

Available for Restoration

The Historic Block Smith Memorial Gymnasium



130 Rhodes Street, Lincolnton
Lincoln County



Price: \$50,000
Square Feet: 12,608
Lot Size: 1.335 acres
Zoning: R-15

The mid-century Block Smith Memorial Gymnasium is nestled in the South Aspen Street Historic District, just two blocks from thriving downtown Lincolnton and adjacent to Gaston College's Lincoln Campus.

**Mid-Century Gymnasium
Primed for Sensitive Adaptive Reuse!**

In 1954, Lincolnton High School made a significant expansion to its facilities through the construction of a modern gymnasium across East Rhodes Street from the main school building. Dedicated on December 8th, the gym was named for Charles D. "Block" Smith (1901-1944), a beloved coach and teacher at the high school from 1925 to 1937.



The brick building is a worthy example of mid-twentieth-century modernism. A broad segmental-vaulted roof dominates the two-level structure. The symmetrical façade on East Rhodes Street has a tall, concrete-bordered projecting lobby with three pairs of double-leaf glass doors surrounded by glass panels. Projecting one-story rooms flank the lobby. The interior of the lobby has striking tile walls with a gray background and red zig-zagging lines. Plain brick pilasters line the sides and rear of the gym, and the east and west side elevations have a band of metal tilt windows positioned high on the wall.

With the school district no longer occupying the main building on South Aspen Street, the gym is currently used by the Lincoln County Parks and Recreation Department. At the time of the preparation of the 2003 National Register nomination, the gym was less than fifty years old and therefore non-contributing to the historic and architectural character of the district. With time, that designation will likely change.

Intimately placed within a residential neighborhood, sensitive adaptation will likely require rezoning. The property is currently subject to a Conditional Use Permit from 2003. The property would benefit from a complete rehabilitation including updates to all systems—mechanical, plumbing and electrical.



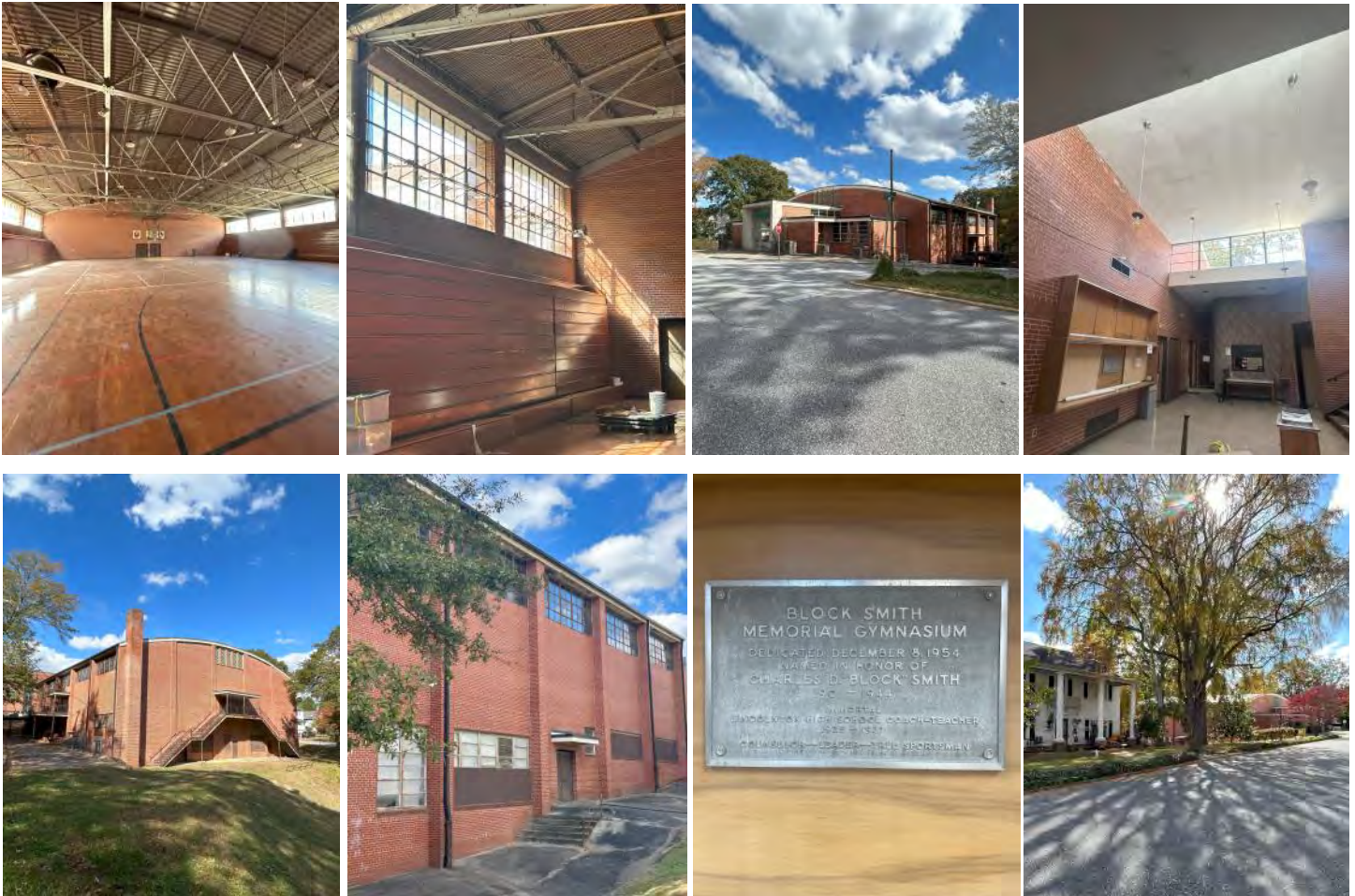
North Carolina
Preservation North Carolina
The Historic Preservation Foundation of North Carolina, Inc.

For more information or to make an appointment to see the Block Smith Memorial Gymnasium, contact:

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Financial Incentives: The Block Smith Memorial Gymnasium is not currently listed on the National Register of Historic Places but may be eligible for listing. If listed, it would become eligible for historic preservation tax credits. In North Carolina, both state and federal income tax credits are available for the certified rehabilitation of historic structures. For the rehabilitation of this income-producing certified historic structure, a 20% federal income tax credit and a 20% state income tax credit are available. Local incentives may also be available. For more information on Historic Preservation Tax Credits, please contact the North Carolina State Historic Preservation Office at 919-807-6570 or at www.hpo.ncdcr.gov.



Directions: From Charlotte: use I-85 S toward Gastonia and take exit 17B. In 9.2 miles take exit 20 toward High Shoals/Lincolnton and in 0.3 miles, turn left onto US-321 BUS N. Continue onto S. Aspen Street in 3.5 miles and then turn right onto E. Rhodes Street in 1.1 miles. The property will be on the right in 472 feet.



Area Information: The charming city of Lincolnton is steeped in history and located just minutes from I-40 and I-85 in the heart of the NC Piedmont. Lincolnton is ideally located just northwest of Charlotte, where the Queen City's professional athletics and world class cultural activities are easily accessible. Lincolnton also makes for easy day trips to Hickory for furniture shopping, Gastonia for the Schiele Museum of Natural History, and Blowing Rock for fresh mountain air and regional arts & crafts. Lincolnton is also just an hour from the beautiful Blue Ridge Mountains & Asheville, and close to rivers, lakes, state parks and a wide variety of outdoor recreational activities, all making it an excellent place to visit. A flourishing downtown central business district is enjoying a renaissance with local merchants selling antiques, boutique clothing, fine jewelry and unique gifts. A new music store, recording studio, butcher shop and wood fired pizzeria are a few of the most recent business openings. A growing restaurant and craft brewery movement is creating opportunities for entrepreneurs and leading the charge to redevelop and repurpose historic buildings. Lincolnton has maintained its small-town charm while providing big city opportunities. For more information visit www.ci.lincolnton.nc.us/ and www.lincolncountync.gov.

Preservation North Carolina is a statewide, private, non-profit membership organization that protects and promotes the architectural heritage of North Carolina. Through its Endangered Properties Program it acquires and sells endangered historic buildings. Preservation North Carolina sells all properties with protective covenants and a rehabilitation agreement to ensure that the historic buildings will be renovated and that they will be protected from demolition and unsympathetic changes in the years to come. For samples of these legal documents visit www.presnc.org/get-help/easements-covenants.

For general information or to join Preservation NC:

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