

Available for Restoration

The Historic John Knox Presbyterian Church



610 Charles Road, Shelby
Cleveland County



NEW PRICE \$475,000

Price: \$575,000
Square Feet: 10,708

Lot Size: 2.09 acres

Zoning: R-6

**Characteristic Mid-Century Modern Church
Designed by Prolific Shelby Architectural Firm!**

This classic, yet restrained, Mid-Century Modernist church building, originally built in 1955 and designed by the noted local firm of Breeze, Holland & Riviere, is well maintained and is "move-in" condition for an emerging church, event venue (with appropriate zoning) or perhaps even some interesting apartments (the property is zoned R-6). There is ample parking on the south side and a large fenced-in yard in the back.



Since its original construction as a chapel, the church grew through several sympathetic additions. L. Peg Holland employed several features reminiscent of Frank Lloyd Wright influence, including the "emerging, ground hugging" gable front with sweeping gables and wide overhangs with brick buttresses marching along the exterior walls of the nave. A trio of tall, vertical rectangular windows with blue, white, and purple marbled glass lights ornaments the front gable end.

The church has a sanctuary with a low-slung ceiling, exposed rafters, ante room, foyer, ample assembly area, thirteen Sunday school-sized classrooms (with a majority having separate transom lights providing natural light to the corridors), six half baths, two utility rooms, and seven small storage rooms. The church is one story with only three steps to one addition, and five steps up to the sanctuary.

Located less than one mile off US Highway 74 Bypass in Shelby, the property is located in a desirable neighborhood with established homes and is only 5 minutes from historic Uptown Shelby and 50 minutes from Charlotte Douglas International Airport.



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

For more information or to make an appointment to see the John Knox Presbyterian Church, contact:

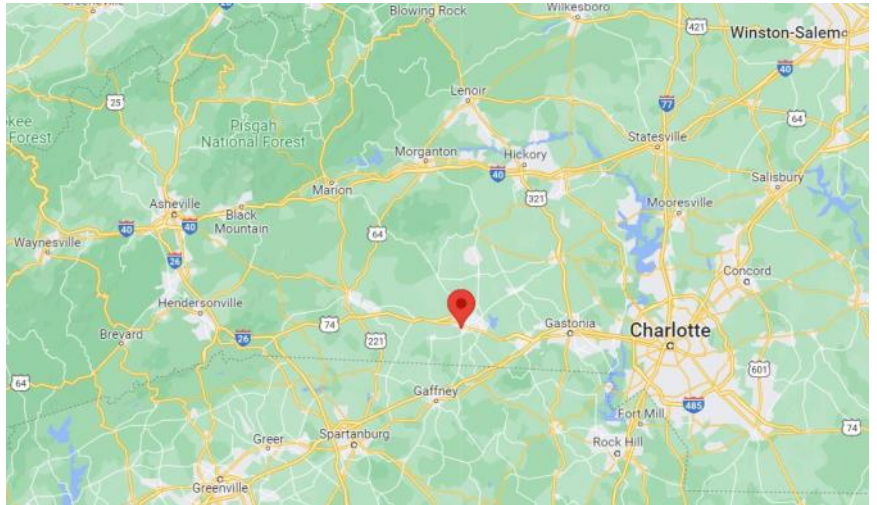
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Financial Incentives: The John Knox Presbyterian Church is not currently listed on the National Register of Historic Places but may be eligible for listing. If listed, it would become eligible for historic preservation tax credits. In North Carolina,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



Directions: From Charlotte: take I-85 S toward Gastonia. Take exit 10B to merge onto US-74 W toward Kings Mountain/Shelby. In 0.6 mile, merge onto US-74 W. In 15.6 miles, take a slight left toward W. Elm Street, and then turn left onto Charles Road in 0.3 mile. The property is on the left in 0.2 mile.



Area Information: Shelby is attractive historic town of approximately 22,000, strategically located between Charlotte and Spartanburg SC, situated in the combined foothills of the Blue Ridge and South mountain ranges. Outdoor activities abound with waterfalls, scenic hiking trails, and other natural amenities. The city is known for its steady economic growth and quality of living. Shelby's award-winning uptown business district offers a variety of shops and restaurants, an active arts council, [Earl Scraggs Center](http://www.earlscraggscenter.com), the renowned [Don Gibson Theatre](http://www.dongibsontheatre.com) (a performing arts center), Bobby Bell Pavilion with seasonal Farmers Market, and city park complex with an Olympic-size swimming pool, fully functioning 1918 Hershel-Spillman Carousel, miniature train and nine-hole golf course. Known as the *City of Pleasant Living*, Shelby was one of the first "Main Street" cities in the country. For more information visit www.cityofshelby.com and www.uptownshelby.com.

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

For general information or to join Preservation NC:

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