

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM**

1. Name of Property

historic name Joseph Sykes Brothers Company Building
other names/site number

2. Location

street & number 1445 South Mint Street N/A not for publication
city or town Charlotte N/A vicinity
state North Carolina code NC county Mecklenburg code 119 zip code 28203

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this nomination, request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register Criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

Jeffrey J. Crow SHPO 3/13/03
Signature of certifying official Date

North Carolina Department of Cultural Resources
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of commenting or other official Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby certify that this property is: Signature of Keeper Date of Action

- entered in the National Register
 See continuation sheet. _____
- determined eligible for the National Register
 See continuation sheet. _____
- determined not eligible for the National Register _____
- removed from the National Register _____
- other (explain): _____

Joseph Sykes Brothers Company Building
Mecklenburg County, North Carolina

5. Classification

Ownership of Property: private Category of Property building

Number of Resources within Property

Contributing	Noncontributing	
<u>1</u>	<u>0</u>	buildings
<u>0</u>	<u>0</u>	sites
<u>0</u>	<u>0</u>	structures
<u>0</u>	<u>0</u>	objects
1	0	Total

Number of contributing resources previously listed in the National Register N/A

Name of related multiple property listing: N/A

6. Function or Use

Historic Functions

Cat: INDUSTRY/PROCESSING/EXTRACTION Sub: **manufacturing facility**

Current Functions

Cat: WORK IN PROGRESS Sub:

7. Description

Architectural Classification

EARLY TWENTIETH CENTURY REVIVALS/Classical Revival

Materials

foundation **Concrete**
 roof **Tar**
 walls **Brick**
 other **Concrete**
Metal

Narrative Description : See Continuation Form Section 7, page 1

**Joseph Sykes Brothers Company Building
Mecklenburg County, North Carolina**

8. Statement of Significance

Applicable National Register Criteria

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations (Mark "X" in all the boxes that apply.)

- a owned by a religious institution or used for religious purposes.
- b removed from its original location.
- c a birthplace or a grave.
- d a cemetery.
- e a reconstructed building, object, or structure.
- f a commemorative property.
- g less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance INDUSTRY

Period of Significance 1926-1952 Significant Dates 1926

Significant person(s): N/A

Cultural Affiliation: N/A

Architect/Builder Lockwood, Greene and Company, engineers
Blythe and Isenhour, builders

Narrative Statement of Significance: See Continuation Form Section 8, page 1

Joseph Sykes Brothers Company Building
Mecklenburg County, North Carolina

9. Major Bibliographical References

Bibliography: See Continuation Form Section 9, page 1

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested.
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Primary Location of Additional Data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository: **N.C. Department of Cultural Resources**

10. Geographical Data

Acreage of Property 0.717

UTM References	Zone	Easting	Northing
	17	512700	3897160

Verbal Boundary Description: See Continuation Form Section 10, page 1

Boundary Justification: See Continuation Form Section 10, page 1

11. Form Prepared By

Mattson, Alexander and Associates, Inc.

date 9-9-02

2228 Winter Street
 Charlotte, N.C. 28205

telephone (704) 569-8130

Property Owner

Paul W. Jamison/Brian K. Hill
Axiom Creative Group
 1445 South Mint Street
 Charlotte, NC 28203-4135

telephone (704) 376-3003

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7. Narrative Description

Constructed in 1926, the Joseph Sykes Brothers Company Building is located at 1445 South Mint Street, south of downtown Charlotte, North Carolina. The building was built on a small, rectangular lot at the corner of South Mint and West Summit Avenue, two blocks southeast of the Southern Railway corridor. A large, roughly square parcel to the rear was purchased in 1948 for possible expansion, but has been used since its acquisition for parking. Summit Avenue connects South Mint Street with both South Tryon Street, a principal street leading to downtown, and with a north-south branch of the Southern Railway. Because of the easy access to rail corridors, downtown, and regional highways, this area developed into one of the principal industrial and warehousing districts of Charlotte between the 1920s and 1950s. Factories, warehouses, and commercial properties are still found along South Mint Street and the nearby side streets, but there have been numerous demolitions and redevelopments in this former industrial zone.

The Joseph Sykes Brothers Company Building is a relatively small, one-story factory that has recently undergone a certified rehabilitation. Divided unequally into a small office section in the front and a large machine shop to the rear, the building has a brick veneer, steel sash windows, and restrained Classical detailing ornamenting the facade and side (south) elevation along West Summit Avenue. The office has a concrete base, stylized brick pilasters defining the window bays, brick quoins at the canted corners, a concrete cornice and stringcourse, and a flat parapet with concrete coping. The symmetrical, five-bay facade features a tall, central entrance with double leaf, wooden sash, glass doors capped by a glass transom. The entrance is framed by a pediment and pilasters, all executed in concrete. A concrete nameplate reading, "Joseph Sykes Brothers," is centered across the parapet. Beneath the flat arched windows are decorative brick spandrels. With their brick pilasters, decorative quoins, concrete cornices and stringcourses, and brick spandrels, the north and south elevations of the office section repeat the architectural elements found on the facade. The rear machine shop is simpler in its detailing with brick walls, steel sash windows, and a stylized concrete cornice. Before rehabilitation, the south elevation had a large loading bay, with a modern overhead door, a steel pedestrian door, and covered, steel sash windows. As part of the rehabilitation, a metal sash window was installed in the loading bay opening, the windows have been uncovered, and the modern pedestrian door has been replaced with a metal sash window, identical to one in the loading bay. Originally, the rear (east) elevation had no openings, but a simple, double leaf entrance, with metal sash, glass doors (replicating the main entrance) has been added, opening onto a paved parking lot. The north elevation of the machine shop has a concrete base, a series of tall, steel sash windows, divided by brick pilasters, and a simple, concrete cornice. A half basement, situated beneath the middle shop room, is lighted by several smaller, steel sash windows.

The interior of the one-story building consists of a front administrative section, behind which are two manufacturing rooms and an interior loading dock. The furnace and coal rooms are found in the half basement. The front entrance immediately opens to a short, open staircase with marble steps and walls and wrought iron railings. The staircase was required by the upsloping grade along West Summit Avenue. At the top of the stairs is an open office area, with private offices lining the two side walls. Dropped acoustic tile ceilings and modern partition walls had been added ca. 1975, but as part of the rehabilitation, the original

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stucco plaster walls and ceiling have been restored. Some of the wood and frosted glass partition walls and doors survived the alterations of the mid-1970s, and these features have been retained. A walk-in safe stands at the back of the office along the hollow tile and brick partition wall that separates the office from the shop areas. The safe remains in place and now houses electrical systems.

At the rear, the office opens into a short service staircase, constructed of concrete, which leads down to the basement coal room and up to the rear factory rooms. The rear shops have open plans, exposed brick walls, concrete floors, tongue and groove wooden ceilings, and steel girder horizontal and vertical supports. A freight elevator, situated along the partition wall between the office and shop areas, has been secured in place as part of the rehabilitation. An inset loading dock is located along the south side of the middle shop room. Original tongue and groove, freight doors, with divided upper lights, open into the middle and rear shops from the dock area, but with the conversion, the doors have been fixed in place. As noted on the exterior, the loading dock had a modern overhead door, which has been removed, and a metal sash, floor-to-ceiling window has been installed. In the rear shop, a series of small offices (ca. 1975) had been built along the south wall, and these offices have been removed. New offices have been built along the south wall using glass partition walls that allow light to penetrate the center of the former shop room. A freestanding block containing the restrooms also has been added to the middle of the rear shop room, opposite the new rear door.

The basement has an original, metal clad fire door leading into the furnace room. Adjacent to the furnace room is the coal room, which has a sloping floor rising up to the south wall where the coal chute is located. The coal room has concrete floors and walls.

This former factory has undergone a certified rehabilitation and maintains its architectural integrity. The building retains all its original windows and doors, and only a single entrance has been added to the rear. On the south elevation, one loading bay and one modern door have been replaced with simple windows. Alterations to the interior are limited to the removal of later partitions within the administrative office section and the rear shop area, the addition of office partitions along one wall, and the addition of a restroom in the rear shop room (see attached floor plan).

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8. Statement of Significance

Summary Statement

Constructed in 1926, the Joseph Sykes Brothers Company Building is recommended for the National Register under Criterion A for industry. The well-preserved Sykes Building stands as a tangible reminder of the myriad industrial complexes that by the early twentieth century had made Charlotte the leading manufacturing and distribution center of the Carolinas and a flourishing New South city. With its headquarters in the United Kingdom, the Joseph Sykes Brothers Company was an international producer of card clothing, machinery used in cotton production, and the company was a leading supplier to the region's burgeoning textile industry. By the 1920s, Charlotte and the surrounding Piedmont had surpassed New England as the center of textile production in the world, and with this explosion in cotton mill construction, a variety of auxiliary manufacturers that served the textile industry also chose to locate in Charlotte. Because the highly mechanized textile industry created a great demand for all forms of machinery, national and international suppliers, including the Sykes Company, built manufacturing facilities in the city. The city's excellent rail network and good highway connections made the city an advantageous location for both local producers and national companies that needed regional operations to serve far-flung markets.

Like a number of other wholesale distributors and manufacturers, the Sykes Company built its factory on South Mint Street, within one of the principal industrial areas of the city. By the end of the 1920s, the district contained over thirty factories, warehouses, and supply companies, including warehouses for building supplies, groceries, soft drinks, beer, and tea, and electrical equipment. There were lumberyards, trucking companies, the main storage depot for Duke Power's electrical equipment, and offices for an assortment of manufacturers' agents. During its heyday, the area was a vibrant manufacturing and distribution zone, but the Sykes Company building is one of only six factories to survive in the South Mint Street industrial district from the boom years of the early twentieth century. Of the numerous textile mills and textile-related buildings that propelled Charlotte to industrial prominence in the early twentieth century, the Sykes building, with its brick exterior and restrained Classical detailing, is also one of the best preserved factories remaining in the city.

The period of significance extends from 1926, when the building was constructed, to 1952. Although the Sykes Company continued to own and occupy the building until ca. 1970, the property does not have the exceptional significance to extend the period of significance to within the last fifty years.

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Historical Background and Industry Context

Constructed in 1926, the Joseph Sykes Brothers Company Building is recommended for the National Register under Criterion A for industry. Located within a warehouse and industrial district south of the center city, the well-preserved Joseph Sykes Brothers Company Building exemplifies the diverse manufacturing and distribution operations that by the early twentieth century had made Charlotte the leading manufacturing and distribution center of the Carolinas and a flourishing New South metropolis. With the end of the Civil War, and the subsequent reconstruction and expansion of the Piedmont's rail network, leaders throughout the region envisioned a new order based on industrialization, specifically cotton production, and urban growth to replace the agrarian society of the past. These proponents of the New South campaigned vigorously for the construction of cotton mills which, by World War I, numbered over 300 within a 100-mile radius of Charlotte (Woodard 1951: 31; Lefler and Newsome 1954: 474-489). Charlotte, and Mecklenburg County, became the hub of the Southern textile manufacturing industry, and during the 1920s, the Piedmont region of North Carolina and South Carolina surpassed New England as the leading textile producer in the world. Between the two world wars, Charlotte, in effect, became the capital of a "textile mini-state", with over 800 mills and a production capacity of ten million spindles (Glass 1992: 57; Mitchell and Mitchell 1930; *Charlotte Observer*, 28 October 1928). With this wave of industrialization, the population of Charlotte soared from just 7,000 in 1880, to over 82,000 in 1929, becoming the largest city in the two Carolinas (Sixteenth Census 1940).

Because of its inland location, the economic success of Charlotte was entirely dependent upon good rail transportation. By 1875, six railroads were routed through the city, giving Charlotte more rail connections than any other city between Washington, D.C. and Atlanta (Hanchett 1993: 72). Charlotte benefited from continued rail expansion and consolidation throughout the late nineteenth century, which created both the powerful Southern Railway system and the smaller, but strategic, Piedmont and Northern (P. & N.) Railway. While the Southern gave Charlotte connections to national markets from New Orleans to New York, the P. & N. linked Charlotte westward to the textile manufacturing center of Gastonia (in adjacent Gaston County) and the booming mill towns of the region. Indeed, at its height of operation in the 1920s, the P. & N. line generated so much traffic that its motto, "A Mill to the Mile", was accurate for much of its length (Fetters and Swanson 1974: 12; Hanchett 1993: 74; Glass 1992: 57-58).

Textiles, in turn, attracted other industries to Charlotte, and in the 1920s, the city could boast that its 141 factories manufactured eighty-one different products (Hanchett 1993: 202). By the end of World War II, the Charlotte Chamber of Commerce noted that, in addition to the predominant textile industry, there were also 243 industrial plants in the county manufacturing products valued at an estimated \$50,000,000 per annum (Wyatt and Woodard 2000: 2).

Although cotton production formed the economic mainstay of Charlotte, the city's good rail system, expanding work force, and plentiful and inexpensive electric power made the city attractive to a broad array of manufacturing companies and regional distributors. Tobacco magnate, James Buchanan Duke, and his

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Southern Power Company (later Duke Power Company) expanded aggressively in the region, supplying both industrial and residential clients with inexpensive electricity. With a robust industrial economy and urban prosperity came a strong commercial and financial base which served large areas of the industrialized Piedmont as well as local consumers. As the Charlotte Chamber of Commerce boasted in a 1928 advertisement, Charlotte had emerged as a regional commercial center with a 150-mile trading radius and more than 4,500,000 consumers (*Charlotte City Directory* 1928).

The Joseph Sykes Brothers Company was one of a number of manufacturers drawn to Charlotte during this period by the dynamic local economy. In particular, the explosive growth of the Piedmont textile industry lured to Charlotte myriad manufacturers who supplied the various needs of regional cotton producers. Having been the first to adopt the full-scale factory system, the textile industry was highly mechanized and automated by the early twentieth century, and the industry was dependent upon a wide array of ancillary producers, including tool and die makers, machine foundries, pump and elevator manufacturers, and chemical dye works as well as a number of companies that made specialized equipment. Indeed, so many of these auxiliary manufacturers relocated or opened branch operations in Charlotte that the city became not only the center of the textile industry but also the leading producer of textile mill machinery and equipment in the South (Glass 1992: 57). A British company, the Joseph Sykes Brothers Company, exemplified these manufacturers that followed in the wake of the textile industry and opened either distribution warehouses or factories in Charlotte during the first decades of the twentieth century. A producer of steel wire card clothing, machinery used to align cotton fiber for easier spinning, Sykes had international operations, and the company opened its first U.S. plant in Charlotte, a testament to the rising industrial importance of the city. Walter B. Pratt, the Southern agent for Sykes, stated that although the company "... operated a worldwide business in card clothing and repairing of card clothing machines, it had never invested any of its money in the United States except in the South" (*Southern Textile Bulletin* 1926: 23, quoted in Ramsey 1998).

By 1910, Charlotte supported five card clothing companies: Charlotte Manufacturing Company; W.H. Bigelow; Southern Card Clothing and Reed Company; Joseph Sykes; and A.H. Washburn Company. With the exception of Sykes, these card clothing manufacturers were all local companies, although by the mid-1920s at least one, Ashworth Brothers, had branch operations in Atlanta and Greenville, South Carolina. Sykes, A.H. Washburn, and W.H. Bigelow were all located in downtown Charlotte during the pre-World War I period while Charlotte Manufacturing and Southern Card Clothing shared a site on South Caldwell Street in Dilworth. By the mid-1920s, only three card clothing firms, Sykes, Ashworth Brothers, and Charlotte Manufacturing Company, remained in the city, and all had relocated to the South Graham Street and South Mint Street industrial area where they remained into the 1950s. Ashworth Brothers had built its new plant at the corner of South Graham and Palmer streets, several blocks northwest of Sykes's South Mint Street location. The two story, brick veneered building that Ashworth Brothers constructed in the 1920s still stands, but has undergone some remodeling, including the installation of replacement windows. By the mid-1920s, the third company, Charlotte Manufacturing, was located across South Mint Street from Sykes. However, the factory was razed by the early 1970s, and a modern wholesale hardware supplier now occupies the site (Charlotte City Directories 1911, 1925, 1927, 1951).

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Some of these manufacturers, such as the Sykes company which had established its Charlotte operation in 1899, had followed the movement of the textile industry from England to the U.S. The United Kingdom had led the world in textile production between 1750 and 1850, consuming over seventy percent of all American cotton in the 1820s. However, the emergence of an American textile manufacturing sector in New England during the pre-Civil War years threatened not only England's supply of raw cotton but also its preeminence in production. By the late nineteenth century, New England had indeed surpassed the U.K. in textile manufacturing to become the principal center of production in the world, but with the rapid development of a Southern textile industry after the Civil War, suppliers from both New England and Britain set up operations in Charlotte and other Southern textile centers in an effort to retain their client base. In addition to the Joseph Sykes Brothers Company, other textile-related companies followed the movement of the industry. One, the Parks Company of Boston and Fitchburg, Massachusetts, merged with the local Cramer Company to produce the patented air conditioning and humidifying equipment developed by Charlotte mill engineer, Stuart Cramer, for use in the textile mills. (Built in 1919, the Parks-Cramer plant (N.R.) on South Boulevard has been renovated in recent years and renamed the Atherton Mill complex.)

The Joseph Sykes Brothers Company had its headquarters in Huddersfield, England, located between Manchester and Leeds in one of the principal industrial areas of northern England. The company had established its first American operation in Charlotte in 1899 with a factory at 229 South Tryon Street and a separate office, also located in downtown. Completed in 1926, the new building on South Mint Street merged their administrative and production facilities, and two years later, in 1928, the company incorporated in North Carolina as Joseph Sykes Brothers, Inc. with Edward Musgrave Sykes, Denis Crowther, and Harry D. Lord as directors (Mecklenburg County Book of Corporations 42C: 31).

In 1926, when the company decided to move away from downtown, they hired the nationally prominent engineering firm of Lockwood, Greene and Company to design the new building and the local construction firm of Blythe and Isenhour as the builders. In December 1926, the building was completed, and Edward Musgraves Sykes, president of the company, came from England to inspect the new facility. Lockwood, Greene designed the building with a steel support system that would have allowed the addition of a second and even a third story if business expansion had demanded more factory space. (The freight elevator was apparently installed in anticipation of these additions.) In December 1948, the company also acquired two adjoining lots, one to the north and one to the rear, but the plans for expansion were never implemented (Ramsey 1998: 4).

Built on a corner lot at South Mint and Gold (now Summit Avenue) streets south of the center city, the factory was located in a fifteen block area loosely bounded by Clarkson Street (west), Mint Street (east), Summit Avenue (south), and West Morehead Street (north) that had become prime industrial real estate by the early twentieth century. Overlapping with the West Morehead Street industrial corridor at its north side, this district was served by the Wilmore trolley line along Mint Street, both the Southern and Piedmont and Northern railways, and the Piedmont and Northern passenger and freight stations. Just to the south, the neighborhood of Wilmore had been platted in 1914 (adjacent to Dilworth, Charlotte's first suburb), and the new neighborhood was reached from downtown by the Mint Street trolley. With easy access to downtown, the railways, and a labor force living nearby, the area between Wilmore and downtown proved to be a good

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location for manufacturers, warehousing concerns, and commercial establishments (Ramsey 1998: 6). By the end of the 1920s, the district contained over thirty factories, warehouses, and supply companies, including warehouses for building supplies, groceries, soft drinks, beer, and tea, and electrical equipment. There were lumberyards, trucking companies, the main storage depot for Duke Power's electrical equipment, and offices for an assortment of manufacturers' agents (Sanborn Map Company 1929; *Charlotte City Directory* 1930). At the time the Sykes building was constructed, there were already several manufacturing and supply firms on South Mint Street, including the Textile Mill Supply Company (1922, N.R. 1999) and the Charlotte Supply Company (1925, demolished), both designed by Lockwood, Greene. As with the Sykes company, many in this new factory district were firms relocating from downtown, which, by the 1920s, had become primarily a commercial center.

Charlotte had become as a leading manufacturing and distribution center in the years before the Great Depression, and the new industrial and warehousing districts that were emerging on the fringes of the city benefited from excellent railroads and the new highways that connected the city to the mill towns and cities in the region. As the *Charlotte Observer* noted on June 29, 1925, many national, and even international, companies as in the case of the Sykes company, were making Charlotte the center of their regional operations, capitalizing on the city's good transportation connections and large manufacturing base to serve Southeastern markets.

"Many new demands have come upon Charlotte Realtors (sic) during the past year for locations for building of warehouses, because Charlotte has come to be known in the sales organizations of national manufacturers throughout America as the best point in the Southeast for the distribution of products and for the location of branch plants. Some realtors here have become specialists in finding such locations to suit varying requirements, and almost every square foot of railroad footage has been analyzed and compared in price."

The newspaper also observed that "proximity to street cars, freight stations, express offices and retail districts command the higher prices" (*Charlotte Observer*, 29 June 1925, quoted in Morrill 1999).

Between the 1920s and the 1950s, scores of warehouses and factories were erected along the railroad corridors and adjacent roadways that cut through the city. Assorted factories and industrial supply buildings flanked the Southern, the Norfolk and Southern, the Seaboard Airline, and Piedmont and Northern rail lines, and by the 1920s, the highways running parallel to these rail corridors were attracting similar development. North Tryon, North Graham, and North Davidson streets to the north of the center city, West Morehead Street to the southwest, and Tryon Street, Mint Street, and South Boulevard to the south became the primary industrial corridors of the city (*Charlotte City Directory* 1929, 1930, 1931, 1950; Sanborn Insurance Maps 1929, 1951; Hanchett 1998: 90-91).

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Where rail lines and adjoining roadways converged near the center city, factories and warehouses formed concentrated industrial districts. Southwest of downtown Charlotte, industrial activities clustered around the Mint Street yards of the Piedmont and Northern (just north of West Morehead Street) and then spread to the south and west, following the nearby Southern Railway lines to Gastonia and Columbia, South Carolina. Spur lines served blocks of industrial plants, supply houses, storage and transfer companies, and lumber yards, while workers' houses extended from the Third Ward of downtown into the Dilworth and Wilmore neighborhoods. Streets such as Mint, Camden, Graham, Cedar, Summit, West Morehead, South Tryon, and South Boulevard, as well as scores of connecting streets, underwent vigorous industrial expansion as the city attracted both local companies and international manufacturers such as the Sykes company (*Charlotte City Directory* 1929, 1930, 1931, 1950; Sanborn Insurance Maps 1929, 1951; Hanchett 1998: 90-95, 117).

By World War II, downtown Charlotte had become exclusively a commercial and business center, and little of its industrial fabric has survived. South Mint Street and the nearby West Morehead Street continued to attract factories and warehousing facilities through the 1950s. However, larger companies became to opt for less expensive real estate around the periphery of the city, and in the early 1960s, Interstate Highway 85 was constructed on the north and east sides of the city, reorienting much of Charlotte's industrial geography and leaving the older manufacturing areas vulnerable to abandonment and demolition. Some firms relocated farther south along South Boulevard, while others moved to sites near the two new highways, Interstate 77 and Interstate 85. Some businesses disappeared when the city's first belt line highway, the John Belk Freeway, cut a swath through this area in the 1970s. Sykes continued to produce card clothing at its South Mint Street location throughout the 1950s and 1960s, but changes in textile technology and the movement of many textile companies to other countries led to sharp declines in company business. After seventy years of operating in Charlotte, Sykes, Inc. closed its business ca. 1970 (*Charlotte City Directory* 1930, 1940, 1950, 1960, 1970, 1980, and 1992; Ramsey 1998).

With these changes in the textile industry and the suburban movement of industry, a significant number of Charlotte's historic industrial properties have been lost in the postwar decades. Along South Mint, vacant lots and modern low-rise buildings surrounded by parking lots have characterized this once vibrant industrial and warehouse district. In recent years, however, there has been a renewed interest in the area because of its proximity to both downtown and the popular Dilworth neighborhood, as well as its easy access to Interstate Highway 77. A number of properties, including the former Sykes factory, have undergone rehabilitation for office use.

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9. Bibliographic References

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- Charlotte Observer*, 29 June 1925.
- "Edward Sykes to Visit Charlotte," *Southern Textile Bulletin* (December 9, 1926), p. 23.
- Fetters, Thomas T. and Peter W. Swanson, Jr. *Piedmont and Northern: The Great Electric System of the South*. San Marino, California: Golden West Books, 1974.
- Glass, Brent D. *The Textile Industry in North Carolina, A History*. Raleigh: Division of Archives and History, North Carolina Department of Cultural Resources, 1992.
- Hanchett, Thomas W. *Sorting Out the New South City: Charlotte and Its Neighborhoods*. Chapel Hill, North Carolina: University of North Carolina, 1993.
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- Miller's Official Charlotte, North Carolina City Directory*. Asheville, North Carolina: E.H. Miller, 1921, 1927, 1928, 1935, 1940, 1950, and 1960.
- Morrill, Dan L. *Survey and Research Report on the Textile Mill Supply Company Building*. Prepared for the Charlotte-Mecklenburg Historic Landmarks Commission, 1998.
- Ramsey, Emily. *Survey and Research Report on the Joseph Sykes Brothers Company Building*. Prepared for the University of North Carolina at Charlotte, 10 December 1998.
- Sanborn Map Company. *Charlotte, Mecklenburg County, North Carolina*. New York: Sanborn Fire Insurance Company, 1929.
- U.S. Department of Commerce, Bureau of the Census. *Sixteenth Census of the United States, 1940. Population*, vol. 1.
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10. Geographical Data

Verbal Boundary Description

The property being nominated to the National Register conforms to current Mecklenburg County tax parcel No. 07310103.

Boundary Justification

The National Register boundaries encompass the 0.72-acre tax parcel on which the nominated factory building and parking lot are sited. This property was once two adjoining parcels. The factory was built in 1926 on the parcel at the corner of Summit Avenue and Mint Street, and to the rear of the building was a separate tax parcel, acquired by the Sykes Company in 1948 for possible expansion. Such expansion never occurred, and the lot was left vacant until the rear parking lot was constructed in 2001.

Photographs

The following information pertains to each of the photographs:

<u>Name of Property:</u>	Joseph Sykes Brothers Company Building
<u>Location:</u>	Charlotte, North Carolina
<u>County:</u>	Mecklenburg
<u>Name of Photographer:</u>	Mattson, Alexander and Associates, Inc.
<u>Location of Negatives:</u>	Survey and Planning Branch North Carolina Department of Cultural Resources 109 E. Jones Street Raleigh, North Carolina 27601-2807

Date of Photographs: December 2001

1. Facade (West Elevation), View Looking East
2. Side (South) Elevation, View Looking Northwest
3. Rear (East) Elevation, View Looking West
4. Side (North) Elevation, View Looking West
5. Overall View of Building, Downtown Charlotte in Background, View Looking Northeast.
6. Interior, Front Office Section, Showing Main Entrance
7. Interior, Front Office Section, Looking Towards Rear (Door on Far Right Leads into Walk-in Safe)
8. Interior, Middle Shop Room, Looking Towards Rear

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Joseph Sykes Brothers Company Building Mecklenburg County, N.C.

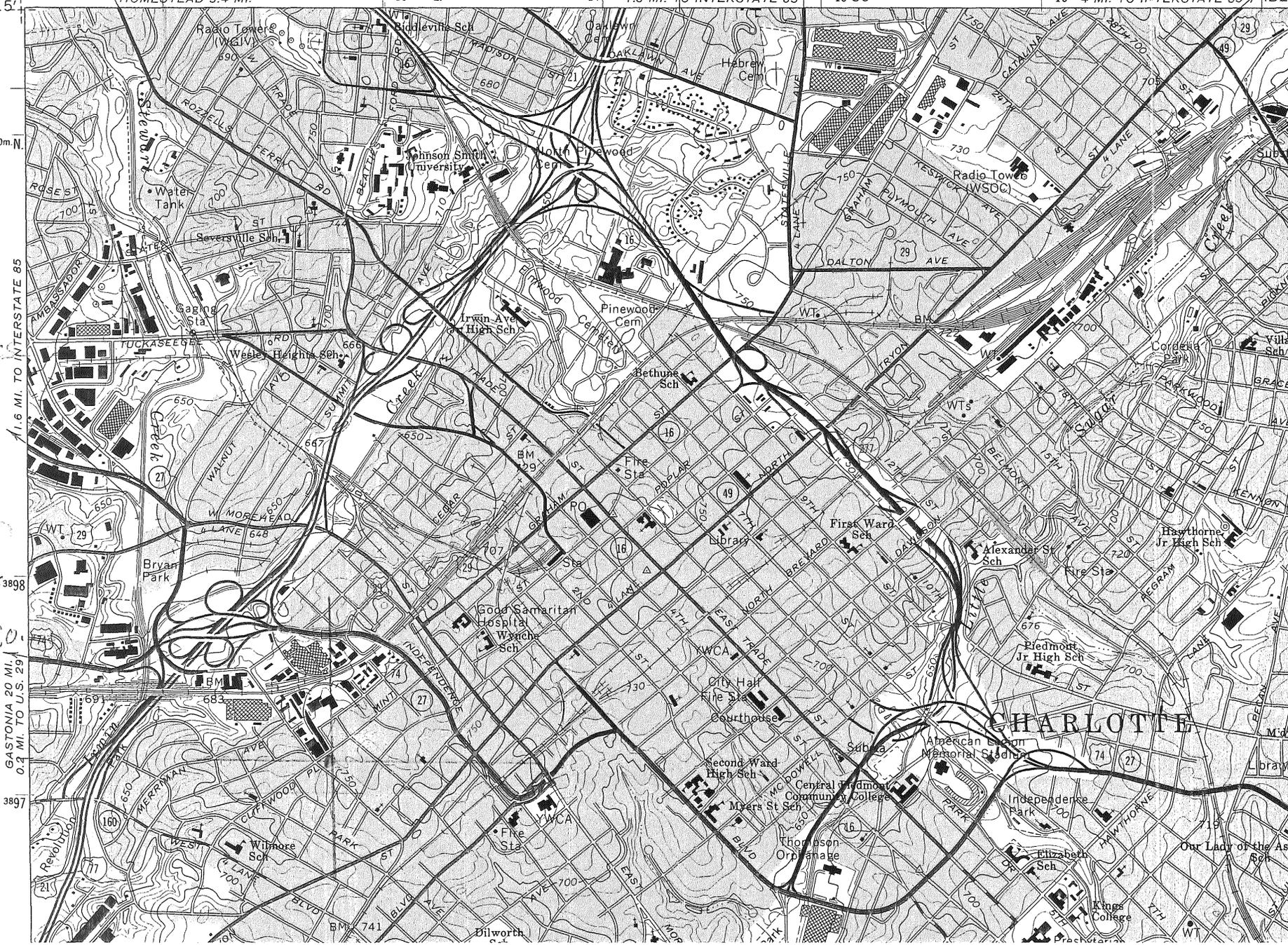
Section number 10 Page 2

9. Interior, Rear Shop Room, Looking Along North Wall Towards Rear
10. Interior, Dock Area, Looking Towards Rear and Showing Original Freight Door

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

4854 N SW
(MTN ISLAND LAKE)

80°52'30" 35°15' HOMESTEAD 3.4 MI. 513000m.E. 514 STATESVILLE 40 MI. 1.8 MI. TO INTERSTATE 85 515 50' 516 4 MI. TO INTERSTATE 85 4854 (DE



*John Bykes
Brook Co.
Bldg.
Zone 17
E 512400
N 3897160
Charlotte East
quad
Mecklenburg Co.*

11.6 MI. TO INTERSTATE 85
GASTONIA 20 MI.
0.4 MI. TO U.S. 29
3897

4854 (DE

