Landmark Designation Report
for the



Hajoca Building
Charlotte, North Carolina

Prepared by:
Susan V. Mayer, Principal
June 2026

SVM HISTORICAL CONSULTING

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General Information

Historic Names of Property:	Hajoca Building, Fowler Building
Address of Property:	1447 South Tryon Street Charlotte, NC 28203
PIN:	12304109
Deed Book & Page:	Mecklenburg County Deed Book 39834, Page 168
Amount of Land/Acreage to be Designated:	0.610 Acres
Ad Valorem Tax Value:	The 2026 Real Estate Assessed Value of parcel 12304109 which includes Property is $7,207,800.
Recommendation for Designation:	The exterior and specified interior elements of the building known as the Hajoca Building and entirety of the parcel 12304109.
Name/Address of Current Property Owner:	1447 South Tryon LLC 1447 South Tryon Street Charlotte, NC 28203

Interior Designation Parameters

Interior character-defining features of the Hajoca Building include the following:

- Reinforced concrete and hollow tile floor deck structure
- Brick exterior walls
- Concrete window sills

Chain of Title

Grantor	Grantee	Date	Deed Book/Page	Notes
BMPI—ST1447 LLC	1447 South Tryon LLC	9/3/2025	39834/168	
1447 Bland Station Real Estate LLC	BMPI—ST1447 LLC	10/6/2015	30331/5	
The Boulevard at 1447 South Tryon Street LLC	1447 Bland Station Real Estate LLC	4/24/2013	28268/818	
William M. Fowler, Jr., and wife Virginia G. Fowler	The Boulevard at 1447 South Tryon Street LLC	9/16/2003	16125/530	
Catherine M. Fowler Family Limited Partnership	William M. Fowler, Jr., and spouse, Virginia G. Fowler	4/25/2002	13549/358	
Catherine M. Fowler, widow of William M. Fowler, Sr.	Catherine M. Fowler Family Limited Partnership	8/24/2000	11567/563	
Pound & Moore Company	William M. Fowler, Sr., and wife Catherine M. Fowler	12/2/1985	5148/64	
Hajoca Corporation	Pound and Moore Company	June 14, 1956	1858/361	
John Wade Sheppard and wife	Hajoca Corporation	1/28/1946	1197/409	

Rose Jackson Sheppard				
O. J. Thies and wife Blanche Austin Thies	Hajoca Corporation	12/31/1940	1036/155	
O. J. Thies and wife Blanche Austin Thies and F. B. Smith and wife May Smith	Hajoca Corporation	4/1/1932	828/30	
Security Investment Co.	O. J. Thies and F. B. Smith	10/3/1921	458/569	
Source: Registrar of Deeds Office, Mecklenburg County				

Abstract

Statement of Significance

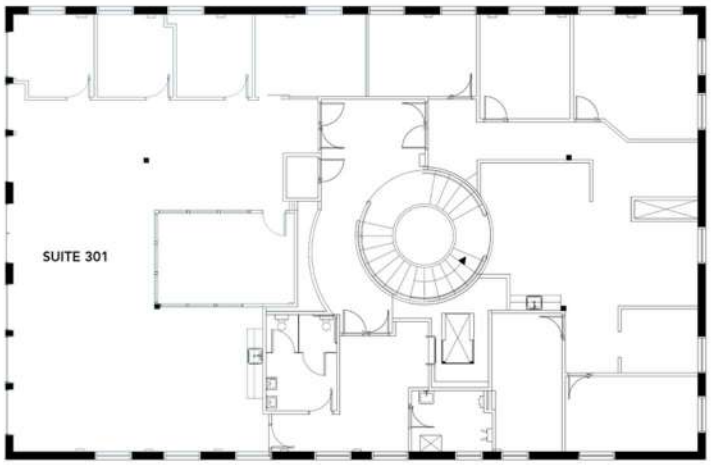
The Hajoca Building is historically significant as an intact 1920s commercial building in South End, the former industrial district south of uptown Charlotte. Designed by noted local architect Louis H. Asbury, the building incorporates details including concrete and hollow tile block structure common to his work. However, few examples of Asbury projects using this detail remain. The Hajoca Building indicates the relocation of commercial and industrial entities from downtown areas to the city periphery, conveying another aspect of the growth of Charlotte from the 1920s through the 1980s. The story of the businesses housed in the Hajoca Building—national building/plumbing supplier Hajoca and local business and office supplier Pound & Moore and Fowler's—intertwine with city development, changing business practices, and the loss of local businesses to national chain stores.

Integrity Statement

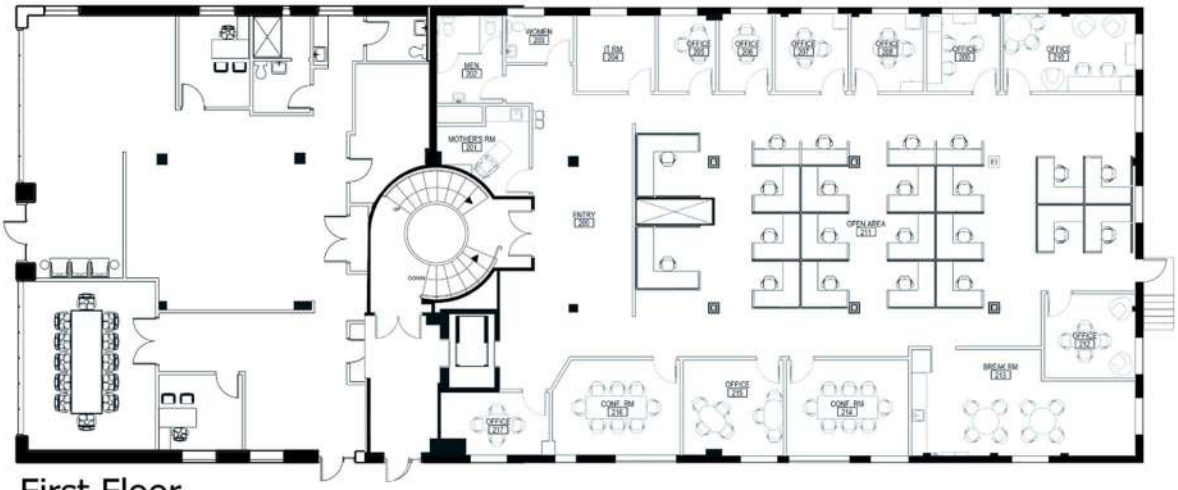
Location	HIGH	The Hajoca Building is located at its original site of construction at 1447 S. Tryon Street.
Design	MEDIUM	The Hajoca Building retains the original exterior physical form and structure of its 1922 design by architect Louis H. Asbury. The interior was modified from one singular use to a multi-unit commercial space, with most alterations using partition walls and easily modifiable layouts.
Setting	MEDIUM	The Hajoca Building is located in the South End district south of the central business district of Charlotte. Originally an industrial area, South End has transformed into a dense mixed-use area with mid- to high-rise buildings nearby. However, properties similar in massing to the Hajoca Building are prevalent, conveying the historic scale of the area.
Materials	MEDIUM	The Hajoca Building retains original materials in both exterior and interior. Notable exterior materials include brick, copper-clad facade details, and terra cotta coping. The concrete and hollow tile block structure is retained and exposed throughout the interior.

Workmanship	MEDIUM	The concrete and hollow tile block structure in the Hajoca Building is indicative of “fireproof” building materials and construction techniques in the early twentieth century.
Feeling	MEDIUM	The Hajoca Building retains the feeling of a historic commercial building in the South End district. The use of the former Southern Railway tracks for the LYNX Blue Line enhances this feeling as active rail continues adjacent to the building.
Association	MEDIUM/ HIGH	The Hajoca Building is associated with Louis H. Asbury, Charlotte’s most notable architect during the pre-World War II period. It is indicative of commercial architectural design during the 1920s. The Hajoca Building is also associated with the business history of Charlotte. It was built to serve as the Charlotte branch of national plumbing supplier Hajoca. The location of Hajoca in the city indicated that Charlotte was a market for the construction industry and business development.

Floor Plans



Second Floor

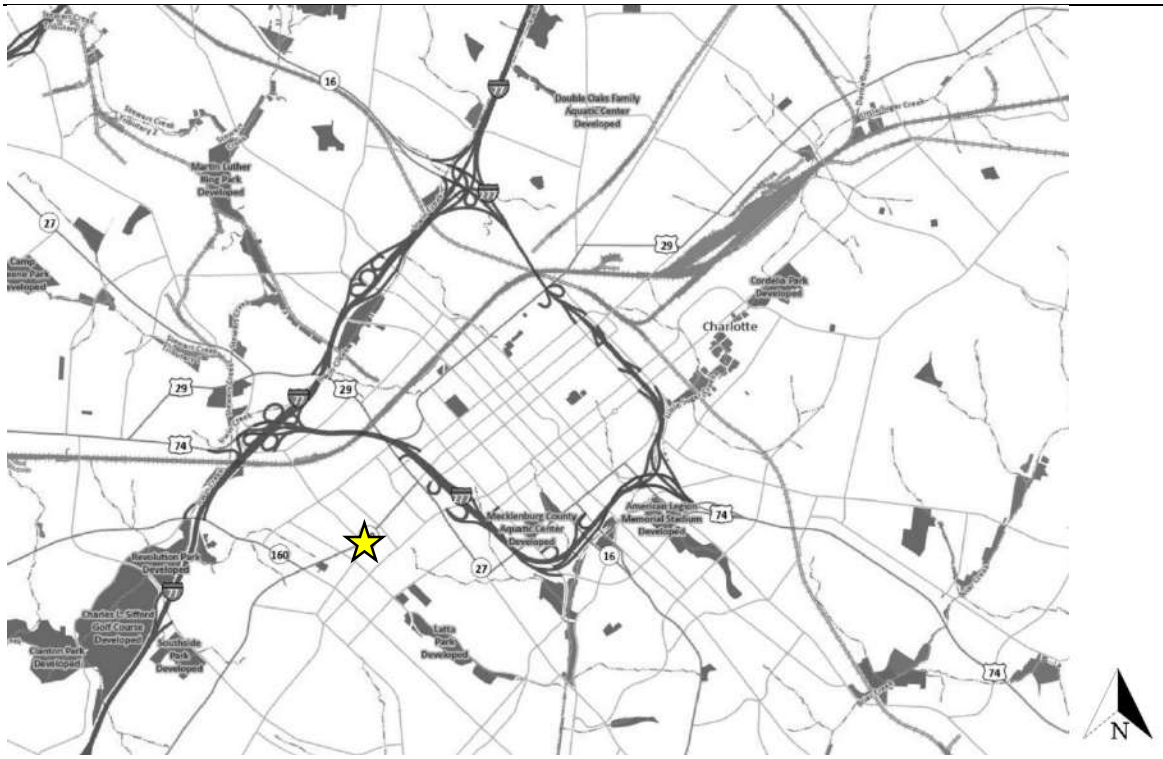


First Floor

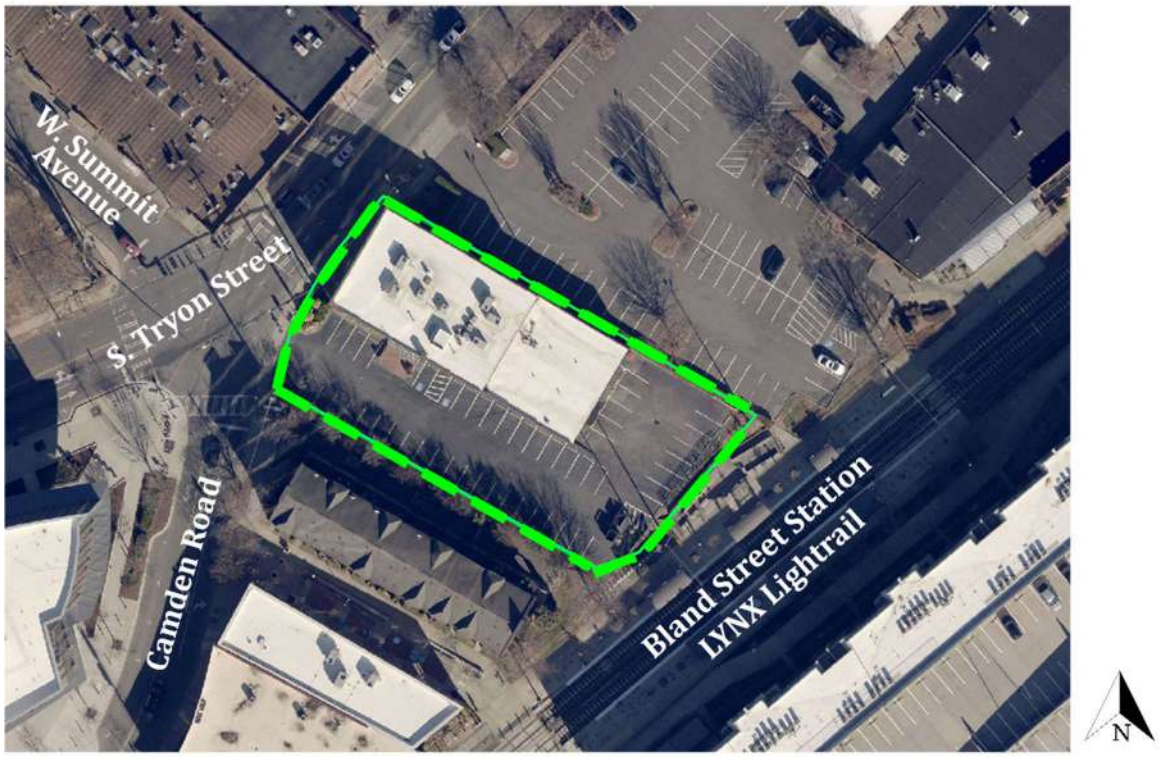


Basement

Maps



Location Map. *Source: Polaris (2026)*



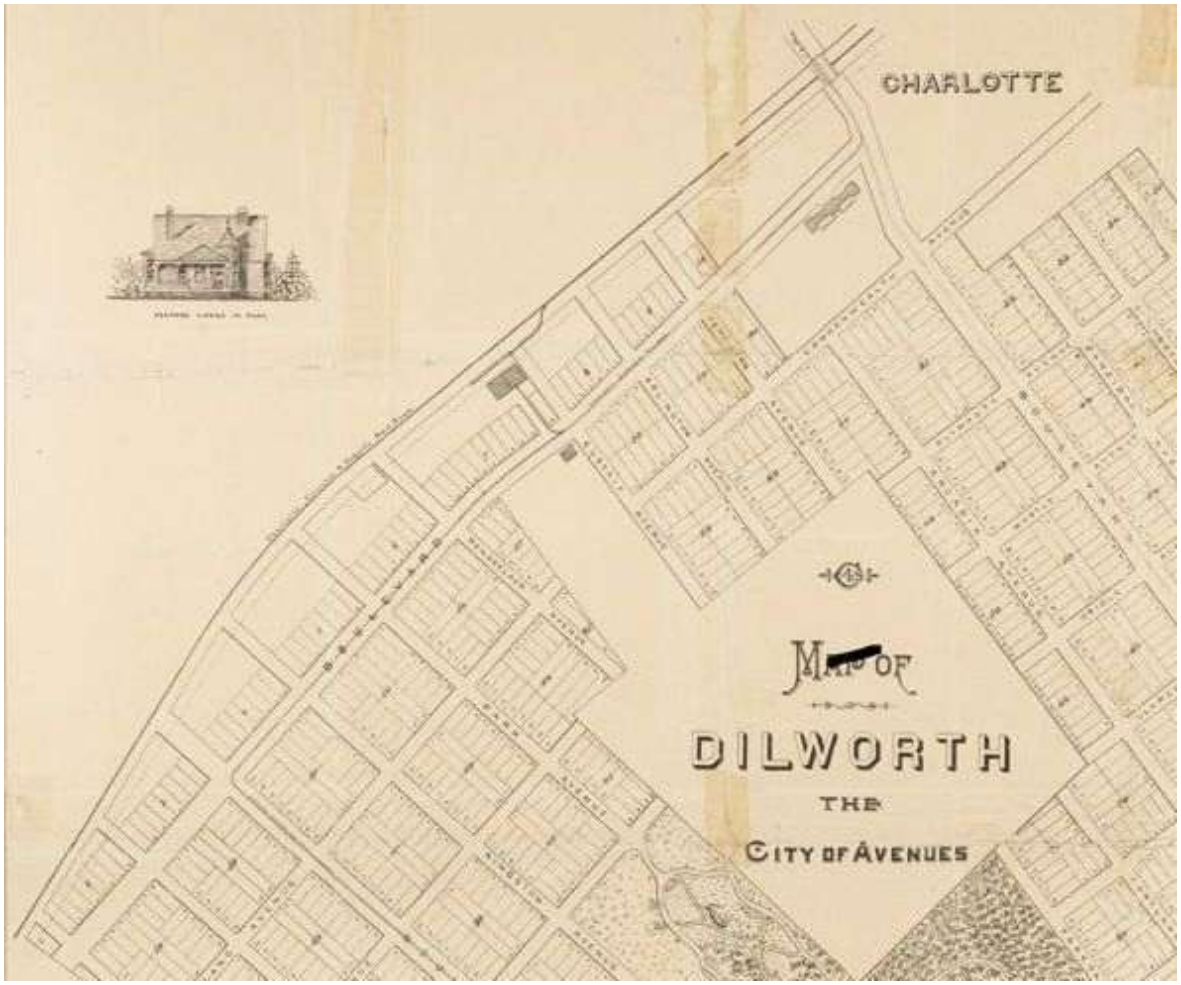
Boundary Map. *Source: Polaris (2026)*

Historical Background

The Hajoca Building, designed by Charlotte architect Louis H. Asbury and built 1921-1922, reflects early twentieth-century industrial growth along the Southern Railroad corridor. It was built to serve as the branch office for national plumbing and building supplier Hajoca, which chose Charlotte for its ongoing growth as a textile and financial center. Hajoca later relocated farther south in the city, and local office supplier Pound & Moore purchased the Hajoca Building to expand its offerings at its downtown location. The financial struggles of Pound & Moore in the 1980s and its purchase by rival Fowler's a few years later reflected the changing business landscape from local suppliers to incoming national chains.

Development of South End

The location of a branch office of Hajoca in the southern industrial district of Charlotte, today known as South End, in 1922 reflected the explosive growth of the city starting in the 1880s. Between 1880 and 1930, Charlotte grew from a town of 7,094 people into the largest city of North Carolina with a population of 82,675. This growth was driven by textile manufacturing, which in turn increased banking and finance, construction and design, energy production, and ancillary industries.



This excerpt from an 1890s plat of Dilworth shows the land set aside for industrial use along the east side of the Southern Railway.[1]

Charlotte was a logical location for the center of the postbellum American textile industry According to sociologist Edgar T. Thompson, Mecklenburg County offered a high degree of "the requisites for any considerable development of industry in any community—ample transportation facilities, available raw products, efficient workers, operating capital, and a source of relatively inexpensive power."[2] Between 1889 and 1908, thirteen textile mills

[1] Charlotte Consolidated Construction Company, *Map of Dilworth, the City of Avenues* (1890-1900), The Vault, Robinson-Spangler Carolina Room, Charlotte Mecklenburg Library, https://vault.cmlibrary.org/record/4592?v=uv, accessed April 19, 2026.

[2] Edgar T. Thompson, "The County's Industries," in Edgar T. Thompson, ed, *Agricultural Mecklenburg and industrial Charlotte* (Charlotte: Charlotte Chamber of Commerce, 1926), 139.

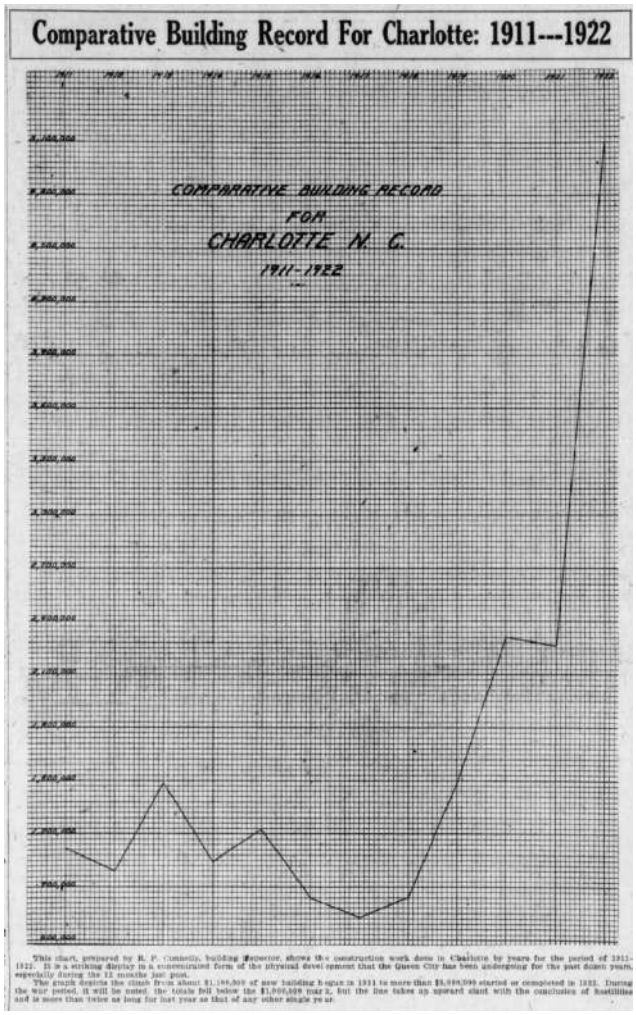
and a host of support industries appeared in and around the city. To the south, the opening of the city's first streetcar suburb, Dilworth, in 1891 included an industrial district along the east side of the Southern Railway tracks. While residential lots comprised the majority of the area, industrial development drove its growth. Textile industrialist D. A. Tompkins purchased property for Atherton Cotton Mill in 1892. The following year, Dilworth developer Edward Dilworth Latta constructed the Charlotte Trouser Company near his Charlotte Consolidated Construction Company trolley barn and powerhouse.[3] By the end of 1895, six additional factories had been added, and the industrial area of Dilworth was called "the Manchester of Charlotte" in reference to the industrial center of Great Britain.[4]

The Charlotte city limits expanded in 1907 in all directions, encompassing Dilworth to the south; Piedmont Park, Elizabeth Heights, and portions of Myers Park to the southeast; Belmont and Villa Heights to the east; and Wesley Heights to the west. The annexation of populated districts partially explained the exaggerated 88% increase in Charlotte's population in the 1910 U.S. Census, as Mecklenburg County grew by only 12,000 over the same ten year period. Charlotte was a boomtown, and building permits reflected that. The economic impacts of World War I slowed construction, but after the armistice in 1918 the boom continued. At the end of 1922, 607 building permits (377 permits for dwellings) had been issued for construction valued just over $5,000,000 within city limits. City building inspector R. P. Connelly estimated construction totaling at least $500,000 was completed on the outskirts, which included portions of Myers Park, near mills at Thomasboro and North Charlotte, and around Chatham Estates in modern Plaza-Midwood.[5] Thus, a rush of branch offices for building suppliers opened in Charlotte.

[3] Richard Mattson and Dan L. Morrill, Survey and Research Report for The Atherton Cotton Mills, Charlotte-Mecklenburg Historic Landmarks Commission (July 14, 1997), http://landmarkscommission.org/wp-content/uploads/2018/05/Atherton-Cotton-Mills-SR.pdf, accessed April 19, 2026; Thomas W. Hancett, *Sorting Out the New South City,* 2nd Ed. (Chapel Hill: University of North Carolina Press, 2020), 62-64.

[4] "Another Factory for Charlotte," *Charlotte Observer*, October 23, 1895.

[5] "Charlotte in Midst of Biggest Building Boom on Record," *Charlotte Sunday Observer*, January 14, 1923.



Charlotte Observer, January 14, 1923.

Hajoca Corporation

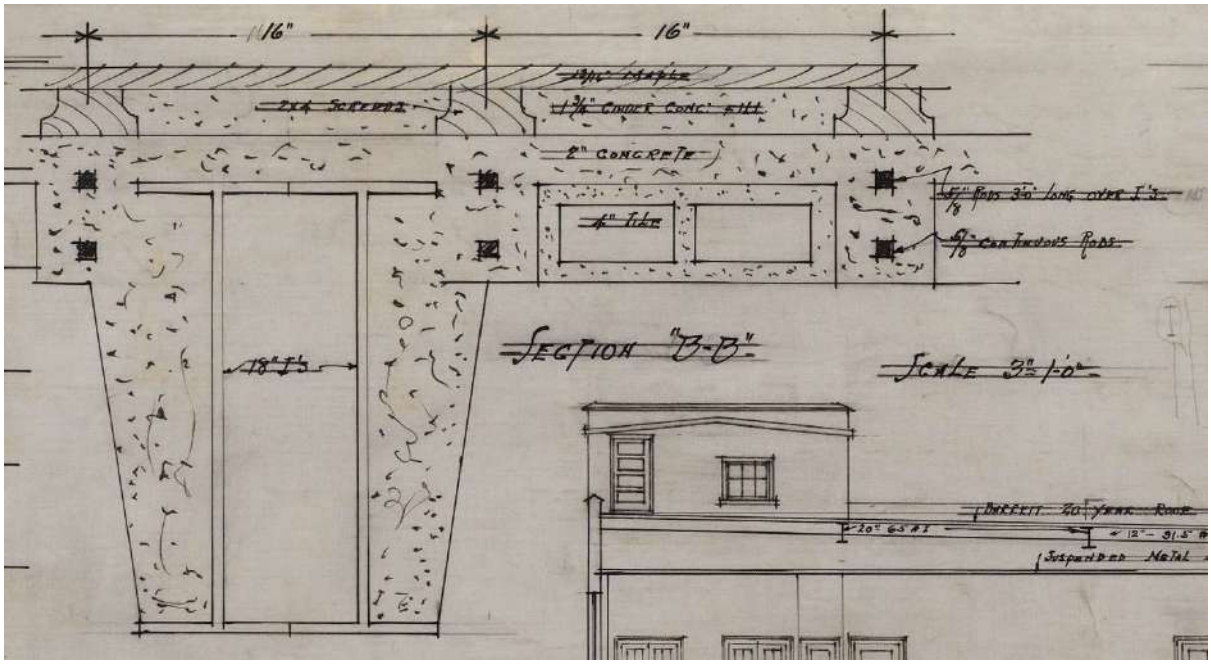
In October 1921, the plumbing supplies firm Haines, Jones & Cadbury Company (Hajoca) announced plans to open a branch in Charlotte. The company, founded in Philadelphia in 1858, already had branches at Richmond, Savannah, and Jacksonville along with San Francisco.[6] Charlotte drew attention for its burgeoning growth, mostly due to textile manufacturing, and many national companies were opening branch offices here. Mott Southern, the southern arm of J. L. Mott Iron Works based in New York, also opened a branch office in Charlotte in 1921. Hajoca contracted with Thies-Smith Realty Co., headed by developers O. J. Thies and F. B. Smith, who purchased a parcel of land in the industrial area south of downtown. Charlotte architect Louis Asbury, a leading practitioner in the state, was hired to design "a concrete, brick and steel building consisting of two stories and basement."[7]

Asbury was notable as among the first men licensed to practice architecture in North Carolina, receiving License No. 4. He studied at Trinity College (now Duke University) and the Massachusetts Institute of Technology and trained with firms in New York and Boston. Asbury returned to Charlotte in 1908 to establish his practice. His firm designed

[6] "Branch House at Charlotte," *Merchant Plumber and Fitter* (October 25, 1921), 280.

[7] Mecklenburg County Deed Book 620, Page 344.

dozens of commercial buildings and residences in the city in the 1920s, though many from this period are no longer extant.[8]

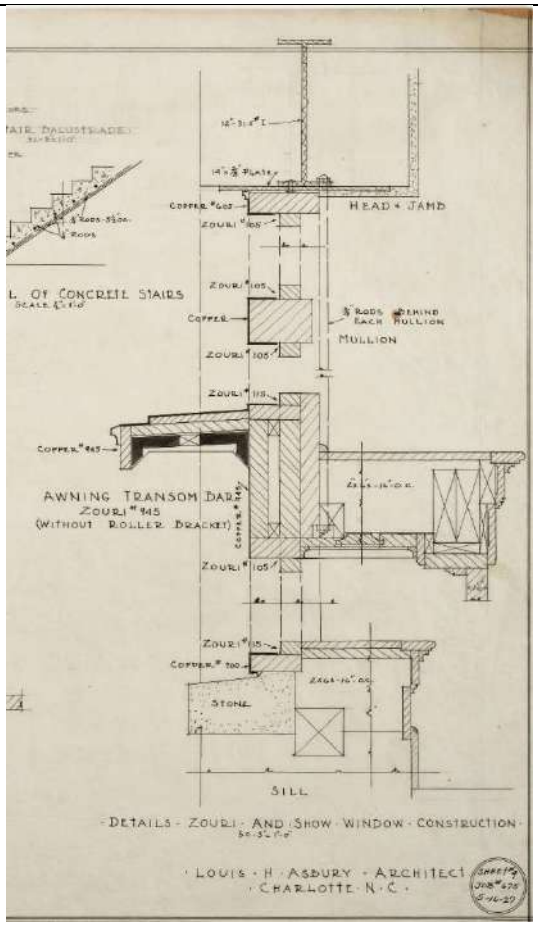


The Hajoca Building features terra cotta tile and reinforced concrete floor decking similar to this section for Efird's Department Store, 100 block of North Tryon Street (not extant).[9]

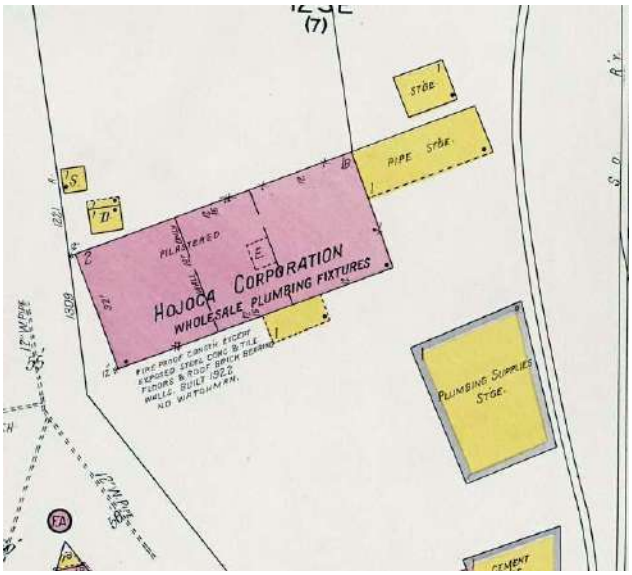
The Hajoca building incorporated common architectural details used by Asbury. For "fireproof" construction—a popular buzzword of the pre-World War II era—Asbury specified a reinforced hollow tile and concrete floor decking system. This decking was also used for Efird's Department Store. The copper-clad transom awning on the façade matches that specified for the American Dry Cleaning Company on East Morehead Street.

[8] William B. Bushon and Catherine W. Bishir, "Asbury, Louis H. (1877-1975), North Carolina Architects & Builders, NC State University Libraries (2009), https://ncarchitects.lib.ncsu.edu/people/P000449, accessed April 17, 2026.

[9] Longitudinal Section, Efird's Department Store, Charlotte, N.C., Job 481, Sheet 9 (June 7, 1922), Louis H. Asbury Papers, 1906-1975, J. Murrey Atkins Library Special Collections, University of North Carolina at Charlotte, https://d.lib.ncsu.edu/collections/catalog/unccmc00145-002-ff0003-001-005_0020#?c=&m=&cv=&xywh=3573%2C3334%2C2637%2C1310, accessed April 19, 2026.



The awning transom bar detail at the Hajoca Building was reused by Asbury for the American Dry Cleaning Company, 300 block of East Morehead Street (not extant).[10]

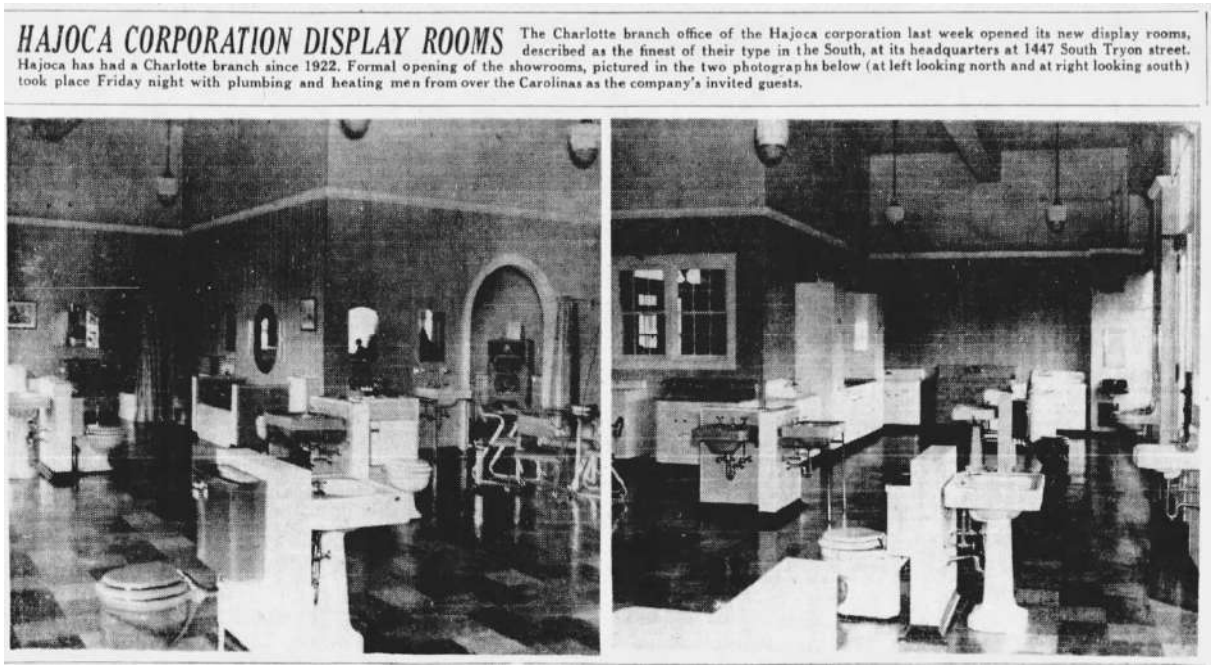


This excerpt from the 1929 Sanborn map shows the Hajoca Building and outbuildings used by Hajoca.[11]

[10] Details in Building for the American Dry Cleaning Co., Charlotte, N.C., Job 675, Sheet 9 (May 16, 1927), Louis H. Asbury Papers, 1906-1975, J. Murrey Atkins Library Special Collections, University of North Carolina at Charlotte, https://d.lib.ncsu.edu/collections/catalog/unccmc00145-002-ff0003-002-004_0011#?c=&m=&cv=&xywh=-748%2C-1%2C8255%2C4104, accessed April 19, 2026.

[11] Sanborn Fire Insurance Map from Charlotte, Mecklenburg County, North Carolina, Sanborn Map Company, Vol. 1, 1929, https://www.loc.gov/item/sanborn06391_007/, accessed March 6, 2026.

Hajoca renovated their display rooms in 1937. The 1937 update was featured in local newspapers with congratulations from clients and suppliers, write-ups describing the new facilities and Hajoca operations, and a full page Hajoca advertisement with photos. Company president William A. Brecht attended and briefly spoke.



HAJOCA CORPORATION DISPLAY ROOMS The Charlotte branch office of the Hajoca corporation last week opened its new display rooms, described as the finest of their type in the South, at its headquarters at 1447 South Tryon street. Hajoca has had a Charlotte branch since 1922. Formal opening of the showrooms, pictured in the two photographs below (at left looking north and at right looking south) took place Friday night with plumbing and heating men from over the Carolinas as the company's invited guests.

Hajoca display rooms. *Charlotte Observer*, November 7, 1937.



DELIVERY SERVICE TRUCKS—Pictured above are three General Motors trucks which are operated by the Hajoca corporation in its city and suburban deliveries.

Hajoca delivery and service trucks. *Charlotte Observer*, November 7, 1937.

A second remodel of the display rooms followed in 1951. A full page advertisement described the updated offerings:

> Here you'll find BATHROOM ensembles, KITCHEN ensembles (in all the latest fixture styles and newest colors) and HEATING EQUIPMENT, including famous AMERICAN-STANDARD "Mark of Merit" line of plumbing and heating equipment.[12]



The Hajoca Building as it appeared in 1951. *Charlotte Observer*, December 6, 1951.

In July 1955 Hajoca received a building permit for a new office and warehouse at 3000 S. Tryon Street in the Griffith Street industrial area. Later that year, the building at 1447 S. Tryon Street was advertised for sale. It was sold to office products and furniture supplier Pound & Moore.[13]

[12] Advertisement, *Charlotte Observer*, December 6, 1951.

[13] "Building Permits Show July Spurt," *Charlotte News*, July 29, 1955. Today, it is the location of Lenny Boy Brewing.



Advertisement, *Charlotte Observer*, January 8, 1956.

The sale of the Hajoca Building in 1956 reflected another shift of industrial manufacturers and suppliers to the periphery of the city. Charlotte continued to boom in the post-WWII period with expansive suburban development. By 1950 the city recorded a population of 134,042. New facilities were preferred by both businesses and residents. Hajoca had occupied the same building and 0.61 acre site for 30 years, and growth was restricted. Additionally, direct access to rail lines was no longer necessary. The new Hajoca site 1.5 miles south was much larger at over two acres, and the new building allowed expanded warehouse space in one structure compared to the collection of small buildings at the South End site. Other firms relocated to the new industrial area from downtown locations including Armstrong Cork Co., Triangle Conduit & Cable, Brown Paint & Solvent, and Carbic Color & Chemical.

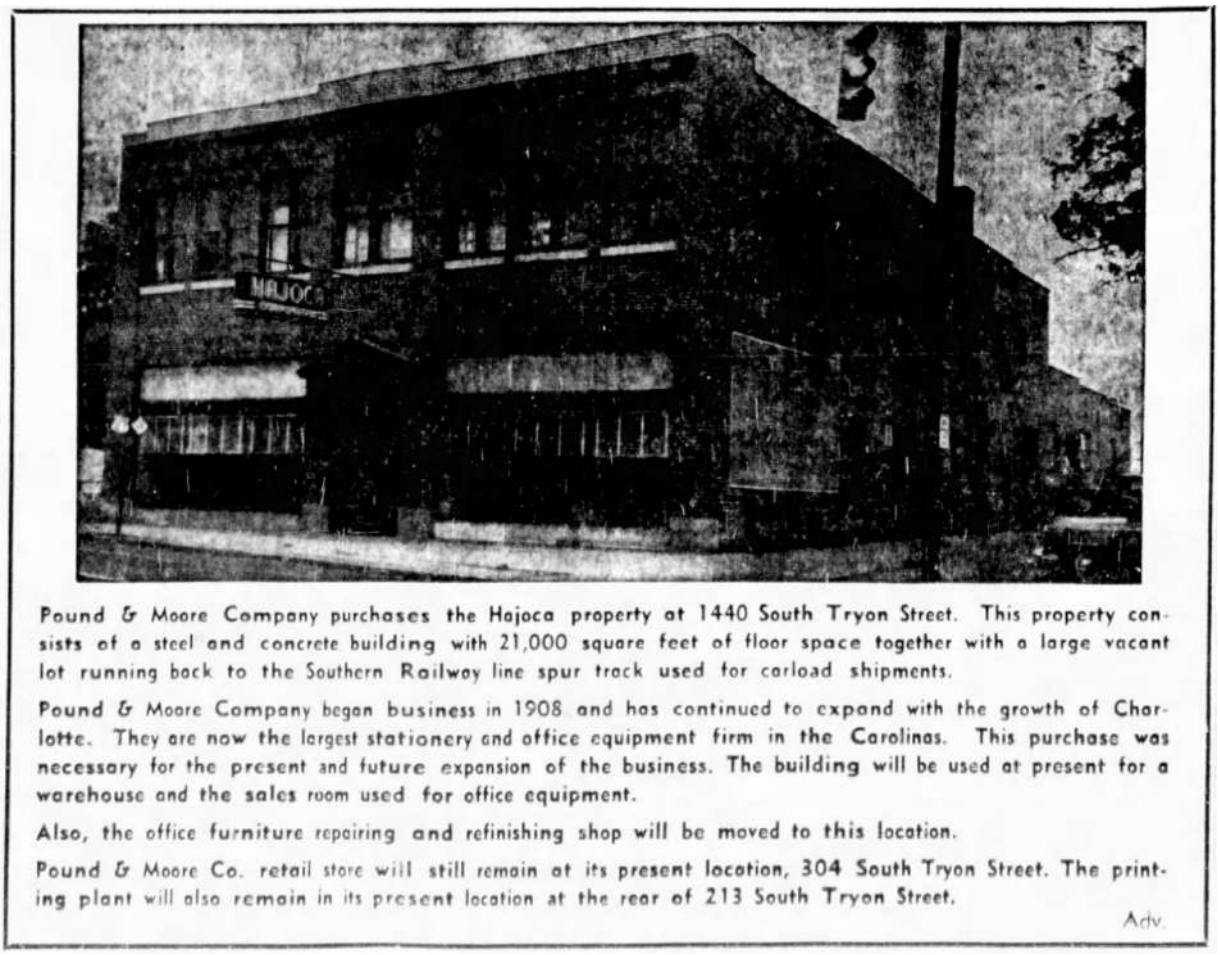
Similarly, the expansion of Pound & Moore outside the central business district showed their own need for expanded facilities. As the core of their clientele were either located downtown or came there to shop, moving outside the area was not an option. The new location on South Tryon Street would allow Pound & Moore to shift furniture sales, warehousing, and repair while making room for expanded office planning and decorating services and high-end furnishings display.[14]

Pound & Moore

R. M. Pound, secretary of Stone & Barringer Company stationer and bookstore, partnered with the company's office furniture department manager G. H. Moore to open their own enterprise in early 1908. Pound & Moore operated at 226 S. Tryon Street until September

[14] "Pound & Moore Celebrate 50th Anniversary," *Office Appliances* 108, No. 2 (August 1958), 76-77.

1950, when they moved into the larger Sears Roebuck & Co. building at 304 S. Tryon Street. Sears had recently vacated the structure, moving to a new large suburban-style department store on the edge of downtown at North Tryon Street. By 1956 Pound & Moore had grown to one of the largest stationery and office suppliers in the Carolinas.[15]



Pound & Moore Company purchases the Hajoca property at 1440 South Tryon Street. This property consists of a steel and concrete building with 21,000 square feet of floor space together with a large vacant lot running back to the Southern Railway line spur track used for carload shipments.

Pound & Moore Company began business in 1908 and has continued to expand with the growth of Charlotte. They are now the largest stationery and office equipment firm in the Carolinas. This purchase was necessary for the present and future expansion of the business. The building will be used at present for a warehouse and the sales room used for office equipment.

Also, the office furniture repairing and refinishing shop will be moved to this location.

Pound & Moore Co. retail store will still remain at its present location, 304 South Tryon Street. The printing plant will also remain in its present location at the rear of 213 South Tryon Street.

Adv.

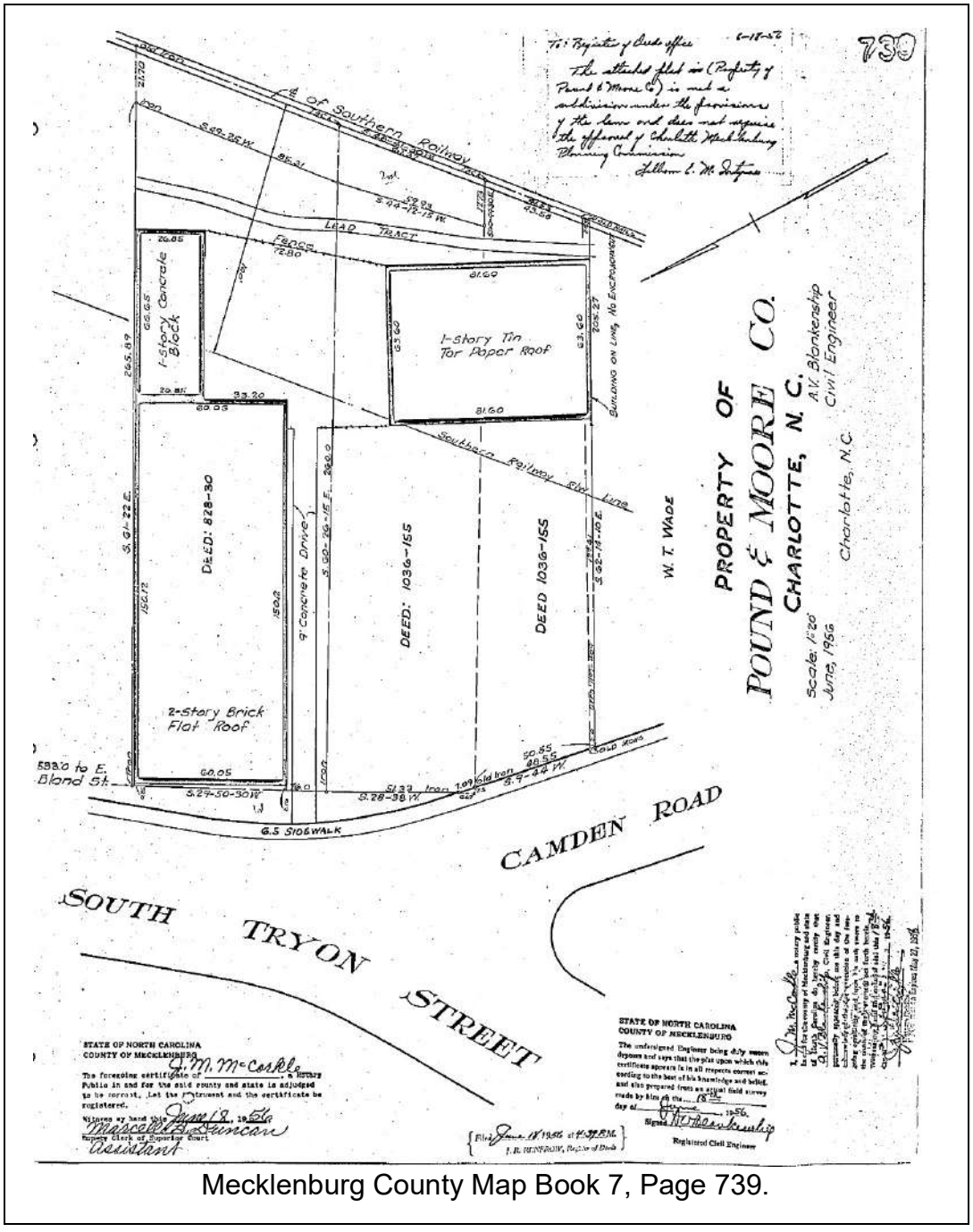
Pound & Moore purchased the Hajoca building in 1956. *Charlotte Observer*, June 15, 1956.

Pound & Moore located its office equipment sales room and office furniture repair and refinishing shop from the basement of the downtown store to the former Hajoca property. Used office furniture was also advertised at the new location.[16] Operations continued

[15] "Office Furniture Store," *Charlotte News*, January 13, 1908.

[16] Advertisement, *Charlotte Observer*, June 15, 1956.

downtown as Pound & Moore later expanded with a gift shop on Providence Road and a branch store on Independence Boulevard in February 1980.[17]



Mecklenburg County Map Book 7, Page 739.

[17] Dick Stilley, "Pound & Moore Seeks Court Aid," *Charlotte Observer*, August 19, 1980.



Charlotte Observer, December 20, 1957.

Economic recession and high interest rates led to Pound & Moore filing for protection from creditors in U. S. Bankruptcy Court in 1980. The stores on Independence Boulevard and Providence Road were closed. Pound & Moore consolidated its operations to the 1447 South Tryon Street building in 1982. Three years later, rival Fowler's Office Furniture and Supplies purchased the beleaguered Charlotte staple.[18]

Fowler's

After two years of military service during World War II, William M. Fowler returned to Charlotte in 1946 to open his own office supplier. Fowler worked for Kale-Lawing, a competitor of Pound & Moore, before moving to Raleigh to open a store in 1940. W. M. Fowler Company opened in November 1946 at 216 South Mint Street selling general office supplies and creating office forms, "especially accounting forms for automobile dealers."[19] The following year, Joe W. Hutchinson joined the company as vice president. Joe worked with William at Kale-Lawing Company, an office supply firm founded in 1925 by former employees of Pound & Moore and the office furniture department of Efird's department store.[20] Fowler's began offering office furniture and moved to 112 South Church Street in 1952. In 1959 Fowler's again expanded into the adjoining space and added three employees.[21] Fowler's relocated to 1423 South Tryon Street in 1970, not far from Pound & Moore.

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[18] Katherine Forney, "Fowler's Office Supply Buys Charlotte Firm Pound & Moore," *Charlotte Observer*, April 27, 1985.

[19] "Office Supply Concern Opens," *Charlotte Observer*, November 5, 1946.

[20] "Joins Company: Joe W. Hutchinson Purchases Interest in W. M. Fowler Office Supply Firm," *Charlotte Observer*, June 26, 1947; Kale-Lawing Company, advertisement, *Charlotte Observer*, April 24, 1940; "New Office Supply Firm to Establish Here Soon," *Charlotte Observer*, September 10, 1925.

[21] "Fowler's Open House to Show New Quarters," *Charlotte Observer*, November 19, 1952; "Fowler's Plans Store Addition," *Charlotte News*, January 9, 1959.



William Fowler, Sr., outside of Pound & Moore, which he acquired in 1985. Diedra Laird photograph, *Charlotte Observer*, April 27, 1985.

When Fowler's purchased Pound & Moore in 1985, William M. Fowler and son William M. "Bill" Fowler, Jr. saw an opportunity to develop a broader customer base. They consolidated into the store at 1447 South Tryon, and the business was renamed Fowler's Pound & Moore name.[22] The building became associated with the company, referred to in the community as the Fowler Building.

In the late 1980s, however, specialized national chain stores including office suppliers emerged. Office Depot and Staples were founded in 1986, and Office Max followed in 1988 along with a host of other stores. The first of these chains to enter the Charlotte market was Office America, which opened its 26,000 square foot store at Clanton Road and Interstate 77 on April 15, 1988. The following month, Office Depot opened its store on Independence Boulevard. The low-cost offering of these stores were a challenge to Fowler's—according to Office America CEO Sally Wood, the company sold more than 5,000 items for 30 percent to 70 percent less than manufacturer's suggested retail price.[23]

[22] Forney, "Fowler's."

[23] Cassandra Poteat, "2 Office Suppliers Opening," *Charlotte Observer*, April 13, 1988. Office America was later acquired by Staples.

In 1993 Fowler's filed for protection for over $561,000 in debts to avoid bankruptcy. Ultimately, Fowler's closed in 2003.[24]



Fowler's Office Furniture & Supplies closed in late 2003. Doug Smith photograph, Charlotte Observer, October 20, 2003.

Developer The Boulevard Co., under the name The Boulevard at 1447 South Tryon Street LLC, purchased the Hajoca Building in September 2003. A complete renovation of the building was planned, with the building permit for $902,000 of work issued to Doerre Construction Company in October 2004. The one-story concrete masonry unit building attached to the north rear was removed. The interior was modified for office suites. Fenestration was changed on the side elevations, with windows added or infilled on the north elevation and some alterations on the south elevation. A modern metal canopy over the south entrance was added. New fixed windows with exterior grids were installed. The storefront windows and transom at the façade were also replaced, and the copper-clad transom bar was retained.[25] The property changed ownership in 2013 and 2015, and in 2025 current owner 1447 South Tryon LLC acquired the Hajoca Building.

[24] Joseph Menn, "Office Supplier Files," Inside Business, *Charlotte Observer*, January 15, 1993.

[25] "Building Permits," *Charlotte Observer*, October 22, 2004.



This 2008 photograph of the Rear/East Elevation of the Hajoca Building shows the extant fenestration pattern. The remnants of the Hajoca Corporation painted sign are visible. Susan V. Mayer photograph, September 18, 2008.

Architectural Description



The parcel considered for local landmark designation as the Hajoca Building contains one contributing resource, the ca. 1921-1922 Hajoca Building. The building is located at the northwest corner of the 0.61-acre parcel. An asphalt parking lot fills the remainder of the parcel. A brick retaining wall, likely historic by date of construction, runs along the east property line.

The Hajoca Building faces the intersection of S. Tryon Street with W. Summit Avenue and Camden Road. It is located in South End, a historically industrial area. The opening of the LYNX Blue Line, which provides light rail passenger transportation, in 2007 along the former Southern Railway tracks has resulted in highly dense mixed-used redevelopment of the area. The Bland Street Station is located immediately behind the Hajoca Building.



Hajoca Building looking north along South Tryon Street



Hajoca Building looking south at the intersection of Camden Road (left), South Tryon Street (middle), and Summit Avenue (right)



Hajoca Building looking north along South Tryon Street at its intersection with Camden Road (right) and Summit Avenue (left)



Hajoca Building and parking lot looking east

The Hajoca Building is comprised of a two-story primary mass and a one-story rear section with walkout basement. The building faces west and fronts South Tryon Street. It is constructed with a steel frame with concrete and hollow tile floor decking system. Exterior walls are common bond brick with interior brick pilasters. Fenestration is typically topped with steel lintels and soldier row brick headers. Modified or new openings have replicated this detail. The basement exit on the east elevation has an arched header with four stacked layers of rowlock bricks. Another arched header was observed on the south elevation, though it has been modified for a new window. Windows have brick sills. The parapet roof has terra cotta coping.

The building has undergone several renovations over the years, with most changes occurring after 1985. Historic photos show the upstairs façade featured one-over-one double-hung windows through at least 1956. They were replaced with metal awning windows by April 1985. The 2004 renovation replaced all windows with one-lite fixed windows with interior false grids.

Exterior Description



The façade of the Hajoca Building is two stories in height and three bays wide. The bays are divided by brick pilasters with cast stone plinths. The ground level has storefront windows flanking the entrance bay. The storefront windows have solid panels at the ground and six tall lites. Copper clad transom bars divide the tall lites from transom windows with exterior grids.



Copper-clad pediment hood with brackets over the South Tryon Street entrance



Copper-clad transom awning bar



Brick detail on the façade includes raised rectangular panels aligned with the fenestration.



The façade features wire-cut brick which wraps to the side elevations.



Cast stone plinths



The south elevation displays the stepped parapet roof and two distinct masses of the Hajoca Building. The two-story primary mass has seven bays of fenestration at the first floor and eight bays of typical windows at the upper level. A basement window is extant east of the entrance. A brick chimney rises with the exterior wall plane. Near the façade are electrical meters. The one-story section has four bays of typical windows at the first floor, three bays of typical windows at the basement, and a long bank of electrical meters and panels. A basement window has been infilled with brick near the east elevation.



The current primary entrance to the Hajoca Building. The metal canopy and brick walls and piers were added ca. 2004.



Fenestration modifications are visible at the south elevation, specifically the east first floor bay. The arched brick header over a former doorway has been cut through, and the opening below filled with brick for a new window.



South elevation of the one-story section.



The rear/east elevation of the Hajoca Building is five bays wide. The basement level has three bays of typical windows with two entrance bays in the middle. The centered entrance bay has storefront doors with sidelights under an arched brick header. The first floor has four typical windows and a steel door with metal stairs exiting to the south. Remnant markings of the shed roof of the one-story concrete masonry unit structure at the north end of the elevation are evident.



Remnants of the painted Hajoca Corporation sign are visible.



The north elevation was largely modified with the 2004 renovation. Most of the window openings in the two-story section were added, as evidenced by the newer bricks and mortar at the window lintels. Historical photos of the elevation are unavailable, though a 2003 photo shows a small section with no windows near the façade. Two window openings have been filled with herringbone brick.



North elevation of the two-story primary mass

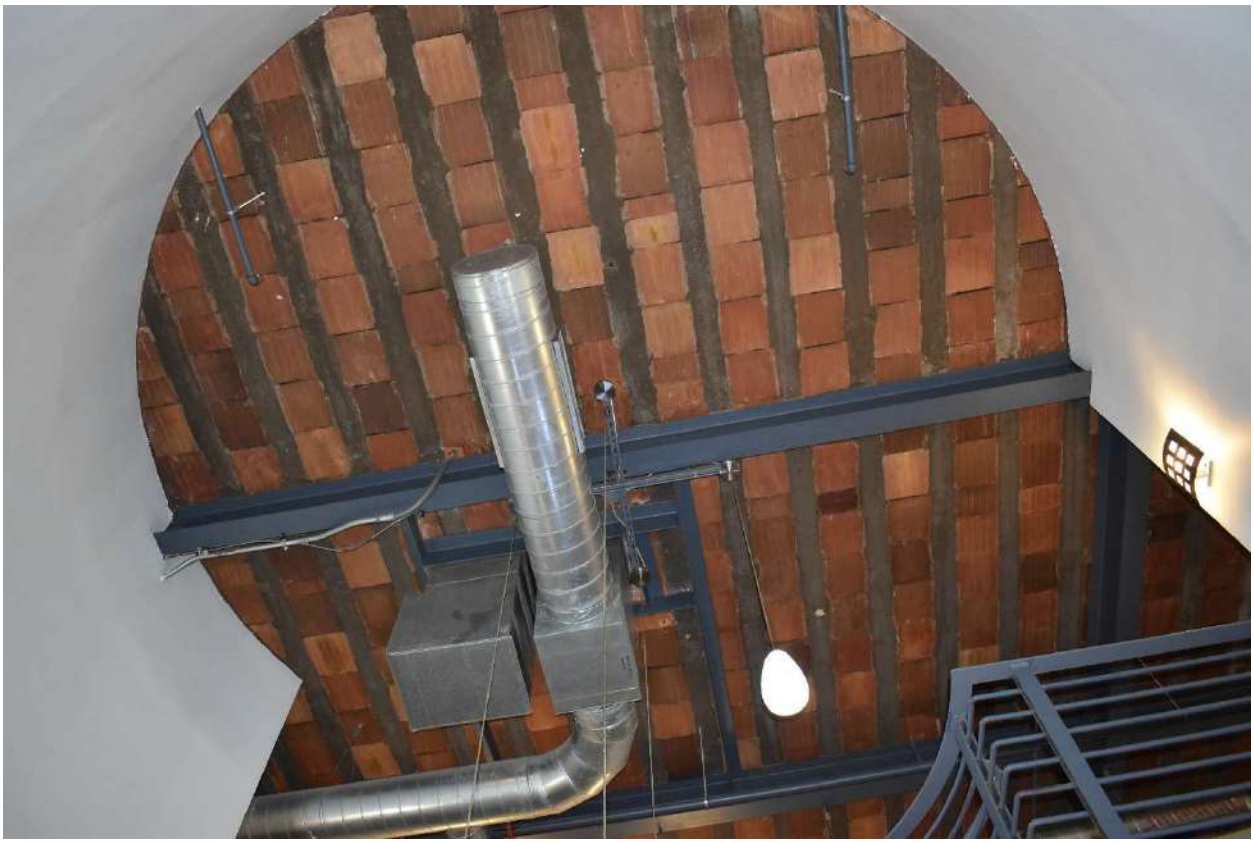


Herringbone brick infill in two window openings



View of the north and west elevations from across S. Tryon Street.

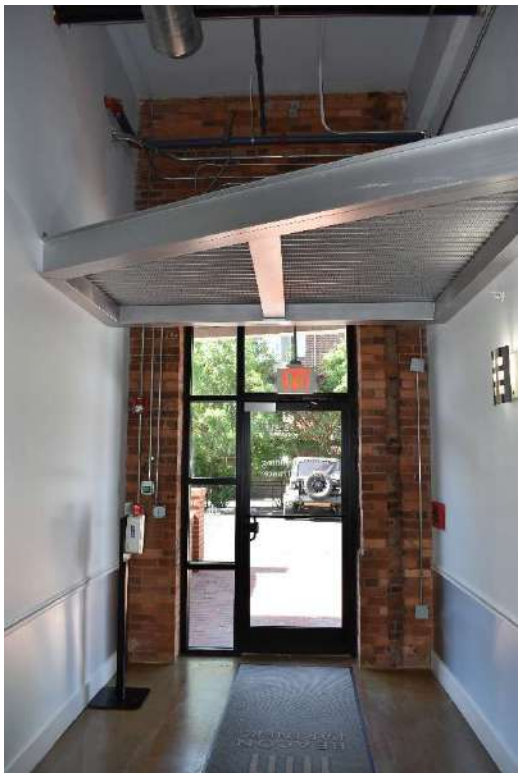
Interior Description



The defining feature of the interior of the Hajoca Building is the hollow tile and concrete floor decking. These materials are largely visible throughout the building. The interior was renovated in ca. 2004. An open circular staircase in the common area accesses all floors. An adjacent elevation has been added as well. Concrete floors have been retained, with carpet applied in some units.

Basement

The first floor comprises the lower level with walkout basement. The unit has steel frame partition walls with gypsum wall board.



North entrance at east end of basement.



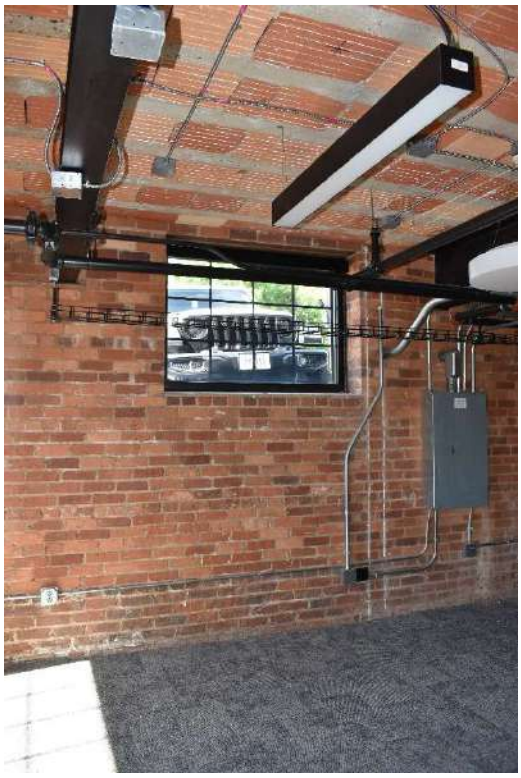
Basement looking east from northwest corner.



South entrance of the basement at the east elevation looking northeast.



Damage to the hollow tile blocks shows its interior structure



Typical window at the basement, south elevation looking south.



Basement looking northwest



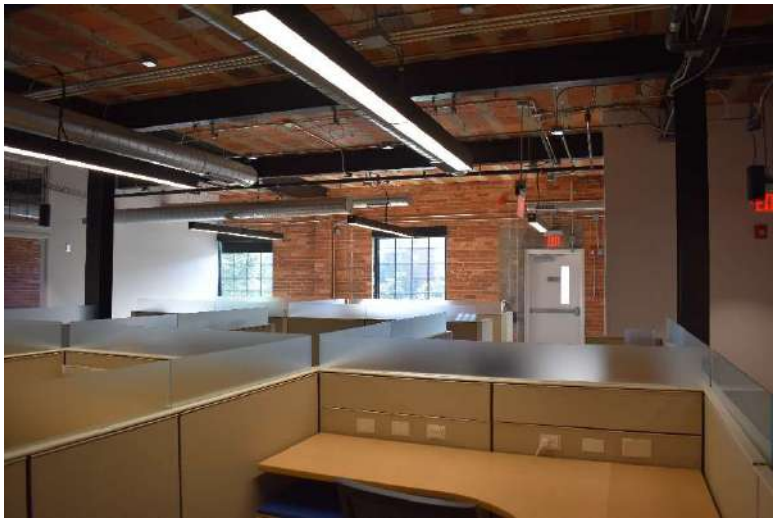
Typical window at the basement, north elevation looking north. The brick has been coated with cement.



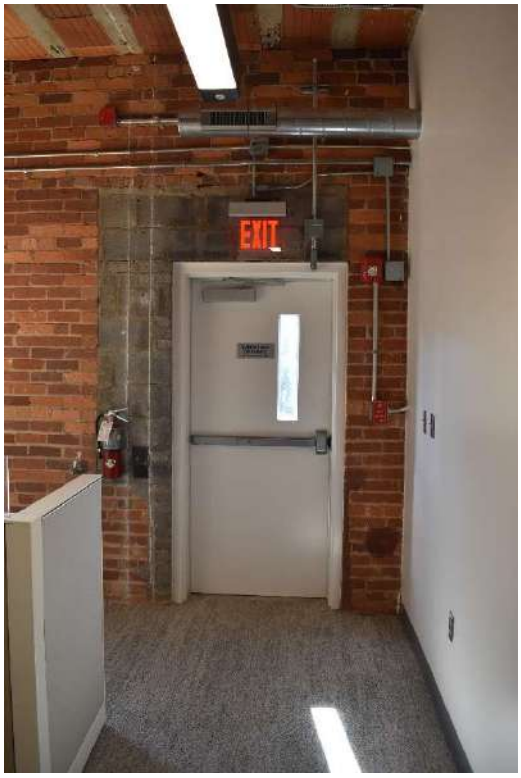
Typical basement wall below grade.

First Floor

The first floor contains the current main entry at the south elevation. The traditional entry of the two-story primary mass facing South Tryon Street is at this level. The upper level of the one-story section is considered part of the first floor, though it is set lower. It is accessed either down a half-flight of the stairs or elevator.



Rear unit looking east. The steel door leads to the metal stair at the east elevation.



Steel door of rear unit. Brick and concrete masonry unit fill the former window opening.



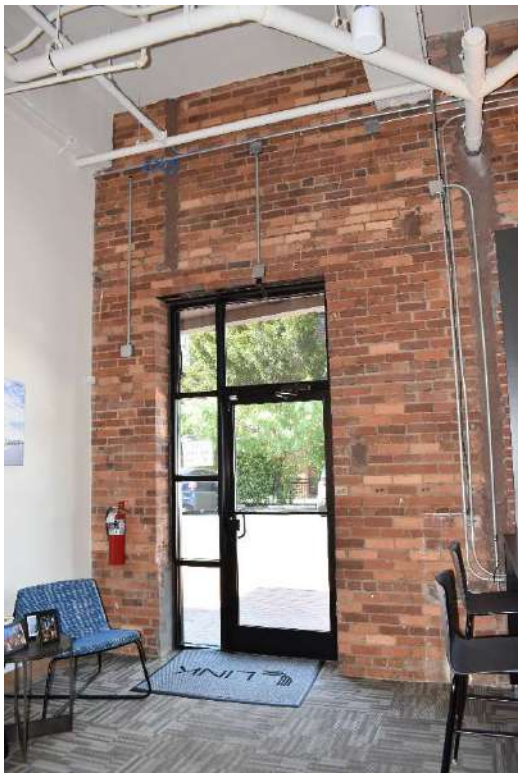
Typical first floor window at rear unit, looking east.



Concrete interior sill at typical window, rear unit looking northeast.



A former door opening was converted into a window. The arched lintel was cut through, and end remnants were retained. Rear unit looking south.



Entrance to the front unit at south elevation, looking south.



Original South Tryon Street entrance at the front unit looking west.



The brick was chipped away for likely conduit now removed. North elevation of front unit, looking north.



Front unit looking south.

Second Floor

The second floor contains one unit encompassing the entire space. The exterior wall pilasters are especially visible here.



Façade and south elevation looking south.



South elevation looking south.



Concrete and hollow tile block at the roof deck.



Hatch to the roof of the two-story section.



View of roof from hatch looking south to the brick chimney on the south elevation.

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