Myers St.	Offices (Court Arcade)
1001 Elizabeth Ave.	N side, E of Long St.	Former Apt Building
1521 Elizabeth Ave.	N side, E of Torrence St.	Former House
1535 Elizabeth Ave.	N side, W of Travis Ave.	Restaurant
1601-1605 Elizabeth Ave.	N side, E of Travis Ave.	Commercial Building



<u>Address</u>	<u>Location</u>	<u>Type/Name</u>
1609 Elizabeth Ave.	N side, W of Hawthorne Ln.	Commercial Building
1615 Elizabeth Ave.	N side, W of Hawthorne Ln.	Theater
1617 Elizabeth Ave.	N side, W of Hawthorne Ln.	Restaurant
200 Hawthorne Ln.	E side, opposite Elizabeth Ave.	Presbyterian Hospital
1212 Pecan Ave.	W side, N of Commonwealth Ave.	Former Church
1212 Gordon St.	E side, N of Commonwealth Ave.	Office
1901 Commonwealth Ave.	N side, E of Pecan Ave.	Restaurant
1900 Commonwealth Ave.	S side, E of Gordon St.	Commercial Building
1916 Commonwealth Ave.	S side, E of Pecan Ave.	House
1920 Commonwealth Ave.	S side, E of Pecan Ave.	House
2000 Commonwealth Ave.	S side, E of Thomas Ave.	House
2008 Commonwealth Ave.	S side, E of Thomas Ave.	Commercial Building
2009 Commonwealth Ave. (or 1201 The Plaza)	S side, W of The Plaza	Fire Dept Building
1217 The Plaza	E side, N of Commonwealth Ave.	Commercial Building
1212 The Plaza	W side, S of McClintock Rd.	Former Church
1200 Central Ave.	S side, E of Hawthorne Ln.	House
1415 (or 1413) Central Ave.	S side, W of Pecan Ave.	Commercial Building
1419 Central Ave.	S side, W of Pecan Ave.	Commercial Building
1525 Central Ave.	N side, W of Thomas Ave.	Former House
1531 Central Ave.	N side, W of Thomas Ave.	Commercial Building
1600 Central Ave.	S side, E of Thomas Ave.	Gas Station
1611 Central Ave.	N side, E of Thomas Ave.	Former House
1826 Central Ave.	S side, W of St. Julian St.	House
1900 Central Ave.	S side, E of St. Julian St.	Commercial Building

<u>Address</u>	<u>Location</u>	<u>Type/Name</u>
1911 Central Ave.	N side, E of St. Julian St.	Former House
1917 Central Ave.	N side, E of St. Julian St.	Former Church/VFW
1921 Central Ave.	N side, E of St. Julian St.	Offices
1925 Central Ave.	N side, E of St. Julian St.	House
1933 Central Ave.	N side, W of Landis Ave.	House
2007 Central Ave.	N side, W of Landis Ave.	Commercial Building
2306 Central Ave.	S side, W of Iris Dr.	Commercial Building
2308 Central Ave.	S side, W of Iris Dr.	Commercial Building
2409-2423 Central Ave.	N side, E of Chatham Ave.	Commercial Building
1500 Lyon Ct. (or 2500 Central Ave.)	S side, E of Lyon Ct.	House
2437 Central Ave.	N side, W of Club Rd.	Auto Repair Shop
2514 Central Ave.	S side, E of Club Rd.	House
2515 Central Ave.	N side, E of Club Rd.	House
2519 Central Ave.	N side, E of Club Rd.	Former House
2623 Central Ave.	N side, opposite Ivey Dr.	House
2701 Central Ave.	N side, opposite Ivey Dr.	Former House
2715 Central Ave.	N side, W of Logie Ave.	Former House
2719 Central Ave.	N side, W of Logie Ave.	Former House
3222 Central Ave.	S side, W of Briarcreek Rd.	House
3223 Central Ave.	N side, opposite Briarcreek Rd.	House
3309 Central Ave.	N side, W of Flynnwood Dr.	House
1600 Flynnwood Dr.	E side, at corner of Central Ave.	House
3326 (or 3324) Central Ave.	S side, W of Crystal Rd.	House
3334 Central Ave.	S side, W of Crystal Rd.	House
3400 Central Ave.	S side, E of Crystal Rd.	House
3410 Central Ave.	S side, E of Crystal Rd.	House



<u>Address</u>	<u>Location</u>	<u>Type/Name</u>
3418 Central Ave.	S side, W of Cyrus Dr.	House
3426 Central Ave.	S side, W of Cyrus Dr.	Former House
3512 Central Ave.	S side, E of Cyrus Dr.	Former House
3501 (or 3503) Central Ave.	N side, E of Merry Oaks Rd.	House
3507 Central Ave.	N side, E of Merry Oaks Rd.	House
3517 Central Ave.	N side, E of Merry Oaks Rd.	Former House
3620 Central Ave.	S side, opp. St. Andrews Homes Pl.	House
3622 Central Ave.	S side, opp. St. Andrews Homes Pl.	House
3623 Central Ave.	N side, W of Longfellow St.	Former House
3631 Central Ave.	N side, W of Longfellow St.	Former House
3815 Central Ave.	N side, W of Medford Dr.	House
3827 Central Ave.	N side, W of Medford Dr.	House
1600 Medford Dr.	E side, N of Central Ave.	House
3911 Central Ave.	N side, E of Medford Dr.	House
3919 Central Ave.	N side, E of Medford Dr.	House
4000 Central Ave.	S side, W of Sheridan Dr.	House
4001 Central Ave.	N side, W of Sheridan Dr.	House
4122 Central Ave.	S side, opposite Medallion Dr.	House
4126 Central Ave.	S side, opposite Medallion Dr.	House
4132 Central Ave.	S side, opposite Medallion Dr.	House
4200 Central Ave.	S side, opposite Medallion Dr.	House
4208 Central Ave.	S side, opposite Medallion Dr.	House
4114 Central Ave.	S side, opposite Medallion Dr.	House
4220 Central Ave.	S side, opposite Medallion Dr.	House
4221 Sheridan Dr.	W side, S of Central Ave.	House
4230 Sheridan Dr.	E side, S of Central Ave.	House
4448 Central Ave.	S side, W of Progress Ln.	House
4456 (or 4486) Central Ave.	S side, W of Progress Ln.	House
4501 Central Ave.	N side, opposite Progress Ln.	Darby Terrace Apts
4537 Central Ave.	N side, W of Lansdale Dr.	House

<u>Address</u>	<u>Location</u>	<u>Type/Name</u>
4601 Central Ave.	N side, E of Lansdale Dr.	House
4611 Central Ave.	N side, E of Lansdale Dr.	House
4621 Central Ave.	N side, E of Lansdale Dr.	House
4732 (or 4722) Central Ave.	S side, W of Rosenhaven Dr.	Gas Station