

North Carolina Department of Natural and Cultural Resources
State Historic Preservation Office

Ramona M. Bartos, Administrator

Governor Roy Cooper

Secretary D. Reid Wilson

September 3, 2021

Matt Miller

matt.miller@woodplc.com

Wood Environment & Infrastructure Solutions, Inc.

2801 Yorkmont Road, Suite 100

Charlotte, North Carolina 28208

Re: Evaluation of Druid Hills Neighborhood, Charlotte, Mecklenburg County, ER 18-4136

Dear Mr. Miller:

Thank you for your letter of July 23, 2021, transmitting the Historic Structure Survey Report (HSSR), "Druid Hills, Charlotte, Mecklenburg County, North Carolina," prepared by Richard Grubb & Associates. We have reviewed the HSSR and offer the following comments. We apologize for the delay in our response and any inconvenience it may have caused.

After reviewing the Historic Structures Survey Report that evaluates the National Register eligibility of the Druid Hills neighborhood in Charlotte, we concur with the report's findings. The report examined the seven neighborhoods that make up Druid Hills plus the overall Druid Hills Neighborhood. We concur with the determinations of eligibility for the following properties for the reasons listed in the report. We do not recommend changes to the HSSR and accept this version as final.

SSN	Resource	NRHP Determination
MK4446	Graham Heights	Not Eligible
MK4447	Graham Heights West	Eligible under A and C
MK4448	Statesville Avenue Terrace/Druid Hills North	Not Eligible
MK4449	Druid Hills South	Not Eligible
MK4450	Edison Heights	Not Eligible
MK4451	Douglas Terrace	Not Eligible
MK4452	Mona Drive	Not Eligible
MK4453	Druid Hills Neighborhoods Historic District	Eligible under A

We note that five individual properties (listed below) were assigned survey site file numbers, but no further investigation was recommended. We do not object to this recommendation.

SSN	Resource
MK4454	Tryon Hills Elementary
MK4455	(former) Hutchison Avenue Baptist Church
MK4456	(former) Gillespie United Methodist Church
MK4457	(former) Walls Memorial AME Zion Church
MK4458	(former) Statesville Avenue Presbyterian Church

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 919-814-6579 or environmental.review@ncdcr.gov. In all future communication concerning this project, please cite the above-referenced tracking number.

Sincerely,

for Ramona Bartos, Deputy
State Historic Preservation Officer

cc Pam Alexander, City of Charlotte
Kristi Harpst, City of Charlotte
Ellen Turco, RGA
Lenwood Smith, DHUD
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July 23, 2021

Ms. Renee Gledhill-Earley
State Historic Preservation Office
Division of Historical Resources
Office of Archives and History
North Carolina Department of Natural and Cultural Resources
MSC 4617, Raleigh, NC 27699

Subject: Letter of Transmittal
Historic Structures Survey Report
Project Name: **Druid Hills**
Charlotte, Mecklenburg County, North Carolina
HPO ER #: **ER 18-4136**

Dear Ms. Gledhill-Earley:

Wood Environment & Infrastructure Solutions, Inc. (Wood) on behalf of the City of Charlotte Housing & Neighborhood Services ("City") is pleased to submit this Historic Structures Survey Report in response to the State Historic Preservation Office comments (letter dated February 28, 2019) regarding the Section 106 review for the above-referenced site located in Charlotte, Mecklenburg County, North Carolina. The City sponsored this Druid Hills Historic Structures Survey Report in anticipation of future undertakings that may be funded by the U.S. Department of Housing and Urban Development and would therefore be subject to Section 106 of the National Historic Preservation Act.

Richard Grubb & Associates, Inc. (RGA) was selected to undertake the project and prepared a Historic Structures Survey Report with National Register of Historic Places (NRHP) eligibility evaluations for potential districts in an area on the north side of Charlotte known as Druid Hills and the seven neighborhoods that comprise it: Graham Heights West (MK4447), Statesville Avenue Terrace/Druid Hills North (MK4448), Druid Hills South (MK4449), Edison Heights (MK4450), Douglas Terrace (MK4451), Mona Drive (MK4452), and Graham Heights (MK4446).

RGA conducted background research to develop a historic context for post-World War II neighborhoods on the north side of Charlotte, and fieldwork to document and assess the NRHP eligibility of Druid Hills and its seven component neighborhoods. Each of the seven neighborhoods, as well as a larger Druid Hills Neighborhoods Historic District, were evaluated using the NRHP Criteria for Eligibility. As a result of this assessment, and for the purposes of compliance with Section 106 of the National Historic Preservation Act, as amended, RGA recommends that the Druid Hills Neighborhoods Historic District (MK4453) is

eligible for the NRHP under Criterion A and that the Graham Heights West Historic District (MK4447) is eligible for the NRHP under Criteria A and C.

Enclosed please find a hard copy of the Historic Structures Survey Report and printed Survey Site Files. Also enclosed is a CD containing the following items:

- ACCESS database
- Digital Photographs
- GIS Data
- PDF's of Report and Survey Files

Project Applicant Contact Information

Name: Pamela Alexander, MFFI

Title: Risk Management/Compliance Officer

Company: City of Charlotte Housing & Neighborhood Services (HNS)

Email: Pam.Alexander@charlottenc.gov

Telephone: (704) 336-5559

Closing

If you have questions or concerns regarding this letter, please contact me at (704) 357-5527 or by email at matt.miller@woodplc.com at your convenience.

Sincerely,

Wood Environment & Infrastructure Solutions, Inc.



Matt Miller
Environmental Scientist

Enclosures

HISTORIC STRUCTURES SURVEY REPORT



DRUID HILLS

Charlotte, Mecklenburg County, North Carolina

PREPARED FOR:

City of Charlotte
Department of Housing and Neighborhood Services
600 East Trade Street
Charlotte, North Carolina 28202

June 2021



RICHARD
GRUBB &
ASSOCIATES

HISTORIC STRUCTURES SURVEY

DRUID HILLS REPORT

Charlotte, Mecklenburg County, North Carolina

Principal Investigator:

Ellen Turco, Principal Senior Historian

Author:

Debbie Bevin, Senior Architectural Historian

Prepared by:

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Prepared for:

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Date:

June 7, 2021

TABLE OF CONTENTS

Table of Contents	i
List of Figures, Photo Plates, and Tables	iii
1.0 Management Summary	1
2.0 Project Description and Methodology	2-1
3.0 Historical and Architectural Context	3-1
3.1 Early History of Charlotte through the Civil War	3-1
3.2 Housing Patterns and the Beginnings of Racial Segregation in Charlotte	3-1
3.3 The Impact of New Deal Programs on Housing in Charlotte	3-3
3.4 World War II and the Post-World War II Era in Charlotte	3-5
3.5 Druid Hills History	3-7
3.6 Architectural Context	3-12
4.0 Druid Hills Neighborhoods Historic District (MK4453)	4-1
4.1 Integrity	4-1
4.2 Evaluation for Listing in the National Register of Historic Places	4-1
4.3 Recommended NRHP Boundary	4-2
5.0 Graham Heights West Historic District (MK4447)	5-1
5.1 History	5-1
5.2 Description	5-3
5.3 Integrity	5-3
5.4 Evaluation for Listing in the National Register of Historic Places	5-8
5.5 Recommended NRHP Boundary	5-9
6.0 Statesville Avenue Terrace/Druid Hills North (MK4448)	6-1
6.1 History	6-1
6.2 Description	6-5
6.3 Integrity	6-5
6.4 Evaluation for Listing in the National Register of Historic Places	6-10
7.0 Druid Hills South (MK4449)	7-1
7.1 History	7-1
7.2 Description	7-4
7.3 Integrity	7-4
7.4 Evaluation for Listing in the National Register of Historic Places	7-10
8.0 Edison Heights (MK4450)	8-1
8.1 History	8-1
8.2 Physical Description	8-4
8.3 Integrity	8-4
8.4 Evaluation for Listing in the National Register of Historic Places	8-8

9.0 Douglas Terrace (MK4451).....	9-1
9.1 History	9-1
9.2 Physical Description	9-4
9.3 Integrity	9-4
9.4 Evaluation for Listing in the National Register of Historic Places	9-4
10.0 Mona Drive (MK4452)	10-1
10.1 History	10-1
10.2 Physical Description	10-1
10.3 Integrity	10-1
10.4 Evaluation for Listing in the National Register of Historic Places	10-7
11.0 Graham Heights (MK4446)	11-1
11.1 History	11-1
11.2 Physical Description	11-13
11.3 Integrity	11-14
11.4 Evaluation for Listing in the National Register of Historic Places	11-14
12.0 Individual Buildings.....	12-1
13.0 References	12-3

Appendices:

- Appendix A: National Register of Historic Places Criteria for Eligibility
- Appendix B: Resumes

LIST OF FIGURES, PHOTO PLATES, AND TABLES

FIGURES:

Figure 2.1: Street map of Druid Hills Survey Area	2-2
Figure 2.2: Aerial map of Druid Hills Survey Area.....	2-3
Figure 2.3: Street map of Druid Hills Survey Area showing neighborhoods	2-4
Figure 2.4: Aerial map of Druid Hills Survey Area showing neighborhoods.....	2-5
Figure 2.5: Aerial map of Druid Hills Survey Area showing properties over fifty years of age.....	2-6
Figure 3.1: Map of African American neighborhoods in Charlotte circa 1917	3-2
Figure 3.2: Residential Security Map of Charlotte, NC	3-4
Figure 3.3: 1942 photograph of U.S. Army Quartermaster Corps Depot.....	3-6
Figure 3.4: Building Zone Map for Charlotte, NC	3-8
Figure 3.5: Douglas Terrace advertisement.....	3-9
Figure 3.6: Aerial map showing majority racial composition of Druid Hills Survey Area neighborhoods, circa 1950.....	3-11
Figure 3.7: Druid Hills South advertisement.....	3-13
Figure 3.8: FHA sample small house plans.....	3-13
Figure 3.9: Map of comparable 1940s-1960s neighborhoods	3-19
Figure 4.1: Aerial photograph showing the recommended NRHP boundary for the Druid Hills Neighborhoods Historic District (MK4453).....	4-3
Figure 5.1: Graham Heights West Survey Area (MK4447)	5-2
Figure 5.2: Aerial photograph showing the recommended NRHP boundary for the Graham Heights West Historic District (MK4447).....	5-10
Figure 6.1: Statesville Avenue Terrace/Druid Hills North Survey Area (MK4448)	6-2
Figure 6.2: Plat of Statesville Avenue Terrace 1945	6-3
Figure 6.3: 1978 aerial imagery of northwest section of Statesville Avenue Terrace/Druid Hills North	6-4
Figure 6.4: 1036 Holland Avenue in 2019 and 2020.....	6-7
Figure 7.1: Druid Hills South Survey Area (MK4449) (World Imagery, ESRI 2021).....	7-2

Figure 7.2: Plat of Druid Hills (Druid Hills South) 1940.....	7-3
Figure 8.1: Edison Heights Survey Area (MK4450).....	8-2
Figure 8.2: Edison Heights advertisement.....	8-3
Figure 9.1: Douglas Terrace Survey Area (MK4451).....	9-2
Figure 9.2: Plat of Douglas Terrace 1947.....	9-3
Figure 10.1: Mona Drive Survey Area (MK4452).....	10-2
Figure 10.2: Property of B.L. Blackwell, Subdivided (Mona Drive) 1947.....	10-3
Figure 10.3: Mona Drive advertisement.....	10-4
Figure 11.1: Graham Heights Survey Area (MK4446).....	11-2
Figure 11.2: 1949 photograph of construction in Graham Heights.....	11-3
Figure 11.3: Graham Heights advertisement.....	11-4
Figure 11.4: Graham Heights advertisement.....	11-8
Figure 12.1: Street map of individual resources recorded in Druid Hills survey area.....	12-2

PHOTO PLATES:

Plate 3.1: Typical brick-veneered Minimal Traditional house in Graham Heights (2223 Bancroft Street).	3-15
Plate 3.2: Typical frame Minimal Traditional house (with replacement siding) in Graham Heights (3008 Dogwood Avenue).	3-15
Plate 3.3: Minimal Traditional house with picture window in Graham Heights West (2309 Olando Street).....	3-16
Plate 3.4: Minimal Traditional duplex in Graham Heights (2802 Grimes Street).	3-16
Plate 3.5: Typical Compact Ranch house in Druid Hills South (1405 Norris Avenue).....	3-17
Plate 3.6: Compact Ranch house with Colonial Revival details in Graham Heights West (1200 Moretz Avenue).	3-17
Plate 3.7: Compact Ranch house with metal casement window and picture window in Graham Heights (2739 Bancroft Street).....	3-18
Plate 3.8: Compact Ranch house with metal porch posts and awnings in Graham Heights (2714 Dogwood Avenue).	3-18
Plate 3.9: Double Oaks streetscape on Rush Wind Drive at Peaceful Way Drive.....	3-21

Plate 3.10:	Lincoln Heights streetscape on Newland Road at Lincoln Heights Court.....	3-21
Plate 3.11:	Typical Ranch house in McCrorey Heights (1624 Madison Avenue).	3-22
Plate 3.12:	Plaza Acres Streetscape at Jensen Street and McMillan Street.....	3-22
Plate 3.13:	New construction in Plaza Acres (1255 Meadow Lane).....	3-23
Plate 5.1:	Minimal Traditional house with picture window in Graham Heights West (2513 Rachel Street).	5-4
Plate 5.2:	Minimal Traditional duplex in Graham Heights West (2329 Rachel Street).....	5-4
Plate 5.3:	Minimal Traditional triplexes in Graham Heights West on Orlando Street.	5-5
Plate 5.4:	Minimal Traditional apartment building in Graham Heights West (2312 Orlando Street).	5-5
Plate 5.5:	Minimal Traditional apartments in Graham Heights West (2516 Rachel Street).	5-6
Plate 5.6:	Compact Ranch in Graham Heights West (2656 Rachel Street).	5-6
Plate 5.7:	Compact Ranch with decorative metal porch posts in Graham Heights West (1023 Moretz Avenue).	5-7
Plate 5.8:	Linear Ranch in Graham Heights West (2624 Jefferson Davis Street).....	5-7
Plate 6.1:	Druid Hills Park in Statesville Avenue Terrace/Druid Hills North.....	6-6
Plate 6.2:	New construction in Statesville Avenue Terrace/Druid Hills North (Wainwright Avenue).	6-6
Plate 6.3:	Vernacular side-gable house in Statesville Avenue Terrace/Druid Hills North (833 Rodey Avenue).	6-8
Plate 6.4:	Typical Minimal Traditional house in Statesville Avenue Terrace/Druid Hills North (1029 Justice Avenue).	6-8
Plate 6.5:	Set of three small Minimal Traditional houses on a single lot in Statesville Avenue Terrace/Druid Hills North (1037 McArthur Avenue).....	6-9
Plate 6.6:	New construction in Statesville Avenue Terrace/Druid Hills North (805-817 McArthur Avenue).	6-9
Plate 7.1:	Typical brick-veneered Minimal Traditional house in Druid Hills South (1024 Druid Circle).	7-5
Plate 7.2:	Typical frame Minimal Traditional house (with replacement siding) in Druid Hills South (1025 Druid Circle).	7-5
Plate 7.3:	Typical Minimal Traditional house in Druid Hills South (1012 Druid Circle).	7-6

Plate 7.4:	Typical Compact Ranch in Druid Hills South (1409 Moretz Avenue).	7-6
Plate 7.5:	Compact Ranch with high material integrity in Druid Hills South (933 Druid Circle).	7-7
Plate 7.6:	Tudor Revival style house in Druid Hills South (2422 Edison Street).	7-7
Plate 7.7:	Tudor Revival style house in Druid Hills South (1017 Druid Circle).	7-8
Plate 7.8:	Minimal Traditional house with replacement materials and enclosed side porch in Druid Hills South (1037 Druid Circle).	7-8
Plate 7.9:	(former) Walls Memorial AME Zion Church (MK4457).	7-9
Plate 7.10:	United House of Prayer for All People (1523 Moretz Avenue).	7-9
Plate 8.1:	Typical Minimal Traditional house in Edison Heights (2300 Edison Street).	8-5
Plate 8.2:	Typical Minimal Traditional house in Edison Heights (2013 Edison Street).	8-5
Plate 8.3:	Minimal Traditional house with gable-front wing and façade chimney in Edison Heights (2017 Edison Street).	8-6
Plate 8.4:	Minimal Traditional/Tudor Revival house in Edison Heights (2212 Edison Street).	8-6
Plate 8.5:	Minimal Traditional house with replacement materials in Edison Heights (2226 Edison Street).	8-7
Plate 8.6:	New construction in Edison Heights (2114 Edison Street).	8-7
Plate 9.1:	Typical Minimal Traditional house in Douglas Terrace (2116 Vanderbilt Road).	9-5
Plate 9.2:	Typical Minimal Traditional house in Douglas Terrace (2401 Arden Street).	9-5
Plate 9.3:	Minimal Traditional house with hipped roof in Douglas Terrace (2104 Vanderbilt Road).	9-6
Plate 9.4:	Brick-veneered Compact Ranch in Douglas Terrace (1015 Kohler Avenue).	9-6
Plate 9.5:	Minimal Traditional/Tudor Revival house in Douglas Terrace (1017 Kohler Avenue).	9-7
Plate 9.6:	Minimal Traditional house with replacement materials and enclosed side porch in Douglas Terrace (2101 Vanderbilt Road).	9-7
Plate 9.7:	House with addition in Douglas Terrace (1014 Lomond Avenue).	9-8
Plate 9.8:	House with original wood siding and windows in Douglas Terrace (2308 Vanderbilt Road).	9-8
Plate 10.1:	Typical Minimal Traditional house in Mona Drive (1121 Mona Drive).	10-5

Plate 10.2:	Typical Minimal Traditional house in Mona Drive (1120 Mona Drive).....	10-5
Plate 10.3:	Minimal Traditional house in Mona Drive with replacement siding and windows (1133 Mona Drive).....	10-6
Plate 11.1:	Graham Heights streetscape on Bancroft Street at Concordia Avenue with downtown skyline visible.	11-5
Plate 11.2:	View of vacant lots on Catalina Avenue in Graham Heights where multiple houses have been demolished.	11-5
Plate 11.3:	Typical Minimal Traditional house with original wood siding in Graham Heights (2905 Dogwood Avenue).....	11-6
Plate 11.4:	Typical brick-veneered Minimal Traditional house in Graham Heights (2209 Bancroft Street).	11-6
Plate 11.5:	Minimal Traditional/Tudor Revival house in Graham Heights (2920 Dogwood Avenue).....	11-7
Plate 11.6:	Example of a “GI Box” Minimal Traditional house in Graham Heights (2709 Catalina Avenue).....	11-7
Plate 11.7:	One of seven Minimal Traditional houses on Franklin Avenue in Graham Heights with decorative octagonal windows (501 Franklin Avenue).....	11-8
Plate 11.8:	Compact Ranch with metal casement and picture windows in Graham Heights (2214 Bancroft Street).	11-9
Plate 11.9:	Compact Ranch with scrolled metal porch posts and metal awnings in Graham Heights (2722 Grimes Street).....	11-9
Plate 11.10:	Minimal Traditional house with replacement materials and enclosed porch in Graham Heights (2920 Bancroft Street).....	11-10
Plate 11.11:	Tryon Hills Elementary School (MK4454).....	11-10
Plate 11.12:	(former) Hutchison Avenue Baptist Church (MK4455).....	11-11
Plate 11.13:	(former) Gillespie United Methodist Church (MK4456).....	11-11
Plate 11.14:	Circa 1999 commercial strip (2708 North Graham Street) in Graham Heights.	11-12

TABLES:

Table 1.1: Resources studied and summary of NRHP eligibility.....1

Table 4.1: Druid Hills Neighborhoods Historic District Information Table..... 4-1

Table 5.1: Graham Heights West Information Table 5-1

Table 6.1: Statesville Avenue Terrace/Druid Hills North Information Table..... 6-1

Table 7.1: Druid Hills South Information Table. 7-1

Table 8.1: Edison Heights Information Table. 8-1

Table 9.1: Douglas Terrace Information Table..... 9-1

Table 10.1: Mona Drive Information Table. 10-1

Table 11.1: Graham Heights Information Table. 11-1

Table 12.1 Individual Resources Recorded..... 12-1

1.0 MANAGEMENT SUMMARY

The City of Charlotte sponsored this Druid Hills Historic Structures Survey Report in anticipation of future undertakings that may be funded by the U.S. Department of Housing and Urban Development and would therefore be subject to Section 106 of the National Historic Preservation Act. Richard Grubb & Associates, Inc. (RGA) was selected to undertake the project and prepared this Historic Structures Survey Report with National Register of Historic Places (NRHP) eligibility evaluations for potential districts in an area on the north side of Charlotte known as Druid Hills and the seven neighborhoods that comprise it: Graham Heights West (MK4447), Statesville Avenue Terrace/Druid Hills North (MK4448), Druid Hills South (MK4449), Edison Heights (MK4450), Douglas Terrace (MK4451), Mona Drive (MK4452), and Graham Heights (MK4446).

RGA conducted background research to develop a historic context for post-World War II neighborhoods on the north side of Charlotte, and fieldwork to document and assess the NRHP eligibility of Druid Hills and its seven component neighborhoods. Each of the seven neighborhoods, as well as a larger Druid Hills Neighborhoods Historic District, were evaluated using the NRHP Criteria for Eligibility (Appendix A). As a result of this assessment, and for the purposes of compliance with Section 106 of the National Historic Preservation Act, as amended, RGA's recommendations are presented in Table 1.1 below.

Table 1.1: Resources studied and summary of NRHP eligibility.

Survey Site No.	Name	NRHP Recommendation
MK4453	Druid Hills Neighborhoods Historic District	Eligible under Criterion A
MK4447	Graham Heights West	Eligible under Criteria A & C
MK4448	Statesville Avenue Terrace/Druid Hills North	Not Eligible
MK4449	Druid Hills South	Not Eligible
MK4450	Edison Heights	Not Eligible
MK4451	Douglas Terrace	Not Eligible
MK4452	Mona Drive	Not Eligible
MK4446	Graham Heights	Not Eligible

NRHP – National Register of Historic Places

2.0 PROJECT DESCRIPTION AND METHODOLOGY

This Historic Structures Survey Report presents the results of the architectural survey and historic context development, as well as National Register of Historic Places (NRHP) evaluations for seven neighborhoods within an area known as Druid Hills on the north side of the City of Charlotte: Graham Heights West, Statesville Avenue Terrace/Druid Hills North, Druid Hills South, Edison Heights, Douglas Terrace, Mona Drive, and Graham Heights. (Figures 2.1 through 2.4).

RGA conducted research to identify previously recorded historic properties in the survey area. According to HPOWeb, the North Carolina State Historic Preservation Office's (HPO) online mapping program, there are six previously recorded resources in the survey area: three houses on Norris Avenue (MK2239, MK2240, and MK2241) and two houses and one church on North Graham Street (MK2243, MK2244, and MK2246). These six resources were determined to not be NRHP eligible in 2001 through a Section 106 review of improvements to the Norris Avenue-North Graham Street intersection. In the survey area, there are no historic resources listed in or previously determined eligible for listing in the NRHP. Two properties adjacent to the survey area have been determined to be NRHP eligible: Interstate Granite Corporation (MK2242), located at the intersection of Norris Avenue and North Graham Street between the east and west sections of Graham Heights; and the North Graham Street Industrial Historic District (MK3268) located south of the Douglas Terrace neighborhood.

Background research for historic context development consisted of a review of pertinent primary and secondary sources, including historic maps and atlases, newspapers, and local histories available online. Previous architectural survey reports by Sarah A. Woodard and Sherry Joines Wyatt (*Motorized Landscape: The Development of Modernism in Charlotte, 1945-1965*) and Mattson, Alexander & Associates, Inc. (*Charlotte Comprehensive Architectural Survey, Phase I and II*) provided background about mid-twentieth-century architecture in Charlotte. Oral histories of Druid Hills residents conducted by the University of North Carolina at Charlotte Honors College and the Charlotte Action Research Project in 2015 provided first-hand accounts of life in Druid Hills from the 1940s through 1960s. City Directories listed residents and their occupations, and up until 1952 included a notation for Black residents which was helpful in determining the racial makeup of each neighborhood. Tom Hanchett's detailed study of urban development in Charlotte, *Sorting out the New South City*, was an invaluable source of information about institutionalized racial segregation and its impact on Charlotte's residential development.

RGA architectural historians Debbie Bevin and Olivia Heckendorf conducted fieldwork on February 23-25, 2021, and March 22-23, 2021. They photographed the exterior of approximately 1,000 properties built prior to 1970 within the survey area (Figure 2.5). The owners of four properties objected to photography so no photographs were taken of 2900 Bancroft Street, 2325 Rachel Street, 2400 Rachel Street, or 2501 Jefferson Davis Street. Photographs and field notes were taken to document the character and condition of each neighborhood. The surveyors conducted windshield surveys of other nearby post-World War II neighborhoods so that the Druid Hills neighborhoods could be compared with and evaluated against them. HPO Survey Site Numbers were assigned to each of the seven neighborhoods and records for the neighborhoods were created within the HPO's ACCESS survey database (see Table 1.1). Additionally, the surveyors assigned HPO Survey Site Numbers, documented, and made database entries for four churches and one school within the Druid Hills survey area (see Table 12.1).

The historical development, architecture, and cultural significance of Druid Hills and its seven component neighborhoods were assessed and evaluated within their historic contexts according to the established NRHP Criteria (Appendix A). The results of the survey are presented in the following chapters of this report. Section 3 provides a background history and historical and architectural context for Charlotte and the Druid Hills neighborhoods, focusing on the twentieth century and institutionalized racial segregation. Section 4 evaluates the Druid Hills Neighborhoods as a single historic district by applying the NRHP Criteria for Evaluation. Sections 5 through 11 contain summary histories and physical descriptions of the seven neighborhoods and evaluates them as stand-alone historic districts by applying the NRHP Criteria for Evaluation. Section 12 lists the five individual buildings recorded during the survey.

This report complies with the following regulations: the basic requirements of Section 106 of the NHPA of 1966, as amended; the Advisory Council on Historic Preservation regulations on the Protection of Historic Properties (36 CFR 800); and the HPO's "Report Standards for Historic Structure Survey Reports/Determinations of Eligibility/Section 106/110 Compliance Reports in North Carolina."

Ellen Turco, Principal Senior Historian, served as the Principal Investigator. Debbie Bevin, Senior Architectural Historian, conducted fieldwork and background research and served as the report author. Olivia Heckendorf, Architectural Historian, conducted fieldwork and background research. Ms. Turco, Ms. Bevin, and Ms. Heckendorf meet the professional qualifications standards of 36 CFR 61 set forth by the National Park Service (Appendix B). David Strohmeier managed the GIS data and prepared the maps included in this report. Natalie Maher edited and formatted the report. Richard Grubb provided quality control.

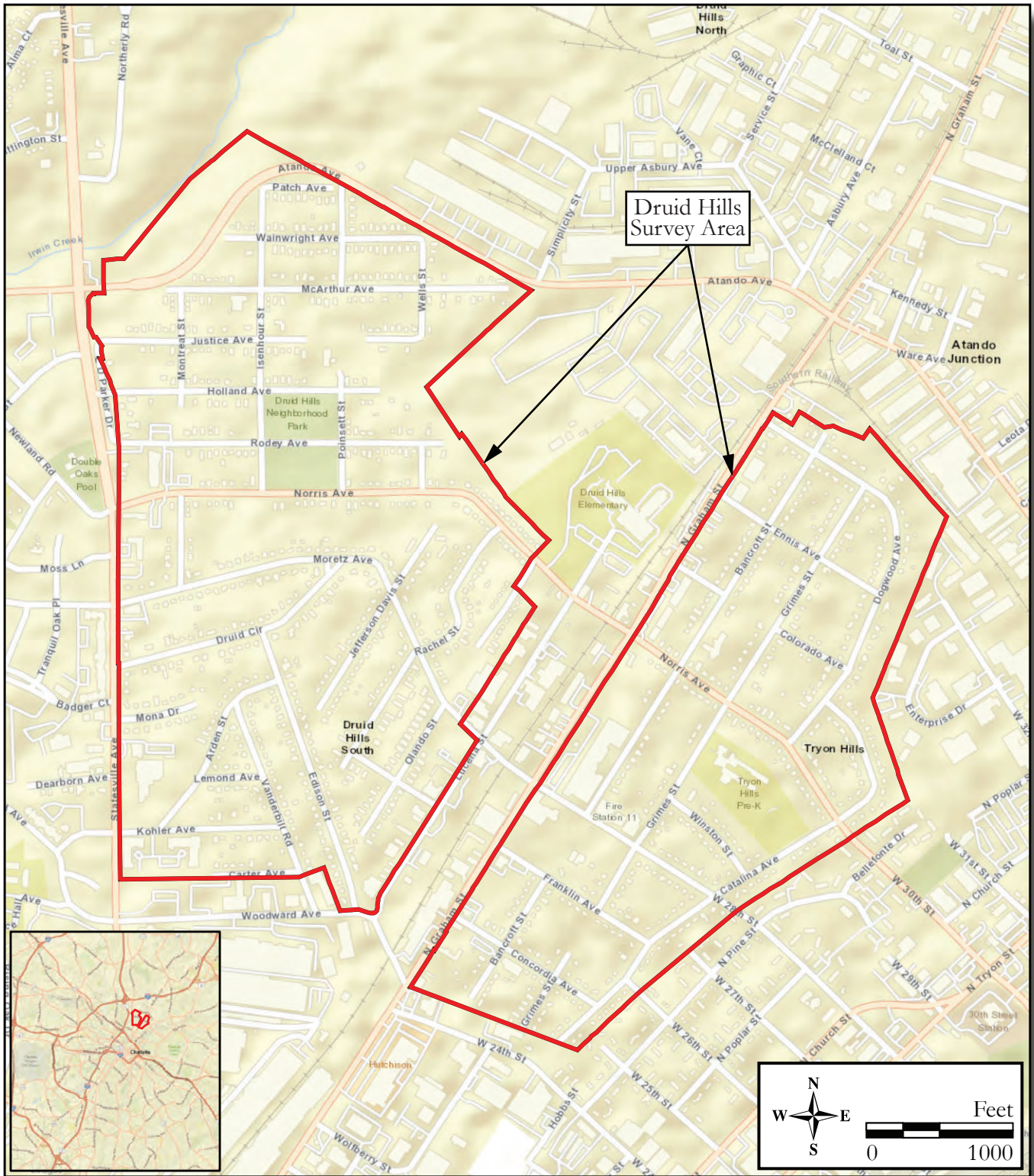


Figure 2.1: Street map of Druid Hills Survey Area (World Imagery, ESRI 2021).

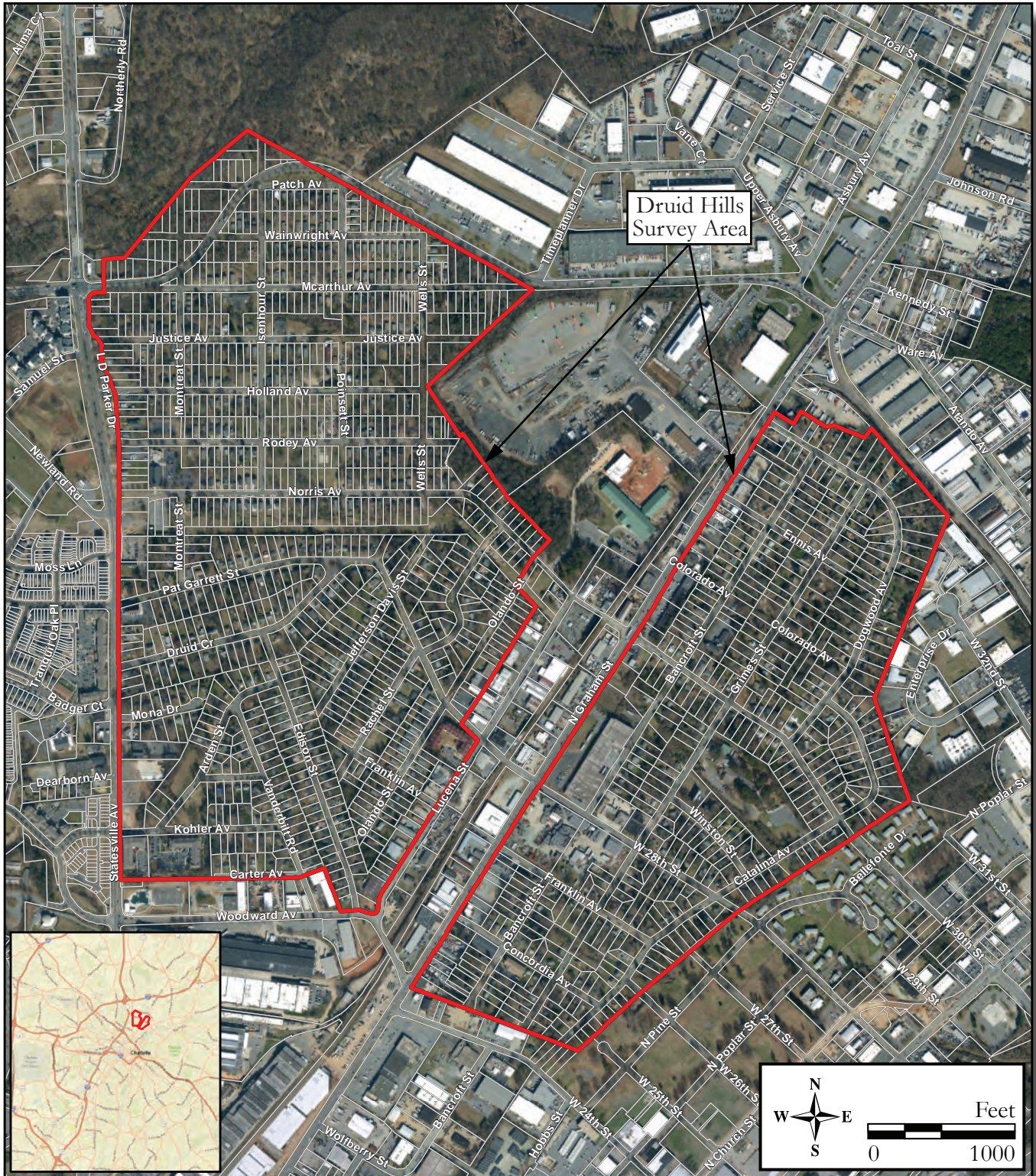


Figure 2.2: Aerial map of Druid Hills Survey Area (World Imagery, ESRI 2021).

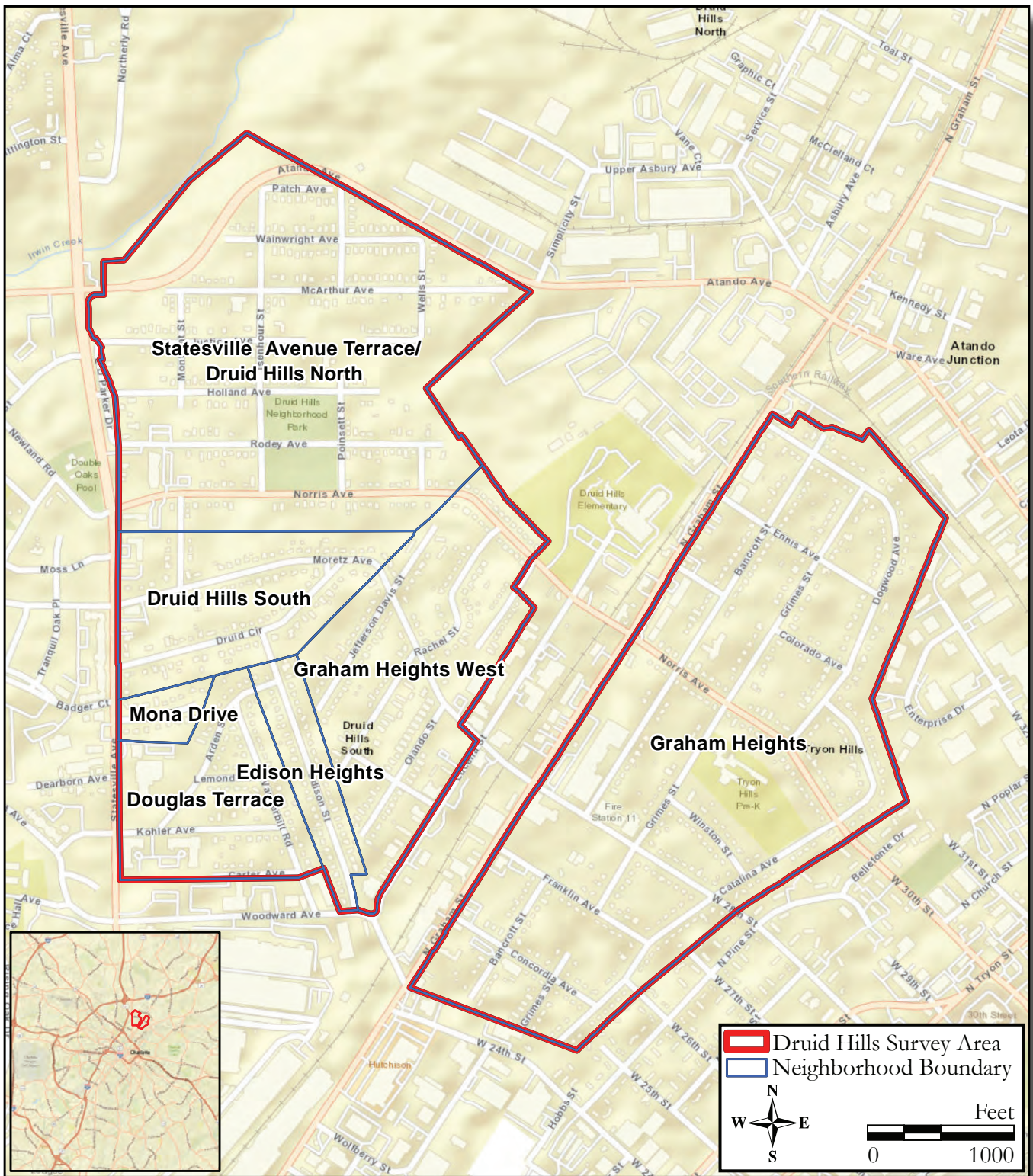


Figure 2.3: Street map of Druid Hills Survey Area showing neighborhoods (World Imagery, ESRI 2021).

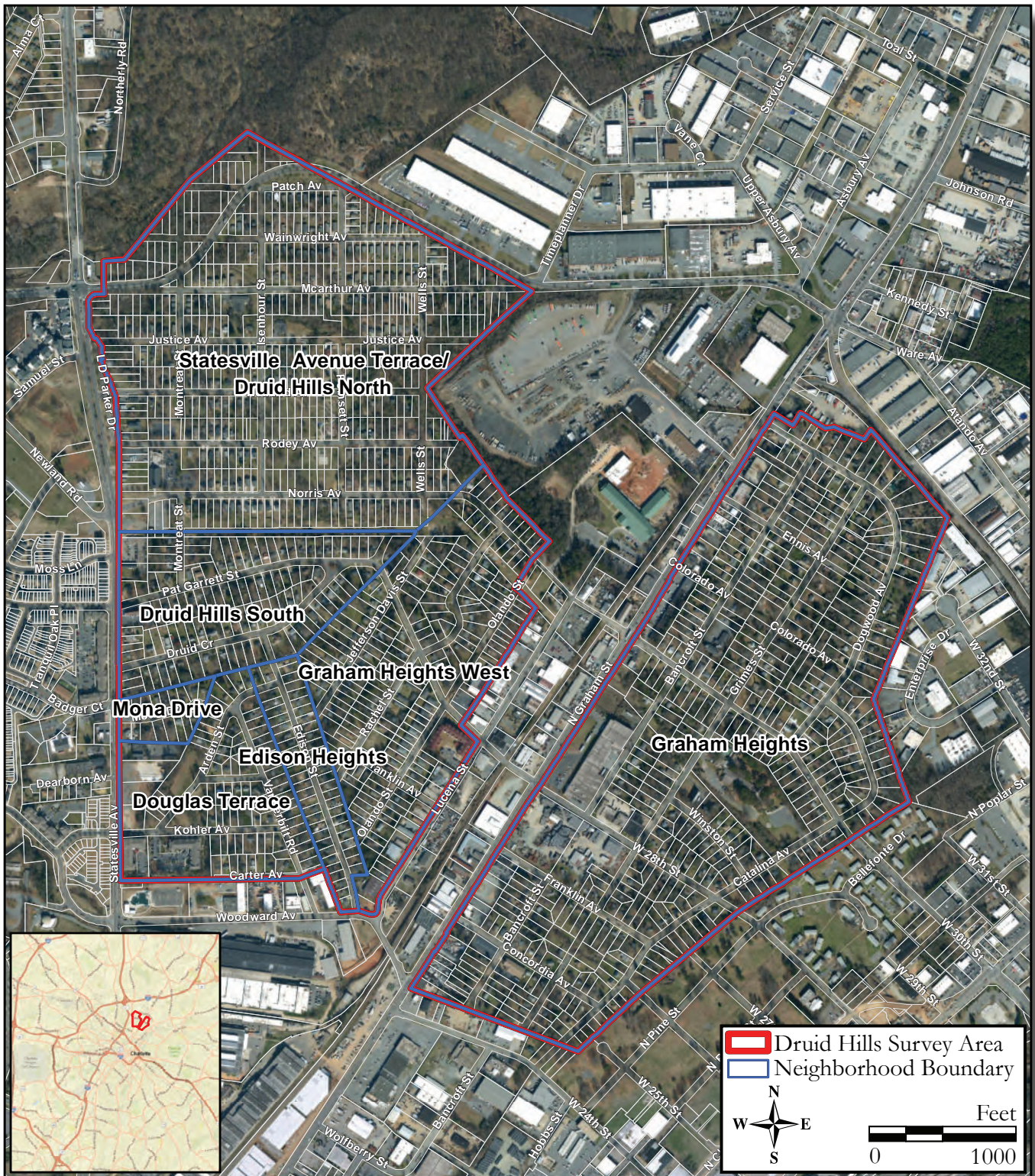


Figure 2.4: Aerial map of Druid Hills Survey Area showing neighborhoods (World Imagery, ESRI 2021).



Figure 2.5: Aerial map of Druid Hills Survey Area showing properties over fifty years of age (World Imagery, ESRI 2021).

3.0 HISTORICAL AND ARCHITECTURAL CONTEXT

3.1 Early History of Charlotte through the Civil War

The City of Charlotte, named for the wife of King George III, was established in the mid-eighteenth century by settlers traveling south into the Carolinas on the Great Wagon Road. After the Revolutionary War, the discovery of gold nearby spurred additional settlement in the area and led to the establishment of a branch of the national mint and several banks, foreshadowing Charlotte's twentieth-century emergence as a regional banking center. Charlotte's fertile soil made it a statewide leader in agricultural production (cotton specifically) in the antebellum nineteenth century, despite the distance to market from its back-country location. This problem was solved by the arrival of the Charlotte and South Carolina Railroad in 1852, which provided a direct line to the port of Charleston; and the North Carolina Railroad in 1854, which connected Charlotte to Greensboro, Raleigh, and Wilmington (Powell 2006: 210). These links proved invaluable following the Civil War when Charlotte profited from surging demand for Southern cotton and developed a robust textile industry as it "transformed itself from a rural courthouse village into the trading and financial hub for America's premier textile manufacturing region" (Hanchett 1998: 2).

3.2 Housing Patterns and the Beginnings of Racial Segregation in Charlotte

Following the Civil War, Charlotte experienced a surge in its Black population, as formerly enslaved people sought work and community in an urban setting. In his study on race, class, and urban development in Charlotte, *Sorting out the New South City*, historian Tom Hanchett notes that "More than a decade after the Civil War, Charlotte still had no hard-edged black neighborhoods. Rather, African Americans continued to live all over the city, usually side-by-side with whites" (Hanchett 1998: 41). This "persistence of racial intermingling" in the decades of Reconstruction was found in other Southern cities as well (Hanchett 1998: 116).

Throughout the South, the 1890s saw the rise of political campaigns based on White supremacy and the enactment of Jim Crow laws to enforce the segregation of races. In North Carolina, the Wilmington Race Riot of 1898 was a watershed event for proponents of segregation and its impacts were felt statewide (Umfleet 2006: 14). At that time in Charlotte, there were no zoning regulations in place, but informal practices by property owners, realtors, and developers nevertheless accomplished a complete reordering of housing patterns in which formerly integrated neighborhoods became entirely segregated. According to Hanchett, "white property owners offered blacks opportunities for improved housing in specific sections of the city... At the same time, opportunities vanished elsewhere. Downtown interests shunned black storekeepers, neighbors pressured landlords to evict black tenants, and in the suburbs, developers inserted restrictive covenants into every lot deed forbidding ownership or residence by anyone of the 'colored race.' This strategy of directed opportunity proved quite effective in producing hard-edged black neighborhoods throughout the city by the 1910s" (Hanchett 1998: 116).

By 1920, discrete Black neighborhoods existed in all four wards of the original city and in the expanding suburbs to the northwest (Figure 3.1). Brooklyn, located in an area of Second Ward formerly known as Logtown, was the largest and most prominent of the Black neighborhoods which took shape during this period. It boasted the first Black graded school, churches, a library, and Black-owned businesses and entertainment venues. It was home to both distinguished professionals and modest laborers (Moore 2017). Despite the vitality of Brooklyn in the early twentieth century, White developers assumed that because of its center-city location, Brooklyn would eventually be encroached upon, presumably by the White population. These developers considered the area northwest of downtown to be the logical place for new Black residential neighborhoods, as it was already home to an established Black neighborhood known as Biddleville (Charlotte Evening Chronicle 1912).

Biddleville was named for Biddle Institute (today Johnson C. Smith University), a college founded by the Presbyterian Church for freed slaves in 1867. The college was located northwest of the original city center, but it was incorporated into the city limits around the turn of the century and trolley service

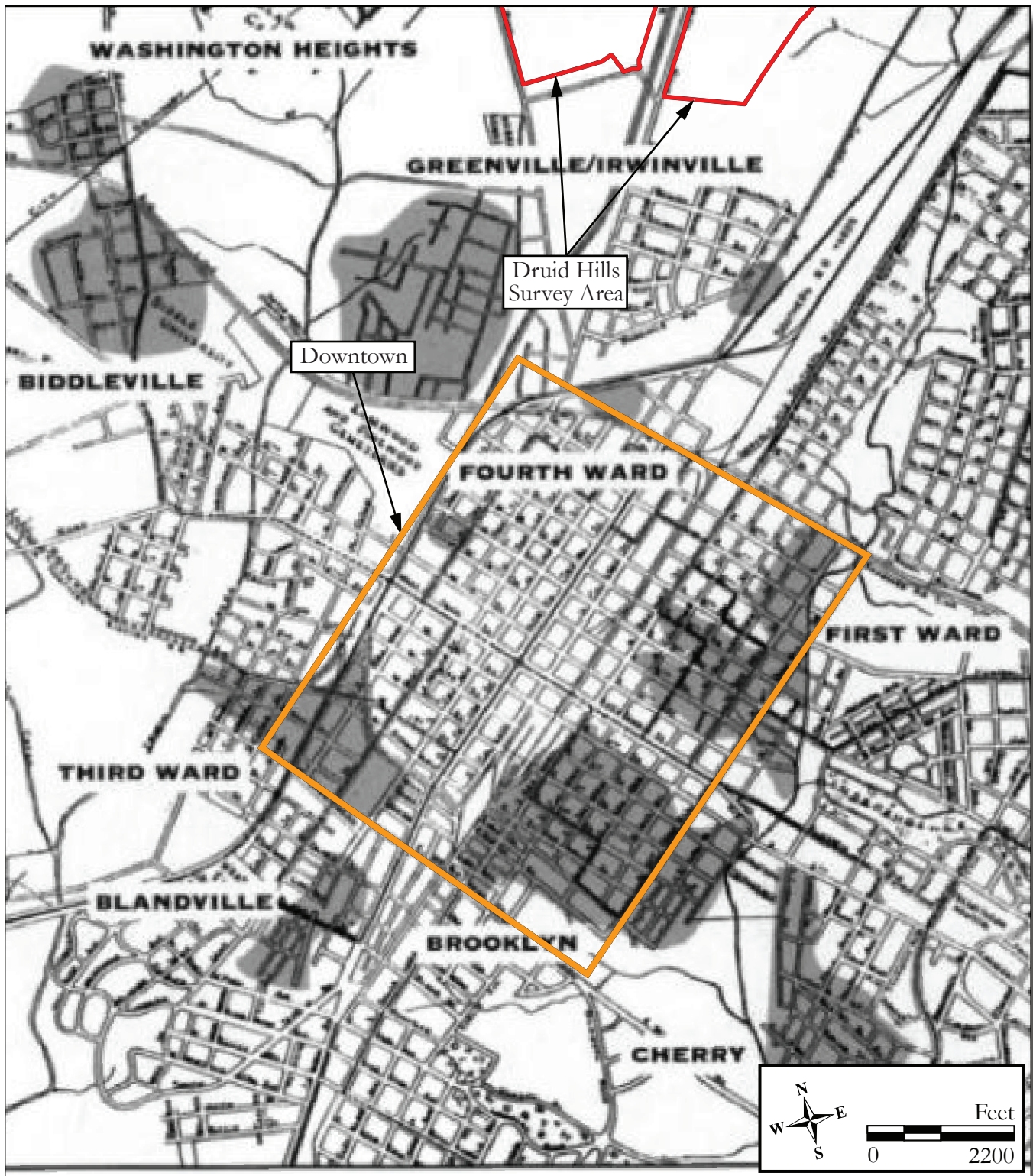


Figure 3.1: Map of African American neighborhoods in Charlotte circa 1917 (Hanchett 1998: 117).

was extended to it in 1903. Biddleville was populated by Black professors, students, and alumni, as well as public school teachers and principals who wanted to raise their children in an “intellectual atmosphere” (Moore 2017).

North of Biddleville, Washington Heights was created in 1913 as a planned streetcar suburb for the “colored race exclusively” by White developer W.S. Alexander, who compared it favorably to White suburbs such as Myers Park, Elizabeth, and Dilworth (Charlotte Evening Chronicle 1912). Black real estate agent C.H. Watson was hired to promote the neighborhood, touted as having “some of the handsomest homes to be found in any part of Charlotte...In this place are to be found some beautiful lots for sale on very easy terms and at a very low price” (Watson 2015: 6). As was the case in Brooklyn, Washington Heights was settled by both elite professional and working-class Black residents.

Meanwhile, Charlotte’s White residents were settling in newly created white-collar suburbs ringing the southern edges of the city such as Wesley Heights, Wilmore, Myers Park, and Piedmont Park—part of present-day Elizabeth. In 1901, Piedmont Park became the first subdivision in Charlotte to include restrictive covenants in its deeds. The restrictions limited uses to dwellings of a minimum value and also prohibited ownership or occupation by Black tenants. Almost immediately, restrictive deeds became the norm in Charlotte’s other new suburban neighborhoods, as “virtually all developers of subdivisions aimed at white-collar buyers wrote racial and house cost clauses into their deeds” (Hanchett 1998: 149-152).

Tom Hanchett summarized the period between the 1890s and the 1920s this way: “Charlotte’s black neighborhoods...became increasingly well defined. Near downtown in First Ward, Second Ward, Third Ward, and Fourth Ward, African American enclaves developed hard edges, and in Second Ward’s Brooklyn black investors built their own separate commercial area. At the edge of the city, as land began to be sought after by white suburbanites, Charlotteans gradually worked out where the color line would run” (Hanchett 1998: 142-143).

3.3 The Impact of New Deal Programs on Housing in Charlotte

Franklin Delano Roosevelt’s New Deal of the 1930s brought an influx of federal aid which ultimately reinforced the trend towards total segregation of the races and played a large part in shaping the urban development of Charlotte in the twentieth century. Civic and infrastructure projects funded through the Federal Emergency Relief Administration and the Civil Works Administration largely benefitted the wealthier and whiter parts of the city. Examples included the Mint Museum of Art, Municipal Stadium, and Memorial Hospital, all of which were located in the increasingly all-White east side of Charlotte (Hanchett 1998: 227-229).

Even more significant was the impact of the Home Owners’ Loan Corporation (HOLC), which introduced the practice of mapping neighborhoods according to credit risk for the purpose of standardizing lending practices. The first HOLC Residential Security Map of Charlotte, published in 1937 (Figure 3.2), assigned ratings of A, B, C, or D to individual neighborhoods based on their perceived creditworthiness. Each rating corresponded with a color shading on the map, with A rated areas shaded green and D rated areas shaded red. The term “redlining” to signify a discriminatory system of denying services to certain residents evolved from these color-coded HOLC maps. Not surprisingly, the best ratings were reserved for wealthy, White neighborhoods. For example, the HOLC area description for Myers Park notes as favorable influences that its “predominating construction is modern and uniform,” and that the area “is strongly restricted.” Its inhabitants were executive, business, and professional men, with no “foreign-born, Negro, or relief families.” Myers Park received an A rating. Immediately adjacent, however, was a “negro section a great many of whom are domestics earning livelihood” in Myers Park. That small section received a D rating, the lowest available. Middle income White neighborhoods tended to be rated as B, with lower-income White neighborhoods following with C ratings. The lower rated areas were so designated for varying degrees of “detrimental influences” such as older housing stock, a racially mixed population, or multiple land uses, while Black neighborhoods were uniformly rated D (Home Owners’ Loan Corporation 1937).

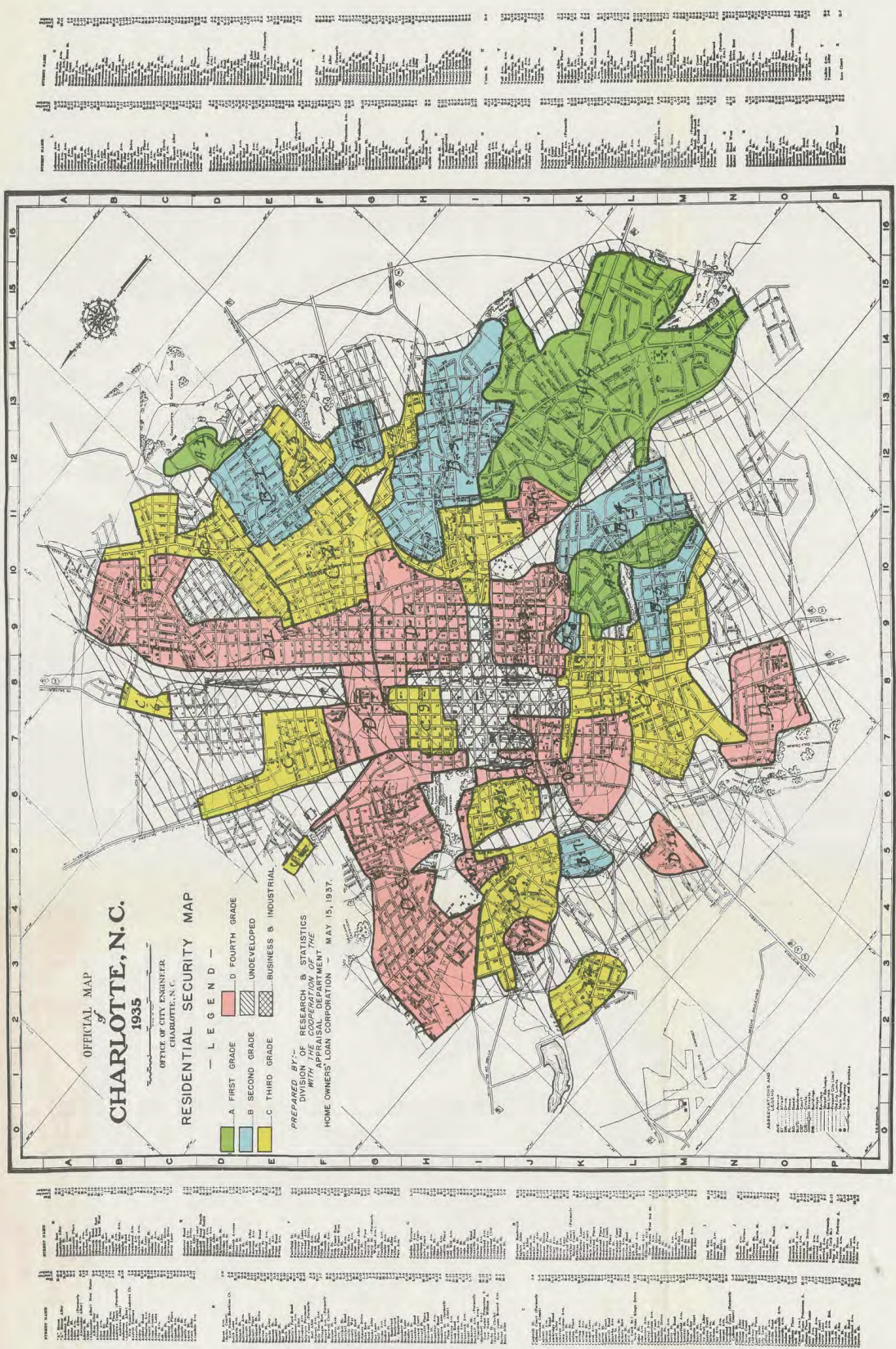


Figure 3.2: Residential Security Map of Charlotte, NC
 (Home Owners' Loan Corporation 1937).
 These maps were the basis of the discriminatory practice of "redlining."

Tom Hanchett argues that “the HOLC survey influenced investment practices [in Charlotte] for decades. The map froze patterns of the mid-1930s,” and encouraged “sector development,” in which all neighborhoods intended for a particular racial or socio-economic demographic would be clustered together in one part of the city (Hanchett 1998: 231-232).

The establishment of the Federal Housing Administration (FHA) in 1934 was an effort by the federal government to revitalize the construction industry and stimulate home buying following the Great Depression by insuring long-term mortgages. Prior to the FHA, a typical bank loan required a 50% down payment and had a repayment schedule of three to five years followed by a balloon payment (US Department of Housing and Urban Development). The 30-year mortgage introduced by the FHA revolutionized home-buying by making it accessible to more than just those who could afford substantial cash down payments. Like the HOLC maps, FHA guidelines favored racially segregated neighborhoods and an absence of non-residential land uses. They also encouraged the development of whole neighborhoods by a single developer who would oversee the entire project from initial layout and design to lot sales and construction. Like the other federal aid programs of this era, the FHA both spurred significant new development in Charlotte and reinforced existing patterns of “sectored development” (Hanchett 1998: 232-233).

FHA and later Veterans Administration (VA) mortgages also made home-buying accessible to middle-class Black residents, “and by offering opportunities in one specified sector, [typically White] developers met FHA requirements to protect their subdivisions elsewhere from the threat of ‘invasion’ by nonwhites” (Hanchett 1998: 235). Following the already established Biddleville and Washington Heights neighborhoods, new FHA-approved neighborhoods expressly for the Black community began to be developed on the west side of Charlotte. With the 1938 all-Black West Charlotte High School (MK3286) located just off of Beatties Ford Road at its center, the northwest sector of the City became a hub of Black life and drew residents from older in-town neighborhoods such as Brooklyn.

3.4 World War II and the Post-World War II Era in Charlotte

During World War II, Charlotte’s small Douglas Municipal Airport served as the Charlotte Army Air Base (later Morris Field), a training and aircraft repair facility (Charlotte Mecklenburg Library n.d.). The other significant military presence in the city during the war was the Quartermaster Corps (QMC) Depot (Figure 3.3), which was activated by the US Army on May 16, 1941, in the former Ford Motor Plant (MK2226) located between Statesville and Hutchison (now North Graham Street) Avenues north of downtown. The Army expanded the existing Ford facility at that site with the addition of five fireproof warehouses which were connected by internal rail lines to the Southern Railway. The primary mission of the QMC Depot was supplying regional Army posts with “everything from toothpicks to battle gear,” but it also sent emergency supplies overseas throughout the war. During the war years, the QMC Depot was manned by 2,500 civilian employees and 80 Army officers. At the close of the war, the QMC Depot was taken over by the American Graves Registration Division, which undertook the repatriation of 5,170 deceased service personnel between 1946 and 1949. In the mid-1950s, the Depot took on yet another defense role as the Charlotte Ordnance Missile Plant (later called the Charlotte Army Missile Plant) for the production of the Nike Ajax Weapon System (Sumner 2002).

The QMC Depot was located in an industrial corridor now known as the North Graham Street Industrial Historic District, which paralleled the Southern Railway and what was then called Hutchison Avenue north of downtown. In the years before the introduction of traditional land-use zoning, manufacturers naturally clustered in areas such as this one that offered ready access to transportation and distribution routes. The North Graham Street Industrial Historic District took shape between the 1930s and the 1950s and was home to numerous manufacturing, warehousing, and distribution facilities, including the 1938 Chevrolet Motor Division Building and the 1955 Singer Sewing Machine Company, as well as several companies associated with the textile industry which had a strong presence nearby in North Charlotte (Mattson Alexander 2005: 93-95).



Figure 3.3: 1942 photograph of U.S. Army Quartermaster Corps Depot
(*The Charlotte News* 1942a).

Charlotte appointed its first Planning Commission in 1944 and adopted its first zoning ordinance in 1947 to satisfy FHA guidelines, which encouraged urban planning. A subdivision regulation law set minimum street widths and lot sizes for new subdivisions. A land-use map was published, which established six types of land use: R-1 for single-family residences only; R-2, a less restrictive residential category; B-1 and B-2 for business districts; and both industrial and light industrial districts (Hanchett 1998: 245-7; Figure 3.4). Hanchett explains that “zoning regulations added legal force to Charlotte’s emerging sector pattern. Distinctions between the fashionable east side and the remainder of the city were sharply etched” on the zoning maps (Hanchett 1998: 246). Only all-White middle- and upper-class neighborhoods were designated R-1. Black neighborhoods as well as lower-income White neighborhoods were zoned industrial.

These local and federal efforts dovetailed in an attempt to manage Charlotte’s rapid population growth in the post-World War II period. Charlotte’s population doubled in the two decades between 1940 and 1960, from approximately 100,000 residents to 200,000 (Hill Directory Company 1960). Part of that growth was attributable to an expansion of the city limits outward from its core, but it was also driven by an influx of returning soldiers and subsequent increased marriage and birth rates.

The question of how and where to house Charlotte’s booming population became urgent immediately after the war. In early 1946, a Citizens Emergency Housing Committee estimated that over 5,000 people were unsuccessfully seeking housing in Charlotte, more than 1,000 of them veterans (*The Charlotte Observer* [TCO] 1946). The City Council took steps to eliminate building restrictions and encourage new construction, vowing to speed up the provision of water and sewer to new subdivisions (Woodard and Wyatt 2001; 2). Nationwide, cities faced similar housing shortages. The crisis was addressed by both the FHA and the newly formed VA, which offered mortgage assistance similar to that which the FHA had been providing. By 1947, an article in *The Charlotte Observer* enthusiastically reported that “for the first time since the war stopped building activities, a large number of individuals are beginning construction of homes” (TCO 1947).

Some of this burst of homebuilding took place in entirely new subdivisions platted by real estate developers such as the Ervin Company on former farmland on the outskirts of the city (Griffith 2020: 27-28). Also, some earlier subdivisions, initially platted in the 1920s, were revised and fully built out during this period. In Druid Hills, the B.D. Hendrix Building Company, a White, family-owned real estate firm, was active in platting and developing several neighborhoods. And at the same time, individual landowners got in on the boom by subdividing their formerly rural parcels and creating small “neighborhoods” with as few as fifteen houses. All new construction met FHA and VA guidelines, which was a selling point for realtors and a necessity for middle- and lower-income homebuyers, many of them veterans (Figure 3.5). And following the pattern that had been firmly entrenched for decades in Charlotte at this point, new neighborhoods were for either White or Black residents only.

3.5 Druid Hills History

The Druid Hills survey area is made up of two dis-contiguous areas northeast of downtown Charlotte, which are separated by North Graham Street and a single Southern Railway line. There are seven individual neighborhoods which comprise the Druid Hills survey area: Graham Heights West, Statesville Avenue Terrace/Druid Hills North, Druid Hills South, Douglas Terrace, Edison Heights, Mona Drive, and Graham Heights (for detailed histories, descriptions and evaluations of each individual neighborhood see Sections 5.0 through 11.0). It is not clear when the overall area became known as Druid Hills; it may have been a City planning designation. Locally, the six neighborhoods west of North Graham Street seem to be identified as Druid Hills. Graham Heights, located east of North Graham Street, is physically separate from the other neighborhoods and identified on neighborhood signage by its subdivision name. For the purposes of this report, however, Druid Hills will refer to the entire project survey area.

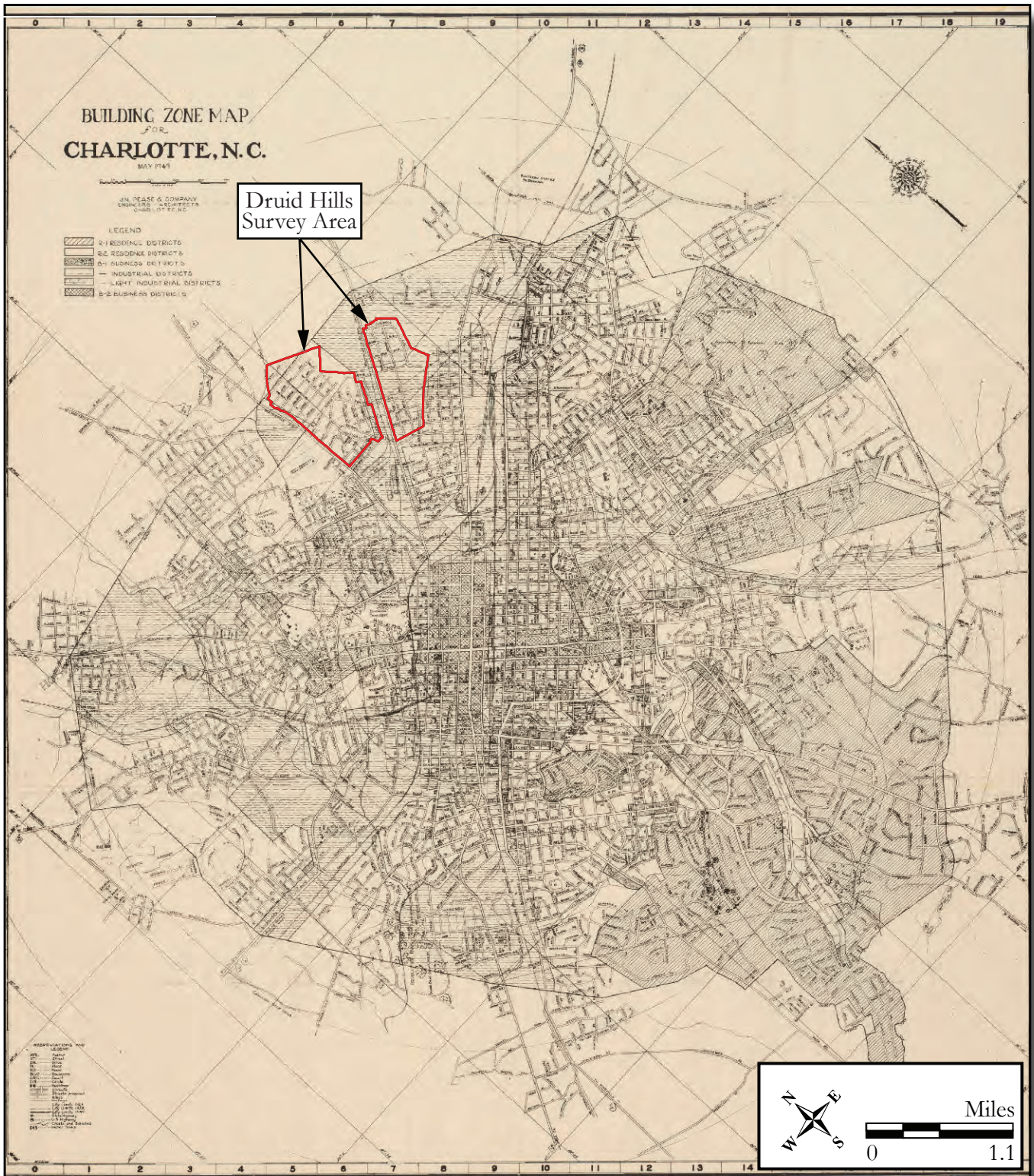


Figure 3.4: Building Zone Map for Charlotte, NC (Pease 1949).

VETERANS

Don't Forget

Open House Sunday 21st, 3 - 6 p. m.

Douglas Terrace

(Go out Statesville Ave to Kohler Ave.—Our Sign is there)

100% FHA—GI Loans
No Down Payment

Priced from \$7,100 to \$7,500

New bungalows, FHA approved, 5 rooms, electric water heaters, automatic oil heat, 60 foot lots, shrubbery and grass already there.

Don't Delay

8 of these sparkling homes were sold on opening day to enthusiastic veterans.

Sunday Sept. 21st — 3:00 - 6:00 p. m.
Come early to get the home of your choice.

Call Us Now!!!

N. G. SPEIR, INC.

Mortgage Loans—Sales—Insurance
130 E. 4th Street 3-7117
Nights & Holidays
R. C. Abel 8766 — John Keating
J. C. Robelot — 2-3095

Figure 3.5: Douglas Terrace advertisement
(*The Charlotte Observer* 1947b).

Druid Hills lies in a mixed-use area of the city that includes industrial, commercial, and single- and multi-family residential properties. West of Druid Hills is Interstate 77 and twentieth-century Black neighborhoods such as Oaklawn Park (MK3220), McCrorey Heights (MK3221), Washington Heights (MK3329) and University Park (MK2196). To its east is a Southern Railway junction and the North Charlotte Historic District (MK1666), which includes former textile mills and their associated worker housing. Druid Hills occupies a transitional zone between these historically Black and White working-class sectors. The developmental history of Druid Hills is significant because it illustrates the socioeconomic forces and government programs which promoted and enforced racial segregation in mid-twentieth-century Charlotte.

Portions of Druid Hills were platted as early as the 1920s, but the bulk of development didn't take place until the 1940s, after the entire area had been included within the city limits. Homebuyers were drawn to the area because of its proximity to large employers such as the QMC Depot. All seven neighborhoods comprising Druid Hills are characterized by the modest Minimal Traditional houses that were constructed during Charlotte's post-World War II housing boom. Their simple designs were suited to quick, assembly-line construction, and met FHA and VA loan guidelines. The first houses to go up in this area in the 1940s were intended for White homebuyers only, as original deeds stipulated. For example, deeds in Edison Heights dating to 1941 restricted uses, set minimum building size and value, and specified that "no persons of any race other than the Caucasian race shall use or occupy any building or any lot" (Mecklenburg County ROD, Deed Book 1052: 168). Early Douglas Terrace and Druid Hills South deeds also make reference to "restrictions of record."

In a testament to the success of the federal housing programs, Druid Hills' homebuyers in the 1940s were members of the largely blue-collar White middle-class. They were clerks at the QMC Depot and at the A&P; salesmen and stenographers; gas station attendants and mechanics; textile workers and fire fighters (Hill Directory Company 1945-1946).

West Charlotte by this time was firmly established as the Black side of town, and residential development for Black homeowners was booming there. The non-White population of Charlotte increased 50 percent in the decade of the 1950s, from 37,511 to 56,471 (Charlotte Mecklenburg Planning Commission 1968, as cited in Brown 2012: 8), which led to a demand for new housing. Furthermore, the construction of Independence Boulevard in 1949 displaced many Black residents from in-town neighborhoods such as Brooklyn and required them to relocate elsewhere in the City. It is fair to assume that proximity of Druid Hills to West Charlotte made it a logical choice for Black homebuyers, as well the developers and realtors who recognized an opportunity for sales and profit. Statesville Avenue Terrace, later known as Druid Hills North, was the first neighborhood in Druid Hills to allow Black residents to rent and own homes after its subdivision in 1945 by Adele Hendrix, a member of a White family whose real estate business was active in other Black neighborhoods nearby, including Biddleville and Lincoln Heights (Hill Directory Company 1950). Southeast of Statesville Avenue Terrace, the Graham Heights West neighborhood did not see significant development until 1950 when it too was settled entirely by Black renters and homebuyers. The early Black residents of these neighborhoods had working-class occupations such as laborer, porter, or maid, but many were homeowners nonetheless (Hill Directory Company 1950).

With the development in 1949 of the Double Oaks subdivision (MK3222) for Black homeowners adjacent to the segregated Fairview Homes public housing complex, and the subsequent construction of Double Oaks Elementary School (MK2163) for Black students, Druid Hills South, Douglas Terrace, Mona Drive, and Edison Heights became the only majority White neighborhoods remaining in the immediate vicinity (Figure 3.6). Between 1950 and 1952, these neighborhoods underwent a dramatic transformation in racial composition, from exclusively White to exclusively Black in the span of only two years. A letter to the editor of *The Charlotte Observer* in late 1949 from two residents of Edison Heights and Douglas Terrace decried this state of affairs:

"We...are being forced to sell our homes to real estate agents, who in turn are selling them to colored people, without regard to the great injustice and injury which they are causing us. The majority of us are veterans who have all of their money and G.I. loans tied up in these homes. If this movement is permitted in our area it will expand to other sections of Charlotte."

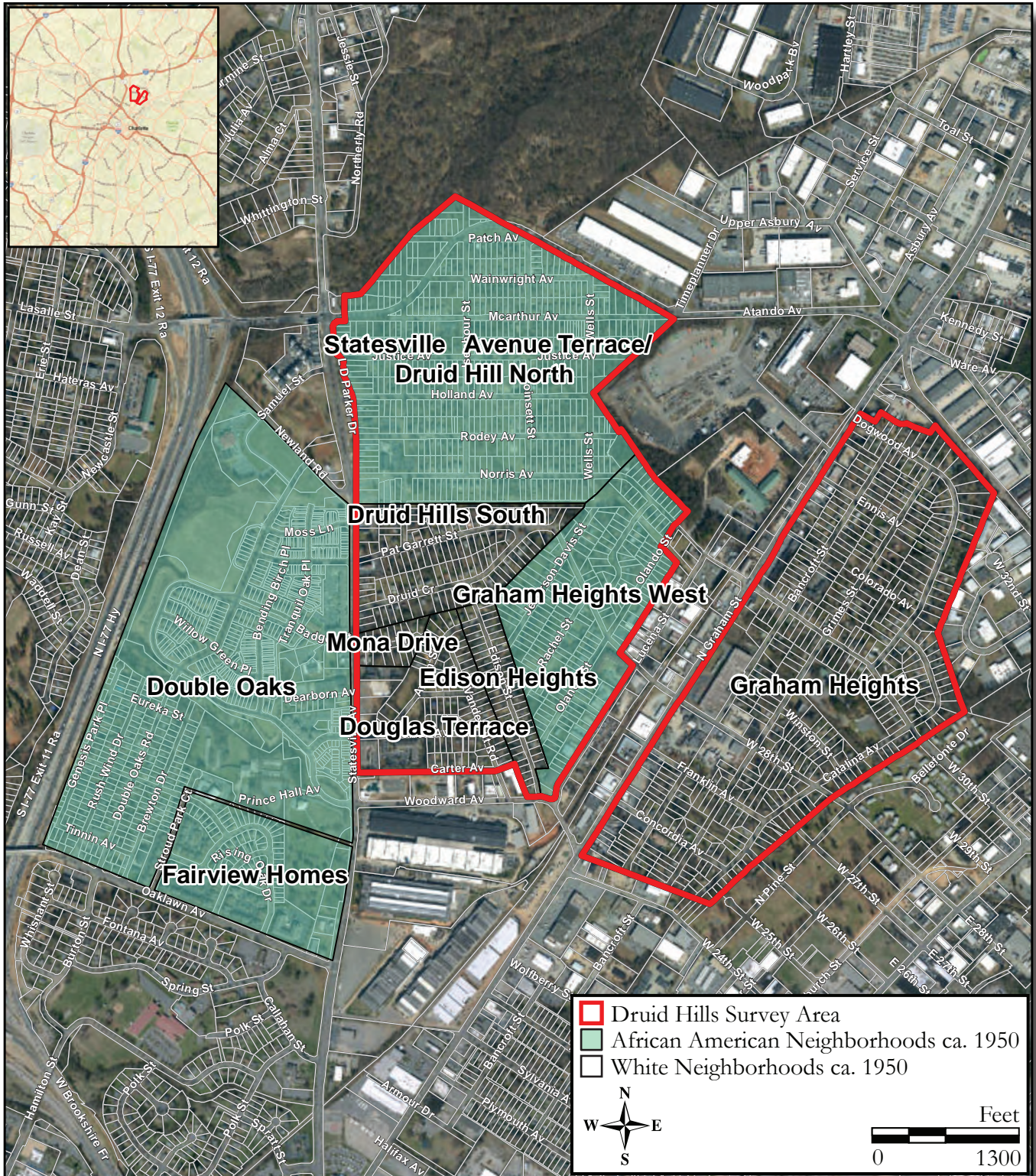


Figure 3.6: Aerial map showing majority racial composition of Druid Hills Survey Area neighborhoods, circa 1950 (World Imagery, ESRI 2020).

The practice to which the letter writers were referring is known as “blockbusting,” in which realtors used the threat of an influx of Black neighbors to frighten White property owners into leaving (Rothstein 2017: 95; Grundy 2020). Indeed, by 1950 houses with assumable loans were being advertised for “Colored” buyers in Druid Hills South, an originally White neighborhood which abutted Statesville Avenue Terrace (Figure 3.7).

The letter writers noted that Edison Heights and Douglas Terrace had “restrictions” and questioned why they were not enforced, concluding sadly that “problems such as these often make a veteran wonder why he went overseas to fight for home and freedom and then returned to find the problem lies at his own front door” (TCO 1949d). Although racially restrictive covenants were intended to run with the land in perpetuity unless agreed upon by a majority of owners, it seems that in practice, the restrictions were largely ignored or unenforced when properties began to change hands in the early 1950s.

By the early 1950s, all of Druid Hills west of Hutchison Avenue (today called North Graham Street) was occupied exclusively by Black residents. Residents of these neighborhoods in the 1950s and 1960s describe an idyllic community of the “working poor,” where pride in home ownership was reflected in tidy houses and yards, and neighbors knew and looked out for each other (Gaston 2015). Education was prized and the neighborhoods counted many teachers and some principals among their residents. School aged children walked to all-Black Fairview Elementary and West Charlotte High School (Nelson 2015) and spent summers at the Double Oaks swimming pool, built in 1951 as a segregated facility (Oliphant 2015; Ervin 2015 p 65).

The 1965 construction of Interstate 77 cut Druid Hills off physically from the predominantly Black neighborhoods to the west. Around the same time, court decisions regarding school desegregation diluted some of the community’s identity. The subsequent decades saw an increase in absentee landlords and a decline in neighborhood stability.

A 1976 report on Charlotte neighborhoods by the Charlotte-Mecklenburg Planning Commission (based on 1970 census tract data) noted that Druid Hills (defined as the section west of North Graham Street) had a 99.4 percent Black occupancy rate. The report stated twenty-three percent of the neighborhoods’ residents were living below the poverty level, often in overcrowded dwelling units. The community’s location in an industrial area was considered a negative characteristic. However, the report stated that “from a physical quality aspect, the neighborhood largely consists of potentially sound middle-class brick homes which are a valuable and much-needed part of the total county housing stock” (Charlotte-Mecklenburg Planning Commission 1976: 59.1-59.3).

The Graham Heights neighborhood east of North Graham Street retained its White population longer than the neighborhoods west of that artery. Physically separate from them, it was also closer to newer White neighborhoods which were being built further east such as Plaza Acres. But by 1970, Graham Heights, grouped together with Tryon Hills, was declining in population and had 81.1 percent Black occupancy, representing a 217 percent increase in the neighborhood’s Black population and 78.6 percent decrease in its White population during the period 1960-1970. The 1976 Charlotte Neighborhoods report rated the physical quality of Graham Heights/Tryon Hills as low, largely because of industrial uses within its boundaries (Charlotte-Mecklenburg Planning Commission 1976: 60.1-60.3).

3.6 Architectural Context

Minimal Traditional and Compact Ranch Houses

The post-World War II neighborhoods of Druid Hills are largely characterized by the presence of modest Minimal Traditional and Compact Ranch houses. Both house types followed a national trend away from historical revivals such as the Colonial and Tudor revival styles and towards more modern forms, with less emphasis on ornamentation (McAlester 1985: 477-478). As transitional architectural

COLORED
DRUID HILLS—We have one home left in
 this section, reasonable down payment,
 assume loan. No closing cost.
Henry E. Bryant Co.
 MEMBER MLB
 207 Latta Arcade 4-9234—3-4400

Figure 3.7: Druid Hills South advertisement
(The Charlotte News 1950).



Figure 3.8: FHA sample small house plans
 (Federal Housing Administration 1948).

styles, they broke with precedent but also frequently incorporated “traditional” details such as gabled roofs, multi-paned windows, and paneled doors, that were familiar to homebuyers. These two house types dominate the post-World War II middle- and lower-income neighborhoods of Charlotte.

These simple and economical houses were promoted to home builders by the FHA in technical bulletins such as “Principles of Planning Small Houses,” which sought “to stimulate and encourage the designing of homes at reduced cost without sacrificing comfort and convenience, or sound construction and reasonable maintenance expense” (FHA 1948: foreword). Their guidelines addressed livability, appearance, and construction methods, advocating for combined living spaces, simplified building footprints, uniform exterior materials, unbroken eave lines, and the removal of “features which tend toward over-ornamentation” (FHA 1948: 37; Figure 3.8). The result was the proliferation of what one Charlotte newspaper in 1949 called the “GI Box” (*The Charlotte News* [TCN] 1949).

The Minimal Traditional house type is a simplification of earlier period revival-style dwellings. Minimal Traditional houses are typically one-story tall and no more than three bays in width, with either a low-pitched side gable or hipped roof. The roofline has flush eaves and sometimes incorporates a flush façade gable or slightly projecting gabled wing (Plate 3.1). Exterior cladding is either wood weatherboard or brick veneer, and multi-pane double-hung windows are common. Paneled entry doors, sometimes incorporating tombstone lights or fanlights in upper sections, are sheltered by simple gabled porches or shed hoods (Plate 3.2). Some Minimal Traditional houses include elements more characteristic of Ranch houses, such as horizontal-paned windows or simple picture windows, but overall, detailing is minimal (Plate 3.3). In addition to individual dwellings, Minimal Traditional duplexes, triplexes, and apartment buildings are seen in Druid Hills (Plate 3.4).

The Compact Ranch house, also called a Rectangular Ranch or Minimal Ranch, was the simplest iteration of the Ranch style which swept suburban America in the 1950s. Rarely more than three or four bays in width, Compact Ranches have low-pitched roofs and horizontal lines, often with picture windows and bands of windows set high in the wall (Woodward and Wyatt 2001: 48; Little 2009: F-22; Sullivan et al. 2010: 44; Plate 3.5). Their more rectangular proportions differentiate them from Minimal Traditional houses, but they share a similar simplicity of form. Red brick is the dominant exterior cladding material, but contrasting exterior materials, such as weatherboarded gables, appear as well. Some Compact Ranches display restrained Colonial Revival detailing in their multi-paned windows and front-gable wings, while others have more Modern metal casement windows, flat doors with three staggered rectangular lights (known as “rising lights” doors) or decorative metal porch posts (Hinshaw 2019: 138; Plates 3.6 through 3.8).

Because of their standardization and homogeneity, Minimal Traditional and Ranch houses are typically significant as components of a neighborhood rather than as individual resources. They exemplify the house types promoted by the FHA and illustrate the architectural forms and styles that permeated Charlotte’s post-war population growth and building boom.

Comparable Neighborhoods

Outside of Druid Hills, modest Minimal Traditional and Ranch houses are found in mid-twentieth-century neighborhoods throughout north Charlotte (Figure 3.9). West of Druid Hills is the neighborhood of Double Oaks (now known as Genesis Park), which was developed in 1949 expressly for Black residents by White developers. The neighborhood was situated between other Black neighborhoods to the west and north and was adjacent to Fairview Homes, a public housing complex built in 1941 for low-income Black residents (demolished in the 1990s). Today, Interstate 77 defines the western edge of Double Oaks. The neighborhood includes modest, one-story, brick-veneered houses similar to those found in Druid Hills. Primarily constructed between 1949-1954, they are “conservative pre-Ranch house types” that “partake little if at all of the Ranch-house style that would dominate the landscape of new developments, black and white, in Charlotte from the mid-1950s into the 1970s” (Brown 2012: 75; Plate 3.9). The neighborhood underwent a community-wide revitalization effort spearheaded by Charlotte Genesis, Inc. in partnership with the City in the early

1990s. This revitalization led to the material alteration of many houses. It was determined to lack the requisite integrity of design, materials, and workmanship for NRHP eligibility in 2013 as part of Section 106 compliance for the conversion of high-occupancy vehicle lanes to toll lanes on Interstate 77 (Brown 2012: 76).

Northwest of Double Oaks, west of Interstate 77, is the neighborhood of Lincoln Heights (MK3266). This Black community developed over several decades in a more piece-meal fashion than Double Oaks, but also includes a concentration of Minimal Traditional and Compact Ranch houses dating from the 1950s and 1960s (Plate 3.10). There is scattered commercial development at the neighborhood's edges as well as recent infill single- and multi-family residential construction. The neighborhood was evaluated for NRHP eligibility in 2013 was found to lack sufficient integrity or coherence of design (Brown 2012: 76).

Other neighborhoods of the post-World War II period, namely Oaklawn Park (MK3220) and McCrorey Heights (MK3221), developed slightly later than the Druid Hills neighborhoods. These communities were intended from their inception to be for Black homeowners. They are characterized by Ranch and Split-Level form houses that were built for an affluent Black middle class, including college professors, doctors, and lawyers (Brown 2012: 31-40, 47-58; Plate 3.11). Oaklawn Park was determined eligible for the NRHP in 2013 and was designated as a locally zoned historic landmark district in 2020.

Plaza Acres (MK3345), Plaza Hills (MK3344), and Dixie Manor (MK3336) are predominantly White neighborhoods dating from the late 1940s and 1950s that are located east of Druid Hills and the North Charlotte Historic District. In terms of the dates of development and the architectural styles present, Plaza Acres, Plaza Hills, and Dixie Manor are comparable to Statesville Avenue Terrace/Druid Hills North, Druid Hills South, Mona Drive, Douglas Terrace, Edison Heights, and Graham Heights West; however, the forces that drove their development are different. The neighborhoods' simple, one-story, weatherboarded, or brick-veneered dwellings with Minimal Traditional detailing are located on tree-lined curvilinear streets and were home to White mill workers and other laborers who worked in the North Charlotte Industrial Corridor (North Carolina Historic Preservation Office 2014; Plate 3.12). Today, due to their location close to the trendy "NoDa" arts and entertainment district, the neighborhoods are changing in their demographic makeup. Property values are rising as newcomers undertake extensive renovations and investors "flip" houses or demolish them for new construction, which is out of character for the neighborhoods (Plate 3.13). These neighborhoods have not been evaluated for NRHP eligibility.



Plate 3.1: Typical brick-veneered Minimal Traditional house in Graham Heights (2223 Bancroft Street).

Photo view: West

Photographer: Olivia Heckendorf

Date: February 23, 2021



Plate 3.2: Typical frame Minimal Traditional house (with replacement siding) in Graham Heights (3008 Dogwood Avenue).

Photo view: North

Photographer: Olivia Heckendorf

Date: February 23, 2021



Plate 3.3: Minimal Traditional house with picture window in Graham Heights West (2309 Olando Street).

Photo view: West

Photographer: Olivia Heckendorf

Date: March 23, 2021



Plate 3.4: Minimal Traditional duplex in Graham Heights (2802 Grimes Street).

Photo view: East

Photographer: Olivia Heckendorf

Date: February 23, 2021



Plate 3.5: Typical Compact Ranch house in Druid Hills South (1405 Norris Avenue).

Photo view: South

Photographer: Olivia Heckendorf

Date: February 25, 2021



Plate 3.6: Compact Ranch house with Colonial Revival details in Graham Heights West (1200 Moretz Avenue).

Photo view: East

Photographer: Olivia Heckendorf

Date: March 23, 2021



Plate 3.7: Compact Ranch house with metal casement window and picture window in Graham Heights (2739 Bancroft Street).

Photo view: West

Photographer: Olivia Heckendorf

Date: February 23, 2021



Plate 3.8: Compact Ranch house with metal porch posts and awnings in Graham Heights (2714 Dogwood Avenue).

Photo view: East

Photographer: Olivia Heckendorf

Date: February 23, 2021

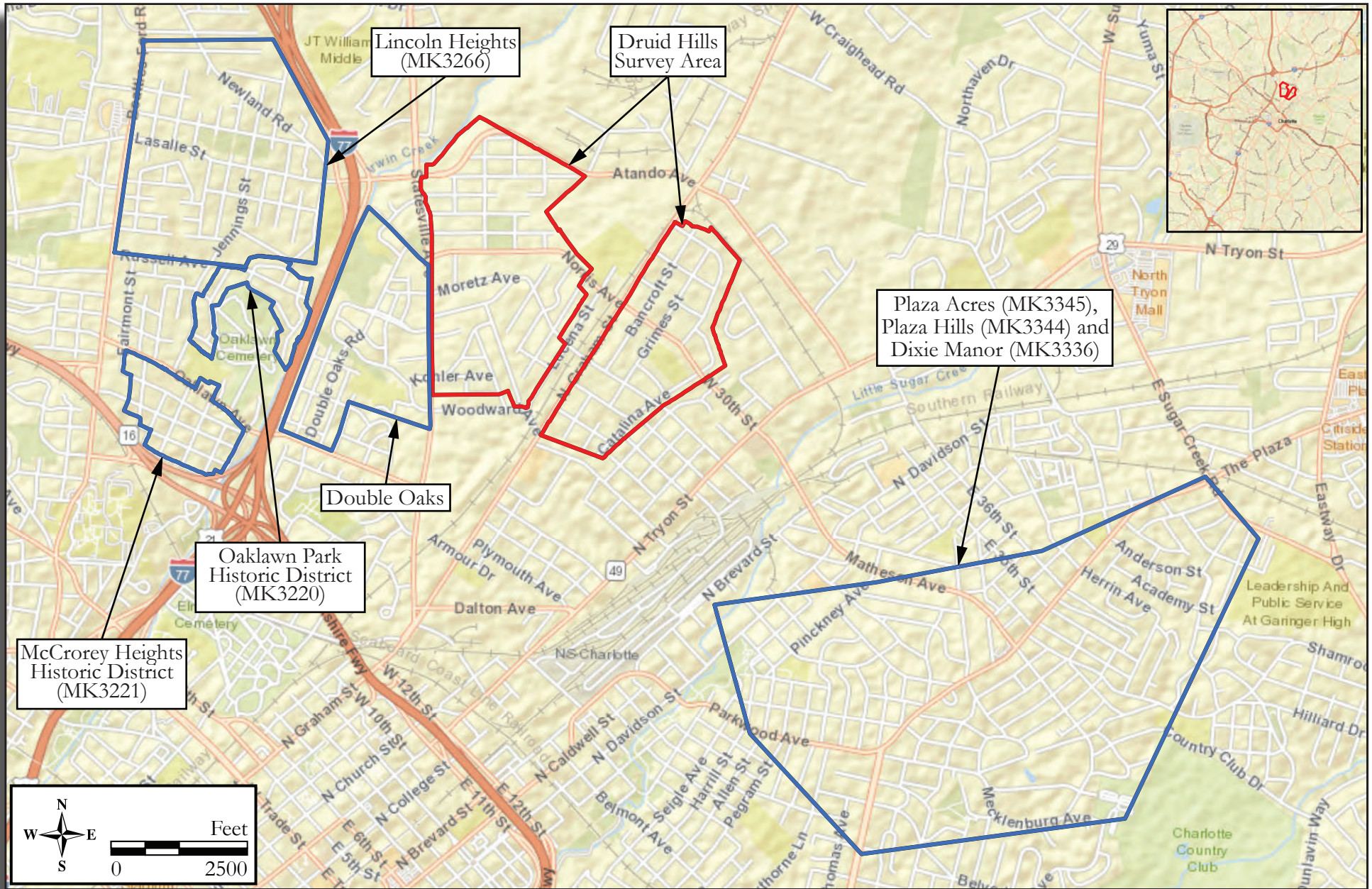


Figure 3.9: Map of comparable 1940s-1960s neighborhoods (World Imagery, ESRI 2021).



Plate 3.9: Double Oaks streetscape on Rush Wind Drive at Peaceful Way Drive.

Photo view: South

Photographer: Olivia Heckendorf

Date: March 23, 2021



Plate 3.10: Lincoln Heights streetscape on Newland Road at Lincoln Heights Court.

Photo view: North

Photographer: Olivia Heckendorf

Date: March 23, 2021



Plate 3.11: Typical Ranch house in McCrorey Heights (1624 Madison Avenue).

Photo view: North

Photographer: Jason Harpe

Date: May 17, 2021



Plate 3.12: Plaza Acres Streetscape at Jensen Street and McMillan Street.

Photo view: West

Photographer: Jason Harpe

Date: May 17, 2021



Plate 3.13: New construction in Plaza Acres (1255 Meadow Lane).

Photo view: North

Photographer: Jason Harpe

Date: May 17, 2021

4.0 DRUID HILLS NEIGHBORHOODS HISTORIC DISTRICT (MK4453)

Table 4.1: Druid Hills Neighborhoods Historic District Information Table.

Resource Name	Druid Hills Neighborhoods Historic District
HPO Survey Site #	MK4453
Period of Significance	1940-1970
Recommendation	Eligible under Criterion A



See Sections 3.5 and 3.6 for the history and physical description of Druid Hills.

4.1 Integrity

In order to be eligible for the NRHP, a property must possess several, and usually most, of the seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association (workmanship is associated with hand craftsmanship and is not generally relevant in the evaluation of mass-produced buildings). In addition, a property must also possess demonstrated significance under at least one of the four NRHP evaluation criteria. For a historic district to retain integrity as an entity, the majority of the components that make up the district's historic character, such as buildings, street plans and circulation, and landscaping, should possess integrity even if these features lack individual distinction. In addition, a district's components must be substantially unchanged since the period of significance (see Appendix A).

The Druid Hills Neighborhoods Historic District, comprised of the five Druid Hills neighborhoods located south of Norris Avenue and west of North Graham Street (Graham Heights West, Druid Hills South, Edison Heights, Douglas Terrace, and Mona Drive), retains integrity of location, setting, feeling, and association as a group of post-World War II subdivisions built to accommodate population growth in Charlotte in the 1940s through 1960s. The district represents a cohesive entity united both historically and visually by its design, architecture, and history. The street layouts of the original subdivision plats remain unchanged. With the exception of Mona Drive, the subdivisions have interconnected street plans. The streetscapes blend together, and distinctions between the neighborhoods are not visually apparent. Overall, the original forms and designs of dwellings are clearly recognizable as historical styles and there has been limited infill construction. While many individual houses have undergone some degree of the loss of original exterior materials, these changes do not detract from the district's overall integrity of location, design, setting, feeling, and association, which remains strong.

4.2 Evaluation for Listing in the National Register of Historic Places

Properties or districts can be eligible for the NRHP under Criterion A if they are associated with a significant event or pattern of events that have made contributions to history at the local, state, or national level (see Appendix A). The Druid Hills Neighborhoods Historic District includes five residential subdivisions in northeast Charlotte which were developed between the 1940s and the late 1960s. Together they illustrate Charlotte's population growth during the post-World War II period, the suburban building boom associated with this growth trend, and the effect of socioeconomic forces and government programs which promoted and enforced racial segregation. The district

occupies a transitional zone between the historically Black and White sectors of Charlotte, and these neighborhoods underwent rapid and dramatic racial population shifts around 1950. Contemporaneous suburban subdivisions such as Lincoln Heights or Plaza Acres were built in either solidly Black or White parts of town, making Druid Hills unique in Charlotte as a residential area originally intended for White homeowners that became predominantly Black in a short period of time. The Druid Hills Neighborhoods Historic District is also significant for its reflection of FHA-promulgated housing trends that were the federal government's response to an urgent need for housing in the post-World War II period. The Druid Hills Neighborhoods Historic District is also significant as a cohesive working- and middle-class neighborhood of Black homeowners in the 1940s through 1960s. For these reasons, the Druid Hills Neighborhoods Historic District is both an identifiable entity and historically significant and is recommended eligible for listing in the NRHP under Criterion A.

Districts, or groups of resources, can be eligible for the NRHP under Criterion B if a group of professionals, merchants, civic leaders, or others who made significant contributions to local, state, or national history resided there (see Appendix A). The Druid Hills Neighborhoods Historic District is not known at this time to have an association with individuals or groups whose contributions to local, state, or national history have been identified and documented as significant. The homes within Druid Hills were historically occupied by working- and middle-class White or Black families working for local employers. Therefore, the Druid Hills Neighborhoods Historic District is recommended not eligible for listing in the NRHP under Criterion B.

A property or district may be eligible for the NRHP under Criterion C if it embodies the distinctive characteristics of a type, period, or method of construction, or if it represents the work of a master, or possesses high artistic value (see Appendix A). The houses in the Druid Hills Neighborhoods Historic District are examples of simple, stock plan Minimal Traditional or Compact Ranch houses that are repeated throughout the city and state. Alterations to original building materials have negatively affected the design and materials integrity in many individual buildings. These cumulative changes have eroded the district's significance under Criterion C, and the houses are not, individually or as a group, significant for their architecture, design, or construction. Therefore, the Druid Hills Neighborhoods Historic District is recommended not eligible for listing in the NRHP under Criterion C.

A property can be eligible for the NRHP under Criterion D if it has the potential to yield information significant to human history or prehistory (see Appendix A). The neighborhoods are not likely to contain unretrieved data regarding mid-twentieth-century suburban construction techniques not already known or discoverable by a study of the extant buildings and documentary sources. Therefore, the Druid Hills Neighborhoods Historic District is recommended not eligible for listing in the NRHP under Criterion D.

4.3 Recommended National Register of Historic Places Boundary

The recommended boundary for the Druid Hills Neighborhoods Historic District includes five of the six neighborhoods collectively known as Druid Hills: Graham Heights West, Druid Hills South, Edison Heights, Douglas Terrace, and Mona Drive. The sixth neighborhood, Statesville Avenue Terrace/Druid Hills North, has been excluded from the boundary because it no longer conveys its historical significance. The recommended district boundary is bounded on the north by Norris Avenue, on the west by Statesville Avenue, on the south by Carter Avenue, and on the east by Orlando Street. The boundary encompasses all the residential resources dating to the district's circa-1940 to circa-1970 period of significance. Portions of Douglas Terrace and Graham Heights West have been excluded from the boundary because they contain vacant lots, buildings less than fifty years of age, or commercial and industrial properties which do not contribute to the residential character of the district for which it is significant.



Figure 4.1: Aerial photograph showing the recommended NRHP boundary for the Druid Hills Neighborhoods Historic District (MK4453) (World Imagery, ESRI 2020).

5.0 GRAHAM HEIGHTS WEST HISTORIC DISTRICT (MK4447)

Table 5.1: Graham Heights West Information Table

Resource Name	Graham Heights West
HPO Survey Site #	MK4447
Period of Significance	1945-1970
Recommendation	Eligible Under Criteria A and C



5.1 History

The neighborhood of Graham Heights West was first platted in 1924, when Drs. P.C. Hull and S.B. Bivens subdivided approximately 55 acres into a grid pattern of streets and lots (Mecklenburg County Register of Deeds [ROD], Map Book 3: 102) (Figure 5.1). Graham Heights West was located across Derita Road (later called Hutchison Avenue and now North Graham Street) from Graham Heights, which had been platted only a few years prior. Both neighborhoods offered prospective buyers close proximity to the new Ford Motor Company Plant. Realtor F.C. Abbot called the neighborhood “an interesting speculation,” with lots priced from \$500 to \$1,500, which “may be purchased either for increase in value or with the intention to build now or later.” Abbot predicted that the area would see “amazing growth” in the next few years (*TCO* 1924a, 1924b). However, it seems that little building took place in the years immediately following that initial plat. Only six houses in Graham Heights West predate 1930, including three dating to 1925 at 2311, 2315, and 2319 Lucena Street. These early houses were occupied by working-class White residents (Miller Press 1930). A revision of the neighborhood was platted in 1933, which altered one section of the grid to include an S-curve and more irregularly shaped lots on Rachel Street, north of Moretz Avenue (Mecklenburg County ROD, Map Book 7: 15). The curvilinear street may have been a nod to the winding layout of the fashionable neighborhoods of Myers Park and Dilworth. But still, construction in Graham Heights West lagged until after World War II.

Seventy-two percent of the houses in Graham Heights West were built between 1945 and 1956, with approximately 90 percent dating to the two decades following the end of World War II, making the neighborhood essentially complete by around 1965. While Graham Heights West was a segregated White neighborhood in the 1920s and 1930s, deed transfers for individual lots after around 1945 either eliminated or overlooked any racially restrictive covenants. The houses built in the post-World War II period were sold to and rented by Black residents almost exclusively (Hill Directory Company 1950, 1952). Johnnie Wallace, Jr., interviewed for a recent article in *The Charlotte Observer* about the proposed renaming of Jefferson Davis Street, described being overjoyed when his family of nine moved into their newly constructed house in Graham Heights West in the 1950s. His father, a pastor, worked a second job as a shipping receiving clerk for Cato Stores to afford the down payment and to move the family from the nearby Fairview Homes public housing to a single-family house with a yard and basketball goal (*TCO* 2021; Hill Directory Company 1955).

While home ownership was attainable by some Black families, Graham Heights West also included multi-family housing for renters and a significant number of duplexes and triplexes which were built in the mid-1950s. The block of Olando Street between Franklin and Moretz Streets was acquired through several transactions by Craig T. and Gaynell H. Brown, a White married couple, in the early 1950s (Mecklenburg County ROD). The Browns erected brick duplexes and triplexes on nine lots



Figure 5.1: Graham Heights West Survey Area (MK4447)
(World Imagery, ESRI 2021).

and rented them to Black tenants with a range of working class and professional occupations. In 1957, the duplex at 2441-2443 Olando was occupied by Willie and Mildred Walker, both teachers at Double Oaks School, and by Melvin Simpson, a doctor at Good Samaritan Hospital, a privately funded Black hospital. Rembert Gaddy, a farm insurance agent for Negro Farm & Home Agents, and his wife Elizabeth, a teacher at West Charlotte High School, shared the duplex at 2423-2425 Olando with James L. Theodore, a laborer for Southern Railway, and his wife Geneva, a clerk at Kings Drive Clothes-a-Clean (Hill Directory Company 1957).

A 1976 report on Charlotte neighborhoods by the Charlotte-Mecklenburg Planning Commission observed that the Druid Hills area, including Graham Heights West, “largely consists of potentially sound middle class brick homes which are a valuable and much needed part of the total county housing stock” (Charlotte-Mecklenburg Planning Commission 1976: 59.1-59.3). While the percentage of owner-occupied homes has declined in recent years, the neighborhood remains a source of affordable housing in North Charlotte.

5.2 Description

Graham Heights West is a neighborhood of fewer than 200 structures located west of North Graham Street and the Southern Railway line. Its eastern edge is characterized by commercial and industrial properties like those found along the remainder of the North Graham Street corridor. Graham Heights West abuts the contemporaneous neighborhoods of Edison Heights and Druid Hills South on its southwestern and northwestern boundaries, respectively. Moretz Avenue cuts through the middle of the neighborhood at an angle, roughly dividing it into northern and southern sections. Aside from its eastern edge, Graham Heights West is a cohesive neighborhood of single- and multi-family dwellings built primarily in the years between 1945 and 1965.

The most common house types in Graham Heights West are Minimal Traditional dwellings and Compact Ranches. The neighborhood’s Minimal Traditional houses typically have hipped roofs and are clad with brick veneer, a durable cladding material that tends not to get covered or replaced over time. Windows are either multi-light or horizontal-paned double-hung sashes, and three-part picture windows appear on some facades (Plate 5.1). The neighborhood includes a notable number of Minimal Traditional duplexes and triplexes, particularly on Olando Street, far more than in any other Druid Hills neighborhood (Plates 5.2 and Plate 5.3). A two-story brick Minimal Traditional apartment building with a blind oculus window and a shed-roofed entry porch with decorative metal posts is located on Olando Street. On Rachel Street, six brick hip-roofed, one-story, multi-family buildings are arranged around two grassy courtyards in the style of a “superblock” apartment community (Plate 5.4 and Plate 5.5).

Moretz Avenue, Norris Avenue, and the blocks of Olando Street, Rachel Street, and Jefferson Davis Street that run between them, contain the greatest concentration of Compact Ranches. These houses are either side-gabled or hip-roofed, brick-veneered, and commonly feature picture windows (Plate 5.6). Some retain original decorative metal porch posts or metal awnings (Plate 5.7). A few might be called Linear Ranches, defined as simply massed Ranches with longer profiles (Sullivan et al. 2010: 45), but overall, the smaller versions of the Ranch type are most prevalent (Plate 5.8).

5.3 Integrity

In order to be eligible for the NRHP, a property must possess several, and usually most, of the seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association (workmanship is associated with hand craftsmanship and is not relevant in evaluation of mass-produced buildings). In addition, a property must also possess demonstrated significance under at least one of the four NRHP evaluation criteria. For a historic district to retain integrity as an entity, the majority of the components that make up the district’s historic character, such as such as buildings, street plans



Plate 5.1: Minimal Traditional house with picture window in Graham Heights West (2513 Rachel Street).

Photo view: West

Photographer: Olivia Heckendorf

Date: March 23, 2021



Plate 5.2: Minimal Traditional duplex in Graham Heights West (2329 Rachel Street).

Photo view: West

Photographer: Olivia Heckendorf

Date: March 23, 2021



Plate 5.3: Minimal Traditional triplexes in Graham Heights West on Olando Street.

Photo view: North

Photographer: Olivia Heckendorf

Date: March 23, 2021



Plate 5.4: Minimal Traditional apartment building in Graham Heights West (2312 Olando Street).

Photo view: South

Photographer: Olivia Heckendorf

Date: March 23, 2021



Plate 5.5: Minimal Traditional apartments in Graham Heights West (2516 Rachel Street).

Photo view: East

Photographer: Olivia Heckendorf

Date: March 23, 2021



Plate 5.6: Compact Ranch in Graham Heights West (2656 Rachel Street).

Photo view: East

Photographer: Olivia Heckendorf

Date: March 23, 2021



Plate 5.7: Compact Ranch with decorative metal porch posts in Graham Heights West (1023 Moretz Avenue).

Photo view: Northeast

Photographer: Olivia Heckendorf

Date: March 23, 2021



Plate 5.8: Linear Ranch in Graham Heights West (2624 Jefferson Davis Street).

Photo view: East

Photographer: Olivia Heckendorf

Date: March 23, 2021

and circulation, and landscaping, must possess integrity even if they are individually undistinguished. In addition, the relationships among the district's components must be substantially unchanged since the period of significance (see Appendix A).

As a historic district, Graham Heights West retains integrity of location, setting, feeling, design, and association as a post-World War II subdivision settled by working- and middle-class Black homeowners and renters. The district represents a cohesive entity united both historically and visually by the retention of plan and architecture. The district's original design remains strongly evident in the intact street layout, and the forms and designs of the dwellings which are clearly recognizable historical styles. Integrity of materials is moderate, but high in comparison with the other neighborhoods that make up Druid Hills. The prevalent façade material remains brick, but in some instances the original accent materials of the façade insets and eaves have been replaced with vinyl or other replacement siding. Original doors, windows, and porch posts have been replaced in some instances. Notably, almost twenty percent of the buildings possess a high level of materials integrity, a greater concentration than is found in any other Druid Hills neighborhood. Heavily altered dwellings are rare. There has been minimal residential infill construction in Graham Heights West, as only five buildings are less than fifty years of age.

5.4 Evaluation for Listing in the National Register of Historic Places

For evaluation as part of the Druid Hills Neighborhoods Historic District, see Section 4.0.

Properties can be eligible for the NRHP under Criterion A if they are associated with a significant event or pattern of events that have made contributions to history at the local, state, or national level (see Appendix A). Graham Heights West is one of several residential subdivisions in Druid Hills that were developed in the 1940s through 1960s. Originally planned in the 1920s as a subdivision for White residents, Graham Heights West was not built out until after World War II when it was settled by working- and middle-class Black homeowners and tenants. Graham Heights West is significant as an intact mid-twentieth-century neighborhood that illustrates Charlotte's population growth during the post-World War II period, the suburban building boom associated with this growth trend, and the effect of socioeconomic forces and government programs promoting and enforcing racial segregation. It also reflects a working- and middle-class Black neighborhood in the 1940s through 1960s. For these reasons, the Graham Heights West Historic District is both an identifiable entity and historically significant and is recommended eligible for listing in the NRHP under Criterion A.

Districts, or groups of resources, can be eligible for the NRHP under Criterion B if a group of professionals, merchants, civic leaders, or others who made significant contributions to local, state, or national history resided there (see Appendix A). Graham Heights West is not known at this time to have an association with individuals or groups whose contributions to local, state, or national history have been identified and documented. The homes within Graham Heights West were historically occupied by working- and middle-class Black families who worked for local employers. Therefore, Graham Heights West is recommended not eligible for listing in the NRHP under Criterion B.

A property may be eligible for the NRHP under Criterion C if it embodies the distinctive characteristics of a type, period, or method of construction, or if it represents the work of a master, or possesses high artistic value (see Appendix A). The buildings in Graham Heights West are simple stock plan Minimal Traditional and Compact Ranch dwellings that are repeated within the neighborhood, as well as throughout the city and state. They exemplify the small house types promoted by the FHA in response to an urgent need for housing and to stimulate home ownership in the post-World War II period. The neighborhood retains the highest degree of materials integrity among the Druid Hills neighborhoods which is partially attributable to the exterior presence of brick veneer, which tends not to deteriorate over time. There are few instances of non-historic construction. When compared with the other neighborhoods within Druid Hills, the level of material integrity in Graham Heights West is high, and the uniformity of house forms and brick exteriors creates a visually cohesive unit. Therefore, Graham Heights West is recommended eligible for listing in the NRHP under Criterion C.

A property can be eligible for the NRHP under Criterion D if it has the potential to yield information significant to human history or prehistory (see Appendix A). The neighborhood is not likely to contain unretrieved data regarding mid-twentieth-century suburban construction techniques not already known or discoverable by a study of the extant buildings and documentary sources. Therefore, Graham Heights West is recommended not eligible for listing in the NRHP under Criterion D.

5.5 Recommended National Register of Historic Places Boundary

The recommended boundary for Graham Heights West is drawn to include the concentration of resources dating to the period 1944-1969. It excludes the commercial edge on Lucena Street which is associated historically with the commercial and industrial corridor along North Graham Street rather than the neighborhood itself, and those resources are unrelated to the district's historical significance.



Figure 5.2: Aerial photograph showing the recommended NRHP boundary for the Graham Heights West Historic District (MK4447) (World Imagery, ESRI 2020).

6.0 STATESVILLE AVENUE TERRACE/DRUID HILLS NORTH (MK4448)

Table 6.1: Statesville Avenue Terrace/Druid Hills North Information Table.

Resource Name	Statesville Avenue Terrace/Druid Hills North
HPO Survey Site #	MK4448
Date(s) of Construction	1925-2000s
Recommendation	Not Eligible



6.1 History

Statesville Avenue Terrace, now also known as Druid Hills North, was located just outside of the city limits when it was platted by White real estate developer Adele Hendrix in 1945 (Mecklenburg County ROD, Map Book 4: 676; Figures 6.1 and 6.2). This neighborhood may be part of the “vast new residential development for postwar Charlotte” referred to in a 1945 *Charlotte News* article about a Hendrix \$90,000 land deal involving five separate tracts off of Statesville Road (TCN 1945). Over 500 house lots were drawn in 35 blocks on streets named for World War II heroes such as Patton (now Pointsett Street), MacArthur, and Isenhour (sic). There are a few houses scattered throughout the neighborhood with construction dates as early as 1925 and several dozen which predate 1945, but deed research is inconclusive about the history of the area prior to the Hendrix plat of 1945.

Buell D. Hendrix and his family ran the Druid Hills Realty Company out of an office at nearby Oaklawn Cemetery, of which they were caretakers. They were active in real estate development in the northwestern sector of Charlotte that had become predominantly Black by the 1940s. A 1950 City Directory listing for B.D. Hendrix Realty lists the company as “developers of Druid Hills, Statesville Avenue Terrace, Biddleville Heights, Lincoln Heights and Jennings Park” (Hill Directory Company 1950). Of that list, all but Druid Hills (South) at that point were Black neighborhoods.

Statesville Avenue Terrace became the first neighborhood in the Druid Hills survey area to allow Black residents. Since the neighborhood was outside city limits until the late 1940s, its streets aren’t included in city directories until 1950. At that time, the neighborhood was populated by a mixture of Black homeowners and tenants. They had mostly working-class occupations such as laborer at the Charlotte Pipe and Foundry or janitor at the Nebel Knitting Mill (Hill Directory Company 1950, 1952). They occupied very simple, brick-veneered, Minimal Traditional single-family houses, duplexes, and triplexes. Statesville Avenue Terrace was likely the lowest income neighborhood of the entire Druid Hills area.

It is clear that the neighborhood never developed to the extent envisioned by Adele Hendrix. NCDOT aerial photography from 1978 shows scattered houses of different sizes and shapes with little of the visual rhythm of the adjacent neighborhoods to the south which were built out in greater density in a short period of time. Some roads were unpaved, and large sections of some blocks remained unbuilt, particularly in the northern half of the subdivision (Figure 6.3).

Once it was included within city limits in the late 1940s, Statesville Avenue Terrace was identified as a “needy area” and health authorities recommended extending sewer service to 78 dwellings where “primitive sanitation practices prevailed” (TCO 1949e). A decade later, the neighborhood was a focus of the Charlotte Inter-Community Health Council and the Myers Street School Health Council which undertook a “Clean Home Drive” to remove garbage, clean yards and animal pens, repair home fixtures, and make general home improvements (TCO 1959).

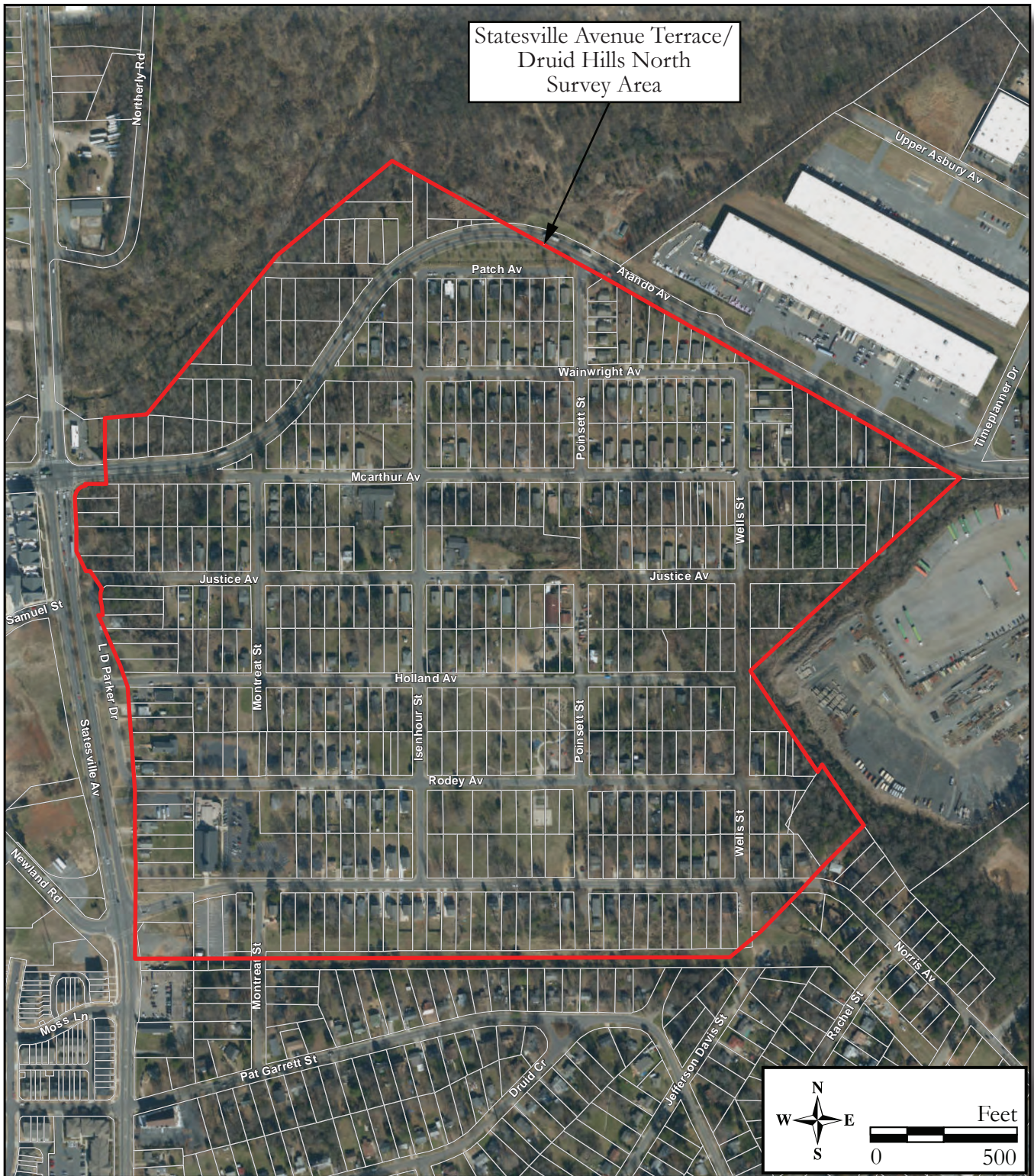


Figure 6.1: Statesville Avenue Terrace/Druid Hills North Survey Area (MK4448)
 (World Imagery, ESRI 2021).

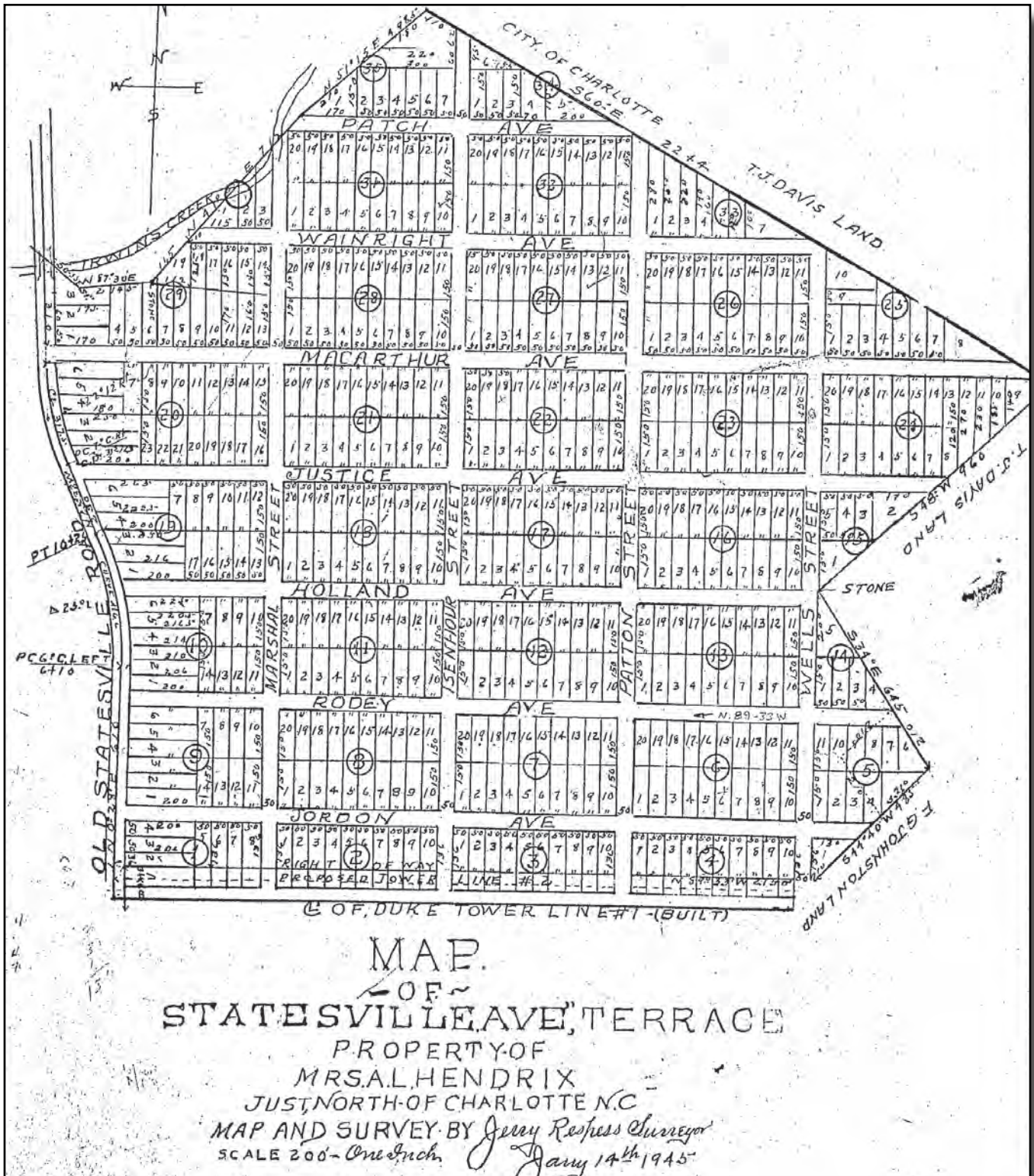


Figure 6.2: Plat of Statesville Avenue Terrace 1945
 (Mecklenburg County Register of Deeds Map Book 4, page 676).



Figure 6.3: 1978 aerial imagery of the northwest section of Statesville Avenue Terrace/Druid Hills North (NC Department of Transportation).

In recent decades, Druid Hills North has seen a significant amount of demolition and new construction in the name of revitalization. In 1998, the City purchased two blocks in the center of the neighborhood and demolished approximately 25 houses to create the Druid Hills Neighborhood Park (Plate 6.1). Since 2001, nonprofit organizations such as the Charlotte-Mecklenburg Housing Partnership and Habitat for Humanity have constructed new affordable housing on several blocks at the north end of the neighborhood which had only been sparsely developed previously. There is also a great deal of scattered infill construction throughout the neighborhood (Plate 6.2). Simultaneously, the neighborhood is currently seeing a significant amount of new development targeted to higher income buyers, which is leading to rising property values. Investors are buying and demolishing older houses and replacing them with new construction that is out of character and not affordable for the neighborhood's existing residents (Figure 6.4).

6.2 Description

The neighborhood of Statesville Avenue Terrace/Druid Hills North is located on the east side of Statesville Avenue north of Norris Avenue. Atando Avenue is the de facto northern boundary of the neighborhood, despite the fact that a section extending beyond it to Irwin's Creek is subdivided for house lots. This section has never been built upon and is currently wooded. The neighborhood's streets are laid out in a grid pattern and contain approximately 275 dwellings dating from 1925 to 2020. The houses which predate the 1950s display little uniformity of style or form. They are generally simple frame vernacular houses with front- or side-gabled roofs and multi-pane, double-hung windows (Plate 6.3). They are frequently altered with the application of replacement siding and windows.

Beginning in the mid-1950s and as late as 1970, the predominant house type was a small, hip-roofed, brick-veneer Minimal Traditional house, square in plan, with a three-bay façade and a central entry portico (Plate 6.4). Frequently, this house type would appear in sets of three set very close together on a single narrow lot at an intersection. This arrangement survives on McArthur Avenue at its intersections with Montreat Street (formerly Marshal Street) and Isenhour Street, and on Rodey Avenue at its intersection with Pointsett Street (formerly Patton Street) (Plate 6.5).

Community revitalization and affordable housing initiatives of recent decades have transformed much of Statesville Avenue Terrace/Druid Hills North. There is widespread new single-family construction in the neighborhood, particularly in the previously vacant northeastern portion. There is also scattered new affordable housing built within blocks of houses dating from the 1930s to 1970s. More recently, developers are building new single-family residential or condominium projects which appear to target a higher-income demographic. Much of this later construction is out of scale and character compared to the neighborhood's original building stock (Plate 6.6). Today, over 30 percent of the dwellings in the neighborhood were built after the year 2000.

Non-residential properties in the neighborhood include the 1956 former Statesville Avenue Presbyterian Church (MK4458), the heavily altered 1961 Saint James Holiness Church, the 1990 Saint Luke Baptist Church, a horse stable and riding ring, and the circa 1998 Druid Hills park, which occupies two blocks in the southern part of the neighborhood.

6.3 Integrity

In order to be eligible for the NRHP, a property must possess several, and usually most, of the seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association (workmanship is associated with hand craftsmanship and is not generally relevant in the evaluation of mass-produced buildings). In addition, a property must also possess demonstrated significance under at least one of the four NRHP evaluation criteria. For a historic district to retain integrity as an entity, the majority of the components that make up the district's historic character, such as buildings, street



Plate 6.1: Druid Hills Park in Statesville Avenue Terrace/Druid Hills North.

Photo view: Northeast

Photographer: Olivia Heckendorf

Date: February 24, 2021



Plate 6.2: New construction in Statesville Avenue Terrace/Druid Hills North (Wainwright Avenue).

Photo view: West

Photographer: Olivia Heckendorf

Date: February 24, 2021

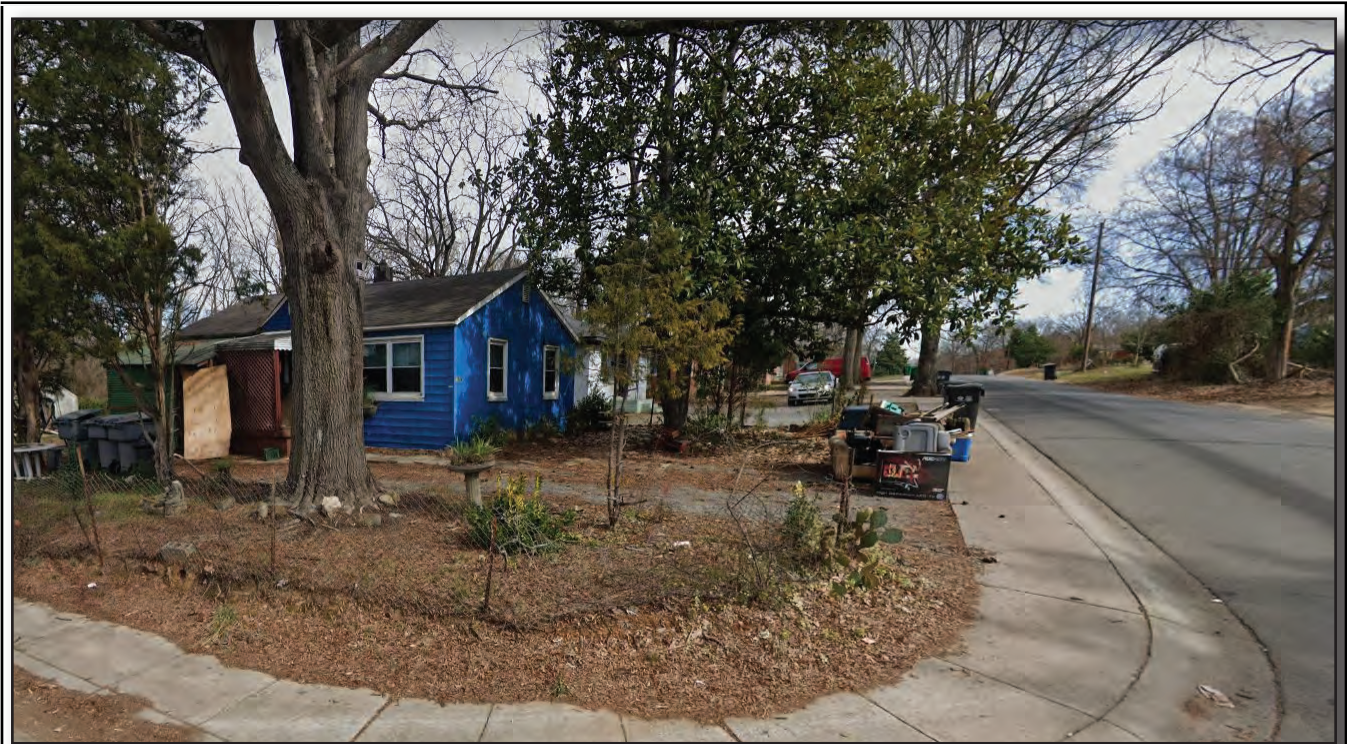


Figure 6.4: 1036 Holland Avenue in 2019 and 2020
(Google Street View Imagery).



Plate 6.3: Vernacular side-gable house in Statesville Avenue Terrace/Druid Hills North (833 Rodey Avenue).

Photo view: South

Photographer: Olivia Heckendorf

Date: February 24, 2021



Plate 6.4: Typical Minimal Traditional house in Statesville Avenue Terrace/Druid Hills North (1029 Justice Avenue).

Photo view: South

Photographer: Olivia Heckendorf

Date: February 24, 2021



Plate 6.5: Set of three small Minimal Traditional houses on a single lot in Statesville Avenue Terrace/Druid Hills North (1037 McArthur Avenue).

Photo view: South

Photographer: Olivia Heckendorf

Date: February 24, 2021



Plate 6.6: New construction in Statesville Avenue Terrace/Druid Hills North (805-817 McArthur Avenue).

Photo view: South

Photographer: Olivia Heckendorf

Date: February 24, 2021

plans and circulation, and landscaping, should possess integrity even if these features lack individual distinction. In addition, a district's components must be substantially unchanged since the period of significance (see Appendix A).

Overall, Statesville Avenue Terrace/Druid Hills North has lost integrity of setting, feeling and its historical associations due to the demolition of historic houses, the clearing of blocks for the neighborhood park, and the extensive construction of new, incompatible dwellings. The neighborhood was never fully developed after its 1945 platting, so it is less visually cohesive than the other Druid Hills neighborhoods. Individual houses over fifty years of age survive, but most have lost integrity of original materials, and over 30 percent of the buildings in the neighborhood post-date 2000. These changes have eroded the neighborhood's integrity of design at both the building and neighborhood level.

6.4 Evaluation for Listing in the National Register of Historic Places

For evaluation as part of the Druid Hills Neighborhoods Historic District, see Section 4.0

Properties can be eligible for the NRHP under Criterion A if they are associated with a significant event or pattern of events that have made contributions to history at the local, state, or national level (see Appendix A). Statesville Avenue Terrace/Druid Hills North is one of several residential subdivisions in Druid Hills that were developed in the 1940s through 1960s in response to Charlotte's population growth in the post-World War II period. It is notable as the first neighborhood in the Druid Hills area that was open to Black homeownership and tenancy. However, its haphazard growth from the 1920s to the 1960s, followed by extensive community development initiatives in recent decades, has resulted in a serious loss of integrity so that it no longer conveys its identity as a mid-twentieth century neighborhood or its historical associations. Therefore, Statesville Avenue Terrace/Druid Hills North is recommended not eligible for listing in the NRHP under Criterion A.

Districts, or groups of resources, can be eligible for the NRHP under Criterion B if a group of professionals, merchants, civic leaders, or others who made significant contributions to local, state, or national history resided there (see Appendix A). Statesville Avenue Terrace/Druid Hills North is not known at this time to have an association with individuals or groups whose contributions to local, state, or national history have been identified and documented. The homes within Statesville Avenue Terrace/Druid Hills North were historically occupied by working-class Black families who worked for local employers. Therefore, Statesville Avenue Terrace/Druid Hills North is recommended not eligible for listing in the NRHP under Criterion B.

A property may be eligible for the NRHP under Criterion C if it embodies the distinctive characteristics of a type, period, or method of construction, or if it represents the work of a master, or possesses high artistic value (see Appendix A). The surviving historic houses in Statesville Avenue Terrace/Druid Hills North are typical vernacular or Minimal Traditional houses that are repeated within the neighborhood, as well as throughout the city and state. Many lack material integrity due to alterations to original building fabric. The houses are not, individually or a group, significant for their architecture, design or construction. There is also a substantial amount of new construction, which erodes the overall design integrity of the neighborhood. Therefore, Statesville Avenue Terrace/Druid Hills North is recommended not eligible for listing in the NRHP under Criterion C.

A property can be eligible for the NRHP under Criterion D if it has the potential to yield information significant to human history or prehistory (see Appendix A). The neighborhood is not likely to contain unretrieved data regarding mid-twentieth-century suburban construction techniques not already known or discoverable by a study of the extant buildings and documentary sources. Therefore, Statesville Avenue Terrace/Druid Hills North is recommended not eligible for listing in the NRHP under Criterion D.

7.0 DRUID HILLS SOUTH (MK4449)

Table 7.1: Druid Hills South Information Table.

Resource Name	Druid Hills South
HPO Survey Site #	MK4449
Date(s) of Construction	1945-2000s
Recommendation	Not Eligible



7.1 History

Platted in 1940, Druid Hills South was developed by Druid Hills, Inc., a partnership between real estate developers B.D. and Adele Hendrix and J.J. Meisenheimer (Figures 7.1 and 7.2). The neighborhood was marketed to employees working at the QMC Depot, located six blocks away. Due to war-time restrictions on construction materials, building got off to a slow start, with only ten houses built by 1942. Those five-room, frame houses were sold under FHA guidelines which required only low down-payments and monthly payments of approximately \$30 (*TCO* 1942). In 1949, Adele Hendrix transferred 40 lots to Fred J. Wiggins and the Thomas & Revis Building Company (Mecklenburg County ROD, Deed Book 1415: 171), at which point building accelerated. The small neighborhood of approximately 100 houses was fully built out between 1945 and 1955.

The early residents of Druid Hills South were middle-class Whites, working at the QMC Depot or at one of the many nearby commercial and industrial employers in North Charlotte. They were mechanics, office secretaries, drivers, billing clerks, and textile mill supervisors (Hill Directory Company 1945-46, 1948-49). At the same time, immediately north of Druid Hills South, Black tenants were settling in the Statesville Avenue Terrace Neighborhood. To the west across Statesville Avenue, Double Oaks was established in 1949 for Black residents. And to the east, Graham Heights West began selling houses to Black residents in 1950. Soon, Druid Hills South and the neighboring Douglas Terrace, Mona Drive, and Edison Heights became the only majority White neighborhoods remaining in the immediate vicinity.

Between 1950 and 1952, Druid Hills South underwent a dramatic transformation in racial composition, from exclusively White to exclusively Black in the span of only two years. It is likely that a combination of socioeconomic factors led to this population shift. West Charlotte by this time was firmly established as the Black side of town, and residential development for Black homebuyers was booming there. The construction of Independence Boulevard in 1949 had displaced many Black residents from in-town neighborhoods such as Brooklyn and required them to relocate elsewhere in the City. It is fair to assume that proximity of Druid Hills to West Charlotte made it a logical choice for Black homebuyers, as well the developers and realtors who recognized an opportunity for sales and profit. “Blockbusting” tactics by realtors may have convinced the first White homeowners to sell, and once a few houses had changed hands, the remaining White residents left swiftly.

Former Druid Hills South homeowners moved to more solidly White neighborhoods. Some settled near the textile mills of the North Charlotte Historic District while others moved to new suburbs along the Independence Boulevard corridor in southeast Charlotte (Hill Directory Company 1950, 1952). The houses they left behind in Druid Hills South were advertised by real estate agents directly to Black buyers and tenants (Figure 3.6), and lots for new houses were also sold to them. The circa-1955 construction of Walls Memorial AME Zion Church (MK4457) at 2612 Statesville Avenue signaled that Druid Hills South was an established Black neighborhood.



Figure 7.1: Druid Hills South Survey Area (MK4449) (World Imagery, ESRI 2021).

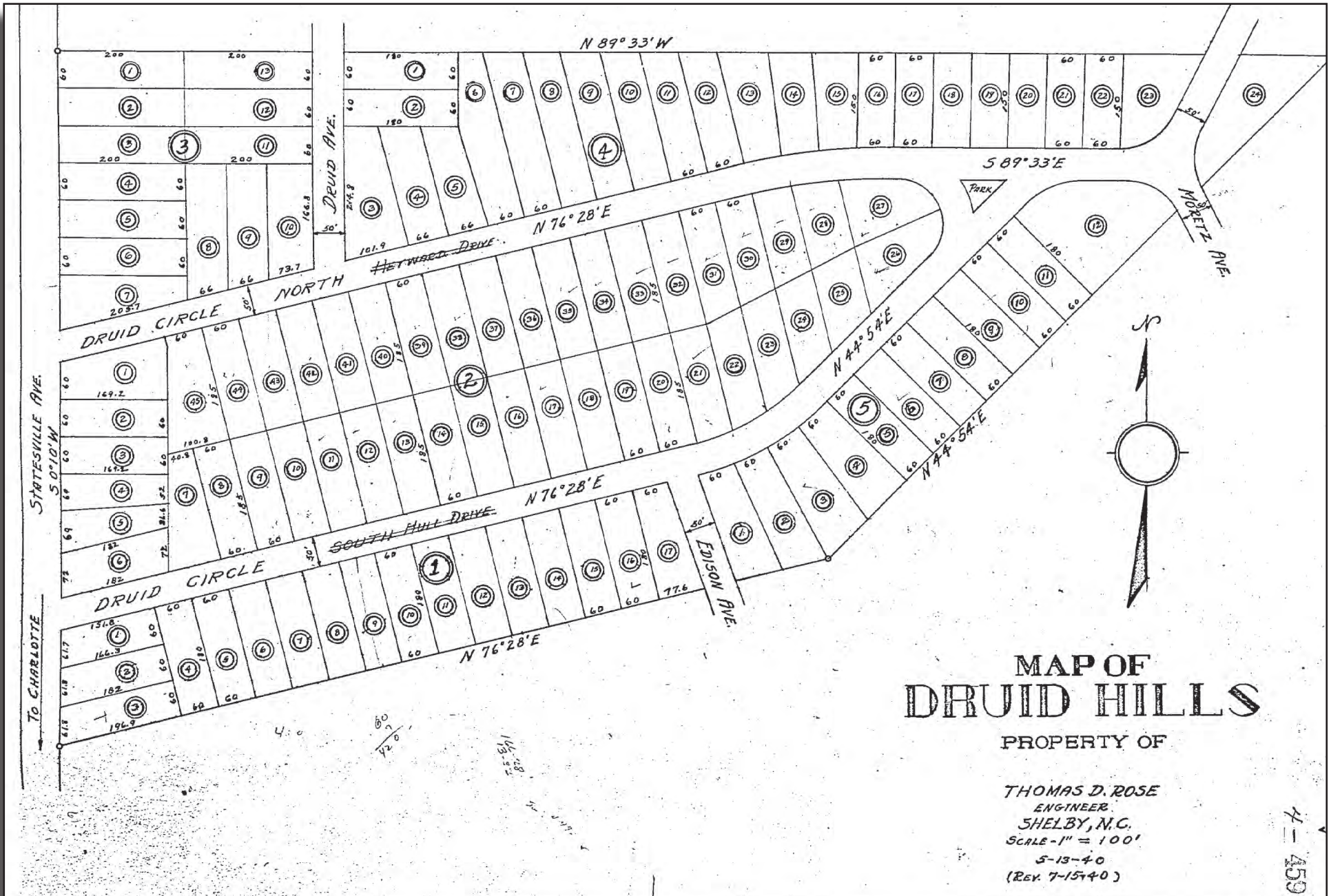


Figure 7.2: Plat of Druid Hills (Druid Hills South) 1940
 (Mecklenburg County Register of Deeds Map Book 4, page 459).

The Black residents of Druid Hills South in the early 1950s had occupations ranging from blue collar to professional (Hill Directory Company 1952). As adjacent neighborhoods underwent the same demographic changes, they became part of a larger cohesive, segregated neighborhood that took on the Druid Hills name.

7.2 Description

Druid Hills South is a subdivision of approximately 100 houses occupying a trapezoidal-shaped area between the subdivisions of Statesville Avenue Terrace/Druid Hills North, Graham Heights West, Edison Heights, and Mona Drive. Statesville Avenue forms its western boundary. Druid Circle (the northern half has been renamed Moretz Avenue) makes a loop through the neighborhood and most houses front it. Almost 95 percent of the houses in Druid Hills South date from 1945 to 1955.

The predominant house types in the neighborhood are Minimal Traditional and Compact Ranch. The Minimal Traditional houses are clad with either brick veneer or wood siding (later replaced with vinyl or aluminum) and have either hipped- or side-gabled roofs. Some have flush façade gables. Simple gabled entry porches are common, as are open side porches (Plate 7.1 and Plate 7.2). The simplest form has a side gable, flush eaves, and three bays with a stoop sheltered by a metal awning (Plate 7.3). Compact Ranches have slightly more rectangular profiles, sometimes incorporating a projecting gabled wing. Roofs are either side-gabled or hipped. Picture windows are common, as are decorative metal porch posts (Plate 7.4). One intact Compact Ranch at 933 Druid Circle retains original metal casement windows as well as metal awnings (Plate 7.5).

There are two relatively late examples of the Tudor Revival style in the neighborhood. 2422 Edison Street, circa 1952, is a brick side-gabled house with a half-timbered front gable wing and a stepped façade chimney (Plate 7.6). Both the chimney and the arched doorway are embellished with decorative stone veneer. 1017 Druid Circle, circa 1947, displays a similar chimney and door treatment, and has a stuccoed front gable (Plate 7.7).

Throughout the neighborhood, replacement materials are common on houses. Houses that were wood-sided originally almost universally have replacement siding. Windows have frequently been replaced and porches have been altered (Plate 7.8). Only seven percent of the houses have a high degree of material integrity.

Non-residential buildings in the neighborhood face Statesville Avenue. They include a 1962 L-shaped shopping center and two churches: the circa-1955 former home of Walls Memorial AME Zion Church (MK4457), now New Calvary Pentecostal Holiness Church (Plate 7.9) and the exuberant 1995 United House of Prayer for All People (Plate 7.10).

7.3 Integrity

In order to be eligible for the NRHP, a property must possess several, and usually most, of the seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association (workmanship is associated with hand craftsmanship and is not generally relevant in the evaluation of mass-produced buildings). In addition, a property must also possess demonstrated significance under at least one of the four NRHP evaluation criteria. For a historic district to retain integrity as an entity, the majority of the components that make up the district's historic character, such as buildings, street plans and circulation, and landscaping, should possess integrity even if these features lack individual distinction. In addition, a district's components must be substantially unchanged since the period of significance (see Appendix A).

As a historic district, Druid Hills South retains integrity of location and setting, and its association as a post-World War II subdivision which transitioned from White to Black occupancy in a short period of time. At the building level, the design and materials have been altered, which in turn has



Plate 7.1: Typical brick-veneered Minimal Traditional house in Druid Hills South (1024 Druid Circle).

Photo view: North

Photographer: Olivia Heckendorf

Date: February 25, 2021



Plate 7.2: Typical frame Minimal Traditional house (with replacement siding) in Druid Hills South (1025 Druid Circle).

Photo view: South

Photographer: Olivia Heckendorf

Date: February 25, 2021



Plate 7.3: Typical Minimal Traditional house in Druid Hills South (1012 Druid Circle).

Photo view: North

Photographer: Olivia Heckendorf

Date: February 25, 2021



Plate 7.4: Typical Compact Ranch in Druid Hills South (1409 Moretz Avenue).

Photo view: Southeast

Photographer: Olivia Heckendorf

Date: February 25, 2021



Plate 7.5: Compact Ranch with high material integrity in Druid Hills South (933 Druid Circle).

Photo view: Northwest

Photographer: Olivia Heckendorf

Date: February 25, 2021



Plate 7.6: Tudor Revival style house in Druid Hills South (2422 Edison Street).

Photo view: East

Photographer: Olivia Heckendorf

Date: February 25, 2021



Plate 7.7: Tudor Revival style house in Druid Hills South (1017 Druid Circle).

Photo view: South

Photographer: Olivia Heckendorf

Date: February 25, 2021



Plate 7.8: Minimal Traditional house with replacement materials and enclosed side porch in Druid Hills South (1037 Druid Circle).

Photo view: South

Photographer: Olivia Heckendorf

Date: February 25, 2021



Plate 7.9: (former) Walls Memorial AME Zion Church (MK4457).

Photo view: East

Photographer: Olivia Heckendorf

Date: February 25, 2021



Plate 7.10: United House of Prayer for All People (1523 Moretz Avenue).

Photo view: East

Photographer: Olivia Heckendorf

Date: February 25, 2021

eroded the neighborhood's sense of feeling. The neighborhood's original plan is evident in the intact street layout and the forms of the dwellings, which are generally recognizable. Compared to the other neighborhoods in Druid Hills, the level of material integrity of individual dwellings is average. Neighboring Graham Heights West possesses a notably higher degree of material integrity.

7.4 Evaluation for Listing in the National Register of Historic Places

For evaluation as part of the Druid Hills Neighborhoods Historic District, see Section 4.0.

Properties can be eligible for the NRHP under Criterion A if they are associated with a significant event or pattern of events that have made contributions to history at the local, state, or national level (see Appendix A). Druid Hills South is one of several residential subdivisions in Druid Hills that were developed in the 1940s through 1960s. Originally planned as a White subdivision, it underwent a dramatic transformation to Black occupancy between 1950 and 1952. Druid Hills South has a demonstrated association with Charlotte's population growth during the post-World War II period, the suburban building boom associated with this growth trend, and the effect of socioeconomic forces and government programs promoting and enforcing racial segregation. However, as a small, stand-alone neighborhood, it lacks the integrity necessary to convey it. Therefore, Druid Hills South is recommended not eligible for listing in the NRHP under Criterion A but is recommended to be included within the Druid Hills Neighborhoods Historic District (see Section 4.0).

Districts, or groups of resources, can be eligible for the NRHP under Criterion B if a group of professionals, merchants, civic leaders, or others who made significant contributions to local, state, or national history resided there (see Appendix A). Druid Hills South is not known at this time have an association with individuals or groups whose contributions to local, state, or national history have been identified and documented. The homes within Druid Hills South were historically occupied by both blue-collar and middle-class White and Black families. Therefore, Druid Hills South is recommended not eligible for listing in the NRHP under Criterion B.

A property may be eligible for the NRHP under Criterion C if it embodies the distinctive characteristics of a type, period, or method of construction, or if it represents the work of a master, or possesses high artistic value (see Appendix A). The houses in Druid Hills South are altered examples of simple stock plan Minimal Traditional and Compact Ranch houses that are repeated within the neighborhood, as well as throughout the city and state. They are examples of the types of houses promoted by the FHA. Many lack materials integrity due to alterations to original building fabric. As a small, stand-alone neighborhood, Druid Hills South lacks the density of intact resources needed to convey its architectural significance. Therefore, Druid Hills South is recommended not eligible for listing in the NRHP under Criterion C.

A property can be eligible for the NRHP under Criterion D if it has the potential to yield information significant to human history or prehistory (see Appendix A). The neighborhood is not likely to contain unretrieved data regarding mid-twentieth-century suburban construction techniques not already known or discoverable by a study of the extant buildings and documentary sources. Therefore, Druid Hills South is recommended not eligible for listing in the NRHP under Criterion D.

8.0 EDISON HEIGHTS (MK4450)

Table 8.1: Edison Heights Information Table.

Resource Name	Edison Heights
HPO Survey Site #	MK4450
Date(s) of Construction	1940-2000s
Recommendation	Not Eligible



8.1 History

The Edison Heights subdivision was platted in 1940 by S.E. Messner on land formerly belonging to the James Henry Thompson Estate (Mecklenburg County ROD, Map Book 4: 433) (Figure 8.1). It consisted of a single street divided into approximately 100 lots, but individual houses were ultimately built on double lots, resulting in a neighborhood of just 49 houses today. Construction began almost immediately, and 23 houses were completed in 1940. After a pause during World War II, construction resumed, and the remainder of the subdivision was completed between 1945 and 1951.

By 1941, all of the lots comprising Edison Heights were in the hands of seven owners. These owners entered into an agreement on July 8, 1941, enumerating uniform restrictions for the subdivision. The agreement restricted uses to detached single-family dwellings costing at least \$2,000 and specified that “no persons of any race other than the Caucasian race shall use or occupy any building or any lot, except that this covenant shall not prevent occupancy by domestic servants of a different race domiciled with the owner or tenant.” The covenants were to run with the land and be binding on all parties until January 1, 1968, unless changes were agreed to by a majority of the then owners (Mecklenburg County ROD, Deed Book 1052: 168).

Edison Heights’ original homeowners were middle-class White families, many of whom worked in the nearby automobile-related industries or at the QMC Depot (Figure 8.2). Two-earner households were common, with men typically working blue-collar jobs while women worked as clerks or stenographers (Hill Directory Company 1950). Their houses were financed with FHA and later VA mortgages. In 1950, the neighborhood was 100 percent White, but its demographic make-up was poised to change dramatically.

North of Edison Heights, the Statesville Avenue Terrace subdivision had been settled by Black homeowners in 1945. East of Edison Heights, the Graham Heights West subdivision began selling houses to Black homebuyers in 1950. And to the west across Statesville Avenue was Double Oaks which formed the eastern limit of the majority Black northwest quadrant of the city. Edison Heights, Druid Hills South, Douglas Terrace, and Mona Drive became the only majority White neighborhoods remaining in the immediate vicinity. Between 1950 and 1952, Edison Heights underwent a transformation in racial composition, from exclusively White to exclusively Black in the span of only two years. A letter to the editor of *The Charlotte Observer* in late 1949 from two residents of Edison Heights and Douglas Terrace decried this state of affairs:

“We...are being forced to sell our homes to real estate agents, who in turn are selling them to colored people, without regard to the great injustice and injury which they are causing us. The majority of us are veterans who have all of their money and G.I. loans tied up in these homes. If this movement is permitted in our area it will expand to other sections of Charlotte.”



Figure 8.1: Edison Heights Survey Area (MK4450)
(World Imagery, ESRI 2021).

21 EDISON HEIGHTS--Practically new
6-room brick bungalow, Venetian
blinds. Near Quartermaster Depot. See
Jimmie Webber, S. Tryon.

Figure 8.2: Edison Heights advertisement
(*The Charlotte News* 1942b).

The letter writers note that the two neighborhoods have “restrictions” and question why they are not enforced, concluding sadly that “problems such as these often make a veteran wonder why he went overseas to fight for home and freedom and then returned to find the problem lies at his own front door” (TCO 1949d).

Charles W. Poteat, a member of the Disabled American Veterans Queen City Chapter No. 10, was one of the authors of that letter. He and his wife Alice built their house at 2321 Edison Street around 1948. By June of 1950, they had sold it to Ernest A. and Hattie P. McCree, a Black couple, for \$100 and the assumption of their debt of \$5,810.61 (Mecklenburg County ROD, Deed Book 1433:224). There is no evidence that a majority of owners had voted to revoke the existing deed restrictions. It is more likely that there was consensus among the White homeowners that Edison Heights was no longer a desirable place to live. Charles Poteat moved to 2014 Arnold Drive in the all-White Country Club Hills subdivision (MK3341), just down the block from his fellow letter writer, Stacey L. Quinn (Hill Directory Company 1950, 1952).

Darryl Gaston, born at 2313 Edison Street in 1961, describes Edison Heights as an idyllic community of the “working poor,” where pride in home ownership was reflected in tidy houses and yards and neighbors knew and looked out for each other (Gaston 2015). Darryl’s father John was a fireman with Duke Power, and their neighbors had occupations ranging from janitor to teacher (Hill Directory Company 1960). By the 1970s, however, the greater Druid Hills area of which Edison Heights was a part was considered to be in decline, with a significant portion of its residents living below the poverty level.

8.2 Physical Description

The subdivision of Edison Heights consists of a single street running north from Woodward Avenue just north of the QMC Depot. It is bounded on the east by Graham Heights West, on the west by Douglas Terrace, and on the north by Druid Hills South. The neighborhood contains 49 houses, six of which were built after 2000, and 4 vacant lots where houses have been recently demolished. About 80 percent of the houses date to the 1940s.

The predominant house type in Edison Heights is Minimal Traditional. There are examples with brick veneer and wood siding (often replaced). The simplest version is a one-story, three-bay, side-gabled house with a gabled hood over the entry and an open side porch (Plate 8.1 and Plate 8.2). Some incorporate front-gable wings and façade chimneys (Plate 8.3) and a few have arched doorways giving them a Tudor Revival appearance (Plate 8.4). Most houses have been altered with replacement siding, windows or doors, porch posts; and many have additions (Plate 8.5). In addition, there has been some recent demolition of older houses and new construction, which is out of character with the existing houses (Plate 8.6).

8.3 Integrity

In order to be eligible for the NRHP, a property must possess several, and usually most, of the seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association (workmanship is associated with hand craftsmanship and is not generally relevant in the evaluation of mass-produced buildings). In addition, a property must also possess demonstrated significance under at least one of the four NRHP evaluation criteria. For a historic district to retain integrity as an entity, the majority of the components that make up the district’s historic character, such as buildings, street plans and circulation, and landscaping, should possess integrity even if these features lack individual distinction. In addition, a district’s components must be substantially unchanged since the period of significance (see Appendix A).



Plate 8.1: Typical Minimal Traditional house in Edison Heights (2300 Edison Street).

Photo view: East

Photographer: Olivia Heckendorf

Date: February 25, 2021



Plate 8.2: Typical Minimal Traditional house in Edison Heights (2013 Edison Street).

Photo view: West

Photographer: Olivia Heckendorf

Date: February 25, 2021



Plate 8.3: Minimal Traditional house with gable-front wing and façade chimney in Edison Heights (2017 Edison Street).

Photo view: West

Photographer: Olivia Heckendorf

Date: February 25, 2021



Plate 8.4: Minimal Traditional/Tudor Revival house in Edison Heights (2212 Edison Street).

Photo view: East

Photographer: Olivia Heckendorf

Date: February 25, 2021



Plate 8.5: Minimal Traditional house with replacement materials in Edison Heights (2226 Edison Street).

Photo view: East

Photographer: Olivia Heckendorf

Date: February 25, 2021



Plate 8.6: New construction in Edison Heights (2114 Edison Street).

Photo view: East

Photographer: Olivia Heckendorf

Date: February 25, 2021

As a historic district, Edison Heights retains integrity of setting, feeling, and association as a post-World War II subdivision which transitioned from White to Black occupancy in a short period of time. Consisting of only a single street, the subdivision's original plan is evident, and the forms and designs of the dwellings are largely recognizable. However, original doors, windows, and porch posts have been replaced in many instances, and replacement siding or accent materials are common. Houses with a high level of material integrity are rare, and heavily altered dwellings are more common. Residential infill construction has impacted the integrity of the streetscape, and the presence of vacant lots may portend additional new construction in the near future. Among the other neighborhoods within Druid Hills, the level of material integrity in Edison Heights is low.

8.4 Evaluation for Listing in the National Register of Historic Places

For evaluation as part of the Druid Hills Neighborhoods Historic District, see Section 4.0.

Properties can be eligible for the NRHP under Criterion A if they are associated with a significant event or pattern of events that have made contributions to history at the local, state, or national level (see Appendix A). Edison Heights is one of several residential subdivisions in Druid Hills that were developed in the 1940s through 1960s. Originally planned as subdivision for White residents, the neighborhood underwent a dramatic transformation to Black occupancy between 1950 and 1952. Edison Heights has a demonstrated association with Charlotte's population growth during the post-World War II period, the suburban building boom associated with this growth trend, and the effect of socioeconomic forces and government programs promoting and enforcing racial segregation. However, as a small, stand-alone neighborhood, it lacks the integrity necessary to convey these historical trends. Therefore, Edison Heights is recommended not eligible for listing in the NRHP under Criterion A but is recommended to be included within the Druid Hills Neighborhoods Historic District (see Section 4.0).

Districts, or groups of resources, can be eligible for the NRHP under Criterion B if a group of professionals, merchants, civic leaders, or others who made significant contributions to local, state, or national history resided there (see Appendix A). Edison Heights is not known at this time to have an association with individuals or groups whose contributions to local, state, or national history have been identified and documented. The homes within Edison Heights were historically occupied by working- and middle-class White and Black families. Therefore, Edison Heights is recommended not eligible for listing in the NRHP under Criterion B.

A property may be eligible for the NRHP under Criterion C if it embodies the distinctive characteristics of a type, period, or method of construction, or if it represents the work of a master, or possesses high artistic value (see Appendix A). The houses in Edison Heights are altered examples of simple stock plan Minimal Traditional houses that are repeated within the neighborhood, as well as throughout the city and state. They typify the types of houses promoted by the FHA. Many lack material integrity due to alterations to original building fabric. As a small, stand-alone neighborhood, Edison Heights lacks the requisite integrity to convey its architectural significance. Therefore, Edison Heights is recommended not eligible for listing in the NRHP under Criterion C.

A property can be eligible for the NRHP under Criterion D if it has the potential to yield information significant to human history or prehistory (see Appendix A). The neighborhood is not likely to contain unretrieved data regarding mid-twentieth-century suburban construction techniques not already known or discoverable by a study of the extant buildings and documentary sources. Therefore, Edison Heights is recommended not eligible for listing in the NRHP under Criterion D.

9.0 DOUGLAS TERRACE (MK4451)

Table 9.1: Douglas Terrace Information Table.

Resource Name	Douglas Terrace
HPO Survey Site #	MK4451
Date(s) of Construction	1927-2000s
Recommendation	Not Eligible



9.1 History

The Douglas Terrace subdivision was first platted in 1927 on a parcel of land belonging to Mrs. Richard A. Carter. It included 11 blocks with approximately 300 narrow 30-foot lots (Mecklenburg County ROD, Map Book 3: 332) (Figure 9.1). Like other subdivisions in Druid Hills, it was probably envisioned as housing for employees of the new Ford Company Motor Plant located two blocks south. However, no real building activity took place until after World War II, with the majority of houses being built between 1944 and 1951. A 1947 revision to the subdivision lays out larger 60-foot lots and better reflects the neighborhood that exists today (Mecklenburg County ROD, Map Book 5: 277; Figure 9.2). Deed research did not identify any subdivision-wide restrictive covenants akin to those in place in nearby Edison Heights, but it is likely that early deeds included racial restrictions.

Central Builders, Inc. offered FHA and VA-approved “sparkling new bungalows” with hardwood floors, kitchen cabinets, and fully equipped and modern baths, on landscaped lots with concrete walks (TCN 1947; see Figure 3.4). The houses were marketed directly to White veterans, who made up many of the original homebuyers. They had various blue-collar occupations, many working for the nearby automobile-related industries, the railroad, or at the QMC Depot. In 1950, the neighborhood was 100% White, but its demographic make-up was poised to change dramatically (Hill Directory Company 1950).

North of Douglas Terrace, the Statesville Avenue Terrace subdivision had been settled by Black residents in 1945. East of Douglas Terrace, the Graham Heights West subdivision began selling houses to Black homebuyers in 1950. And to the west across Statesville Avenue was Double Oaks, which formed the eastern limit of the majority Black northwest quadrant of the city. Douglas Terrace, Edison Heights, Druid Hills South, and Mona Drive became the only majority White neighborhoods remaining in the immediate vicinity. Between 1950 and 1952, Douglas Terrace underwent a transformation in racial composition, from exclusively White to exclusively Black in the span of a couple of years. Encouraged by “blockbusting” real estate agents, White homeowners sold their almost new houses to Black homebuyers willing to assume their outstanding loan payments.

In the 1950s and 1960s, Douglas Terrace was part of an idyllic community of the “working poor,” where pride in home ownership was reflected in tidy houses and yards and neighbors knew and looked out for each other (Gaston 2015). Clergymen and nurses lived side by side with porters and laborers, the majority of whom owned their own houses (Hill Directory Company 1952). By the 1970s, however, the greater Druid Hills area of which Douglas Terrace was a part was considered to be in decline, with a significant portion of its residents living below the poverty level.



Figure 9.1: Douglas Terrace Survey Area (MK4451)
(World Imagery, ESRI 2021).

9.2 Physical Description

Douglas Terrace is located just north of the Ford Motor Company Plant and the North Graham Street Industrial Historic District. It is bounded on the west by Statesville Avenue. Immediately east of Douglas Terrace is the Edison Heights subdivision. Vanderbilt Road (formerly Highland Street) runs north-south and serves as the eastern edge of the subdivision. Arden Street intersects with Vanderbilt at its northern end and curves down to form the neighborhood's western edge. Lomond, Kohler, and Carter Avenues run east-west between Vanderbilt Road and Arden Street.

The neighborhood contains approximately 70 houses, most of which were built between 1944 and 1951. The most common house found in Douglas Terrace is a side-gabled, frame Minimal Traditional dwelling with a flush façade gable and small gabled entry porch (Plate 9.1 and Plate 9.2). Brick veneer is less common. There are also some hip-roofed, square-in-plan versions (Plate 9.3). There are a few Compact Ranches (Plate 9.4) and one brick-veneered, clipped-gable house with restrained Tudor Revival influences (Plate 9.5). Material alterations to houses in Douglas Terrace are common, with replacement siding and windows appearing frequently, as well as some character-altering additions (Plate 9.6 and Plate 9.7). Intact houses are rare; only four percent have high material integrity. Those that do are often in poor condition (Plate 9.8). In addition, there are six houses built since 2000 and several vacant lots.

Along Statesville Avenue are two modern apartment blocks, several vacant parcels which formerly housed commercial buildings, and a circa-1962 funeral parlor. These properties were never historically associated with the subdivision and are not evaluated here as part of it.

9.3 Integrity

In order to be eligible for the NRHP, a property must possess several, and usually most, of the seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association (workmanship is associated with hand craftsmanship and is not generally relevant in the evaluation of mass-produced buildings). In addition, a property must also possess demonstrated significance under at least one of the four NRHP evaluation criteria. For a historic district to retain integrity as an entity, the majority of the components that make up the district's historic character, such as buildings, street plans and circulation, and landscaping, should possess integrity even if these features lack individual distinction. In addition, a district's components must be substantially unchanged since the period of significance (see Appendix A).

As a historic district, Douglas Terrace retains integrity of setting and feeling, as well as its association with post-World War II Charlotte subdivisions which transitioned from White to Black occupancy in a short period of time. The neighborhood's design as platted in 1947 is evident in the intact street layout, and the forms of the dwellings are generally recognizable. However, original doors, windows, and porch posts have been replaced in many instances, and replacement siding or accent materials are common, which contributes to a loss of design and feeling. Houses with a high level of material integrity are rare, and heavily altered dwellings are more common. Residential infill construction has impacted the integrity of the streetscape, and the presence of vacant lots may portend additional new construction in the near future.

9.4 Evaluation for Listing in the National Register of Historic Places

For evaluation as part of the Druid Hills Neighborhoods Historic District, see Section 4.0.

Properties can be eligible for the NRHP under Criterion A if they are associated with a significant event or pattern of events that have made contributions to history at the local, state, or national level (see Appendix A). Douglas Terrace is one of several residential subdivisions in Druid Hills that were



Plate 9.1: Typical Minimal Traditional house in Douglas Terrace (2116 Vanderbilt Road).

Photo view: West

Photographer: Olivia Heckendorf

Date: March 22, 2021



Plate 9.2: Typical Minimal Traditional house in Douglas Terrace (2401 Arden Street).

Photo view: Northwest

Photographer: Olivia Heckendorf

Date: March 22, 2021



Plate 9.3: Minimal Traditional house with hipped roof in Douglas Terrace (2104 Vanderbilt Road).

Photo view: West

Photographer: Olivia Heckendorf

Date: March 22, 2021



Plate 9.4: Brick-veneered Compact Ranch in Douglas Terrace (1015 Kohler Avenue).

Photo view: South

Photographer: Olivia Heckendorf

Date: March 22, 2021



Plate 9.5: Minimal Traditional/Tudor Revival house in Douglas Terrace (1017 Kohler Avenue).

Photo view: South

Photographer: Olivia Heckendorf

Date: March 22, 2021



Plate 9.6: Minimal Traditional house with replacement materials and enclosed side porch in Douglas Terrace (2101 Vanderbilt Road).

Photo view: East

Photographer: Olivia Heckendorf

Date: March 22, 2021



Plate 9.7: House with addition in Douglas Terrace (1014 Lomond Avenue).

Photo view: North

Photographer: Olivia Heckendorf

Date: March 22, 2021



Plate 9.8: House with original wood siding and windows in Douglas Terrace (2308 Vanderbilt Road).

Photo view: West

Photographer: Olivia Heckendorf

Date: March 22, 2021

developed in the 1940s through the 1960s. Originally planned as a White subdivision, it underwent a rapid transformation to Black occupancy between 1950 and 1952. Among the other neighborhoods within Druid Hills, the level of material integrity in Douglas Terrace is low. Douglas Terrace has a demonstrated association with Charlotte's population growth during the post-World War II period, the suburban building boom associated with this growth trend, and the effect of socioeconomic forces and government programs promoting and enforcing racial segregation. However, as a small, stand-alone neighborhood, it lacks the integrity necessary to convey it. Therefore, Douglas Terrace is recommended not eligible for listing in the NRHP under Criterion A but is recommended to be included within the Druid Hills Neighborhoods Historic District (see Section 4.0).

Districts, or groups of resources, can be eligible for the NRHP under Criterion B if a group of professionals, merchants, civic leaders, or others who made significant contributions to local, state, or national history resided there (see Appendix A). Douglas Terrace is not known at this time to have an association with individuals or groups whose contributions to local, state, or national history have been identified and documented. The homes within Douglas Terrace were historically occupied by working- and middle-class White and Black families. Therefore, Douglas Terrace is recommended not eligible for listing in the NRHP under Criterion B.

A property may be eligible for the NRHP under Criterion C if it embodies the distinctive characteristics of a type, period, or method of construction, or if it represents the work of a master, or possesses high artistic value (see Appendix A). The houses in Douglas Terrace are altered examples of simple stock plan Minimal Traditional and Compact Ranch houses, which when intact are examples of the types of houses promoted by the FHA. These types are repeated within the neighborhood, as well as throughout the city and state. Most lack material integrity due to alterations to original building fabric. As a small, stand-alone neighborhood, Douglas Terrace lacks the requisite integrity to convey its architectural significance. Therefore, Douglas Terrace is recommended not eligible for listing in the NRHP under Criterion C.

A property can be eligible for the NRHP under Criterion D if it has the potential to yield information significant to human history or prehistory (see Appendix A). The neighborhood is not likely to contain unretrieved data regarding mid-twentieth-century suburban construction techniques not already known or discoverable by a study of the extant buildings and documentary sources. Therefore, Douglas Terrace is recommended not eligible for listing in the NRHP under Criterion D.

10.0 MONA DRIVE (MK4452)

Table 10.1: Mona Drive Information Table.

Resource Name	Mona Drive
HPO Survey Site #	MK4452
Date(s) of Construction	1947-2000s
Recommendation	Not Eligible



10.1 History

The Mona Drive subdivision was first platted in 1947 on a 4.65-acre parcel off Statesville Avenue that was owned by Boyd L. Blackwell (Mecklenburg County ROD, Map Book 5: 373) (Figures 10.1 and 10.2). It appears that Blackwell built the first house in the small subdivision at 1130 Mona Drive around 1948 (Figure 10.3) and lived there himself initially. Since the Blackwells were White, it is presumed that the neighborhood was initially intended for White buyers only. By 1949, only one or two houses had been built, and all the lots comprising Mona Drive were in the hands of four owners, including the Thomas & Revis Building Company, which was also active in the adjacent Druid Hills South neighborhood at that time. These owners entered into an agreement on December 16, 1949, enumerating uniform restrictions for the subdivision. The agreement restricted uses to detached single-family dwellings costing at least \$4,500.00 and specified minimum setbacks and house size (Mecklenburg County ROD, Deed Book 1412: 573). However, unlike the agreement enacted by the Edison Heights landowners eight years earlier, the Mona Drive agreement made no mention of race-based restrictions. It seems that within only a year or two of platting Mona Drive, its developers concluded that it was best suited for Black occupancy. By 1952 Mona Drive was fully built out and occupied exclusively by Black homeowners.

The Black families who bought new houses on Mona Drive in 1950 were working- and middle-class. They included two mail carriers, a cook at the Myers Park Country Club, and several blue-collar laborers. By 1952, original developers Boyd and Fannie Blackwell had moved to 416 South Summit Avenue in Wesley Heights (MK1793), and had sold 1130 Mona Drive to Marie Ingram, a widow who worked at the Savoy Inn (Hill Directory Company 1952).

10.2 Physical Description

The Mona Drive subdivision consists of 17 parcels on a single street which turns east off Statesville Avenue and ends in a cul-de-sac. The houses date from 1947-1949, with one house built since 2000. They are frame or brick-veneered Minimal Traditional dwellings, with either side-gabled or hipped roofs, and simple one-bay entry porches (Plates 10.1 and 10.2). Some have front-gable wings, picture windows, or original carports or garages. Replacement siding and windows are common, but the original house forms are mostly intact (Plate 10.3).

10.3 Integrity

In order to be eligible for the NRHP, a property must possess several, and usually most, of the seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association (workmanship is associated with hand craftsmanship and is not generally relevant in the evaluation of



Figure 10.1: Mona Drive Survey Area (MK4452)
(World Imagery, ESRI 2021).

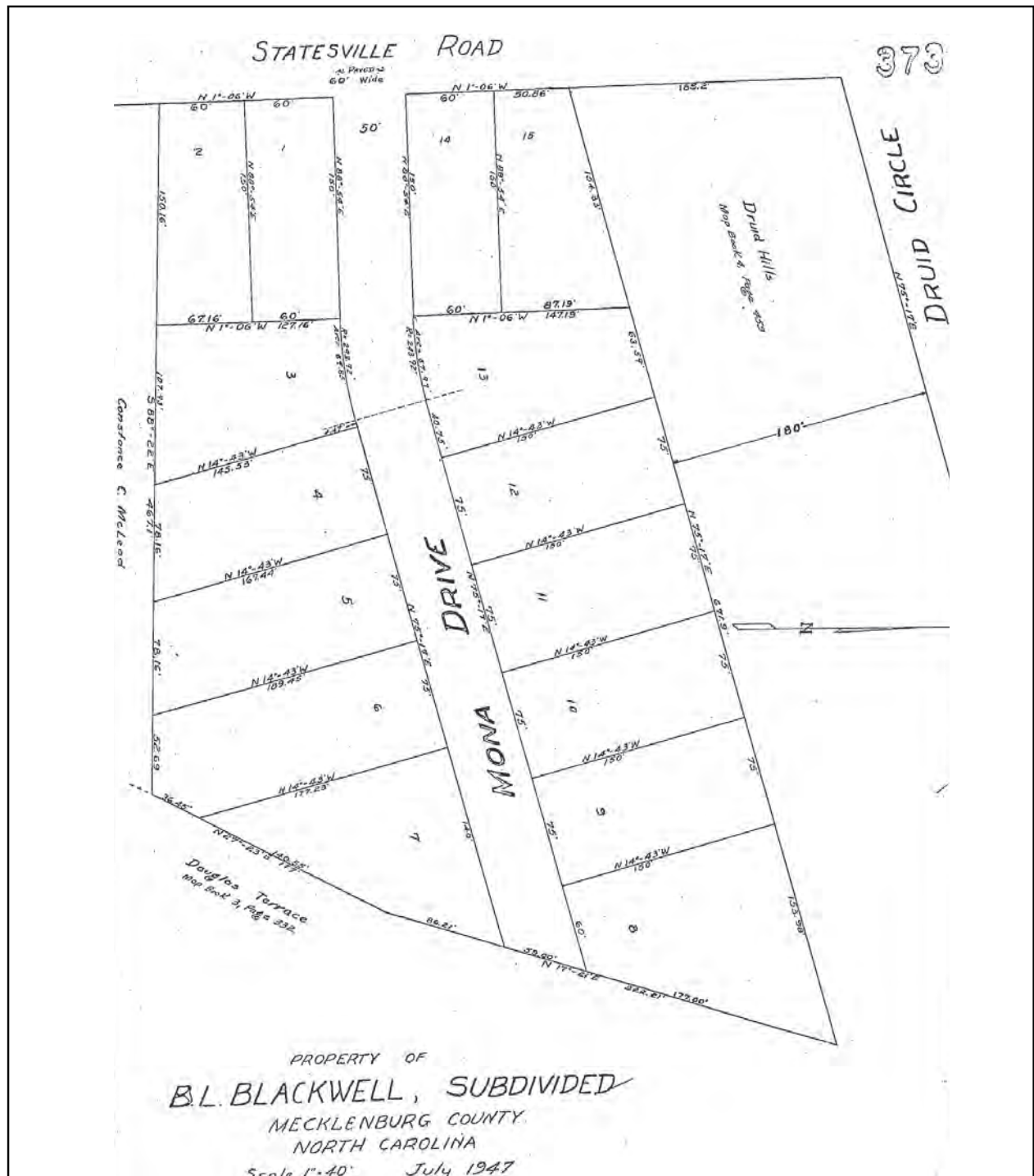
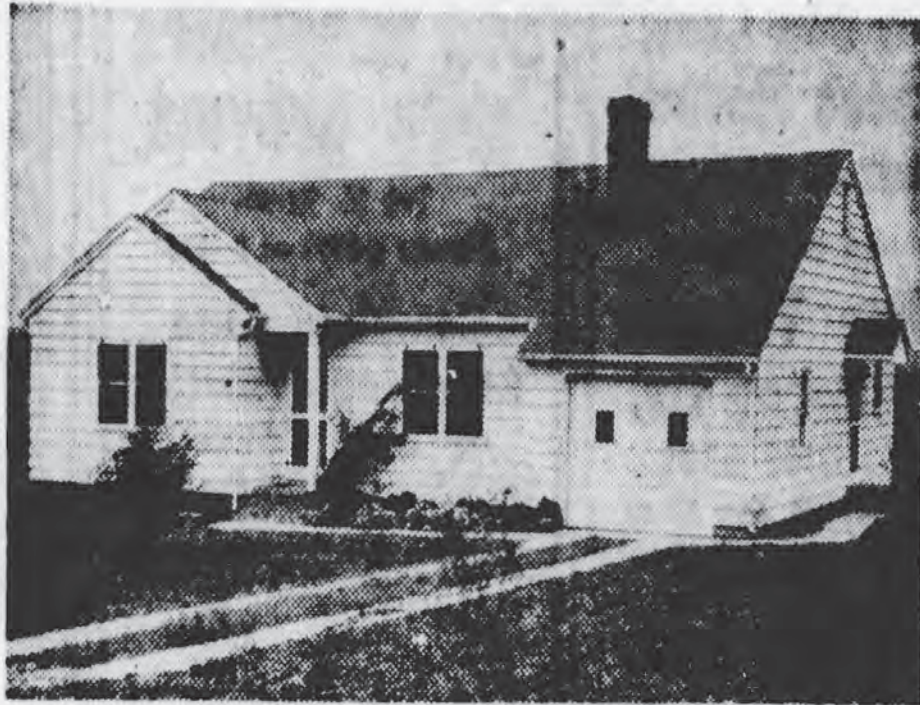


Figure 10.2: Property of B.L. Blackwell, Subdivided (Mona Drive) 1947
(Mecklenburg County Register of Deeds Map Book 5, page 373).



1130 MONA DRIVE

Truthfully a most unusual find in a home of 5 generously built rooms. Kitchen is modern and spacious. The living room and dining room are luxuriously large, and the hardwood floors are a mirror of well-kept finish. The heat is automatic, oil. The garage floor and driveway are of concrete. Looking for yourself, will certainly convince you that this is a home, outstanding in every respect.

MARSH REALTY CO.

120 E. 4th St.

4-8631

Figure 10.3: Mona Drive advertisement
(*The Charlotte Observer* 1948).



Plate 10.1: Typical Minimal Traditional house in Mona Drive (1121 Mona Drive).

Photo view: South

Photographer: Olivia Heckendorf

Date: February 25, 2021



Plate 10.2: Typical Minimal Traditional house in Mona Drive (1120 Mona Drive).

Photo view: North

Photographer: Olivia Heckendorf

Date: February 25, 2021



Plate 10.3: Minimal Traditional house in Mona Drive with replacement siding and windows (1133 Mona Drive).

Photo view: South

Photographer: Olivia Heckendorf

Date: February 25, 2021

mass-produced buildings). In addition, a property must also possess demonstrated significance under at least one of the four NRHP evaluation criteria. For a historic district to retain integrity as an entity, the majority of the components that make up the district's historic character, such as buildings, street plans and circulation, and landscaping, should possess integrity even if these features lack individual distinction. In addition, a district's components must be substantially unchanged since the period of significance (see Appendix A).

As a historic district, Mona Drive retains integrity of setting, feeling, and association as a post-World War II subdivision which transitioned from White to Black occupancy in a short period of time. Consisting of only a single street, the subdivision's original design is evident, and the forms and designs of the dwellings are largely recognizable. However, original doors, windows, and porch posts have been replaced in some instances, and replacement siding or accent materials are common. Among the other neighborhoods within Druid Hills, the level of material integrity in Mona Drive is average.

10.4 Evaluation for Listing in the National Register of Historic Places

For evaluation as part of the Druid Hills Neighborhoods Historic District, see Section 4.0.

Properties can be eligible for the NRHP under Criterion A if they are associated with a significant event or pattern of events that have made contributions to history at the local, state, or national level (see Appendix A). Mona Drive is one of several residential subdivisions in Druid Hills that were developed in the 1940s through the 1960s. Originally planned as a White subdivision, it was built out within two years for working- and middle-class Black homeowners. Among the other neighborhoods within Druid Hills, the level of material integrity in Mona Drive is average. Mona Drive has a demonstrated association with Charlotte's population growth during the post-World War II period, the suburban building boom associated with this growth trend, and the effect of socioeconomic forces and government programs promoting and enforcing racial segregation. As a small, stand-alone neighborhood, it lacks the integrity necessary to convey these trends. Therefore, Mona Drive is recommended not eligible for listing in the NRHP under Criterion A but is recommended to be included within the Druid Hills Neighborhoods Historic District (see Section 4.0).

Districts, or groups of resources, can be eligible for the NRHP under Criterion B if a group of professionals, merchants, civic leaders, or others who made significant contributions to local, state, or national history resided there (see Appendix A). Mona Drive is not known at this time to have an association with individuals or groups whose contributions to local, state, or national history have been identified and documented. The houses within Mona Drive were historically occupied by working- and middle-class Black families. Therefore, Mona Drive is recommended not eligible for listing in the NRHP under Criterion B.

A property may be eligible for the NRHP under Criterion C if it embodies the distinctive characteristics of a type, period, or method of construction, or if it represents the work of a master, or possesses high artistic value (see Appendix A). The houses in Mona Drive are altered examples of simple stock plan Minimal Traditional and Compact Ranch houses that are repeated within the neighborhood, as well as throughout the city and state. They are examples of the types of houses promoted by the FHA. Many lack material integrity due to alterations to original building fabric. As a small, stand-alone neighborhood, Mona Drive lacks the requisite integrity to convey its architectural significance. Therefore, Mona Drive is recommended not eligible for listing in the NRHP under Criterion C.

A property can be eligible for the NRHP under Criterion D if it has the potential to yield information significant to human history or prehistory (see Appendix A). The neighborhood is not likely to contain unretrieved data regarding mid-twentieth-century suburban construction techniques not already known or discoverable by a study of the extant buildings and documentary sources. Therefore, Mona Drive is recommended not eligible for listing in the NRHP under Criterion D.

11.0 GRAHAM HEIGHTS (MK4446)

Table 11.1: Graham Heights Information Table.

Resource Name	Graham Heights
HPO Survey Site #	MK4446
Date(s) of Construction	1925-2000s
Recommendation	Not Eligible

11.1 History

In 1922, the Graham Heights Land Company laid out its first residential lots on a parcel formerly belonging to F.G. Johnston which straddled the city limits north of downtown (Figure 11.1). The 170-acre parcel paralleled Hutchison Avenue and a Southern Railway line in an area that was poised to become an industrial production and distribution corridor. These first lots were located along Hutchison Avenue at the north end of the parcel. A 1923 plat laid out streets in a grid pattern and delineated ten additional blocks, all on the western half of the parcel (Mecklenburg County ROD, Map Book 3: 1, 42). The earliest houses extant in Graham Heights today are 700 and 708 Concordia Avenue, both frame bungalows built circa 1925 possibly for employees at the newly opened Ford Motor Company Assembly Plant located several blocks to the southwest. A handful of other houses from the mid- to late-1920s survive in the neighborhood, including 800, 804 and 808 Norris Avenue (MK2239, MK2240, MK2241).



It was not until after the Great Depression ended in 1939 that the bulk of Graham Heights was laid out and homebuilding began on a large scale. Streets laid out east of Grimes Street (called Granville Street on earlier plats) are more curvilinear than the earlier gridded section, following the suburban style of layout favored at the time (Mecklenburg County ROD, Map Book 4: 370-371, 491; 5: 303; 6: 91, 293). Beginning in 1939, there was a burst of homebuilding that lasted through the 1950s before eventually slowing in the 1960s. Eighty-seven percent of Graham Heights houses were built in the two decades between 1939 and 1959 (Figure 11.2). Houses were built speculatively or to custom order and were available with FHA financing (Figure 11.3). Graham Heights was originally populated by White working-class homeowners who were employed as drivers, mechanics, beauticians, salesmen, and clerks (Hill Directory Company 1945-46).

Graham Heights retained its White population longer than the Druid Hills neighborhoods located across North Graham Street to the west. But by 1970, the neighborhood, lumped together with the adjacent Tryon Hills “superblock” apartment community of 1948, was declining in population: 81.1 percent of the residents were Black, representing a 217 percent increase in the Black population and 78.6 percent decrease in the White population during the period of 1960-1970 (Charlotte-Mecklenburg Planning Commission 1976: 60.1-60.3). Two White churches in Graham Heights reacted to the changing demographics of their neighborhood in different ways. Hutchison Avenue Baptist Church (MK4455), first organized in the neighborhood in 1939, dissolved and sold its property on Bancroft Avenue, including its 1956 sanctuary, to Walls Memorial AME Zion Church in 1970 “due to the community changing” (Hutchinson [sic] Baptist Church [Charlotte, N.C.] Records [MS820], Z. Smith Reynolds Library Special Collections and Archives, Wake Forest University, Winston-Salem, NC). Gillespie United Methodist Church (MK4456), which occupied a Modernist-style sanctuary on Winston Avenue, merged with the Black Simpson Memorial Methodist Episcopal Church in 1969 and formed an integrated congregation (TCO 1969).

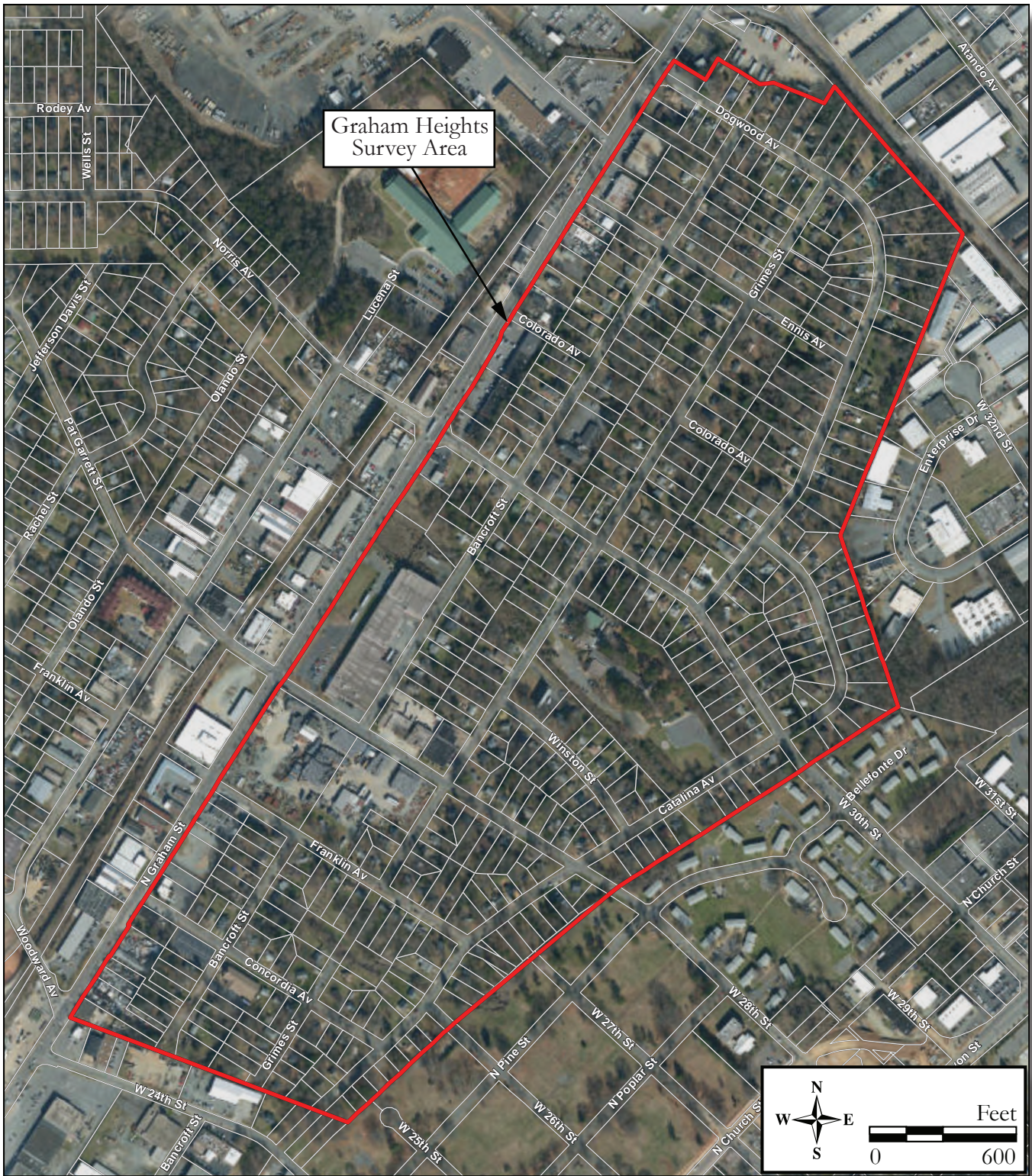
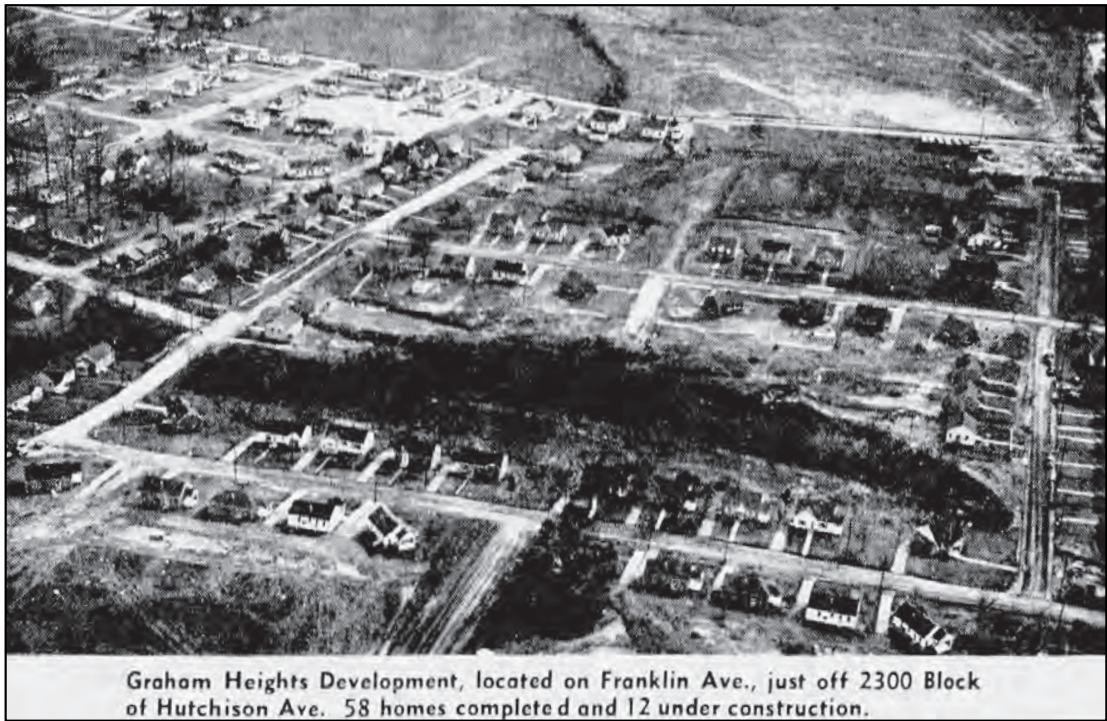


Figure 11.1: Graham Heights Survey Area (MK4446)
(World Imagery, ESRI 2021).



Graham Heights Development, located on Franklin Ave., just off 2300 Block of Hutchison Ave. 58 homes completed and 12 under construction.

Figure 11.2: 1949 photograph of construction in Graham Heights
(*The Charlotte Observer* 1949b).

This Home Can Be Duplicated and Financed Through
F. H. A. Loans For Only \$25 Per Mo.



New Home of H. G. Propst, 3101 Dogwood Avenue

Built only two miles from the Square, this house is located in Graham Heights, off Hutchison Avenue, on Dogwood Avenue, just outside of the city limits.

There are many other beautiful wooded lots in this development for sale at exceedingly low prices. House duplications are built to suit the owner. A number of houses are now being constructed on Dogwood Avenue, Grimes Street and Norris Avenue. You are cordially invited to come out and look them over.

McCOY MORETZ

Office 100 East Boulevard

Dial—Day 3-6738—Night 6870

Figure 11.3: Graham Heights advertisement
(*The Charlotte News* 1940).



Plate 11.1: Graham Heights streetscape on Bancroft Street at Concordia Avenue with downtown skyline visible.

Photo view: West

Photographer: Olivia Heckendorf

Date: February 23, 2021



Plate 11.2: View of vacant lots on Catalina Avenue in Graham Heights where multiple houses have been demolished.

Photo view: South

Photographer: Olivia Heckendorf

Date: February 23, 2021



Plate 11.3: Typical Minimal Traditional house with original wood siding in Graham Heights (2905 Dogwood Avenue).

Photo view: North

Photographer: Olivia Heckendorf

Date: February 23, 2021



Plate 11.4: Typical brick-veneered Minimal Traditional house in Graham Heights (2209 Bancroft Street).

Photo view: North

Photographer: Olivia Heckendorf

Date: February 23, 2021



Plate 11.5: Minimal Traditional/Tudor Revival house in Graham Heights (2920 Dogwood Avenue).

Photo view: East

Photographer: Olivia Heckendorf

Date: February 23, 2021



Plate 11.6: Example of a “GI Box” Minimal Traditional house in Graham Heights (2709 Catalina Avenue).

Photo view: West

Photographer: Olivia Heckendorf

Date: February 23, 2021



Plate 11.7: One of seven Minimal Traditional houses on Franklin Avenue in Graham Heights with decorative octagonal windows (501 Franklin Avenue).

Photo view: West

Photographer: Olivia Heckendorf

Date: February 23, 2021

...make yourself
AT HOME

Yes, here is the home that will make you feel "at home." "No project production," haste, or slighting on good materials, these homes are constructed with people in mind, not just buyers.

Visit Graham Heights today and learn why you will make yourself at home. Located on Franklin Avenue (turn right off Hutchison Ave. at 2300 block). Four and five room homes. 100% GI or FHA Financed at

\$7,550 To \$7,850

GRAHAM HEIGHTS HOMES




Open For You

INSPECTION All Day **WEDNESDAY**

HAYES CONST. CO.

Marion W. Hayes—Owner Phone 5-1693—4-0439

W. Joyce Bedingfield, Agent

Figure 11.4: Graham Heights advertisement
(*The Charlotte Observer* 1949c).



Plate 11.8: Compact Ranch with metal casement and picture windows in Graham Heights (2214 Bancroft Street).

Photo view: East

Photographer: Olivia Heckendorf

Date: February 23, 2021



Plate 11.9: Compact Ranch with scrolled metal porch posts and metal awnings in Graham Heights (2722 Grimes Street).

Photo view: East

Photographer: Olivia Heckendorf

Date: February 23, 2021



Plate 11.10: Minimal Traditional house with replacement materials and enclosed porch in Graham Heights (2920 Bancroft Street).

Photo view: East

Photographer: Olivia Heckendorf

Date: February 23, 2021



Plate 11.11: Tryon Hills Elementary School (MK4454)

Photo view: Northeast

Photographer: Olivia Heckendorf

Date: February 23, 2021



Plate 11.12: (former)
Hutchison Avenue Baptist
Church (MK4455)

Photo view: East

Photographer: Olivia
Heckendorf

Date: February 23, 2021



Plate 11.13: (former)
Gillespie United Methodist
Church (MK4456)

Photo view: North

Photographer: Olivia
Heckendorf

Date: February 23, 2021



Plate 11.14: Circa 1999 commercial strip (2708 North Graham Street) in Graham Heights.

Photo View: East

Photographer: Olivia Heckendorf

Date: February 23, 2021

The 1976 Charlotte Neighborhoods report rated the physical quality of “Tryon Hills” as low, largely because of the industrial uses within its boundaries. Today, however, Graham Heights boasts an active neighborhood association which undertakes landscaping and other revitalization projects (Wilds 2017).

11.2 Physical Description

Graham Heights is located northeast of Charlotte’s central business district and its rolling topography allows for occasional views of the downtown skyline (Plate 11.1). North Graham Street, a busy commercial thoroughfare, forms the western boundary of the neighborhood. Until recently, Tryon Hills, a 1948 “superblock” apartment community, abutted the neighborhood to the east. Tryon Hills was demolished between 2011 and 2014 and modern apartment construction is underway on the parcel. At least a dozen houses on the east side of Catalina Avenue between West 25th and West 28th Streets have been demolished in recent years as part of the Tryon Hills redevelopment (Plate 11.2).

The houses of Graham Heights are mostly small, one-story, frame or brick-veneered Minimal Traditional or Compact Ranch dwellings. The houses that were built in the early 1940s are typically side-gabled with flush eaves and often incorporate a small façade gable and a side porch (Plate 11.3). Alternately, some have one-bay gabled porches sheltering the primary entry (Plate 11.4). They are either clad with wood weatherboard siding or brick veneer. Wood multi-light, double-hung windows are found in paired or single units. A few display hints of the Tudor Revival style such as façade chimneys and arched doorways (Plate 11.5).

The neighborhood’s very simple hip-roofed brick veneer houses with horizontal-paned wood windows, a form which exemplifies the “GI Box,” date to the early 1950s (Plate 11.6). Other houses applied additional embellishment to the basic Minimal Traditional form, with multi-light picture windows and decorative octagonal windows appearing on facades (Plate 11.7; Figure 11.4). Compact Ranches built in the 1950s had larger picture windows and metal casement sashes but were similar in size and overall form to the earlier Minimal Traditional houses (Plate 11.8). Some Ranches have decorative metal porch posts and original metal window awnings (Plate 11.9). Many houses have been materially altered through additions or the replacement of original windows, doors, and porches (Plate 11.10).

Non-residential buildings in Graham Heights include an elementary school, three churches, and numerous commercial and industrial properties which line the neighborhood’s western boundary with North Graham Street. Tryon Hills Elementary (MK4454) opened in 1954 to serve children of Graham Heights and the adjacent Tryon Hills neighborhood (*TCN* 1954). It is located in the center of the block bounded by Grimes Street, Norris Avenue, Catalina Avenue and Winston Street, in a section of Graham Heights originally platted for houses. The school has been expanded multiple times since its construction, but at its core, it is a one-story, red brick-veneered building which displays hallmarks of Modernist school architecture such as low, flat rooflines, reduced ornamentation, use of windows for improved lighting, and direct access from its six original classrooms to the outdoors (Plate 11.11). The Charlotte Park and Recreation Commission added a ballfield, paved multi-purpose play area and other facilities in a joint school-park venture in 1958 (*TCO* 1958). Today, the complex houses a Head Start preschool.

The earliest church building in the neighborhood is the 1956 former Hutchison Avenue Baptist Church (now Walls Memorial AME Zion Church), a relatively traditional brick-veneered sanctuary with quoins at the corners, pointed arch windows on each side elevation, an enclosed portico with a classical broken-pediment entrance surround, and a steeple; an early two-story, flat-roofed addition to the rear of the sanctuary; and a 1996 one-story educational wing projecting at a right angle from the rear of the north side elevation (Plate 11.12). Just four years later, a decidedly Modernist church was built on Winston Avenue for the Gillespie United Methodist congregation (Plate 11.13). This A-frame church has a steeply pitched roof that extends almost to the ground. The triangular façade created by the roofline is divided into three parts with a central recessed glass section flanked by walls of plain brick. The prominent central section is composed of multiple vertical strips of glass which extend

from the ground to the peak of the roof. A large red cross appears to float in front of the glass above the double leaf entry. A third church is located at the intersection of Bancroft Street and Concordia Avenue. Now home to Marathon Praise Ministries, Inc., the current building replaced the smaller 1949 St. Matthew's Community Chapel (*TCO 1949a*) at an unknown date in the late twentieth century.

Commercial and industrial properties in Graham Heights either face North Graham Street or occupy several blocks of West 28th Street (originally called Moretz Street) between North Graham and Grimes Streets. The West 28th Street area contains the oldest non-residential buildings in the neighborhood, including a now ruinous circa 1945 brick commercial building at 2426 North Graham, the much-altered 1958 Charlotte Fire Station 11, and the circa 1959 headquarters for the Hillsman Company of Charlotte Inc., a floorcovering wholesaler, at 600 West 28th Street (*Hill Directory Company 1960*). Newer strips of commercial and warehouse buildings face North Graham Street north of Norris Avenue (*Plate 11.14*).

11.3 Integrity

In order to be eligible for the NRHP, a property must possess several, and usually most, of the seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association (workmanship is associated with hand craftsmanship and is not generally relevant in the evaluation of mass-produced buildings). In addition, a property must also possess demonstrated significance under at least one of the four NRHP evaluation criteria. For a historic district to retain integrity as an entity, the majority of the components that make up the district's historic character, such as buildings, street plans and circulation, and landscaping, should possess integrity even if these features lack individual distinction. In addition, a district's components must be substantially unchanged since the period of significance (see Appendix A).

As a historic district, Graham Heights retains integrity of location, design, and association as a post-World War II subdivision. The neighborhood's original design, platted in multiple sections, is evident in the intact street layout, and the forms and designs of the dwellings are generally recognizable. The prevalent façade material remains brick, yet in some instances the original accent materials of the façade insets and eaves have been replaced with vinyl or other replacement materials. Most of the houses that had wood siding originally are now clad with replacement siding. Original doors, windows, and porch posts have been replaced in many instances, and houses with a high degree of material integrity are rare (less than five percent). There has been minimal residential infill construction in Graham Heights, but a significant number of demolitions, particularly on Catalina Avenue, which may portend future infill. The demolitions on Catalina Avenue as well as non-historic commercial development and vacant lots on North Graham Street and West 28th Street have diminished the neighborhood's integrity of setting and feeling.

11.4 Evaluation for Listing in the National Register of Historic Places

For evaluation as part of the Druid Hills Neighborhoods Historic District, see Section 4.0.

Properties can be eligible for the NRHP under Criterion A if they are associated with a significant event or pattern of events that have made contributions to history at the local, state, or national level (see Appendix A). Graham Heights is one of several residential subdivisions throughout Charlotte developed between the 1920s through the 1960s. Planned as a subdivision for White residents, Graham Heights is different from the other neighborhoods that make up Druid Hills in that it gradually transitioned to Black majority occupancy over a period of time lasting until the 1970s. Graham Heights West (see Section 5.0) has higher overall integrity and better represents the post-World War II suburban building boom and institutionalized practices of racial segregation in housing. Therefore, Graham Heights is recommended not eligible for listing in the NRHP under Criterion A.

Districts, or groups of resources, can be eligible for the NRHP under Criterion B if a group of professionals, merchants, civic leaders, or others who made significant contributions to local, state, or national history resided there (see Appendix A). Graham Heights is not known at this time to have an association with individuals or groups whose contributions to local, state, or national history have been identified and documented. The homes within Graham Heights were historically occupied by working- and lower middle-class White families and, later, Black families who worked for local employers. Therefore, Graham Heights is recommended not eligible for listing in the NRHP under Criterion B.

A property may be eligible for the NRHP under Criterion C if it embodies the distinctive characteristics of a type, period, or method of construction, or if it represents the work of a master, or possesses high artistic value (see Appendix A). The houses in Graham Heights are altered examples of simple stock plan Minimal Traditional and Compact Ranch houses that are repeated within the neighborhood, as well as throughout the city and state. They are examples of the types of houses promoted by the FHA. Many lack material integrity due to alterations to original building fabric. When compared with the other neighborhoods that make up the Druid Hills survey area, Graham Heights as a neighborhood lacks cohesiveness due to the presence of mixed uses, vacant lots, and new construction on its edges. Graham Heights lacks the cohesiveness and requisite integrity to convey its architectural significance. Therefore, Graham Heights is recommended not eligible for listing in the NRHP under Criterion C.

A property can be eligible for the NRHP under Criterion D if it has the potential to yield information significant to human history or prehistory (see Appendix A). The neighborhood is not likely to contain unretrieved data regarding mid-twentieth-century suburban construction techniques not already known or discoverable by a study of the extant buildings and documentary sources. Therefore, Graham Heights is recommended not eligible for listing in the NRHP under Criterion D.

12.0 INDIVIDUAL BUILDINGS

As part of the Druid Hills Historic Structures Survey, RGA was tasked with identifying individual buildings within the survey area that merited the creation of HPO survey records due to their architectural distinction or historical role in the community. While conducting fieldwork, the surveyors identified five institutional properties that stood out from the approximately 1,000 mostly residential properties that were documented (Table 12.1; Figure 12.1). HPO Survey Site Numbers were assigned to each of the five properties and records created within the HPO's ACCESS survey database. None of the five properties is recommended for additional study or NRHP evaluation.

Table 12.1 Individual Resources Recorded.

Survey Site No.	Name	Recommendation
MK4454	Tryon Hills Elementary	No additional study
MK4455	(former) Hutchison Avenue Baptist Church	No additional study
MK4456	(former) Gillespie United Methodist Church	No additional study
MK4457	(former) Walls Memorial AME Zion Church	No additional study
MK4458	(former) Statesville Avenue Presbyterian Church	No additional study

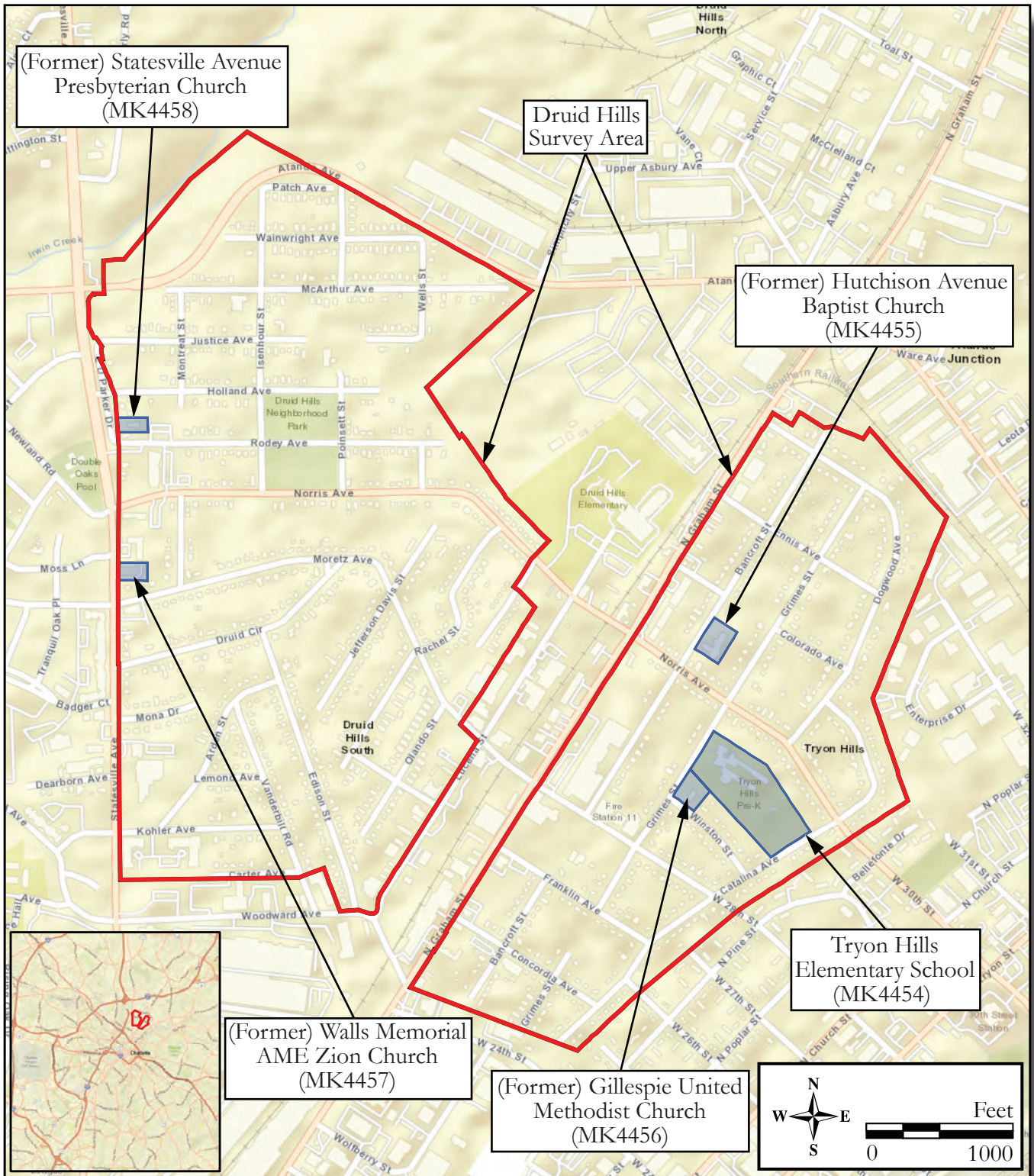


Figure 12.1: Street map of individual resources recorded in Druid Hills survey area (World Imagery, ERSI 2021).

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1949b "Charlotte's New Developments." 13 April:14A. Charlotte, North Carolina.

1949c "Advertisement" 13 April:14A. Charlotte, North Carolina.

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APPENDIX A: NATIONAL REGISTER OF HISTORIC PLACES CRITERIA FOR ELIGIBILITY

National Registers of Historic Places Criteria

Significant historic properties include districts, structures, objects, or sites that are at least 50 years of age and meet at least one National Register criterion. Criteria used in the evaluation process are specified in the Code of Federal Regulations, Title 36, Part 60, National Register of Historic Places (36 CFR 60.4). To be eligible for inclusion in the National Register of Historic Places, a historic property(s) must possess:

the quality of significance in American History, architecture, archaeology, engineering, and culture [that] is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association and:

- a) that are associated with events that have made a significant contribution to the broad patterns of our history, or
- b) that are associated with the lives of persons significant in our past, or
- c) that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components lack individual distinction, or
- e) that have yielded, or may be likely to yield, information important in pre-history or history (36 CFR 60.4).

There are several criteria considerations. Ordinarily, cemeteries, birthplaces, or graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years shall not be considered eligible for the National Register of Historic Places. However, such properties will qualify if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

- f) a religious property deriving primary significance from architectural or artistic distinction or historical importance, or
- g) a building or structure removed from its original location but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event, or
- h) a birthplace or grave of a historical figure of outstanding importance if there is no other appropriate site or building directly associated with his/her productive life, or
- i) a cemetery which derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events, or
- j) a reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived, or

- k) a property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own historic significance, or
- l) a property achieving significance within the past 50 years if it is of exceptional importance. (36 CFR 60.4)

When conducting National Register evaluations, the physical characteristics and historic significance of the overall property are examined. While a property in its entirety may be considered eligible based on Criteria A, B, C, and/or D, specific data is also required for individual components therein based on date, function, history, and physical characteristics, and other information. Resources that do not relate in a significant way to the overall property may contribute if they independently meet the National Register criteria.

A contributing building, site, structure, or object adds to the historic architectural qualities, historic associations, or archeological values for which a property is significant because a) it was present during the period of significance, and possesses historic integrity reflecting its character at that time or is capable of yielding important information about the period, or b) it independently meets the National Register criteria. A non-contributing building, site, structure, or object does not add to the historic architectural qualities, historic associations, or archeological values for which a property is significant because a) it was not present during the period of significance, b) due to alterations, disturbances, additions, or other changes, it no longer possesses historic integrity reflecting its character at that time or is incapable of yielding important information about the period, or c) it does not independently meet the National Register criteria.

APPENDIX B: RESUMES



YEARS OF EXPERIENCE

With this firm: 2018-Present
With other firms: 23

EDUCATION

MA 1995
North Carolina State University
Public History

BA 1992
Eckerd College
Philosophy

PROFESSIONAL TRAINING

Section 106 for Experienced Practitioners

Preparing Section 106 Agreement Documents

Section 106 Review for Planners and CRM professionals

Innovative Approaches to Section 106 Mitigation

Project Budgeting for CRM Professionals

PROFESSIONAL SOCIETIES

(former) Director, American Cultural Resources Association

Chair, Wake Forest Historic Preservation Commission

Voting Member, Capital Area Preservation Anthemion Awards Committee

ELLEN TURCO

PRINCIPAL SENIOR HISTORIAN (36 CFR 61)

Ellen Turco has over 20 years' experience in cultural resources management across multiple industries such as transportation, telecommunications, oil and gas infrastructure, and land development. Her experience includes historical research and writing, architectural surveys and analysis, National Register of Historic Places evaluations for individual resources, districts and landscapes, both state and federal Historic Preservation Tax Credit applications, and the preparation of both Memorandum of Agreement and Programmatic Agreement documents. She has conducted and directed cultural resources surveys in accordance with Sections 106 and 110 of the National Historic Preservation Act, as amended, NEPA, and other municipal and state cultural resource regulations. Ms. Turco exceeds the qualifications set forth in the Secretary of Interior's Standards for an Historian and Architectural Historian [36 CFR 61].

REPRESENTATIVE PROJECT EXPERIENCE

Improvements to U.S. 70, James City, NC (Sponsor: NCDOT) Principal Investigator and Historian for a Phase I and II Historic Architectural Resource Inventory and National Register evaluation of 250 resources in a post-Civil War African American freedmen's community in eastern North Carolina. Authored background history and historic contexts for James City and evaluated resources under the NRHP Criteria both individually and as a historic district. The identification of NRHP eligible resources was a key element of the planning process in this historically sensitive community where environmental justice issues were a factor.

Mount Ararat African American Episcopal Church, Wilmington, New Hanover County, NC (Sponsor: NDOT) Principal Investigator and Historian for this multi-part mitigation of a Reconstruction-era African American church and cemetery. Authored NRHP nomination text for the church, former school site, and adjacent cemetery. Provided background on folk burial practices in the eastern Coastal Plain for the ground-penetrating radar cemetery survey and authored an illustrated public history booklet about the history of the Middle Sound community entitled "Kin, Kindred, Relatives and Friends." Work on this project identified a potentially eligible resource, the Nixon Oyster Plant, that had been omitted in previous planning surveys. The Oyster Plant was treated in a subsequent document to ensure that all Section 106 and NEPA requirements were met.

Upgrades to U.S. 70, Johnston and Wayne Counties, NC (Sponsor: NCDOT) This fast-tracked report evaluated the National Register eligibility of the Waverly H. Edwards House in a compressed timeframe. The house was the one resource located within alternative corridors so determining National Register status early on in project planning was essential. The house was recommended not eligible and a historic architecture survey of the larger areas around the alternative corridors was undertaken subsequently.

Improvements to NC 42 Interchange with I-40, Johnston County, NC (Sponsor: NCDOT) Principal Investigator and Historian for a Phase I Historic Architectural Resource Inventory of a formerly rural but now heavily developed 5-mile long corridor. The Phase I work eliminated 25 resources from intensive study and identified 4 resources that required Phase II National Register evaluations. The phased approach allows project planning and design to proceed in areas without historic sensitivity.

Corridor K, Graham County, NC (Sponsor: NCDOT) Principal Investigator and Historian for Phase I and II Historic Architecture studies. Supervised field crews to complete surveys of large project corridors with a combined resource count of over 200. Work conducted within a compressed time frame requested by NCDOT. The Phase I work eliminated resources from intensive study and identified resources that required Phase II National Register evaluations. Digital data capture and the early identification of potentially historic properties supported DOT's public involvement efforts and the development of avoidance plans and feasible alternatives.



YEARS OF EXPERIENCE

With this firm: 2020-Present
With other firms: 25

EDUCATION

MA 1993
Georgia State University
Heritage Preservation

BA 1988
University of Virginia
Architectural History

PROFESSIONAL TRAINING

Section 106 for Experienced
Practitioners

Preparing Section 106
Agreement Documents

Protecting Historic Properties
during Disaster Response

Flood Hazard Mitigation in
Historic Districts

DEBBIE BEVIN

SENIOR ARCHITECTURAL HISTORIAN (36 CFR 61)

Debbie Bevin, MA, has over 25 years' experience in the field of cultural resources management, including work at the federal, state and local government levels, for non-profit organizations, and private-sector consulting firms. For the majority of her career she has focused on environmental compliance in accordance with Sections 106 and 110 of the National Historic Preservation Act, as amended, NEPA, and other municipal and state cultural resource regulations, particularly as they relate to transportation and disaster recovery. Ms. Bevin was the reviewer for all NCDOT transportation projects while employed with the North Carolina State Historic Preservation Office, where she identified historic properties, made determinations of eligibility, assessed effects, and negotiated agreement documents for transportation undertakings which adversely affected historic resources. She also has extensive experience identifying, documenting and evaluating historic architectural resources. Ms. Bevin exceeds the qualifications set forth in the Secretary of Interior's Standards for an Architectural Historian [36 CFR 61].

REPRESENTATIVE PROJECT EXPERIENCE

NC 115 Improvements, North Wilkesboro, Wilkes County, NC (Sponsor: NCDOT) Architectural Historian for Phase II Historic Architecture Survey Report with in-depth National Register of Historic Places eligibility evaluations for eleven properties. The report was completed to the standards of the North Carolina State Historic Preservation Office and NCDOT.

I-85 Widening and Interchange Improvements, Cabarrus and Rowan Counties, NC (Sponsor: NCDOT) Principal Investigator for Phase I historic architecture inventory and Phase II Historic Architecture Survey Report. Conducted preliminary evaluation of 98 properties and intensive National Register of Historic Places eligibility evaluations for four individual properties. The report was completed to the standards of the North Carolina State Historic Preservation Office and NCDOT.

Historic Architecture Survey Update of Apex, Fuquay-Varina, and Holly Springs (Sponsor: Capital Area Preservation, Wake County Historic Preservation Commission and NC Historic Preservation Office) Served as Architectural Historian for the documentation of 487 historic buildings in southwest Wake County. Final report included recommendations for National Register historic districts, individual properties, and local historic landmarks. A federal Historic Preservation Fund grant administered by the North Carolina State Historic Preservation Office funded the project.

Historic Resources Survey of Greensboro, NC, 1940-1970, Greensboro, NC (Sponsor: NC Historic Preservation Office, Historic Preservation Fund and City of Greensboro) This project built on previous surveys of the city's historic architecture to document and contextualize resources between 1940 and 1970, when the city experienced significant growth. 3,000 resources were documented. Thematic focus areas included post WWII community planning and architecture, the Civil Rights movement, and the effects of urban renewal. The final planning document provided NRHP-based assessments of the integrity and significance of the resources. The report identified potential local and federal historic districts and recommended areas which merited further study.

FCC Section 106 Compliance, NC, SC, VA, and GA (Clients: multiple) Successfully completed over 100 Forms 620/621 for telecommunications projects throughout the southeastern US, identifying historic properties within areas of potential effect, assessing effects, and consulting with State Historic Preservation Offices, Tribal Historic Preservation Offices, local governments, other stakeholders, and the public.



YEARS OF EXPERIENCE

With this firm: 2019-Present
With other firms: 1

EDUCATION

MA 2019
Cornell University
Historic Preservation Planning

BA 2015
University of Wisconsin-
Whitewater
History

PROFESSIONAL SOCIETIES

Member, American Cultural
Resources Association

Member, Cornell University
Historic Preservation Planning
Alumni

Member, Preservation League
of New York State

OLIVIA H. HECKENDORF **ARCHITECTURAL HISTORIAN (36 CFR 61)**

Olivia Heckendorf's experience includes historical research, writing, and architectural surveys. Ms. Heckendorf has worked on cultural resources surveys completed in accordance with Section 106 of the National Historic Preservation Act, as amended. Her educational and professional experience meet the qualifications set forth in the Secretary of Interior's Standards for an Architectural Historian [36 CFR 61].

REPRESENTATIVE PROJECT EXPERIENCE

Historic Structures Survey Report for Grove Airport, Charlotte, Mecklenburg County, NC (Sponsor: U.S. Department of Housing and Urban Development) Conducted a survey of 28 buildings that were part of circa 1941 airport. Survey work included the identification of airport building types and photographs of both the exterior and interiors when possible. Research was limited due to the COVID-19 outbreak, but online resources proved to be extremely valuable. In addition, maps were made to reflect the various construction periods over time. Due to integrity, the Grove Airport was recommended not eligible for the National Register of Historic Places and this was agreed upon by NC SHPO.

Improvements to Smith-Reynolds Airport, Winston-Salem, Forsyth County, NC (Sponsor: Federal Aviation Administration) Conducted a survey of the African American neighborhood of Castle Heights and Mount Sinai Full Gospel Deliverance Center. Completed a historic context regarding the history of the African American community in Winston-Salem, including topics such as "red-lining" and urban renewal.

Corridor K, Graham County, NC (Sponsor: NCDOT) Architectural historian for Phase I and II Historic Architecture studies. Completed surveys of large project corridor with a combined resource count of over 200. Work within a compressed time frame requested by NCDOT. Conducted extensive research on roughly 40 potentially NRHP-eligible properties. The Phase I work eliminated resources from intensive study and identified resources that required Phase II National Register evaluations. Digital data capture and early identification of potentially historic properties support NCDOT's public involvement efforts and the development of avoidance plans and feasible alternatives.

NC 115 Improvements, North Wilkesboro, Wilkes County, NC (Sponsor: NCDOT) Architectural historian for Phase I and Phase II Historic architecture studies. Phase I documented over 80 resources to the standards of the NC SHPO and NCDOT. All buildings were documented with photographs and digital capture was used in the field. Findings were presented to NCDOT to identify resources that required Phase II National Register Evaluation. Phase II included intensive-level study of 11 resources and the completion of a historic context for the area.

Determination of National Register of Historic Places Eligibility for the Ezra Rural Historic District, Johnston County, NC (Sponsor: U.S. Army Corps of Engineers) Surveyed properties within a one-mile radius of the established APE in order to determine the boundary of the Ezra Rural Historic District. Fieldwork included the documentation of both previously surveyed properties and unsurveyed properties. In total, 16 properties were surveyed and four of those were recommended for inclusion within the boundary of the Ezra Rural Historic District. Research for the historic context included a discussion of post-Civil War farmsteads and their development into the first half of the twentieth century.