

**Charlotte-Mecklenburg  
HISTORIC LANDMARKS COMMISSION  
Survey Committee  
June 28, 2023  
2100 Randolph Road, Charlotte  
6:10 p.m. – 7:32 p.m.**

**Minutes**

**Present**

Brian Clarke, Survey Committee Chair/HLC Vice Chair  
Whitney Feld  
Nadine Ford  
John Howard  
Michael Rogers  
Stewart Gray, HLC Historic Preservation Manager  
Elizabeth Stuart, HLC Senior Administrative Support Assistant  
Tommy Warlick, HLC Consulting Preservation Planner

**Absent**

Akadius Berry  
Lesley Carroll

**Note:** This meeting was held virtually through the Microsoft Teams video conferencing platform and in-person at the Historic Landmarks Commission office at 2100 Randolph Road, Charlotte.

**1. Chair's Report: Brian Clarke**

Chair Clarke welcomed everyone to the meeting.

**2. Wyche-Dobson-McCoy House, 801 E. 8<sup>th</sup> Street: Tommy Warlick**

Historic Preservation Manager Gray introduced Cynthia de Miranda, author of the designation report.

Consulting Preservation Planner Warlick stated that this house is significant due to its previous inhabitants as well as its relocation to its current location. He detailed the background of Dr. Rudolph Wyche, a physician and Civil Rights activist who owned the house from 1934 until 1960.

Warlick stated that the house was originally located on E. 9<sup>th</sup> Street. He stated that First Ward was destroyed by urban renewal in the 1970s and explained that this house was one of 10 that was saved through relocation, which was a historic event. He noted that the house is the only one of this group that survives. He stated that the house's appearance remains fairly consistent with how it looked when Dr. Wyche lived there.

Cynthia de Miranda stated that the building's integrity under the urban renewal context is excellent. She stated that it is a very clear reflection of that period of time and does retain integrity from when the Wyche family was living there. She stated that the house also retains great integrity for the second half of the house's story, which includes its relocation. She explained that disinvestment in the area is important to understanding the house's story.

Committee Member Howard stated that the designation report's research is excellent and noted the importance of talking about government relations and how places were governed.

Commissioner Ford recollected her parents being affected by urban renewal.

Chair Clarke asked about the condition of the interior. Gray stated that staff does not know because the owner was not interested in interior designation. de Miranda stated that there is a high chance of it being maintained due to the house being owner-occupied since 1935.

Committee Member Howard presented a motion seconded by Committee Member Feld that the Survey Committee recommend to the Historic Landmarks Commission that it process the Wyche-Dobson-McCoy House, 801 E. 8th Street, Charlotte, N.C., for historic landmark designation including the exterior of the house and associated tax parcel. The Committee unanimously approved the motion.

### **3. Funderburk House, 201 W. Charles Street, Matthews: Stewart Gray**

Gray explained that the exterior of this house and outbuildings were designated in 2011. He stated that the Commission did not vote to include the interior based on a decision by the North Carolina State Historic Preservation Office that stated the house's interior changes were inappropriate and that the house would be ineligible for tax credits.

Gray stated that staff's thoughts have evolved on the issue of exclusivity. He stated that currently the best practice in preservation is to move away from exclusivity and towards inclusivity.

Gray stated that the house is likely the most prominent historic house in Matthews. He reviewed images of the interior which illustrated many original features remain.

James Johnson, property owner, detailed the extensive interior rehabilitation.

Committee Member Rogers presented a motion seconded by Commissioner Ford that the Survey Committee recommend to the Historic Landmarks Commission that it work with the Town of Matthews to amend the registered ordinance for the Funderburk House, 201 W. Charles Street, Matthews, N.C., to include the interior of the house. The Committee unanimously approved the motion.

### **4. Update on the Savona Mill, 528 South Turner Avenue, Charlotte: Tommy Warlick**

Warlick stated that this building was originally a cotton mill built in 1916 that went out of operation in the 1930s. He stated that the owners have started a rehabilitation process on the property. He noted that staff was not informed that the rehabilitation has begun and stated that the submitted designation report includes outdated image. He stated that the designation report

should reflect the current condition of the property and noted that a revised report will be submitted soon.

Warlick and Gray stated that they are working with the owner to coordinate a site visit for the Survey Committee and Adventure Club. They noted that it would be easier to understand the size of this project in person versus viewing it through images.

## **5. Old Business**

There was no old business.

## **6. New Business**

The Committee discussed several properties that need further research including: cemeteries near Rozzelles Ferry Road and Steele Creek Church; the former Igloo Dairy Bar; Chicken 'n Ribs; and the Sadler Road houses.

Gray stated that he and Chair Clarke will meet at the Manse on June 29 with a Charlotte Douglas International Airport official to discuss the possible relocation of the Douglas House to that site.

Gray stated that he and Commissioner Berry will meet to discuss Hyde Park.

Commissioner Ford stated that she spoke with the owner of Chicken 'n Ribs and that they were interested in learning more about historic landmark designation.

Gray stated that designation reports are currently being produced for the Davidson Tudor House and Huntersville press block house on Gilead Road.

Gray stated that two researchers are working on addendums for antebellum properties. He stated that the goal is to produce an addendum for every designated antebellum property to tell a fuller story.

**The meeting adjourned at 7:32 p.m.**