

# **Survey of Potential Historic Landmarks and Preservation Areas in East Charlotte\***

**August 2013**

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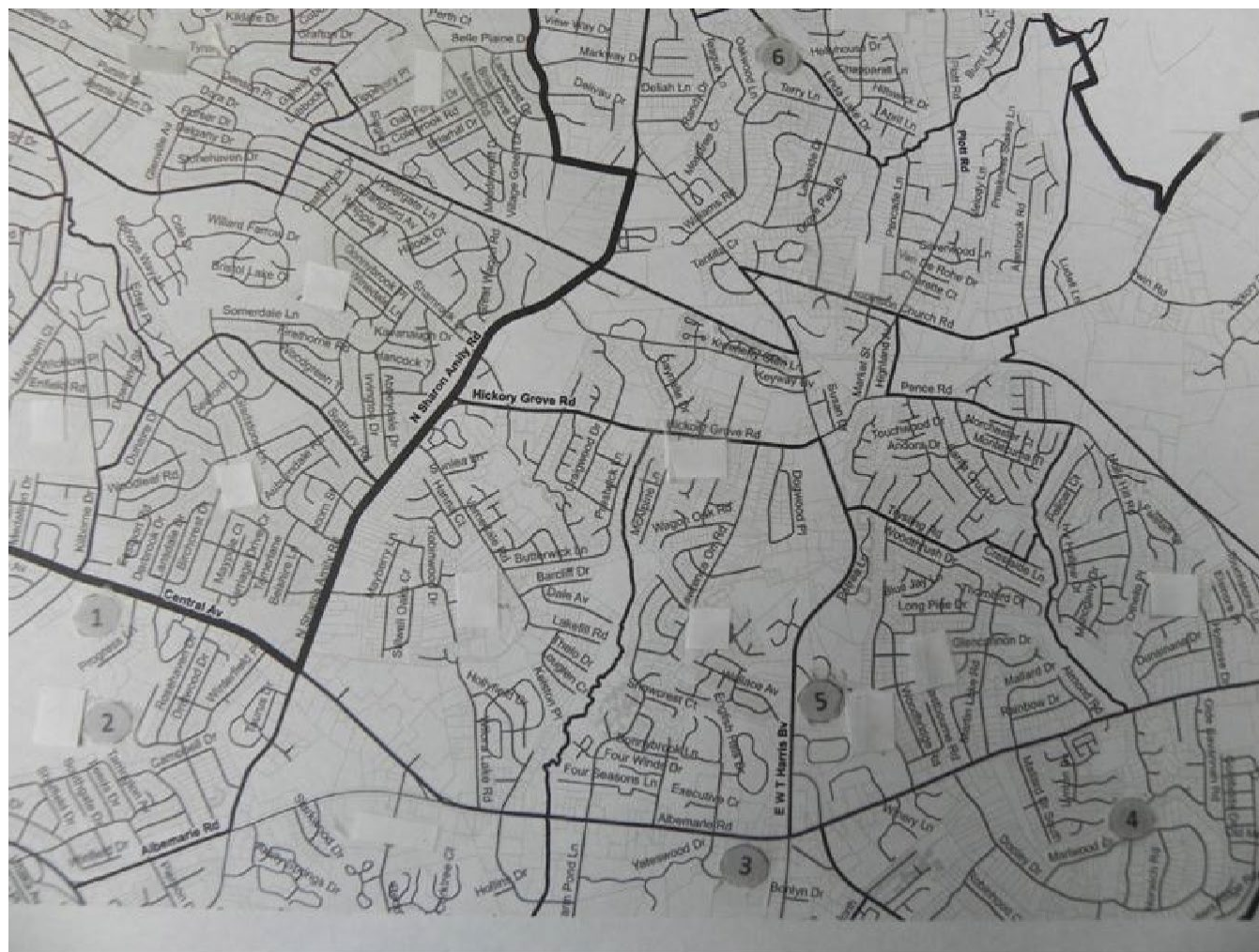
\*City Council District 5

## Existing Designated Historic Landmarks and Properties on Study List

- 1) N.S. Alexander House, 5014 North Sharon Amity Road, 1903 (designated Landmark)
- 2) International Auto Care, 4723 Central Avenue, 1965 (on Study List) **Note: Extant – Less than a mile from Eastland site.**
- 3) Eastland Mall Entrance Signs, 5595 Central Avenue, 1975 (proposed for Landmark processing) **Note: In storage at a City of Charlotte Landscape Management facility on Tuckaseegee Road.**
- 4) Cohen-Fumero House, 1154 Cedarwood Lane, 1961 (proposed for Landmark processing) **Note: Designated 2013-11-18**
- 5) Wallace House, 6100 Monroe Road, 1933 (on Study List) **Note: Extant – Owned by ALC Mosaic. Construction is occurring on the property, but the house is still standing.**



### Potential Historic Landmarks - East of East Independence Boulevard





1) Memorial to Mecklenburg County World War II Dead, 4426 Central Avenue, 1949

*Reasons for Historic Significance:* Believed to be only memorial honoring all Mecklenburg County World War II dead (about 500 persons) and good example of mid 20<sup>th</sup> Century modern style monument.

The large granite memorial to Mecklenburg County's World War II dead was erected at the Central Avenue entrance to Evergreen Cemetery in 1949. The Mecklenburg County Gold Star Mothers' Club sponsored the memorial. The mid portion of the memorial contains a plaque to the 5,170 service personnel whose remains were temporarily held on the site from October 10, 1947 through January 15, 1949 while the Graves Registration Division of the Charlotte Quartermaster Depot determined their identity.

The City Council authorized the purchase of a tract of land on Albemarle Road (now known as Central Avenue) for the purpose of establishing Evergreen Cemetery on July 19, 1944. The first burial in Evergreen was on January 25, 1947.

**Note: Extant – Low endangerment due to being located within the Evergreen Cemetery and near Evergreen Nature Preserve. It's located just over a mile from Eastland site.**





2) Potter Road, Evergreen Nature Preserve near Tarrington Drive (just over footbridge to Sheffield Park)

Until the railroads came, Potter Road was the principal route for transporting goods overland between Charleston, SC and northern and eastern Mecklenburg County. An extension of the road went north from Mecklenburg to Wilkesboro, NC. Cotton and other agricultural products were shipped south and manufactured goods and possibly enslaved persons were moved north along this route. The road is believed to have been named after an itinerant minister from New England, Elam Potter, who spent 12 months on a circuit in Mecklenburg County.

Many roads through Mecklenburg County, including Monroe Road to Matthews, follow the old route of Potter Road. Several sections of the old road remain with some the best-preserved being in the publicly owned Evergreen Nature Preserve and adjoining Sheffield Park. The road is very overgrown with vegetation but the depressed road is visible. There is a paved section owned by the City on the edge of a parking lot across Central Avenue near Kilbourne. (Information obtained from Eastland Area Strategies Team).

**Note: Extant – 1321 Tarrington Avenue – Low endangerment.**



3) Albemarle Road Presbyterian Church, 6740 Albemarle Road, 1968-1976

Reasons for Historic Significance: Good example of modern style church building in area where there are very few others of similar design.

The Albemarle Road Presbyterian Church was organized in 1963. Following a merger with Eastside-Commonwealth Presbyterian Church, a new chapel was built on 10 acres of land in 1968. An enlarged sanctuary was completed in 1976. Architect unknown.

**Note: Extant – Low endangerment.**





4) 1808 Marlwood Circle, 1959

*Reasons for Historic Significance:* Good example of a mid 20<sup>th</sup> century modern house in a part of Charlotte with few other structures with similar designs.

Located in area of lakes and large lot homes south of Albemarle Road and east of Lawyers Road but only modern style house found. House has good views of lake and woods. Architect unknown.

Note: Extant - On 3.7 acres in a residential area south of Albemarle Rd. Could be endangered due to lot size.





5) Delta Air Base (fka Grove Airport), 7705 East WT Harris Boulevard

Reasons for Historic Significance: Importance as an early Charlotte aviation facility and World War II training facility.

Grove Airport opened in 1941 as a privately owned airfield in the Hickory Grove area, just north of Albemarle Road. When it opened, the airport had three grass runways of 1,000 feet each and two large metal buildings. The larger building was a hanger and the smaller one a CAA (predecessor to the FAA) approved shop for aircraft repair. In addition to aircraft repair, the airport provided flying lessons for private individuals and persons enrolled in the CAA's civilian pilot training programs.

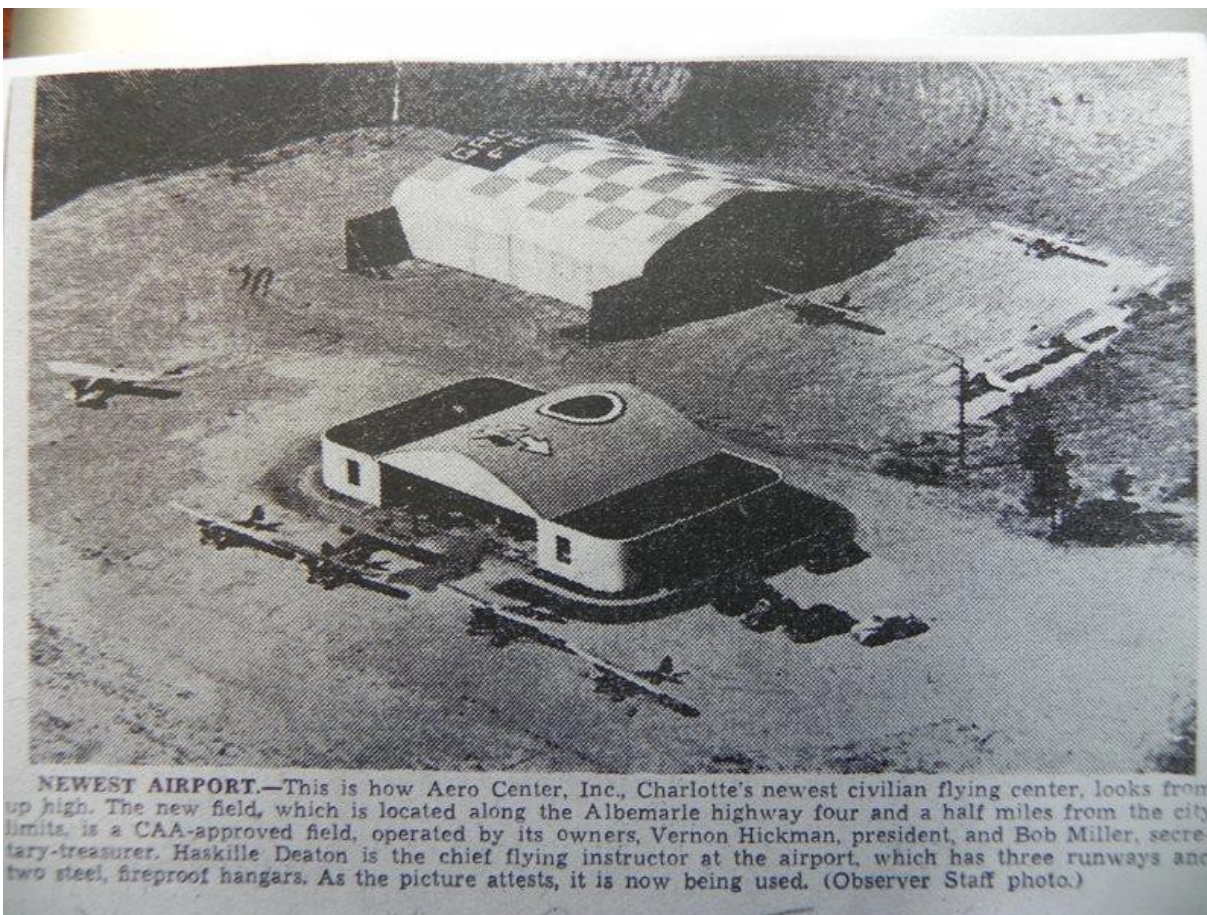
With America's entry into World War II, activity increased at Grove Airport when pilot training was expanded to meet wartime needs. By April 1944, the airfield covered 164 acres and had two grass runways of 3,100 feet and 1,800 feet each. The name was also changed to Delta Air Base during this period, possibly to reflect the large number of people from the Mississippi Delta who came to work at the field.

Much of the land has been sold for residential development and the current runway is only 1,000 feet but the two original buildings still remain. The current owner, Charlotte Aircraft Corporation, began operations in 1954. During the 50's and 60's the site was used to salvage parts from a number of older aircraft (including WWII aircraft), which were flown in and disassembled. Fixed wing aircraft no longer land there but it is officially listed as a heliport. (Sources of information were the Charlotte Observer and website Abandoned and Little Known Airfields).

**Note: Not extant – In process of redevelopment.**



One of two original structures in June 2013 (other not visible from the road). This is the building in the front of the photo below.



**NEWEST AIRPORT.**—This is how Aero Center, Inc., Charlotte's newest civilian flying center, looks from up high. The new field, which is located along the Albemarle highway four and a half miles from the city limits, is a CAA-approved field, operated by its owners, Vernon Hickman, president, and Bob Miller, secretary-treasurer. Haskille Deaton is the chief flying instructor at the airport, which has three runways and two steel, fireproof hangars. As the picture attests, it is now being used. (Observer Staff photo.)

Picture from Charlotte Observer December 1941



6) 6631 Williams Road, 1960

Reasons for Historic Significance: Good example of an architect designed mid 20<sup>th</sup> century modernist house and one of few found in this area of Charlotte.

Architect Donald Winecoff designed this house as his family home in the Grove Park neighborhood off East WT Harris Boulevard and Robinson Church Road. The 1,600 square foot house, with a 1.3-acre lot, is located on a lake. Mr. Winecoff worked at Charlotte architecture firm Odell and Associates (source of information: Charlotte Modern Realty website).

**Note: Extant – On 1.3 acres in a residential area east of East WT Harris**





## Potential Historic Landmarks – West of East Independence Boulevard



7) 4415 Monroe Road, 1926

*Reason for Historic Significance:* Good example of “rock house” architectural style of which there are not many examples in Charlotte and Mecklenburg. This building and the two that follow are the only ones identified in east Charlotte.

**Note: Extant - In the Oakhurst Community; other sites nearby undergoing construction. Likely more endangered than the houses in nearby residential areas due to its location on Monroe Road.**





8) 4919 Monroe Road, 1936

*Reason for Historic Significance:* Good example of “rock house” architectural style of which there are not many examples in Charlotte and Mecklenburg.

**Note: Extant - In the Oakhurst Community; other sites nearby undergoing construction. Likely more endangered than the houses in nearby residential areas due to its location on Monroe Road.**





9) 4929 Monroe Road, 1936

*Reason for Historic Significance:* Good example of “rock house” architectural style of which there are not many examples in Charlotte and Mecklenburg.

Note: Extant - In the Oakhurst Community; other sites nearby undergoing construction. Likely more endangered than the houses in nearby residential areas due to its location on Monroe Road.



10) Studio East Building, 5457 Monroe Road, 1965

Reasons for Historic Significance: Building is associated with famed country musician and local TV/radio personality Arthur Smith.

Arthur Smith was born in South Carolina and came to Charlotte in the early 1940's where he joined the cast of WBT radio's program *Carolina Barndance*. He left Charlotte to serve in the navy but returned when World War Two ended. Mr. Smith had his own radio show *Carolina Calling* but moved to television in the early 1950's hosting *The Arthur Smith Show Show*, which was the first country music show to be syndicated nationally and ran for 32 years.

Mr. Smith was a prolific songwriter with over 500 copyrights. To the general public, His best known song (and for which he won an Emmy) is "Fuedin' Banjos", which was renamed "Dueling Banjos" when used in the film *Deliverance*. His songs have been recorded by numerous artists as diverse as Johnny Cash, Al Hirt and Tom Petty. (Information from Wikipedia).

**Note: Arthur Smith Studios – Designated 2015-10-19**





11) 5601 Riviere Drive, 1961

Reasons for Historical Significance: Good example of an architect designed mid 20<sup>th</sup> century modern house.

House is located in the Sherwood Forest subdivision off Rama Road and was designed by architect Alan Ingram who did several other homes in the area. Mr. Ingram, who died in 2012, was a British trained architect who came to Charlotte in 1960.

**Note: Extant – On .6 acres in a residential area west of Rama Rd.**





12) 1141 Lynbrook Drive, 1960

Reason for Historic Significance: Good example of an architect designed mid 20<sup>th</sup> Century modern house.

As with the previous property, this house is located in the Sherwood Forest subdivision and designed by architect Alan Ingram.

Note: Extant – On .75 acres in a residential area west of Rama Rd.





13) 7212 Benita Drive, 1964

Reasons for Historical Significance: Good example of a professionally designed mid 20<sup>th</sup> century modern house.

House is located in the Burtonwood subdivision off Monroe Road and was designed by engineer Aubrey Y Arant, Jr. who worked for Crosland Homes but designed custom homes as a side business. The house was built for the Mitchum family, which had started The Mitchum Chip Company in 1936. Mitchum still exists as a small provider of private brand chips/snacks to grocers and has its office at 2001 West Morehead Street (source of information: Charlotte Modern Realty website).

**Note: On Study List. On .85 acres in a residential area west of Monroe Rd.**





14) 1200 Burtonwood Circle, 1960

Reasons for Historical Significance: Good example of a mid 20<sup>th</sup> century modern house.

House is located in Burtonwood subdivision and was built by owner of Biggs Camera based on a plan from a housing magazine. Architect unknown. (Source of information: Charlotte Modern Realty website).

Note: Extant – On .82 acres in a residential area west of Monroe Rd.



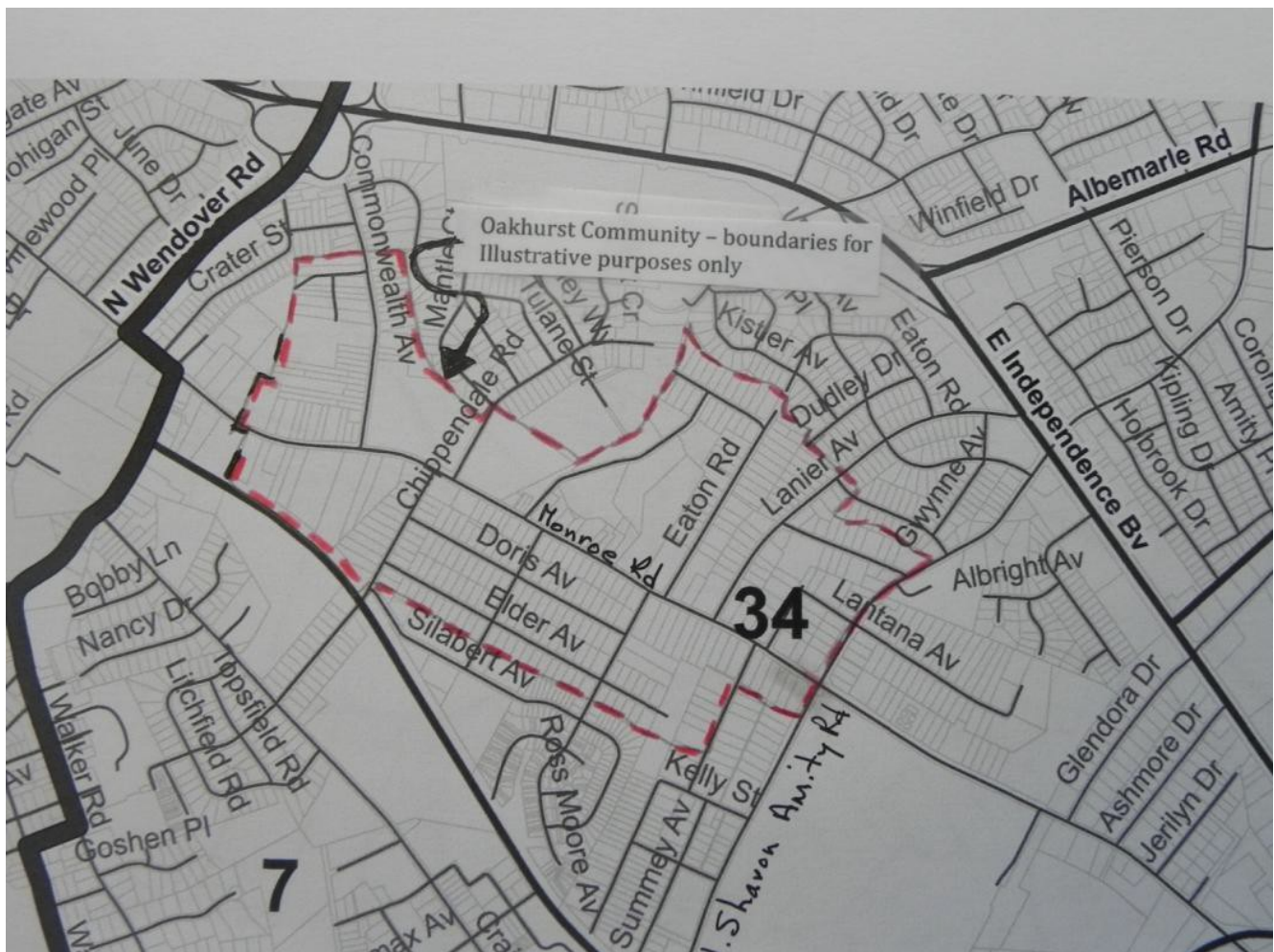
## Potential Historic Preservation Areas

### Oakhurst Community

Oakhurst is a distinct community located on both sides of Monroe Road northwest of North Sharon Amity Road that began to develop in the early part of the 20<sup>th</sup> Century. The Oakhurst Baptist Church and the Oakhurst School are major features of the area. At one time a hosiery mill provided employment for residents but is now gone.

The distinctiveness of the Oakhurst community is due in large part to the lack of traditional strip development along Monroe Road. The businesses have generally made use of the former residences for their operations, which is a different approach than in many other commercial areas of Charlotte. Several streets coming off Monroe Road contain houses built in the 1920's and 1930's including Commonwealth Avenue and Lanier Avenue. The rest of the Oakhurst community mainly consists of single family homes and garden apartments built during the 1940's, 1950's and early 1960's.

Note: Oakhurst Community is currently undergoing changes with the construction of townhomes and commercial space close to the intersection of Wendover Rd and Monroe Rd. As Len notes, this area is unique because residences were turned into businesses. Still, developmental pressures remain and are increasing.





Examples of Houses Used for Commercial Purposes along Monroe Road and Church:



5308 Monroe Road, 1922 - Extant



5105 Monroe Road, 1930 - Extant



5103 Monroe Road, 1928 - **Extant**



Oakhurst Baptist Church, 5037 Monroe Road, 1957 - **Extant**



Examples of Residences in Oakhurst:



2029 Mandarin Boulevard, 1932 - Extant



4301 Commonwealth Avenue, 1938 - Extant



1422 Richland Drive, 1941 - Extant



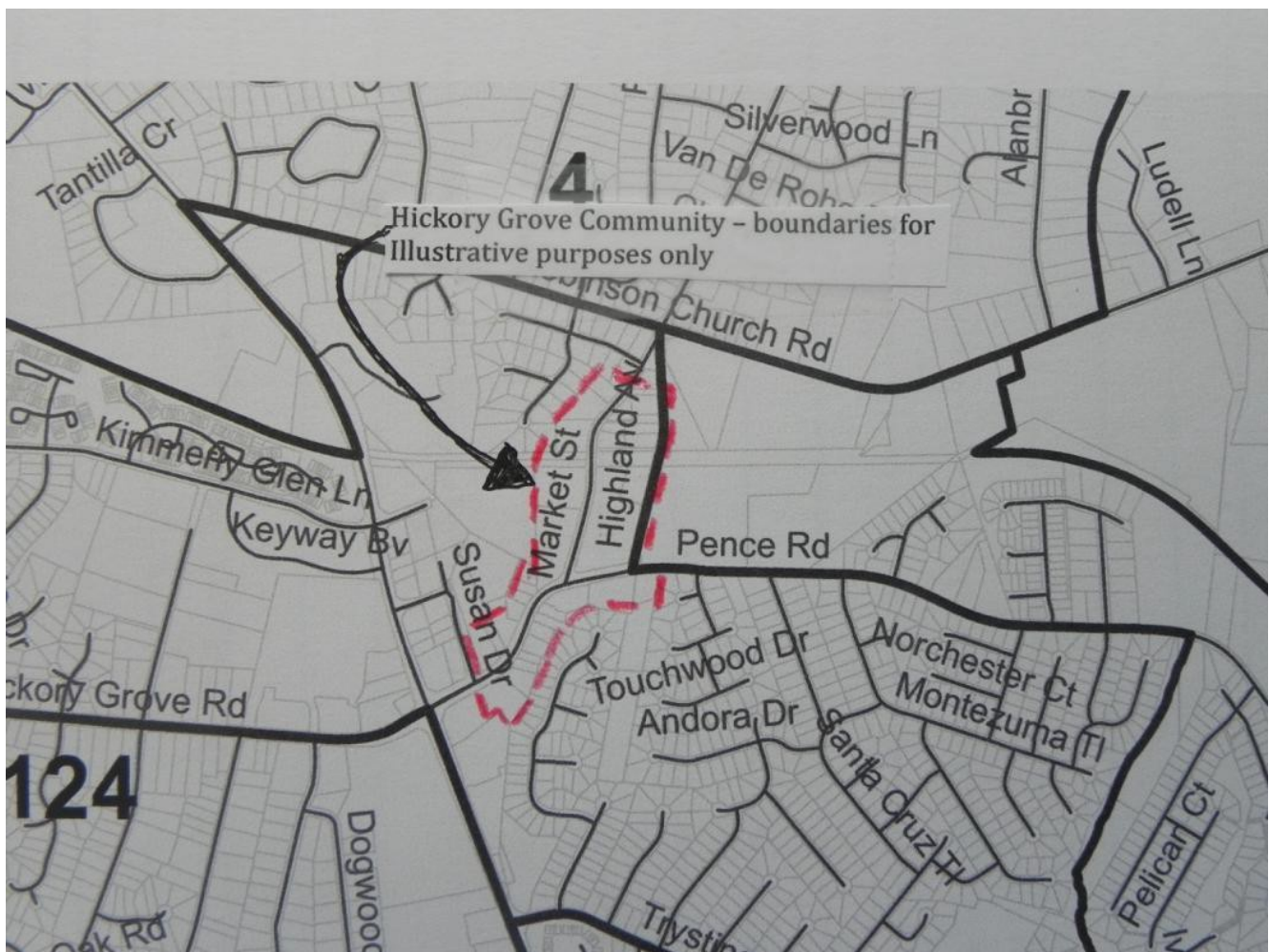
2021 Lanier Avenue, 1931 - **Extant**



## Hickory Grove Community

The Hickory Grove community grew up around the Hickory Grove United Methodist Church and the Hickory Grove School on Hickory Grove Road. It is a very compact area with less than 20 houses built mostly in the 1920's and 1930's and several vacant lots. A cemetery is located across Hickory Grove Road from the church.

**Note: The location of the Methodist Church and the Hickory Grove Elementary School should help slow development. This area has many older homes in varying conditions. A townhouse community is currently being constructed between East WT Harris and Market Street.**



Hickory Grove United Methodist Church:



6401 Hickory Grove Road, 1939 - Extant



Church Cemetery - Extant

Examples of Residences:





6121 Hickory Grove Road, 1930 – Extant but on 2 acres adjacent to land currently being developed into townhouses.



6132 Hickory Grove Road, 1920 - Extant

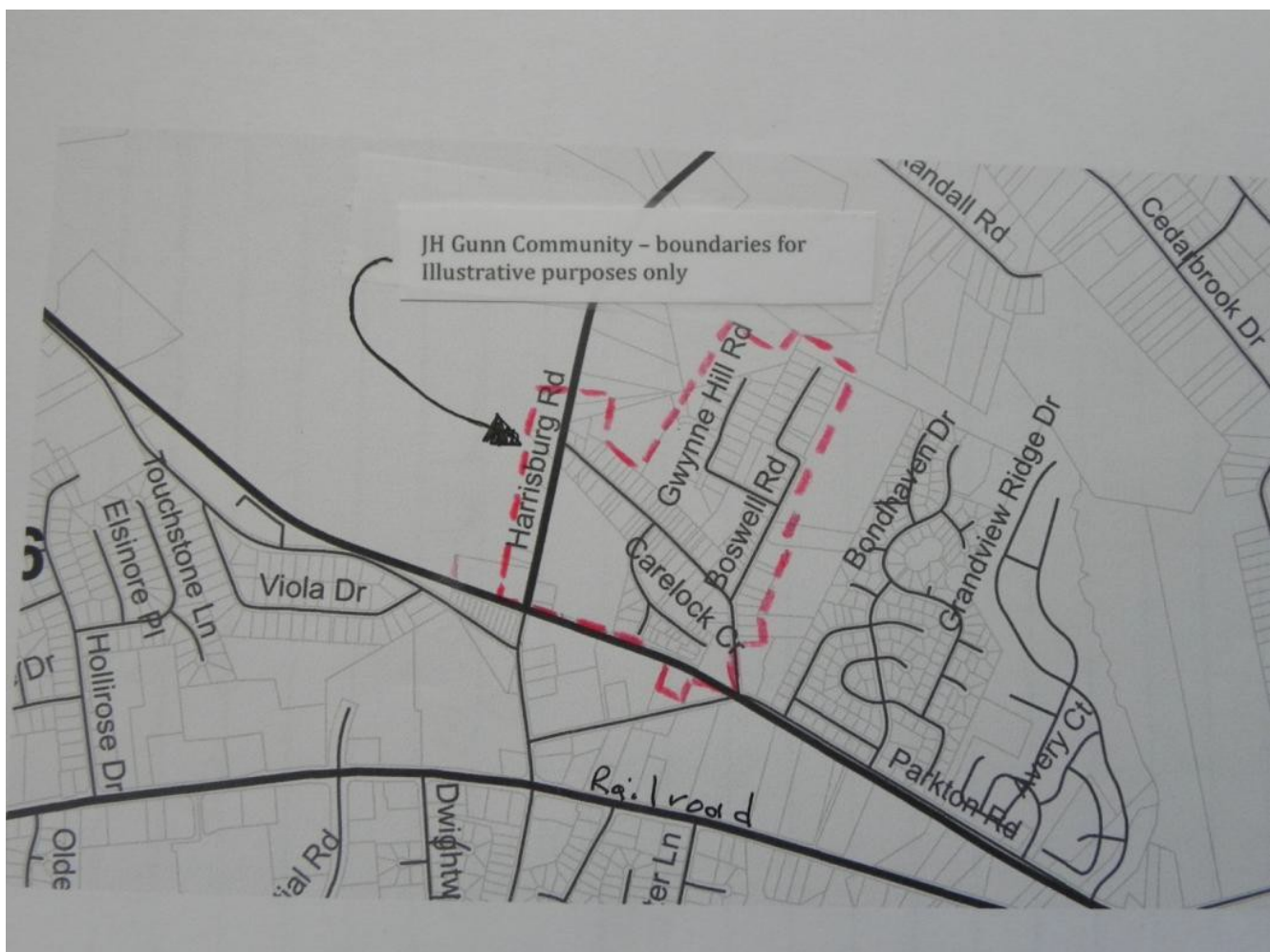


6413 Highland Avenue, 1930 - Extant

### **JH Gunn Community:**

The JH Gunn Community is east of Harrisburg Road and north of Parkton Road. Its major street is Misenheimer Road. It is an African American community that developed around JH Gunn School. Most of the houses are from the late 1940's through the 1960's but there are some from the 1920's. The area is relatively compact and consists of 50 to 60 houses with a number of vacant lots. The traditional African American Logan Chapel CME Church and cemetery is nearby on Parkton Road.

**Note: The JH Gunn Community is endangered. Multiple residential developments (apartments, single family homes) have been constructed in direct proximity to this neighborhood within the past few years.**





## Church and Identifying Sign



Sign at Misenheimer Road and Harrisburg Road - **Extant**



Logan Chapel CME Church, 1967, and Cemetery. - **Extant**

## Examples of Older Residences



7613 Boswell Road, 1948 - Extant



9528 Misenheimer Road, 1928 - Extant



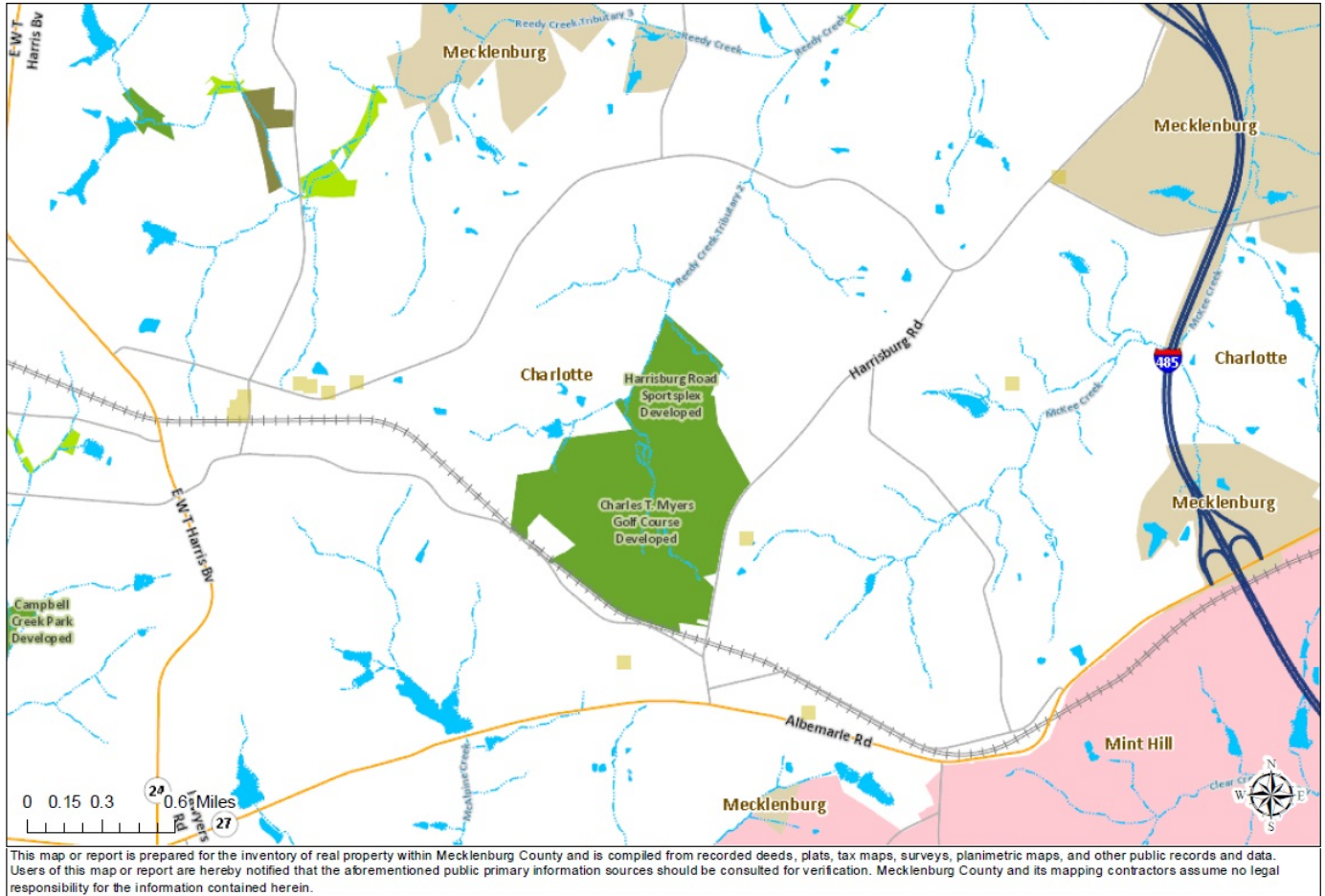
7601 Harrisburg Road, 1920 - Extant



## Additional east Charlotte properties to research

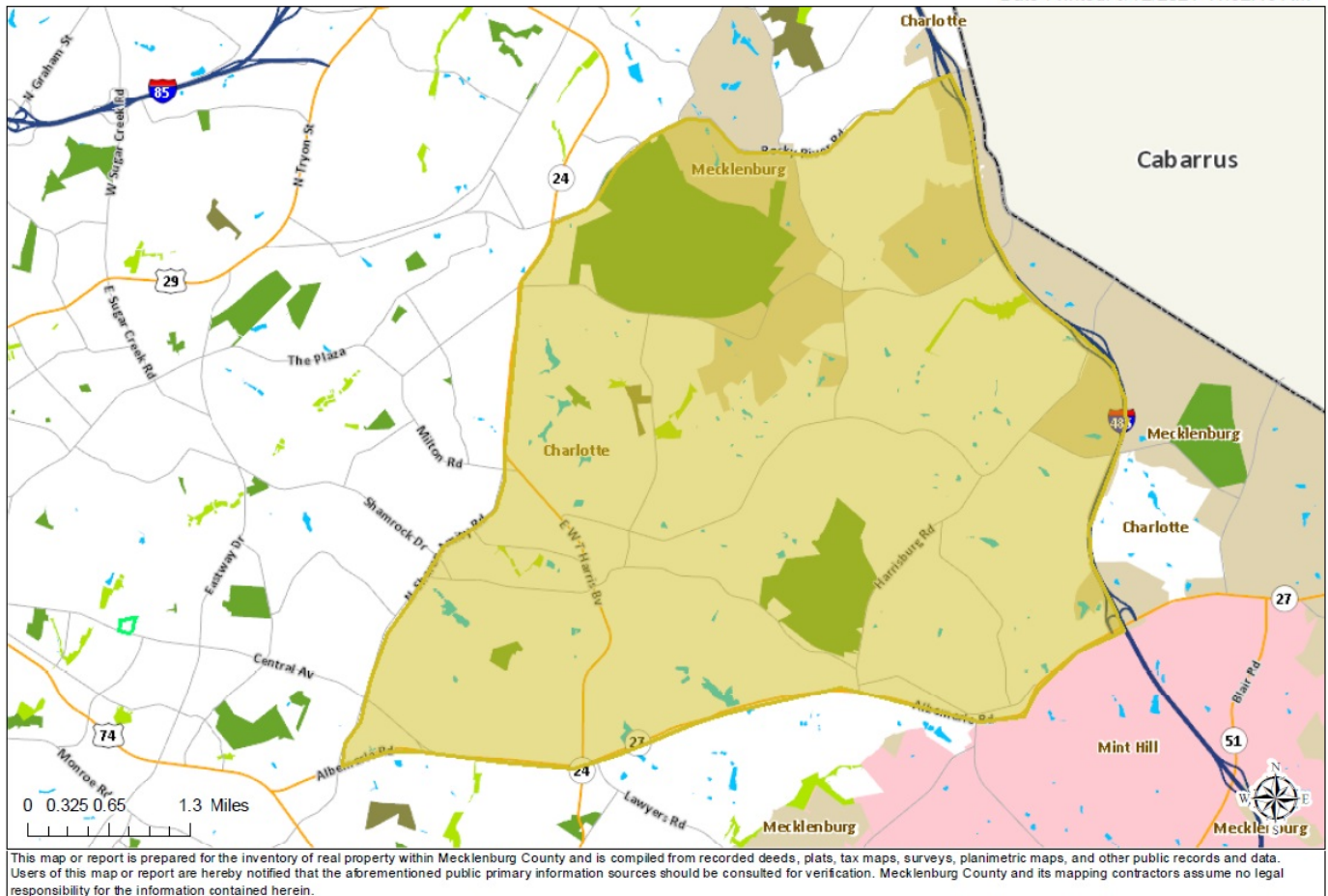
### **Polaris 3G Map – Mecklenburg County, North Carolina**

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## Polaris 3G Map – Mecklenburg County, North Carolina

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Note: This map does not include all of east Charlotte but does include large sections within it that still have undeveloped acreage to develop. The HLC could be in a proactive rather than reactive situation here due to developers focusing on this undeveloped acreage rather than demolishing what is already built.



7800 Harrisburg Road – built in 1930



10000 Harrisburg Road – built in 1947





9607 Albemarle Road – built in 1968



8951 Albemarle Road – built in 1970





8600 Dogwood Drive – built in 1966





7001 Robinson Church Road – built in 1938





7021 Robinson Church Road – built in 1939





7109 Robinson Church Road – built in 1953





7213 Robinson Church Road – built in 1951



6403 Highland Avenue – built in 1928





6407 Highland Avenue – built in 1948





6411 Highland Avenue – built in 1928





6413 Highland Avenue – built in 1930





6419 Highland Avenue – built in 1928





6410 Market Street – built in 1935





6400 Market Street – built in 1931

