



CHARLOTTE

Now a City of More Than
100,000 Population

"Queen City of the South"

**THE CHARLOTTE
CHAMBER OF COMMERCE,
CHARLOTTE, N. C.**



CHARLOTTE

"Queen City of the South"

(Courtesy The Charlotte Chamber of Commerce, Inc., Charlotte, N. C.)

LOCATION IN RELATION TO LARGER CITIES

Charlotte, the county seat of Mecklenburg County, is located in the south central section of North Carolina. It is 600 miles southwest of New York City, 400 miles southwest of Washington, D. C., 600 miles southeast of Chicago and 250 miles northeast of Atlanta, Ga. It is the center of the nationally-known "Piedmont Carolinas."



Looking South on South Tryon Street

POPULATION

The population within the city limits of Charlotte is 100,899. Within a 50-mile radius, there are 600,000 people—69% of whom are white and 99% native-born.

ELEVATION

Charlotte has an elevation of 779 feet above sea level datum. The city is neither flat nor hilly, but has a gradual rolling contour. The Piedmont section, of which Charlotte is the center, is the most level section in the two Carolinas.

TRANSPORTATION

There are 4,500 miles of hard-surfaced roads within 150 miles of Charlotte, which makes practically all important sub-distribution points in the two Carolinas accessible by motor truck overnight. Motor bus lines maintain regular schedules to Greensboro, Raleigh, Asheville, Winston-Salem, Salisbury, Statesville, Columbia, Greenville, Spartanburg, Rock Hill and Chester, connecting at those cities for more distant points.

The Charlotte motor bus system reaches into every residential and industrial section of the city, embracing 121 miles. Convenient schedules are maintained on all lines, and the service is complete in every detail. Charlotte is the home of the Duke Power Co., supplying the Piedmont Carolinas with light, power and transportation.

There are four railroads entering Charlotte, one of which has two branch lines. These are:

- Southern Railway (main line New York-New Orleans)
 - Statesville Branch
 - Columbia Division.
- Seaboard Air Line Railway.
- Norfolk-Southern Railway.
- Piedmont & Northern Railway (electric).

Many passenger trains arrive and depart from Charlotte daily, 21 trains handling express, and nearly 200 solid carloads of freight. One hundred thirteen package cars leave Charlotte daily to serve the manufacturers and distributors now located here.

Charlotte is served by the Eastern Air Lines, which operate 14 planes into the Municipal Airport, carrying passengers, express and mail.

Charlotte is the center for motor transportation for the Southeast—over 75 different carrier lines either have headquarters, branch offices or stations in the city.

WATER

The city has just completed a new water plant at a cost of over \$1,000,000. The intake is now being carried in a 30-inch and 24-inch pipe, with over 10,000,000 gallons of raw water per day being taken to the new plant. Of this quantity the City of Charlotte consumes 8,500,000 gallons daily. The source of supply is the Catawba River, nine miles from the center of the city, which has a flow of approximately 7,000,000,000 gallons daily. The lowest mean monthly flow on record (November, 1925, 1052 CFS) was 680,000,000 gallons daily. Plant capacity, 16,000,000 gallons.

LABOR

Sixty per cent of the total population of available workmen in North Carolina are still engaged in agriculture, a labor reserve adequate to meet any industrial demand for years to come. Since direct immigration from Europe into the South stopped in 1760, the population is 99.3% native-born of old American stock, 69% of which is white.

The labor in Charlotte is of a better type than in the older industrialized sections of the North and East, intelligent, loyal, easily trained, 100% American, and inclined to be contented with decent treatment and fair wages. This labor is constantly streaming into Charlotte from the farms and villages, and there is apparently an unlimited supply. The city has trained them to make full-fashioned hosiery, automobile tires and textile machinery; to assemble

Ford cars, and to perform other operations requiring a high degree of skill. There are in successful operation at the present time, seven cotton mills in Charlotte, but there are altogether 324 different factories, small and large, making over 175 different types of products, including silk weaving, full-fashioned hosiery and other textile specialties.

CHARLOTTE DISTRIBUTING CENTER

Charlotte is the shopping and distributing center for a radius of 150 miles. Because of this fact, a great proportion of the people in Charlotte are employed in banking, department stores, offices, and various distributing enterprises, and are of a slightly higher grade of intelligence than is found in most of the strictly manufacturing towns. This means that in each family there are young people growing up who are a little above the mill type of intelligence, but are nevertheless, available for employment, and to these people the better paid, more attractive work of the specialty mills appeals. This exceedingly high-grade labor is hard to find in any city much smaller than Charlotte, and there is still an abundance of it available here, of both sexes. In addition to this, there



Looking North on South Tryon Street

are the opportunities for social and recreational activities, which a city of the type of Charlotte offers, not found in smaller places.

Wage-earners of the better class require social contacts such as Charlotte offers, and which are not found in smaller towns, either in the North or the South. They require opportunities for entertainment, movies, parks, golf courses, good roads for automobile driving, etc. Charlotte offers facilities for this type of diversion that are unexcelled outside of the large metropolitan centers.

CLIMATE

While the matter of climate is not always a major consideration in manufacturing, nevertheless it will probably be of interest that Charlotte has a very equable climate. The average temperature for January, for the last 44 years, was 41 degrees F., and for July, 78 degrees; the mean average yearly temperature was 60.2 degrees F. Average rainfall, over similar period, was 46.86 inches, and the mean relative humidity at 8:00 A. M. was 78.5% and at 8:00 P. M., 62.0%. This means, in a few words, that the cost of maintaining an even temperature in buildings is much lower here than at any point in the North.



Looking South on North Tryon Street

Carloadings	
Inbound	
1938	36,793
1939	40,852
1940	45,552
1943	57,839
1944	60,072
1945	51,256
1946	63,047

Outbound	
1938	11,241
1939	13,963
1940	16,439
1943	31,027
1944	34,174
1945	24,131
1946	25,426

Express Receipts	
Air and Rail	
1915	\$ 315,000.00
1927	above 700,000.00
1943	713,617.86
1944	841,064.00
1945	949,540.00
1946	1,195,008.00

Real Estate Taxable Value	
(2.3 Cash Value)	
1939 (City and County)	above \$139,331,525.00
1940 (City and County)	145,230,795.00
1943 (City and County)	163,434,015.00
1944 (City and County)	164,338,505.00

Charlotte's Post-Office Receipts	
1920	\$ 431,490.00
1921	460,003.00
1923	600,000.00
1924	661,567.00
1925	722,672.54
1926	752,937.75
1927	785,125.57
1928	842,857.07
1929	843,330.53
1930	788,094.41
1931	727,720.75
1932	736,605.66
1933	766,641.92
1934	834,760.21
1935	890,870.69
1936	950,589.00
1937	1,028,553.02
1938	1,046,183.24
1939	1,122,790.68
1940	1,190,044.36
1941	1,274,644.33
1943	1,418,584.00
1944	1,670,490.47
1945	1,731,637.14
1946	1,810,335.00

1945 (City and County)	165,383,395.00
1946 (City and County)	168,527,520.00

Tax Rate	
City (1946-47)	\$1.50
County (1946-1947)	1.15
Total	\$2.65

Telephones	
December 31, 1945	32,353
December 31, 1946	39,744

Value Building Permits	
1923	\$5,263,340
1925	7,363,805
1927	5,449,364
1928	7,415,612
1936	2,741,270
1937	3,513,708
1938	2,917,576
1939	5,379,120
1940	4,285,729
1941	4,835,966
1944	806,168
1945	4,135,664
1946	9,300,000

Note: During 1939 two new U. S. Housing projects, named the Fairview Homes (for colored) and the Piedmont Courts, and in addition, two new hospitals (Presbyterian and Memorial) were started, with building permits totaling more than \$2,364,000. This explains the high building figures for 1939.

Air Lines	
Passengers	49,725
Mail	393,436 lbs.
Express	295,067 lbs.
Freight	13,511 lbs.

Miscellaneous Statistics	
FIRE LOSS	
1941	\$209,347
1942	136,823
1944	413,597
1945	304,630
1946	387,484

BIRTHS	
1942	3,365
1943	3,969
1944	3,943
1945	3,902
1946	4,739

DEATHS	
1942	1,054
1943	1,187
1944	1,219
1945	1,280
1946	1,238

CHAMBER OF COMMERCE INVITES INQUIRIES

The Charlotte Chamber of Commerce extends an invitation to outsiders to visit this city and experience the Charlotte spirit of good-will and cooperation. The Chamber, with C. O. Kuester as business manager, gladly supplies information regarding Charlotte to all who write or call. The Chamber of Commerce also invites the outside public to tune in on WBT, Charlotte's 50,000-watt radio broadcasting station, one of America's finest and best.

MECKLENBURG COUNTY

Gained 23,855 Population, 1930-1940

Mecklenburg County, according to the 1940 U. S. Census, had a population of 151,826, an increase of 23,855 over 1930. The increase was approximately 18% for the ten-year period.

The population of Charlotte was established as 100,899 by the 1940 Census, an increase of 18,224 over 1930. This means that all but 5,631 of the increase in the county's population was within the city limits of Charlotte.

The Census revealed that Mecklenburg County had 3,136 farms.

The population of Charlotte Township, which includes a fringe of land all the way around the city limits, was set at 113,163. Nearly all the county's population gain was in the city and Charlotte Township. Estimated, 1946, 115,000.

Charlotte is alive, aggressive and progressive.

Charlotte citizens cooperate in matters which prompt the civic, commercial, religious and welfare of the community.

Charlotte is a friendly city. It welcomes the newcomer, be he from the North, West, East or South.



Showing the Federal Reserve Bank and the Masonic Temple,
South Tryon Street

STATISTICAL REVIEW

Slogan—"Watch Charlotte Grow"; also "Queen City of the South."

Form of Government—Council-manager.

Area—19.6 square miles.

Climate—Mean annual temperature, 60.2 degrees F.; average annual rainfall, 46.86 inches.

Altitude, 779 feet above sea level.

Parks—23, with total of 352 acres, valued at \$600,000.

Bonded Debt—\$8,465,000 (net, \$4,052,203.56).

Financial Data—2 national banks, 2 state banks and 4 industrial banks, with total deposits of \$501,188,906.53 (Dec. 31, 1946), and total resources of \$533,952,669.13 (Dec. 31, 1946). Branch of Federal Reserve Bank of Richmond located here. Clearings for national and state banks for 1946, \$3,078,797,756. 3 building and loan associations, with total assets of \$12,032,445.75 (Dec. 31, 1946).

Postal Receipts—\$1,810,335.00 (calendar year 1946).

Telephones in Use—39,744.

Churches—175, representing 18 denominations.

Building and Construction—Value of building permits, \$9,300,000 (1946).

Industry—Chief industries of city and surrounding territory: Manufacturing, 55%; agriculture, 45%. 324 manufacturing establishments, paying wages of \$12,750,000 annually, and having products valued at \$57,915,697 annually (last available report, 1940).

Trade Area—Retail area has radius of 50 miles, and population of 583,000; wholesale area, radius of 75 miles, and population of 1,131,000. 1,700 retail stores in city, with annual sales of \$50,997,000 (last available report, 1940).

Newspapers—2 daily, 1 Sunday and 3 weekly.

Hotels—8, with total of 1,350 rooms. Newest hotel opened in 1940 (200 rooms).

Railroads—4: Southern, Seaboard Air Line, Norfolk-Southern and Piedmont & Northern (last an electric line).

Highways—U. S. 29, 31 and 74; State 27, 49, 262 and 271.

Airports—2 privately-owned, 2½ miles from center of city; 1 municipal, 5 miles from center of city.



Mint Museum of Art

Amusements—Largest auditorium in city (also the largest in North Carolina) seats 5,000 persons. Total seating capacity of theatres, 7,500. 13 golf courses in city and suburbs, including 1 municipal course.

Hospitals—4, with total of 783 beds; also 4 others.

Education—Queens College (for women); Johnson C. Smith University (for colored). 33 public schools, including 3 senior high and 2 junior high. 1 parochial school. Number of pupils in public schools, 17,912; in parochial, 180. Number of teachers in public schools, 554; in parochial, 8. Value of public school property, \$4,294,587; parochial, \$150,000; college, \$1,000,000.

Public Libraries—7, including branches, with total of 60,000 volumes. 30 library service stations.

City Statistics—Total street mileage, 320, with 150 miles paved. Miles of gas mains, 94; sewers, 276; motor bus routes, 121. Number of light meters, 28,500; gas meters, 7,085. Miles of water mains, 275; value of plant, \$5,505,000. Fire department has 126 men, with 7 stations and 18 pieces of motor equipment. Police department has 101 men, with 1 station and 20 pieces of motor equipment.

AS A MANUFACTURING CENTER, CHARLOTTE OFFERS:

1. Low power rates for manufacturing purposes.
2. Close proximity to the sources of all materials for finished products.
3. Cotton, cotton yarns, cottonseed, cotton oil, tobacco, peanuts, kaolin, wood pulp, lumber, etc.
4. Logical location for a manufacturer of commodities for export through the ports of Norfolk, Wilmington, Charleston and Savannah.
5. A very desirable type of high-class labor available to manufacturers.
6. Mild climate conditions throughout the year. There are nine months of exceptional open-season weather.
7. The adequate transfer facilities of four railroads, with daily terminal facilities of 5,200 carloads.
8. Desirable living conditions and unusual residential developments.

The quality of Charlotte's water is excellent. The supply is abundant, with a modern filter plant, completed at a cost of \$1,000,000 or more, a daily capacity of 16,000,000 gallons and an average daily pumpage of 8,500,000 gallons. Electricity, ample and at low rates, has been probably the greatest factor in the industrial and commercial development of Charlotte.

Charlotte's rapid growth as a manufacturing and business center has developed financial institutions commensurate with the demands of the rapidly-growing city and section which they serve.

CALENDAR OF HISTORICAL DATES

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| <p>1748 First permanent settlers in Mecklenburg County.</p> <p>1749 Earliest land grants from the Crown.</p> <p>1750 Trade routes with Charleston, S. C., established over Indian trails.</p> <p>1754 Meeting of King Hagler, chief of Catawba tribe, and commissioners appointed by the governor to establish amicable relations between Indians and the settlers.</p> <p>1762 Mecklenburg County created.</p> <p>1766 Log court house built.</p> <p>1767 March 15. Birth of Andrew Jackson in the southeastern section of Mecklenburg County, now Union County. Thomas Polk's sawmill and grist-mill begin operation.</p> <p>1768 Charlotte is incorporated. County divided; upper half becomes Tryon County.</p> <p>1771 Presbyterian ministers perform marriages, a privilege theretofore restricted to ministers of the Established Church and justices of the peace.</p> <p>1774 Charlotte made county-seat. Population, 200. Queen's Museum becomes successor of Queen's College.</p> | <p>1775 May 1. Because of dissatisfaction with the administration of Governor Josiah Martin, Thomas Polk is authorized to call a meeting of delegates from each district.</p> <p>May 20. Assembly held in the court house in Charlotte.</p> <p>Mecklenburg Declaration of Independence approved and read. Captain James Jack deputized to take document to Continental Congress in Philadelphia.</p> <p>May 31. Assembly reconvenes and draws up another set of resolutions, called the Resolves.</p> <p>June 23. Captain Jack arrives in Philadelphia with the Declaration of Independence. Congress is preparing address to the King, repudiating desire for independence, so Declaration is not presented.</p> <p>1776 John Phifer, Robert Irwin and John McKnitt Alexander, representatives of the county in Congress, instructed to declare for independence.</p> <p>1777 Mecklenburg troops ordered north; engage in battles of Germantown and Brandywine; spend winter with Washington at Valley Forge.</p> |
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- 1780 Sept. 26. Battle of Charlotte: Cornwallis occupies town.
Oct. 3. McIntyre Farm skirmish (Battle of the Bees).
Oct. 7. British Colonel Patrick Ferguson killed at Battle of Kings Mountain and his force defeated.
Oct. 12. Cornwallis withdraws from Charlotte, referring to the place as a "hornet's nest."
- 1781 Feb. 1. 300 Revolutionaries defeated at Cowan's Ford, near Charlotte, by Cornwallis; General Wm. Davidson slain.
- 1790 Population, 325.
- 1791 George Washington visits Charlotte.
- 1792 Cabarrus County created from eastern section of Mecklenburg.
Andrew Jackson licensed to practice law in Charlotte.
U. S. Post Office established.
1795. Nov. 2. James Knox Polk, 11th President of the U. S., born in one-room log cabin 12 miles south of Charlotte.
- 1799 Gold discovered in county.
- 1812-14 Five companies of Mecklenburg troops serve throughout War of 1812.
- 1818 Census shows 70 families.
- 1825 First newspaper established, "Catawba Journal."
- 1830 Population, 730. First fire engine purchased; cost \$100.
- 1837 Branch of the U. S. Mint begins operations.
- 1838 Charlotte Male Academy opens.
- 1840 Population, 849, including 301 Negroes.
- 1842 Union County formed from southeastern section of Mecklenburg.
- 1847 Company of dragoons, under Green W. Caldwell, leaves for Vera Cruz to serve in the Mexican War.
- 1849 Contract let for grading railroad from Charlotte to Columbia, S. C.
- 1850 Population, 1,065.
- 1852 First passenger train arrives; picnic attended by crowd estimated at 20,000.
- 1854 First steam power used in Leroy Springs' flour mill.
- 1856 Railroad from Charlotte to Goldsboro completed.
- 1857 Charlotte Female Institute organized.
- 1859 Charlotte Military Academy opens, D. H. Hill, headmaster.
- 1860 Population, 2,265.
- 1861 April. U. S. Mint appropriated for military organization.
May. Drilling of volunteers for the Army of the Confederacy begins. Faculty and cadets of Charlotte Military Academy taken to Raleigh to drill troops.
- 1862 Center of naval ordnance moved to Charlotte from Norfolk, Va.
- 1864 Jan. 7. Charlotte's depots and warehouses, containing vast amounts of Confederate munitions and supplies, destroyed by fire at a loss of \$10,000,000.
- 1865 April 15. Jefferson Davis, President of the Confederacy, arrives with his cabinet and 1,000 cavalry. News of Lincoln's assassination.
April 20. Last full meeting of Confederate cabinet held at home of Colonel Wm. Phifer on North Tryon St.
June. Colonel Willard Warner and 180th Ohio Regiment occupy Charlotte.
- 1867 Biddle University for Negroes, now known as Johnson C. Smith University, established.
- 1868 Mint reopened as an assay office, but coinage not resumed.
- 1869 Cotton sold at 35c a pound.
- 1870 Population, 4,473.
- 1872 Last of Federal troops depart.
- 1873 First graded school in state organized in Charlotte.
- 1874 Last stage line between Charlotte and Wadesboro discontinued.
- 1880 Population, 7,094.
- 1881 First cotton mill begins operation.
- 1887 Electric lights installed.
Horse cars first appear.
- 1890 Population, 11,557.
- 1891 Charlotte Public Library organized.
- 1893 Electric power substituted for horse power in street railways.
- 1895 Two companies from Charlotte in North Carolina regiment land in Havana in Spanish-American War.
- 1900 Population, 18,091.
- 1904 Southern Power Co. organized by James B. Duke and W. States Lee.
- 1909 First skyscraper, the Realty (Independence) Building, constructed.
- 1910 Population, 34,014.
- 1917 Camp Greene, temporary U. S. Army cantonment, established in Charlotte.
- 1920 Population, 46,338.
- 1927 Charlotte branch of Federal Reserve Bank of Richmond opens.
- 1930 Population, 82,675.
- 1936 American Legion Memorial Stadium completed.
Municipal Airport opens.
Mint Museum of Art opens.
- 1938 Buses replace street cars.
- 1940 Population, 100,899.
- 1943 Population, 105,000 estimated.
- 1945 Population, 115,000 estimated.



Peoples' First Presbyterian Church, West Trade Street
