



**North Carolina Department of Natural and Cultural Resources
State Historic Preservation Office**

Ramona M. Bartos, Administrator

Governor Roy Cooper
Secretary D. Reid Wilson

Office of Archives and History
Deputy Secretary Darin J. Waters, Ph.D.

July 26, 2022

Stewart Gray
Preservation Planner
Charlotte-Mecklenburg Historic Landmarks Commission
2100 Randolph Road
Charlotte, NC 28207

RE: Proposed Designation of the Franks Third Ward Bungalow, 305 Dunbar St., Charlotte, Mecklenburg County.

Dear Mr. Gray:

Thank you for the report we received on the proposed designation of Franks Third Ward Bungalow, 305 Dunbar St., Charlotte, Mecklenburg County. We have reviewed the report and offer the following comments in accordance with North Carolina General Statute 160D-946.

According to the report, the Franks Third Ward Bungalow is “one of the last remaining vestiges of the Black community of Third Ward.” The report also states that the Franks Third Ward Bungalow retains the most architectural integrity for this area. Despite this, vinyl siding and foam insulation conceals the original wood siding and vinyl one-over-one replacement windows comprise the fenestration. Other alterations include aluminum porch supports and railing, modern front entry door, synthetic trim over the original wood trim, and a concrete ramp that leads to the front porch. Based on these alterations, we do not feel the Franks Third Ward Bungalow has retained architectural integrity.

We have shared recommendations with staff to perform a few minor changes to the report. With these minor changes, we believe the commission and the local governing board will be able to more accurately determine if the Franks Third Ward Bungalow possess the requisite special significance and integrity required for local historic landmark designation.

Landmark designation means the community recognizes the property is worthy of preservation because of its special significance to the local community. Any substantial changes in design, materials, and appearance to the property is subject to the design review procedures of the preservation commission.

Thank you for the opportunity to comment on the report. Please note, our comments are advisory only and therefore, nonbinding. Once the governing board has received a recommendation from the Charlotte-Mecklenburg Historic Landmarks Commission, it should proceed in the same manner as would otherwise

be required for an amendment to the zoning ordinance. Once the decision has been made, please return a completed copy of the enclosed form to our office.

This letter serves as our comments on the proposed designation of the Franks Third Ward Bungalow. Please contact me at Kristi.brantley@ncder.gov (preferred) or 919-814-6583 should you have any questions about our comments.

Sincerely,

A handwritten signature in black ink that reads "Kristi Brantley". The signature is written in a cursive style with a long, sweeping tail on the letter "y".

Kristi Brantley
Local Preservation Commissions / CLG Coordinator

CC: Commission Chair

Enclosure