



**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.

December 9, 2021

Stewart Gray  
Charlotte-Mecklenburg Historic Landmarks Commission  
2100 Randolph Rd.  
Charlotte, NC 28207-1522

**RE: Proposed Designation of McDonald's Cafeteria, 2023 Beatties Ford Road, Charlotte, Mecklenburg County.**

Dear Mr. Gray:

Thank you for submitting the report for **McDonald's Cafeteria, 2023 Beatties Ford Road, Charlotte, Mecklenburg County**. We have reviewed the information in the report and offer the following comments in accordance with North Carolina General Statute 160D-946.

According to the report, McDonald's Cafeteria is of local historical importance because of its affiliation with African American entrepreneur John McDonald and because African American community organizations used it as a meeting space to organize efforts to advance civil rights and social justice in Charlotte in the 1970s.

The building however appears to be actively under some substantial level of exterior rehabilitation or reconstruction. We recommend to all local commissions that landmark reports accurately reflect the property's condition in a relatively static state rather than a state of change. Once construction has concluded, the final state of the building should be documented and included in the designation report. This documentation will also allow the Landmark Commission an accurate baseline reference for later certificate of appropriateness oversight.

In addition to our recommendation that the commission take up this proposed landmark only after the current work to the mini-center is completed, we have shared recommendations with staff to perform other changes to the report. We believe these changes, along with inclusion of an updated exterior architectural condition, will provide the Landmark Commission and local governing board with sufficient information to determine whether McDonald's Cafeteria possesses the requisite special local significance and integrity for local historic landmark designation.

Local 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 of the property would be 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, non-binding. 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 designation form to our office.

This letter serves as our comments on the proposed designation of the historic McDonald's Cafeteria and McDonald's Mini-Center located at 2023 Beatties Ford Road, Charlotte, Mecklenburg County.

Please contact me at or [Kristi.brantley@ncdcr.gov](mailto:Kristi.brantley@ncdcr.gov) (preferred) or 919-814-6576 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, flowing style with a long, sweeping underline that extends to the right.

Kristi Brantley  
Local Preservation Commissions/CLG Coordinator

CC: Commission Chair

Enclosure