

NORTH CAROLINA STATE HISTORIC PRESERVATION OFFICE
Office of Archives and History
Department of Natural and Cultural Resources

NATIONAL REGISTER OF HISTORIC PLACES

Ervin Building

Charlotte, Mecklenburg County MK2133 Listed 12/15/2023
Nomination by Kendra Waters, Ryan LLC
Photographs by Caroline Wilson, August 2018



Ervin Building, looking northwest to east elevation of building.



Ervin Building, looking northeast at west elevation.

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of Property

Historic name: Ervin Building

Other names/site number: Varnadore Building, Queer Tower

Name of related multiple property listing:
N/A

(Enter "N/A" if property is not part of a multiple property listing)

2. Location

Street & number: 4037 East Independence Boulevard

City or town: Charlotte State: NC County: Mecklenburg

Not For Publication: N/A Vicinity: N/A

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this x nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property x meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

 national statewide x local

Applicable National Register Criteria:

 A x B C D

 <hr/> Signature of certifying official/Title: State Historic Preservation Officer	<u>10/30/23</u> <hr/> Date
State or Federal agency/bureau or Tribal Government	

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In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official: _____ **Date** _____

Title : _____ **State or Federal agency/bureau or Tribal Government** _____

4. National Park Service Certification

I hereby certify that this property is:

- ___ entered in the National Register
- ___ determined eligible for the National Register
- ___ determined not eligible for the National Register
- ___ removed from the National Register
- ___ other (explain:) _____

Signature of the Keeper Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- Private:
- Public – Local
- Public – State
- Public – Federal

Category of Property

(Check only **one** box.)

- Building(s)
- District

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Site

Structure

Object

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>1</u>	<u> </u>	buildings
<u> </u>	<u> </u>	sites
<u> </u>	<u> </u>	structures
<u> </u>	<u> </u>	objects
<u>1</u>	<u>0</u>	Total

Number of contributing resources previously listed in the National Register

6. Function or Use

Historic Functions

(Enter categories from instructions.)

COMMERCE/TRADE (business)

Current Functions

(Enter categories from instructions.)

COMMERCE/TRADE (business)

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7. Description

Architectural Classification

(Enter categories from instructions.)

MODERN MOVEMENT:

International Style

Materials: (enter categories from instructions.)
Principal exterior materials of the property:

Foundation: Poured cement and brick veneer

Walls: Brick veneer, stucco, and marble

Roof: Built-up roofing

Other: Red marble detailing

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The Ervin Building is a seven-story office building located southeast of downtown Charlotte. The building is a Modern Style office building developed by Charles Ervin as the new, modern offices for the Ervin Company, his development company. Ervin hired local architecture firm Ferebee, Walters, and Associates to design the building, and it was completed in 1964. The building focuses on a strong vertical design with flexible interiors to allow for different office uses. The building retains a high level of integrity.

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Narrative Description

Setting

The Ervin Building property consists of the seven-story and a basement structure surrounded by a large, paved parking lot. The complex is bounded by E. Independence Boulevard to the south, Pierson Drive to the east, Bamboo Street to the north, and 4001 E Independence Blvd to the west. The building and parking lot sit at grade at the south and east elevations, but the basement is visible on the north and west elevations. The east portion of the parking lot has a large concrete retaining wall along Pierson Drive and Bamboo Street.

Exterior

All elevations of the Ervin Building are nearly identical with the only deviations occurring on the first and basement levels of the building. The square structure rises seven stories high, with a basement level above grade at the north and west elevations. The first floor is recessed following a typical Modern style convention to create the illusion of a “floating” building. Each elevation contains six bays which are divided by five raised, triangular pilasters covered in light-colored brick veneer. The corners of the building are also clad in light colored brick that form a flat, continuous surface. These pilasters extend slightly above the seventh level creating a non-continuous parapet, and they extend slightly below the edge of the overhang between the first and second levels. Each bay consists of a large, metal-framed, one-over-one window, with the top pane covering two-thirds of the opening. The larger top windowpane is a pivot window. A faux marble panel divides each window in between levels.

The recessed first floor features metal framed glazed walls. At each elevation, four columns sit below alternating triangular pilasters from the upper levels. The stucco finished columns are square with either a simple stepped capital or no capital. A simple drop-ceiling covers the bottom of the overhang, and a concrete tile floor is placed around the ground level. The ground level is currently covered in plywood to prevent vandalism. On the roof, a one-story mechanical space is stepped back from the exterior edge and is enclosed with corrugated metal panel walls. Earlier photos show that this mechanical enclosure originally had large letters spelling out “ERVIN” along the west elevation. The lettering was removed in 1977 according to a newspaper article. The corrugated metal is currently painted black and has cellular antennas mounted to it.

The south elevation contains the main entrance to the building. Currently covered in plywood, two metal-framed glass doors open into the main lobby. Some of the glass of the first level windows remain, but the majority have been broken by vandals. Plywood covers the first-floor windows and window openings. The metal window frames remain intact.

The east elevation opens onto a raised parking lot, as Bamboo Street and Pierson Drive slope down to accommodate the underpass at the intersection of Bamboo Street and E. Independence Boulevard. At the north end of the east elevation, four concrete steps framed by a low light-

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colored brick retaining wall lead to the parking lot. The retaining wall extends around to the north elevation.

A portion of the basement level is visible on the north elevation. Below the fifth bay, a concrete staircase leads to an entrance to the basement. The same low, light-colored brick retaining wall from the east elevation wraps around to the north.

The basement level is also visible at the west elevation. The light-colored brick retaining wall wraps around from the north elevation. A centrally located staircase extends perpendicular from the building and leads to the basement. The staircase is covered by a concrete canopy that projects from the ground level. Another exterior staircase at the southwest corner provides access from the first floor down to the west parking lot. The southwest staircase extends out from the retaining wall as a floating staircase. The majority of the first level offices have been covered in sheet rock two-thirds of the way up the wall. The rest of the first floor is glass.

Interior

The Ervin Building interior was designed with a central block of public spaces surrounded by a circulation corridor with office spaces around the exterior of the corridor. Each floor of the building follows this plan. The interior office spaces were designed to be flexible with minimal permanent office partitions. The central block includes enclosed staircases at the east and west, two elevators at the south, and bathrooms and a telephone room at the north. This general floor layout allowed offices to maximize natural light, provide easy access to the shared public spaces, and encourage organic interactions between tenants in public spaces.

Basement Level

The basement is accessed through an exterior door on the west and north elevations or through the west interior staircase. The basement has the same central block that houses staircases, elevators, and bathrooms and mechanical chases. A corridor surrounds the central block with storage rooms and offices on the outside of the hallway. Unlike the upper levels the basement hallway is interrupted on the north side by a pump room and telephone room. The ceilings are exposed in the pump room, and different mechanical and plumbing system updates are evident.

Extensive water damage has destroyed much of the lay-in ceiling and some of the gypsum board walls. Office and storage space occupy the majority of the perimeter space in the basement plan. To the west of the central block, the hallway runs all the way to the north exterior wall, ending in an exterior entrance below grade with a staircase up to street level. The office space sitting along the west wall has with ribbon windows at the top of the exterior wall as it is exposed outside at this portion.

First Floor

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The main entrance to the Ervin Building is centrally located at the south elevation as the parking lot used to directly open onto East Independence Boulevard (an early 2000s rework of the road closed the direct access to the Ervin Building). The lobby is situated on the south side of the floor plan and provides direct access to the elevators with terrazzo flooring, acoustic tile lay-in ceilings and gypsum board walls. To the west side of the lobby a series of full-height glass partitions creates the receptionist's office, documented in early photographs of the building. The first floor contains the same central service block as the other floors. At the first floor, a corridor runs along the east, north, and west of the central block, with office spaces along the exterior of the corridors.

The first-floor offices are marked by considerable natural light due to the floor-to-ceiling glass exterior walls. The ceilings throughout the first floor are lay-in ceilings with panel lighting. Two offices sit off the east corridor, and a larger office space that has been further divided opens off the northeast corner of the north corridor. The large office space is currently divided by non-load-bearing walls. An exterior door along the east elevation is found within this office space. The west corridor extends from the south lobby to an exterior door on the north elevation. Paneled walls divide the office space on the west portion of the ground level. Metal doors open into the office spaces on the ground floor, with a metal panel extending to the ceiling above most of the ground level doorways.

Levels Two through Seven

The upper levels of the Ervin Building are organized with a corridor wrapped around the central circulation and mechanical core. The interior walls of the office space were designed to be easily moved depending on the needs of those occupying the spaces, which accounts for the later changes that happened to the interior layout changes. Over the life of the building tenants have rearranged office layouts; an intentional feature of Ervin's design. The central service block and main corridor are relatively intact on all the upper floors. Many of the original door frames appear to be intact. The original corridor doorways consist of metal frames with styles extending from the floor uninterrupted to the ceiling with a slightly recessed metal panel extending the door head all the way to the ceiling. Particularly good examples of this arrangement are still in place on the second level. Some corridor doors have been replaced with 1990s doors that are simplified in style. A corridor runs around the entire block, providing access to the office spaces that line the exterior of the hallway.

The interior finishes at the upper level are fairly uniform with painted plaster board or gypsum board walls, an acoustic tile grid ceiling, and carpeted floors. Due to water infiltration, there is substantial damage to walls and ceilings. The second level remains relatively unchanged in floor plan. Smaller offices are found on the west, south, and east walls, with a larger office space along the north wall. A previous tenant has removed the interior walls at the third and fourth levels to create an open space. The fifth and sixth levels retain most of the original office layout, except the southern corridor has been widened. On the seventh floor, the offices have been widened to create larger spaces.

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B. Property is associated with the lives of persons significant in our past.
- C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

- A. Owned by a religious institution or used for religious purposes
- B. Removed from its original location
- C. A birthplace or grave
- D. A cemetery
- E. A reconstructed building, object, or structure
- F. A commemorative property
- G. Less than 50 years old or achieving significance within the past 50 years

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Areas of Significance

(Enter categories from instructions.)

COMMUNITY PLANNING AND DEVELOPMENT

Period of Significance

1964-1970

Significant Dates

Significant Person

(Complete only if Criterion B is marked above.)

Ervin, Charles

Cultural Affiliation

Architect/Builder

Ferebee, Walters & Associates

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

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The Ervin Building at 4037 East Independence Boulevard in Charlotte, North Carolina, is eligible for the National Register of Historic Places under Criterion B for its association with the productive life of Charles Ervin (1926-2006). Ervin, one of the region's preeminent neighborhood developers, constructed the Ervin Building as the headquarters for his Ervin Company. Ervin, a builder turned developer, founded the Ervin Company by 1947 and capitalized on the nation-wide building boom following World War II. He built a full-service real estate and construction company that focused on suburban neighborhoods. Ervin expanded his company into one of the largest custom-home developers in the Southeast and brought many progressive practices into his business. As part of his vision for the future development of Charlotte, Ervin built a new office building along the decade-old Independence Boulevard, a crosstown road meant to provide better access to the burgeoning suburbs. The Ervin Building, completed in 1964, was constructed as the first major large-scale commercial structure along the road, an indication of the continuing development of areas away from city center during the mid-twentieth century. The building is eligible for listing under Criterion B due to Charles Ervin's position as one of the major custom home builders and real estate developers in the Southeast during the 1950s and 1960s. The building's period of significance extends from its completion date in 1964 until the Ervin Company was sold and left the building in 1970.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

Criterion B: Charles Ervin

Early Suburban Growth of Charlotte

The Ervin Building was constructed in a growing suburb in east Charlotte as part of Charles Ervin's vision and hope for the city's expansion. The Charlotte suburbs had been expanding since the beginning of the twentieth century, starting first with family homes and subdivisions, and slowly attracting commercial properties further away from the city center. Charles Ervin built his career developing suburban housing developments and small commercial properties. When it was time for him to construct a new headquarters building for his company, he decided to bet on the continued outward growth of Charlotte.

Long before Ervin began his career, Charlotte had established itself as a place of rapid growth and prosperity. Charlotte became a thriving town because of its prominence along trade routes. With the addition of the county courthouse in the 1760s, Charlotte was the center of trade for the Piedmont region of North Carolina.¹ Through the next century, plantations and gold mining drove the economy of the small urban center, drawing people from the surrounding counties. The introduction of the railroad in the 1850s, which helped connect Charlotte to Columbia, South Carolina, and the state capital Raleigh, pushed Charlotte to grow and expand more than any other town in the region. After the Civil War, the further expansion of the city's railroads caused an

¹ Dr. Thomas W. Hanchett, "The Growth of Charlotte: A History," Charlotte-Mecklenburg Historic Landmarks Commission, accessed September 16, 2018, <http://www.cmhpf.org/educhargrowth.htm>.

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industrial boom, which in turn drew more people to the area to work. Several large, successful cotton mills sprang up in the city at this time.²

By the turn of the twentieth century, cotton mills and other industries were driving the economy of Charlotte, and in 1891 the city started operating electric trolley cars.³ Suddenly, the new lifestyle of suburbs were a viable option for many of the residents of Charlotte, and the growth outside of the city was substantial. The first main suburb, Dilworth, was built south of the city center of Charlotte by Edward Dilworth Latta.⁴ Next, the neighborhood of Elizabeth was built along the streetcar line running east of the city in 1900. Many of the wealthiest residents of Charlotte moved to these areas, enticed by the large homes, green space, and easy transportation into the city. Many more of these suburban neighborhoods would pop up along the streetcar lines extending to the south and the east of the city throughout the next few decades, mostly funded by early developers who saw this new trend in building.⁵ As suburban living became more popular, businesses and other commercial activity followed by moving outside of the city center in the 1920s and 1930s.

After World War II, the large number of returning soldiers, new-found middle-class wealth, and affordable personal transportation sparked another suburban building boom across the country. In Charlotte, developers took advantage of the growing market. The City of Charlotte recognized the drastic need for post-war housing and willingly expanded utility services to anyone building on undeveloped land.⁶ It was at this time that Charles Ervin began his career in construction, starting as a bricklayer in the mid-1940s, and by 1947, he had started his own construction company in the Charlotte region.⁷ Charlotte had been experiencing drastic housing shortages due to returning soldiers from WWII and a lack of home building during the war.⁸ A record number of 3,136 housing permits were pulled in 1950, and while housing permit numbers ebbed and waned over the ensuing decade, Ervin proved to be a shrewd businessman. Ervin expanded his company into a full development company in 1950, and during the company's first year, Ervin sold \$2.5 million worth of houses. By 1963, the company had grown to \$16.8 million in sales throughout the Carolinas.⁹

Growth of the Ervin Company

² Ibid.

³ Ibid.

⁴ "History Timeline," Charlotte Mecklenburg Library, accessed September 16, 2018, <https://www.cmstory.org/history-timeline#222>.

⁵ Dr. Thomas W. Hanchett, "The Elizabeth Neighborhood: Change and Continuity in Charlotte's Second Streetcar Suburb," Charlotte-Mecklenburg Historic Landmarks Commission, accessed September 15, 2018, <http://landmarkscommission.org/wp-content/uploads/2016/11/THE-ELIZABETH-NEIGHBORHOOD.pdf>.

⁶ Sherry Joines Wyatt and Sarah Woodard, "Final Report: Post World War Two Survey," Charlotte-Mecklenburg Historic Landmarks Commission, accessed September 15, 2018, <http://www.cmhpf.org/Surveys/postww2survey.htm>.

⁷ Charles W. Waring Jr, "Young Men Bring Experience to Home Building Project," *Charleston Evening Post*, September 15, 1964, Newsbank Database.

⁸ Sarah A. Woodard and Sherry Joines Wyatt, "Motorized Landscape: The Development of Modernism in Charlotte, 1945-1965," North Carolina Digital Collections, 2000, pg. 2.

⁹ Wyatt and Woodard, "Post World War Two Survey," Figure 1.

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Charles Ervin was born on April 13, 1926 in Rutherford, North Carolina. Ervin enlisted in the Navy during World War II, and upon release returned to Charlotte to run grocery stores with his brother. Ervin used his skill as a bricklayer to construct his own house for his family in Charlotte in 1947. He had an offer on the house right after its completion, and he sold it and went on to build another house for his family. This trend continued a few more times until he decided to leave the grocery business and start the Ervin Construction Company in 1947 with 15 employees.¹⁰ Eight years later his company had grown to over 400 employees. A 1955 Charlotte Observer article touted them as one of the “largest custom home builders in the nation.”¹¹

The population of Charlotte grew exponentially between 1940 and 1970. Most of the population growth occurred in the suburbs, and the city continually annexed new suburbs. The new families moving to Charlotte appreciated the same qualities of suburban living that had drawn the first suburban homeowners a few decades earlier: spacious, private living with plenty of green space.¹² New federal loan programs offered to veterans made homeownership more attainable while cheaper, more reliable automobiles allowed families to live further from work and stores. These two things combined with a growth in family wealth led the nation-wide trend of rapid suburban expansion in the mid-twentieth century.

Ervin’s early success and the continued need for middle-class single-family housing allowed Ervin to rapidly expand. Ervin built his company so that all aspects of home buying could be completed through what eventually became the Ervin Company. Ervin started with a focus on construction, but quickly included an architectural design and engineering department. He saw the need for large-scale single family housing developments throughout the greater Charlotte area, and by 1955 he had eight different subdivisions bearing the Ervin name. The Ervin Company subdivisions were entirely designed and built by the company. The Ervin Engineering Company planned the subdivisions from inception, including initial survey work, laying out streets and lots, and installing sewer and water lines.¹³ The sales and finance departments worked with homebuyers to pick their layout and finance the homes. The construction department oversaw all aspects of the building process.

The architectural design within each subdivision was also an important component of the Ervin Company. Ervin used the popular subdivision model of having a few different basic house plans available that could then be adapted for each buyer. In 1959, an article advertising a new development by Ervin claimed the company had over 100 different floor plans but also the option of personalized floor plans should the customer be more discerning. Styles of houses ranged from “modern to colonial” and each home plan was “the result of study and research and is advanced in livability and convenience.”¹⁴ The company generally kept the designs traditional and

¹⁰ Rolfe Neill, “His Passion? More Homes, Not Money,” *The Charlotte Observer*, May 1, 1960.

¹¹ “Ervin is Story of American Enterprise,” *The Charlotte Observer*, May 1, 1955, 132.

¹² Ibid.

¹³ “Engineering Firm Does Planning,” *The Charlotte Observer*, May 1, 1955, 124.

¹⁴ “Ervin Construction Purchases 115 Acres,” *The Gastonia Gazette* (Gastonia, North Carolina), September 3, 1959, accessed September 15, 2018, <https://www.newspapers.com/image/19722510/?terms=%22ervin%2Bconstruction%2Bco%22>

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“conventional,” as they found the more modern style homes had low resale values in the Charlotte market.¹⁵ Ervin Company houses cost a family generally between \$8,500 to \$25,000, but in 1955 the Ervin Company sold a home for approximately \$125,000.¹⁶ The Ervin Company would also occasionally design and build on individual lots for clients. Floor plans could be adjusted in-house to suit any potential home-buyer’s wishes. The in-house architecture team worked to “keep abreast of the ever-changing products and materials available to make Ervin homes more livable.”¹⁷ Landscaping was also included as a part of the Ervin Company experience.¹⁸

The company added its own financial department by 1959 to help those potential buyers wishing to access G.I. and other loans.¹⁹ Ervin even opened a furniture retail store along Independence Boulevard, not far from his 1964 office building, to allow home-buyers the opportunity to purchase an interior design package along with their new home. He modeled his Hallmark Galleries after a furniture gallery opened by Levitt and Sons on Long Island in New York.²⁰

Part of Ervin’s success was based on identifying areas of Charlotte destined for future city expansion, and this technique paid off as Charlotte rapidly annexed new areas into the city during the 1960s.²¹ As of 1965, the Ervin Company’s three public utility systems supported subdivisions in areas without city services.²² Ervin’s emphasis on custom-built subdivisions and creating an all-in-one company lead him to quick success. In 1960, it was reported that Ervin would be building one-third of all new houses in Charlotte. He was the seventh largest homebuilder in the country.²³ By early 1965, the Ervin Company reported designing more than 7,000 homes.²⁴ In 1965, over 50 percent of the houses in Charlotte had been constructed between 1950 and 1965²⁵ – and the Ervin Company was a huge contributor to those numbers.

Ervin’s business success was also in part due to his interest in creating a better and stronger community. He sought out different ideas on bringing people together in a productive manner. Ervin was fascinated by the promise of tomorrow and eagerly followed new innovations in technology and city planning.

Walt Disney and his Disneyland theme park, which opened in Anaheim, California, in 1955, influenced Ervin particularly. Disney was a proponent of progress, of bringing people together, and creating a utopian society. He added the futuristic “Tomorrowland” to Disneyland, and he

¹⁵ “Ervin is Story of American Enterprise,” *The Charlotte Observer*, May 1, 1955, 132.

¹⁶ “Village No. 3 Shaping Up as Lots are Selected,” *The Charlotte Observer*, May 1, 1955, 131.

¹⁷ “Ervin Building,” *Charlotte Observer*, January 25, 1965, 51.

¹⁸ “Ervin to Build Safety Sidewalks: Subdivision will Protect Children,” *The Gastonia Gazette* (Gastonia, North Carolina), December 8, 1959, accessed September 15, 2018, <https://www.newspapers.com/image/4307261/?terms=%22ervin%2Bconstruction%22>

¹⁹ “Ervin Construction Purchases 115 Acres.”

²⁰ Tom Crobitt, “Ervin Offers One-Stop Furnishings,” *Charlotte Observer*, Accessed from the Ervin Company Vertical File in the Carolina Room and the Charlotte Mecklenburg Library.

²¹ Wyatt and Woodard, “Post World War Two Survey.”

²² “Ervin Building,” *Charlotte Observer*, January 25, 1965, 52.

²³ Rolfe Neill, “His Passion? More Homes, Not Money,” *The Charlotte Observer*, May 1, 1960.

²⁴ “Ervin Building,” *Charlotte Observer*, January 25, 1965, 51.

²⁵ Woodard and Wyatt, “Motorized Landscape,” 4.

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designed exhibits for the 1964 New York's World Fair that included the "Carousel of Progress" and "It's a Small World," both of which became attractions at his theme parks.²⁶

In 1959, Disney wrote a letter to Ervin in which he thanked Ervin for a phone call and encouraged him to continue with his plans for the future of Charlotte. Disney liked Ervin's "ambitions to showcase ingenuity and achievement there."²⁷ Some of Disney's influence can be seen in the calculated effort in the design of the Ervin Building to create public spaces all employees would use, causing employees to naturally interact outside of their offices.

Ervin's company was building in the South during the Civil Rights Era, which encompassed a struggle to access home ownership. Unfair housing practices kept many African American families from being able to buy houses, and when African Americans were able to buy, racist laws, norms, and lending practices limited their options to segregated neighborhoods.²⁸ Ervin's business depended on buyer's access to FHA and VA loans, which strictly regulated what subdivisions loan recipients could buy into. Scholarly studies of FHA/VA lending emphasize that African Americans received sharply less benefit from the program than whites. "Contemporary estimates suggested that less than 2 percent of FHA-insured loans and 3 percent of VA-guaranteed loans" went to non-whites in the 1950s according to historian Andrew Wiese.²⁹ This excluded many African Americans from homeownership but not all. Developers who wanted to serve the African American market could get the attention of the FHA, often through great effort. While Ervin could not desegregate his neighborhoods, he could build new ones.

In 1954, Ervin began construction on Oaklawn Park, "Charlotte's first really modern subdivision" for African Americans. This development in West Charlotte featured all the amenities of Ervin's other subdivisions. Furthermore, maximum FHA and GI loans were available on all homes within.³⁰ Ervin was able to qualify for FHA assistance because he was what they referred to as an "operative builder." To meet their definition, the builder bought the land, laid out the streets, the lots, and built the houses. The Federal Housing Authority encouraged banks to favor these types of builders because they believed it to be the most efficient way to deliver housing to the growing population.³¹ Though the scales were heavily tipped, FHA/VA lending still had a role in improving African American lives. Wieses states "As much as 40 percent of new housing occupied

²⁶ Steve Rose, "Tomorrowland: how Walt Disney's strange utopia shaped the world of tomorrow", *The Guardian* (London, England), May 21, 2015.

²⁷ Letter to Charles Ervin, from Walt Disney, July 30, 1959.

²⁸ Richard Rothstein, *The Color of Law*, (New York, NY: Liveright Publishing Corporation, 2018).

²⁹ Andrew Wiese, *Places of Their Own: African American Suburbanization in the Twentieth Century* (University of Chicago Press, 2004), p. 140.

³⁰ "Oaklawn Park Homes Well-Planned," *The Charlotte Observer*, October 23, 1955. Oaklawn Park is a designated local landmark by the City of Charlotte. More information on the neighborhood can be found at the City of Charlotte Planning, Design & Development department.

³¹ Tom Hanchett, "OAKLAWN PARK, an African American neighborhood in Charlotte," September 15, 2019 access March 15, 2023, <https://charlottehistorytoolkit.com/wp-content/uploads/2019/10/Oaklawn-Park-Hanchett.pdf>.

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by African Americans” – both renters and home-owners – was FHA/VA assisted during the 1950s.³²

Congress slowly passed anti-discrimination and equity laws in the 1960s. In 1962, President Kennedy signed an Executive Order that prohibited builders and developers who used federal funds from discriminating against potential homebuyers or renters based on race. This new objective caused quite a stir in the industry. When Ervin, who was one of the preeminent builders in the South, was interviewed about the pledge, he claimed it would have no impact on his business.³³ In 1964, a newspaper article announced a new African American housing development to be built north of Charlotte; the developer and builder was the Ervin Company. Prior developments for the African American market were centered in the Beatties Ford Road corridor of west Charlotte. Some white residents in the Long View area, near the proposed neighborhood, reacted very negatively to the neighborhood. As described in a newspaper article about the event, ten “white housewives” picketed the Ervin Construction Company offices in protest. They argued that the quality of homes would attract a less-than-desirable type of homeowner whose presence would reduce their property values, though the newspaper article from 1964 seemed skeptical of their reasons. The Ervin Company was not deterred by the protestors and offered to purchase homes owned by white residents at FHA appraisal.³⁴ From simple beginnings as a builder, Ervin was able to grow a large real estate development company based on the quality of his product, his business and real estate acumen, and his willingness to push for a better community.

The Ervin Building

Since Ervin based his company on the suburban development of Charlotte and other Southern cities, when it came time to find new, larger headquarters for his business, he eagerly chose to break ground in a growing Charlotte suburb. The company had already expanded outside of Charlotte, with offices in Charleston, South Carolina, Winston-Salem, North Carolina, and Gastonia, North Carolina by 1965.³⁵ Their headquarters in Charlotte required considerably more space to keep up with the amount of work they had in multiple cities and to upgrade to newer technologies. Ervin was not the first to move his company offices to the suburbs. The affordability of cars had enticed central business district employees to move to the suburbs and commute to work every day, but many businesses also moved their offices to the suburbs for cheaper land and larger offices at a lower cost. Moving businesses closer to homes also cut commute times. Charlotte proved no different, and by the end of the 1950s, businesses were moving to the suburbs.³⁶

³² Wiese, “Places of Their Own.”

³³ “Housing Order Seen Affecting Many Builders,” *The Times and Democrat* (Orangeburg, NC), November 22, 1962, accessed September 16, 2018, <https://www.newspapers.com/image/343927034/?terms=%22ervin%2Bconstruction%22>.

³⁴ “Housewives Plan Protest,” *Statesville Record and Landmark* (Statesville, NC), December 19, 1964, accessed September 16, 2018, <https://www.newspapers.com/image/3073784/?terms=%22ervin%2Bconstruction%22>.

³⁵ “Ervin Building,” *Charlotte Observer*, January 25, 1965, 36.

³⁶ Wyatt and Woodard, “Post World War Two Survey.”

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For the Ervin Construction Company, building a large headquarters building along the decade-and-a-half old East Independence Boulevard seemed like a good bet. Independence Boulevard was a major road providing access to and from the City of Charlotte. The large, multi-lane road was intended to ease traffic and make the city accessible from the outlying suburbs. But from the very beginning, the road sparked controversy and irritated local residents.³⁷ After its completion in 1949, city officials who had championed the building of the cross-town boulevard proved correct in their predictions that the road was much needed, and by the 1960s, 25,000 cars used it daily.³⁸

One of the biggest and earliest additions to East Independence Boulevard was the construction of the Charlotte Coliseum and Ovens Auditorium in 1955.³⁹ Renowned Charlotte architect A.G. Odell designed the complex, and the coliseum was the largest unsupported steel dome coliseum in the world when it opened. It was surprising that a large event space would be so far from downtown, and the coliseum was a towering structure in the residential suburbs.⁴⁰ It proved successful and brought many people down East Independence Boulevard. By 1963, Ervin saw the success of both residential and small commercial development along this stretch of Independence Boulevard and chose to build his new headquarters here. His building would be the first skyscraper east of downtown Charlotte, at 4037 East Independence Boulevard.

Ervin had a grand vision for his skyscraper. His offices would stand out not only for their location and size, but for its design as well. Ervin wanted his office building to consider new ways to bring employees together. He hired the local architectural firm Ferebee, Walters & Associates, who were able to bring his vision to life. Ferebee, Walters & Associates was led by S. Scott Ferebee, Jr. After serving in the U.S. Army in World War II, Ferebee graduated from NC State University in 1948 with a Bachelor of Architectural Engineering degree.⁴¹ Ferebee remained in North Carolina and joined A. G. Odell and Associates upon graduation. In 1953, Ferebee left Odell and eventually started Ferebee and Walters with Herschel Walters. The practice evolved into Ferebee, Walters & Associates.⁴² Ferebee remained president of the company.

Just as Ervin was one of the most prolific builders in North Carolina in the mid-twentieth century, Ferebee's firm worked throughout North and South Carolina, designing commercial projects such as shopping centers and banks, as well as multi-family residential buildings. Ferebee was heavily involved in the American Institute of Architects, serving as a director of the North Carolina AIA

³⁷ Dr. Dan L. Morrill, "The Building of Independence Boulevard," Charlotte-Mecklenburg Historic Landmarks Commission, accessed September 16, 2018, <http://www.cmhpf.org/educationtransportationindependence.htm>.

³⁸ Michael Graff, "Our Roads, Our Story: Independence Boulevard," *Charlotte Magazine*, February 12, 2014, <http://www.charlottemagazine.com/Charlotte-Magazine/March-2014/Our-Roads-Our-Story-Independence-Boulevard/>.

³⁹ "History of Bojangles' Coliseum and Ovens Auditorium," Bojangles' Coliseum, accessed September 10, 2018, <http://www.bojanglescoliseum.com/bojangles-coliseum-history>.

⁴⁰ Woodard and Wyatt, "Motorized Landscape," 30-31.

⁴¹ "S. Scott Ferebee Jr. (1921 – 2016)," *The Charlotte Observer*, November 24, 2016, accessed September 18, 2018, <https://www.legacy.com/obituaries/charlotte/obituary.aspx?n=s-scott-ferebee&pid=182702918>.

⁴² "Newly Elected Officers of North Carolina Chapter of the American Institute of Architects," *Southern Architect* (November 1963), North Carolina Chapter of the American Institute of Architects, accessed from the USModernist archives, page 7.

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chapter, president of the North Carolina Chapter of AIA, director of the South Atlanta Region of AIA, and eventually the national president of AIA.⁴³ He was also instrumental in founding the University of North Carolina Charlotte's School of Architecture. Ferebee, Walters & Associates is still practicing today under the name FWA Group with new leadership.⁴⁴

The Ervin Building is a striking example of Modern design along East Independence Boulevard. The building only stands seven stories tall, but the vertical brick pilasters with recessed windows draw the focus even further upward. The recessed ground floor, a common Modern style technique, makes the building appear as if it is "floating" above the ground, drawing the eye further upward. The exterior materials, including the white marble between windows and the light-colored brick, are also typical of mid-century design. While the houses in Ervin's developments were more traditional, often featuring typical brick veneer walls, his new office building demonstrated his and the company's commitment to forward-thinking ideas and design. The main lobby of the building also welcomed employees and guests with terrazzo floors, marble, and glass walls.

Ervin was constantly looking for new development opportunities that would allow him to try out new ideas. For his office tower, he had distinct ideas about how employees should move throughout and use the space. The building contains public spaces with connecting corridors to facilitate better and more frequent interactions between employees. The interior walls between offices were temporary in nature so the spaces could be easily adapted to fit the needs of new occupants and different business functions. These ideas may not seem radical, but office design and theory had undergone many different changes since the first skyscrapers appeared in the late nineteenth century. Early skyscraper offices were based on the historic merchant-clerk layout with a reception/recording room at the front and an executive office or two in the back.⁴⁵ Office buildings were relatively narrow as most buildings were still heavily reliant on windows for natural light and air circulation.⁴⁶ Skyscrapers got larger and taller as companies got bigger and building technology advanced. Elevators, efficient heating and cooling, better structural systems that allowed for larger and more open floor plates all contributed to the skyscrapers that now define cities. Skyscraper and office building design also became a symbol for the companies and government agencies that occupied them.⁴⁷ These new building types dominated urban design and construction for decades.

For Ervin, his skyscraper was a chance to show the growing possibility of the suburbs, to bring some of the downtown skyscrapers to suburbia while also elevating the existing idea of what a suburban office is. Company and office management theory was on the rise, with new ideas about how to better manage employees and how to create the most efficient office layout. Ervin's decision to hire Ferebee, Walters & Associates, rather than his in-house architects, demonstrate his desire to make a bold statement with this building. The local architecture firm was building a

⁴³ "Ferebee Nominated as Director," *North Carolina Architect* (December 1967), North Carolina Chapter of the American Institute of Architects, accessed from the USModernist archives, page 23.

⁴⁴ "S. Scott Ferebee, Jr. (1921 – 2016)."

⁴⁵ Dell Upton, *Architecture in the United States*, (Oxford, New York: Oxford University Press, 1998), 207-209.

⁴⁶ Upton, 211.

⁴⁷ Upton, 218-220.

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name for itself with its Modern commercial buildings throughout North Carolina. The majority of Modern commercial buildings constructed after WWII in Charlotte were either two-to-four-story suburban commercial buildings or a few tall skyscrapers downtown. 129 West Trade Street (c. 1958), designed by Ferebee's old firm A. G. Odell and Associates, was the first Modern skyscraper constructed downtown. The North Carolina Savings and Loan Association Building was constructed at 3801 East Independence Boulevard circa 1964. The building is only two stories tall but features many similar exterior materials as the Ervin Building. Ferebee, Walters & Associates designed the twelve-story Independence Tower at 4801 East Independence Boulevard in 1971. The building resembles more post-Modern design but has similar massing – including a recessed first floor – as the Ervin Building.⁴⁸ Charlotte's commercial growth during the mid-twentieth century focused primarily on lower office buildings in the suburbs. The city did not see another skyscraper boom till later in the twentieth century.

The Ervin Company Post-1964

Ervin continued to see success after the construction of his new office building. The Ervin Building was able to bring other companies to East Independence Boulevard. The Ervin Company offices occupied the first three-and-a-half floors of the building when it was completed in 1964, and the other three-and-a-half floors were rented to other companies. The first tenants included Ferebee, Walters, and Associates; Reynolds Metals Company; Alamo Polymer Corporation; Brockway Glass Company; Victory Film Production, Inc.; National Gypsum Company; Master Builder Company; Gibson Smith Realty Company; and others.⁴⁹ It did not take long for Ervin to plan and build another office building for his company not far from the 4037 East Independence. By 1968 Ervin had commissioned Ferebee, Walters & Associates to design another office building for 4822 Albemarle Road, a mere mile away. Ervin still had hopes of eastern expansion of the main business corridor of Charlotte. The original design for the new building was to be a copy of the 1964 structure, but plans were changed in order to provide more space. Ervin moved some of their operations into the new office space, specifically the company computer that was a unique feature at the time (and required significant room). Other offices were rented out. The architects designed the new building to be a three-story building “contemporary in design capped with a bronze mansard roofline.”⁵⁰

Ervin continued to see measurable success of his company up to 1969. That year his company was considered one of the top community planners in a contest run by the General Electric Company (GE). The three winning projects – Providence Square, Idlewood Farms, and Olde Providence –

⁴⁸ SVM Historical Consulting, “Modernist Architecture in Charlotte, North Carolina,” Charlotte-Mecklenburg Historic Landmarks Commission.

⁴⁹ “Ervin Building,” *Charlotte Observer*, January 25, 1965, 50.

⁵⁰ Emery Wister, “\$1.25 Million Office Building is Planned,” *The Charlotte News*, December 4, 1968, accessed from the Ervin Company vertical file in the Carolina Room at the Charlotte Mecklenburg Library.

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were featured in Disneyland in Anaheim, California at the Carousel of Progress.⁵¹ Ervin had already established a connection with Walt Disney through Ervin's appreciation of Disney's ideas for the future. Disney had designed the Carousel of Progress and the Progress City display for GE in 1964 as a way of representing these ideas, the same year the Ervin Building was completed. Ervin must have considered it quite a success to have three of his planned communities featured at Disneyland.

By 1970, the Ervin Company was struggling to maintain the growth they had seen in previous years. The company was sold to the American Cyanamid Corporation in 1970. In the original announcement for the purchase on August 4, 1970, it was announced that the Ervin Company would become a wholly-owned subsidiary of Cyanamid with Charles Ervin continuing to sit on their board of directors. He was also named as president of the newly formed Cyanamid Realty Corporation, adding his years of expertise in the Southeast housing market to the already successful Cyanamid.⁵² Within its first few months of ownership, Cyanamid invested \$6 million in cash into the Ervin Company for them to expand into Florida, Washington-Baltimore, Virginia, and Stone Mountain, Georgia. The Ervin Company predicted over triple in sale numbers in their first year under Cyanamid compared to the year before.⁵³

After Ervin sold his company in 1970, the building changed hands and was occupied by many different tenants who regularly changed the interior floor plan to suit their needs. The building was most recently known as the Varnadore Building, after the real estate company who owned the structure and had offices on the fourth and fifth floor. The large number of LGBTQ businesses who occupied the other floors led the building to be referred to as "Queer Tower."⁵⁴ While Ervin had great visions for the eastern portion of Charlotte, the commercial growth did not follow as much as Ervin had hoped. The area never became an alternate city center and to this day, there is only one other tall building. In 1970, when he sold his business to American Cyanamid Company, by his estimate Ervin had built more than 10,000 houses in his career.⁵⁵

Significance

Ervin was not the only operative builder in the Charlotte area shaping suburban development. A 1957 article in the Charlotte Observer entitled "Charlotte Frontiers Rapidly Push Outward" reads

⁵¹ "GE Awards Go To Ervin," The Charlotte Observer, February 19, 1969, accessed from the Ervin Company vertical file in the Carolina Room at the Charlotte Mecklenburg Library.

⁵² Emery Wister, "Cyanamid Buys Ervin Company," *The Charlotte News*, August 4, 1970, accessed from the Ervin Company vertical file in the Carolina Room at the Charlotte Mecklenburg Library.

⁵³ Allan Sloan, "Ervin Grew When Swallowed," *The Charlotte Observer*, August 1, 1971, accessed from the Ervin Company vertical file in the Carolina Room at the Charlotte Mecklenburg Library.

⁵⁴ Jeff Taylor, "Can a Building Once Meant to Launch East Charlotte into the Future be Revitalized?" *qnotes*, December 10, 2017, accessed September 18, 2018, <https://goqnotes.com/50489/can-a-building-once-meant-to-launch-east-charlotte-into-the-future-be-revitalized/>.

⁵⁵ Doug Smith, "2 Men with Quite a Legacy: Marks of Development Pioneers Ervin, Little all Over Community," Charlotte Observer, June 20, 2006, accessed September 16, 2018, <https://infoweb-newsbank-com.ezproxy.ccpl.org/resources/doc/nb/news/11269057DF5FCCA0?p=AMNEWS>.

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like a who's who of Charlotte's developers at the time. Lex Marsh, C.D. Spangler, George Dunaway, and John Crosland were all interviewed for the article in addition to the Ervin Company. Marsh planned to build 150 houses a year over the next five years.⁵⁶ With numbers like that he ranked fifth among local developers for the number of units produced in 1958. By comparison Ervin, who topped the list, built 708 units and the second largest producer John Crosland built 188.⁵⁷ The gap between the first and second place on the list is marked. C.D. Spangler was actively engaged in building north and west of the city with options on 500 acres of land for development. John Crosland focused his efforts on Sharon and Park roads and estimated he had about 600 acres of usable land available for development.⁵⁸ While Ervin was not alone in developing suburban Charlotte, he was the most prolific. After 20 years Ervin had created a housing empire not only in Charlotte but throughout the Carolinas, and he was continually planning for greater expansion. In 1968, he estimated that the Ervin Company had built 10,000 single family dwellings, 2,000 apartment units, and about 2 million square feet of retail and warehouse space in the greater Charlotte area. This totaled about \$300 million. He also owned six utility companies serving around 10,000 Charlotte residents, 3,000 acres of raw land in Charlotte, and 5,000 acres of raw land in the surrounding areas. Outside of Charlotte, his other offices – Gastonia, Winston-Salem, High Point, Spartanburg, and Charleston – Ervin estimates they built about 2,000 homes, 1,000 apartments, and 200,000 square feet of retail commercial space, all totaling about \$75 million.⁵⁹

The second Ervin office building still stands today but does not represent the ideas and beliefs of Ervin and the Ervin Company as successfully as the building at 4037 East Independence does. Ervin's personal residences still stand in Charlotte at 1211 Gaston Street and 1300 Dillworth Road. Ervin resided in the home on Gaston Street for a short time before building a larger home in the Dillworth neighborhood. The residence on Dillworth Road was constructed in 1953 for Ervin and his family. Ervin's wife Mary Frances took an active role in designing "their traditional brick home" and was an admitted perfectionist.⁶⁰ Ervin's initial offices at 3400 Rozelles Ferry Road, where he began with a 10'x10' space and grew to have offices and a warehouse, are no longer extant. The Ervin Building at 4037 East Independence Boulevard is the resource most closely tied to Ervin's productive life, reflecting the time period when he achieved his significance within the context of post-World War II residential development in Charlotte. The building is a very personal reflection of Ervin's impact on Charlotte's architectural history. Its location, on the eastern edge of central Charlotte where downtown and the suburbs meet, effectively illustrates Ervin's optimistic vision of a modern, suburban Charlotte. The building itself reflects Ervin's interest in progress and continual positive change as the floor plan was designed to allow for change over time. His homes, are traditional family residences built within the established city limits and were never intended to convey his business' success and his own vision of Charlotte's future. His first

⁵⁶ Demont Roseman, "Charlotte Frontiers Rapidly Push Outward," *Charlotte Observer*, September 21, 1957, <https://www.newspapers.com/image/619907062/>

⁵⁷ *Homebuilding in Charlotte*, Vol 1, January 1959, 18-19

⁵⁸ Roseman, "Charlotte Frontiers."

⁵⁹ Roy Covington, "After 20 Years, A New 'Umbrella,' Ervin Industries Grows," *Charlotte Observer*, March 10, 1968.

⁶⁰ Barbara McAden, "The Private World of Mrs. Charles C. Ervin," *Charlotte Observer*, August 24, 1962

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offices are no longer extant. Finally, the second Ervin office building he commissioned still stands, but it is a two-story, horizontally oriented building with expanses of red brick and narrow dark windows. It is a low, fortress-like building, expressing none of the eye-catching optimism of the Ervin Building.

The Ervin Building stands as a testament to the hopes and dreams not only of a man who built one of the largest construction companies in the Southeast but also of a city that was growing and expanding itself. Ervin's vision for a building that could adapt and change with its tenants and bring together people still holds true today, even as our suburbs, cities, and commercial centers change and adapt further.

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Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other
- Name of repository: _____

Historic Resources Survey Number (if assigned): MK-2133

10. Geographical Data

Acreeage of Property 1.069 acres

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

1. Latitude: 35.20072°N Longitude: 80.77222°E

Or

UTM References

Datum (indicated on USGS map):

NAD 1927 or NAD 1983

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- | | | |
|---------------|-----------------|-------------------|
| 1. Zone: 17 S | Easting: 520835 | Northing: 3895363 |
| 2. Zone: | Easting: | Northing: |
| 3. Zone: | Easting: | Northing: |
| 4. Zone: | Easting : | Northing: |

Verbal Boundary Description (Describe the boundaries of the property.)

The Ervin Building boundary starts at the northwest corner of 4001 E. Independence Boulevard along Bamboo Street, extends along Bamboo Street to the intersection with Pierson Drive, extends southwest along Pierson Drive to East Independence Boulevard, extends northwest along East Independence Boulevard to the southeast corner of 4001 E. Independence Boulevard. The property includes the building and the parking to the west, south, and east of the building. The boundary follows the parcel lot line for the Mecklenburg County Parcel with the PIN 13111110.

Boundary Justification (Explain why the boundaries were selected.)

The National Register boundary is the original property boundary line for the Ervin Building. It includes the building and parking. This property encompasses land which is historically associated with the Ervin Building and parking for its customers, employees, and tenants.

11. Form Prepared By

name/title: Kendra Waters, Senior Consultant
organization: Ryan LLC
street & number: 4000 Faber Place Drive, Suite 300
city or town: North Charleston state: SC zip code: 29405
e-mail: kendra.waters@ryan.com
telephone: (843) 735-9540
date: August 5, 2022

Additional Documentation

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Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: Ervin Building

City or Vicinity: Charlotte

County: Mecklenburg

State: North Carolina

Photographer: Caroline Wilson

Date Photographed: August 2018

Description of Photograph(s) and number, include description of view indicating direction of camera:

1. Ervin Building, looking North from parking lot at intersection of E. Independence Boulevard and Pierson Drive.
2. Ervin Building, looking northwest to east elevation of building.
3. Ervin Building, looking west from Bamboo Street.
4. Ervin Building, looking southeast from Bamboo Street.

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5. Ervin Building, looking northeast at west elevation.
6. Ervin Building, looking east, west elevation covered basement entrance.
7. Ervin Building, looking east, south elevation ground level example.*
8. Ervin Building, looking southwest at main entrance from first floor lobby.
9. Ervin Building, looking northwest, first level office window example.*
10. Ervin Building, upper-level pivot window example.*
11. Ervin Building, looking northwest at second level corner hallway example. *
12. Ervin Building, looking north, second floor office example.*
13. Ervin Building, looking east at third floor open office space.
14. Ervin Building, looking west at sixth level elevator corridor.
15. Ervin Building, looking northwest at seventh level northwest corner office.
16. Ervin Building, looking north at interior staircase example. *
17. Ervin Building, looking northwest from rooftop.

* The interior images are not mapped to a photo key but are more representational photos of features incorporated throughout the Ervin Building.

Paperwork Reduction Act Statement: This information is being collected for nominations to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.). We may not conduct or sponsor and you are not required to respond to a collection of information unless it displays a currently valid OMB control number.

Estimated Burden Statement: Public reporting burden for each response using this form is estimated to be between the Tier 1 and Tier 4 levels with the estimate of the time for each tier as follows:

- Tier 1 – 60-100 hours
- Tier 2 – 120 hours
- Tier 3 – 230 hours
- Tier 4 – 280 hours

The above estimates include time for reviewing instructions, gathering and maintaining data, and preparing and transmitting nominations. Send comments regarding these estimates or any other aspect of the requirement(s) to the Service Information Collection Clearance Officer, National Park Service, 1201 Oakridge Drive Fort Collins, CO 80525.

National Register Location Map

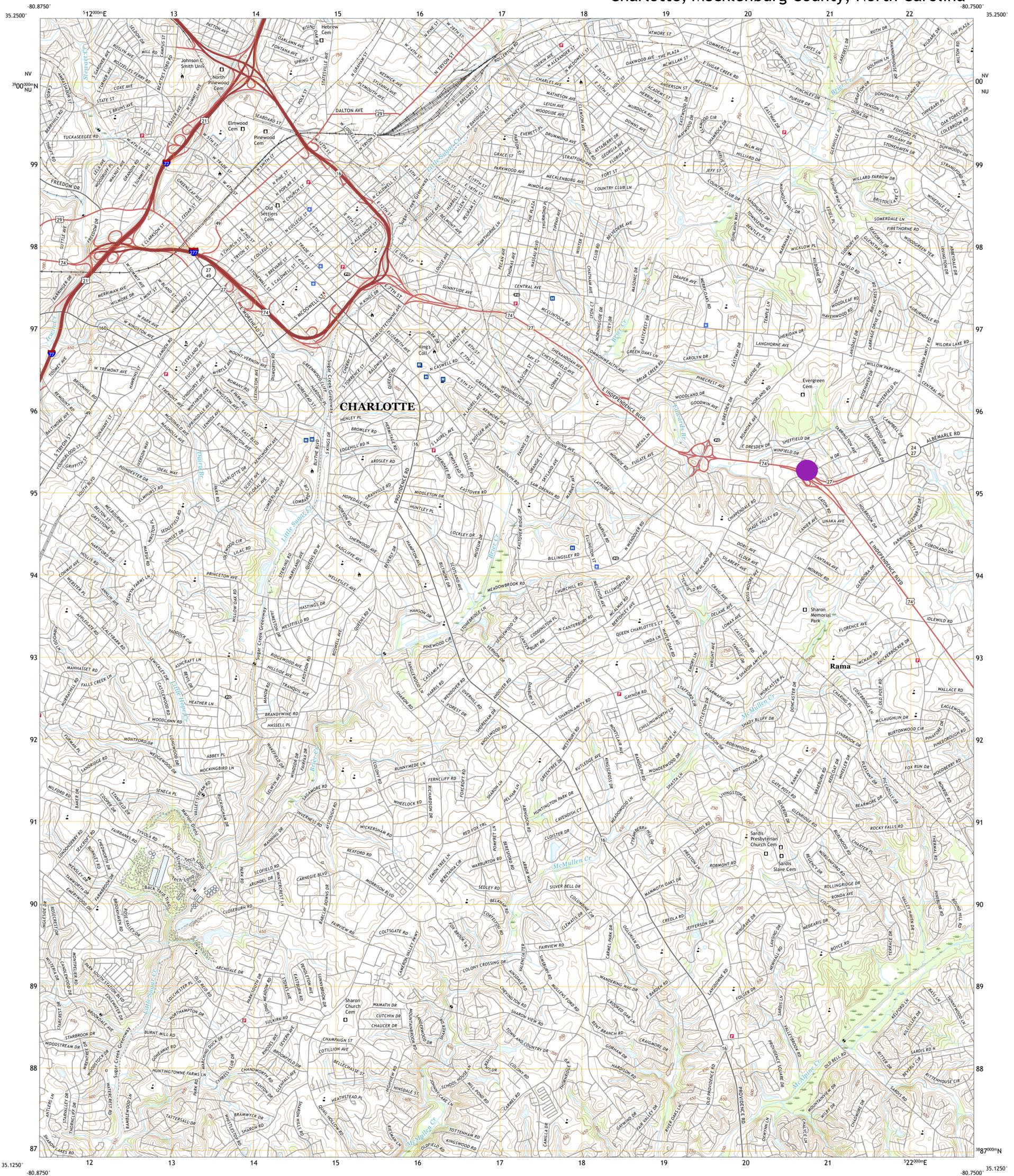


U.S. DEPARTMENT OF THE INTERIOR
U.S. GEOLOGICAL SURVEY



Ervin Building
4037 E. Independence Blvd.
Charlotte, Mecklenburg County, North Carolina

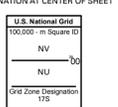
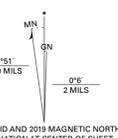
CHARLOTTE EAST QUADRANGLE
NORTH CAROLINA - MECKLENBURG COUNTY
7.5-MINUTE SERIES



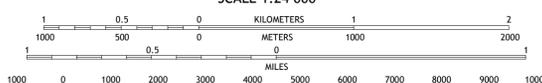
Produced by the United States Geological Survey

North American Datum of 1983 (NAD83)
World Geodetic System of 1984 (WGS84). Projection and
1 000-meter grid: Universal Transverse Mercator, Zone 17S
This map is not a legal document. Boundaries may be
generalized for this map scale. Private lands within government
reservations may not be shown. Obtain permission before
entering private lands.

Imagery:.....NAIP, May 2016 - November 2016
Roads:.....U.S. Census Bureau, 2016
Names:.....GNIS, 1980 - 2019
Hydrography:.....National Hydrography Dataset, 2003
Contours:.....National Elevation Dataset, 2008
Boundaries:.....Multiple sources; see metadata file 2017 - 2018
Wetlands:.....FWS National Wetlands Inventory 1983 - 1989



SCALE 1:24 000



CONTOUR INTERVAL 10 FEET
NORTH AMERICAN VERTICAL DATUM OF 1988

This map was produced to conform with the
National Geospatial Program US Topo Product Standard, 2011.
A metadata file associated with this product is draft version 0.6.18

Ervin Building



QUADRANGLE LOCATION

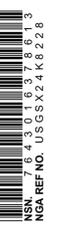
1	2	3
4	5	6
7	8	9

- 1 Mountain Island Lake
- 2 Denton
- 3 Harrisburg
- 4 Charlotte West
- 5 Mint Hill
- 6 Fort Mill
- 7 Weddington
- 8 Matthews

ROAD CLASSIFICATION

- Expressway
- Secondary Hwy
- Interstate Route
- Local Connector
- Local Road
- 4WD
- US Route
- State Route

CHARLOTTE EAST, NC
2019



Ervin Building

4037 East Independence Boulevard, Charlotte
Mecklenburg County, North Carolina

Latitude: 35.200987

Longitude: -80.772372

National Register Boundary Map

(delineated by bold green line)



Map Source: Mecklenburg County GIS
Created By: Kendra Waters, 03/21/2023

Ervin Building

4037 E Independence Boulevard
Charlotte, Mecklenburg County, North Carolina

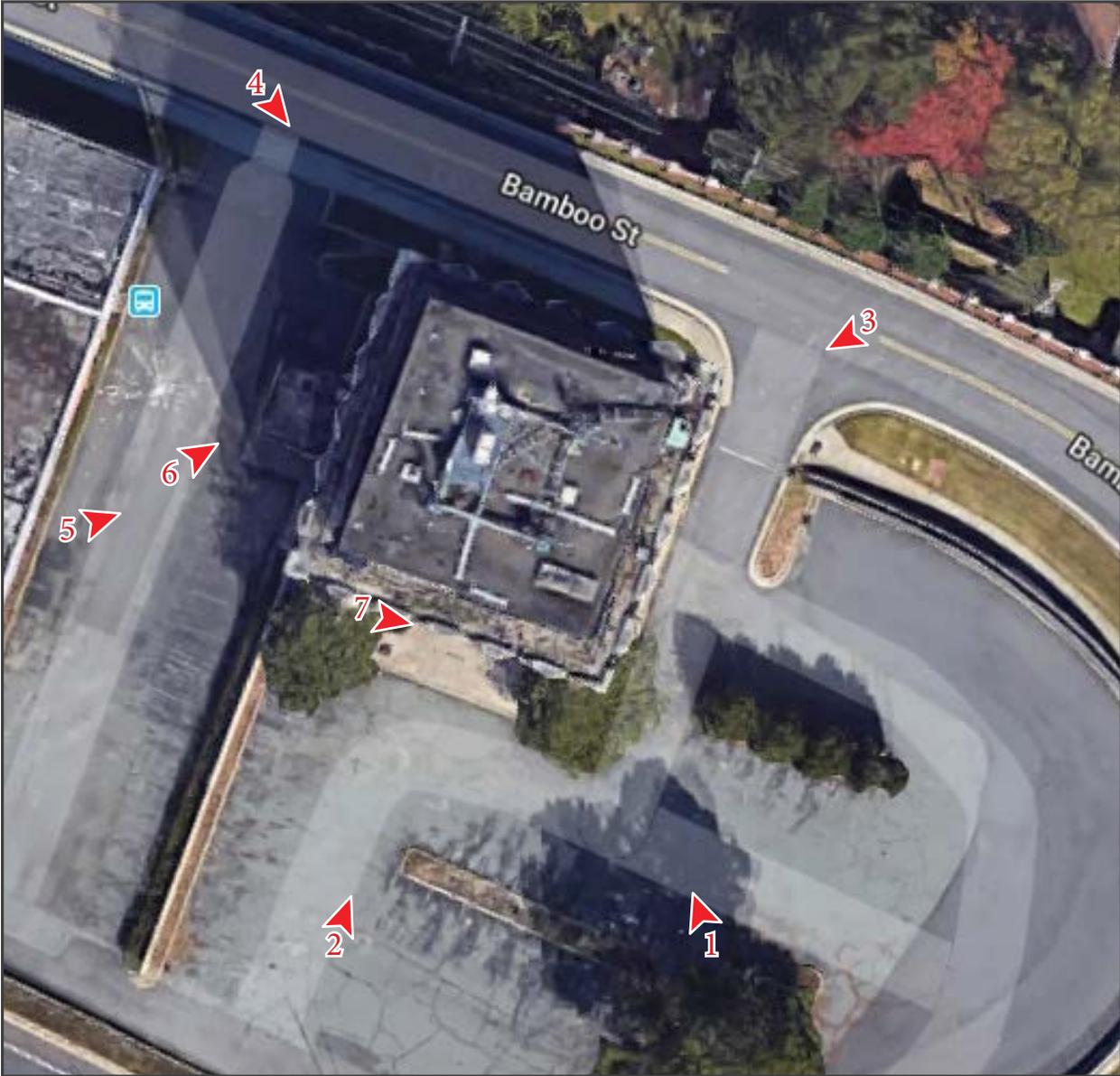


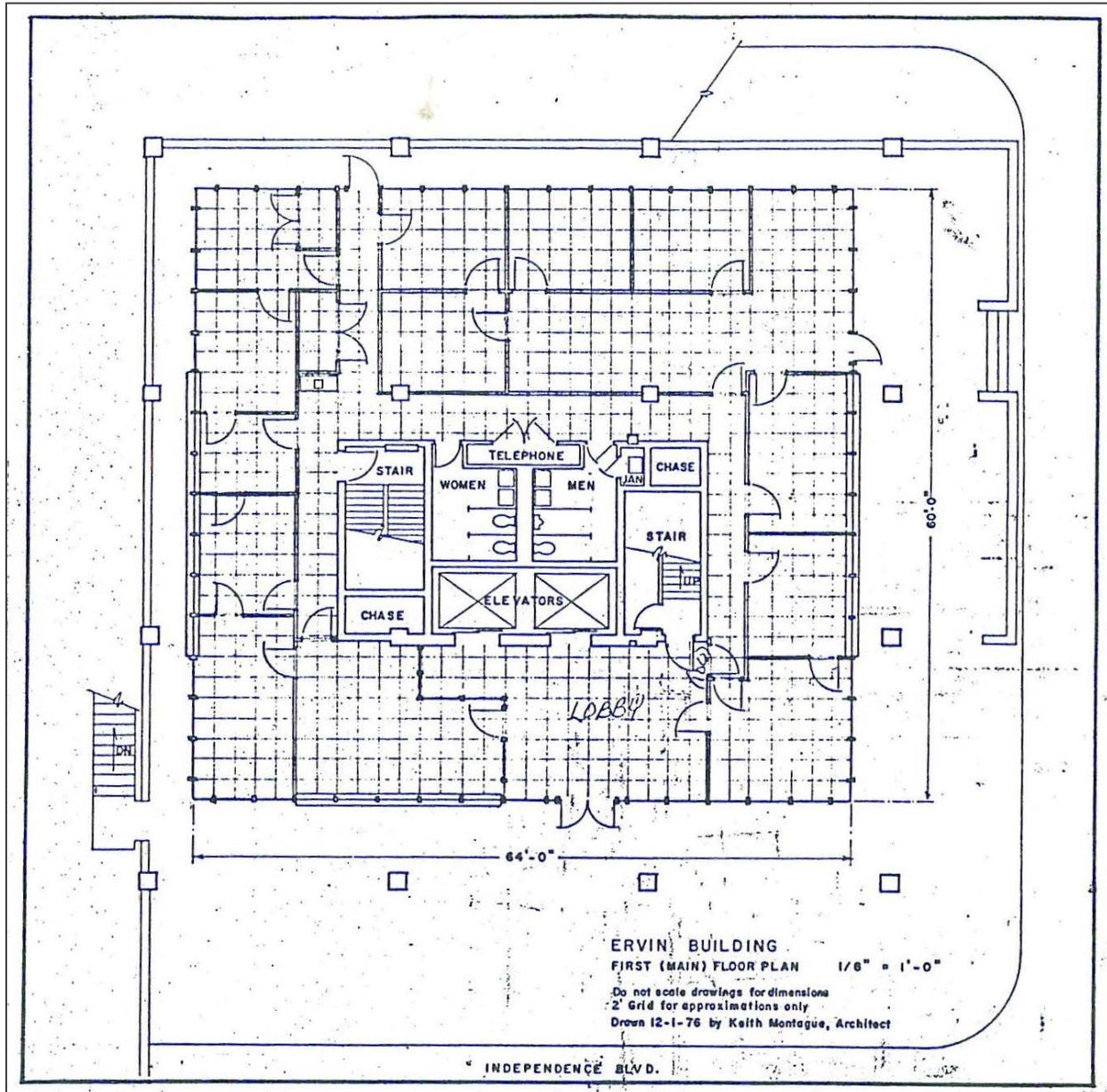
Photo key - Exterior

*Interior photographs cover floors one through seven and are general representations (no key).

Ervin Building

4037 E Independence Boulevard

Charlotte, Mecklenburg County, North Carolina

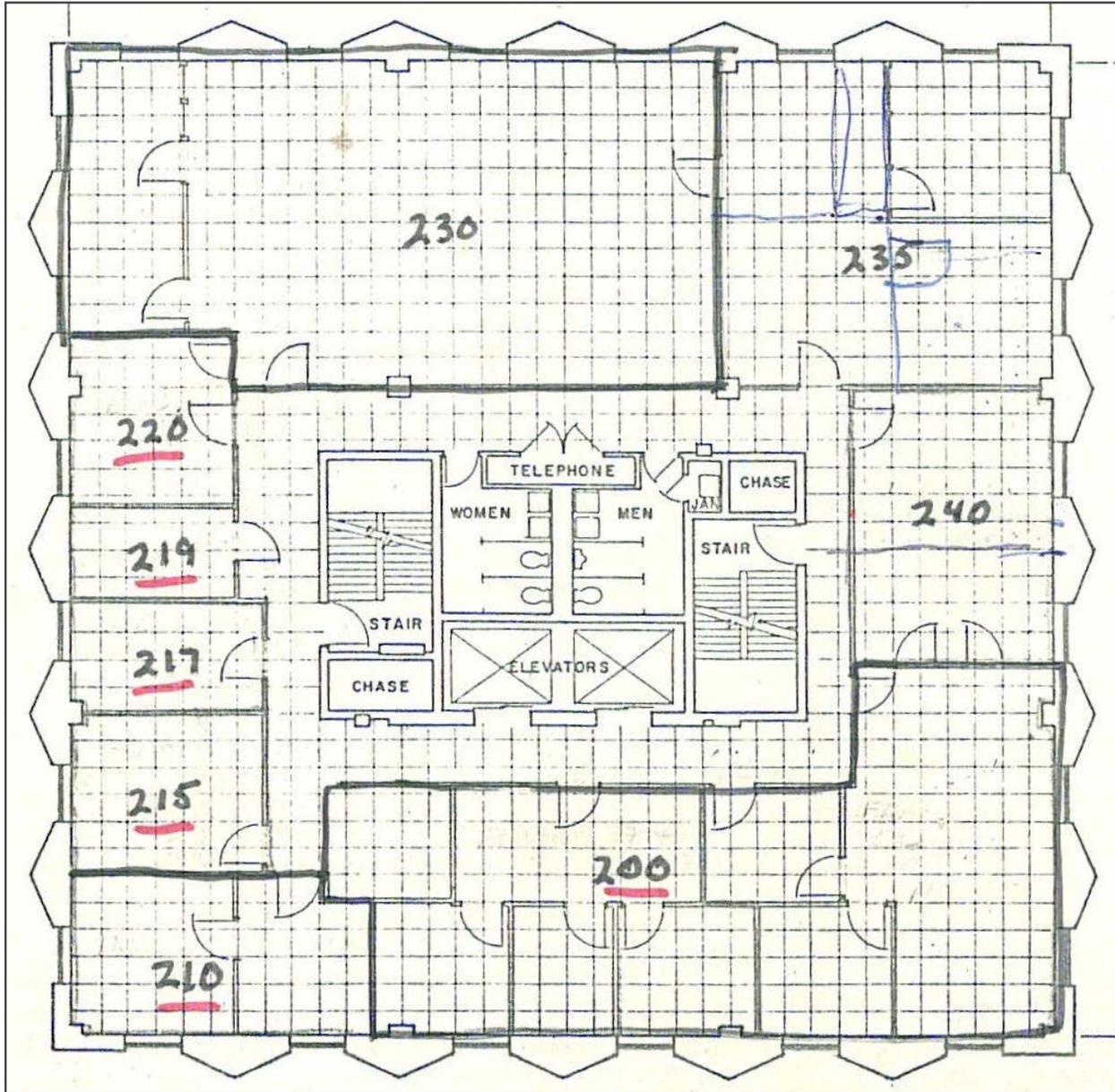


General first floor plan

Ervin Building

4037 E Independence Boulevard

Charlotte, Mecklenburg County, North Carolina



Typical upper floor plan