MODERNIST ARCHITECTURE IN CHARLOTTE, NORTH CAROLINA

PREPARED BY AND PRESENTED TO THE
CHARLOTTE-MECKLENBURG HISTORIC LANDMARKS COMMISSION
SURVEY COMMITTEE BY

SVM
HISTORICAL CONSULTING
OBJECTIVES OF THE SURVEY

Thoroughly identify significant examples of modernist architecture extant in the current Charlotte city limits

Understand the historic context of modernism between 1945 and 1969 (extended to 1980) in the city for future planning

Evaluate the significance of properties for HLC activity
CHARLOTTE DURING THE MID-CENTURY PERIOD

Charlotte doubles in population between 1940 (100,899) and 1960 (201,564).

Centralized city planning is instituted, with the Charlotte Planning Board formed in 1944.

Independence Boulevard is the city’s first freeway/boulevard, slicing through established neighborhoods.

Interstates 77 and 85 are planned to run to or through the city.

The policies of Urban Renewal impact many parts of Charlotte, primarily black neighborhoods.

Architecture graduates from NC State and Clemson flock to the city to work in its firms, which are transforming from small principal-focused entities to larger corporate structures.
MODERNIST ARCHITECTURE IN CHARLOTTE - RESIDENTIAL

Virginia McAlester (A Field Guide to American Houses, 2013) divides residential modernist architecture during the post-WWII period into two groupings:

banker’s modern (Minimalist Traditional, Ranch, and Split-Level)

mainstream modern (the modern styles favored by architects, namely Contemporary and International), termed as such because of its prevalence within the academic and professional architectural spheres
MODERNIST ARCHITECTURE IN CHARLOTTE — COMMERCIAL, INSTITUTIONAL, AND INDUSTRIAL

Non-residential architecture made a sharper departure from the preceding building styles.

Streamlined forms – flat roofs, long expanses of glazing, embrace of the concept that “form follows function”

Simplified architectural detailing – let the materials speak for themselves
PREVIOUS SURVEYS


Center City Survey (2004) identified 52 properties and 3 districts built or developed before 1960 within the I-277 loop.

East Charlotte Survey (2013) by Len Norman

SURVEY METHODOLOGY

Survey of properties conducted online utilizing a combination of Polaris, Google Earth/Maps, and site visits. Sites such as NCModernist.org were also referenced.

Photos of listed properties gathered via Polaris, Google Earth/Maps, and site visits.

Property information input into Excel spreadsheet for database to be generated by HLC.

This survey is not intended to be a comprehensive architectural survey of modernist architecture covering all of Charlotte.

Areas or neighborhoods either identified by previous surveys or in consultation with HLC staff were focused upon.
WHAT MAKES A PROPERTY ELIGIBLE?

Properties falling within the 50-year rule (built in or before 1969) were considered.

Any properties built between 1969 and 1980 have been evaluated if they are considered good examples of modernist architecture.

Designated local landmarks are excluded from the survey.
<table>
<thead>
<tr>
<th>Number</th>
<th>Name (if applicable)</th>
<th>Address</th>
<th>Description</th>
<th>Neighborhood</th>
<th>Architect/Designer</th>
<th>x_gcs</th>
<th>y_gcs</th>
<th>Deserves Attention</th>
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<th>Notes</th>
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<td>1000</td>
<td>World War II Veterans Memorial</td>
<td>4426 Central Avenue</td>
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<td>6740 Albemarle Road</td>
<td>ca. 1968-1976 institutional buildings</td>
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<td>Donald B. Winecuff</td>
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<td>5601 Riviere Drive</td>
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<td>Alan Ingram</td>
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<td>4732 Central Avenue</td>
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<td>Third Ward</td>
<td>Harrison and Abramovitz with A. G. Odell, Jr. and Associates</td>
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<td>Pure Oil Company Engineering Department</td>
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<td>Chantilly Elementary School</td>
<td>701 Briar Creek Road</td>
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AREAS SURVEYED

Major street corridors

Neighborhoods developed during the survey time period

Areas with a known concentration of mid-century architecture

Institutional and government buildings
1050 properties have been identified as meeting the survey criteria.

From these identified properties, a top 83 have been selected.

- These properties may be considered the best examples of the modernist architecture period in Charlotte.
- 68 built between 1945 and 1969
- 15 built between 1970 and 1980
MODERNIST ARCHITECTURAL STYLES IN CHARLOTTE
SINGLE-FAMILY RESIDENTIAL
CUSTOM MODERNIST
Architect-designed for individual clients and sites
CONTEMPORARY/CALIFORNIA RANCH

Many individually built from plan books
CONTEMPORARY

Mostly tract houses for large developments
Most common type in Charlotte
SHED

Appear in Charlotte late 1960s into the 1980s
Range from custom-designed to tract houses
OTHER BUILDING TYPES
MULTI-FAMILY RESIDENTIAL

Apartments, condominiums, townhomes, etc.
COMMERCIAL OFFICE
COMMERCIAL OFFICE
Architect - Designed Modernist

INDUSTRIAL

Primarily warehouses with attached offices
INSTITUTIONAL - CHURCHES
INSTITUTIONAL - GOVERNMENT
HLC RECOGNIZED PROPERTIES
MODERNIST DESIGNATED LANDMARKS

Cohen-Fumero House
Praise Conner and Harriet Lee House
Arthur Smith Studios
Elizabeth and Robert Lassiter House
Home Federal Savings and Loan Building
Garinger High School
MODERNIST STUDY LIST PROPERTIES

Hubert and Mildred Styles House  
Central 66 Service Station  
Pure Oil Building  
Western Electric Building  
Double Oaks Elementary School  
Dairy Queen (Wilkinson Boulevard)  
Dowd YMCA  
Edgar and Mary Jones House  
Maurice and Judith Neiman House  
Andrew Hearn House  
William E. and Penny Little House  
South 21 Drive-In  
Margie and Julius Goldstein House  

Mitchum House  
1200 The Plaza office building  
Park-N-Shop (North Tryon Street)  
Chantilly Elementary School  
St. Mark’s Lutheran Church  
Franklin Water Treatment Plant  
Queens Terrace Apartments  
Kimberlee Apartments  
Charles and Anne Heinig House  
Herman and Anita Blumenthal House  
Bar-B-Que King Drive-In  
Park Terrace Theater  
First Baptist Church of Charlotte
NOTABLE PROPERTIES

These properties merit immediate study
HOW WERE NOTABLE PROPERTIES SELECTED?

Architectural design and integrity – all properties meet the criteria of modernist architecture

Associative history – event, person, or social/cultural impact

Micro-context within an area of Charlotte

Diversity of building types – not just architect-designed custom residences
H&S LUMBER COMPANY (1679)  
520 West Summit Avenue (South End/Wilmore)  
Ca. 1948 commercial building  
Designed by Charles W. Connelly
SEARS ROEBUCK & COMPANY
(1152)

700 North Tryon Street
Ca. 1949 department store
Designed by Schutz and Armistead, architecture firm from Atlanta
FOREST PRODUCTS CORPORATION
RADIANT HOME
(1072)

1015 Jefferson Drive (near Lansdowne)
Ca. 1950 house
Designed by Charles W. Connelly
Built by Forest Products Corporation
FOREST PRODUCTS CORPORATION RADIANT HOME (1072)
CARMEL PARK HOUSE (1150)

4910 Carmel Park Drive
Ca. 1950 house
May be the last modernist house left in Carmel Park neighborhood
Currently for sale as a potential teardown
CARMEL PARK HOUSE (1150)

From zillow.com
EDWARD A. NEWBURY AND ROBERT WALDEN HOUSE (1560)

1401 Briar Creek Road (Commonwealth Park)
Ca. 1950 house
Designed by Edward A. Newbury (Walter W. Hook & Associates)
Newbury and Walden were a couple who lived here until the 1970s, when they retired to Asheville.
Author Carson McCullers, friend of the couple, stayed at the house following her husband’s death.
EVA STEDMAN DUPLEX
(1561)

1413-1415 Briar Creek Road
(Commonwealth Park)
Ca. 1951 duplex
Ms. Stedman lived in unit 1413 until 1976, when she sold the property.
DOUGLAS MUNICIPAL AIRPORT TERMINAL (1484)

4700 Yorkmont Road
Ca. 1951 airport terminal
Designed by Walter W. Hook & Associates
DANDY CLEANERS

2700 Freedom Drive
Ca. 1952 commercial building and sign
OAKDEN MOTEL
NEON SIGN
(2061)

5104 Wilkinson Boulevard
Ca. 1952 neon sign
GEORGE DONNELL DAVIDSON, JR. HOUSE (1194)

2300 Sherwood Avenue (Myers Park)
Ca. 1953 house
Designed by Martin Boyer
Kirkland Apartments
(1041)
2126 East 7th Street (Elizabeth)
Ca. 1954 apartments
Owned by C. W. Kirkland, a plastering contractor
LIFE’S TRADE SECRETS HOUSE (1432)

1931 Optimist Lane (Eastway Park)
Ca. 1954 cross-gabled house
Designed as a collaboration of the National Association of Home Builders
More than 100 were built across the country
One Julian Price Place (West Morehead)
Ca. 1954 building
Designed by J. N. Pease and Company
First TV station in the Carolinas aired on July 15, 1949
1955 BETTER HOMES & GARDENS
IDEA HOME OF THE YEAR
(1621)

5821 Murrayhill Road (Madison Park)
Ca. 1955 house
Designed by Hugh Stubbins of
Birmingham, Alabama
Around 100 of these were built across
the U.S.
BRUCE AND MEG LAING HOUSE

(1186)

501 Ellsworth Road (Cotswold)
Ca. 1955 flat-roofed house
Designed by Harold Cooler
Bruce Laing was a local sculptor
DIXIE RADIO SUPPLY COMPANY  
(1349)
1431 Bryant Street  
(Freedom/West Morehead)  
Ca. 1955 commercial building  
Designed by Sloan & Wheatley
EARLENE AND GATES KIMBALL HOUSE
(1063)

2236 Ferndiff Road (Old Foxcroft)
Ca. 1955 house
Designed by Louis Asbury, Jr.
REDEEMER LUTHERAN CHURCH
(1581)

2422 Ashley Road
Ca. 1956 church
Designed by M. McDowell Brackett
Today is home to Greater Fellowship Missionary Baptist Church
THE TECHBUILT MODEL HOME (1027)

720 Fairbanks Road (Madison Park)
Ca. 1956 house
Designed by Carl Koch of Cambridge, Massachusetts
1956 Charlotte Parade of Homes
CROWN SERVICE STATION
(1916)

1926 South Tryon Street
(Wilmore)
Ca. 1957 service station
YORK ROAD HIGH SCHOOL/
MARIE G. DAVIS SCHOOL (1800)

3114 Bank Street
Ca. 1957 school
Designed by Charles W. Connelly
Last all-black school built in Charlotte before integration
BELK’S BETTER HOMES & GARDENS
1957 IDEA HOUSE
(1322)

3325 Landerwood Drive
(Mountainbrook)
Ca. 1957 house
Several were built around the country
This one was sponsored locally by Belk
1958 ECHO RESEARCH HOUSE (1791)

1109 Wimbledon Drive (Ashbrook)
Ca. 1958 house
Designed as a collaborative effort by the CHBA with architects R. Emory Holroyd, James Malcolm, Harold Cooler, and Thomas Rickenbaker
First ECHO Research House
129 West Trade Street
Ca. 1958 commercial office tower
Designed by Harrison & Abramovitz with A. G. Odell and Associates
Served as the Charlotte headquarters of Wachovia Bank and Trust until 1974
First building in the nation to use prismatic pre-cast concrete panels
Tallest reinforced concrete building in North Carolina at time of construction
SCHOLZ MARK 58 HOUSE OF THE YEAR
(1323)

3101 Mountainbrook Road
Ca. 1958 house
Designed by Scholz Homes Inc.
Several were built around the country
The design was featured in the June 1958 issue of House Beautiful.
RESURRECTION LUTHERAN CHURCH
(1582)

2940 Commonwealth Avenue
(Commonwealth Park)
Ca. 1958 church
HOME FINANCE BUILDING (1151)

1102 South Tryon Street
Ca. 1958 commercial building
Designed by J. N. Pease Associates
Called a “small-scale model” of the Home Finance Group, Inc. building
1957 three-story addition at 119 W. Eighth
PARK-N-SHOP (1261)

3512 Wilkinson Boulevard
Ca. 1958 supermarket
Designed by Charles Morrison Grier
First Park-N-Shop opened in 1946 on Wilkinson near where Bar-B-Que King is located, but burned in 1956.
TEAMSTERS UNION LOCAL NO. 71
(1899)

5000 North Tryon Street
Ca. 1958 commercial building
WOODRIDGE MODEL HOME

(1507)

4606 Cinderella Road (Hidden Valley)
Ca. 1959 house
Designed by John Crosland Homes
1959 Charlotte Parade of Homes
NEAL HODGES HOUSE
(1066)

930 Longbow Road (Sherwood Forest)
Ca. 1959 house
Interior elements include a bomb shelter.
CHARLES LYMAN AND JEAN WEBER BATES HOUSE
(1085)

9331 Providence Road
(Arboretum)
Ca. 1960 glass house
Designed by Charles Bates
Inspired by Phillip Johnson’s iconic
1949 glass house
ARTHUR AND LOUISE WEBER HOUSE (1315)

9407 Providence Road
(Arboretum)
Ca. 1960 house
Designed by Charles Bates
Bates designed this house for his in-laws next door to his glass house at 9331 Providence Road.
GMAC BUILDING/
SPANGLER BUILDING (1597)

1110 East Morehead Street
Ca. 1960 office building
1960 ECHO RESEARCH HOUSE (1789)

3429 Mountainbrook Road
Ca. 1960 house
Designed by Claud D. Crosby
HICKORY GROVE
UNITED METHODIST CHURCH
(1554)

6401 Hickory Grove Road
Ca. 1960 vestibule addition on
ca. 1939 church and ca. 1960
chapel
HICKORY GROVE
UNITED METHODIST CHURCH
(1554)

6401 Hickory Grove Road
Ca. 1960 vestibule addition on
ca. 1939 church and ca. 1960
chapel
1961 ECHO HOUSE
(1060)
6827 Folger Drive (Lansdowne)
Ca. 1961 house
Designed by Charles Morrison Grier
WILBERT E. AND VIOLA RANKIN HOUSE
(1087)

3111 Spring Valley Road (Spring Valley)
Ca. 1961 house
Designed by Charles Morrison Grier
Model home presented by the Charlotte Home Buildings Association and the Charlotte Observer, showcased in July 1961
Featured in the November 1961 issue of Practical Builders magazine
W. DOUGLAS AND BETTY HOLBROOK HOUSE
(1187)

4141 Arbor Way (Foxcroft)
Ca. 1961 house
Designed by Harold Cooler
W. DOUGLAS AND BETTY HOLBROOK HOUSE
4141 Arbor Way (Foxcroft)
Ca. 1961 house
Designed by Harold Cooler

From the Charlotte Observer
KENNEDY HALL (1269)

9214 South Library Lane
(UNC Charlotte)
Ca. 1961 institutional building
Designed by A. G. Odell, Jr. and Associates
COUNTY OFFICE BUILDING (1091)

700 East 4th Street
Ca. 1961 institutional building
Designed by Charles H. Wheatley of Sloan & Wheatley
1962 AIA North Carolina Honor Award
1962 HORIZON HOME
(1634)

5429 Londonderry Road
(Montclaire)
Designed by Holroyd, Folk and Gray
1962 Charlotte Home Builders Association Parade of Homes
Won an award from the Portland Cement Association
DARBY TERRACE APARTMENTS

4501 Central Avenue

Ca. 1962 garden apartments
GREEN OAKS GARDEN APARTMENTS (1043)

1400-1525 Eastcrest Drive (Commonwealth Park)
Ca. 1962 garden apartments
ERVIN BUILDING (1255)

4057 East Independence Boulevard
Ca. 1962 8-story office building
Designed by Ferebee and Walters
J. T. WILLIAMS MIDDLE SCHOOL
GYMNASIUM
(1245)

2400 Carmine Street (Statesville Avenue)
Ca. 1962 gymnasium
Designed by Biberstein, Bowles, Meacham & Reed
CHARLOTTE TRAIN STATION
(1890)

1914 North Tryon Street
Ca. 1962 institutional building
Designed by Friedrich Schmitt of Walter Hook Associates
1009 McClelland Court
Industrial Building
(1881)

1009 McClelland Court (North Graham Street)
Ca. 1963 industrial building
JACK AND RUTH PENTES HOUSE (1052)

6516 Sharon Hills Road
Ca. 1963 A-frame house
Jack was an artist and entertainer
He designed the Land of Oz theme park
Their Pentes Design revolutionized fast-food playground design
“PLATFORM IN THE TREES”  
W. CRUTCHER ROSS HOUSE  
(1197)

6515 Sharon Hills Road  
Ca. 1964 flat-roofed house  
Designed by Ross  
Later owners enclosed the lower portion.
“PLATFORM IN THE TREES”
W. CRUTCHER ROSS HOUSE (1197)

6515 Sharon Hills Road
Ca. 1964 flat-roofed house
Designed by Ross
Later owners enclosed the lower portion.
CAPRI THEATER (1251)

3500 East Independence Boulevard
Ca. 1964 movie theater
Designed by Charles H. Wheatley
NORTH CAROLINA SAVINGS AND LOAN ASSOCIATION BUILDING (1256)

3801 East Independence Boulevard
Ca. 1964 2-story office building
Designed by The Wade Corp.
JAMES D. AND JULIA E. SAUNDERS HOUSE (1134)

4323 La Brea Drive (Hyde Park Estates)
Ca. 1964 house
Plan book design modified by Claud D. Crosby
DR. ELLIOT WHITE BUILDING
(1584)

203-211 Greenwich Road (Cotswold)
Ca. 1965 commercial office building
Designed by Harold Cooler
STARMOUNT STATION
U. S. POST OFFICE
(1584)

6241 South Boulevard
Ca. 1965 post office
MARY JOYCE TAYLOR CRISP
STUDENT UNION
(1647)

100 Beatties Ford Road
(Johnson C. Smith University)
Ca. 1965 institutional building
Designed by A. G. Odell, Jr. and Associates
A. E. GRIER AND SONS
FUNERAL HOME (1244)

2310 Statesville Avenue
Ca. 1965 commercial building
Designed by Eubanks and Clontz
REV. HARVEY ODELL AND
CLARA GRAHAM HOUSE
(1135)

4346 La Brea Drive (Hyde Park
Estates)
Ca. 1966 house
From a plan book
AYCOTH FURNITURE HOUSE (1273)

7727 Monroe Road
Ca. 1966 house
Designed, built, and furnished by Aycoth Furniture Center of Charlotte
Included an indoor pool
6000 THE PLAZA SERVICE STATION
(1719)

6000 The Plaza
Ca. 1966 service station
JULES AND RENEE BUXBAUM HOUSE
(1195)

7448 Valleybrook Road
(Lansdowne)
Ca. 1967 flat-roofed house
Designed by Paul Braswell
MR. SWISS RESTAURANT
(1766)
505 South Hoskins Road
Ca. 1967 restaurant
The restaurant was only open for 3 years.
YWCA

3420 Park Road
Ca. 1967 institutional building
Designed by J. N. Pease and Company
MURRAY AND CHARLEEN WHISNANT HOUSE (1120)

6366 Sharon Hills Road
Ca. 1968 house
Designed by Wheatley/Whisnant Associates
Charleen was a writer and editor of Red Clay Reader and influential in the arts scene in Charlotte.
1970 AIA North Carolina Merit Award
Featured in the Record Houses issue of Architectural Record in 1974
DR. GERSON AND WILMA ASRAEL HOUSE
(1062)

6508 Trenton Place (Old Providence South)
Ca. 1969 house
Designed by W. Crutcher Ross
WILLIAM B. AND JOHNNIE BULLOCK HOUSE (1062)

4612 Meridian Drive (Hyde Park Estates)
Ca. 1969 house
Designed by Harvey Gantt
CHARLOTTE MECKLENBURG SCHOOLS
EDUCATION CENTER
(1155)

701 East Martin Luther King Jr Boulevard
Ca. 1969 5-story low-rise institutional building
Designed by Charles Morrison Grier
NOTABLE PROPERTIES POST-1969

These properties should be kept in mind for later study once they hit the 50-year threshold.
DR. SPURGEON AND JEAN WEBBER, JR. HOUSE (1136)

4200 Hyde Park Drive
Ca. 1970 New Formalistic house
GEORGE THOMAS AND ADDIE WATSON NASH III HOUSE (1138)

4221 La Brea Drive (Hyde Park Estates)
Ca. 1970 house
Designed by Harvey Gantt
Donald and Barbara Shapray House

4428 Whitby Lane (Cotswold)
Ca. 1970 octagonal house
Shapray, a stock broker, designed the house. He later founded Panorama Homebuilders to construct houses such as this. Another is down at Raintree just off Pineville-Matthews Road. Several were built in the western portion of the state.
RAINTREE PROTOTYPE HOUSE

(1103)

8212 Eagles Point Court
Ca. 1971 house
Designed by Ferebee Walters and Associates
One of four original model homes for the Raintree development
IBM BUILDING
(1175)

4601 Park Road
Ca. 1971 office building
Designed by J. N. Pease
Associates
INDEPENDENCE TOWER
(1253)

4801 East Independence Boulevard
Ca. 1971 12-story office building
Designed by Ferebee, Walters & Associates
EAST INDEPENDENCE PLAZA (1057)

700 East Stonewall Street
Ca. 1972 7-story office building
Designed by A. G. Odell & Associates
At the time of completion, it was the largest office building in the Southeast built by a group of minority investors (led by Julius Chambers, Kenneth Chambers, and Raleigh Bynum).
ALLSTATE BUILDING (1751)

401 McCullough Drive (University Research Park)
Ca. 1972 office building
Designed by J. N. Pease Associates
MARSHALL PARK
(1154)
830 East 3rd Street
Ca. 1973 park
Designed by J. N. Pease
Associates

830 East 3rd Street
Ca. 1973 park
Designed by J. N. Pease
Associates
WACHOVIA CENTER/400 SOUTH TRYON (1164)

400 South Tryon Street
Ca. 1974 32-story commercial building
Designed by William R. Little & Associates
800 CHEROKEE
(1799)

800-972 Cherokee Road (Eastover)
Ca. 1974 condo building
Designed by Dellinger & Lee
First luxury condominium tower in Charlotte
ALAN E. GILSTRAP HOUSE (1327)

3608 School House Lane (Mountainbrook)
Ca. 1977 house
Designed by Alan E. Gilstrap, a designer/developer noted for his contemporary Charlotte homes in the 1970s
EQUITABLE LIFE ASSURANCE SOCIETY BUILDING/COCOLA COLA PLAZA (1798)

4115 Coca-Cola Plaza
(SouthPark)
Ca. 1977 office building
Designed by Wolf Associates
JULIAN SPRATT HOUSE (1023)

2837 Hanson Drive (Myers Park)
Ca. 1980 house
HARVEY GANTT TOWNHOUSES (1167 & 1168)

515-517 North Poplar Street
Ca. 1980 townhouses
Designed by Gantt
515 built for Mel Watt, longtime Charlotte congressman
517 owned by Gantt
The 83 properties called out in this presentation should be added to the HLC Study List.
- With the 26 properties already on the Study List, HLC will have a great foundation of modernist properties for study and potential landmark designation.

261 other properties merit further study or consideration.