

**DATE:** September 12, 2018

**SUBJECT:**

<u>Certificate of Appropriateness Request:</u>	LLD-02-18
<u>Applicant:</u>	Everett Helms, Nekco, LLC
<u>Location of subject property:</u>	30 Union St. S
<u>Staff Report prepared by:</u>	Scott Sherrill, Sr. Planner

**BACKGROUND:**

- The subject property is a Commercial Building, which is a contributing structure in the South Union Street Courthouse and Commercial National Register Historic District
- Date of construction: by 1885
- Applicant is seeking local landmark designation for the property.

**DISCUSSION:**

**Update**

At the August 8, 2018 meeting, the Historic Preservation Commission made a preliminary recommendation against landmark designation and directed that the report not be sent to the State Historic Preservation and that the ordinance not be forwarded to the Planning and Zoning Commission. The Historic Preservation Commission further directed staff to provide clarity on the landmark process. In an effort to provide the sought-after clarity, Assistant City Attorney Fred Johnson has provided a legal opinion regarding the admissibility of applications for landmark designations and the adequacy of existing inventories for evaluating local landmark requests. Senior Planner Scott Sherrill has provided a flow chart that shows two different means for processing local landmark requests: one for Historic Preservation Commission-initiated efforts and the other for applicant-initiated efforts.

Based on the legal opinion, it would be improper to hold the report from going to the state. It is appropriate for the Historic Preservation Commission to provide a preliminary indication of its leaning for the benefit of the Planning and Zoning Commission as it makes a recommendation on the ordinance; however, with this being the case, staff feels that it would be appropriate and fair to provide applicants with an opportunity to speak on their case even though the preliminary review would not be a “public hearing.”

- **The requested actions for this meeting would be to advance the report to the state, receive comment from the applicant, and provide a preliminary leaning to the Planning and Zoning Commission with the ordinance.**

**From August 8, 2018**

Local historic landmark designations are designed to provide protection to historic resources that may or may not be in a local historic district and are authorized by NCGS 160A-400.5. This is the first review in the process and there are two critical documents for review and recommendation: the ordinance and the report.

The ordinance is subject to review by the Planning and Zoning Commission in addition to the Historic Preservation Commission, and it includes the following elements:

<b>Ordinance Element</b>	<b>Staff Recommendation</b>
Landmark Boundary	Parcels 5620-87-9749
COA Review	Material alterations, restorations, moves, or demolition of: <ul style="list-style-type: none"> <li>• Site</li> <li>• Building exterior</li> <li>• Portions of the building interior: original pressed-metal ceiling and wood floors refurbished in conjunction with the 2018 rehabilitation</li> </ul>
No COA For	Ordinary maintenance or repair of any architectural feature in or on the property that does not involve a change of design, material, or outer appearance
Standards for Evaluation	<i>Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings</i>

City Council is the final approval authority for the designation ordinance, but both the Historic Preservation Commission and City Council hold a public hearing on the ordinance. The report of the Historic Preservation Commission is subject to review and comment by the State Historic Preservation Office.

**ATTACHMENTS**

- Exhibit A: Application
- Exhibit B: National Register Nomination
- Exhibit C: Draft Ordinance
- Exhibit D: Submitted Report and Images

**ACTION REQUESTED**

1. Discuss/make a determination regarding the appropriateness of designating the site
2. Discuss/recommend ordinance features
3. Discuss/recommend report

**MEMO**

**To:** Concord Historical Preservation Commission  
**VIA:** Dr. Lee Gray, Chair  
**CC:** VaLerie Kolczynski, City Attorney  
Kevin Ashley, Planning and Development Manager  
Scott Sherrill, Senior Planner  
**From:** Fred Johnson, Assistant City Attorney  
**Date:** 9/7/2018  
**Subject:** Opinion on Landmark Designation

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Dear Dr. Gray:

This memo is a response to two questions raised at our meeting held on Wednesday August 22 to discuss the procedure for granting landmark designation. Specifically, this memo seeks to address two questions:

- (1) Can land owners submit an application for landmark designation status, or must landmark designation process be City initiated?
- (2) Do the cumulative resources of the Historical Commission count as an “inventory of properties of historical architectural, prehistorical, and cultural significance”?

1. **Landmark Designation Status can be Requested by Landowners**

The current CDO, Section 9.8.3 does not explicitly state that landowners may petition the City of Concord for landmark status. However, landmark designation status can be requested by landowners. There are several reasons for this. First, landmark designation status is essentially an overlay district, which is why it is included in Article 9 of the Concord Development Ordinance (Special purpose and Overlay Districts). Historically Concord has allowed special overlay districts to be application driven. Second, other North Carolina jurisdictions, including Winston-Salem, allow for the landmark designation process to be application driven. Finally, allowing an applicant-driven process is consistent with the nature of the Landmark Designation Status program, which is essentially a tax-incentive tool, used to encourage the retention of historic buildings.

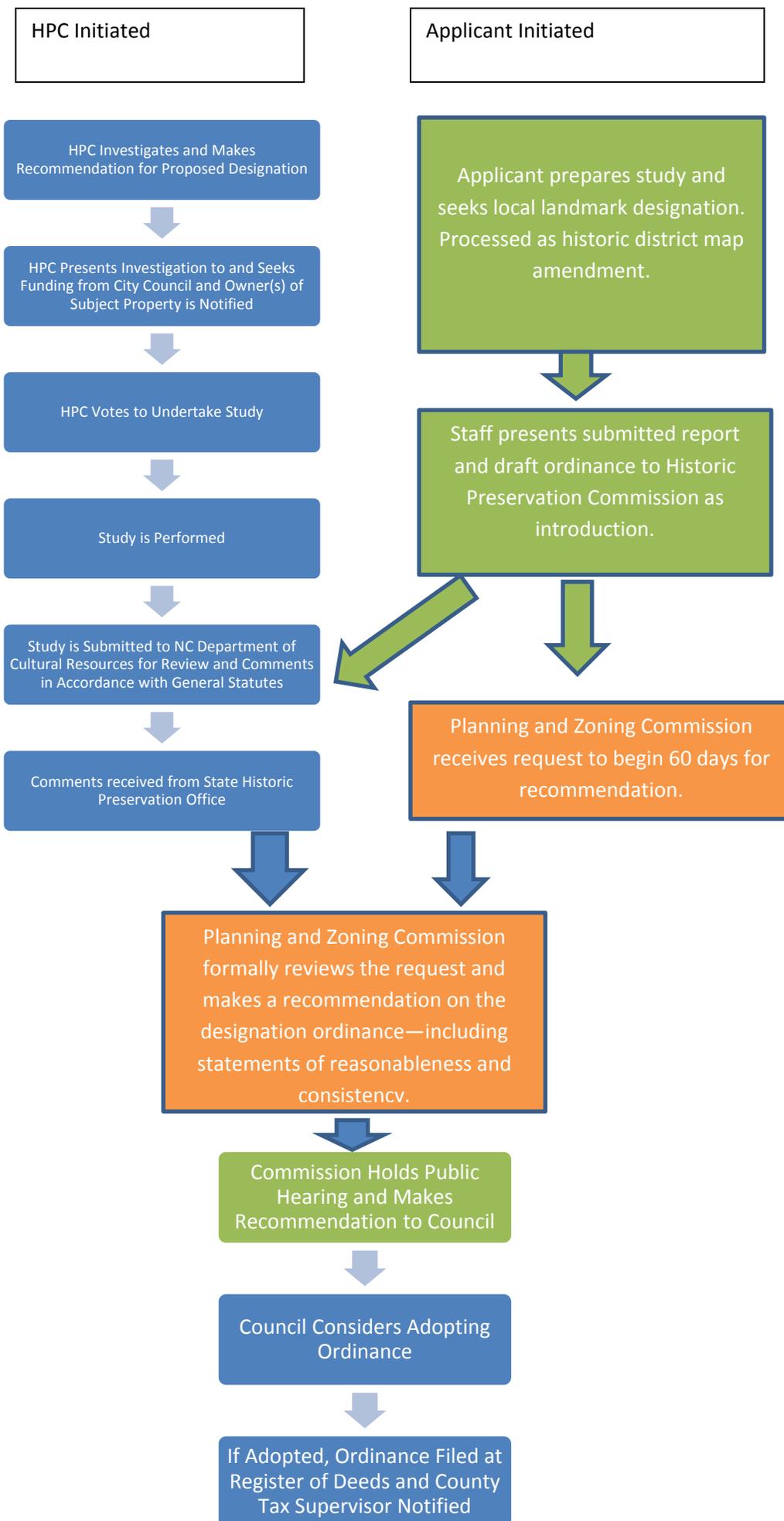
2. **The Cumulative Resources of the Historical Commission are sufficient to constitute an “Inventory”**

CDO Section 9.8.3(C) provides that “No property shall be designated as a landmark until”, among other requirements, the Commission “with the resources available to it, undertake[s] an inventory of properties of historical architectural, prehistorical, and cultural significance with Concord.” This language mimics the language of Landmark Designation enabling statute, NCGS § 160A-400.5. After reviewing the enabling legislation and the resources available to the Concord Historic District, it is my opinion that the Cumulative Resources of the Historical Commission are sufficient to constitute an “Inventory”, as set forth in NCGS § 160A-400.5 and CDO Section 9.8.3(c).

The exact requirements of this “inventory” have not been litigated, and therefore no court has opined on this issue. However, a close reading of the statute indicated that the commission must draw the inventory from “resources available to it”. The Commission has several resources available to it that currently allow it to assess the historical significance of various buildings, including the following:

- (1) The Catalog of the National Register of Historic Places;
- (2) The Database maintained by the NC State Historic Preservation Office;
- (3) Other Studies conducted by the City.

The Historical Assets of Concord are constantly changing, as more-recently constructed sites become historic, and historical features on older sites are lost due to deterioration, alteration, removal, and etc. It would not be possible to catalog every building in Concord. However, the above-listed resources provide a reasonably comprehensive list of the historical buildings in Concord. (It is worth noting that all applications for Landmark Status considered by the Historical Commission to date have been listed in the database maintained by the NC State Historic Preservation Office.)



1. Applicant Name: Everett Helms, Necko, LLC
2. Applicant Address: 6613 Macedonia Church Road
3. Applicant City: Concord State: NC Zip Code: 28027
4. Applicant Telephone: (704) 618-6117
5. Name and address of owner (if different from applicant): \_\_\_\_\_
6. Location of Subject Property:
  - (a) Street Address: 30 Union Street South
  - (b) Cabarrus County P.I.N.: #5620-87-9749
7. Area of Subject Property (acres or square feet): 0.07 acre .121 ac
8. Current Zoning Classification: Commercial Existing Land Use: Commercial
9. Surrounding Land Use:
 

North:	<u>Commercial</u>	South:	<u>Commercial</u>
East:	<u>Commercial</u>	West:	<u>Commercial</u>
10. Reason(s) for requesting a Historic District Amendment: \_\_\_\_\_

Local historic landmark designation

WE ARE STRIVING TO PRESERVE THE HISTORICAL SIGNIFICANCE OF THIS PROPERTY.

**Required Attachments/Submittals**

1. Typed metes and bounds description of subject property. A property deed is sufficient, provided the deed describes only the subject property.
2. Cabarrus County Land Records printout of names and addresses of all immediately adjacent property owners, including any directly across a street.

**Certification**

*It is understood by the undersigned that while this application will be carefully reviewed and considered, the burden of proving the need for the proposed amendment rests with the applicant.*

*Everett Helms*  
 Signature of Owner/Agent

June 18, 2018  
 Date

Application fee is nonrefundable

15. Comments (see minutes for details): \_\_\_\_\_

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section Number 7 Page 11 South Union St. Courthouse & Commercial H. D.  
Cabarrus County, North Carolina

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the property owners on either side of the alley had a dispute about the exact location of their property line, so the owner of 32 Union Street, S., purchased the alley and enclosed it as a small shop. Tradition continues that an ice cream stand first occupied the site. However, by at least 1936, I. J. Helms was using the little building for his watch repair and jewelry shop. When I. J.'s brother, Marvin W. Helms, returned home from World War II in December, 1945, he joined I. J. in the business. In 1946 I. J. Helms moved away, and Marvin took over, operating the business until 1977 as M. W. Helms Jewelers, which sold and repaired watches. For several years after 1977, the building was occupied by a hot dog stand. Since 1982, Ken Untz has used the building for his watch repair business.

### 10. COMMERCIAL BUILDING

32 Union Street, S.

by 1885

Contributing building

Strikingly decorative brickwork draws attention to this late-nineteenth-century commercial building. Although the first-story store front has been remodeled, the rest of the two-story brick facade remains largely intact. Three sash windows with raised brick labels organize the second-floor facade, while a broad, sawtooth-brick band and a dentil course contribute to the distinguished cornice. The date of construction is not certain, but Sanborn Insurance Maps suggest that the building had been erected by 1885. Through the years it has served variously as a general store, a printing office, a dry goods store, a hardware store, and for other specialty businesses.

### 11. COMMERCIAL BUILDING

30 Union Street, S.

by 1885

Contributing building

Like its neighbor at 32 Union Street, S., this two-story brick building appears to have been built by 1885, the first year in which Sanborn Insurance Maps were made for Concord. These maps also reveal that an addition was built to the rear of the building between 1921 and 1927. Typical of downtown commercial buildings, the shop front was remodeled in the twentieth century with plate glass show windows and a deeply recessed entrance. Although

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section Number 7 Page 12 South Union St. Courthouse & Commercial H. D.  
Cabarrus County, North Carolina

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the shop front has been altered and the decorative cornice has been removed, the building still contributes to the historic character of the district because its scored-stucco second-story facade and three segmental-arched sash windows with segmental-arched hood molds continue to convey the proportions, rhythm, and style of late nineteenth-century commercial buildings. For more than two decades, the building served as a general merchandise store; later it was used for a variety of retail purposes.

12. **COMMERCIAL BUILDING**  
28 Union Street, S.  
ca. 1920  
Contributing building

This diminutive building demonstrates that even the smallest of Concord's commercial buildings could boast a great deal of style during the early twentieth century. Sanborn Maps show that it was built between 1911 and 1921 (stylistically it appears to date closer to 1920), replacing an alley between the two adjacent buildings. It was first used as a doctor's office, but by 1927 it had converted to use as a store. In recent years has been a shoe repair shop. The yellow brick facade is largely consumed by the shop front, whose off-center door and adjacent shop window are headed by a three-part, segmental-arched transom with arched brick lintel and concrete keystone. The facade is enframed by narrow, paneled brick pilasters which ascend to the decorative concrete of the building's parapet.

13. **(FORMER) CABARRUS SAVINGS BANK**  
57 Union Street, S.  
1923-1924  
Contributing building

Located across Means Avenue from the historic Cabarrus County Courthouse, the former Cabarrus Savings Bank is one of the most architecturally significant buildings in the historic district. Built in 1923-1924, the five-story building of sophisticated Classical Revival design assumed a physical prominence in Concord's downtown that matched its stature as a financial institution. The Cabarrus Savings Bank was chartered in 1897 and grew rapidly, opening branches in Albemarle, Mt. Pleasant, and Kannapolis in the succeeding twelve years. The bank first rented space in the Propst Building, but moved to the P. M. Morris Building (#5)

**AN ORDINANCE OF THE CONCORD CITY COUNCIL DESIGNATING THE  
COMMERCIAL BUILDING LOCATED AT 30 UNION STREET S AS A LOCAL  
HISTORIC LANDMARK**

WHEREAS, North Carolina General Statutes §160A-400.5 grants North Carolina local governments the authority to designate local historic landmarks upon compliance with North Carolina General Statutes §160A-400.6; and

WHEREAS, the City of Concord has complied with the required landmark designation procedures of §160A-400.6 of the North Carolina General Statutes and the local historic landmark designation procedure set forth in the Concord Development Ordinance §9.8.3; and

WHEREAS, the Concord Historic Preservation Commission conducted a public hearing on \_\_\_\_\_ to consider the proposed designation; and

WHEREAS, the structure at 30 Union St. S was constructed prior to 1882 and is one of the oldest extant buildings in the South Union St. Courthouse and Commercial Historic District (National Register);

NOW, THEREFORE, BE IT ORDAINED, by the City Council of Concord, NC:

1. That .121 +/- acres at 30 Union St S. is hereby designated a local historic landmark pursuant to Part 3B, Article 19, Chapter 160A of the North Carolina General Statutes. This property is more specifically described as Lying and being in the City of Concord, Cabarrus County, North Carolina, between Union Street South and Market Street and being more particularly described as follows:

Beginning at a point in the West edge of the sidewalk on the West side of Union street, S., corner of the property of Addie E. Foil, C.M. Ivey, and others, and runs thence with said sidewalk N. 42-40 W. 24.70 feet to a pipe, corner of the former Correll Shoe Fixery store building; thence with the North edge of the wall, S. 47-31-20 W. 41.40 feet; thence with the East side of the wall N. 41.56-05 W. 7.9 feet to an iron stake in the line of Citizens National Bank; thence with the line of Citizens National Bank S. 45-35-20 W. 136.43 feet to an iron stake in the East edge of the sidewalk on the East side of Market Street; thence with said sidewalk S. 40-54 E. 2.99 feet to a mark in the East edge of the sidewalk, corner of Addie E. Foil; et al; thence with the Foil line N. 46-25-10 E 108.2 feet to a stake at the rear of the Ivey building wall and in the South edge of The Gold Shop property wall; thence with the center of the Foil and the Gold Shop wall N. 47-35-30 E. 70.31 feet in the BEGINNING, as surveyed and platted by Walter L. Furr, Jr., July 11, 1973.

2. The local historic landmark designation encompasses the site, building exteriors of the structure, and the following portion of the interior: the original pressed-metal ceiling and wood floors refurbished in conjunction with the 2018 rehabilitation.
3. The property subject to this designation is located at 30 Union St S, Concord, NC. This property is more particularly described as the property at GIS PIN 5620-87-9749 on the Cabarrus County Tax Maps.
4. That said designated property may be materially altered, restored, moved, or demolished only following the issuance of a Certificate of Appropriateness by the Concord Historic Preservation Commission. For the designated interior portions, a certificate of appropriateness is required for modifications that impact, affect, or obscure architectural details as set forth in the landmark report and supplementary materials. An application for a Certificate of Appropriateness authorizing demolition of said property may not be denied; however, the effective date of such a Certificate may be delayed in accordance with Chapter 160A, Article 19, Part 3B and amendments, thereto and hereinafter adopted. The regulations relating to Certificates of Appropriateness are found in the City of Concord Development Ordinance. Owners of locally designated historic landmarks are expected to be familiar with and follow *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*, the guidelines used by the City of Concord Historic Preservation Commission to evaluate proposed alterations and additions for this property.
5. That nothing in this ordinance shall be construed to prevent or delay the ordinary maintenance or repair of any architectural feature in or on said property that does not involve a change of design, material, or outer appearance thereof. Nothing herein shall be construed to prevent the property owner from making any use of this property not prohibited by other statutes, ordinances, or regulations.
6. That a suitable sign may be posted indicating that said property has been designated as historic property and containing any other appropriate information. If the owner consents, the sign may be placed on said property. If the owner objects, the sign may be placed on a nearby public right-of-way.
7. That the owners of the property known as 30 Union Street S. be given the notice of this ordinance as required by applicable law and that copies of this ordinance be filed and indexed in the offices of the City Clerk, Cabarrus County Building Services Division, Cabarrus County Register of Deeds, and the Tax Supervisor as required by law.
8. This ordinance shall become effective upon adoption.

Adopted this the \_\_\_<sup>th</sup> day of \_\_\_\_\_, 20\_\_ by the City Council of Concord, NC.

**LOCAL HISTORIC LANDMARK  
DESIGNATION REPORT**

**Commercial Building  
30 Union Street South  
Concord  
Cabarrus County, North Carolina**

**Prepared by:  
Fearnbach History Services, Inc.  
3334 Nottingham Road  
Winston-Salem, NC 27104**

**June 2018**

## Introduction

This report demonstrates that the late-nineteenth-century commercial building at 30 Union Street South possesses the requisite integrity and significance for local historic landmark designation under Criterion A for commerce and Criterion C for architecture. Erected by 1882, the building is one of Concord's oldest extant commercial edifices. Although the masonry façade has been updated several times, the scored-stucco second story and segmental-arched window openings are characteristic of late-nineteenth and early-twentieth-century commercial architecture. The storefront was appropriately reconstructed in conjunction with the rehabilitation completed in 2018. The building played a significant role in the evolution of Concord's central business district, as it housed a series of successful enterprises including D. J. Bostain's Racket Store, a general mercantile; Browns-Cannon Company, a men's clothing store; and an F. W. Woolworth's department store from 1888 until 1965. It retains a commercial function.

The landmark boundary encompasses 0.121-acre Cabarrus County tax parcel #5620-87-9749.

## TABLE OF CONTENTS

Site	3
Setting	3
Description	3
Designation Parameters	11
Statement of Significance	11
Historical Background	11
Local Historic Landmark Eligibility Evaluation	13
Designation Parameters	14
Verbal Boundary Description	15
Boundary Justification and Map	16
Sanborn Maps	17
Floor Plans	19



### **30 Union Street South indicated with a red star**

2018 aerial from <https://www.google.com/maps>

#### **Site**

Central Concord's street grid is rotated approximately thirty degrees from true cardinal direction alignment. However, for the purposes of this document the following description is written as if the building has true east-west orientation.

#### **Setting**

The two-story-on-basement brick commercial building occupies a prominent location on Union Street South's west side in downtown Concord's business district. A concrete-paver sidewalk with at-grade planting beds containing deciduous trees and granite curbing spans the distance between the façade and the street. The edifice is situated on a 0.121-acre tax parcel that also encompasses a small rear gravel parking lot and a narrow concrete-paved alley adjacent to the north elevation. A concrete sidewalk poured in 2018 leads from the rear parking lot to a newly constructed entrance vestibule recessed within the north elevation. Late-nineteenth and early- to mid-twentieth-century commercial structures fill the surrounding area.

#### **Description**

##### ***Exterior: Historic Appearance***

The simply executed red-brick façades of 30-32 Union Street South, a two-part commercial building erected by 1882, were initially identical. Each featured a recessed entrance, plate-glass display windows, and three second-story window openings with slightly projecting segmental-arched lintels. A flat parapet with a stepped cornice unified the buildings. However, both façades were embellished in the early twentieth century. 30 Union Street South's second-story received Classical Revival treatments including stuccoing and scoring to emulate stone blocks. The façade was framed with narrow, flat, stucco pilasters and a matching cornice, creating a recessed-panel second-story effect. An elaborate parapet featuring a bracketed modillion cornice and a round-arched central panel was added but removed in the late-twentieth century. 32 Union Street was ornamented in the Italianate mode with

segmental-arched window hoods and a corbelled denticulated cornice beneath a flat parapet. The storefronts were replaced during the late twentieth century.

*Exterior: Current Appearance*

30 Union Street South's second story retains a painted scored-stucco finish and three segmental-arched window openings with slightly projecting lintels. Double-hung, multipane, arched wood sash were installed in conjunction with the rehabilitation completed in 2018. The storefront was reconstructed in an appropriate manner. Large aluminum-frame plate-glass display windows with wood surrounds and paneled wood kneewalls flank the recessed central entrance. Within the vestibule, which has a terrazzo floor and gypsum-board ceiling, an aluminum-frame plate-glass single-leaf door with a matching transom and sidelights opens into the first-floor reception area. The aluminum-frame plate-glass single-leaf door, window, and transom on the vestibule's south side illuminate the newly constructed stair leading to the second story. Painted plywood covers the storefront transom opening.

Sanborn maps illustrate that the building footprint was expanded twice with two-story rear additions; the first erected between April 1921 and May 1927 and the second between May 1927 and March 1947. The first (central) addition is executed in variegated running-bond red brick, while the second (west) has six-to-one common-bond red brick walls. Stepped parapets capped with terra-cotta coping top the north and south elevations, while the west elevation has a flat parapet with terra-cotta coping. The north elevation is blind with the exception of two high square windows that illuminate the large west first-floor room. The 2018 entrance vestibule recessed within the north elevation has a concrete floor, gypsum-board ceiling, and single leaf entrances to the stair hall on its east elevation and utility closet on its west elevation.

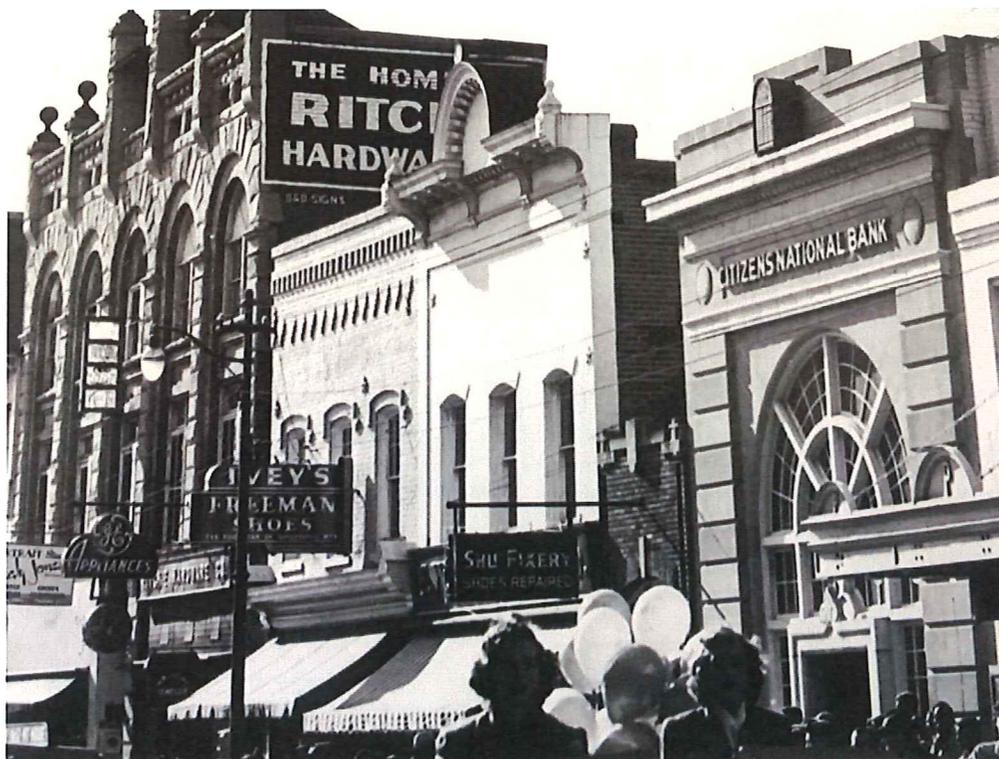
Two high square and horizontal rectangular windows pierce the rear (west) wall's upper level. The single-pane fixed wood sash were installed in 2018. Three square windows originally lit the basement. Two retain four-pane wood sash, but the south opening is currently infilled with plywood. An aluminum-frame, plate-glass, single-leaf door and sidelight have been added in the loading dock door opening. A concrete loading platform and steps provide access to the rear entrance.

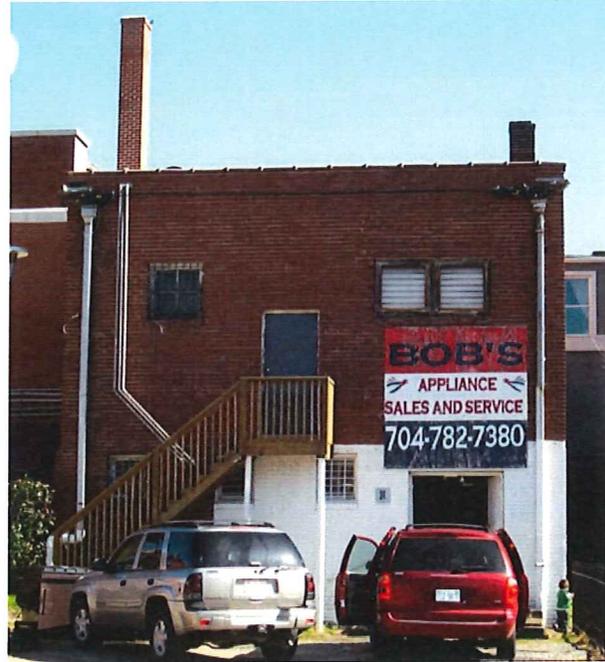
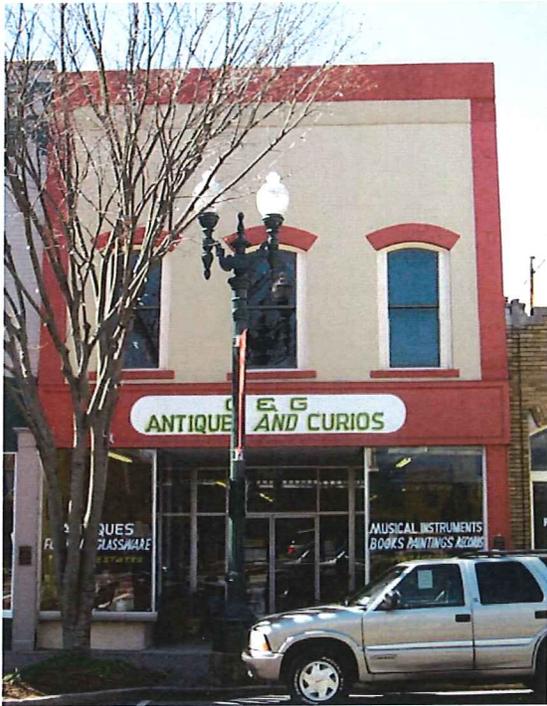
On the south elevation, a single square wood sash illuminates the basement. A double-hung multipane wood sash will be installed in the second-story window opening now covered with plywood.

The North Carolina State Historic Preservation Office and the National Park Service approved the 2018 rehabilitation's scope of work. The project was executed in compliance with the Secretary of the Interior's Standards.

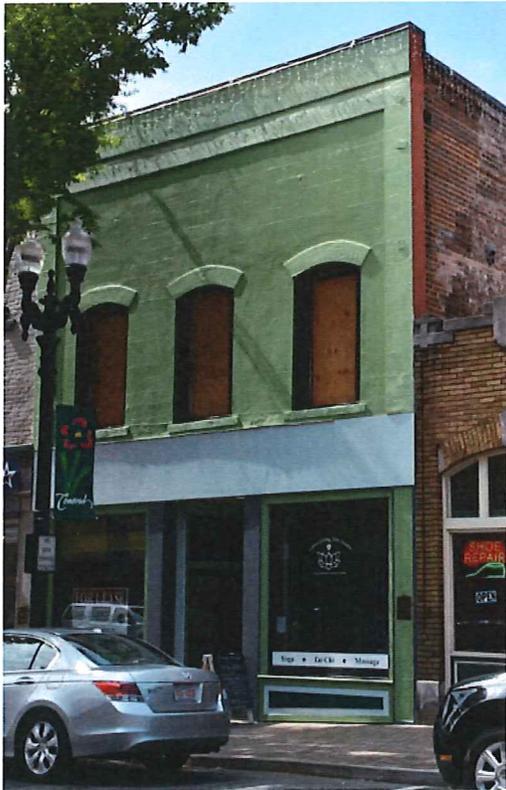


The undated photograph (above) from the Durwood Barbour Collection of North Carolina Postcards (P077) in the North Carolina Collection at Wilson Library, UNC-Chapel Hill, was likely taken soon after the three-story Pythian Building's 1903 completion. The subject property, 30 Union Street South, is the two-story edifice to the north with the projecting star sign. The façade was later stuccoed and the parapet, cornice, and storefront modified. The undated mid-twentieth-century photograph below is from Concord/Cabarrus County Chamber of Commerce's collection.





Façade and rear elevation on March 5, 2008 (above) and façade on April 11, 2018 (below)  
 Heather Fearnbach, photographer





Northwest oblique (above) and southwest oblique (below) on April 11, 2018



## *Interior*

The interior has been updated several times, most recently in 2018. Mid- to late-twentieth-century dropped acoustical-tile ceilings, gypsum-board partition walls, vinyl-composition-tile floors, and obsolete mechanical, electrical, and plumbing systems were removed. Original pressed-metal ceilings with tall cornices and hardwood floors were restored throughout the first floor with the exception of the large west room, which has new hardwood floors and a beaded-board ceiling. Plaster initially sheathed the brick walls, but much was missing or damaged. Plaster walls were repaired and painted where possible and gypsum board utilized for repairs when necessary. Original ceiling height and a sense of openness were maintained on the first floor by the use of partial-height partition walls to delineate the reception area, large east room, and south corridor. The offices, restrooms, and closets lining the corridor (which turns and extends to the west room and a stair hall), have dropped gypsum-board ceilings, paneled wood doors, and simple wood door surrounds, baseboards, and crown molding.

The second story has an open plan with plaster walls in fair condition. Plaster will be repaired and replaced as needed. Extensive damage from roof leaks required wood joist and decking repair and replacement. Batt insulation has been added between joists. A gypsum board ceiling has been installed in the room's west section. The east portion of the wood-frame roof structure is currently uncovered. The east part of the room has a plywood subfloor, while the wide diagonal board subfloor is exposed in the west section. A door in the west elevation leads to the second rear addition's roof. New gypsum board walls enclose southeast and northwest stair halls and the mechanical room adjacent to the north elevation. Hardwood stairs with wall-mounted metal-pipe railings connect the building levels.

The low-ceilinged basement is characterized by brick and plaster walls, a poured-concrete floor, and exposed wood ceiling joists. Most walls are unpainted brick, although some of the west section's walls have been painted. A portion of the 1921-1927 addition's west wall remains. East of that wall, a central row of square wood posts supports the east-west wood beam that carries the first-floor load. The north elevation is plastered. The basement and second floor will be finished per tenant specifications after the space is leased.



**First floor, east room, looking east**



First floor, corridor, looking east (above left); restroom, looking west (above right); and west room, looking east (below)





**Second story, looking west (above), and basement, looking west (below)**



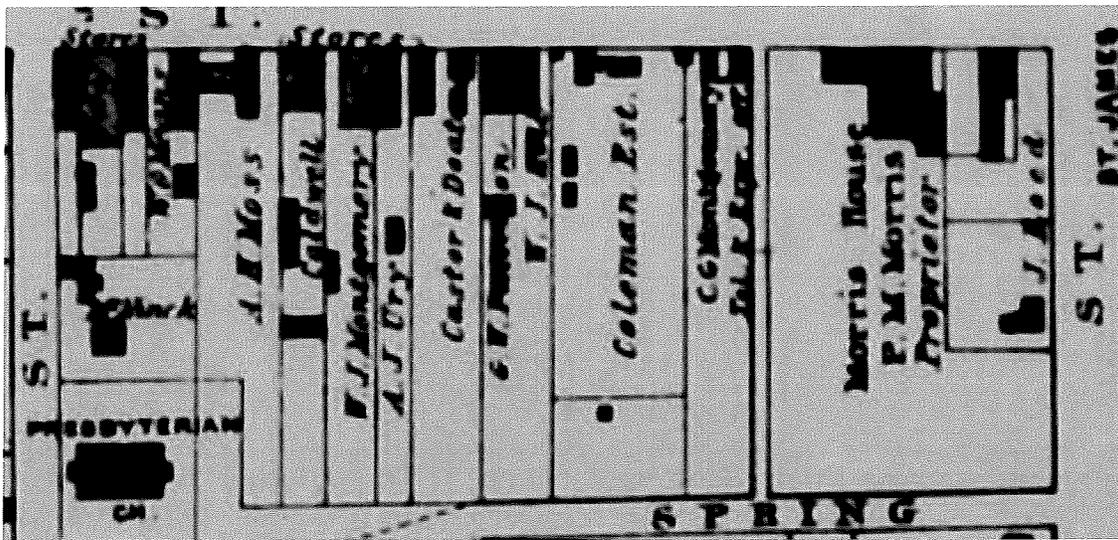
## Designation Parameters

Necko, LLC is seeking local historic landmark designation for 30 Union Street South’s entire exterior and partial interior in order to recognize the property’s architectural and historical significance and protect character-defining feature such as the façade’s scored-stucco second story and segmental-arched window openings. Interior designation is also sought for the original pressed-metal ceiling and wood floors refurbished in conjunction with the 2018 rehabilitation.

## Statement of Significance

30 Union Street South contributes to the significance of the South Union Street Courthouse and Commercial Historic District, listed in the National Register of Historic Places on September 30, 1997. The intact collection of fourteen masonry edifices erected from the late-nineteenth to the mid-twentieth century is representative of the county seat’s growth and expansion during that period. Four of the district’s buildings were constructed before 1885. 30 Union Street South occupies a prominent location on the thoroughfare’s west side and is similar to the neighboring commercial structures in its setback, materials, scale, style, form, and construction date. The district’s period of significance is 1875 to 1947.

## Historical Background



“Gray’s New Map of Concord,” O. W. Gray and Son, 1882

This commercial building stood at what is now 30 Union Street South by 1882, when its footprint appears on Philadelphia cartographer O. W. Gray and Son’s map of Concord. The address was 321 Union Street South when the city’s earliest Sanborn map was issued in July 1885, became 26 Union Street South between February 1897 and March 1902, and remained so through the mid-1920s. The building had a 32 Union Street South address from the late 1920s through the remainder of the twentieth century. The edifice has housed a series of retail concerns including general, clothing, and drug stores.<sup>1</sup>

<sup>1</sup> Sanborn Map Company, “Concord,” 1885-1947; *Concord, North Carolina, City Directories, 1908-1990*.

Concord attorney and superior court judge William J. Montgomery, who, like other elite community members, speculated in real estate, owned the property from the mid-1870s through 1901, when he sold it to merchant Pendleton B. Fetzer. It is possible that Fetzer and his general store partners J. W. and D. F. Cannon and J. W. Wadsworth were among Montgomery's early tenants. D. J. Bostain leased the building to serve as a Racket Store, a general mercantile, from 1888 until 1902.<sup>2</sup>

Fetzer, a Virginia native, had moved to Concord in 1867, first working as clerk in J. S. Fisher's general store and then in the same capacity for J. W. and D. F. Cannon. He became a partner in that business, which was reorganized as Cannons, Fetzer, and Wadsworth in 1877 and Cannons and Fetzer Company upon Wadsworth's 1881 retirement.<sup>3</sup> The concern opened satellite stores in High Point and Spartanburg, S. C. Fetzer's other endeavors included operating a drugstore in the two-story brick building at South Union and West Depot Streets' southwest corner. He leased that storefront prior to purchasing the building 1884. He also invested in local industries including a tobacco factory and J. W. and D. F. Cannon's Cannon Manufacturing Company, a concern that grew to become Canon Mills, Inc., one of the United States' largest cotton textile manufacturers.<sup>4</sup>

P. B. Fetzer and his wife Zeta M. Fetzer sold 30 Union Street South to John P. Suther on January 6, 1902 in order to obtain Suther's adjacent building at 32 Union Street South, which was next to Cannons and Fetzer's three-story dry goods and clothing emporium at 36-40 Union Street South. The trade facilitated Cannons and Fetzer's expansion to the north, as Bell and Harris Furniture had previously occupied 32 Union Street's first floor and Cannons and Fetzer the second floor. Cannons and Fetzer remodeled 32 Union Street in 1902.<sup>5</sup>

Suther conveyed 30 Union Street South D. F. Cannon in April 1907. It is possible that Cannon leased the storefront prior to purchasing the building, as he had organized Browns-Cannon Company, a purveyor of men's men's clothing, accessories, shoes, and hats, in 1904. Upon incorporation that year, stockholders elected G. Frank Brown president, D. F. Cannon vice-president, and Earl H. Brown secretary-treasurer. By 1908, Cannon was president and John H. Rutledge vice-president, while Earl H. Brown served as secretary-treasurer and managed the store. A. Jones Yorke, one of Concord's most prominent early-twentieth-century businessmen, assumed Browns-Cannon Company's presidency by 1913. Yorke was also president of Citizens Bank and Trust, Corl-Wadsworth Company (livestock sales), and Cabarrus Motor Company (a Ford dealership), and vice-president of G. H. Y. Hosiery Company, Young-Hartsell Mills, and Wagoner Library Company. He headed two other clothing stores: Yorke Brothers and Rogers in Charlotte and McAulay, Yorke, and Rogers in Rockingham. E. H. Brown remained Browns-Cannon Company's secretary-treasurer and manager. He regularly traveled to New York and other northern markets to purchase inventory. After A. J. Yorke's 1917 death, E. H. Brown's wife Winnifred B. Brown functioned as the company's president. E. H. Brown's younger brother Sterling L. Brown became vice-president around 1924.<sup>6</sup>

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<sup>2</sup> A. J. Ury owned 32 Union Street until his 1882 death. Cabarrus County Deed Book 31, p. 402; *Concord Times* (hereafter abbreviated *CT*), September 28, 1888, p. 3; "Real Estate Negotiations," *The Standard* (Concord), January 9, 1902, p. 1.

<sup>3</sup> Newspaper advertisements and city directories also refer to the company with a singular "Cannon" in its name.

<sup>4</sup> Fetzer also subsidized community improvements such as the municipal waterworks planned by Charlotte civil engineer D. A. Tompkins and constructed in 1886. He served on Davidson College's Board of Trustees for many years. Cabarrus County Cabarrus County Deed Book 39, p. 484; "To the Public," *The Sun* (Concord), January 23, 1877, p. 2; "Third and Last Notice," *Concord Register*, February 25, 1881, p. 3; "A Water Works Survey," *Charlotte Observer*, August 18, 1885, p. 6; "Concord's Water Works," *CO*, May 12, 1886, p. 3; "The Tobacco Factory," *CT*, December 17, 1885, p. 3; "Another Factory for Concord," *CT*, August 26, 1887, p. 3; "Death of Mr. P. B. Fetzer," *CT*, February 5, 1912, p. 1.

<sup>5</sup> *CT*, January 23, 1902, p. 3; "Cannon and Fetzer Co. to Expand," *The Standard*, February 2, 1902, p. 1.

<sup>6</sup> Cabarrus County Deed Book 71, p. 222; "The Browns-Cannon Company," *CT*, September 23, 1904, p. 3; Ernest H. Miller, *Concord, North Carolina, City Directory* (Asheville: Piedmont Directory Company, Inc., 1908, 1913, 1916, 1922,

It appears that Browns-Cannon Company dissolved in the late 1920s, as neither the firm nor the Browns are listed in the 1929 city directory. A F. W. Woolworth's department store franchise occupied the building at that time. Lee W. Kinard initially managed the store and continued to do so through the early 1940s. Mrs. Helms, the proprietor of Neta's, Inc., a ladies and children's clothing store located at 27 Union Street South since the late 1950s, was a salesperson at F. W. Woolworth's while in high school. She remembers that Kinard was an effective manager and that the first floor had an open plan, with candy and jewelry counters near the entrance and a high pressed-tin ceiling. The basement served as a stock room and the second floor contained offices and additional inventory storage.<sup>7</sup>

The Cannon family owned the property until April 1965, when J. A. Cannon Jr. and Penelope Cannon Mercer's heirs transferred title to Clyde Propst, et. al.<sup>8</sup> The F. W. Woolworth's department store operated through 1965. It appears that the building was vacant during the late 1960s. Scottie's Stores, a drug and sundry purveyor, leased it around 1970. Michael K. Smith managed that concern, which remained through 1979. Greene's Discount Store, headed by D. F. Greene, assumed the lease by 1980.<sup>9</sup>

The building's ownership changed during the 1970s. J. W. Propst's heirs sold the property to Feit and Goldman, Inc. on July 20, 1973.<sup>10</sup> Everett L. and Neta B. Helms purchased the building from Feit and Goldman, Inc. on October 2, 1979. Everett Helms conveyed sole ownership to Neta Helms on April 25, 1980. Mrs. Helms transferred title to Necko, LLC on February 6, 2009. That entity undertook the rehabilitation completed in 2018.<sup>11</sup>

## Local Historic Landmark Eligibility Evaluation

### Summary

30 Union Street South is **eligible** for local historic landmark designation under Criterion A for commerce and Criterion C for architecture. The building maintains the integrity of location, design, setting, materials, workmanship, feeling, and association necessary for local historic landmark designation, which are the same standards required for National Register of Historic Places listing.

The building was inventoried during Laura A. W. Phillip's survey for the South Union Street Courthouse and Commercial Historic District, listed in the National Register of Historic Places on September 30, 1997, and Heather Fearnbach's 2008 update of the downtown Concord survey.

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1924); "A. Jones Yorke," and "Browns-Cannon Company," *Concord Daily Tribune*, February 21, 1916, p. 10; *Concord Daily Tribune*, February 28, 1916, p. 5; "A. Jones Yorke Passes Away," *Charlotte News*, February 20, 1917, p. 13.

<sup>7</sup> Ernest H. Miller, *Concord, North Carolina, City Directory* (Asheville: Piedmont Directory Company, Inc., 1929); Baldwin Directory Company, *Concord, North Carolina, City Directory* (Charleston, S. C.: Baldwin Directory Company, Inc., 1936, 1938, 1940); Neta B. Helms, conversation with Heather Fearnbach, April 11, 2018.

<sup>8</sup> D. F. and Mattie Lee Cannon sold a one-half interest in the property to J. A. Cannon in June 1907. D. F. and Mattie Lee Cannon and J. A. and Nappie B. Cannon transferred title to Nannie E. Cannon on May 21, 1908. J. Archie Cannon Jr. and Nappie Borden Cannon conveyed the property to their children J. A. Cannon Jr. and Penelope Cannon Mercer on October 12, 1949. Cabarrus County Deed Book 71, p. 222; Deed Book 69, pp. 320 and 444; Deed Book 219, p. 511; Deed Book 346, p. 616; Plat Book 9, p. 43;

<sup>9</sup> Hill Directory Company, *Concord City Directory* (Richmond, Virginia: Hill Directory Company, Inc., 1949-1990);

<sup>10</sup> Cabarrus County Deed Book 434, p. 523.

<sup>11</sup> Cabarrus County Deed Book 512, p. 579; Deed Book 519, p. 653; Deed Book 8586, p. 193.

## Criteria

30 Union Street South is **eligible** for local historic landmark designation under Criterion A (event) for commerce. *To be eligible under Criterion A a property must retain integrity and must be associated with a specific event marking an important moment in American pre-history or history or a pattern of events or historic trend that made a significant contribution to the development of a community, a state, or the nation. Furthermore, a property must have existed at the time and be documented to be associated with the events. Finally, a property's specific association must be important as well.* The building played a significant role in the evolution of Concord's central business district, as it housed a series of successful enterprises including D. J. Bostain's Racket Store, a general mercantile; Browns-Cannon Company, a men's clothing store; and an F. W. Woolworth's department store from 1888 until 1965. It retains a commercial function.

The building is **not eligible** for local historic landmark designation under Criterion B (person). *For a property to be eligible for significance under Criterion B, it must retain integrity and 1) be associated with the lives of persons significant in our past, i.e. individuals whose activities are demonstrably important within a local, state or national historic context; 2) be normally associated with a person's productive life, reflecting the time period when he/she achieved significance, and 3) should be compared to other associated properties to identify those that best represent the person's historic contributions. Furthermore, a property is not eligible if its only justification for significance is that it was owned or used by a person who is or was a member of an identifiable profession, class, or social or ethnic group.* Although prominent community leaders were associated with the property, the building is not the resource most closely associated with any individual's achievements, which would be required for local historic landmark designation under Criterion B.

30 Union Street South is **eligible** for local historic landmark designation under Criterion C (design/construction). *For a property to be eligible under this criterion, it must retain integrity and either 1) embody distinctive characteristics of a type, period, or method of construction; 2) represent the work of a master; 3) possess high artistic value; or 4) represent a significant and distinguishable entity whose components lack individual distinction.* 30 Union Street South, erected by 1882, possesses special significance as one of Concord's oldest extant commercial edifices. Although the masonry façade has been updated several times, the scored-stucco second story and segmental-arched window openings are characteristic of late-nineteenth and early-twentieth-century commercial architecture. The storefront was appropriately reconstructed in conjunction with the rehabilitation completed in 2018.

The building is **not eligible** for local historic landmark designation under Criterion D (potential to yield information). *For a property to be eligible under Criterion D, it must meet two requirements: 1) the property must have, or have had, information to contribute to our understanding of human history or pre-history, and 2) the information must be considered important.* The structure and site are unlikely to contribute significant information pertaining to building technology or urban archaeology or yield historical documentation not otherwise accessible from other extant resources and written records.

## Verbal Boundary Description

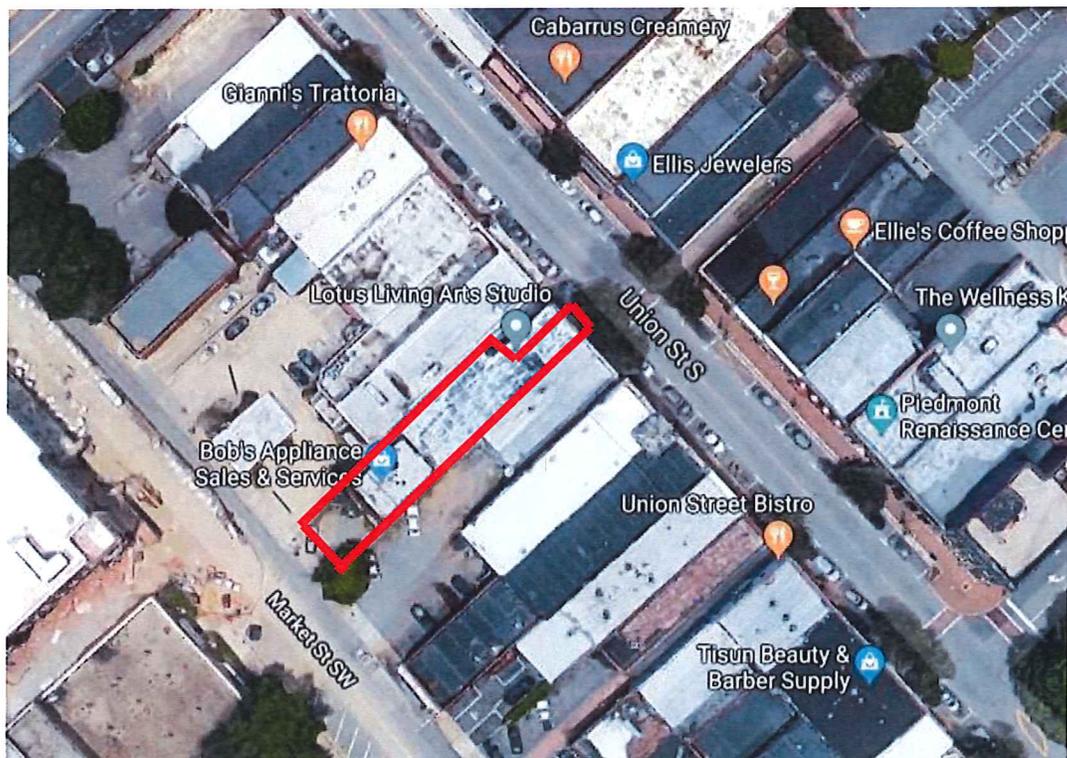
The nominated property consists of Cabarrus County tax parcel #5620-87-9749 (0.121 acres), as indicated by the red lines on the following maps.

## Boundary Justification

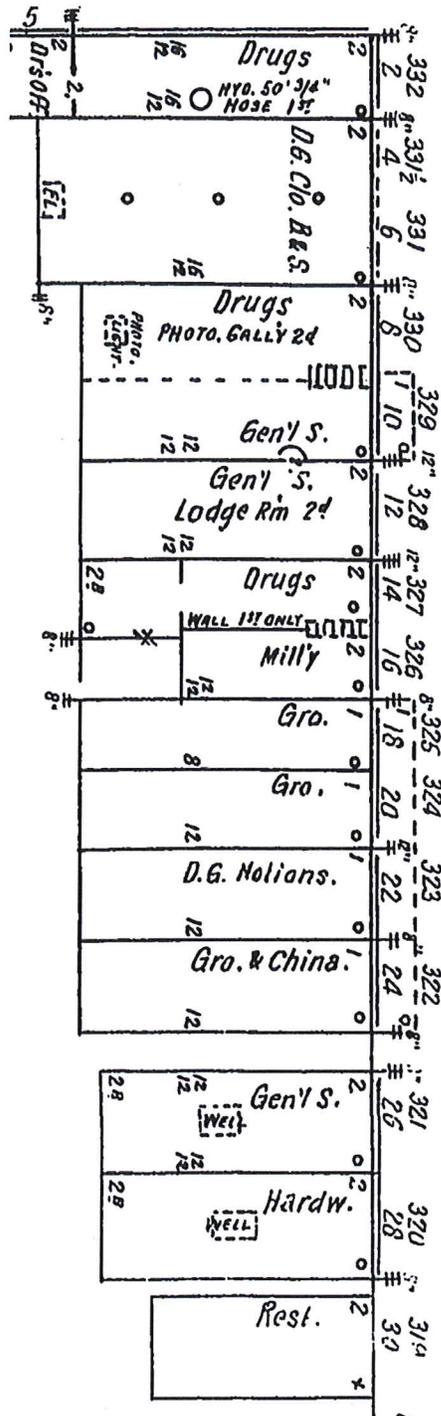
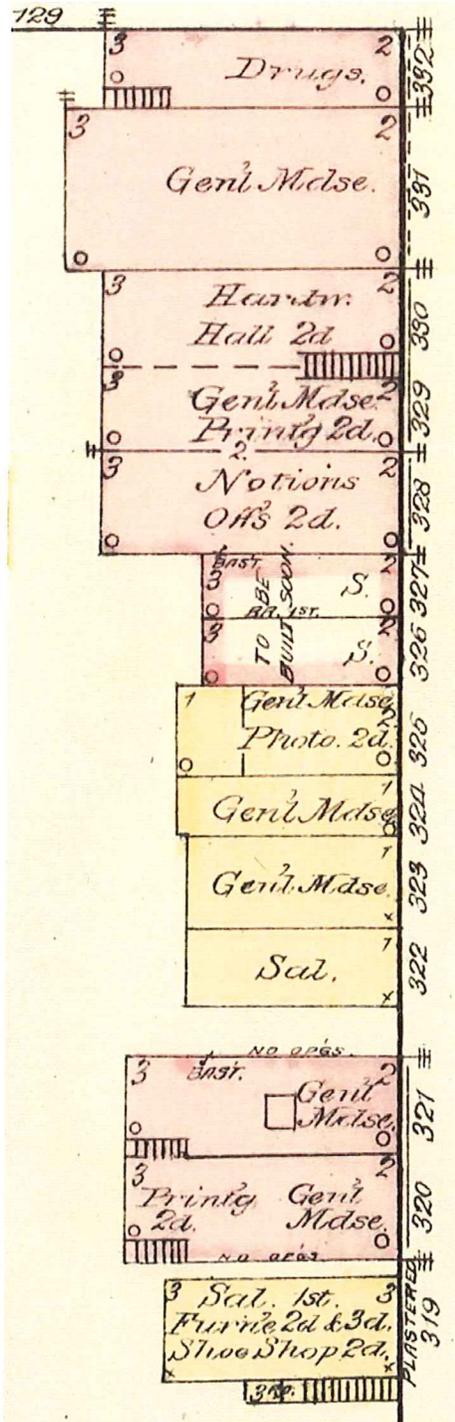
In addition to the building, the tract encompasses a small rear gravel parking lot and a narrow concrete-paved alley adjacent to the north elevation.



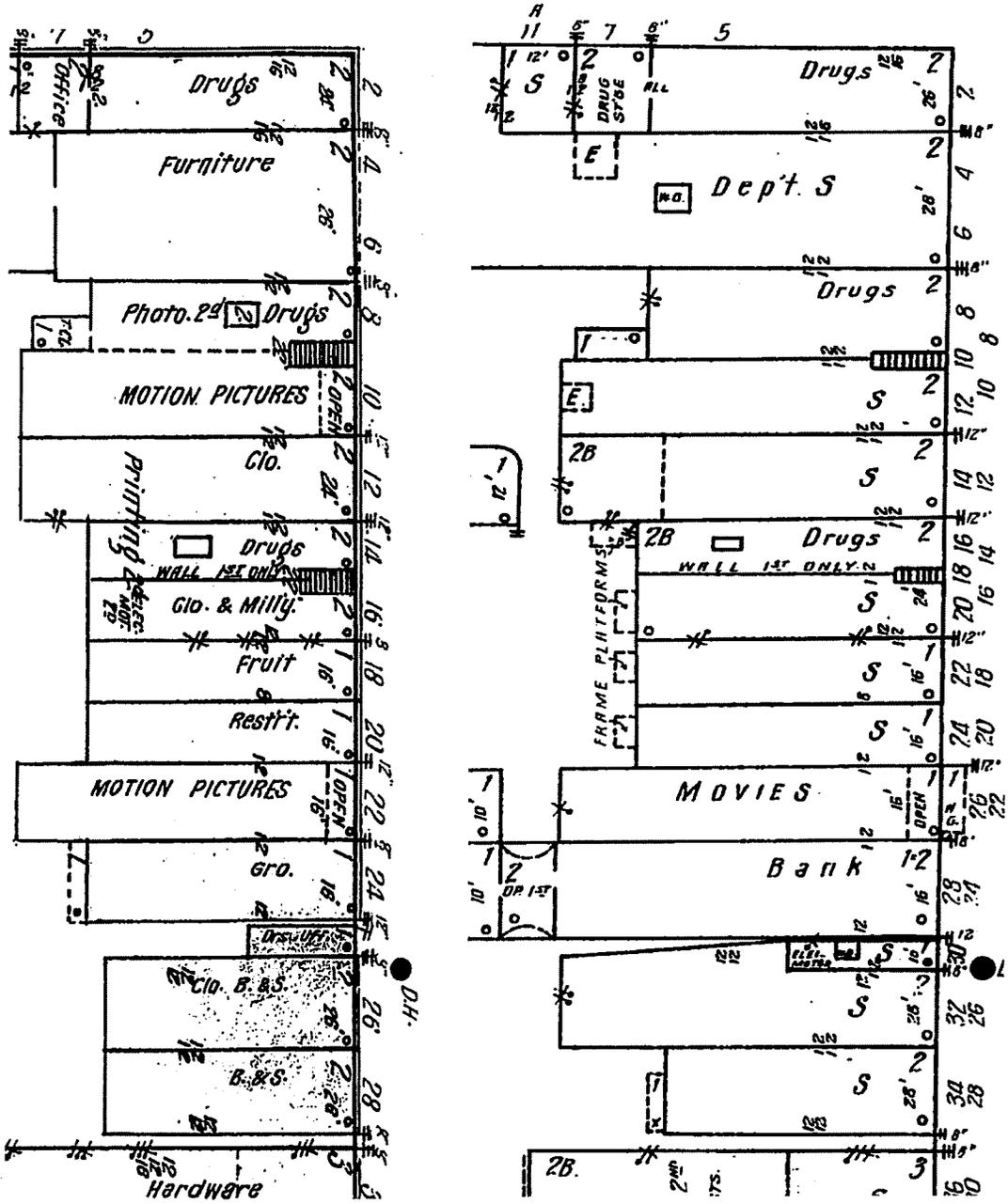
Property tax map above from <https://gis.cabarruscounty.us/mycabarrusgis/> and 2018 aerial below from <https://www.google.com/maps>. 30 Union Street South indicated with a red star



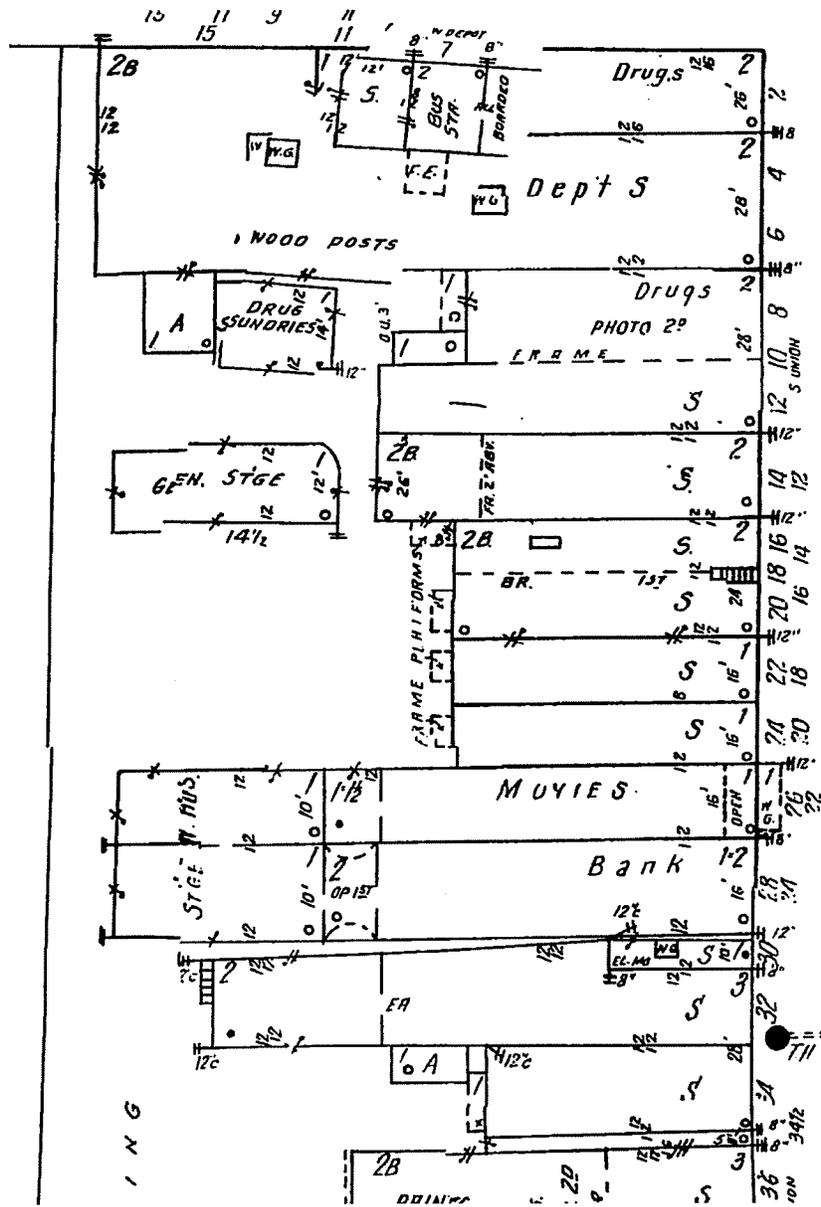
Sanborn Maps



30 Union Street South's address was 321 Union Street South when the city's earliest Sanborn map was issued in July 1885 (above left), became 26 Union Street South between February 1897 and March 1902 (above right), and remained so through the mid-1920s.

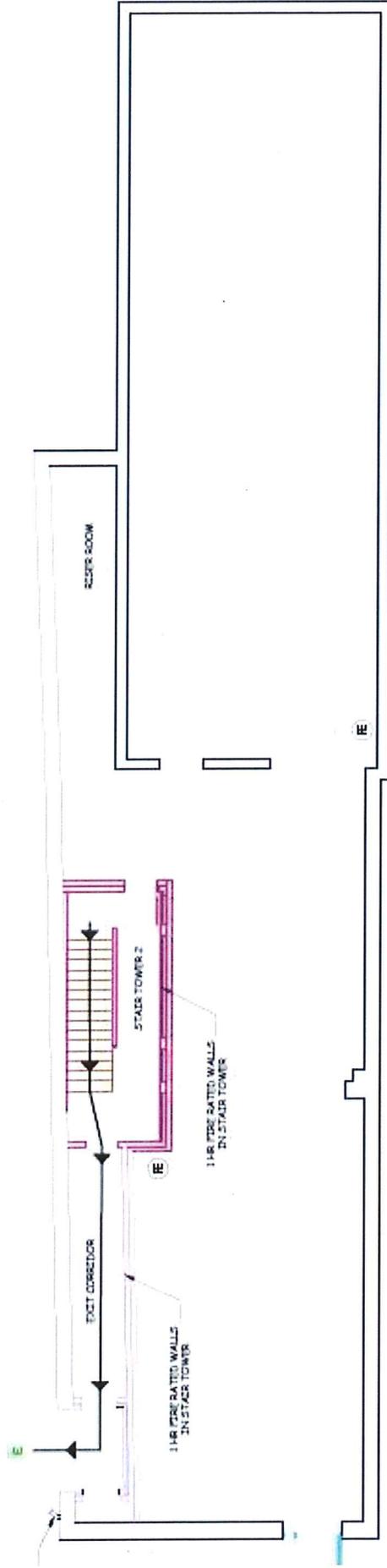


Sanborn maps illustrate that the building footprint was expanded twice with two-story rear additions; the first erected between April 1921 (above left) and May 1927 (above right) and the second between May 1927 and March 1947. The building had a 32 Union Street South address from the late 1920s through the remainder of the twentieth century.

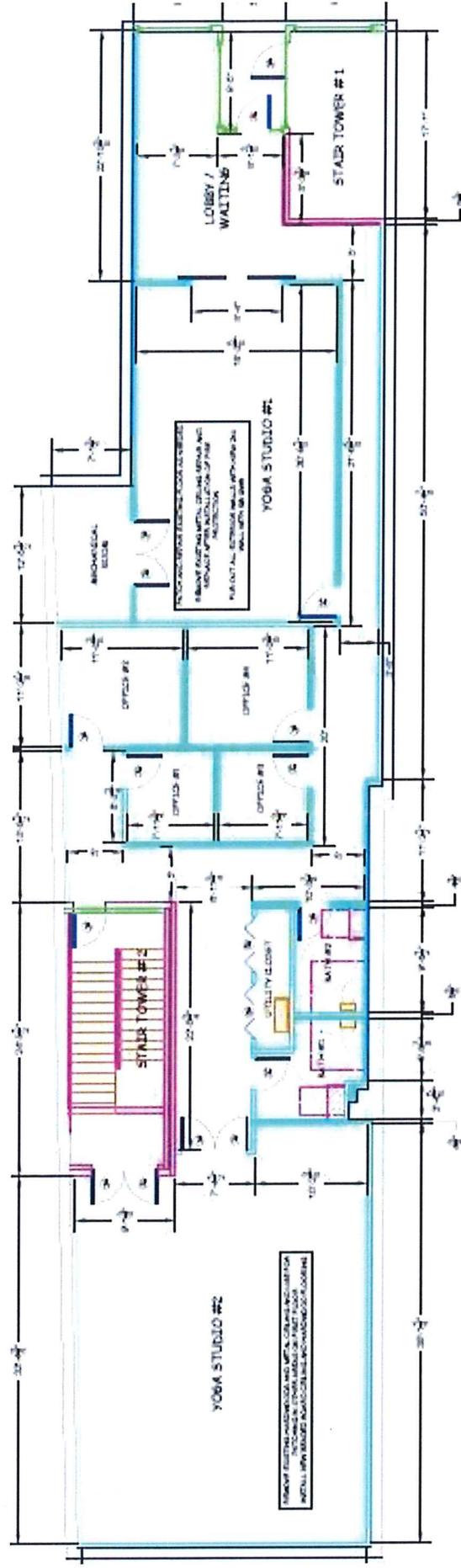


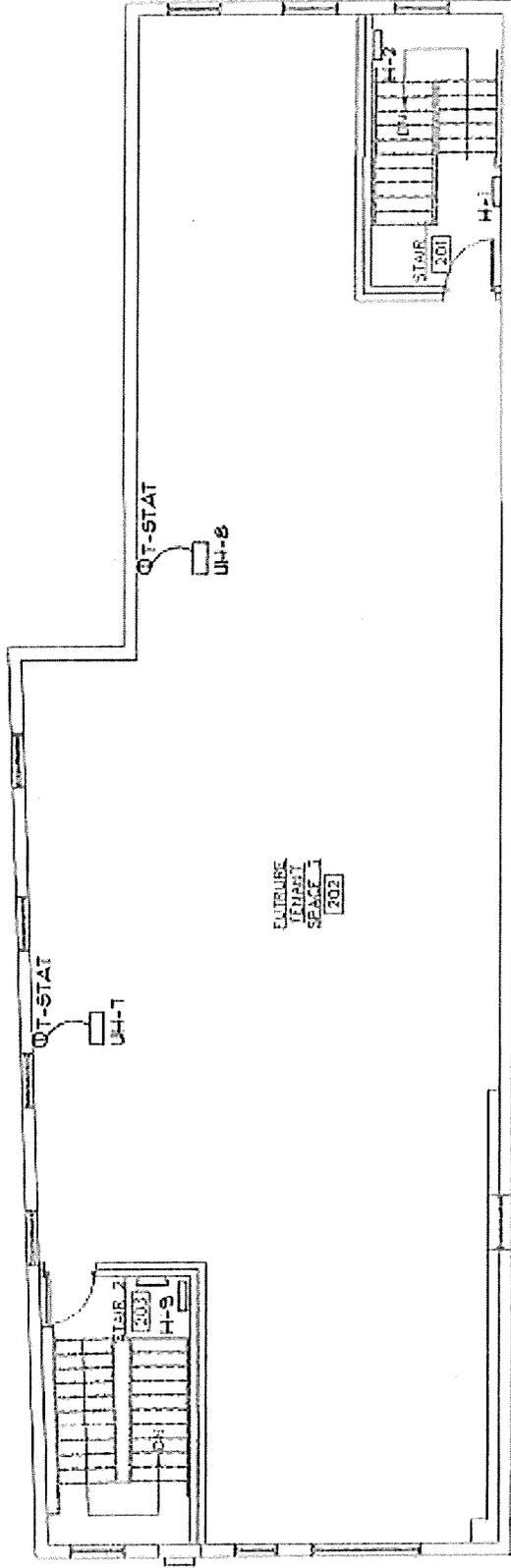
Sanborn Map Company, "Concord," Sheet 5, March 1947

### Existing Conditions Floor Plans



Basement and first floor plans drawn by the engineering firm Richard Burrage, Inc., February 2017





Second floor plan drawn by architect Carlos J. Moore, October 2015