

**Charlotte-Mecklenburg
HISTORIC LANDMARKS COMMISSION
Survey Committee
February 18, 2026
Hybrid Meeting
2100 Randolph Road, Charlotte
6:03 p.m. – 7:38 p.m.**

Minutes

Present

Christina Benton, Commissioner/Survey Committee Chair
Gordon Kerr
John Kincheloe, Commissioner
Candice Leite
Michael Rogers (remote)
Jason Tapp, Commissioner
Stewart Gray, HL Director
John Howard, HL Historic Preservation Manager
Tommy Warlick, HL Historic Preservation Specialist
Elizabeth Stuart, HL Senior Administrative Support Assistant

Absent

Lesley Carroll

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

1. Chair's Report: Christina Benton

Note: Commissioner Kincheloe led the meeting until Chair Benton arrived.

There was no Chair's report.

2. Consideration of Designation Reports

a. Former Dilworth Methodist Church South, 1829 Cleveland Avenue, Charlotte

Note: Chair Benton joined the meeting at 6:06 p.m.

Historic Preservation Specialist Warlick stated that this building was built ca. 1915 as a Methodist Church and is the oldest extant church structure in the Dilworth neighborhood. He stated that the building was designed by prominent Charlotte architect Marvin W. Helms. He noted that one of the original congregants was William Franklin Graham, father of Reverend Billy Graham.

Warlick stated that this church later served as the first permanent home of the first Church of the Nazarene congregation in Mecklenburg County. He explained that the building has served many purposes throughout the years, including as a Baptist Church, Marion Redd's Greenway Gardens and Nursery and the Redd Sledd Christmas Shop. He stated that this was also the location of Bonterra Dining and Wine Room and is currently operating as Lelulia Hall restaurant. He noted that the recommended designation includes the exterior of the building, which retains much of its original features.

Committee Member Kerr commended the construction of the building's addition, which could be removed while maintaining the original building. Director Gray stated that the building is in the Dilworth Historic District and explained that the addition would have been reviewed through the Certificate of Appropriateness process.

Committee Member Kerr presented a motion seconded by Commissioner Kincheloe that the Survey Committee recommend to the Historic Landmarks Commission that it process the Former Dilworth Methodist Church South, 1829 Cleveland Avenue, Charlotte, N.C., for historic landmark designation, including the exterior of the building and the associated tax parcel. The Committee unanimously approved the motion.

b. Foard House, 7410 Shady Lane, Charlotte

Gray stated that this house is contemporary modern, which includes features such as clean lines, geometric shapes, and low-pitched or flat roofs. He explained that this style of house was never dominant but gained popularity after WWII.

Gray stated that the designation report discusses Charlotte's rapid population growth post-WWII. He stated that this house is located in the Grove Park neighborhood of east Charlotte. He explained how many neighborhoods centered along Monroe Road in east Charlotte did not exist until after WWII when the area transformed radically from rural areas to relatively dense suburban development. He stated that the modernist survey by Susan Mayer and the east Charlotte survey by Len Norman were instrumental to Kyra Sykes' research on this house. He showed features of the house and noted that the recommended designation includes the interior and exterior of the house and the associated tax parcel.

Gray stated that this was the home of Zeke and Nancy Foard, owners of Sign Art. He explained that Nancy's father started a sign painting business by painting signs on barns with the help of a mule pulling paint. He explained that the business evolved and eventually included neon-lit commercial signage, which was new to Mecklenburg County. He stated that Zeke and Nancy bought the company and renamed it. He stated that there might not be anyone who did more prominent sign work in the 20th century than Zeke Foard.

Commissioner Tapp questioned why the land is included in the proposed designation. Gray explained that land is typically included in designations as a best practice. He stated that land around the building should be designated to protect the view.

Committee Member Leite asked about removing trees from designated land. Gray stated that no material alterations would be allowed on the land without review.

Warlick stated that the backyard was terraced with evidence of a dock leading to the lake.

Committee Member Kerr presented a motion seconded by Commissioner Kincheloe that the Survey Committee recommend to the Historic Landmarks Commission that it process the Foard House, 7410 Shady Lane, Charlotte, N.C., for historic landmark designation, including the interior and exterior of the building and the associated tax parcel. The Committee unanimously approved the motion.

3. Consideration of Placement on the Study List of Prospective Historic Landmarks

Note: Warlick requested that the agenda be reordered to discuss the properties with representatives present first.

a. Rev. J. A. DeLaine House, 1706 Washington Avenue, Charlotte

Warlick stated that this house is located in McCrorey Heights and was built ca. 1971. He stated that this was the retirement home for Reverend J. A. and Mrs. Mattie Belton DeLaine, both prominent civil rights activists. He explained the desegregation efforts of the DeLaines, which led them and others to initiate litigation in South Carolina federal court over segregated public schools that became the *Briggs v. Elliott* case, the first of the five cases ultimately consolidated for US Supreme Court review as *Brown v. Board of Education*, resulting in the ruling that segregated education was unconstitutional.

Warlick stated that the DeLaine family was smuggled out of state for safety due to severe retaliation during this time. He stated that the family ended up in New York before moving back to North Carolina to be near Mrs. DeLaine's family.

Warlick read a statement from Shauna Bell, who is in the process of purchasing the house. Dr. Brenna DeLaine, granddaughter of the DeLaines, attended the meeting and shared some of her memories of the house and her grandparents.

Committee Member Leite presented a motion seconded by Commissioner Tapp that the Survey Committee place the Rev. J. A. DeLaine House, 1706 Washington Avenue, Charlotte, N.C., on the Study List of Prospective Historic Landmarks. The Committee unanimously approved the motion.

Committee Member Kerr asked if staff had a layout of the house. Warlick stated staff is still researching the house. Dr. Brenna DeLaine stated that Shauna Bell has the original plans.

b. Oleen's Bar (Former), 1831 South Boulevard, Charlotte

Warlick stated that this ca. 1942 building is the former Oleen's Bar on South Boulevard. He stated that the building had a variety of uses, including as a straight bar that transitioned into a gay bar from 1968-2000. He stated that this is one of the first documented openly gay bars in Charlotte. He stated that the sole surviving exterior wall includes the former front-facing façade and entrance to Oleen's. He stated that the building is now a Dunkin' Donuts location.

Shane Windmeyer, applicant, stated that there is an active Facebook group for community members who remember Oleen's Bar and noted that this group includes posts describing how members felt welcomed and safe at this establishment.

Gray stated that the integrity of the wall is good. Commissioner Kincheloe asked if the parking lot wall was original. Warlick stated his uncertainty.

Staff asked if the current side of the Dunkin' Donuts was the front of the bar and whether the original building was deeper than the current building. Windmeyer stated that the entrance was where the current side of the building is and will ask a former employee more about the layout.

Gray stated that this is a good location for a roadside historical marker.

Commissioner Tapp asked how the designation process works if the owners of Dunkin' Donuts were not the applicants. Warlick stated that staff will contact the property owners. Commissioner Tapp asked what happens if the property owners are not interested in landmark designation. Gray explained that properties can be designated over owner opposition according to state law. He noted that it is more productive to work with a supportive property owner.

Windmeyer stated that there was no response from the owner when contacted.

Commissioner Tapp presented a motion seconded by Committee Member Rogers that the Survey Committee place Oleen's Bar (Former), 1831 South Boulevard, Charlotte, N.C., on the Study List of Prospective Historic Landmarks. The Committee unanimously approved the motion.

c. Dr. Emery Rann Office, 1001 Beatties Ford Road, Charlotte

Warlick stated that this office was built ca. 1927 and was the office of Dr. Rann, one of a few Black doctors in the 1940s. He stated that Dr. Rann was highly regarded as both a professional and community leader and was known to provide free or discounted medical care for those who could not afford his services. He stated that Dr. Rann served as president of the Old North State Medical Society and explained that he leveraged that position to push for integration in Charlotte's medical institutions.

Jonathan Rann, applicant, stated that Dr. Rann was his father and explained that the family would like to honor his memory. Gray asked if he had additional information on the building. Rann stated that he does not know much about it. He stated that the building is currently being used as a hair salon. Gray stated that this might be another good opportunity to work with the City or property owner on installing a historical marker.

Committee Member Kerr presented a motion seconded by Committee Member Leite that the Survey Committee place the Dr. Emery Rann Office, 1001 Beatties Ford Road, Charlotte, N.C., on the Study List of Prospective Historic Landmarks. The Committee unanimously approved the motion.

d. Highland Inn, 3020 N. Alexander Street, Charlotte

Warlick stated that this was one of the first buildings completed in the north Charlotte area. He explained that the building was originally called North Charlotte Inn and is currently operated as

an apartment building. He stated that this site was supposed to be part of a larger public square development situated between Alexander and Yadkin Streets that was never finished.

e. J.H. Gunn High School Gymnasium, 7400 Harrisburg Road, Charlotte

Warlick stated that this ca. 1964 gym is believed to be the last surviving structure of J. H. Gunn High School, which is now an elementary school. He stated that the school is named for James “Jimmie” Gunn, a professional musician and later a teacher. He explained that Gunn was named principal of Clear Creek Negro School, now Gunn Elementary School, in 1944. He stated that the study list application indicated that Dr. Martin Luther King, Jr. spoke at this site. He stated that staff is unsure of this and will continue researching the property.

Commissioner Tapp presented a motion seconded by Committee Member Leite that the Survey Committee place the following properties on the Study List of Prospective Historic Landmarks: Highland Inn, 3020 N. Alexander Street, Charlotte, N.C., and the J.H. Gunn High School Gymnasium, 7400 Harrisburg Road, Charlotte, N.C. The Committee unanimously approved the motion.

4. Historic Landmarks Staff Report

There was no staff report.

5. Old Business

There was no old business.

6. New Business

Chair Benton stated that she has accepted a new job and will be relocating soon. Staff and committee members congratulated Chair Benton on this new venture.

Committee Member Kerr presented a motion seconded by Commissioner Tapp that the Survey Committee meeting adjourn. The Committee adjourned by consensus.

The meeting adjourned at 7:38 p.m.