



North Carolina Department of Cultural Resources
State Historic Preservation Office

Peter B. Sandbeck, Administrator
Office of Archives and History
Division of Historical Resources

Michael F. Easley, Governor
Lisbeth C. Evans, Secretary
Jeffrey J. Crow, Deputy Secretary

David Brook, Director

January 23, 2006

Danny Rogers, P. E.
Senior Project Manager
Charlotte Area Transit System
600 East Fourth Street
Charlotte, NC 28202

Re: Architectural Resources Survey Report, Southeast Corridor and Rapid Transit and Highway Project,
Charlotte Area Transit System, Mecklenburg County, ER ~~04-7527~~ **06-1954**

Dear Mr. Rogers:

Thank you for your letter of December 6, 2005, transmitting the survey report by France P. Alexander of Mattson, Alexander and Associates, Inc.

For purposes of compliance with Section 106 of the National Historic Preservation Act, we concur that the following properties are listed and remain eligible for the National Register of Historic Places:

- ◆ (Former) U.S. Post Office, 401 West Trade Street.
- ◆ Mecklenburg County Courthouse, 700 East Trade Street.
- ◆ J.P. Carr House, 200 – 206 North McDowell Street
- ◆ Elizabeth Historic District roughly bounded by Central Avenue, the former Seaboard Coast Line, Bascom Street, East Fifth Street, Kenmore Avenue, Park Drive, and East Independence Avenue.
- ◆ East Avenue Tabernacle Associate Reform Presbyterian Church, 927 East Trade Street, (NR-listed 2005).

For purposes of compliance with Section 106 of the National Historic Preservation Act, we concur that the following properties are State Study-listed and remain eligible for the National Register of Historic Places:

- ◆ Wachovia Bank and Trust Company Building, 129 West Trade Street, Criterion C for architecture.
- ◆ Ovens Auditorium/Coliseum Complex, Independence Boulevard at Coliseum Drive, Criterion C for architecture and engineering.
- ◆ J. N. Pease Associates Building, 2919 – 2925 Independence Boulevard, Criterion ^C~~A~~ for architecture and Criterion G for properties less than fifty years.
- ◆ South 21 Drive-In Restaurant, 3101 East Independence Boulevard, Criterion A for commerce, Criterion C for architecture, and Criterion G for properties less than fifty years old.

ADMINISTRATION
RESTORATION
SURVEY & PLANNING

Location
507 N. Blount Street, Raleigh NC
515 N. Blount Street, Raleigh NC
515 N. Blount Street, Raleigh, NC

Mailing Address
4617 Mail Service Center, Raleigh NC 27699-4617
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(919)733-6547/715-4801
(919)733-6545/715-4801

For purposes of compliance with Section 106 of the National Historic Preservation Act, we concur that the following properties are eligible for the National Register of Historic Places under the criteria cited:

- ◆ Virginia Paper Company Warehouse, South Graham Street at West Third Street, Criterion A for industry and Criterion C for architecture.
- ◆ Fourth Ward Historic District, West Trade Street, West Eleventh Street, North Church Street, North Smith Street, and railroad tracks, Criterion A for community planning and development and Criterion C for architecture.
- ◆ Charlotte City Hall, 600 East Trade Street, Criterion C for architecture and the work of a prominent Charlotte architect, Charles Christian Hook.
- ◆ American Legion Memorial Stadium, East Independence Boulevard at East Seventh Street, Criterion A for history and its association with the W.P.A.
- ◆ R. C. Biberstein House, 1600 Elizabeth Avenue, Criterion B for its association with prominent architect Richard C. Biberstein and C for architecture.
- ◆ Medical Office Building, 1530 Elizabeth Avenue, Criterion A for commerce and Criterion C for architecture.
- ◆ Hawthorne Medical Center, 310 Hawthorne Lane, Criterion A for commerce and Criterion C for architecture.
- ◆ Cole Manufacturing Company, Central Avenue, Criterion C for architecture.

We concur with all the proposed National Register boundaries as depicted in the survey report. We would like to request, however, a verbal National Register boundary description for all properties determined eligible for the National Register. This information can be provided in an addendum to the report.

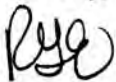
For purposes of compliance with Section 106 of the National Historic Preservation Act, we concur that the following properties are not eligible for the National Register of Historic Places because they are not architecturally or historically distinctive and (or) they do not retain integrity.

Properties 2, 5, 8, 11, 15, 16, 19, 20, 24 -25.

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, please contact Renee Gledhill-Earley, environmental review coordinator, at 919/733-4763. In all future communication concerning this project, please cite the above-referenced tracking number.

Sincerely,



Peter Sandbeck

cc: Mary Pope Furr, NC DOT
David Foster, Rail Division, NC DOT
France P. Alexander, Mattson, Alexander, and Associates, Inc.

bc: Southern/McBride
County



December 6, 2006

Mr. Peter B. Sandbeck, Administrator
North Carolina Department of Cultural Resources
State Historic Preservation Office
4617 Mail Service Center
Raleigh, NC 27699-4617

Ref ER -
01-7527

Sarah

1/16/06

Due
master

Re: Charlotte Area Transit System
Southeast Corridor Rapid Transit and Highway Project
West Corridor Rapid Transit Project

Dear Mr. Sandbeck:

Ref ER

ER

Enclosed please find one (1) Phase II Architectural Survey Report for the Charlotte Area Transit System, Southeast Corridor project and one (1) Phase II Architectural Survey Report for the West Corridor project. These reports were prepared by Mattson, Alexander and Associates, Inc., of Charlotte and are submitted as part of the environmental review process for these transit projects.

Thank you for your review of the enclosed documents. Please feel free to contact me at (704) 432-3033 if you have any questions or need additional information.

Sincerely,
Charlotte Area Transit System

Danny Rogers, PE
Senior Project Manager

Cc: James Bridges, NCDOT

RECEIVED
Enclosures

DEC 16 2005



www.ridetransit.org
600 East Fourth Street
Charlotte, NC 28202
PH: 704-336-6917
FAX: 704-353-0797

**PHASE II
ARCHITECTURAL RESOURCES SURVEY REPORT**

**SOUTHEAST CORRIDOR RAPID TRANSIT AND HIGHWAY PROJECT
CHARLOTTE AREA TRANSIT SYSTEM
MECKLENBURG COUNTY**

Prepared for:

**Gannett Fleming, Inc.
301 South McDowell Street
Suite 914
Charlotte, North Carolina 28204-2622**

Prepared by:

**Mattson, Alexander and Associates, Inc.
2228 Winter Street
Charlotte, North Carolina 28205
(704) 358-9841
(704) 376-0985**

18 November 2005

MATTSON, ALEXANDER AND ASSOCIATES, INC.

Frances P. Alexander

Frances P. Alexander, M.A.

21 November 2005

Date

Richard L. Mattson, Ph.D.

Date

Charlotte Area Transit Authority

Date

PROJECT DESCRIPTION

This Phase II (intensive level) architectural resources survey was prepared in conjunction with the planning for the proposed Southeast Corridor Rapid Transit and Highway Project. The Southeast Corridor is located in Mecklenburg County, North Carolina, and extends approximately 13.5 miles from Charlotte's center city to the Town of Matthews and the Union County line. The selected alignment runs along Trade Street/Elizabeth Avenue from downtown Charlotte to Independence Boulevard (U.S. 74) and along Independence Boulevard to approximately Krefeld Drive. The alignment then follows Independence Pointe Parkway and terminates in the vicinity of the proposed McKee Road extension, just south of Interstate 485 and Central Piedmont Community College, South Campus, just southeast of Interstate 485. The width of the Southeast Corridor is assumed to be 400 feet centered on the existing median and 400 feet on new location. Approximately one third of proposed alignment is located within the corporate limits and land use jurisdiction of the Town of Matthews. The rapid transit line would include fourteen stations that would serve major destinations including Central Piedmont Community College, Central and South/Levine campuses, Cricket Arena, Ovens Auditorium, and Presbyterian Hospital in Matthews. A 0.25 mile radius around each proposed station will be included as part of the area of potential effects (A.P.E.). The Southeast Corridor also includes proposed highway improvements along Independence Boulevard (U.S. 74) which would convert Independence Boulevard to a six-lane expressway from Sharon Amity Road to Interstate 485. The project location is depicted on **Figure 1**.

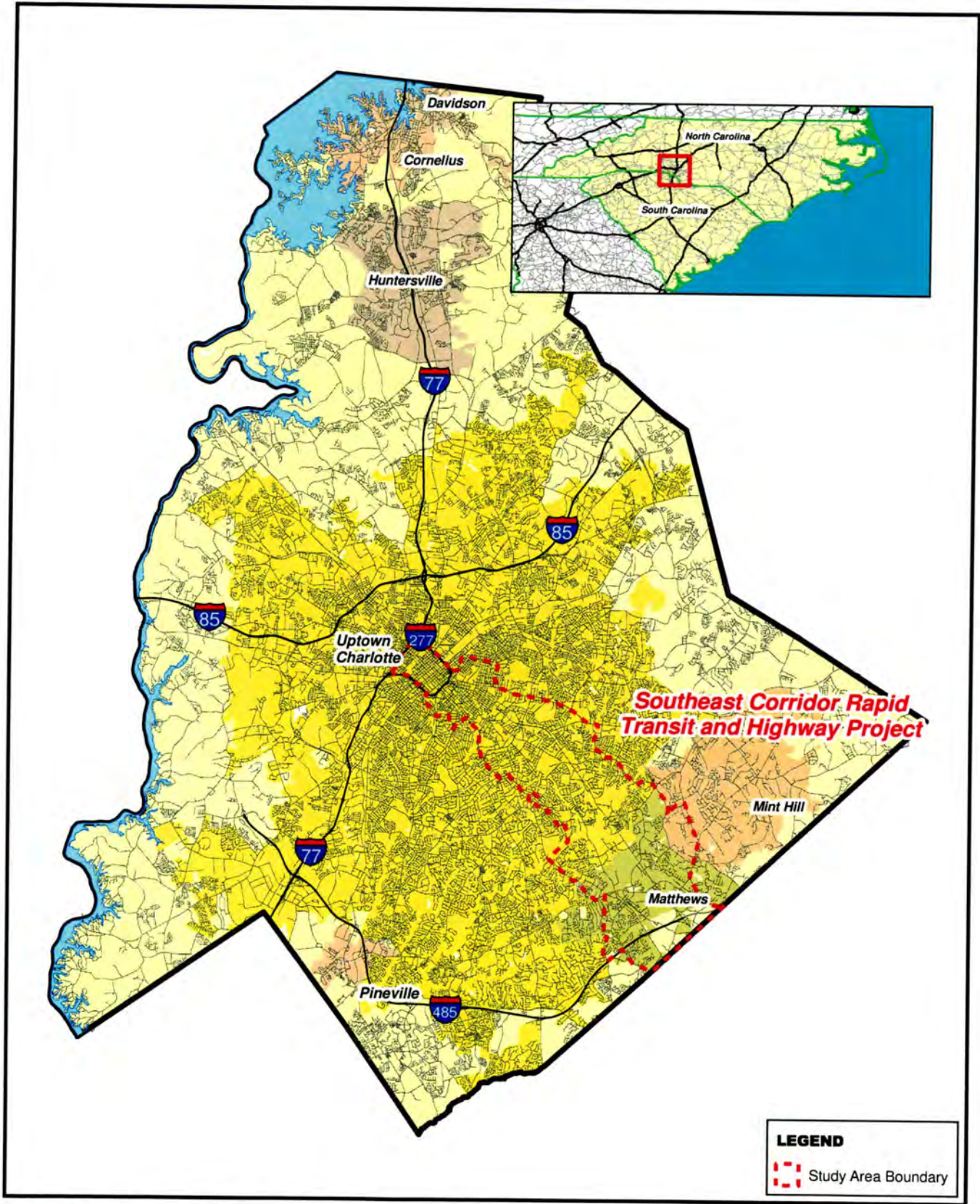
The architectural survey was conducted to identify properties that are either listed in or potentially eligible for listing in the National Register of Historic Places. The survey also identified locally designated historic landmarks. The Phase II survey was undertaken within the area of potential effects (A.P.E.) which was determined in consultation with the State Historic Preservation Office to include all areas of direct and indirect effects along the route and around the proposed transit stations. The A.P.E. extends approximately 150 feet on either side of the center line of the transit corridor except in the areas around station sites where the A.P.E. extends 250 feet from the edges of the station sites to encompass bordering blocks. The A.P.E., and all surveyed resources, are depicted on **Figures 2-13** found in **Appendix A**.

PURPOSE OF SURVEY AND REPORT

The survey of historic architectural resources was conducted and the results compiled in accordance with the National Environmental Policy Act (N.E.P.A.), the North Carolina Environmental Policy Act, and the National Historic Preservation Act (N.H.P.A.) of 1966, as amended (36 C.F.R. 800). Section 106 of the N.H.P.A. requires that if a federally funded, licensed, or permitted project has an effect on a property listed in, or potentially eligible for listing in, the National Register of Historic Places, the Advisory Council on Historic Preservation and the State Historic Preservation Office be given a reasonable opportunity to comment on such undertakings.

METHODOLOGY

The methodology for the Phase II architectural survey consisted of historical research and intensive level field work within the A.P.E. to identify all properties that are either listed in or potentially eligible for listing in the National Register of Historic Places. In addition, properties



Southeast Corridor Rapid Transit and Highway Project



NOT TO SCALE



Project Location Map

City of Charlotte, North Carolina

Figure
 1

designated as landmarks by the Charlotte-Mecklenburg Historic District Commission or the Charlotte-Mecklenburg Historic Landmarks commissions were also considered during this survey.

During the research phase, the architectural survey files at the Charlotte-Mecklenburg Historic Landmarks Commission and the State Historic Preservation Office in Raleigh were searched. Especially useful were the series of countywide and thematic architectural studies of Charlotte and vicinity. Among these are Sarah A. Woodard and Sherry Joines Wyatt's 2000 survey of Charlotte's post-World War II architecture; Woodard and Wyatt's 2001 survey of Charlotte's industrial, institutional, and educational architecture; and Stewart Gray and Dan Morrill's 2005 inventory of downtown Charlotte. Woodard and Wyatt completed National Register Multiple Property Documentation Forms based upon the 2000 and 2001 surveys. Their inventory of post-World War II architecture along East Independence Boulevard identified two properties as eligible for the National Register under Criterion G--properties that have achieved significance within the last fifty years. These eligible resources are the 1959 J.N. Pease Associates Building and the 1959 South 21 Drive-In Restaurant. Both are currently on the National Register Study List.

Thomas W. Hanchett's 1998 work, *Sorting Out the New South City: Race, Class, and Urban Development in Charlotte, 1875-1975*, provided background on the historical and architectural development of Charlotte. Local historians, property owners, planners, and historic preservation specialists were also contacted to gain an understanding of specific resources.

The field work consisted of an architectural survey of every property within the A.P.E. that was considered to be at least fifty years of age. All surveyed resources were keyed to the A.P.E. maps found in **Appendix A**. Residential, commercial, and industrial historic districts as well as individual buildings were examined, and a sufficient number of photographs were taken to support evaluations of eligibility. Resource photographs are found in **Appendix B**. The field work was conducted between February and August 2005, and 100 percent of the A.P.E. was examined.

Subsequent to the field work, the principal investigators developed an inventory list that included brief descriptions and evaluations of eligibility for each surveyed resource. This inventory list is keyed to the A.P.E. maps in **Appendix A**. The boundaries for all National Register, Determined Eligible, Study List, and Locally Designated Landmark properties as well as the proposed boundaries for properties recommended as eligible are depicted on individual tax maps within the report. A summary table of all resources and their recommendations is found at the beginning of the inventory list.

PHYSICAL ENVIRONMENT

The project begins in the center city of Charlotte and extends eastward for over thirteen miles through the historic Elizabeth neighborhood, along East Independence Boulevard, a major east-west transportation artery, through the Town of Matthews, to the transit corridor's terminus near Interstate 485 and the Union County line. In downtown Charlotte, the project area includes modern high rise office buildings, the southern edge of the Fourth Ward Historic District, and several historic churches and industrial buildings. For most of its length, the project follows East Independence Boulevard, a multiple-lane artery that extends from just east of downtown

Charlotte through several older neighborhoods, including the Elizabeth Historic District (N.R. 1989), and then through suburban, low density, commercial development near Matthews.

In 1949, when Independence Boulevard was completed, the route consisted of West Independence, South Independence, and East Independence. Now only East and a section of South remain. Originally, the highway began at Wilkinson Boulevard, at the west side of downtown Charlotte, and ran along the southwestern and southeastern edges of the central city, before extending southeastward towards Matthews and Monroe (Union County). In recent decades, the road has undergone a series of changes. West Independence has become part of Wilkinson Boulevard, a multiple lane commercial artery that runs westward from Charlotte to Gastonia (Gaston County). South Independence was largely destroyed by the construction of Interstate 277 (John Belk Freeway) although a small original section still exists between Interstate 277 and East Fourth Street. This area contains a small mix of simple retail and office buildings constructed during the middle and latter decades of the twentieth century. The route of the East Independence corridor remains essentially intact although a mid-1990s reconstruction widened the road significantly, resulted in changes in grade and the demolition of a number of mid-twentieth-century businesses and dwellings along the route. Moving eastward away from the older neighborhoods, East Independence is characterized by low density, commercial strip activities with large, sprawling buildings constructed primarily in the late twentieth century and separated from the multiple lane, divided highway by great expanses of parking lots.

SUMMARY RESULTS OF FINDINGS

Twenty-eight (28) resources (individual properties and historic districts) were identified within the A.P.E. and evaluated for National Register eligibility (see **Table 1**). Of these, eighteen (18) are either listed in the National Register, are Local Landmarks, or are recommended for National Register eligibility. There are four National Register resources and eleven local historic landmarks, three of which are also listed in the National Register. The A.P.E. contains one local historic district (Fourth Ward Historic District) and one National Register historic district (Elizabeth Historic District). The individual National Register and Local Landmark resources include a collection of civic buildings (the former U.S. Post Office, Charlotte City Hall, Mecklenburg County Courthouse), East Avenue Tabernacle Associate Reformed Presbyterian Church, the J.P. Carr and R.C. Biberstein houses, the American Legion Memorial Stadium, the Charlotte Cotton Mills, the Cole Manufacturing Company, and the Ovens Auditorium/Charlotte Coliseum Complex. The other properties that are recommended as eligible for the National Register include early and mid-twentieth century factories, houses, professional office buildings, and a 1950s drive-in restaurant.

TABLE 1

SUMMARY TABLE
HISTORIC PROPERTIES
(Keyed to A.P.E. Maps)

National Register—NR
National Register Study List—SL
Locally Designated Historic Landmark—LD

<u>Property Name</u>	<u>Status</u>	<u>Recommendation</u>
1. West Avenue Presbyterian Church	None	NR Eligible
2. Coddington Building	None	Not Eligible
3. (Former) U.S. Post Office	NR/LD	NR/LD
4. Virginia Paper Company Warehouse	None	NR Eligible
5. Charlotte Cotton Mills	LD	Not Eligible
6. Fourth Ward Historic District	LD	NR Eligible
7. Wachovia Bank and Trust Company Building	SL	NR Eligible
8. Southern Bell Telephone Exchange Building	None	Not Eligible
9. Charlotte City Hall	LD	NR Eligible
10. Mecklenburg County Courthouse	NR/LD	NR/LD
11. Elizabeth Apartments	None	Not Eligible
12. East Avenue Tabernacle Associate Reform Presbyterian Church	LD	NR Eligible
13. J.P. Carr House	NR/LD	NR/LD
14. American Legion Memorial Stadium	LD	NR Eligible
15. House	None	Not Eligible
16. House	None	Not Eligible
17. R.C. Biberstein House	LD	NR Eligible
18. Medical Office Building	None	NR Eligible
19. Commercial Block	None	Not Eligible
20. Commercial Block	None	Not Eligible
21. Hawthorne Medical Center	None	NR Eligible
22. Elizabeth Historic District	NR	NR
23. Cole Manufacturing Company	LD	NR Eligible
24. Houses—Shenandoah and Chesterfield Avenues	None	Not Eligible
25. Commercial Complex	None	Not Eligible
26. Ovens Auditorium/ Charlotte Coliseum Complex	LD/SL	NR Eligible
27. J.N. Pease Associates Building	SL	NR Eligible
28. South 21 Drive-In Restaurant	SL	NR Eligible

PROPERTY EVALUATIONS

1. **West Avenue Presbyterian Church (Recommended as Eligible)**
747 West Trade Street
Charlotte, Mecklenburg County

Erected in 1930, West Avenue Presbyterian Church originally served the downtown neighborhoods of McNinchville, Irwin Park, and Woodlawn. In 1962, the Greater Mount Moriah Primitive Baptist Church acquired the building, and it remains the home of this congregation. A concrete date plate beside the main entrance denotes the establishment of present church in this house of worship. The church property now contains a modern, free-standing sanctuary building located directly east of the 1930 edifice, and the tract is enveloped by modern construction. However, the original church remains a well-preserved example of the downtown churches that were once landmarks of residential neighborhoods. The late Tudor Revival design comprises a two story, red brick sanctuary with flanking, projecting entrance bays capped by gabled parapets. The front and west elevations feature arched windows and doorways with cast concrete surrounds and panels, and ornate stained glass. On the front (north) elevation, the west end bay was added ca. 1952 and includes a handsome, cast stone, Tudor Revival frontispiece and a crenellated parapet that is consistent with the overall design of the church. The east elevation includes a later addition for offices and classrooms. The principal investigators did not gain access to the interior.

West Avenue Presbyterian Church is recommended as eligible for the National Register under Criterion C for architecture and under Criteria Exception G for religious properties. The substantially intact, late 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 proposed National Register boundaries are depicted in **Figure 14**.

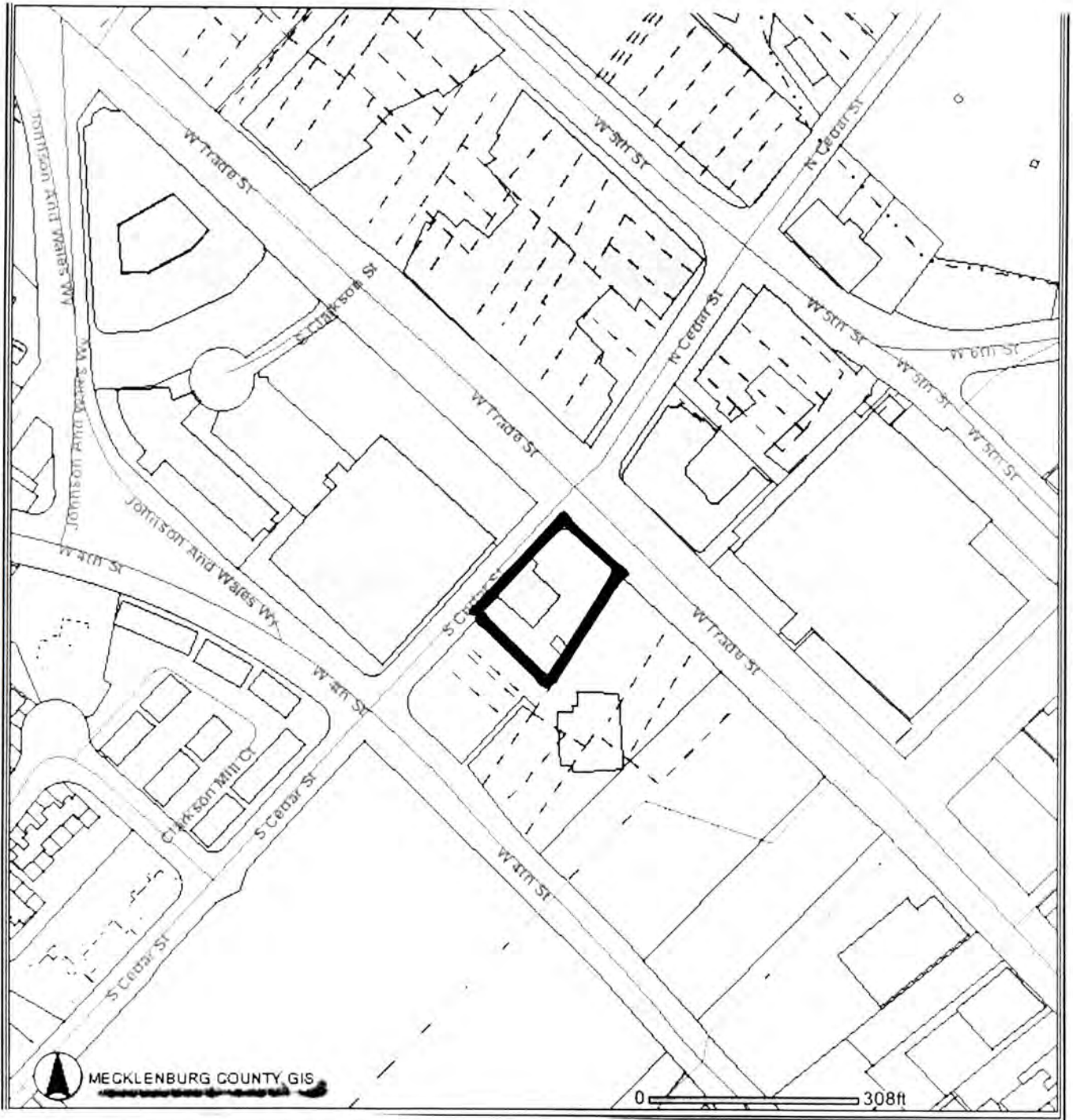
2. **Coddington Building (Polk Building)**
Northwest corner, West Trade Street at North Graham Street
Charlotte, Mecklenburg County

The Coddington Building was constructed in 1925 for C.C. Coddington, a leading Charlotte businessman. Coddington had accumulated wealth as the state's first distributor of Buick automobiles, as an organizer of the Charlotte Motor Speedway, and as owner of the radio station, WBT. In 1928, Coddington was named president of the National Association of Automobile Dealers. The C.C. Coddington House (Local Landmark) still stands at 1122 East Morehead Street in the Dilworth neighborhood. Coddington commissioned the nationally renowned industrial architect, Albert Kahn, to design his new office building and Buick showroom on West Trade Street. In 1924, Kahn's firm, which was based in Detroit, had designed the Ford Assembly Plant on Statesville Avenue.

The five story, classically-inspired, brick building underwent extensive alterations during its conversion to government offices in the mid-1980s. The west and north (rear) elevations were heavily altered with new window openings, additions, and wall surfaces. The entire ground floor was also remodeled with new windows, doors, and soffits. The interior of the building was extensively modernized at this time. At present, sections are in disrepair as bricks on the front and east elevations have deteriorated and fallen off the building. The Coddington Building is not considered to have sufficient integrity for National Register eligibility under any criterion.

Figure 14

West Avenue Presbyterian Church
Proposed National Register Boundaries



3. (Former) United States Post Office (National Register; Local Landmark)
401 West Trade Street
Charlotte, Mecklenburg County

The (Former) United States Post Office was built in 1917, but underwent a major expansion in 1934 that tripled the size of the original building to create the grand Neo-Classical Revival design that exists today. The architect for the 1934 expansion was James A. Wetmore, Acting and Supervising Architect for United State government buildings. The building epitomizes the Neo-Classical Revival style in the imposing, symmetrical façade, executed in limestone, that is distinguished by tall, Corinthian columns and pilasters, pedimented portico, and ornate entablature. The handsome interior features a main lobby finished in marble, an oak-paneled courtroom, and oak doors and terrazzo flooring in the principal rooms. The building was renamed the Charles R. Jonas Federal Building in 1982 when the post office was relocated McDowell Street, and the building was converted to a federal courthouse and government office building. The (Former) United States Post Office remains well-preserved and eligible for the National Register under Criterion A for government and under Criterion C for architecture. The National Register boundaries are found on **Figure 15**.

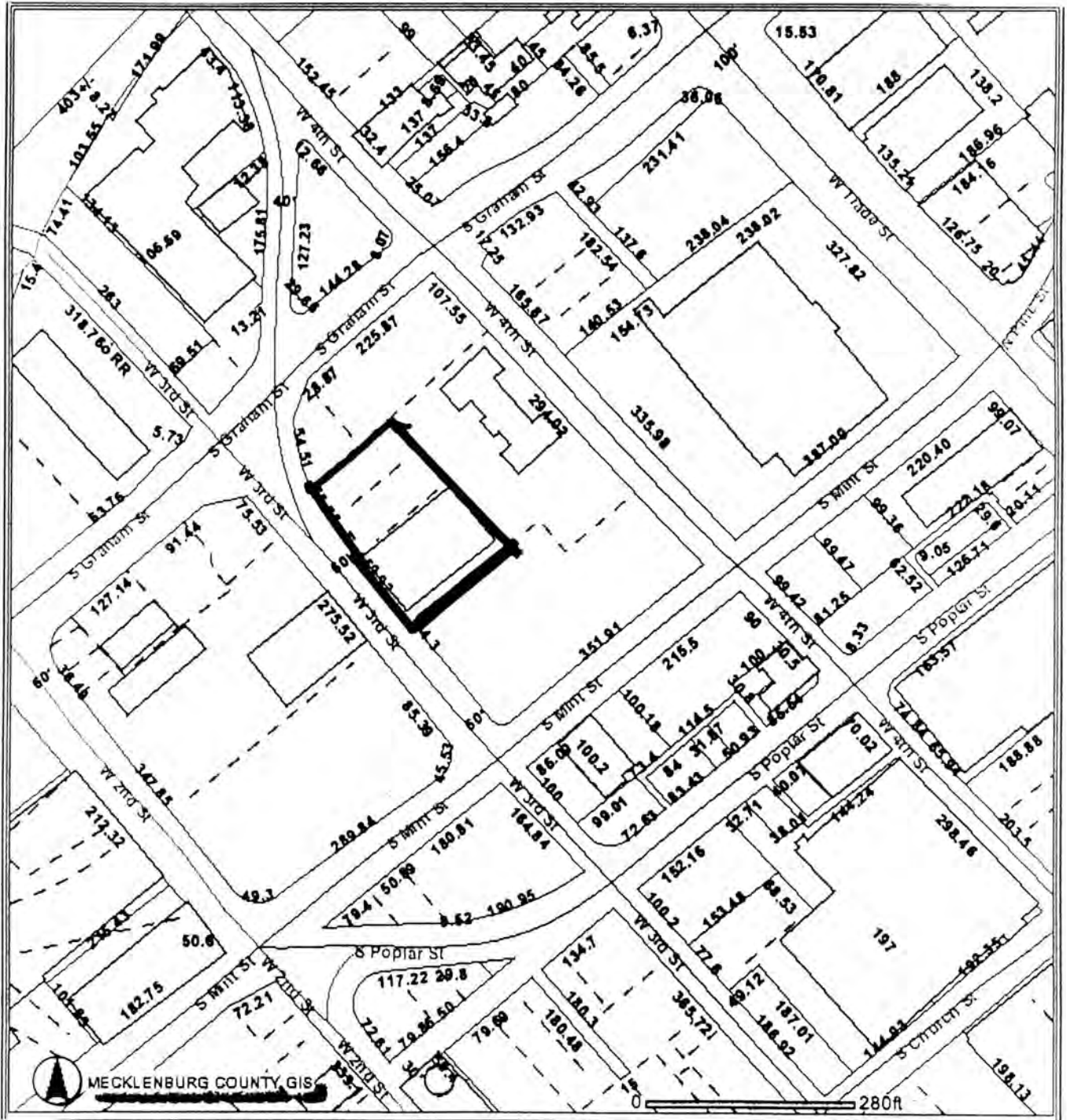
4. Virginia Paper Company Warehouse (Recommended as Eligible)
South Graham Street at West Third Street
Charlotte, Mecklenburg County

Constructed ca. 1938, the Virginia Paper Company Warehouse is one of the few remaining industrial buildings in Charlotte's Third Ward which developed in the early twentieth century as a center for factories, warehousing, workers cottages oriented to the Southern Railway and the Piedmont and Northern Railroad. The Virginia Paper Company Warehouse and the adjacent E.I. Dupont Building (now demolished) survived the urban renewal projects of the 1960s and 1970s to illustrate the industrial activity that once dominated this area. The well-preserved, boxy, two story, red brick warehouse clearly represents the warehouses constructed near the city's rail corridors between the two world wars. The building is constructed of reinforced concrete with brick curtain walls and steel sash factory windows. The intact interior consists of concrete slab flooring, metal stairs and doors, and concrete girders and mushroom columns. The concrete columns and girders allowed for large open storage spaces, eliminating the numerous beams required for earlier brick and timber construction. In addition, the concrete and steel materials made the building virtually fireproof.

The property satisfies the registration requirements set forth for the eligibility of pre-World War II warehouses in *Industrial, Transportation, and Education: New South Development in Mecklenburg County: National Register of Historic Places Multiple Property Documentation Form*, 2001 (Woodward and Wyatt 2001). The warehouse is recommended as eligible under Criterion A for industry and under Criterion C for architecture. The proposed boundaries for the Virginia Paper Company Warehouse are depicted on **Figure 16**.

Figure 16

Virginia Paper Company Warehouse
Proposed National Register Boundaries



5. Charlotte Cotton Mills (Local Landmark)
508 West Fifth Street
Charlotte, Mecklenburg County

The Charlotte Cotton Mills represents over a century of Charlotte's industrial history, reflecting the city's emergence as a major textile manufacturing and distribution center. Charlotte's first cotton mill, the company had been formed in 1880 under the direction of prominent local businessman, R.M. Oates, and his nephews. Oates's success quickly spurred the establishment of other mills, and within several years, Charlotte was in the midst of an industrial boom. Although Charlotte Cotton Mills was short-lived, closing in 1910, the company was pivotal in propelling Charlotte into the forefront of textile manufacturing and foreshadowed the rise of the city and the region as the preeminent textile center in the world by the 1920s.

The Charlotte Cotton Mills complex consists of two buildings which have been recently rehabilitated for commercial purposes. The Weaving Building, sited at the corner of South Graham and East Fifth streets, was constructed ca. 1895. The adjacent building to the west was constructed as part of the original Charlotte Cotton Mills complex and was apparently enlarged by late occupants shortly after the closing of the mill in 1910.

Hugging its corner location, the Weaving Building is a rectangular, brick building with a shallow gable roof with bracketed eaves and banks of tall, segmental arched windows that now have modern, aluminum sash replicating the original wooden sash windows. A modern metal entrance marks the south elevation. The interior retains original wood flooring, ceilings, beams, and columns. The adjacent brick building has replacement, fixed light windows, but the original rectangular, brick exterior, and clerestory windows survive intact. The interior has the original wood flooring, ceilings, beams, and columns. Charlotte Cotton Mills had been designated a local landmark by the Charlotte-Mecklenburg Historic Landmarks Commission because of its status as the first cotton mill in the city and for its founding by leading business leader, R.M. Oates. However, the cotton mills complex is not recommended for National Register eligibility because of a loss of integrity. The National Park Service determined that recent renovations, which included the demolition of a historic building as well as new construction on the site, compromised the overall integrity of the complex and thus its National Register eligibility. The local landmark boundaries are depicted in **Figure 17**.

6. **Fourth Ward Historic District (Local Historic District; Recommended as Eligible)**
West Trade Street (south), West Eleventh Street (north), North Church Street (east),
North Smith Street, and railroad tracks (west)
Charlotte, Mecklenburg County

The northwest quadrant of Charlotte's four original political wards, Fourth Ward developed during the middle and late nineteenth century as a prosperous residential area convenient to downtown businesses. Fourth Ward took shape before the advent of streetcar suburbs around the center city and was characterized by a variety of closely spaced residential, commercial, and industrial land uses. The area began to decline as a premier residential area with the Great Depression and the subsequent suburbanization. By the middle decades of the twentieth century, Fourth Ward had suffered a great deal of residential neglect and demolition. However, beginning in the 1970s, Fourth Ward underwent a dramatic revitalization which has included an abundance of new construction as well as the restoration of the surviving picturesque and Colonial Revival housing stock.

The Fourth Ward Historic District has been designated a local historic district by the Charlotte-Mecklenburg Historic District Commission, and the historic district is also recommended for National Register eligibility under Criterion A for community planning and development and under Criterion C for architecture. The 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 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 proposed National Register boundaries conform to those of the local historic district and are shown on **Figure 18**.

7. **Wachovia Bank and Trust Company (Study List; Recommended as Eligible)**
129 West Trade Street
Charlotte, Mecklenburg County

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. Born in Concord, North Carolina, and trained at Cornell University, Odell designed many of the city's finest examples of modernism including churches (Calvary Lutheran Church), schools (Double Oaks School), residences (Cloister House), civic buildings (Charlotte Convention Center-now gone) and offices. 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 proposed National Register boundaries are depicted on **Figure 19**.

8. Southern Bell Telephone Exchange Building
West Trade Street at North Caldwell Street
Charlotte, Mecklenburg County

When built in 1928, the Southern Bell Building was a five story, brick structure with a stylish Art Deco façade. The cast stone, Art Deco elements remain, notably the decorative door and window surrounds. However, the building has been heavily altered. Since World War II additional stories have been added to the original five story block, and large wings constructed on the rear and south sides. The interior has also been extensively modernized. Because of these major alterations, the Southern Bell Building is not recommended as eligible for the National Register under any criterion.

Figure 18

Fourth Ward Historic District
Proposed National Register and Local Landmark Boundaries

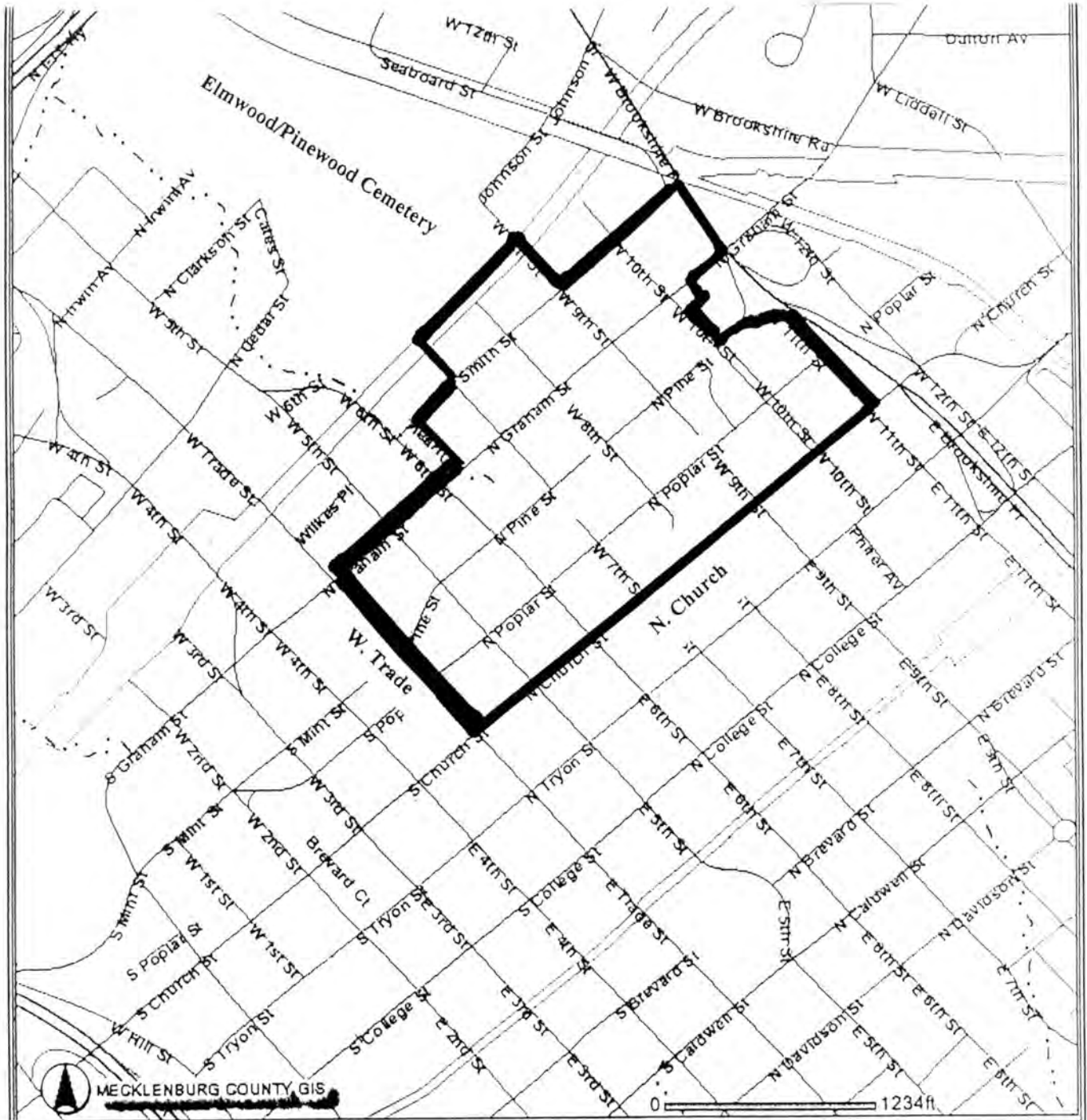
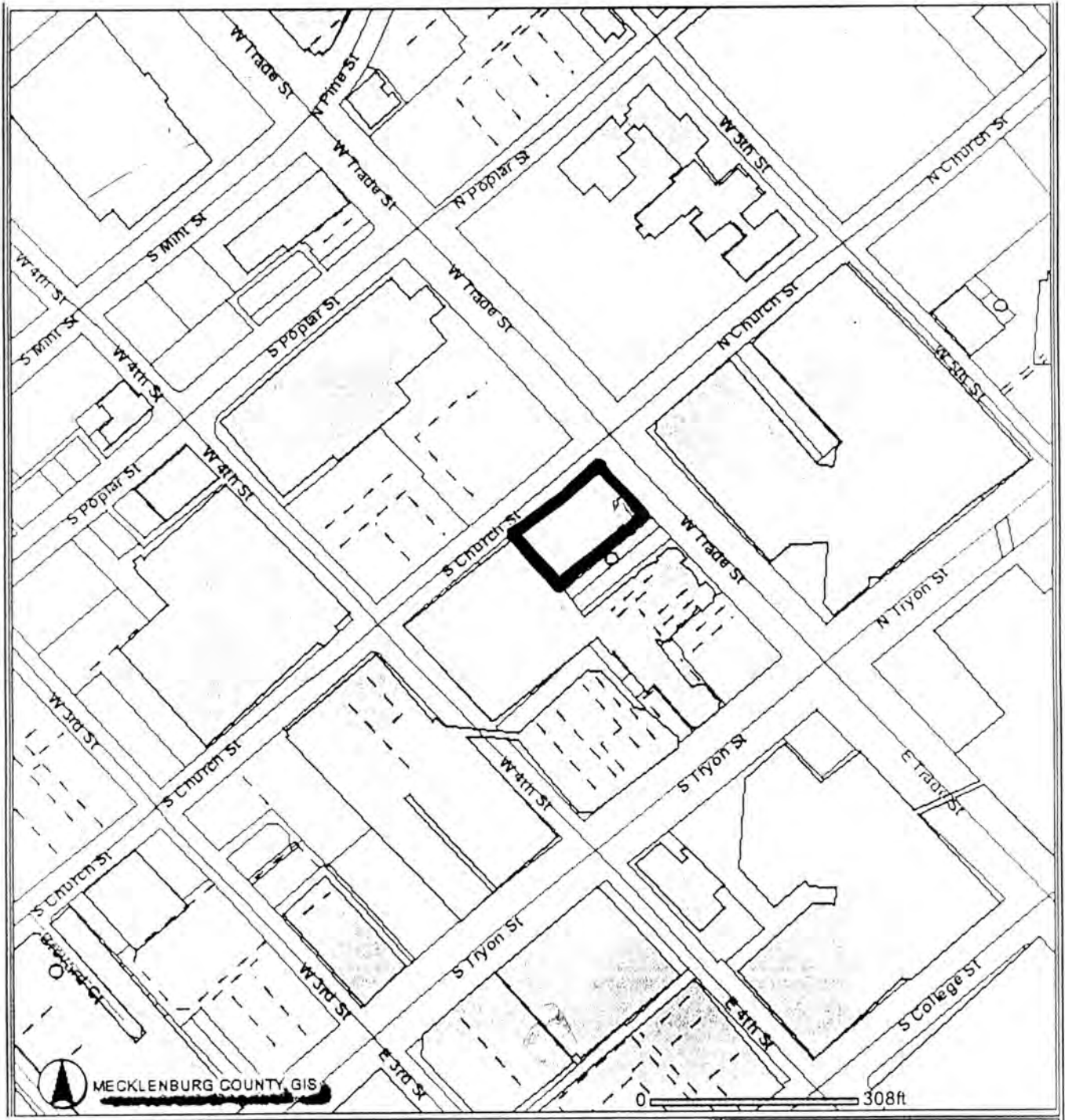


Figure 19

Wachovia Bank and Trust
Proposed National Register Boundaries



9. Charlotte City Hall (Local Landmark; Recommended as Eligible)
600 East Trade Street
Charlotte, Mecklenburg County

Charlotte City Hall was constructed in 1924 from designs by noted Charlotte architect, Charles Christian Hook. The building stands among the city's finest expressions of classical civic architecture. As with the adjacent Mecklenburg County Courthouse, City Hall is a massive, three story, rectangular, limestone building. The ground floor of the north (main) elevation consists of rusticated ashlar masonry of buff Indiana limestone, divided into eleven arched bays. The center five bays serve as main entries. On the second level, the main elevation features six pairs of colossal, fluted, limestone Corinthian columns. The south elevation echoes the north although more restrained, colossal pilasters were substituted for the free standing columns that distinguish the north side. The simpler side elevations have arched entryways. The interior of City Hall features a well-preserved lobby with marble floors and staircases, classical pilasters, and ornamental cross beams.

Charlotte City hall has been designated a local landmark by the Charlotte-Mecklenburg Historic Landmarks Commission and is also 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 proposed National Register boundaries conform to those of the local landmark designation and are depicted in **Figure 20**. The National Register boundaries encompass the entire city block defined by East Fourth, South Caldwell, South Davidson, and East Trade streets and include city hall and its park-like setting.

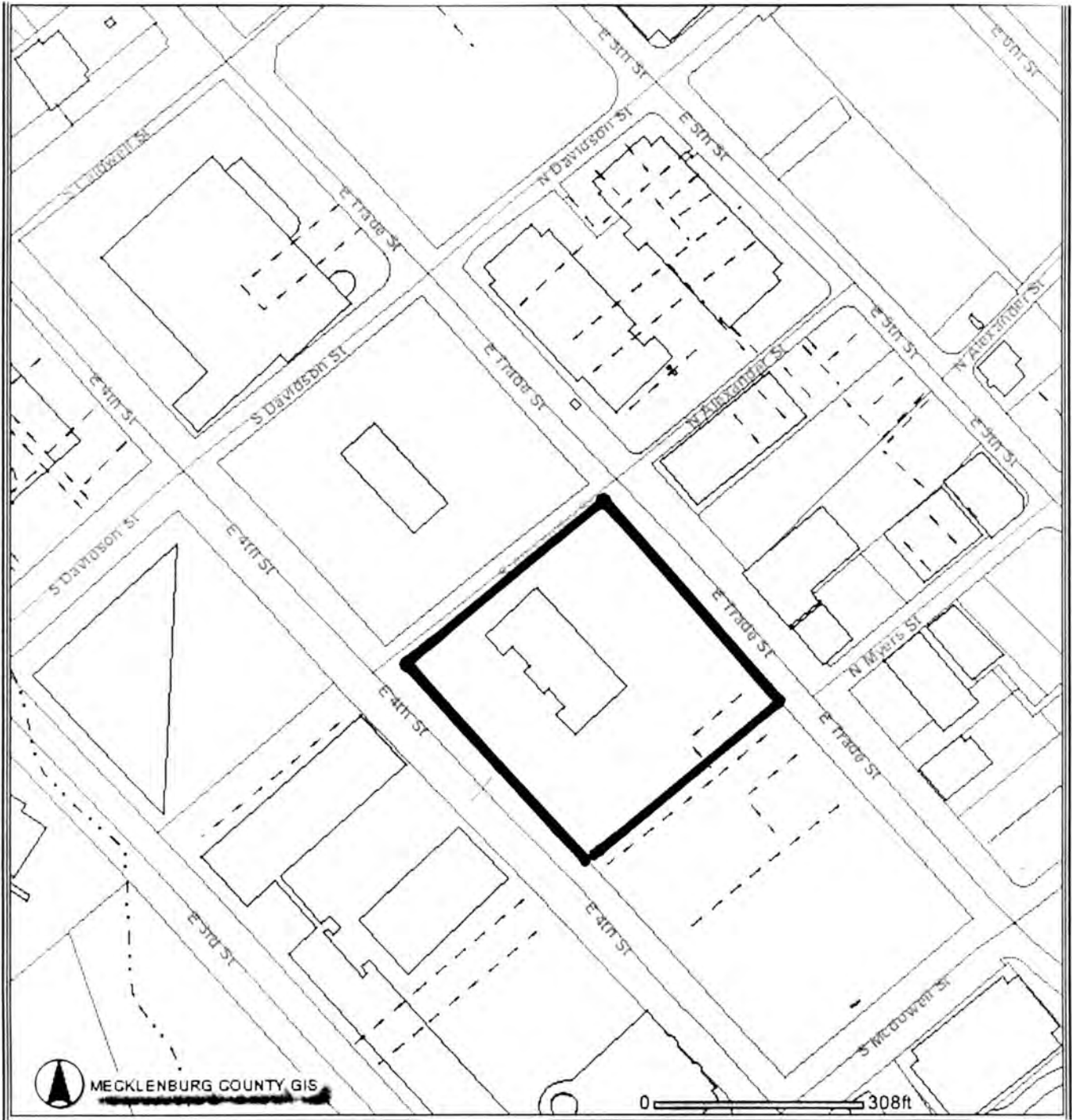
10. Mecklenburg County Courthouse (National Register; Local Landmark)
700 East Trade Street
Charlotte, Mecklenburg County

Designed by noted Charlotte architect, Louis H. Asbury, the 1928 Mecklenburg County Courthouse ranks among the city's outstanding examples of civic architecture. The massive, three story, rectangular, limestone building epitomizes the Neo-Classical style. The main elevation features a colossal, fluted, Corinthian colonnade that ornaments the main entrance, and large, arched windows fill the end bays. A monumental, gray granite stairway ascends to the entrance. Smaller porticoes with Doric columns designate the secondary entrances on the side elevations. The interior features a spacious center gallery with a marble stairway and walnut trim. The courtrooms have been extensively remodeled.

The Mecklenburg County Courthouse remains eligible for the National Register in the areas of government and architecture (Criteria A and C). In addition, the building been designated a local landmark by the Charlotte-Mecklenburg Historic Landmarks Commission. The building is an extraordinary example of the civic Neo-Classical style and a fine example of the work of Louis H. Asbury. The National Register boundaries are depicted in **Figure 21**.

Figure 21

Mecklenburg County Courthouse
National Register Boundaries



11. Elizabeth Apartments
1001 East Trade Street
Charlotte, Mecklenburg County

Constructed during the 1920s as Charlotte boomed and apartment buildings arose throughout the city, Elizabeth Apartments originally held four two story residential units. The simple, frame building has a masonry veneer consisting of brick shaped concrete. The property includes a concrete retaining wall, and concrete half walls define the exterior stairways. The building has a low hip roof and a slightly irregular, boxy form with a recessed center entrance. Original six-over-six windows survive on the side and rear elevations, but the main elevation has some replacement windows and doors, and the recessed center entry bay has been remodeled and stuccoed. The interiors of the original units have undergone various levels of remodeling for conversions to offices. Elizabeth Apartments is not recommended eligible for the National Register under any criterion. Within Charlotte remain a host of fine 1920s apartment buildings including exceptional examples in the neighborhoods of Dilworth, Elizabeth, and Fourth Ward.

12. **East Avenue Tabernacle Associate Reform Presbyterian Church (Local Landmark; Recommended as Eligible)**
927 East Trade Street
Charlotte, Mecklenburg County

East Avenue Tabernacle Associate Reform Presbyterian Church ranks among Charlotte's finest downtown churches of the early twentieth century. Erected in 1914, the red brick, Neo-Classical edifice features a central dome, a bold portico with Corinthian columns, and Italian stained-glass windows. The well-preserved interior includes an auditorium plan, an extraordinary pipe organ, and oak trim. The church was designed by the noted Charlotte architect James Mackson McMichael, who designed more than fifty churches in Charlotte and the region during the early twentieth century. Among McMichael's Charlotte churches are Little Rock A.M.E. Zion, First Baptist, Myers Park Presbyterian, and St. John's Baptist. Now converted to a performance center, East Avenue Tabernacle Associate Reform Presbyterian remains substantially intact.

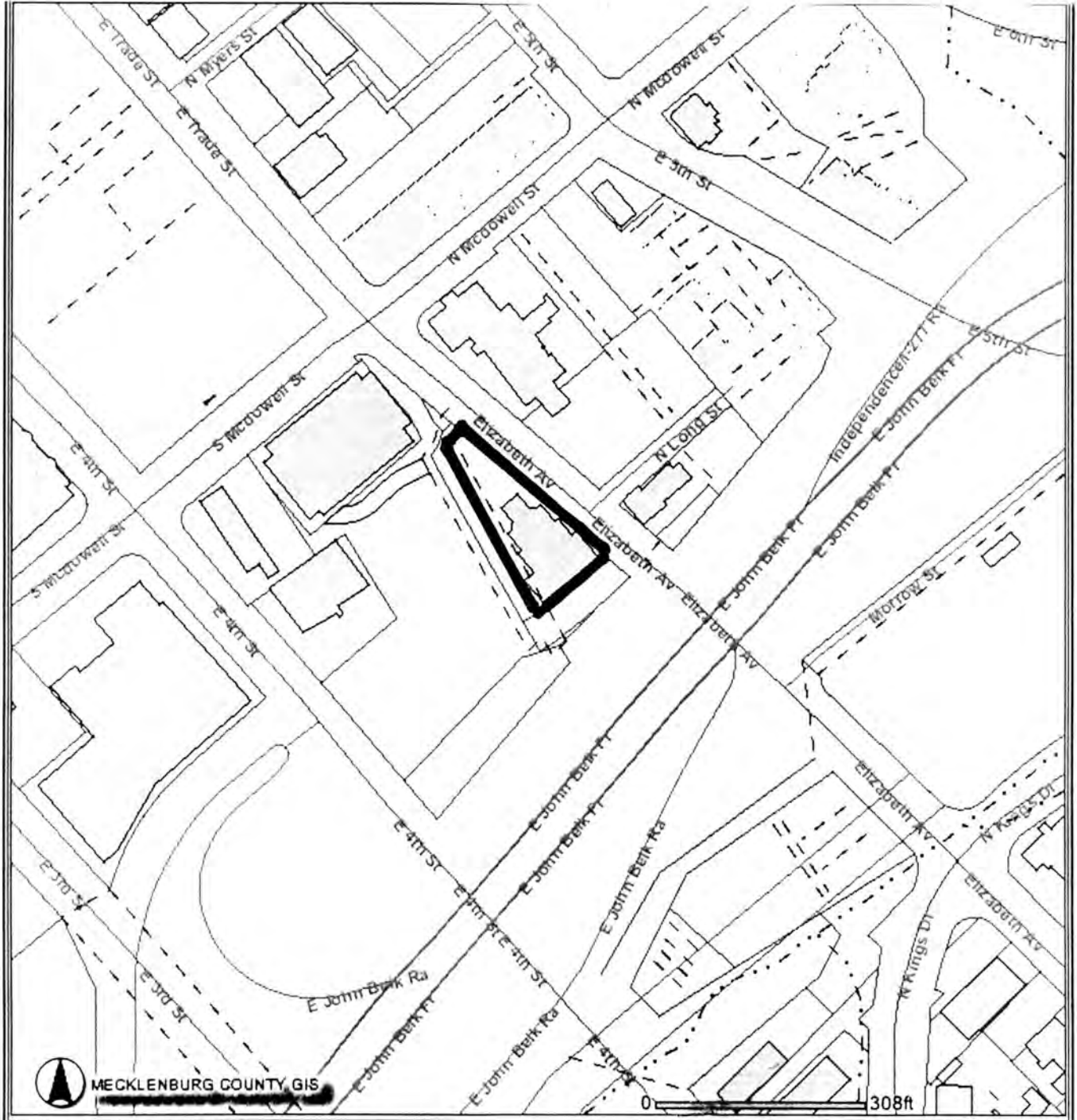
The church has been designated a local landmark by the Charlotte-Mecklenburg Historic Landmarks Commission and is recommended as eligible for the National Register under Criterion Consideration G: Religious Properties. The Neo-Classical building is an exceptional example of church architecture in Charlotte from the early twentieth century as well as a good example of the work of prominent Charlotte architect, James M. McMichael. The proposed National Register boundaries and the local landmark boundaries are the same. Depicted in **Figure 22**, the proposed National Register boundaries conform to the triangular shaped tax parcel on which the church is sited.

13. **J.P. Carr House (National Register; Local Landmark)**
200-206 North McDowell Street
Charlotte, Mecklenburg County

One of Charlotte's finest Queen Anne residences, the J.P. Carr House was constructed in 1904 for John Price Carr, a successful businessman and civic leader at the turn of the twentieth century. The house epitomizes the Queen Anne style in its consciously irregular massing, capped by a slate, high hip roof pierced by cross gables with bull's eye windows in the gables. The exterior has a mix of weatherboarding and patterned wood shingles, and original one-over-one windows. The wraparound front porch has paired Doric columns and a gabled entry bay. The well-

Figure 22

East Avenue Tabernacle ARP Church
Proposed National Register and Local Landmark Boundaries



preserved interior features a broad stair hall with wood paneling and classical mantels with mirrored overmantels in the principal first-floor rooms.

Now a law office, the J.P. Carr House is an exceptional example of Queen Anne architecture in Charlotte and remains eligible for the National Register for its association with Carr and its architectural significance (Criteria B and C). In addition, the house been designated a local landmark by the Charlotte-Mecklenburg Historic Landmarks Commission. The National Register boundaries are depicted in **Figure 23**.

14. American Legion Memorial Stadium (Local Landmark; Recommended as Eligible)
East Independence Boulevard at East Seventh Street
Charlotte, Mecklenburg County

Constructed in 1936 with funds provided by the Works Progress Administration (W.P.A.), Memorial Stadium was Charlotte's first major facility for sporting, entertainment, and civic events. The U-shaped structure is constructed of concrete and rubble stone and has Art Deco elements. The restrained Art Deco treatment is evident in the concrete barrier walls and the two ticket booths and bathrooms, also constructed of concrete. The stadium's upper stands were added during expansion campaigns in the 1960s and 1970s. The stadium was the site of major collegiate and high school football games and in 1936 hosted President Franklin Delano Roosevelt's "Green Pasture Rally," that drew thousands of spectators. American Legion Memorial Stadium has been designated a local landmark by the Charlotte-Mecklenburg Historic Landmarks Commission and is recommended as eligible for the National Register under Criterion A for entertainment/recreation. The stadium reflects the role of the W.P.A. in constructing important public facilities in Charlotte during the Great Depression and has significance as the city's first large-scale entertainment facility, hosting an array of major public events. Depicted in **Figure 24**, the proposed National Register boundaries and the local landmark boundaries both conform to the current tax parcel on which the stadium is sited. .

15. House
1430 Elizabeth Avenue
Charlotte, Mecklenburg County

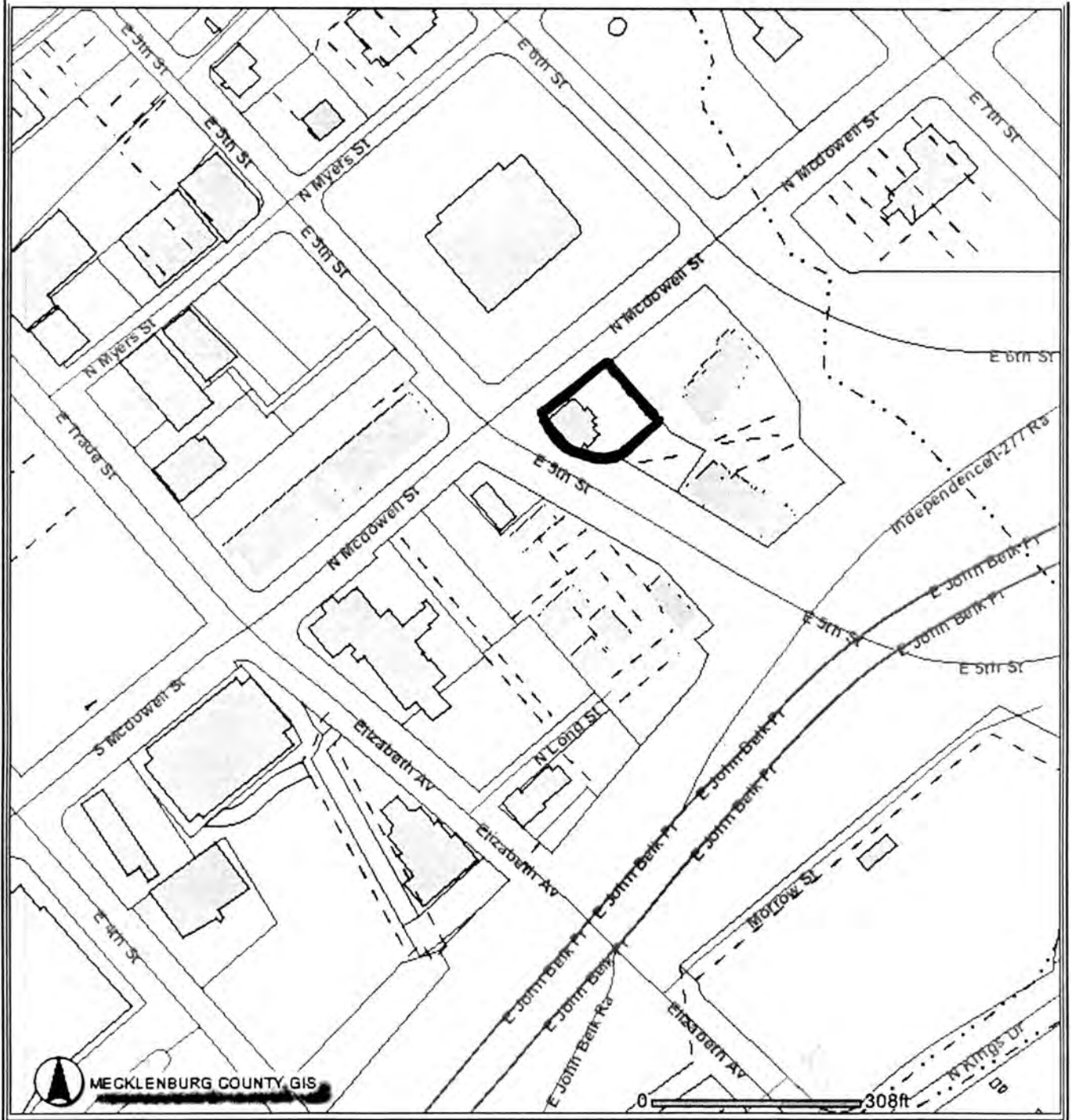
Typical of the other surviving houses along Elizabeth Avenue, this early 1900s dwelling has been converted to an office. Although the house reflects its original, asymmetrical Queen Anne design, with a wraparound porch, the dwellings has undergone significant alterations. Modern iron porch posts have 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.

16. House
1521 Elizabeth Avenue
Charlotte, Mecklenburg County

Now an office, this two story, hip roofed, Colonial Revival dwelling has undergone a series of alterations. Vinyl siding now covers the original weatherboarding, the porch on the west elevation is gone, and the interior has been remodeled. The gable entry porch and six-over-one windows appear to be original. The house does not have the architectural integrity or historical importance for National Register eligibility under any criterion.

Figure 23

J. P. Carr House
National Register Boundaries



17. R.C. Biberstein House (Local Landmark; Recommended as Eligible)
1600 Elizabeth Avenue
Charlotte, Mecklenburg County

The finest remaining house on Elizabeth Avenue, once a fashionable residential street and now a commercial corridor, the Biberstein House was built in 1906. The two story, weatherboarded, Colonial Revival dwelling has a high hip roof with finials, a boxy main block, and a wraparound front porch. The house includes a modillion cornice, slender, classical porch posts, original one-over-one windows, and sidelights and transom around the main entrance. The principal exterior alterations are the enclosed porch bay on the east side and several rear additions. Now an office, the principal investigators did not gain access to the interior. The house was designed and owned by prominent Charlotte mill architect, Richard C. Biberstein. Trained at Worcester Polytechnical Institute in Massachusetts, Biberstein designed a host of textile mills in and around Charlotte. Among his many mills were the Lancaster Cotton Mill in Lancaster, South Carolina, the Hudson and Dixon cotton mills in Gastonia, and the Nebel Hosiery Mill in Charlotte. This handsome house was his only residential design. 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 associations with prominent mill architect, Richard C. Biberstein, and under Criterion C for architecture as a particularly handsome example of the Colonial Revival style. Depicted in **Figure 25**, the proposed National Register boundaries and the local landmark boundaries conform to the current tax parcel.

18. Medical Office Building (Recommended as Eligible)
1530 Elizabeth Avenue
Charlotte, Mecklenburg County

Erected about 1955, this three story building ranks among Charlotte's finest examples of modernistic, mid-rise, commercial architecture. The modernistic theme is displayed most vividly in its narrow, rectangular form and cantilevered first story. Sheathed in modern metal panels, the upper stories have banks of vertical windows that counterbalance the overall horizontality of the form. There is an open staircase on the north side, facing Elizabeth Avenue. The first story is sheathed in glass and Roman brick and supported by concrete columns. The front elevation features decorative concrete blocks. The principal investigators did not gain access to the interior. This medical office building was erected in proximity to Presbyterian Hospital to meet the growing demand for up-to-date medical offices in the 1950s. As the city's hospitals expanded after World War II, such modern office buildings for physicians, dentists, and other health care specialists arose around Presbyterian Hospital in Elizabeth and Charlotte's other major medical centers. The modern design was meant to assure patients that the offices inside included the latest medical technologies.

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. In its architectural integrity and commercial significance, this medical center meets the registration requirements set forth for modern, mid-rise office buildings in *Post-War Architectural Survey: National Register of Historic Places Multiple Property Documentation Form*, 2001 (Woodward and Wyatt 2001). The proposed National Register boundaries are depicted in **Figure 26**.

Figure 25

R. C. Biberstein House
Proposed National Register and Local Landmark Boundaries

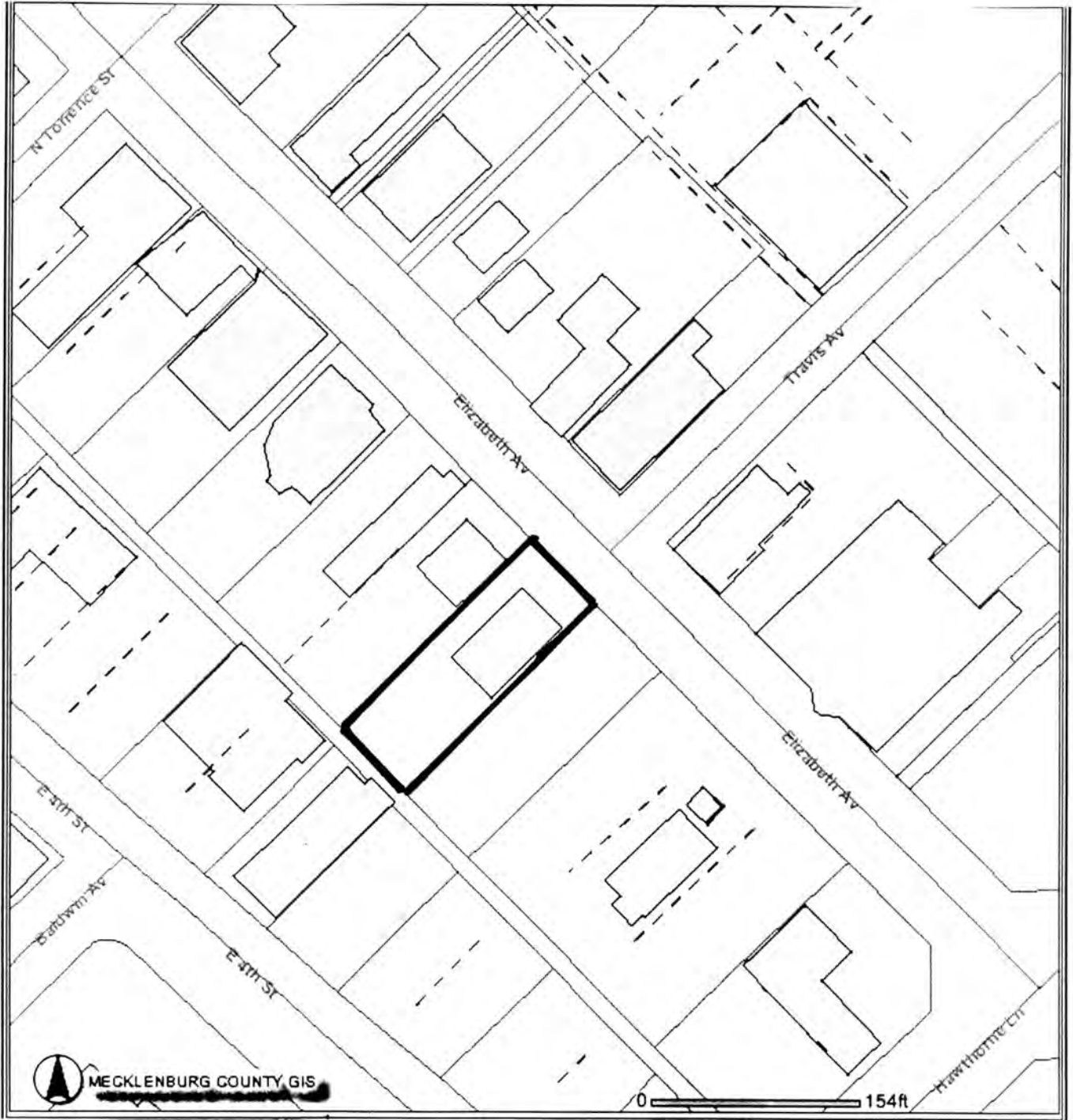
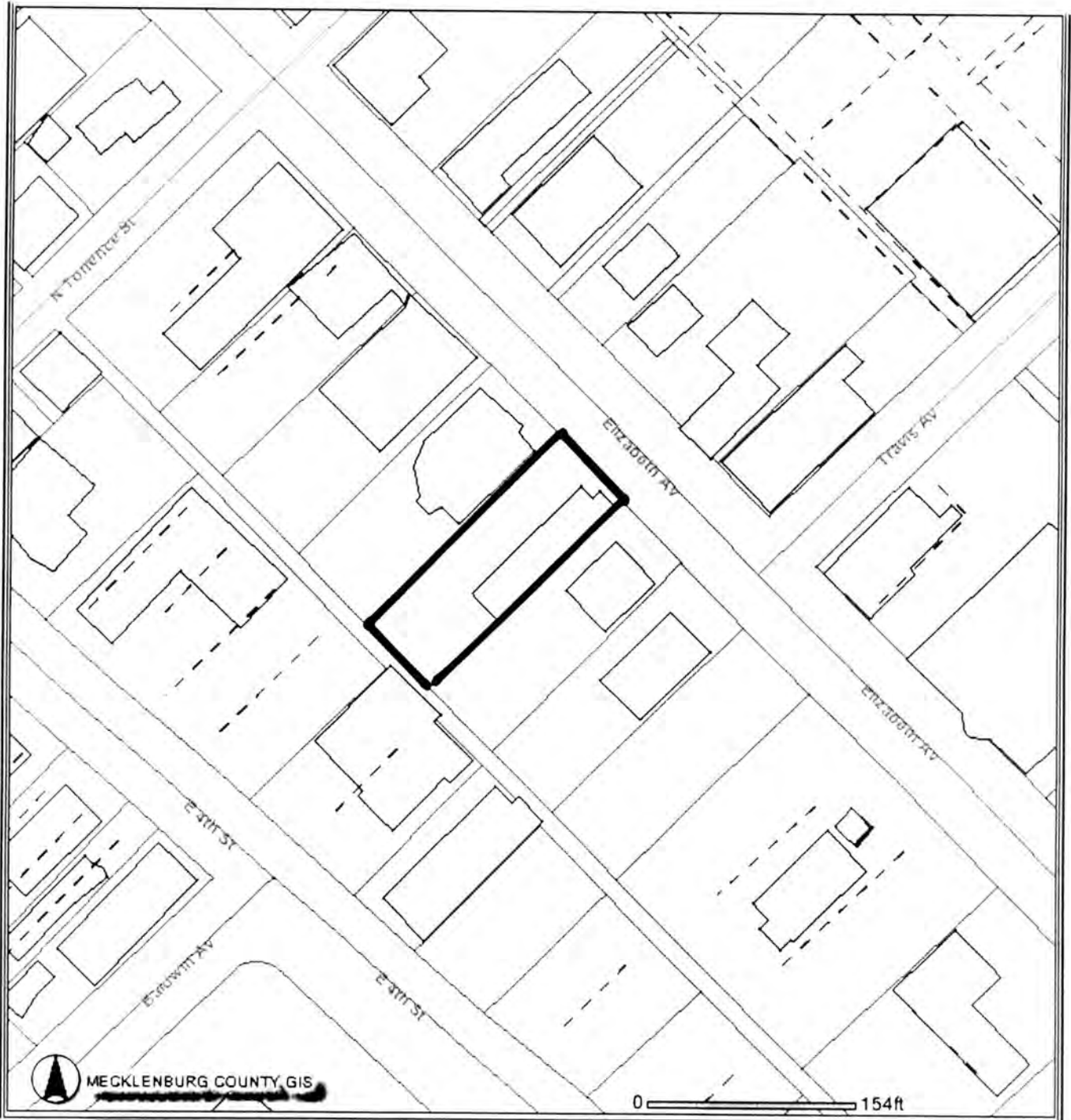


Figure 26

Medical Office Building
Proposed National Register Boundaries



19. Commercial Block
1601-1605 Elizabeth Avenue
Charlotte, Mecklenburg County

Probably constructed in the 1920s, this one story, two bay commercial block has been extensively altered. The brick building retains some original steel sash windows, but windows and the two storefront bays have been remodeled. The interiors have also been modernized. This commercial block does not have the architectural integrity or historical importance for National Register eligibility under any criterion.

20. Commercial Block
1609-1617 Elizabeth Avenue
Charlotte, Mecklenburg County

Constructed in the early twentieth century, this one story commercial block has undergone numerous later modifications. While the basic form and brick exterior remains, windows and storefront bays have been remodeled and interiors modernized. The west commercial bay is modern. This commercial block does not have the architectural integrity or historical importance for National Register eligibility under any criterion.

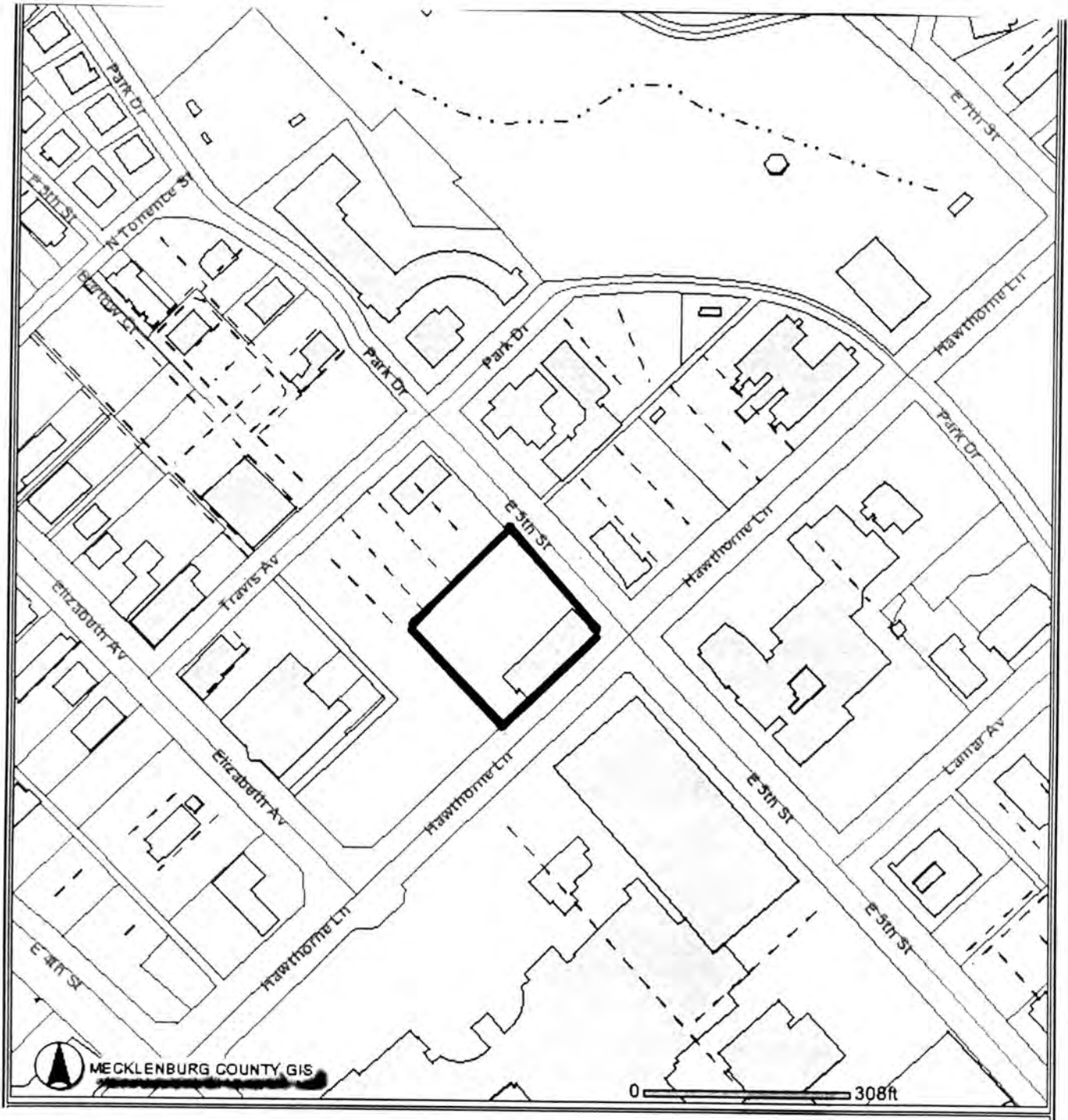
21. **Hawthorne Medical Center (Recommended as Eligible)**
301 Hawthorne Lane
Charlotte, Mecklenburg County

Erected in the mid-1950s, Hawthorne Medical Center remains one of Charlotte's finest examples of a modernistic, mid-rise office building. The five story, rectangular building features bands of ribbon windows that emphasize the stylishly horizontal design. The brick veneer on the upper stories has evenly spaced raised headers that give texture to the façade. The cantilevered glass first story is supported by a series of concrete columns and shelters the slate stairway. The principal investigators did not gain access to the interior. Hawthorne Medical Center was opened in the 1950s across the street from Presbyterian Hospital to meet the growing demand for medical offices. As the city's hospitals expanded after World War II, such modern office buildings for physicians, dentists, and other health care specialists arose around Presbyterian Hospital in Elizabeth and Charlotte's other major medical centers.

The well-preserved Hawthorne Medical Center is recommended as eligible for the National Register under Criterion A for commerce and under Criterion C for architecture. The property 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. In its architectural integrity and commercial significance, this medical center meets the registration requirements set forth for modern, mid-rise office buildings in *Post-War Architectural Survey: National Register of Historic Places Multiple Property Documentation Form*, 2001 (Woodward and Wyatt 2001). The proposed National Register boundaries are depicted in **Figure 27**.

Figure 27

Hawthorne Medical Center
Proposed National Register Boundaries



22. Elizabeth Historic District (National Register)

Roughly bounded by Central Avenue, the former Seaboard Coast Line Railroad, Bascom Street, East Fifth Street, Kenmore Avenue, Park Drive, East Independence Avenue
Charlotte, Mecklenburg County

The Elizabeth Historic District clearly represents Charlotte's development in the early twentieth century, when streetcar suburbs took shape around the outskirts of the central city. As Charlotte's second streetcar neighborhood, Elizabeth grew steadily between 1900 and World War II, reflecting the city's rapid growth in this period. This well-preserved, tree-shaded enclave still contains a variety of architecturally significant residential, civic, and religious buildings that illustrate the popular national styles of the period. Of note is the 1924 home of department store founder, William H. Belk House, at 200 Hawthorne Lane. Designed by the prominent Charlotte architect, Charles Christian Hook, the Belk House is a grand, Colonial Revival mansion that overlooks downtown Charlotte from the grounds of Presbyterian Hospital. The Elizabeth Historic District also contains the city's first public park, Independence Park, designed by noted landscape architect, John Nolen.

The Elizabeth Historic District has not changed significantly since the 1989 National Register listing, and remains eligible under Criterion A for community planning and development and under Criterion C for architecture and landscape architecture. The National Register boundaries are depicted in **Figure 28**.

23. Cole Manufacturing Company (Local Landmark; Recommended as Eligible)

Central Avenue
Charlotte, Mecklenburg County

Constructed between 1909 and 1911, Cole Manufacturing Company is an intact, early twentieth century industrial complex in Charlotte. The multiple story, brick and concrete complex was constructed for the manufacture of agricultural equipment especially cotton planters and guano sowers. The complex represents Charlotte's growing industrial diversity in the early 1900s as superior rail connections and the investment capital generated by the textile mills attracted a variety of industries to the city. The Romanesque Revival facility was designed by the noted Charlotte architect, Charles Christian Hook. Hook introduced the Colonial Revival to Charlotte and designed much of the city's finest classical architecture including the Charlotte City Hall, the Duke Mansion, Belk House, and numerous dwellings in the emerging streetcar suburbs. Consisting of two major buildings, the Assembly Building and Machine Shop, the Cole Manufacturing complex blends classical design elements with innovative, fireproof concrete construction technology. Concrete framing supports the brick walls and allows for spacious interiors and banks of large, arched windows.

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. Depicted in **Figure 29**, the proposed National Register boundaries conform to those of the local landmark designation.

Figure 28

Elizabeth Historic District
National Register Boundaries

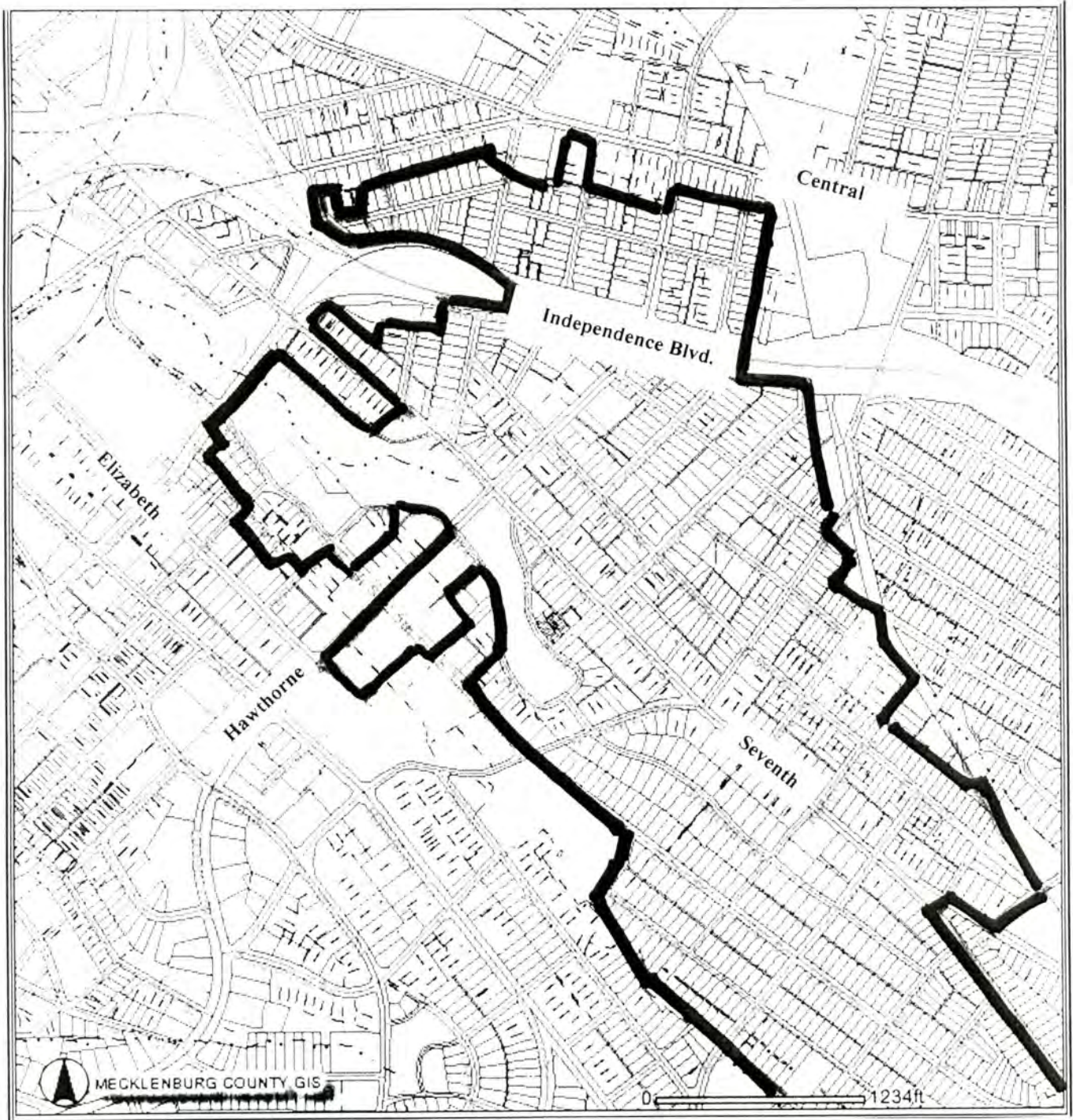
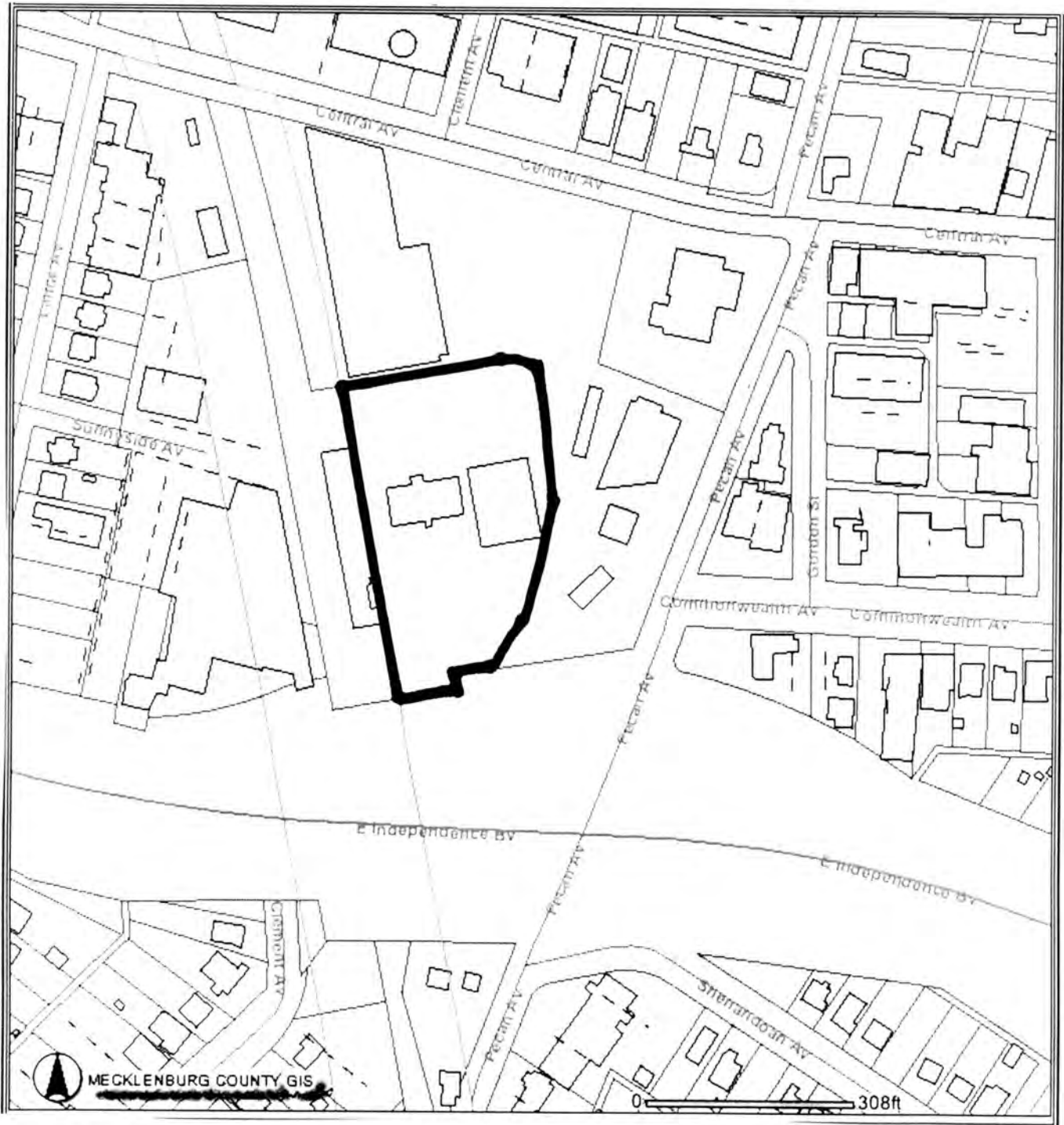


Figure 29

**Cole Manufacturing Company
Proposed National Register and Local Landmark Boundaries**



24. Houses
Shenandoah and Chesterfield Avenues
Charlotte, Mecklenburg County

Built in the 1950s, these blocks of modest, brick-veneered and weatherboarded cottages are typical of the houses constructed in mid-twentieth century residential subdivisions around Charlotte and the region. Although altered by later porches, windows, and additions, these houses reveal simple, stock Colonial Revival and Tudor Revival elements common to such subdivisions. These streets also include some new infill construction reflecting the growing popularity of the city's close-in neighborhoods. These streets of simple, modified 1950s houses do not have the architectural or historical significance needed for National Register eligibility under any criterion.

25. Commercial Complex
2100 Block East Independence Boulevard
Charlotte, Mecklenburg County

These three one story commercial buildings were erected as a complex in the early 1950s. Surrounded by paved parking areas, they include a mix of buff-colored brick, Roman brick, concrete block buildings with metal awnings and steel-frame windows and doors. The east building consists of a series of five flush storefronts and a pair of truck loading bays across the west elevation. The building originally contained both retail and wholesale businesses. Most of storefronts are now vacant. The western half of the middle building, which is the largest of the three structures, has been converted to a church. With the conversion, this section of the building has been altered significantly and has modern windows and vinyl siding. The building retains the original canted metal awning and Roman brick end bays. The eastern half originally housed a piano and organ store, but is now vacant. The west building contains its original Roman brick and buff-colored brick exterior, with a large, steel framed, glass storefront facing Independence Boulevard. However, the wood front porch with wood supports is a later alteration. This commercial complex does not have the architectural or historical significance needed for National Register eligibility under any criterion.

26. **Ovens Auditorium and Charlotte Coliseum Complex (Local Landmark; Study List; Recommended as Eligible)**
Independence Boulevard at Coliseum Drive
Charlotte, Mecklenburg County

The 68,452 square foot Ovens Auditorium and the adjacent 208,400 square foot Charlotte Coliseum were constructed between 1954 and 1955. Connected by a landscaped plaza, both facilities were designed by the prominent Charlotte architectural firm of A.G. Odell, Jr. and Associates. Just as Ovens provided Charlotte with its first major civic auditorium, the Coliseum was the area's first single purpose sports facility. The circular Charlotte Coliseum received international publicity for its bold, innovative design that featured the largest free span dome in the world. The aluminum-sheathed and pre-cast concrete dome spans 332 feet and is 112 feet above the floor at its peak. The upper level concourse encircles the building and large glass openings on the exterior allow in natural light and provided a strong visual connection with the outside plaza. Undulating, pre-cast concrete panels appear to float on the top of the glass and contrast with the aluminum panels on the roof. The lower level is finished with blue glazed ceramic tile. The original design was modified in 1970 with the construction of a new entry on the north side leading to the parking lots, closing off the existing east side lobby for offices.

The 2,500-seat Ovens Auditorium consists of three clearly defined sections that define separate functions--entrance lobby/lounge, seating, and stage. The building is sheathed with pre-cast concrete panels and rectangular blue tiles. The covered walkway along the drive and the overhang of the second floor lounge offer protection during inclement weather. The interior features a bright lobby with terrazzo floors, glass walls, and a monumental stairway. The main auditorium is lighted with a series of coves for soft, general lighting. Behind a sixty-foot proscenium the stage is one hundred feet wide and fifty feet deep. A six-story flyway allows for elaborate staging of scenery and props. The auditorium was named for David Ovens, an executive with J.P. Ivey Department Store and head of the planning committee for the complex.

The completion of the Ovens Auditorium and Charlotte Coliseum Complex was the culmination of an intense, fifteen year, promotional effort by civic and political leaders. These grand facilities at the southern outskirts of the city fostered commercial development along Independence Boulevard and reflected Charlotte's growing economic and cultural prominence during the decades following World War II.

The Ovens Auditorium and Charlotte Coliseum Complex has been designated a local landmark by the Charlotte-Mecklenburg Historic Landmarks Commission. The complex survives intact and is an exceptional local example of modernist architecture designed by an important local architect. Placed on the National Register Study List based upon the 2001 inventory of post-World War II architecture in Charlotte, the complex is recommended for National Register eligibility under Criterion C for architecture and engineering. In its architectural integrity and historical significance, this entertainment complex meets the registration requirements set forth in *Post-War Architectural Survey: National Register of Historic Places Multiple Property Documentation Form*, 2001 (Woodward and Wyatt 2001). The local landmark boundaries and proposed National Register boundaries are depicted in **Figure 30**.

27. J. N. Pease Associates Building (Study List; Recommended as Eligible)
2919-2925 Independence Boulevard
Charlotte, Mecklenburg County

The 1959 J.N. Pease Building is a two story office building designed by the Charlotte architectural firm, J.N. Pease Associates. The building contains the main offices of Pease Associates as well as other firms. Essentially a long rectangular box, the building has a suspended, concrete screen supported by square concrete columns extending across the façade. The interior remains well preserved with offices and work spaces arranged around a lobby with a centrally located atrium. Pease's office has a full-height glass wall that shields a foyer with terrazzo tile flooring, an open riser, dog leg stairway, and a rock garden. A pierced, concrete-block screen marks the front of the second story.

J.N. Pease Associates Building is recommended as eligible for the National Register under Criterion C for architecture and under Criterion G for properties less than fifty years that have exceptional significance. An especially fine and intact example of a modernist office building in Charlotte, the building retains its architectural integrity and meets the registration requirements set forth for modernist office buildings in *Post-War Architectural Survey: National Register of Historic Places Multiple Property Documentation Form*, 2001 (Woodward and Wyatt 2001). The proposed National Register boundaries are depicted in **Figure 31**.

Figure 30

Ovens Auditorium and Charlotte Coliseum Complex
Proposed National Register and Local Landmark Boundaries

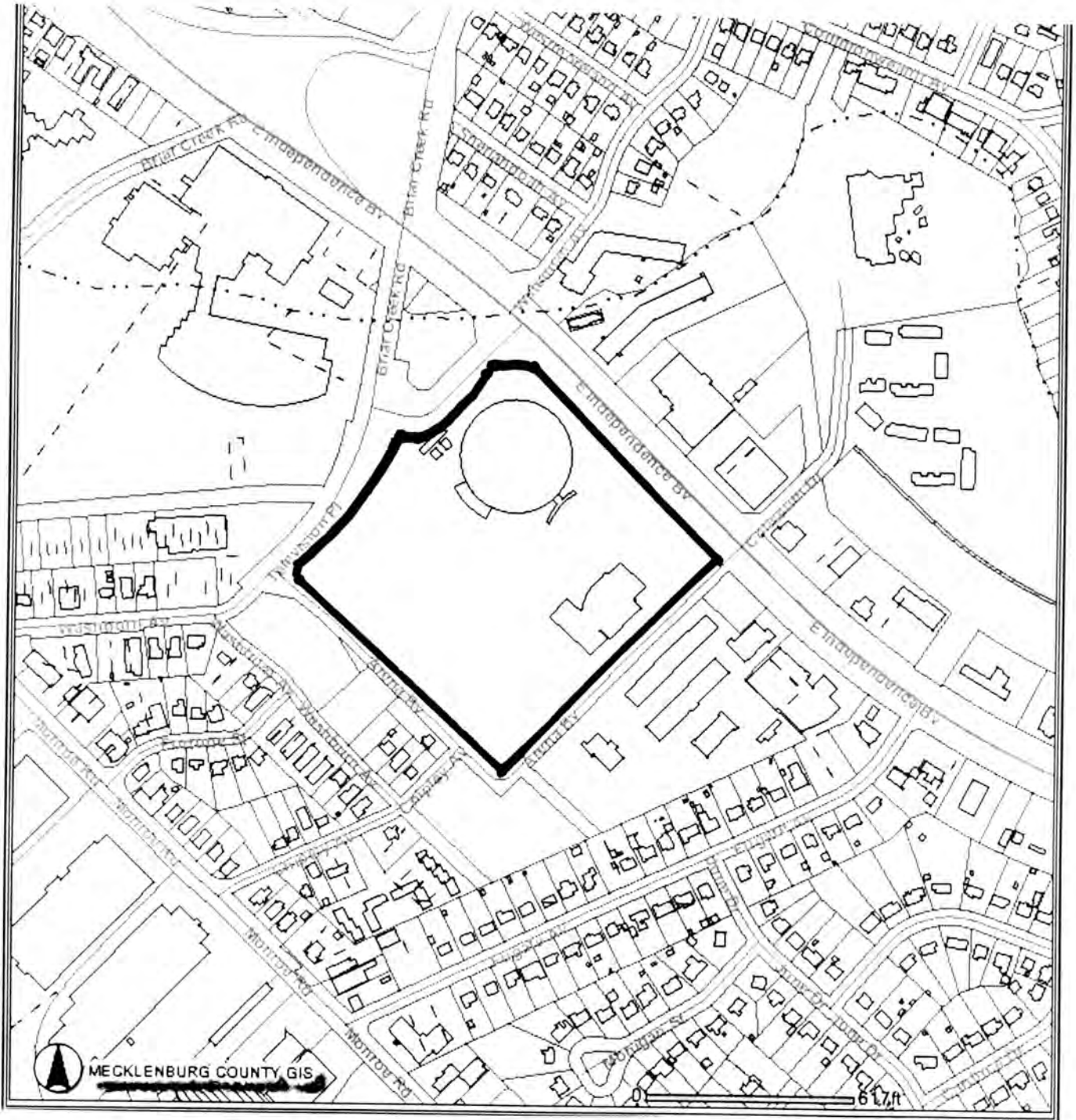
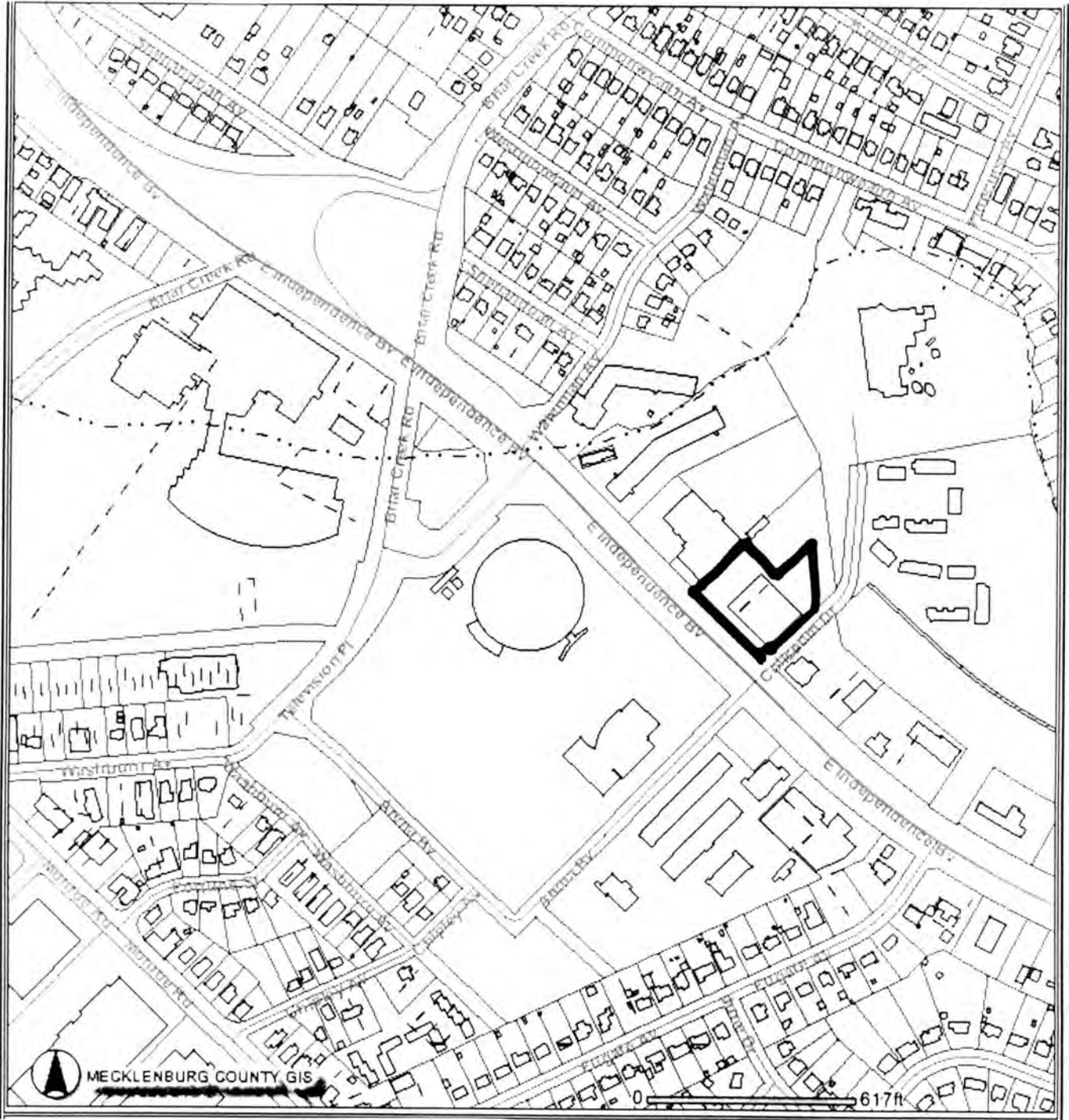


Figure 31

J. N. Pease Associates Building
Proposed National Register Boundaries



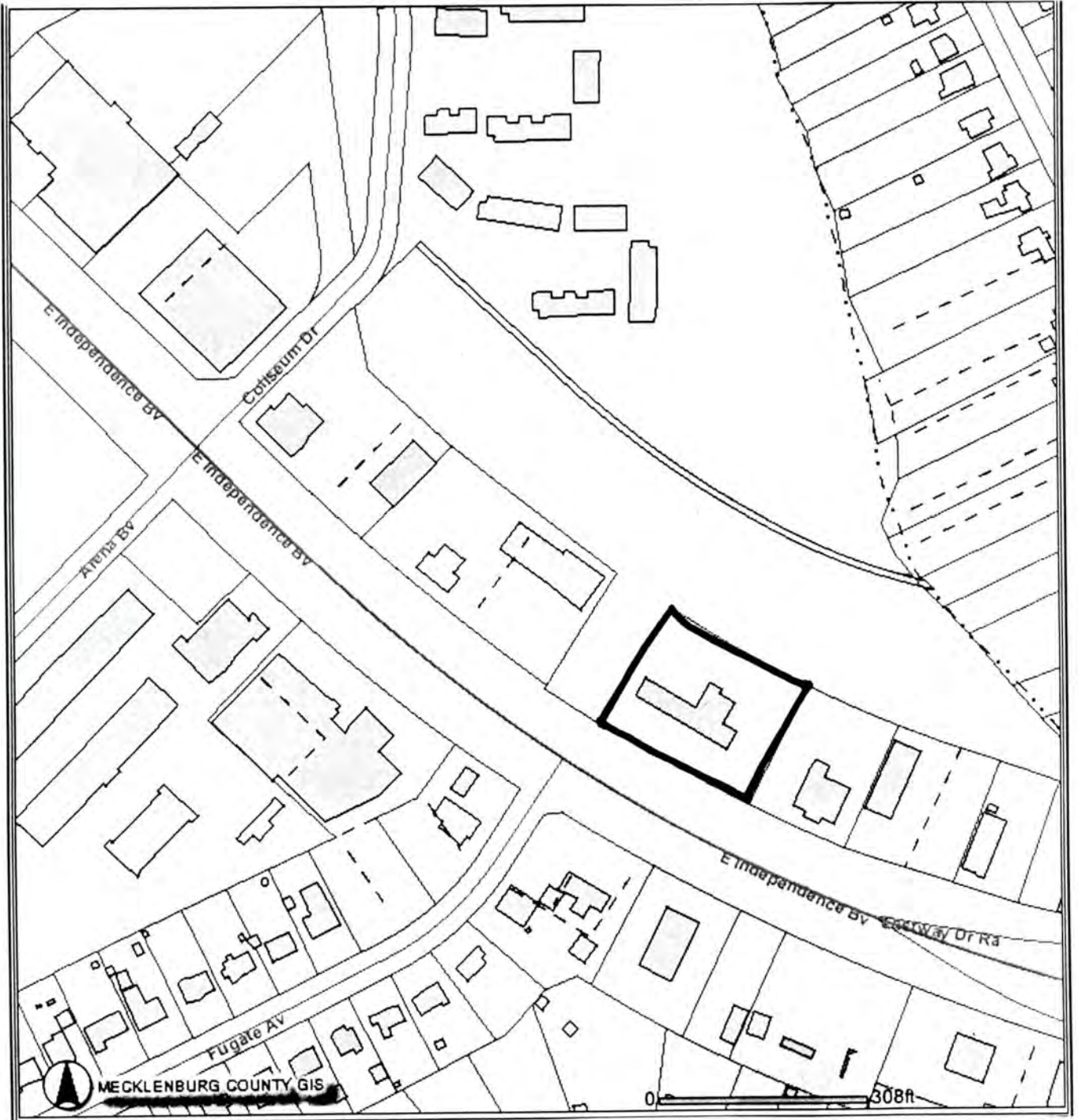
28. South 21 Drive-In Restaurant (Study List; Recommended as Eligible)
3101 East Independence Boulevard
Charlotte, Mecklenburg County

Constructed in 1959, South 21 Drive-In Restaurant remains a well-preserved example of the modernistic, roadside, drive-in restaurants that appeared in Charlotte and nationwide after World War II. The property retains its original one story, brick building with a glass front, Roman brick façade oriented to the street and a flat, overhanging roof. A flat canopy shelters the drive-in, curbside service areas which have lighted menus, call boxes, and trays. The canopy is trimmed with lights and decorated with signage. The restaurant was established by three Greek immigrants, Sam, George, and Nick Copsis, in 1955 when the brothers opened their first South 21 Drive-In on South Boulevard. This restaurant also remains intact and has been designated a local landmark. They opened a third drive-in (now gone) on North Tryon Street in the early 1960s.

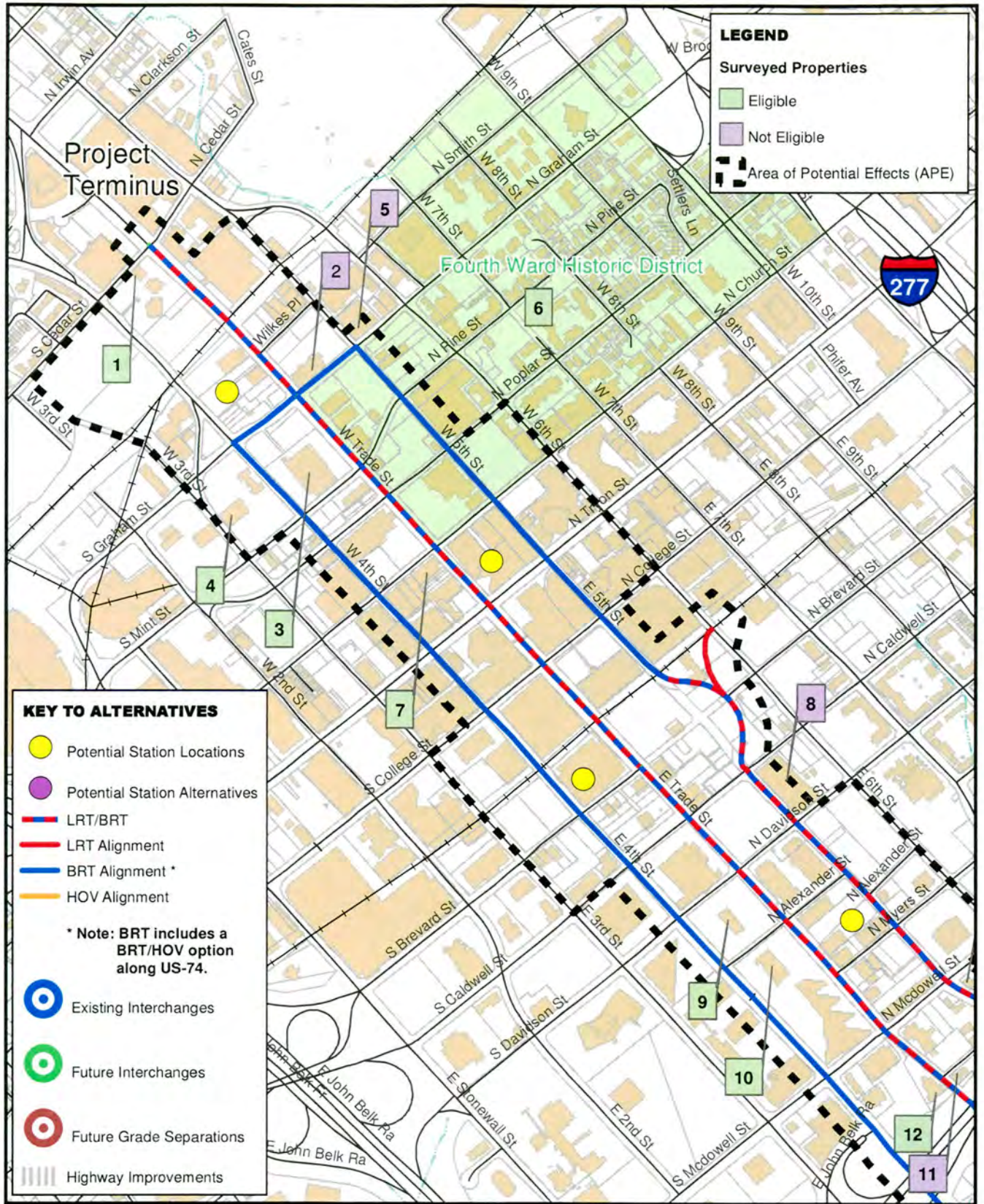
South 21 Drive-In is recommended as eligible for the National Register under Criterion A for commerce, under Criterion C for architecture, and under Criterion G for properties less than fifty years that have exceptional significance. The property is a well-preserved and rare surviving example of the modernistic, roadside commercial architecture constructed in Charlotte during the mid-twentieth century. In its architectural integrity and historical significance, this drive-in restaurants meets the registration requirements set forth for roadside commercial buildings in *Post-War Architectural Survey: National Register of Historic Places Multiple Property Documentation Form*, 2001 (Woodward and Wyatt 2001). The proposed National Register boundaries are depicted in **Figure 32**.

Figure 32

South 21 Drive-In
Proposed National Register Boundaries



**APPENDIX A:
AREA OF POTENTIAL EFFECTS (A.P.E.) MAPS**



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Southeast Corridor Rapid Transit and Highway Project

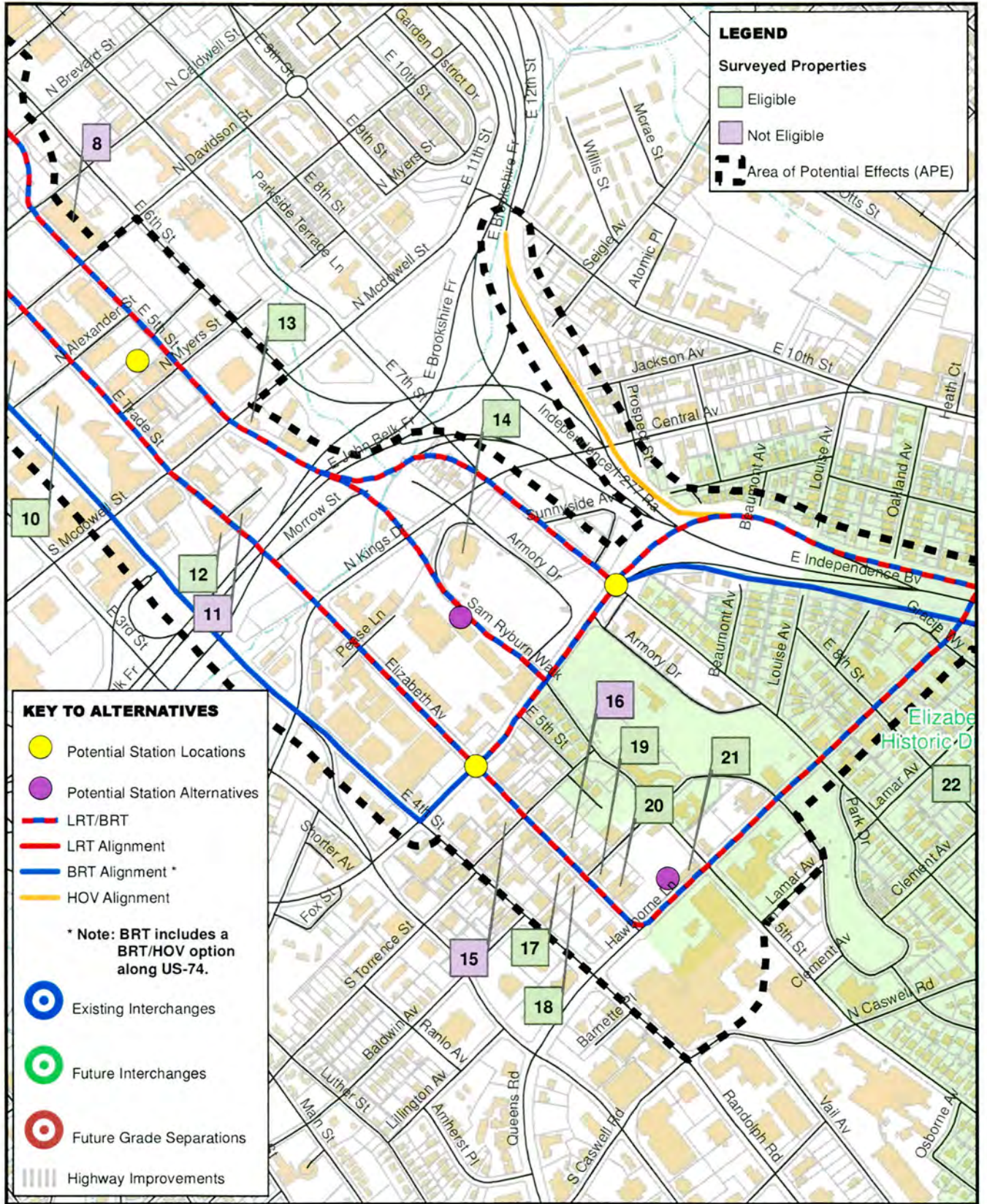


Area Of Potential Effects Map

City of Charlotte, North Carolina

Figure 2

Source: Historic Architectural Resources Survey and Report Prepared By Mattson Alexander and Associates, Charlotte, N.C., July 2005



Southeast Corridor Rapid Transit and Highway Project

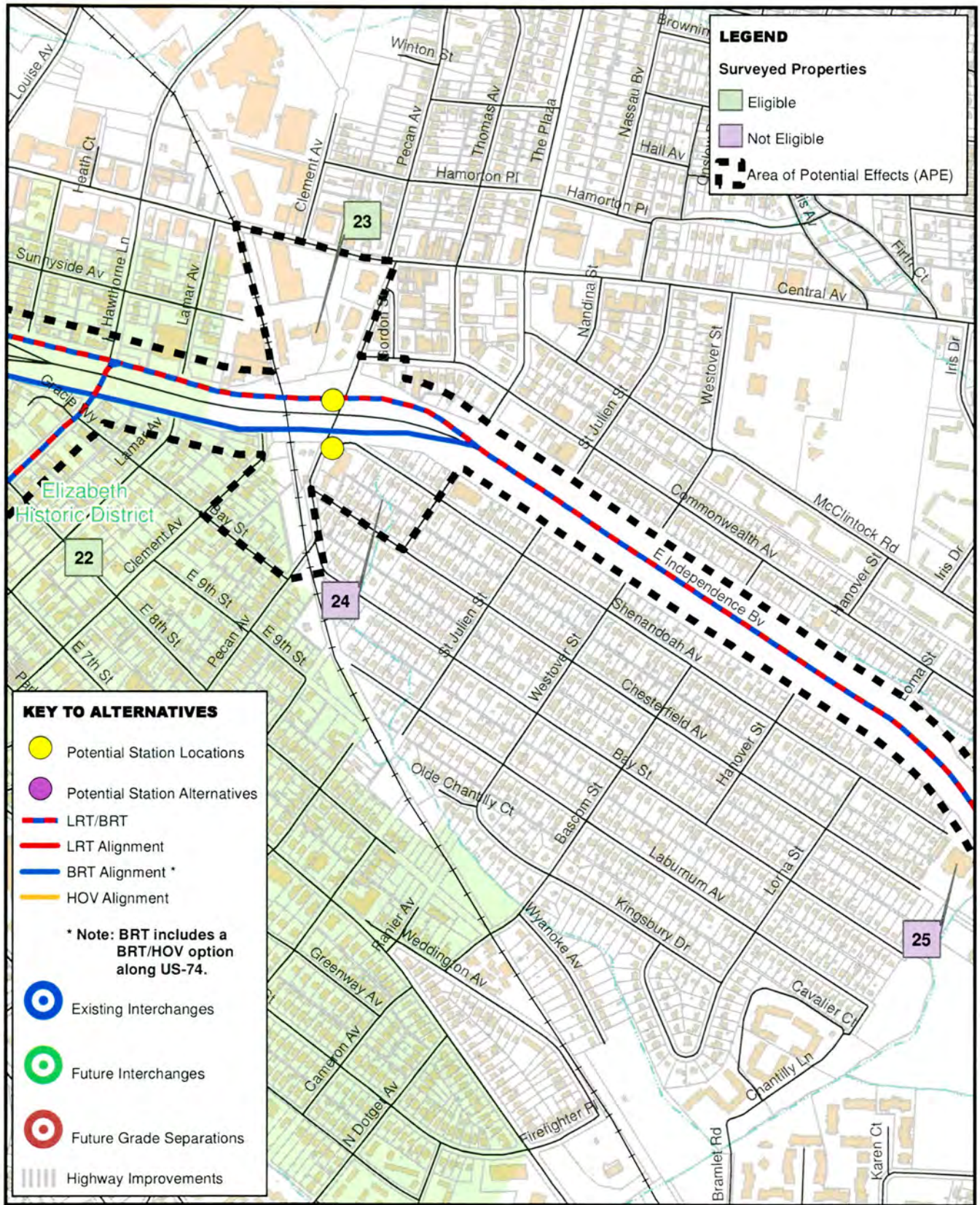


Area Of Potential Effects Map

City of Charlotte, North Carolina

Figure 3

Source: Historic Architectural Resources Survey and Report Prepared By Mattson Alexander and Associates, Charlotte, N.C., July 2005



Southeast Corridor Rapid Transit and Highway Project



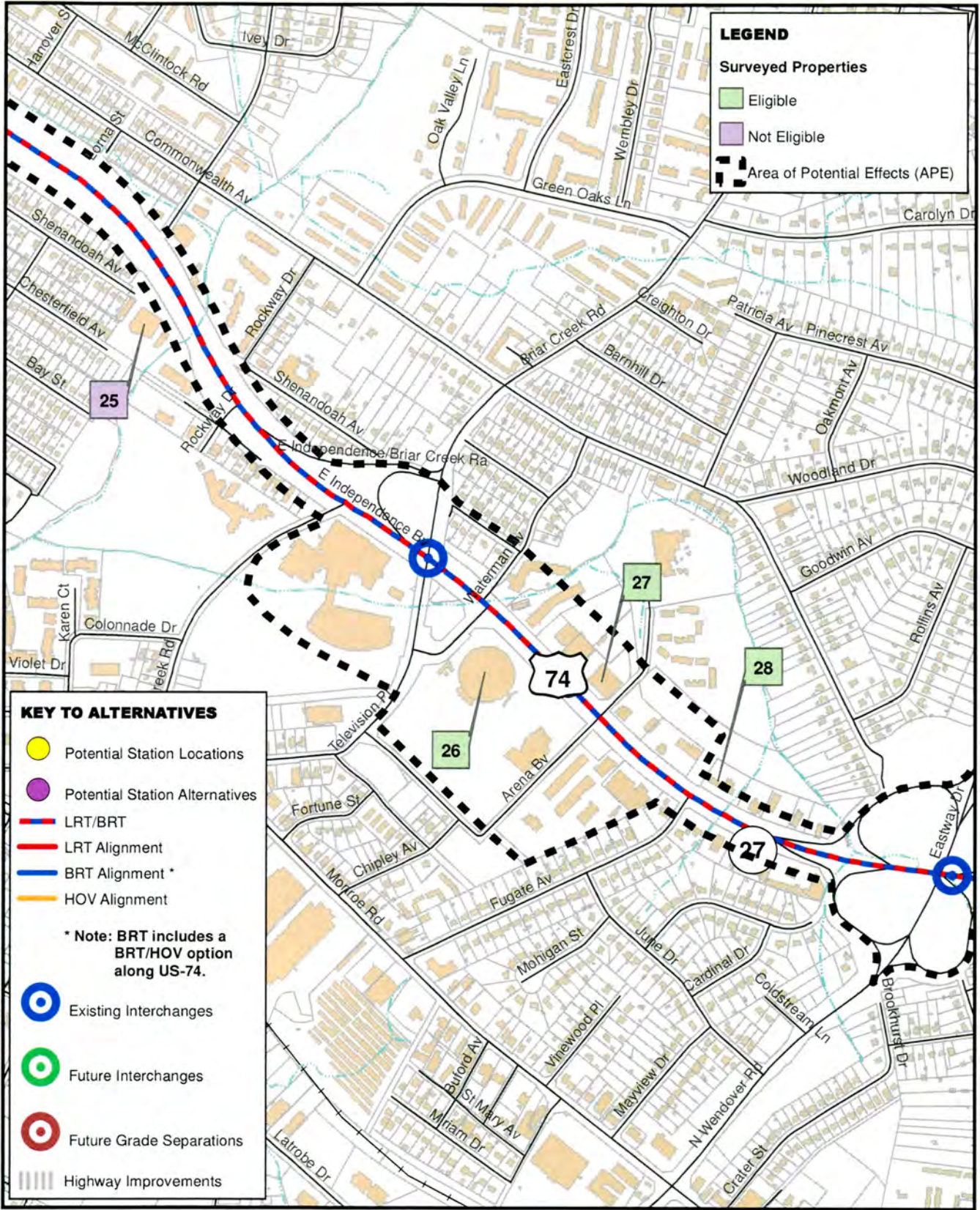
Area Of Potential Effects Map

City of Charlotte, North Carolina

Figure

4

Source: Historic Architectural Resources Survey and Report
 Prepared By Mattson Alexander and Associates,
 Charlotte, N.C., July 2005



Southeast Corridor Rapid Transit and Highway Project

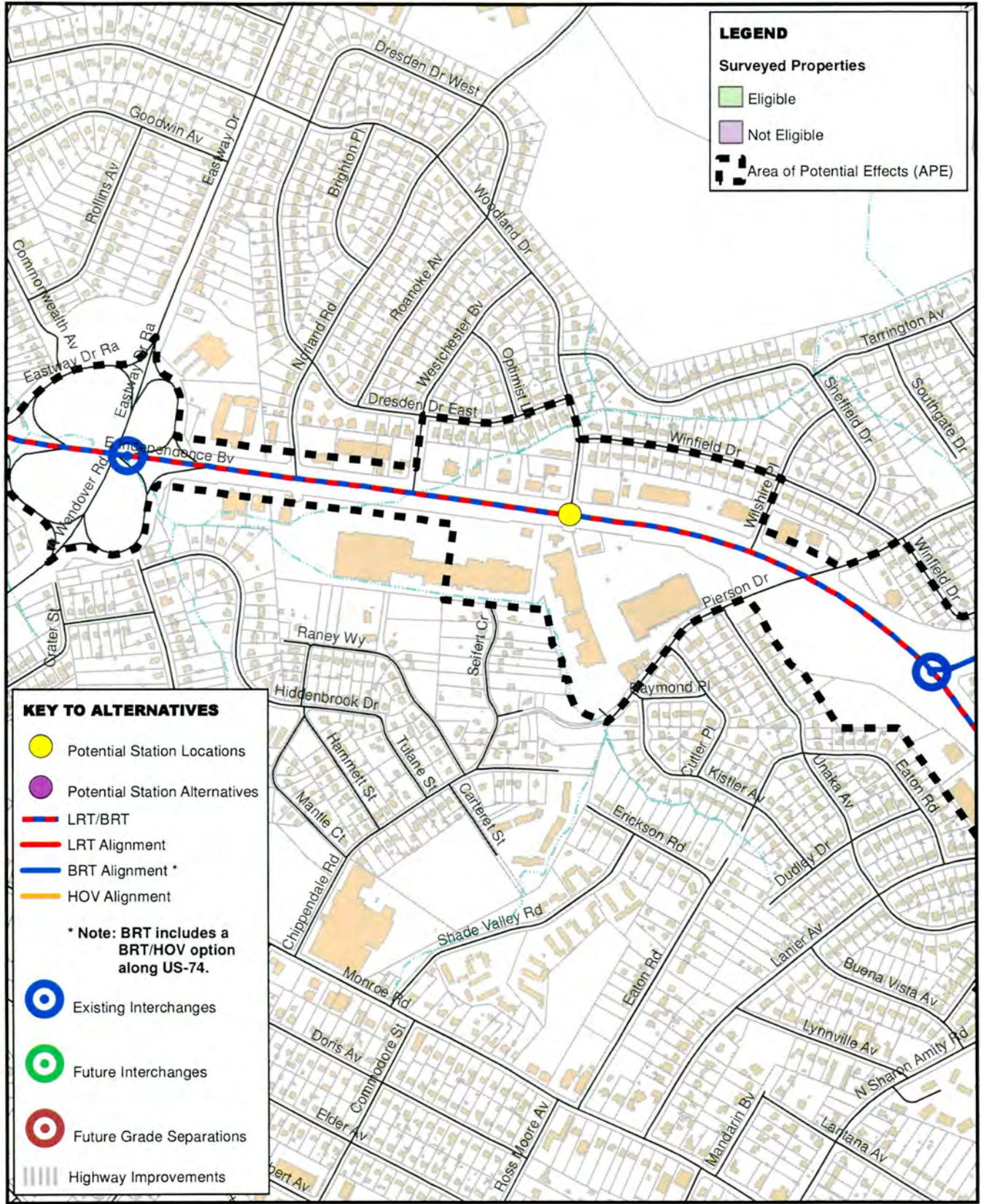


Area Of Potential Effects Map

City of Charlotte, North Carolina

Figure 5

Source: Historic Architectural Resources Survey and Report Prepared By Mattson Alexander and Associates, Charlotte, N.C., July 2005



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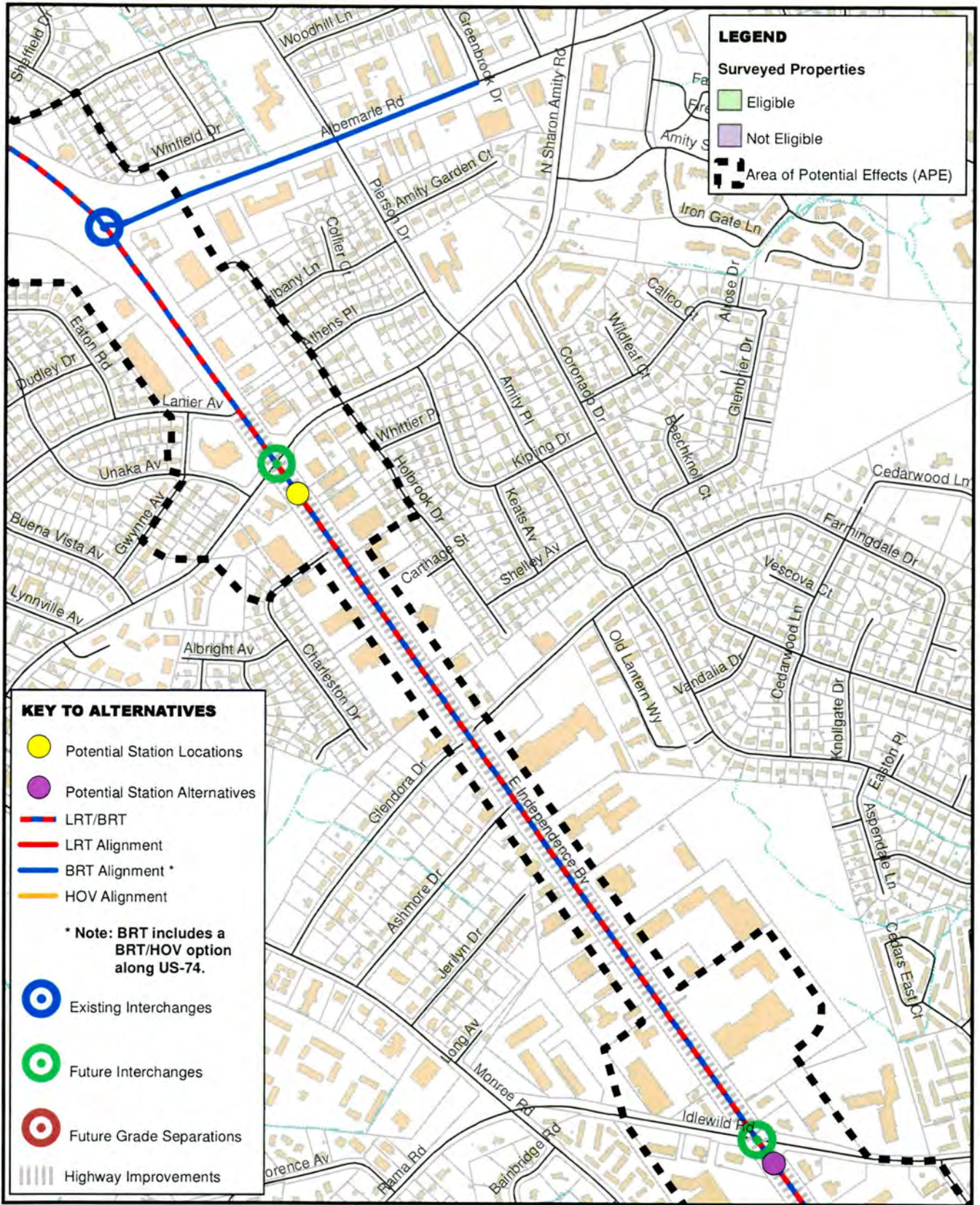
Southeast Corridor Rapid Transit and Highway Project



Area Of Potential Effects Map

City of Charlotte, North Carolina

Source: Historic Architectural Resources Survey and Report Prepared By Mattson Alexander and Associates, Charlotte, N.C., July 2005



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Southeast Corridor Rapid Transit and Highway Project

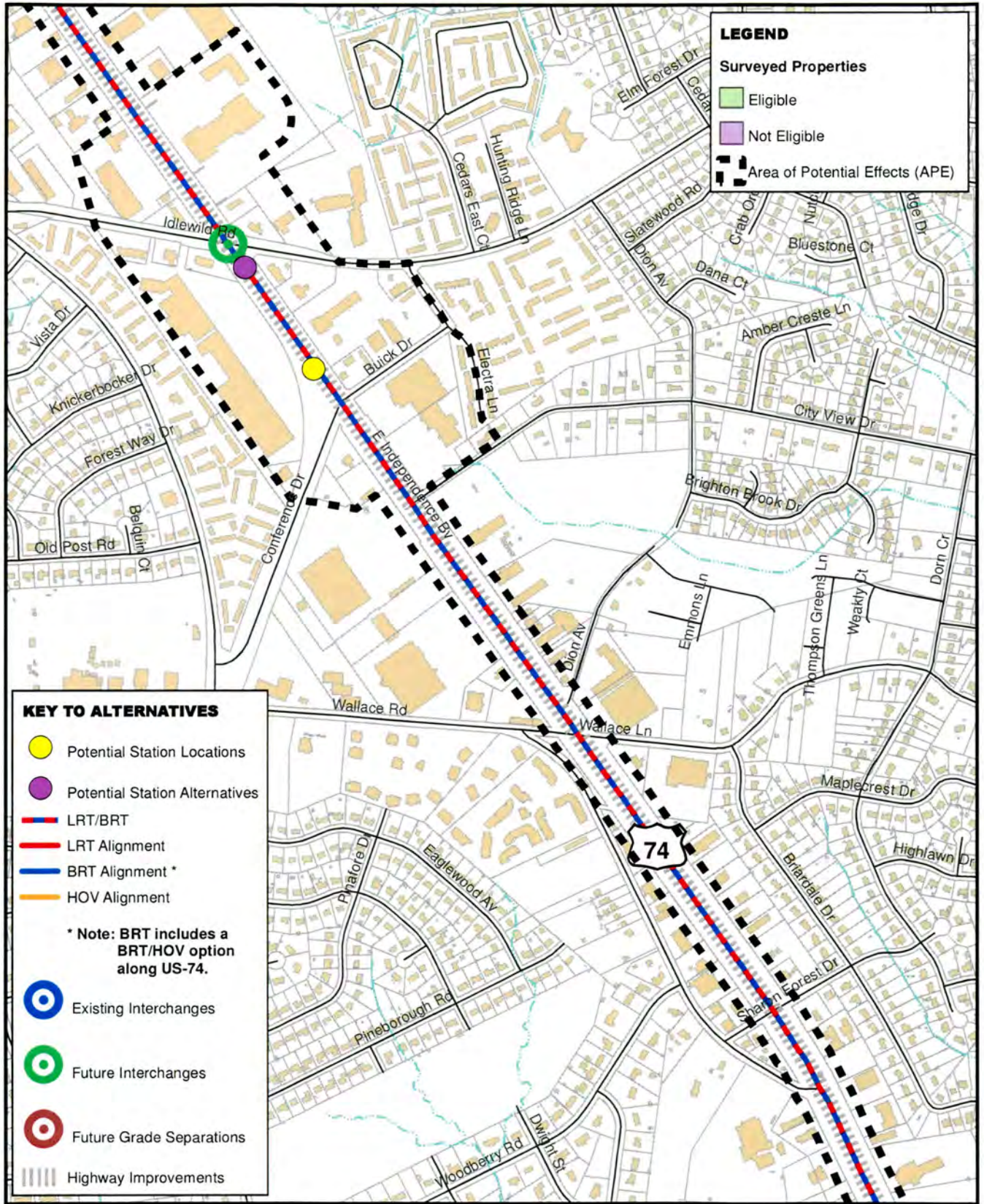


Area Of Potential Effects Map

City of Charlotte, North Carolina

Figure 7

Source: Historic Architectural Resources Survey and Report Prepared By Mattson Alexander and Associates, Charlotte, N.C., July 2005



Southeast Corridor Rapid Transit and Highway Project



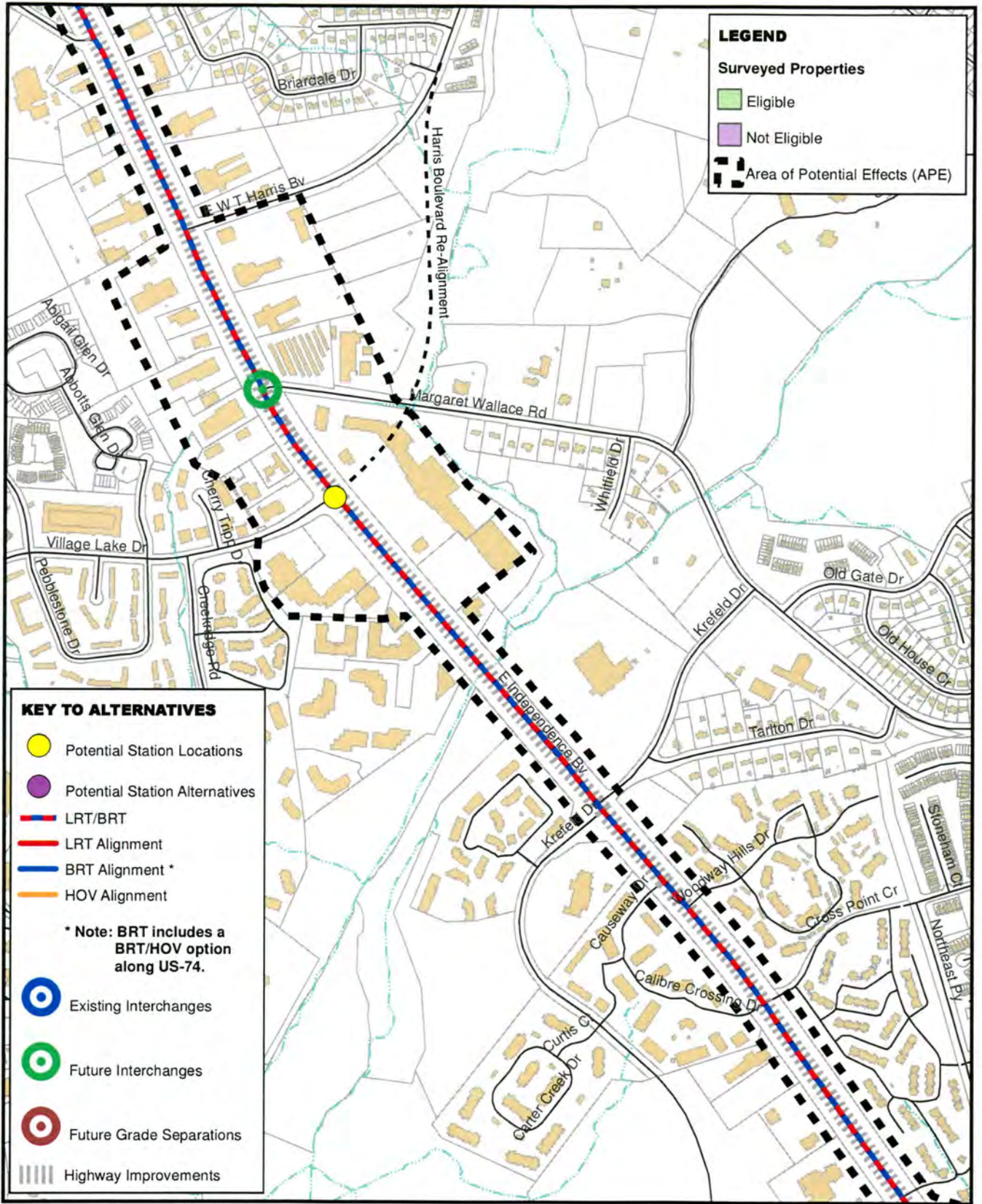
Area Of Potential Effects Map

City of Charlotte, North Carolina

Figure 8

Source: Historic Architectural Resources Survey and Report Prepared By Mattson Alexander and Associates, Charlotte, N.C., July 2005

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Southeast Corridor Rapid Transit and Highway Project

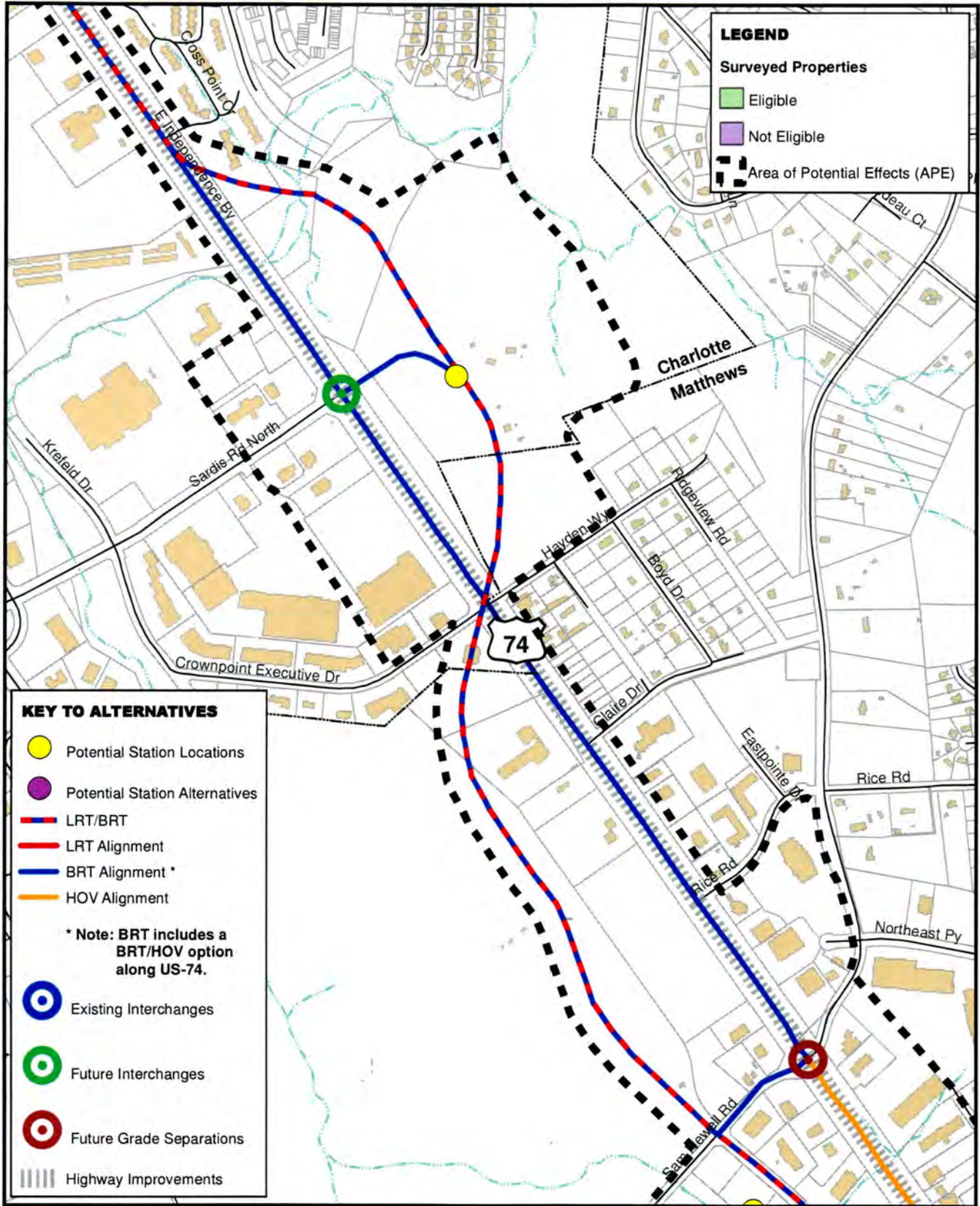


Area Of Potential Effects Map

City of Charlotte, North Carolina

Figure 9

Source: Historic Architectural Resources Survey and Report
 Prepared By Mattson Alexander and Associates,
 Charlotte, N.C., July 2005



Southeast Corridor Rapid Transit and Highway Project

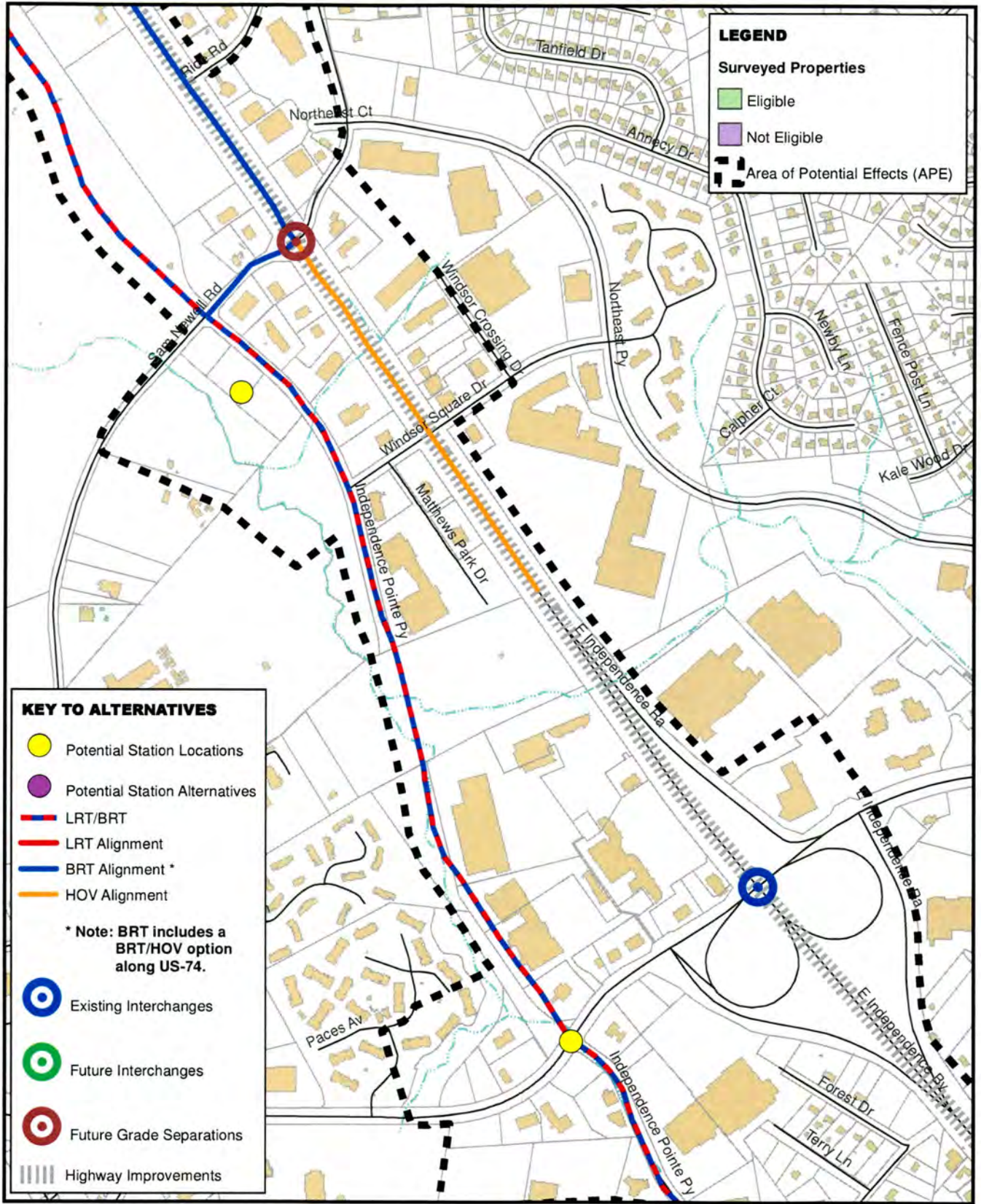


Area Of Potential Effects Map

City of Charlotte, North Carolina

Figure 10

Source: Historic Architectural Resources Survey and Report Prepared By Mattson Alexander and Associates, Charlotte, N.C., July 2005



Southeast Corridor Rapid Transit and Highway Project



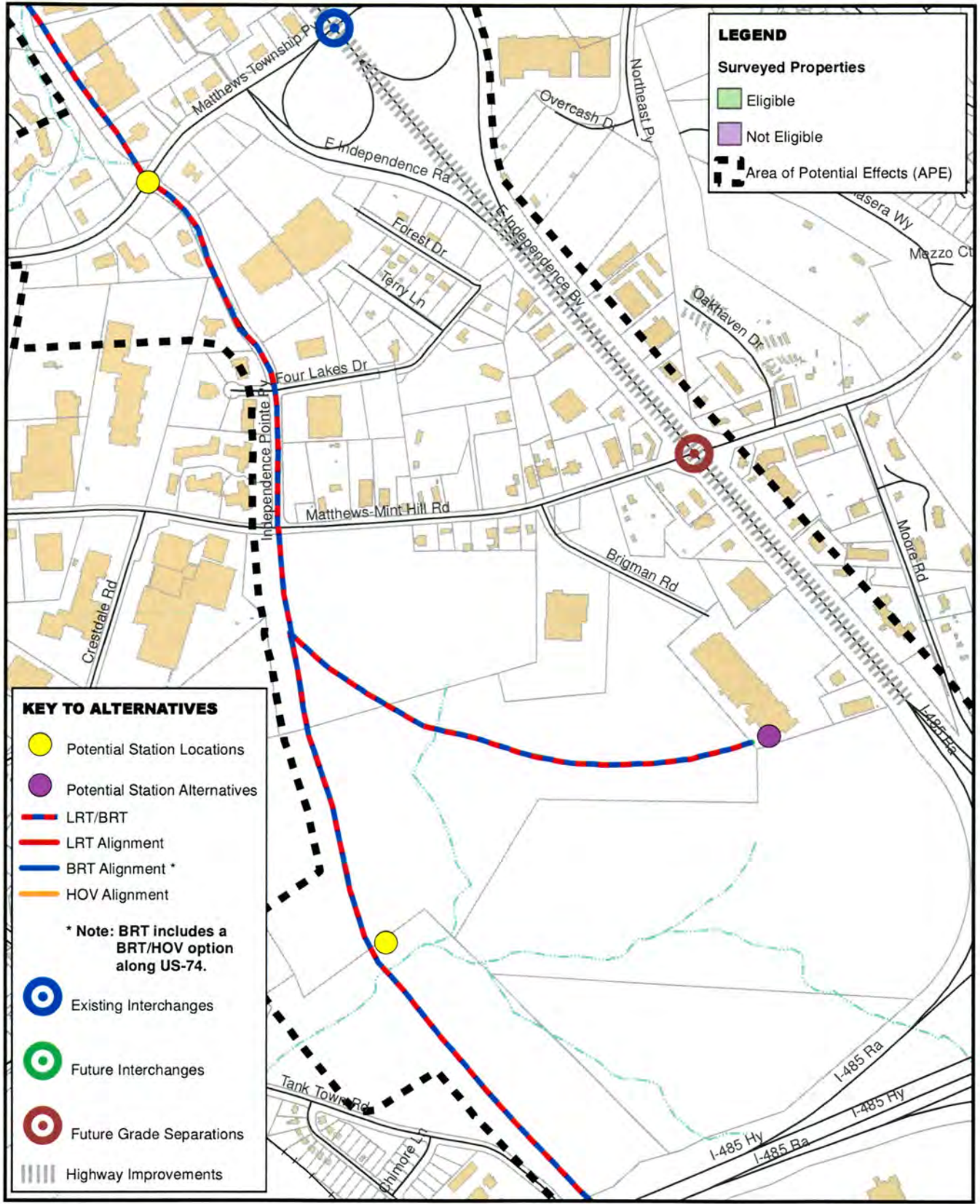
Area Of Potential Effects Map

City of Charlotte, North Carolina

Figure 11

Source: Historic Architectural Resources Survey and Report Prepared By Mattson Alexander and Associates, Charlotte, N.C., July 2005

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Southeast Corridor Rapid Transit and Highway Project

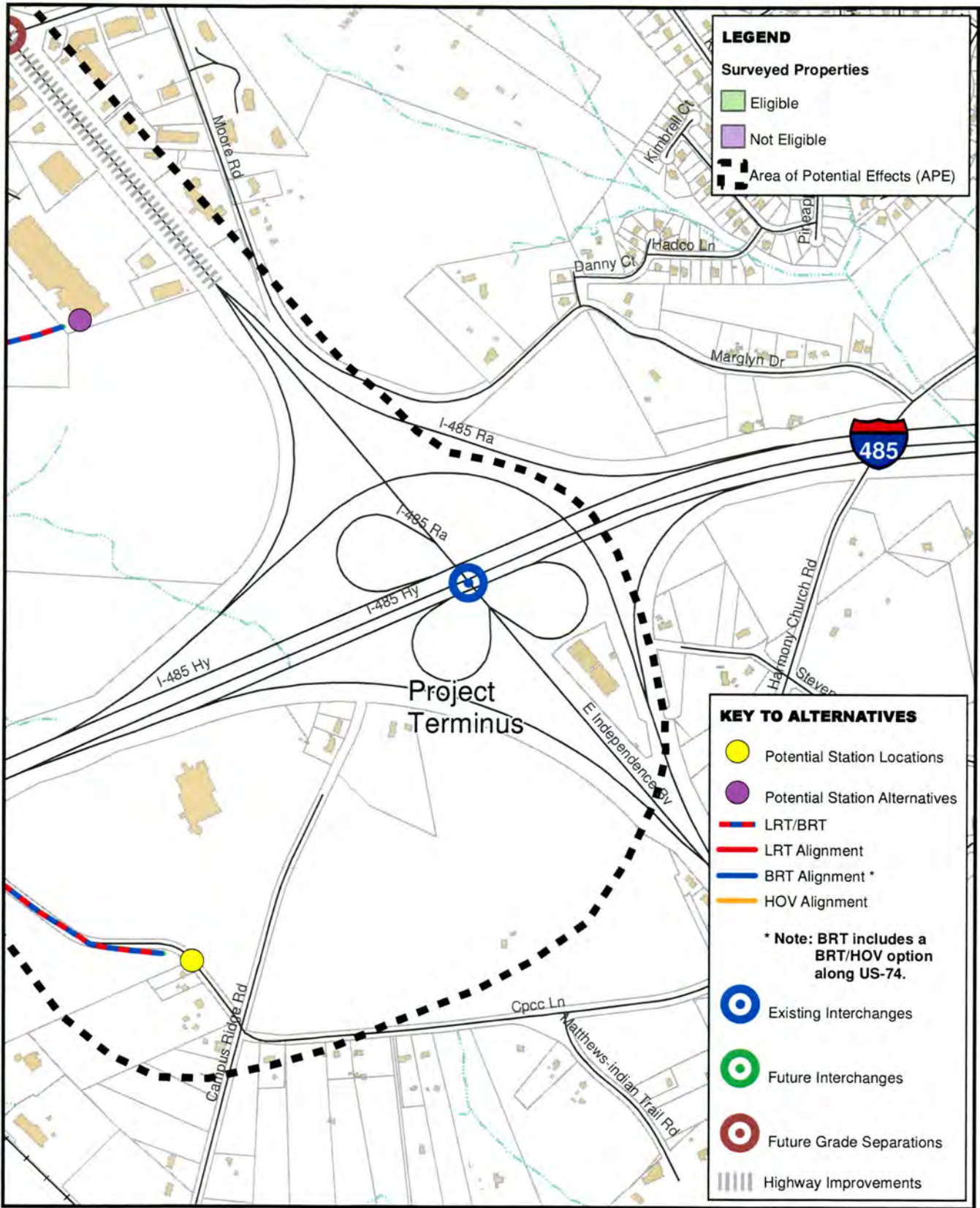


Area Of Potential Effects Map

City of Charlotte, North Carolina

Figure 12

Source: Historic Architectural Resources Survey and Report Prepared By Mattson Alexander and Associates, Charlotte, N.C., July 2005



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Southeast Corridor Rapid Transit and Highway Project



Source: Historic Architectural Resources Survey and Report
 Prepared By Mattson Alexander and Associates,
 Charlotte, N.C., July 2005

Area Of Potential Effects Map

City of Charlotte, North Carolina

**APPENDIX B:
RESOURCE PHOTOGRAPHS**



No. 1 West Avenue Presbyterian Church, Façade and Side (West) Elevation.



No. 1 West Avenue Presbyterian Church, Side (West Elevation).



No. 1 West Avenue Presbyterian Church, Modern Church in Background.



No. 2 Coddington Building (Polk Building), Façade and Side (East) Elevation.



No. 2 Coddington Building (Polk Building), Rear (North) Elevation.



No. 2 Coddington Building (Polk Building), Deteriorated Walls.



No. 3 Former U.S. Post Office, Building and Setting, Looking Northwest.



No. 4 Virginia Paper Company Warehouse, Side (East) Elevation.



No. 4 Virginia Paper Company Warehouse, Façade (North) Elevation.



No. 5 Charlotte Cotton Mills, Buildings and Setting, Looking North.



No. 5 Charlotte Cotton Mills, Building Facades, Looking East Along West Fifth Street.



No.6 Fourth Ward Historic District, West Trade Street, Looking East.



No. 7 Wachovia Bank and Trust Company Building, Building and Setting, Looking East Along Trade Street.



No. 8 Southern Bell Telephone Exchange Building, Building and Setting, Looking North Along Caldwell Street.



No. 8 Southern Bell Telephone Exchange Building, Façade Detail.



No. 8 Southern Bell Telephone Exchange Building, Façade (West) Elevation, Showing Additions.



No. 9 Charlotte City Hall, Building and Setting, Looking South From East Trade Street.



No. 10 Mecklenburg County Courthouse, Building and Setting, Looking South.



No. 11 Elizabeth Apartments, Looking North From Trade Street.



No. 11 Elizabeth Apartments, Looking East.



No. 11 Elizabeth Apartments, Looking North.



No. 12 East Avenue Tabernacle Associate Reformed Presbyterian Church, Church and Setting, Looking East.



No. 12 East Avenue Tabernacle Associate Reformed Presbyterian Church.



No. 13 J.P. Carr House, House and Setting, Looking East.



No. 14 American Legion Memorial Stadium, Looking West Across Independence Boulevard.



No. 14 American Legion Mem. Stadium, Looking West.



No. 15 House, House and Setting, Looking North.



No. 16 House, Looking East.



No. 16 House, Rear Elevation, Looking West.



No. 17 R.C. Biberstein House, Façade, Looking South.



No. 17 R.C. Biberstein House, Side (West) Elevation.



No. 17 R.C. Biberstein House, Side (East) Elevation.



No. 18 Medical Office Building, Looking West.



No. 18 Medical Office Building, Looking South.



No. 18 Medical Office Building, Rear, Looking North.



No. 18 Medical Office Building, Ground Level.



No. 18 Medical Office Building, Stairwell Detail.



No. 19 Commercial Block, 1601-1605 Elizabeth Avenue, Looking East.



No. 20 Commercial Buildings, 1609-1617 Elizabeth Avenue, Looking North.



No. 20 Commercial Buildings, 1609-1617 Elizabeth Avenue, Looking North.



No. 21 Hawthorne Medical Center, Building and Setting, Looking West.



No. 21 Hawthorne Medical Center, Looking North Along Hawthorne Lane.



No. 21 Hawthorne Medical Center, Building and Setting, Looking North Along Hawthorne Lane.



No. 22 Elizabeth Historic District, Houses Along Hawthorne Avenue, Looking South.



No. 23 Cole Manufacturing Company, Building and Setting, Looking South.



No. 23 Cole Manufacturing Company, Looking South.



No. 24 Houses, 2300 Block of Commonwealth Avenue, Looking South.



No. 24 Houses, 2100 Block of Shenandoah Avenue, Looking North.



No. 25 Commercial Strip, 2100 Block of Independence Boulevard, Looking East.



No. 25 Commercial Strip, 2100 Block of Independence Boulevard, Facades.



No. 25 Commercial Strip, 2100 Block of Independence Boulevard, Side (West) Elevation, Looking South.



No. 26 Charlotte Coliseum and Ovens Auditorium, Looking North.



No. 26 Charlotte Coliseum and Ovens Auditorium, Building and Setting, Looking South.



No. 27 J.N. Pease Associates Building, Building and Setting, Looking North.



No. 28 South 21 Drive-In Restaurant, Sign, Looking West Along Independence Boulevard.



No. 28 South 21 Drive-In Restaurant, Looking South.



No. 28 South 21 Drive-In Restaurant, Looking East.

**APPENDIX C:
PROFESSIONAL QUALIFICATIONS**

Frances P. Alexander
Architectural Historian

Education

- 1991 M.A. American Civilization-Architectural History
George Washington University
Washington, D.C.
- 1981 B.A. History with High Honors
Guilford College
Greensboro, North Carolina

Relevant Work Experience

- 1991-date Architectural Historian, Mattson, Alexander and Associates, Inc.
Charlotte, North Carolina
- 1988-1991 Department Head, Architectural History Department
Engineering-Science, Inc., Washington, D.C.
- 1987-1988 Architectural Historian, Historic American Buildings Survey/Historic
American Engineering Record, National Park Service, Washington, D.C.
- 1986-1987 Historian, National Register of Historic Places, National Park Service,
Washington, D.C.
- 1986 Historian, Historic American Engineering Record, National Park Service,
Chicago, Illinois

Richard L. Mattson, Ph.D.
Historical Geographer

Education

- 1988 Ph.D. Geography
University of Illinois, Urbana, Illinois
- 1980 M.A. Geography
University of Illinois, Urbana, Illinois
- 1976 B.A. History, Phi Beta Kappa
University of Illinois, Urbana, Illinois

Relevant Work Experience

- 1991-date Historical Geographer, Mattson, Alexander and Associates, Inc.
Charlotte, North Carolina
- 1991 Visiting Professor, History Department, Queens College, Charlotte, North Carolina
- Developed and taught course on the architectural history of the North Carolina Piedmont, focusing on African-American architecture, textile-mill housing, and other types of vernacular landscapes.
- 1989-1991 Mattson and Associates, Historic Preservation Consulting
Charlotte, North Carolina
- 1988 Visiting Professor, Department of Urban and Regional Planning,
University of Illinois, Urbana, Illinois
- Taught historic preservation planning workshop, developed and taught course on the history of African-American neighborhoods. The latter course was cross-listed in African-American Studies.
- 1984-1989 Private Historic Preservation Consultant,
Raleigh, North Carolina
- 1981-1984 Academic Advisor, College of Liberal Arts and Sciences, University of
Illinois, Urbana, Illinois
- 1981 Instructor, Department of Geography, University of Illinois, Urbana,
Illinois
- 1978-1980 Private Historic Preservation Consultant, Champaign, Illinois