



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).

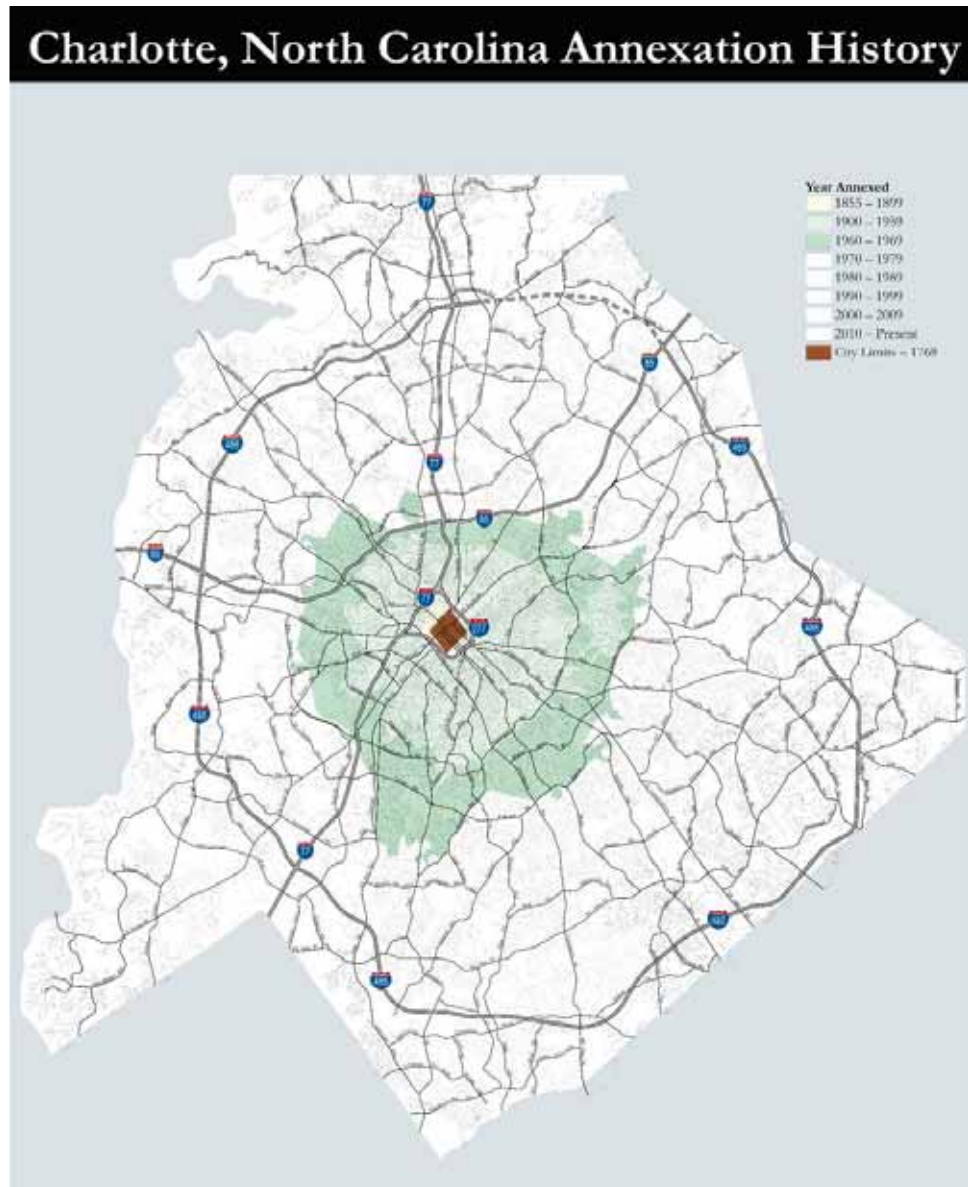
Centralized city planning is instituted, with the Charlotte Planning Board formed in 1944.

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

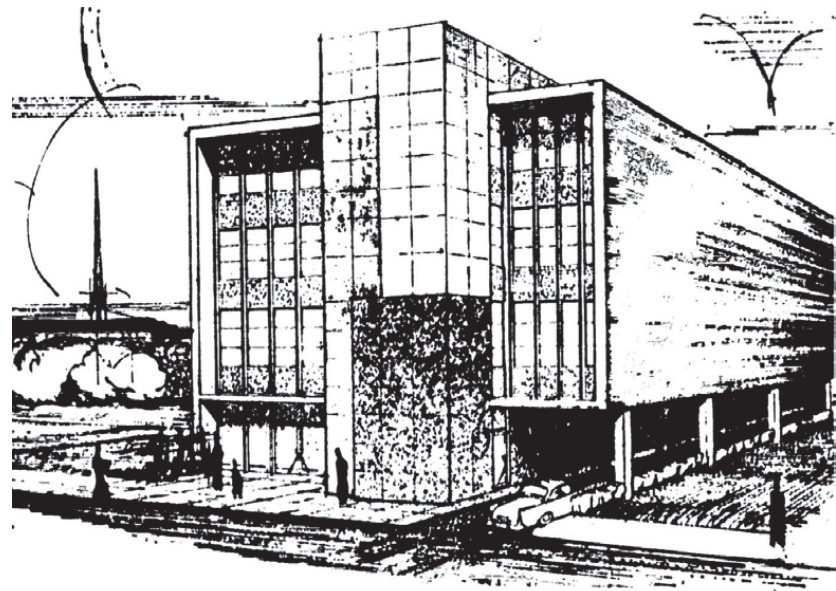


MODERNIST ARCHITECTURE IN CHARLOTTE – COMMERCIAL, INSTITUTIONAL, AND INDUSTRIAL

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

Woodard and Wyatt, *Motorized Landscape: The Development of Modernism in Charlotte, 1945-1965* (2000)

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

Charlotte Comprehensive Architectural Survey Phase I (2014) and Phase II (2015) by Mattson Alexander Associates

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.

ELIGIBLE PROPERTY INFORMATION

	Number	Name (if applicable)	Address	Description	Neighborhood	Architect/Designer	x_gcs	y_gcs	Deserves Attention	Photo	Notes
1											
2	1000	World War II Veterans Memorial	4426 Central Avenue	ca. 1949 granite monument			35.2133660	-80.7698690	X	X	MK3287
3	1001	Albemarle Road Presbyterian Church	6740 Albemarle Road	ca. 1968-1976 institutional buildings			35.2017190	-80.7294170	X	X	
4	1002	Hubert and Mildred Styles House	1808 Marlwood Circle	ca. 1959 two-story front-gabled brick house	Marlwood Acres		35.2033850	-80.7031610	X	X	MK3419; HLC
5	1003	Donald B. Winecoff House	6631 Williams Road	ca. 1960 one-story front-gabled house		Donald B. Winecoff	35.2439940	-80.7288720	X	X	MK3417
6	1004	Norman S. and Paula Musler House	5601 Riviere Drive	ca. 1961 one-story front-gabled house	Sherwood Forest	Alan Ingram	35.1734390	-80.7736400	X	X	MK3412
7	1005	David and Lila Mann House	1141 Lynbrook Drive	ca. 1960 one-story house	Sherwood Forest	Alan Ingram	35.1708350	-80.7715690	X	X	MK3413, 201
8	1006	Mitchum House	7212 Benita Drive	ca. 1964 one-story front-gabled brick house	Burtonwood	Aubrey Y. Arant, Jr.	35.1693510	-80.7583650	X	X	MK3409; HLC
9	1007		1200 Burtonwood Circle	ca. 1960 one-story front-gabled brick house	Burtonwood		35.1716660	-80.7610200	X	X	MK3407, Pla
10	1008	Central 66 Service Station/International Auto Care	4732 Central Avenue	ca. 1959 one-story CMU commercial building			35.2119110	-80.7631850	X	X	HLC Study Lis
	1009	129 West Trade	129 West Trade Street	ca. 1958 17-story commercial building	Third Ward	Harrison and Abramovitz with A. G. Odell, Jr. and Associates	35.2277930	-80.8443610	X	X	
11											
12	1010	Hutchinson Shopping Center Sign	2030 North Graham Street	ca. 1959 commercial sign			35.2470510	-80.8300020	X	X	
13	1011		1200 The Plaza	ca. 1961 two-story brick office building	Plaza Midwood		35.2182790	-80.8108350	X	X	HLC Study Lis
	1012	J. N. Pease Building	2919-2925 East Independence Boulevard	ca. 1959 two-story brick commercial building		J. N. Pease and Associates	35.2049730	-80.7928080	X	X	
14											
	1013	Pure Oil Building	1524 East Morehead Street	ca. 1956 3-story brick commercial building	Dilworth	Pure Oil Company Engineering Department	35.2040370	-80.8352390	X	X	HLC Study Lis
15											
16	1014	Park-N-Shop	4316 North Tryon Street	ca. 1960 one-story commercial building			35.2576390	-80.7935190	X	X	HLC Study Lis
17	1015	Western Electric Building	2833 North Tryon Street	ca. 1958 two-story brick industrial building			35.2511450	-80.8141160	X	X	HLC Study Lis
18	1016	Chantilly Elementary School	701 Briar Creek Road	ca. 1950 one-story brick institutional building	Chantilly	M. R. Marsh	35.2077290	-80.8004320	X	X	HLC Study Lis
	1017	Double Oaks Elementary School	1326 Prince Hall Avenue	ca. 1950 one-story brick institutional building	Double Oaks	A. G. Odell, Jr. and	35.2503200	-80.8385510	X	X	MK2163; HLC

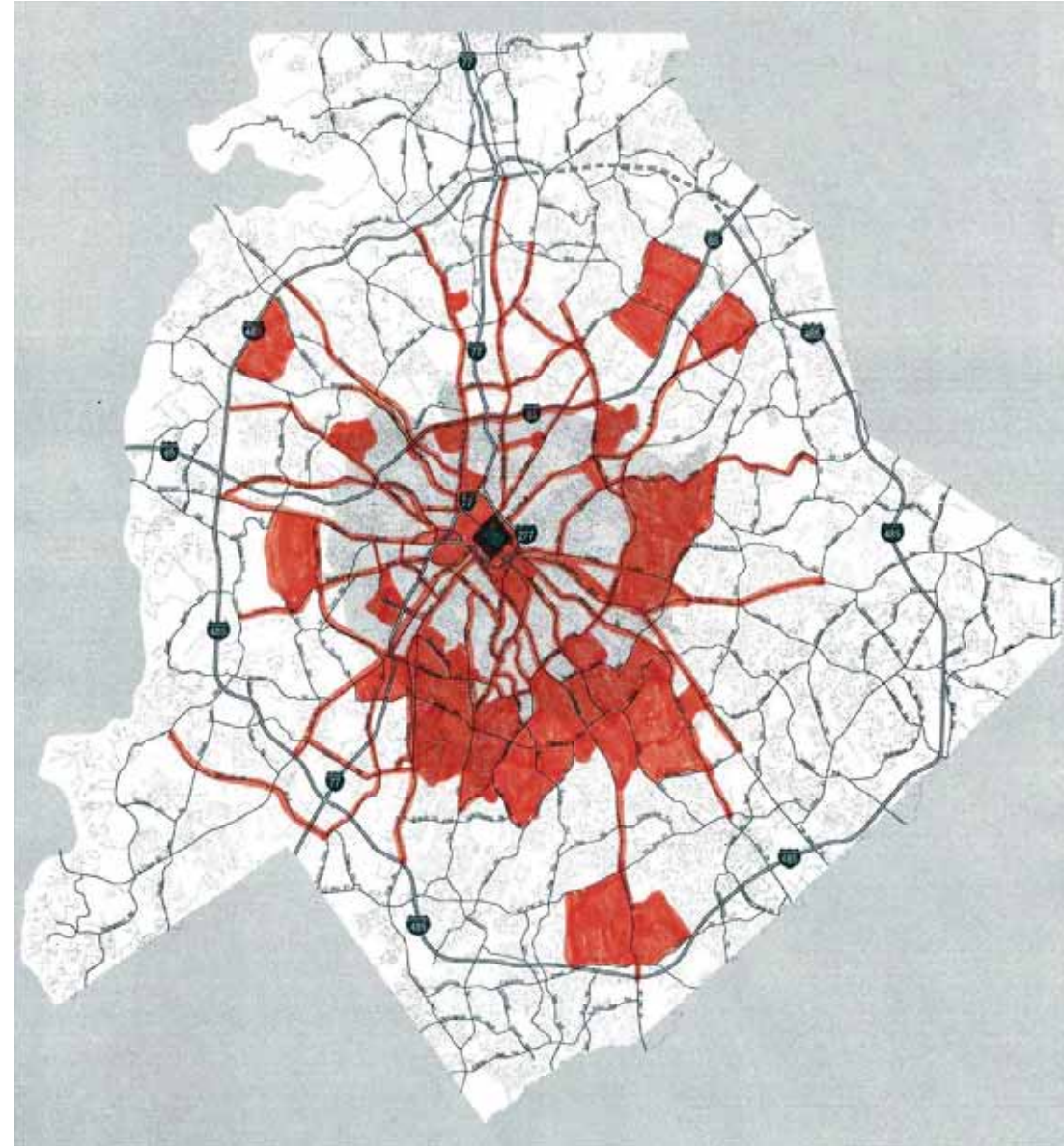
AREAS SURVEYED

Major street corridors

Neighborhoods developed during the survey time period

Areas with a known concentration of mid-century architecture

Institutional and government buildings

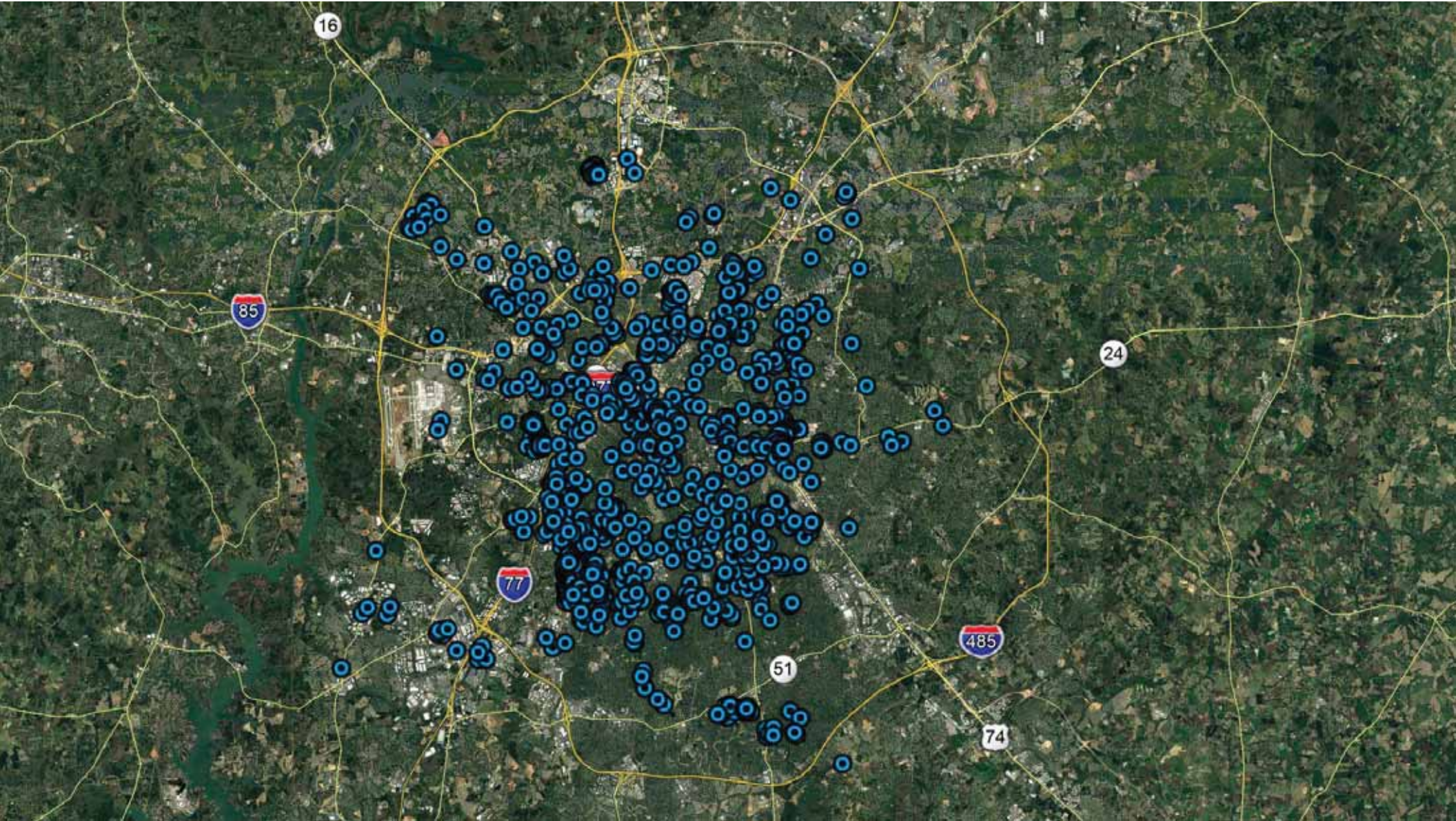


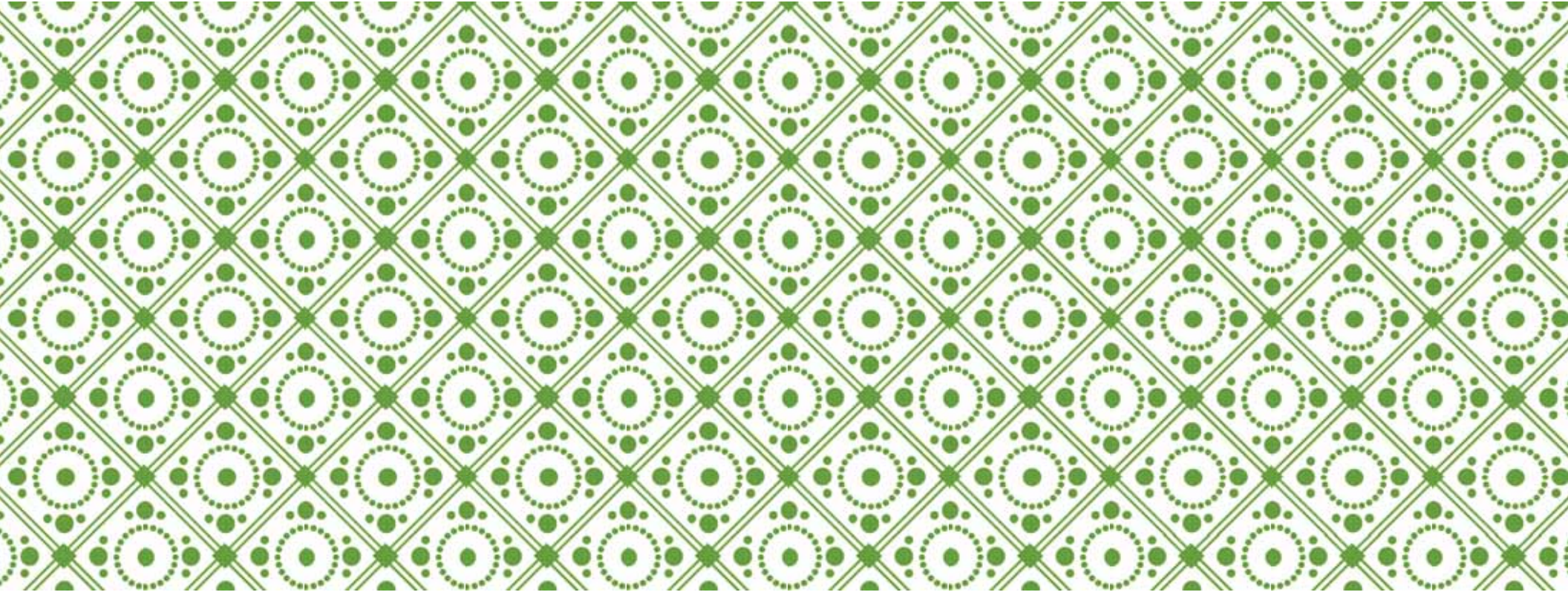
SURVEY RESULTS

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 |



1028



1029



1031



1062



1085



1124

CUSTOM MODERNIST

Architect-designed
for individual clients and sites



1060



1066



1081



1100



1121



1129

CONTEMPORARY/CALIFORNIA RANCH

Many individually built from plan books



1225



1352



1401



1410



1446



1519

CONTEMPORARY

Mostly tract houses
for large developments
Most common type in Charlotte



1109



1167/1168



1207



1475



1478



1957

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/RETAIL

Consumer or service
business locations



1012



1307



1597



1598



1751



1899

COMMERCIAL OFFICE



COMMERCIAL OFFICE



1039



1241



1603



1985



1990



2018

INDUSTRIAL

Primarily warehouses with attached offices



INSTITUTIONAL - CHURCHES



1017



1044



1269



1347



1647



1649

INSTITUTIONAL - EDUCATION



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)



From NCModernist.org



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 (1293)

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



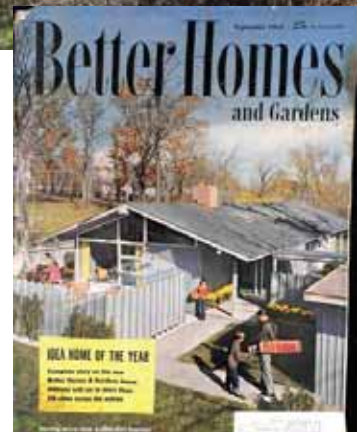
LIFE'S TRADE SECRETS HOUSE (1432)

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



WBTV (1993)

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



OVERNITE TRANSPORTATION COMPANY (1039)

5204 North Graham Street
Ca. 1955 commercial building



EARLENE AND GATES KIMBALL HOUSE (1063)

2236 Ferncliff 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



This lovely home is located at 721 Fairbanks Drive

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 (1009)

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.



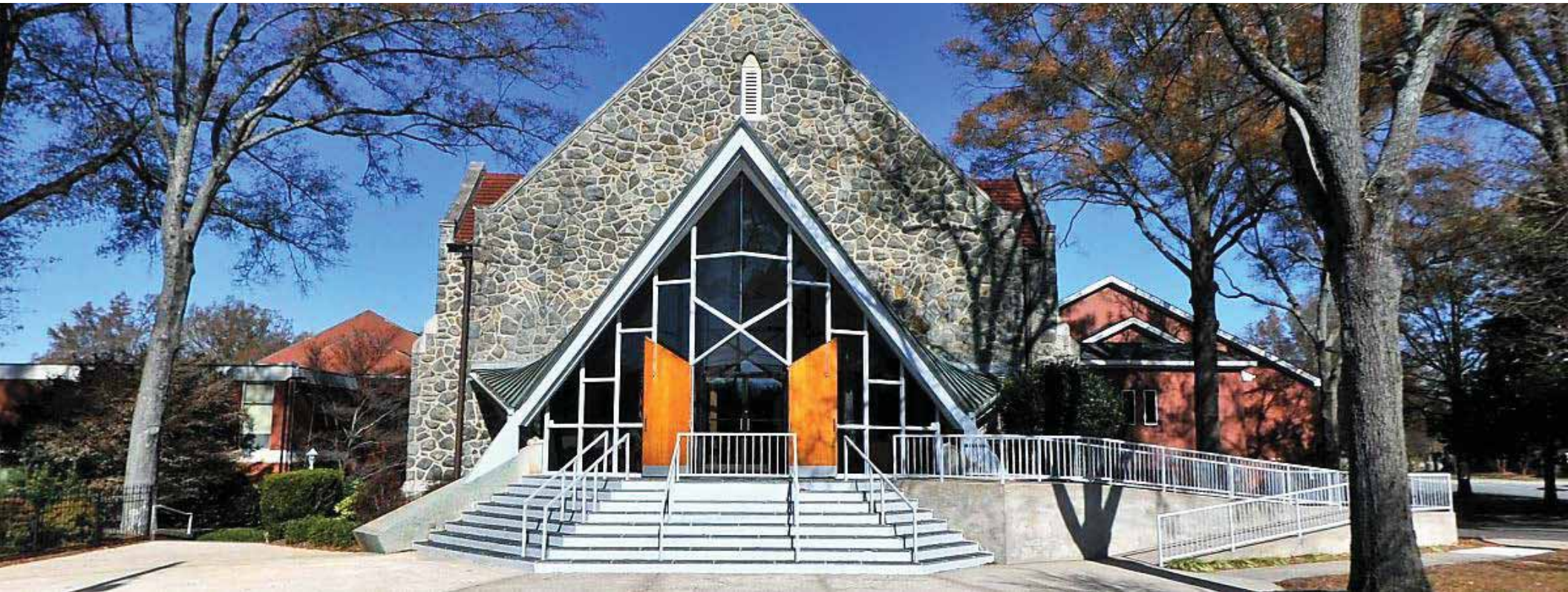
GMAC BUILDING/ SPANGLER BUILDING (1597)

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



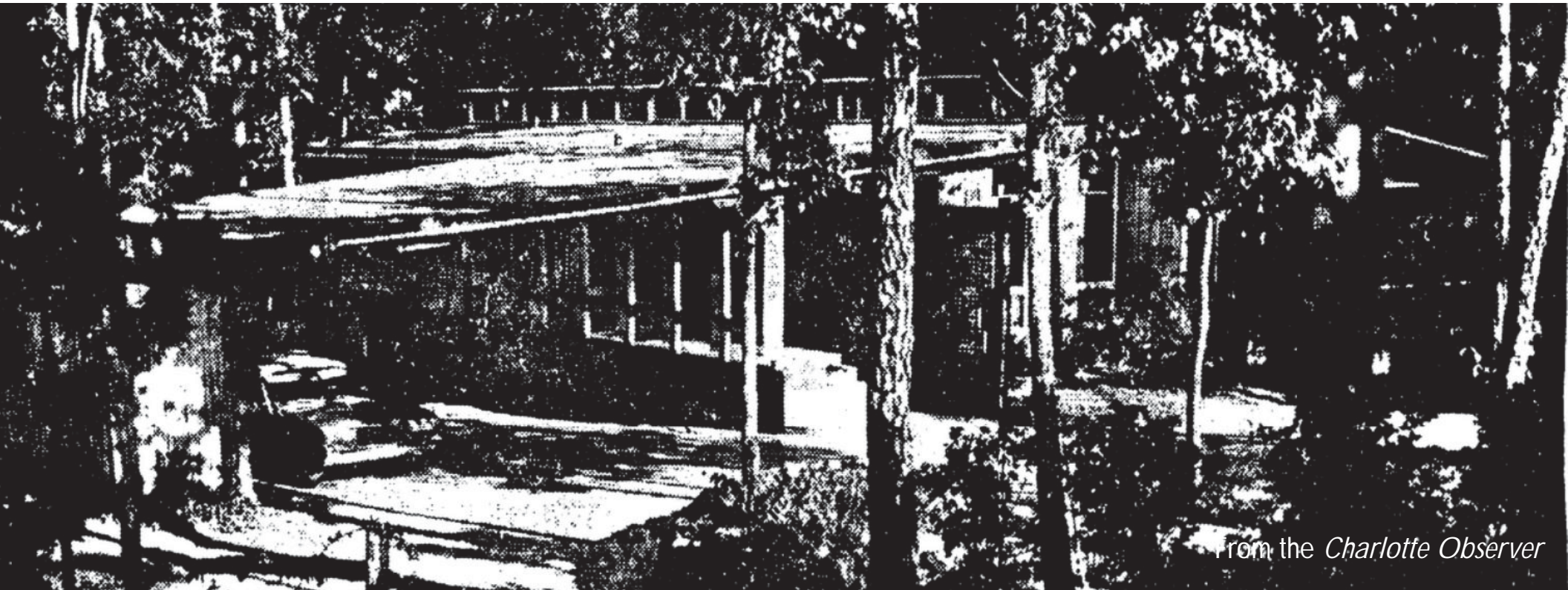
WILBERT E. AND VIOLA RANKIN HOUSE (1087)

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



from the *Charlotte Observer*

W. DOUGLAS AND BETTY HOLBROOK HOUSE (1187)

4141 Arbor Way (Foxcroft)
Ca. 1961 house
Designed by Harold Cooler



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
(Montclair)
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 (1040)

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.



From NCModernist.org

"PLATFORM IN THE TREES" W. CRUTCHER ROSS HOUSE (1967)

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



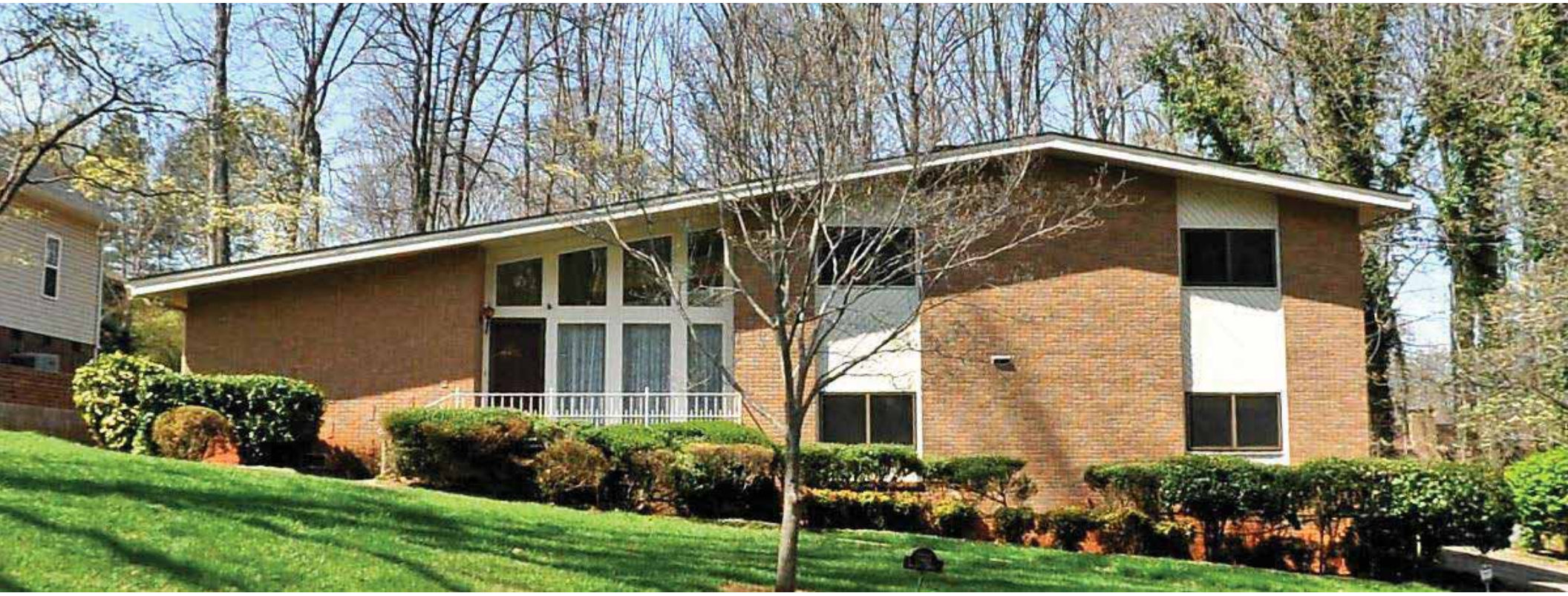
CAPRI THEATER (1251)

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
(1181)

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



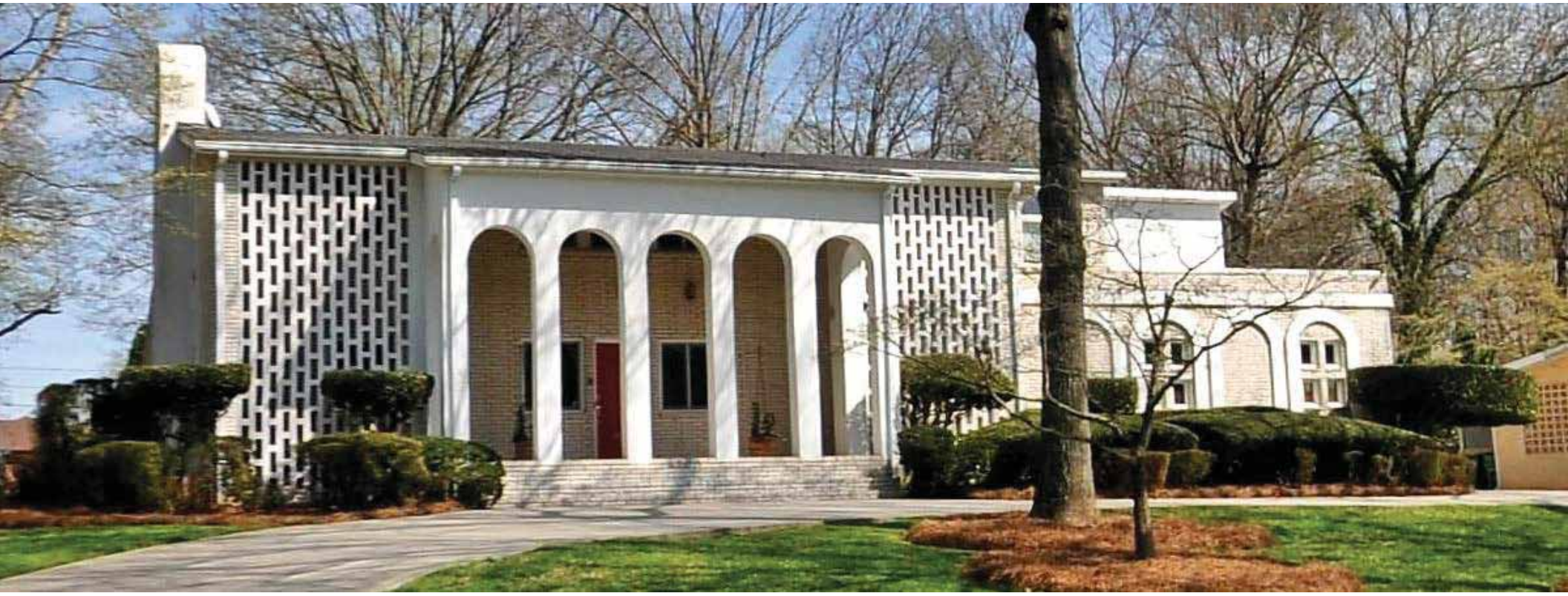
CHARLOTTE MECKLENBURG SCHOOLS EDUCATION CENTER (1155)

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 (1212)

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)

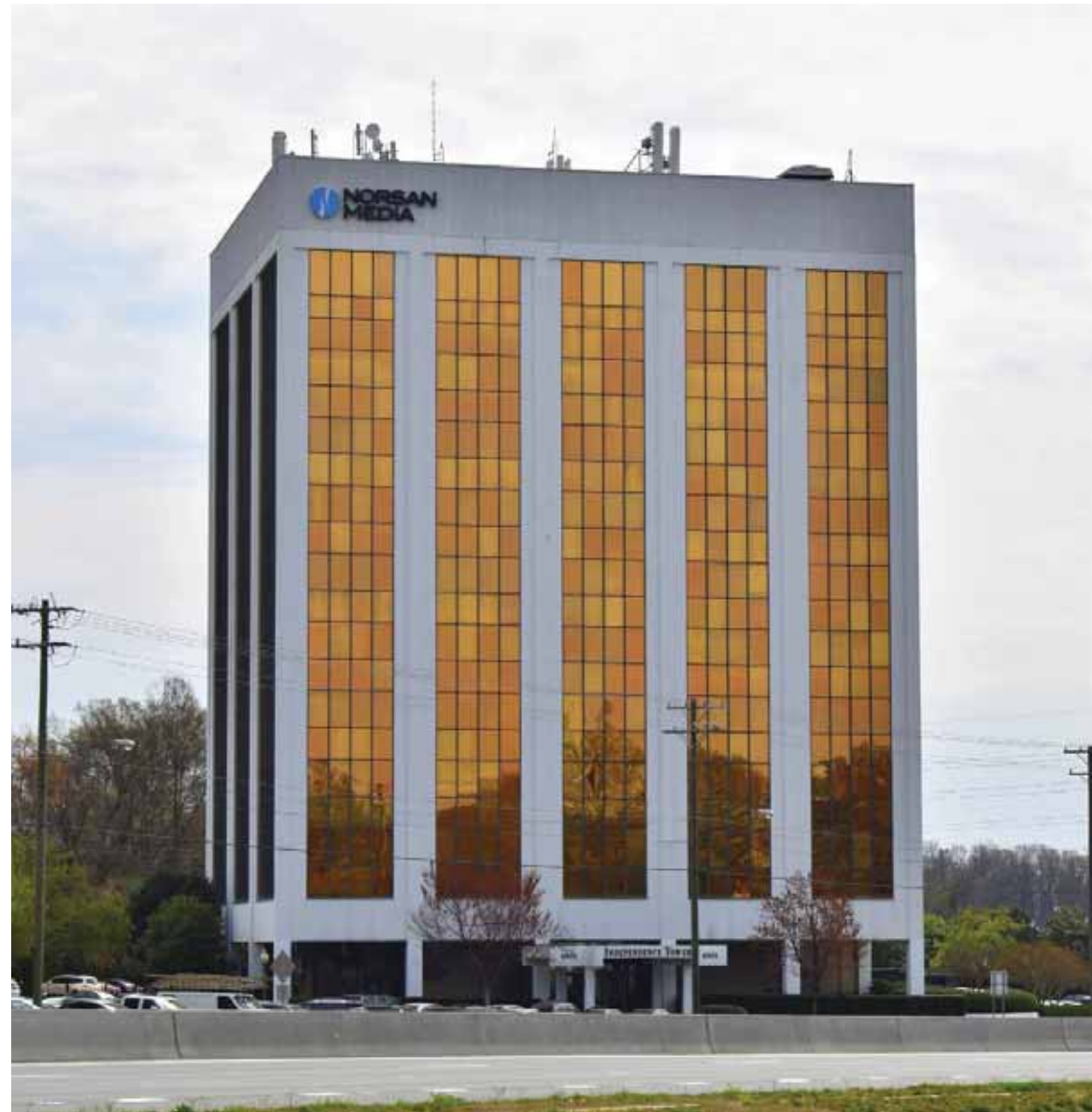
4601 Park Road
Ca. 1971 office building
Designed by J. N. Pease
Associates

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)

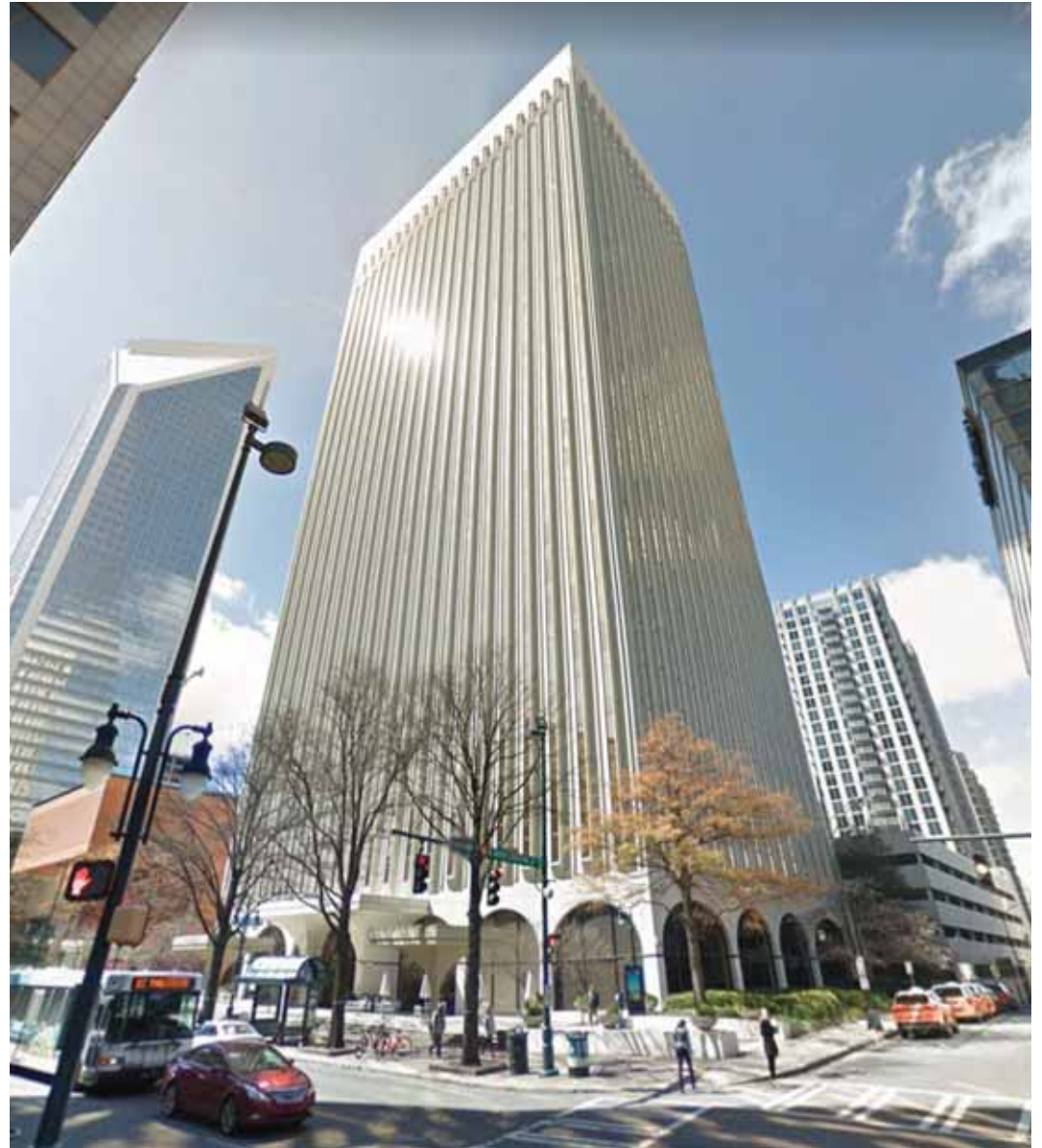
830 East 3rd Street
Ca. 1973 park
Designed by J. N. Pease
Associates

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/COCA 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



FINAL RECOMMENDATIONS

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.

