



North Carolina Department of Cultural Resources  
State Historic Preservation Office

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Office of Archives and History  
Division of Historical Resources  
David Brook, Director

October 4, 2006

Catherine A. McRae  
S & ME, Inc.  
9751 Southern Pines Boulevard  
Charlotte, NC 28273

Re: Architectural Survey Report, Proposed I-277 Interchange Modifications, Charlotte, Mecklenburg County,  
ER 06-1006

Dear Catherine McRae:

Thank you for your letter September 22, 2006, transmitting the survey report by Frances P. Alexander and Richard L. Mattson of Mattson, Alexander and Associates, Inc., for the above project.

For purposes of compliance with Section 106 of the National Historic Preservation Act, we concur that the following property is listed in the National Register of Historic Places and remains eligible for the National Register of Historic Places under the criterion cited:

MK1765

John and Idella Mayes House, 435 Morehead Street, Charlotte, is eligible for the National Register of Historic Places under Criterion C for architecture, as a well-preserved example of the Shingle-style as it appeared nationally in the years before and after 1900.

We concur with the National Register boundaries as described and delineated in the survey report.

The above comments are made pursuant to Section 106 of the National Historic Preservation Act and the Advisory Council on Historic Preservation's Regulations for Compliance with Section 106 codified at 36 CFR Part 800.

Thank you for your cooperation and consideration. If you have questions concerning the above comment, contact Renee Gledhill-Earley, environmental review coordinator, at 919-733-4763, ext. 246. In all future communication concerning this project, please cite the above referenced tracking number.

Sincerely,

Peter Sandbeck

cc: City of Charlotte  
Frances Alexander and Richard Mattson; Mattson, Alexander and Associates, Inc.  
Mary Pope Furr, NCDOT

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**ARCHITECTURAL SURVEY REPORT**  
**PROPOSED INTERSTATE 277 INTERCHANGE MODIFICATIONS**  
**CHARLOTTE**  
**MECKLENBURG COUNTY**

**Prepared by:**

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**2228 Winter Street**  
**Charlotte, North Carolina 28205**  
**704-358-9841**  
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**Prepared for:**

**S&ME, Inc.**  
**9751 Southern Pine Boulevard**  
**Charlotte, North Carolina 28273**  
**704-523-4726**

**7 September 2006**

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## INTRODUCTION

The proposed Interstate 277 Interchange project is located in the center city of Charlotte, North Carolina (**Figure 1**). Under the project, the current cloverleaf design of the South Brevard, South Caldwell, and South Boulevard interchanges would be modified into a roughly diamond configuration. The proposed project involves the following design elements:

- Remove the existing access ramp to westbound Interstate 277 from southbound South Brevard Street and cloverleaf-style access ramp to westbound Interstate 277 from northbound South Caldwell Street;
- Construct on-ramp access to westbound Interstate 277 from northbound South Caldwell Street;
- Remove off-ramps from westbound Interstate 277 to southbound South Caldwell and from eastbound Interstate 277 to southbound South Boulevard;
- Construct off-ramp from westbound Interstate 277 to provide access to both northbound and southbound South Caldwell at a signaled intersection;
- Convert both South Caldwell and South Brevard streets into two-way streets;
- Add eastbound access to Interstate 277 from northbound South Boulevard/southbound South Caldwell;
- Add pedestrian and bicycle crossing over Interstate 277; and
- Increase ramp terminal spacing along Interstate 277 to approximately 1,100 feet (from existing 400 feet).

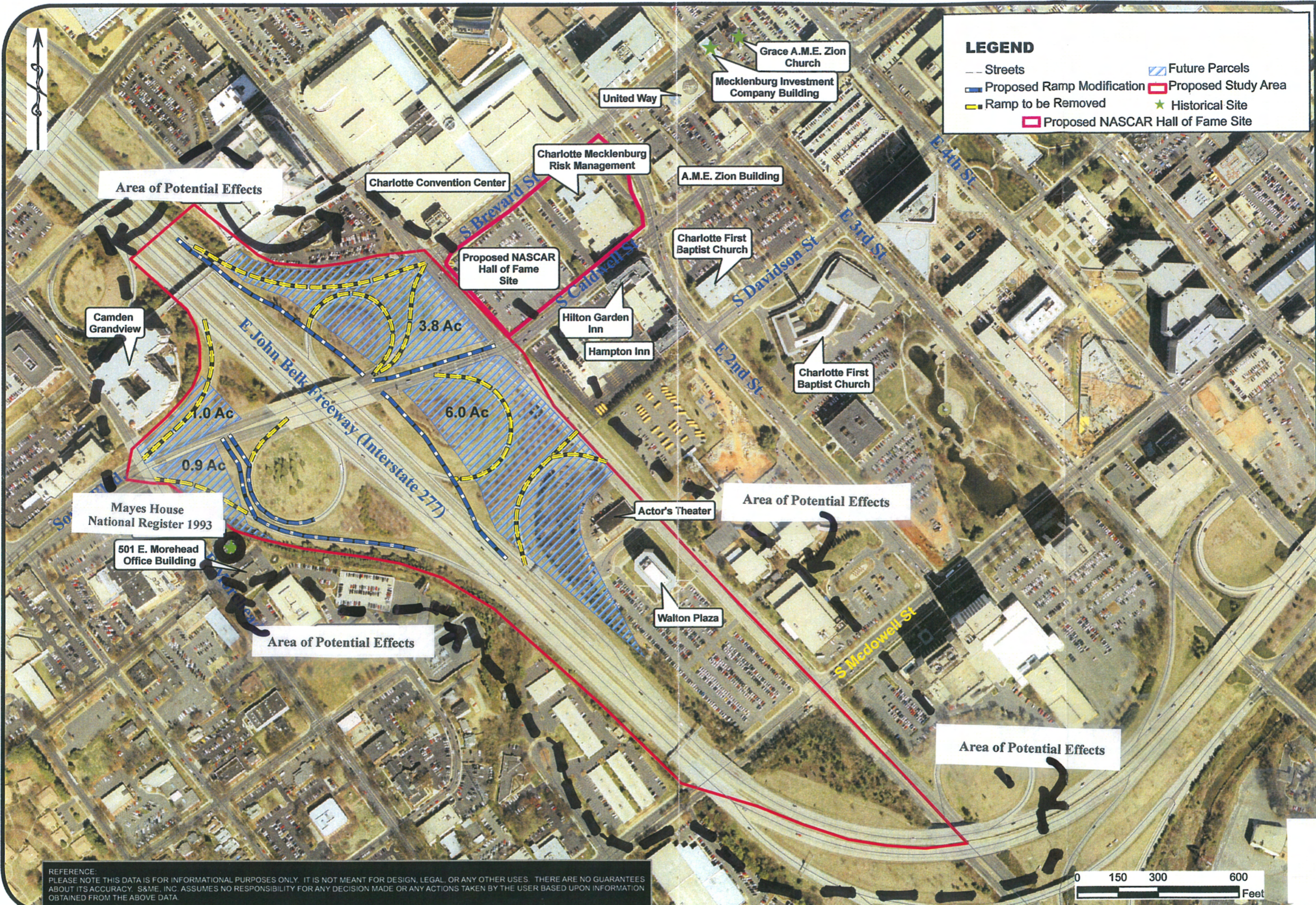
The existing loop that brings traffic from eastbound Interstate 277 onto northbound South Caldwell Street would also be realigned. Two lanes of traffic would extend from Interstate 277, which would widen to three lanes to include a single left-turn lane and dual right-turn lanes.

The signalized intersection on the north side of the South Caldwell Street bridge would be redesigned. The ramp bringing traffic from westbound Interstate 277 to South Caldwell Street would have three lanes at the signalized intersection. On South Caldwell Street, traffic moving northbound would be able to reach westbound Interstate 277 at the signalized interchange from a dedicated left-turn lane. Southbound South Caldwell Street would have three through-travel lanes at the intersection with one dedicated right-turn bay.

The ramps would be designed for speeds of forty-five to fifty miles per hour. Roadway lane widths of eleven feet are planned for Caldwell Street. Ramps are planned to be sixteen feet wide and twenty feet wide for the remaining loop that brings traffic from eastbound Interstate 277 to South Caldwell Street. Traffic would probably be detoured off-site during construction.

Mattson, Alexander and Associates, Inc. of Charlotte, North Carolina, conducted the architectural survey for this project. Richard L. Mattson and Frances P. Alexander served as the principal investigators, and the project was undertaken in August and September 2006. The survey was conducted as part of the planning study for this project. The goal of the architectural survey was to identify historic or potentially historic properties within the area of potential effects (A.P.E.). Such properties include those listed in the National Register of Historic Places; designated as local landmarks by the Charlotte-Mecklenburg Historic Landmarks Commission; or considered potentially eligible for the National Register as a result of the present survey.





**LEGEND**

- Streets
- ▨ Future Parcels
- ▬ Proposed Ramp Modification
- ▭ Proposed Study Area
- ▬ Ramp to be Removed
- ★ Historical Site
- ▭ Proposed NASCAR Hall of Fame Site

DATE:	06-05-06
SCALE:	AS SHOWN
PROJECT NO.:	1357-05-893B
DRAWN BY:	PAK
CHECKED BY:	LJB



**Proposed Design**  
 Proposed Interstate-277 Interchange Modifications  
 Charlotte, North Carolina

REFERENCE:  
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Figure 1



## METHODOLOGY

The methodology for the survey consisted of historical research and field work within the area of potential effects to identify National Register properties, designated local landmarks and any other resources that may be potentially eligible for the National Register. During the research phase, the architectural survey files of Mecklenburg County at the Charlotte-Mecklenburg Historic Landmarks Commission in Charlotte and the Historic Preservation Office (H.P.O.) in Raleigh were searched. Sufficient background research was conducted to acquire a basic understanding of the history and architectural development of the area. Local property owners and historic preservation specialists were also contacted regarding specific properties.

The field work consisted of a drive-through (windshield) survey of the study area and site inspections of selected properties that warranted such analysis. For each historic or potentially historic resource, the principal investigators took a sufficient number of exterior photographs to illustrate the property. The A.P.E. was defined to encompass all areas that would face possible direct and indirect effects from the proposed project. The field work was conducted in September 2006, and 100 percent of the A.P.E. was examined.

## SUMMARY RESULTS OF FINDINGS

The A.P.E. contains one resource, the John and Idella Mayes House, which is listed on the National Register and designated as local landmark. The A.P.E. contains no other historic properties or resources recommended for National Register eligibility. The location of the Mayes House is mapped on **Figures 1 and 2** and described briefly.

### National Register Properties

John and Idella Mayes House (N.R. 1993)

### Local Landmarks

John and Idella Mayes House (L.D. 1993)

### Other Properties Recommended as Eligible for the National Register

None



**John and Idella Mayes House (National Register) (Local Landmark)**

435 East Morehead Street  
Charlotte

Listed in the National Register in 1993, the John and Idella Mayes House ranks among the city's finest surviving houses of the early 1900s. Built ca. 1902, the Mayes House is a locally rare expression of Shingle Style architecture in Charlotte. The dwelling was constructed for John H. Mayes, a successful textile mill executive and New South entrepreneur of the early twentieth century.

The Shingle Style gained popularity during the late nineteenth century in the seaside resorts of New England. The style blends a variety of architectural modes including the Queen Anne, the Colonial Revival, and Richardsonian Romanesque. The style is characterized by an informality well-suited for the seaside, combining its trademark shingled exterior with such features as a consciously irregular floor plan, broad porches, and gambrel roofs. The well-preserved Mayes House neatly illustrates the Shingle Style as it appeared nationally in the years before and after 1900. Supported by a raised brick basement, the house features a prominent, slate, cross gambrel roof, a wood shingled upper story, and a brick and weatherboarded first floor. The leaded-glass windows on the first floor and the diamond-paned windows on the second survive substantially intact. The main elevation has an enclosed, glazed entry porch with a roof balustrade and a double leaf door capped by elliptical arches. The porch is filled with six-over-six and eight-over-eight windows with matching arched transoms. The interior of the porch has quarry tiles and a beaded board ceiling.

Now used for offices, the interior of the house remains remarkably well preserved. The interior contains original moldings, wainscoting, and both six panel and pocket doors with intact hardware. Walls are embellished with decorative, embossed wall coverings, and the living room ceiling is coffered. The living room also features a massive brick fireplace. The grand main staircase is classically inspired with rope balusters and a square, denticulated newel resembling a classical column capped by a brass candlestick lamp. A stained glass window lights the staircase.

A native of England, John H. Mayes (1856-1947), came to Charlotte around 1900 and built a career as a prominent textile machinery agent and mill executive and designer. John and his wife Idella Green Mayes occupied the house with their three children for twenty-four years. Their neighborhood around East Morehead Street, at the northern edge of the streetcar suburb of Dilworth, was among the most exclusive in the city. The Mayes family's immediate neighbors included William States Lee, president of Duke Power Company and the Piedmont and Northern Railway, and Stuart W. Cramer, one of the region's foremost textile entrepreneurs. The Mayes House is the only residence that remains in this area that is now dominated by commercial construction and Interstate 277.

Born in Luftborough, England, Mayes emigrated to the United States at age fourteen. He entered the textile industry in Massachusetts and evidently came to Charlotte as a textile sales agent for Stuart W. Cramer. Mayes's career was intertwined with that of Cramer's. In 1906, Mayes, Cramer, and three other investors organized the Mayes Manufacturing Company, a cotton mill, in Gaston County. Mayes was president of the company, and Cramer designed the associated mill village known as Mayesworth. In 1915, Cramer took control of the mill which was renamed Cramerton Mills in 1922. Mayes remained one of Cramer's key business associates and was chosen to be the mill designer and president of the Cramer-owned Rex Spinning Company in



Gaston County. In 1920, the sixty-three-year-old Mayes was also the designer, outfitter, and president of the Pricilla Spinning Company, also located in Gaston County.

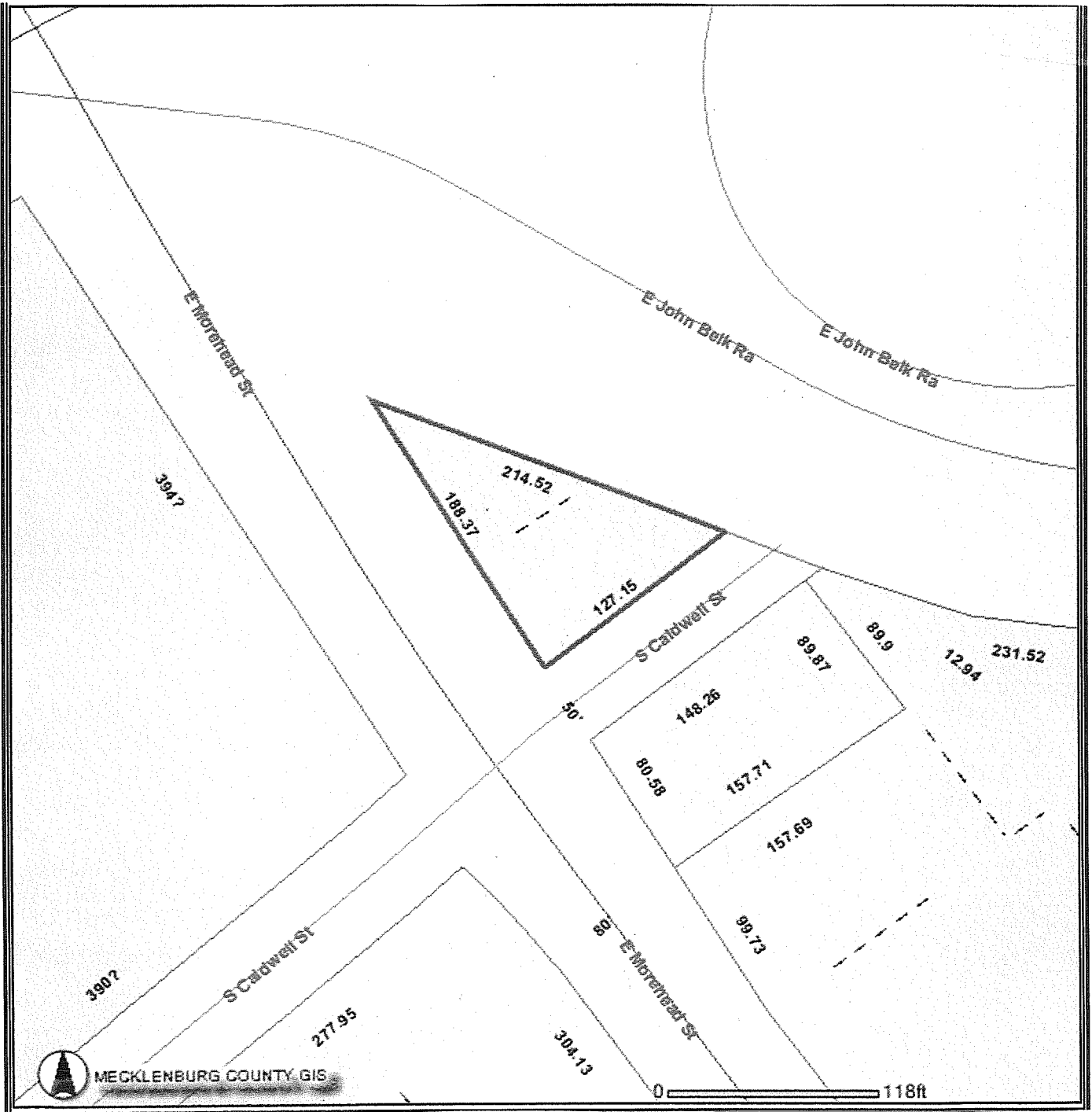
In 1926, the Mayes family sold their house on East Morehead Street to J.W. Barber, vice-president of a Charlotte lumber company. John and Idella Mayes moved to East Kingston Street in Dilworth and later bought a residence on nearby South Boulevard, where they lived out their lives. The Mayes House on East Morehead Street subsequently had a series of owners before being acquired by attorney James F. Wyatt III in the 1990s. The house has been renovated for professional offices.

A local historic landmark and National Register resource, the Mayes House remains eligible for the National Register under Criterion C for architecture. The National Register boundaries are defined by the current tax parcel which includes the house and a parking lot on the northwest side (**Figure 2**).



Figure 2

John and Idella Mayes House  
National Register Boundaries



MECKLENBURG COUNTY GIS

0 118ft

**Bibliography**

*John and Idella Mayes House: Survey and Research Report.* Charlotte-Mecklenburg Historic Landmarks Commission, Charlotte, 1993.

*John and Idella Mayes House: National Register of Historic Places Nomination.* North Carolina Historic Preservation Office, Raleigh, 1993.



**Appendix:**

**John and Idella Mayes House  
Photographs**



Façade and West Elevation, Looking Northeast.



Side (East) Elevation, Looking West.





Side (West) Elevation, Looking Northeast.