

HISTORIC PRESERVATION COMMISSION MEETING AGENDA

Wednesday, May 11, 2022 at 6:00 p.m.

City Hall, 35 Cabarrus Avenue, West

1. CALL TO ORDER - *Chair*
2. ORDER OF BUSINESS - *Chair (Ask Staff if there are any adjustments to agenda)*
3. INTRODUCTIONS - *Chair and Commissioners (give your name for the record)*
4. APPROVAL OF MINUTES - *Motion, second, and vote needed.*
5. SWEARING IN OF WITNESSES - *Chair*
6. OLD BUSINESS - *Chair*
7. NEW BUSINESS

H-08-22 (Quasi-Judicial Hearing)

Daniel and Anna Marshall have submitted a Certificate of Appropriateness application in order to remove a 4' white vinyl fence and gate and replace with a 6' white wooden privacy fence and gate in the left rear yard at 25 Franklin Ave NW. PIN 5620-78-6954.

- a. Open Public Hearing by Motion - *Motion, second, and vote needed.*
- b. Staff Presentation
- c. Applicant's Testimony
- d. Other Testimony
- e. Close Public Hearing by Motion - *Motion, second, and vote needed.*
- f. Approve Findings of Fact by Motion - *Motion, second, and vote needed.*
- g. Approve Conclusions of Law by Motion - *Motion, second, and vote needed.*
- h. Approve/Deny Conditions and Permit by Motion - *Motion, second, and vote needed.*

H-12-22 (Quasi-Judicial Hearing)

Kendall Kyanko has submitted a Certificate of Appropriateness application in order to remove a 3' high concrete stucco retaining wall and replace with a 3' high decorative concrete block retaining wall along the sidewalk and beginning of driveway at 103 Church St N. PIN 5620-89-2255.

- a. Open Public Hearing by Motion - *Motion, second, and vote needed.*
- b. Staff Presentation
- c. Applicant's Testimony
- d. Other Testimony
- e. Close Public Hearing by Motion - *Motion, second, and vote needed.*
- f. Approve Findings of Fact by Motion - *Motion, second, and vote needed.*
- g. Approve Conclusions of Law by Motion - *Motion, second, and vote needed.*
- h. Approve/Deny Conditions and Permit by Motion - *Motion, second, and vote needed.*

LLD-01-22

Justin Mueller, Morris Building, LLC, has submitted a Local Landmark request for the P.M. Morris Building located at 48-56 Union St S and 41 Market St. Pin 5620-97-1613.

- a. Staff Presentation
- b. Instruct Staff on Whether or Not to Submit Study to the NC Department of Cultural Resources for Review and Notify the Planning and Zoning Commission by Motion - *Motion, second, and vote needed.*

STAFF UPDATES/DISCUSSIONS

Handbook Updates

8. ADJOURNMENT

In accordance with ADA Regulations, please note that anyone who needs an accommodation to participate in the meeting should notify Planning & Neighborhood Development Department at 704/920-5152 at least twenty-four (24) hours prior to the meeting.

DATE:

May 11, 2022

SUBJECT:

Certificate of Appropriateness Request:

H-08-22

Applicant:

Daniel & Anna Marshall

Location of Subject Property:

25 Franklin Ave NW

PIN:

5620-78-6954

Staff Report Prepared by:

Brad Lagano, Senior Planner

BACKGROUND

- The subject property at 25 Franklin Avenue NW is designated as a “Contributing” structure in the North Union Street Historic District (ca. 1894) (Exhibit A).
- “Two-story, frame house with handsome porch combining Italianate and Queen Anne style elements. Façade composed of front and side gables projecting from the main hip roof. Porch has turned posts, scroll-like brackets, sand sawn frieze with pendant drops. Balustrade has vertical, horizontal, and diagonal elements. House has paired, tall, and narrow 1/1 sash windows” (Exhibit A).
- Applicant’s requested modification: replace an existing vinyl fence and gate on the left side of the rear yard with a custom built wooden privacy fence and gate (Exhibit B).

DISCUSSION

On February 20, 2022 Daniel and Anna Marshall applied for a Certificate of Appropriateness under Concord Development Ordinance (CDO) §9.8 to replace an existing vinyl fence and gate on the left side of the rear yard with a custom built wooden privacy fence and gate (Exhibit B).

The existing vinyl fence and gate is approximately 48” tall and runs adjacent to the left side property line in the rear yard for an approximate distance of 29’-8”. The shorter section of existing fence facing Franklin Avenue is approximately 28” wide while the existing gate section is approximately 42” wide for a combined width of approximately 70” (Exhibit D).

The proposed replacement fence and gate will be a 72” tall wooden privacy fence. It will be custom built on site with wooden vertical boards comprising the majority of the design with lattice woodwork installed near the top to add visual enthusiasm. The fence and gate will be painted white on both sides (Exhibit F).

ATTACHMENTS

Exhibit A: National Register of Historic Places Inventory

Exhibit B: Certificate of Appropriateness Application

Exhibit C: Subject Property Map

Exhibit D: Photo of Existing Vinyl Fence and Gate

Exhibit E: Photo of Existing Vinyl Fence and Gate from Franklin Avenue

Exhibit F: Photo of Proposed Replacement Privacy Fence and Gate

HISTORIC HANDBOOK DESIGN RECOMMENDATIONS

Approval Requirement Needs Table: Fencing and Gates

- *Replacing or repair of existing with same materials does not require Commission Hearing and Approval.*

- *Replacing or repair of existing with alternate materials and all other types of fencing and gates require Commission Hearing and Approval.*

Chapter 5 – Section 9: Fences and Walls

- *Chain link, basket weave, plastic/vinyl, and split-rail fences are prohibited within the historic districts.*
- *The style of fence should respond to the historic nature of the property. All wooden fences should be “stick-built” on site.*
- *Wooden fences visible from the street and/or wooden fences in front and side yards of corner lots are required to be painted or stained white or a color matching the body or trim of the structure.*
- *Painting or staining is recommended, but not required, for rear yard fences unless they are visible from the street.*
- *Rear yard fences are defined as fences which do not extend forward on the applicant’s property beyond the side centerline of the house in plain view. Approval of the location may also be handled on a case-by-case basis to determine the best natural break in the rear and front yards for placement of fences.*
- *Rear yard fences may be higher than four (4) feet.*
- *The portions of rear yard fences that face the street should be landscaped with shrubs and trees of a planting size that will fully hide the fence from the street within two (2) years.*
- *All proposed fences and walls should not negatively affect existing trees and mature landscaping.*
- *Privacy fences are defined as fences with no spacing between pickets or fences of the shadowbox design. Privacy fences may be allowed at the discretion of the Commission in the following circumstance: privacy fences are most appropriate in rear yards.*
- *Privacy fences allowed by the Commission should be landscaped where practical with appropriate shrubbery to soften the appearance of the fence.*
- *Design Standards: Fences and Walls*
 1. *Use materials such as natural stone, brick, wood, powder coated aluminum and iron.*
 2. *Chain link or plastic materials are prohibited.*
 3. *Materials and style should coordinate with building and neighborhood buildings as well as other walls and fences in the area.*

RECOMMENDATION:

1. The Historic Preservation Commission should consider the circumstances of this application for a Certificate of Appropriateness relative to the North and South Union Street Historic Districts Handbook and Guidelines and act accordingly.
2. If approved, applicant(s) should be informed of the following:
 - City staff and Commission will make periodic on-site visits to ensure the project is completed as approved.
 - Completed project will be photographed to update the historic properties survey.

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

For NPS use only

received

Date entered

Continuation sheet

Item number

Page

Inventory List - North Union Street
Historic District, Concord

#7

48

83. Daniel Rufus Hoover House
39 Franklin Avenue, N.W.
ca. 1895 (OI)
C

Two-story, frame Queen Anne style house with handsome Colonial Revival porch that may be replacement of original. House has asymmetrical form with gables projecting to front and sides from main hip roof. The narrow widths of the gable-roofed projections in relation to their height, and the nearly pyramidal peak of the main roof, give the house a pronounced vertical emphasis. The projecting gable at the front of the house has cut-away corners trimmed with sunburst brackets. The porch occupies the east (left) side of the first floor facade and has a low pediment supported by Tuscan columns grouped in threes. On the west side of the first floor facade is a sunroom that may have been part of the original porch.

Daniel Rufus Hoover (d. 1912) operated a cotton buying business and general store with George Monroe Lore (see #145) during the 1870-1890 period.

84. House
31 Franklin Avenue, N.W.
ca. 1895
C

Two-story, frame house with unusual roofline consisting of triple-A front forward of main hip roof. The decorative center gable and the nearly pyramidal peak of the hip roof give the house a strong vertical emphasis. House has full facade porch with Tuscan columns and balustrade, and tall 2/2 sash windows.

85. Allison-White House
25 Franklin Avenue, N.W.
ca. 1894 (IO)
C

Two-story, frame house with handsome porch combining Italianate and Queen Anne style elements. Facade composed of front and side gables projecting from main hip roof. Porch has turned posts, scroll-like brackets, and sawn frieze with pendant drops. Balustrade has vertical, horizontal, and diagonal elements. House has paired, tall, and narrow 1/1 sash windows.

**AN INCOMPLETE APPLICATION WILL NOT BE PLACED ON THE AGENDA
UNTIL ALL OF THE REQUIRED ATTACHMENTS AND/OR ITEMS LISTED ON
PAGE 2 ARE SUBMITTED.**

APPLICANT INFORMATION

Name: Anna and Daniel Marshall

Address: 25 Franklin Avenue NW

City: Concord State: NC Zip Code: 28025 Telephone: 704-467-7107

OWNER INFORMATION

Name: Anna and Daniel Marshall

Address: 25 Franklin Avenue NW

City: Concord State: NC Zip Code: 28025 Telephone: 704-467-7107

SUBJECT PROPERTY

Street Address: 25 Franklin Avenue NW P.I.N. # 5620 78 6954

Area (acres or square feet): 9583 sq. ft. Current Zoning: RM-1 Land Use: Residential

**Staff Use
Only:**

Application Received by: _____ Date: _____, 20 _____

Fee: \$20.00 Received by: _____ Date: _____, 20 _____

The application fee is nonrefundable.

General Requirements

The Unified Development Ordinance imposes the following rules, regulations and requirements on requests for Certificates of Appropriateness. The applicant must, with reference to the attached plans, demonstrate how the proposed use satisfies these requirements:

1. Project or Type of Work to be Done: Replace a vinyl fence on side of rear yard and vinyl gate with a wooden fence and gate.
2. Detailed specifications of the project (type of siding, windows, doors, height/style of fence, color, etc.):
Remove vinyl fence and gate. Replace with a custom built on site wooden vertical wood slats privacy fence with lattice on top of fence and gate. 72" (6ft.) high and length of fencing of 29' 8". The gate would match the fence. The gate and fence would be painted white.

Required Attachments/Submittals

1. Scaled site plan, if additions or accessory structures are proposed, on letter, legal or ledger paper. Larger sized copies will be accepted if **16 folded copies** are submitted for distribution.
2. A photograph of the front of the house.
3. Photographs of site, project, or existing structures from a "before" perspective
4. Drawings, sketches, renderings, elevations, or photographs necessary to present an illustration of the project from an "after" perspective.
5. Samples of windows, doors, brick, siding, etc. must be submitted with application.
6. Detailed list of materials that will be used to complete the project.

Applications may be submitted electronically.

Certification

(1) I hereby acknowledge and say that the information contained herein and herewith is true and that this application shall not be scheduled for official consideration until all of the required contents are submitted in proper form to the City of Concord Development Services Department. (2) I understand that City staff and/or members of the Historic Preservation Commission may make routine visits to the site to insure that work being done is the same as the work that was approved. (3) I understand that photographs of the completed project will be made to update the City's historic districts inventory database.

7.20.2025

Date

Aura Hawke

Signature of Owner/Agent

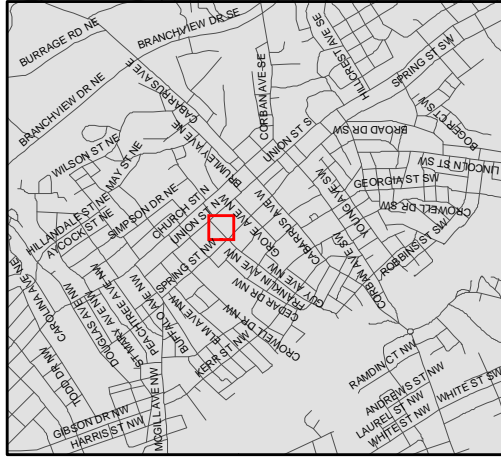
Planning & Neighborhood Development

35 Cabarrus Ave W • P. O. Box 308 • Concord, NC 28025
Phone (704) 920-5152 • Fax (704) 920-6962 • www.concordnc.gov

H-08-22

25 Franklin Ave NW

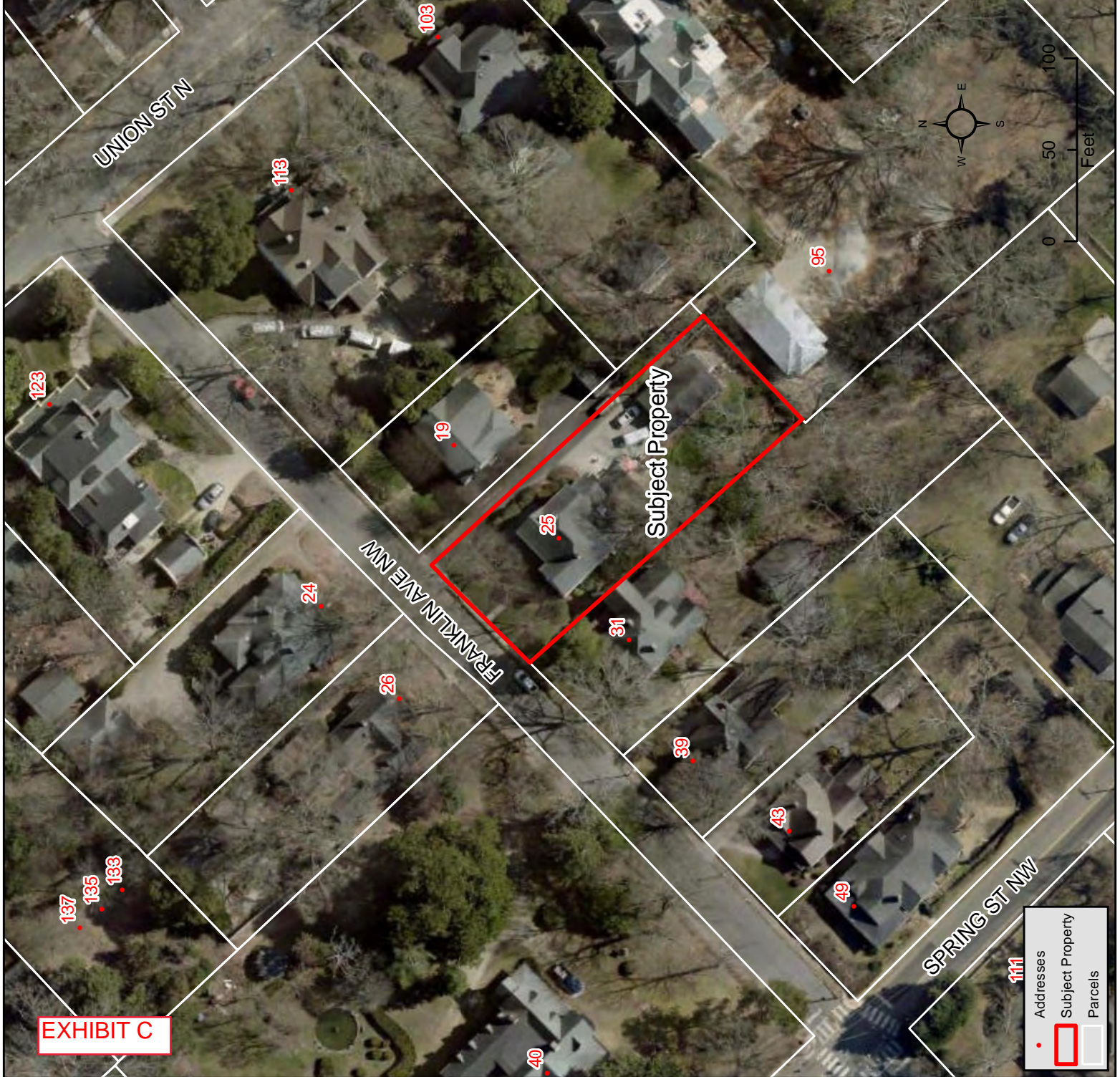
PIN: 5620-78-6954



Source: City of Concord
Planning Department

Disclaimer

These maps and products are designed for general reference only and data contained herein is subject to change. The City Of Concord, it's employees or agents make no warranty of merchantability or fitness for any purpose, expressed or implied, and assume no legal responsibility for the information contained therein. Data used is from multiple sources with various scales and accuracy. Additional research such as field surveys may be necessary to determine actual conditions.





Existing vinyl fence and gate
are approximately 48" tall

Gate width
approximately 42"

Length of this section
approximately 29'-8"

Gate width plus this
section's width
approximately total 70"



Visibility from
Franklin Avenue



Proposed replacement fence and gate
- custom built on site, wooden, 72" tall,
painted white on both sides.

EXHIBIT F

DATE:

May 11, 2022

SUBJECT:

Certificate of Appropriateness Request:

H-12-22

Applicant:

Kendall Hyanko

Location of Subject Property:

103 Church St N

PIN:

5620-89-2255

Staff Report Prepared by:

Brad Lagano, Senior Planner

BACKGROUND

- The subject property at 103 Church St N is located in the North Union Street Historic District, but is not included in the survey inventory (Exhibit A).
- Classification: Unclassified – local historic district only (LHD)
- Applicant's requested modification: replace the existing concrete stucco retaining wall with a decorative concrete block retaining wall (Exhibit B).

DISCUSSION

On March 22, 2022, Kendall Kyanko applied for a Certificate of Appropriateness under Concord Development Ordinance (CDO) §9.8 to replace the 3' tall concrete stucco retaining wall running adjacent to the sidewalk and into the initial portion of the driveway with a 3' tall decorative concrete block retaining wall (Exhibit B).

In the recent past, the retaining wall incurred severe damage as a result of a city bus and private car accident at the intersection of Church St N and Spencer Ave NW. The accident caused visible damage to the part of the wall left of the steps. The invisible or hidden damage to the remainder of the wall was undetermined. The wall was repaired and patched with concrete stucco. However, cracks and holes in the stucco have appeared over time rendering the wall unsightly with potential decreased structural integrity (Exhibits D, E).

The applicant proposes a scope of work (SOW) (Exhibit F) which includes, but is not limited to:

- Removing the existing concrete stucco retaining wall and hauling off debris.
- Excavating the side of the hill running along the front of the property and the beginning of the driveway to make room for the new wall.
- Digging a 12" x 24" footer with #67 stone to serve as the new wall's foundation.
- Building a new decorative concrete block retaining wall with Keystone Anchor Diamond Pro wall block and cap (Exhibits G, H).
- New wall will be 3' tall at its highest point and approximately 80' long from end to end.
- Incorporating 4" corrugated pipe buried behind the wall which will be routed towards the low end of the wall for proper drainage.
- Backfilling the excavated area with #67 stone and remaining dirt.
- Reinforcing and stabilizing the dirt behind the wall with Geogrid as needed. (Geogrid is a geosynthetic material made of polymers that is used to reinforce soil behind retaining walls. Installed in horizontal layers between wall courses and extending into the soil behind a wall, geogrid stabilizes the soil and increases a wall system's mass and stability.)

ATTACHMENTS

Exhibit A: National Register of Historic Places Inventory

Exhibit B: Certificate of Appropriateness Application

Exhibit C: Subject Property Map

Exhibit D: Photos of Accident Damage & Repair to Existing Concrete Stucco Retaining Wall

Exhibit E: Photos of Existing Concrete Stucco Retaining Wall

Exhibit F: Description of Project Work

Exhibit G: Photos of Proposed Decorative Concrete Block Retaining Wall

Exhibit H: Belgrade Diamond Pro Concrete Block Retaining Wall Cut Sheet

HISTORIC HANDBOOK DESIGN RECOMMENDATIONS

Approval Requirement Needs Table: Masonry Walls

- *All walls in public view over 18" in height require Commission Hearing and Approval.*

Chapter 5 – Section 9: Fences and Walls

- *Where walls are concerned, natural stone or brick walls are encouraged and should not be coated or painted.*
- *The type and color of stone and masonry should respond to the historic nature of the property.*
- *Poured-in-place concrete walls are discouraged.*
- *Concrete-masonry walls constructed of plain concrete-masonry-units (CMU's) (often referred to as "concrete blocks" or "cinder blocks") and walls constructed from railroad ties are prohibited.*
- *Concrete-masonry walls constructed of decorative concrete blocks (such as split-face blocks that are textured, colored, etc.) will be considered by the Commission on a case-by-case basis.*
- *Decorative concrete blocks shall not have a beveled face and shall not be stacked in a manner that allows the flat surface of the block to be visible on the wall's front façade.*
- *Decorative concrete blocks shall have textured faces to mimic the shape irregularities of natural stone.*
- *Front yard walls equal to and taller than 36" may not utilize decorative concrete blocks.*
- *Design Standards: Fences and Walls*
 1. *Use materials such as natural stone, brick, wood, powder coated aluminum and iron.*
 2. *Materials and style should coordinate with building and neighborhood buildings as well as other walls and fences in the area.*

RECOMMENDATION:

1. The Historic Preservation Commission should consider the circumstances of this application for a Certificate of Appropriateness relative to the North and South Union Street Historic Districts Handbook and Guidelines and act accordingly.
2. If approved, applicant(s) should be informed of the following:
 - City staff and Commission will make periodic on-site visits to ensure the project is completed as approved.
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Boundary Justification

#10

1

The boundaries of the North Union Street Historic District includes those portions of the district's thoroughfares that developed prior to 1930, and retain a high proportion of their original pre-1930 structures. The proposed district lies within the local historic district, and consists of six blocks of North Union Street, and small sections of Marsh Avenue N. W., Franklin Avenue N. W., Grove Avenue N. W., Spring Street N. W., Cabarrus Avenue West, Bell Street S. W., White Street N. W., Georgia Street N. W., two houses on Edgewood Avenue N. E., and two structures on Buffalo Avenue N. W. Fortunately, many of the properties rest on large lots and are within a two to four block radius of North Union Street, thus creating a cohesive district. Some of the houses that lie within the local historic district have been excluded from this proposal. These properties lie in a heavy commercial district and have either been adapted for local businesses or are in poor condition. Consequently, these structures distract from the refined neighborhood element that exist in the proposed North Union Street District.

The areas to east and west of the North Union Street District were excluded for several reasons. The boundary to the east runs parallel to North Union Street and Church Street. These properties have already been discussed in the preceding paragraph. The western boundary is extremely irregular. The area northwest of the district is comprised of mill house structures that have less architectural significance to the district at large. Also, there are a number of commercial buildings bordering the northwest boundary that would be considered serious intrusions. The southwest boundary extends further in a westerly direction because of the large number of contributing structures. However, the boundary ends in a somewhat dilapidated commercial district that obviously developed after 1930.

The northern boundary is the easiest to define as it borders along Peachtree Street N. W. and encloses the former Odell-Locke-Randolph Mill (#1). The latter marks the beginning of the district. The boundary excludes the area north of the district because it is the post-World War II commercial district that developed along Church Street as the city of Concord expanded in a northerly direction.

The southern boundary is erratic, however, the traditional business district borders the residences on North Union Street and Spring Street. This part of the boundary provides a good buffer to the district. The contributing and pivotal structures along Bell Street S. E. and Cabarrus Avenue West are surrounded by post 1950 commercial development. However, this area includes a large number of contributing properties with historical and architecture significance as well as several pivotal structures such as the (Former) All Saints Episcopal Church (#131) and the First United Presbyterian Church (#142). Moreover, the properties along Bell Street (#152-166) borders Barber Scotia College, which provides a strong measure of protection against commercial development in this vicinity.

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UNTIL ALL OF THE REQUIRED ATTACHMENTS AND/OR ITEMS LISTED ON
PAGE 2 ARE SUBMITTED.**

APPLICANT INFORMATION

Name: Kendall Kyanko

Address: 103 Church Street NE

City: Concord _____ State: NC _____ Zip Code: 28025 _____ Telephone: 980-621-1617

Email: k.kyanko@gmail.com

OWNER INFORMATION

Name: Kendall Kyanko

Address: 80 Huie Street NW

City: Concord _____ State: NC _____ Zip Code: 28027 _____ Telephone: 980-621-1617.

Email: k.kyanko@gmail.com

SUBJECT PROPERTY

Street Address: 103 Church Street NW. P.I.N. # _____

Area (acres or square feet): _____ Current Zoning: Commercial _____ Land Use: Commercial _____

**Staff Use
Only:**

Application Received by: _____ Date: _____, 20____

Fee: \$20.00 Received by: _____ Date: _____, 20____

The application fee is nonrefundable.

General Requirements

The Unified Development Ordinance imposes the following rules, regulations and requirements on requests for Certificates of Appropriateness. The applicant must, with reference to the attached plans, demonstrate how the proposed use satisfies these requirements:

1. Project or Type of Work to be Done: replace deteriorating retaining wall

From the company that gave me an estimate::
remove old retaining wall and haul off debris. excavate the side of hill as discussed to make room for new wall. We will dig 12x24" footer with #67 stone for the wall to sit on. build wall with Keystone Anchor Diamond Pro wall block and cap. This wall be approx 80 ft long and its tallest point is 3 ft. we will use 4" corrugated pipe behind the wall for drainage and we will make drain out the wall or at low end of wall. We will back fill with #67 stone and left over dirt from excavation. Geo grid will be used as necessary to strengthen the dirt behind the wall.

2. Detailed specifications of the project (type of siding, windows, doors, height/style of fence, color, etc.):

**Required Attachments/
Submittals**

1. Scaled site plan, if additions or accessory structures are proposed, on letter, legal or ledger paper. Larger sized copies will be accepted if 16 folded copies are submitted for distribution.
2. A photograph of the front of the house.
3. Photographs of site, project, or existing structures from a "before" perspective.
4. Drawings, sketches, renderings, elevations, or photographs necessary to present an illustration of the project from an "after" perspective.
5. Samples of windows, doors, brick, siding, etc., may be submitted with application.
6. Detailed list of materials that will be used to complete the project.



High Performance Living

**Application
for Certificate of**

Certification

(1) I hereby acknowledge and say that the information contained herein and herewith is true and that this application shall not be scheduled for official consideration until all of the required contents are submitted in proper form to the City of Concord Development Services Department. (2) I understand that City staff and/or members of the Historic Preservation Commission may make routine visits to the site to insure that work being done is the same as the work that was approved. (3) I understand that photographs of the completed project will be made to update the City's historic districts inventory database.

3/22/22.

Date

Kendall K Kyanko

Signature of Owner/Agent

A handwritten signature in black ink that reads "Kendall K Kyanko". The signature is written in a cursive style with a large, looped "K" and a trailing "w" at the end.

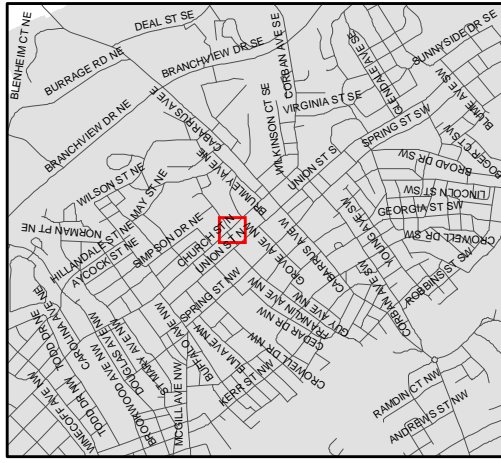
Planning & Neighborhood Development
35 Cabarrus Ave W • P. O. Box 308 • Concord, NC 28025
Phone (704) 920-5152 • Fax (704) 920-6962 •

EXHIBIT B

H-12-22

103 Church St N

PIN: 5620-89-2255



Source: City of Concord
Planning Department

Disclaimer

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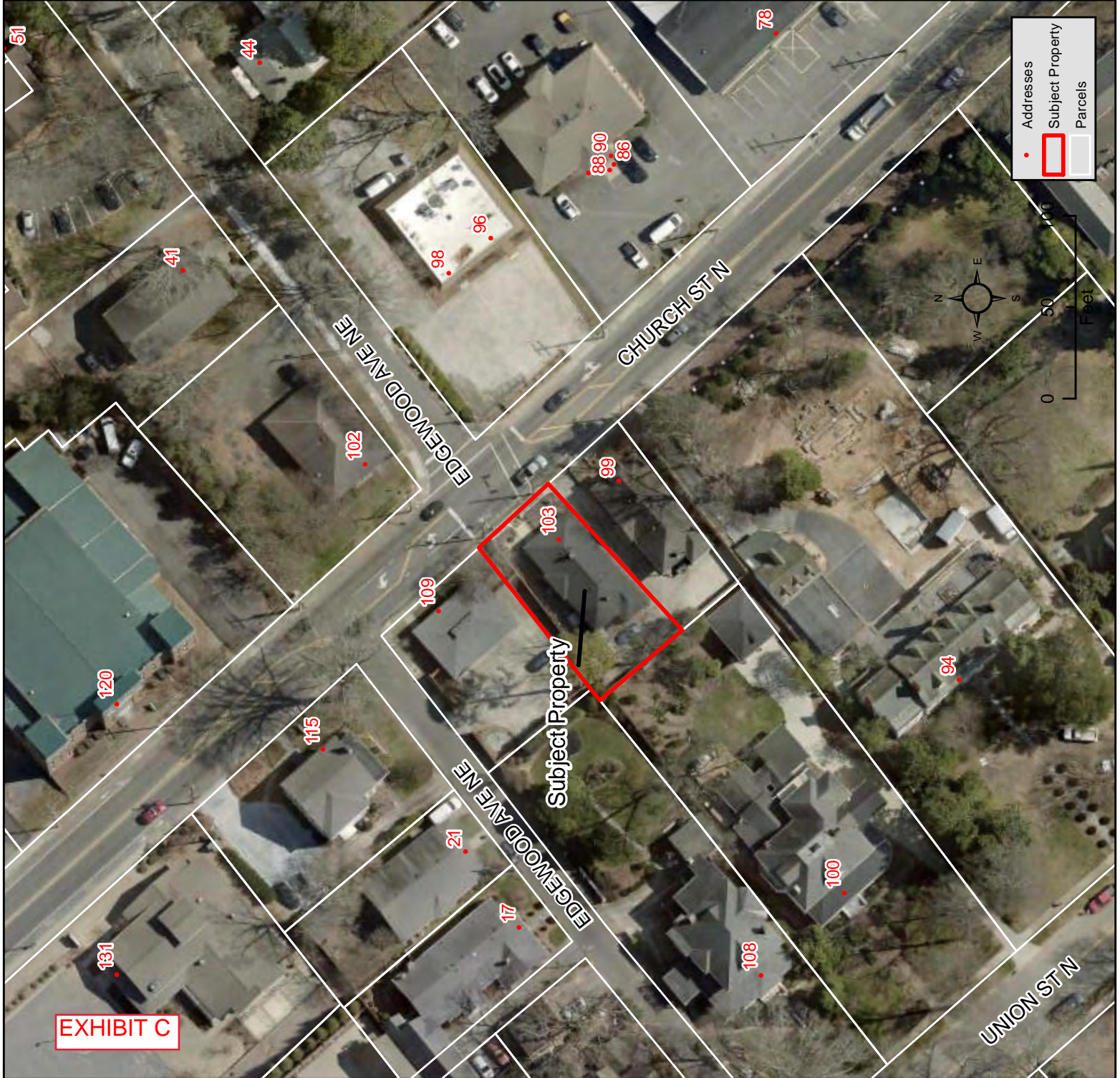


EXHIBIT C















General Requirements

The Unified Development Ordinance imposes the following rules, regulations and requirements on requests for Certificates of Appropriateness. The applicant must, with reference to the attached plans, demonstrate how the proposed use satisfies these requirements:

1. Project or Type of Work to be Done: replace deteriorating retaining wall

From the company that gave me an estimate::
remove old retaining wall and haul off debris. excavate the side of hill as discussed to make room for new wall. We will dig 12x24" footer with #67 stone for the wall to sit on. build wall with Keystone Anchor Diamond Pro wall block and cap. This wall be approx 80 ft long and its tallest point is 3 ft. we will use 4" corrugated pipe behind the wall for drainage and we will make drain out the wall or at low end of wall. We will back fill with #67 stone and left over dirt from excavation. Geo grid will be used as necessary to strengthen the dirt behind the wall.

2. Detailed specifications of the project (type of siding, windows, doors, height/style of fence, color, etc.):

**Required Attachments/
Submittals**

1. Scaled site plan, if additions or accessory structures are proposed, on letter, legal or ledger paper. Larger sized copies will be accepted if 16 folded copies are submitted for distribution.
- ~~2. A photograph of the front of the house.~~
3. Photographs of site, project, or existing structures from a "before" perspective.
4. Drawings, sketches, renderings, elevations, or photographs necessary to present an illustration of the project from an "after" perspective.
5. Samples of windows, doors, brick, siding, etc., may be submitted with application.
6. Detailed list of materials that will be used to complete the project.



EXHIBIT G



EXHIBIT G



EXHIBIT G



Diamond Pro[®]

Retaining Wall Collection

Architects and engineers choose the Diamond Pro[®] retaining wall systems to create flexible, cost effective solutions for a broad range of large commercial, municipal and residential retaining wall projects. Contractors choose Diamond Pro wall systems due to their time-tested strength. Diamond Pro products can be used with geosynthetic reinforcement for tall-wall applications. Diamond Pro retaining wall blocks are now available with two installation options - rear lip or pin locator.

EXHIBIT H

Benefits of Diamond Pro®:

- Rear-lip block makes installation fast and accurate
- Gravity walls can be built up to 4 feet high, including embedded course, but excluding the cap*
- Setback/System Batter: 1"/7.1°

Benefits of Diamond Pro® PS:

- Pin system installation method allows for multiple batter options
- Large cores for ease in handling
- Large pin aligning cores for ease of installation
- Gravity walls can be built up to 4 feet high including buried course, but excluding the cap* with 7.1° batter
- Setback/System Batter: Near Vertical and 1"/7.1°; additional system batter can be created by alternating pin placement on each course of wall

Benefits by the numbers:

- One square foot of wall face per block
- Minimum outside radius, measured on the top course to the front of the units: 4 feet
- Minimum inside radius, measured on the base course to the front of the units: 6 feet
- Walls in excess of 50 feet have been built with Diamond Pro® when combined with geosynthetic reinforcement



*This height assumes cores are filled with drainage aggregate, level backfill and clean, compacted sand or gravel and no surcharge

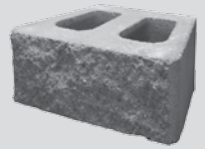
**Product dimensions are height by face length by depth. Actual dimensions may vary from these approximate values due to variations in manufacturing processes. Contact your Belgard representative for details.

***Contact your local manufacturer for color options.

Diamond Pro®

Approximate Dimensions (HxLxD)**

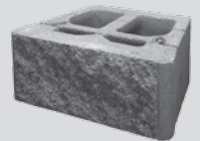
Diamond Pro
with rear-lip locator
8" x 18" x 12"



Diamond Pro Virtual Joint
with rear-lip locator
8" x 18" x 12"



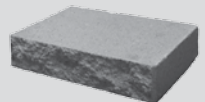
Diamond Pro PS
with pin aligning cores
8" x 18" x 12"



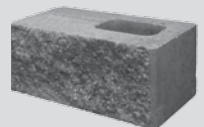
Fiberglass Pins
5" L x 0.5" diameter



Diamond Pro Cap
4" x 18" x 12"



Diamond Pro Corner Unit
8" x 18" x 9"



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EXHIBIT H

DATE:

May 11, 2022

SUBJECT:

Local Landmark Designation Request:

LLD-01-22

Applicant:

Justin Mueller, Morris Building, LLC

Location of Subject Property:

48-56 Union St S & 41 Market St

PIN:

5620-97-1613

Staff Report Prepared by:

Brad Lagano, Senior Planner

BACKGROUND

- The subject property is the P.M. Morris Building located at 48-56 Union St S & 41 Market St (Attachment B).
- Date of Construction: 1904
- The Local Historic Landmark Designation Report states, “Erected for brothers Z. A., W. L., and W. W. Morris and named in honor of their father, farmer, merchant, and real estate investor Phileman Milton Morris (1828-1902), the three-story-on-basement masonry edifice manifests Concord’s early-twentieth-century growth and prosperity through its size, exterior embellishment, and prominent location near the courthouse and municipal offices. When finished in early 1904, it was one of the largest and most sophisticated commercial buildings in the central business district. The upper two stories of the nine-bay three-section façade display classical stylistic elements including smooth-stone pilasters with egg-and-dart capitals, brick pilasters with Ionic capitals and keystoned round arches, shield-and-foamate spandrels with egg-and-dart borders, banded-brick, segmental- arched third-story lintels ornamented with robust scroll keystones, and an egg-and-dart belt course. Paired one-over-one double-hung-wood second-story sash surmounted by rectangular two-pane transoms and flat lintels and shorter third-story paired one-over-one sash with fanlights illuminate the interior. One-over-one double-hung-wood sash windows and tall, narrow, side-hinged, wood-frame sash punctuate the more simply executed painted-brick secondary elevations. The remarkably intact upper floors retain hardwood floors; plaster walls; narrow-board and plaster ceilings; molded wood door and window surrounds, baseboards, chair rails, and cornices; single-leaf three-panel and five-horizontal-panel doors surmounted by square glazed transoms; and painted-wood stair railings comprising paneled newels with round finials, slender turned balusters, and molded handrails” (Attachment C).
- Applicant’s request: local landmark designation by the City of Concord (Attachment A).

** Note: Local Landmarks are sites, structures, or objects determined by individual jurisdictions to have Historic Significance worthy of Local recognition and protection. Local Landmarks are enacted by ordinance for Zoning Map Amendment and which creates a historic zoning overlay in addition to the existing underlying zoning district. Local Landmarks and the zoning overlay make any proposed changes to the designated site/structure/object subject to Historic Preservation Commission. If the Local Landmark is approved, the property also becomes eligible for 50% tax deferral.*

DISCUSSION

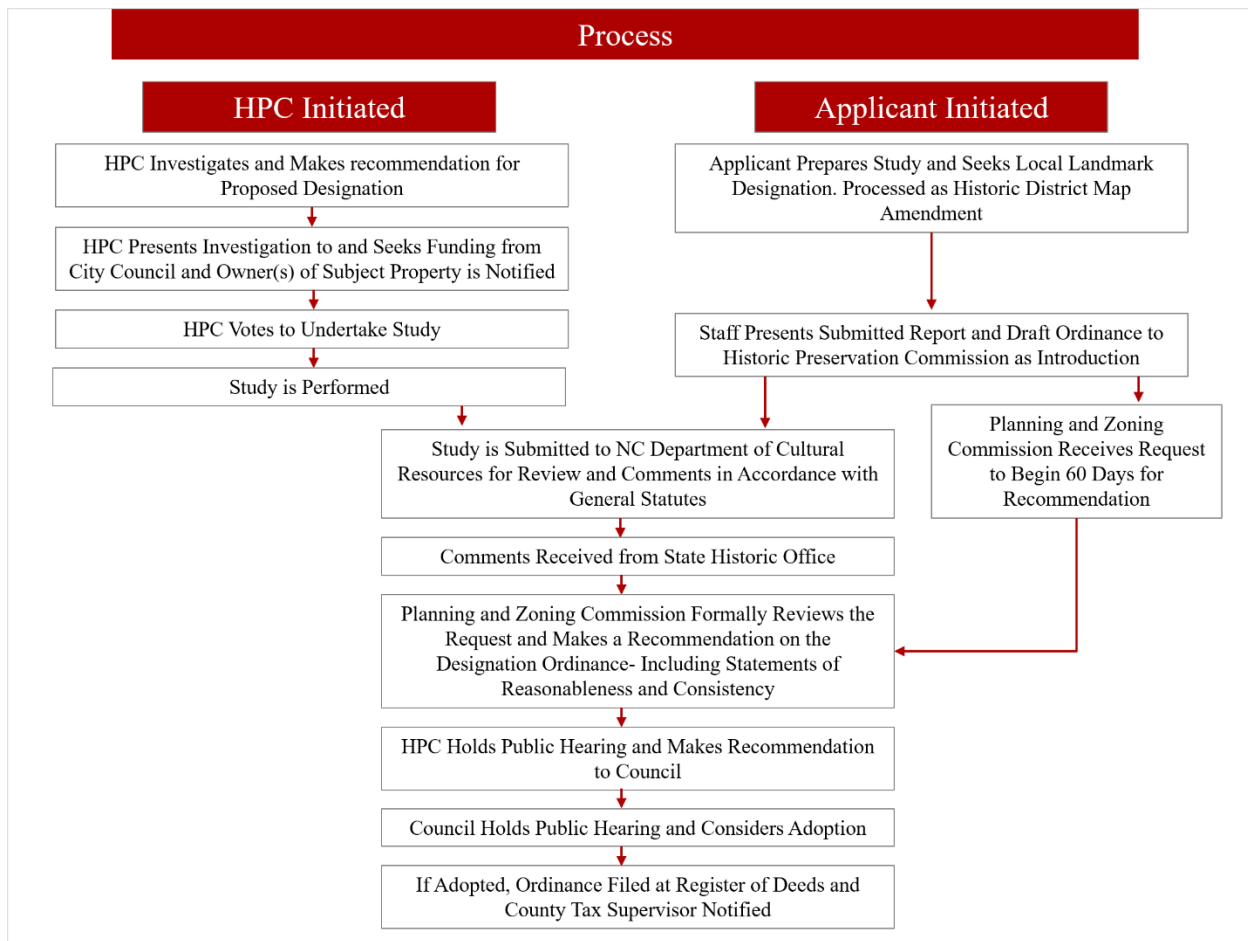
On March 25, 2022, Justin Mueller with Morris Building, LLC, applied for local landmark designation status for the P.M. Morris Building. Per the Local Historic Landmark Designation Report, the P.M. Morris Building contributes to the significance of the South Union Street Courthouse and Commercial Historic District, listed in the National Register of Historic Places on September 30, 1997. The district’s

period of significance is 1875 to 1947. The rehabilitation that commenced in February 2022 will preserve character-defining architectural features per the Secretary of the Interior's standards (Attachment C).

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 160D-945. This is the first review in the process and there are two critical documents for review and recommendation: the designation ordinance and the designation report.

The ordinance is subject to review by the Planning and Zoning Commission in addition to the Historic Preservation Commission.

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

Attachment A: Local Landmark Designation Application

Attachment B: Subject Property Map

Attachment C: Local Historic Landmark Designation Report

RECOMMENDATION:

1. Discuss the appropriateness of designating the site and submitting the study to the NC Department of Cultural Resources for review and comments.
2. Discuss/recommend ordinance features and submitting the ordinance and report to the Planning and Zoning Commission for review and recommendation.

1. Applicant Name: Justin Mueller, Morris Building, LLC
2. Applicant Address: 51 Union Street South, Suite 100
3. Applicant City: Concord State: NC Zip Code: 28205
4. Applicant Telephone: (704) 578-5688
5. Name and address of owner (if different from applicant): _____
6. Location of Subject Property:
 - (a) Street Address: 48-56 Union Street South, 41 Market Street
 - (b) Cabarrus County P.I.N.: 5620-97-1613-0000
7. Area of Subject Property (acres or square feet): 0.47 acre
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

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.

Signature of Owner/Agent

March 25, 2022
Date

Application fee is nonrefundable

LLD-01-22

48-56 Union St S
& 41 Market St SW

PIN: 5620-97-1613



Source: City of Concord
Planning Department

Disclaimer

These maps and products are designed for general reference only and data contained herein is subject to change. The City Of Concord, it's employees or agents make no warranty of merchantability or fitness for any purpose, expressed or implied, and assume no legal responsibility for the information contained therein. Data used is from multiple sources with various scales and accuracy. Additional research such as field surveys may be necessary to determine actual conditions.



EXHIBIT B

**LOCAL HISTORIC LANDMARK
DESIGNATION REPORT**



P. M. Morris Building

48-56 Union Street South, 41 Market Street

Prepared for the City of Concord Historic Preservation Commission

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

March 2022

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Statement of Significance

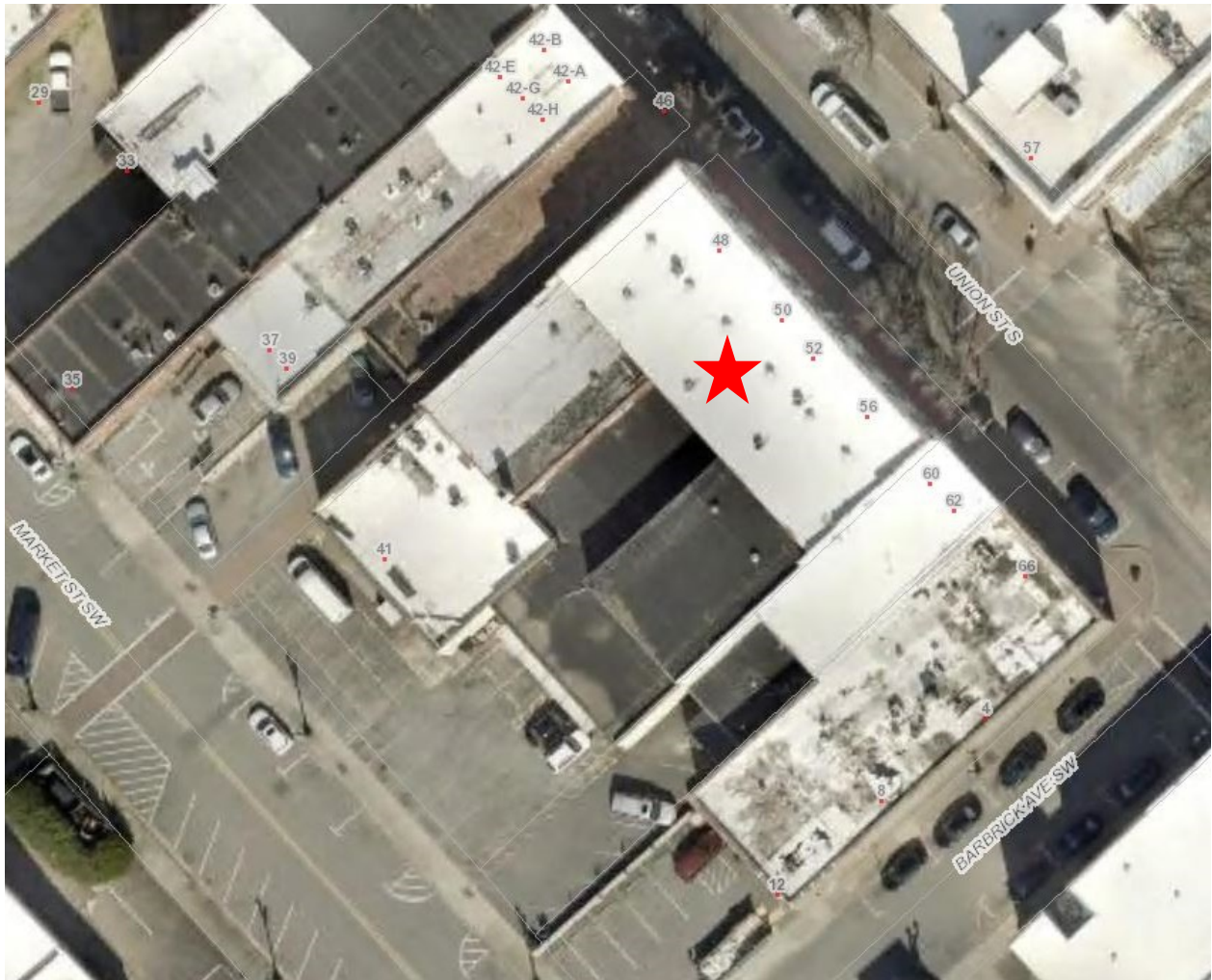
This report demonstrates that the P. M. Morris Building at 48-56 Union Street South and 41 Market Street possesses the requisite integrity and significance for local historic landmark designation. Erected for brothers Z. A., W. L., and W. W. Morris and named in honor of their father, farmer, merchant, and real estate investor Phileman Milton Morris (1828-1902), the three-story-on-basement masonry edifice manifests Concord's early-twentieth-century growth and prosperity through its size, exterior embellishment, and prominent location near the courthouse and municipal offices. When finished in early 1904, it was one of the largest and most sophisticated commercial buildings in the central business district. The upper two stories of the nine-bay three-section façade display classical stylistic elements including smooth-stone pilasters with egg-and-dart capitals, brick pilasters with Ionic capitals and keystone round arches, shield-and-foamate spandrels with egg-and-dart borders, banded-brick, segmental-arched third-story lintels ornamented with robust scroll keystones, and an egg-and-dart belt course. Paired one-over-one double-hung-wood second-story sash surmounted by rectangular two-pane transoms and flat lintels and shorter third-story paired one-over-one sash with fanlights illuminate the interior. One-over-one double-hung-wood sash windows and tall, narrow, side-hinged, wood-frame sash punctuate the more simply executed painted-brick secondary elevations. The remarkably intact upper floors retain hardwood floors; plaster walls; narrow-board and plaster ceilings; molded wood door and window surrounds, baseboards, chair rails, and cornices; single-leaf three-panel and five-horizontal-panel doors surmounted by square glazed transoms; and painted-wood stair railings comprising paneled newels with round finials, slender turned balusters, and molded handrails.

The building is also commercially significant as it housed professionals and businesses that contributed to the community's economic vitality from early 1904 until February 2022. Bell and Harris Furniture Company, Cabarrus Savings Bank, and Western Union Telegraph Company occupied the first-floor storefronts soon after the building's completion. Cabarrus Savings Bank, established in 1897, was the north storefront tenant from April 1904 until occupying the newly constructed five-story Classical Revival-style building across the street in 1924. Bell and Harris, also founded in 1897, operated one of Concord's most successful early-twentieth-century retail establishments in the south storefront from May 1904 until 1924, supplying furnishings, appliances, and funeral equipage and services. Julius Fisher and Company sold household furnishings and women and children's clothing in the central storefront from 1912 until 1934. J. C. Penney Company occupied the storefront that comprises the south half of the first floor from around 1928 until October 1987. Charles Stores Company, a department store, remained in the north storefront from the late 1930s until the late 1970s. Myriad entrepreneurs including accountants, insurance agents, lawyers, physicians, and other professionals leased offices on the upper two floors.

The P. M. Morris Building 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 district's period of significance is 1875 to 1947.

The rehabilitation that commenced in February 2022 will preserve character-defining architectural features per the Secretary of the Interior's standards.

The local historic landmark boundary encompasses 0.47-acre Cabarrus County tax parcel number 5620-97-1613-0000.



P. M. Morris Building indicated with a red star

2021 aerial from City of Concord Planning Department Mapping System

<https://maps.concordnc.gov>

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's primary façade fronting Union Street South is the east elevation.

Setting

The three-story-on-basement 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 0.47-acre tax parcel that spans the block between Union Street South and Market Street, encompassing the asphalt-paved parking lot west of the building. The narrow alley adjacent to the north elevation containing a concrete-paver walkway, concrete-paver sidewalk east of the building, and poured-concrete sidewalk lining Market Street that border the parcel boundary are in the municipal right-of-way.

Neighboring buildings within the South Union Street Courthouse and Commercial Historic District include the five-story 1924 Classical Revival-style Cabarrus Savings Bank at 57 Union Street South (east of the P. M. Morris Building) that occupies the northeast corner of the courthouse square. The two-story brick circa 1885 commercial building at 60-62 Union Street South that abuts the P. M. Morris Building's south elevation housed municipal offices on the first floor from around 1892 until 1904. The second story served as a lodge hall. The district also includes the two-story, brick, Modernist, 1957 building with ribbon windows at 66 Union Street South that functioned as City Hall and then as an office annex for the City of Concord Municipal Building located at 26 Union Street South. Architect George A. Griffin designed the 1957 building to replace the three-story brick town hall, fire department, and opera house erected on the site in 1903. The extensive rehabilitation that commenced in 2021 will add a Classical modillion cornice and alter fenestration. Late-nineteenth and early- to mid-twentieth-century commercial and office buildings fill the surrounding area.



Northeast oblique

all photographs taken by Heather Fearnbach on February 14, 2022

P. M. Morris Building

The P. M. Morris Building originally had a rectangular footprint encompassing a three-story east section and two-story west wings flanking a central one-story wing. Sanborn maps and aerial photographs illustrate that two one-story-on-basement rear additions were erected between 1930 and 1947. It is likely that the additions were constructed in two phases.

The North Carolina State Historic Preservation Office and the National Park Service approved the scope of work for the rehabilitation that will commence in March 2022. The project will be executed in compliance with the Secretary of the Interior's Standards.



East elevation

Exterior

The nine-bay white-painted brick-and-stone façade features Classical Revival stylistic elements commonly employed in early-twentieth-century commercial architecture. The first story comprises two storefronts and a central stair hall. Six rusticated-stone pilasters and two smooth-stone Ionic columns originally framed the recessed entrances. However, the two rusticated-stone pilasters at the south storefront’s outer edges are the only survivors of the mid-twentieth-century first-story remodeling.¹ At that time, aluminum-frame plate-glass display windows with small-square-tile kneewalls; a deeply recessed aluminum-frame double-leaf door, sidelights, and transom, and a patterned variegated-taupe-and-brown small-square-tile floor were installed in the south bays. The stair entrance retains the original double-leaf door, prismatic-glass transom, and square-stone-tile floor fronted by a brass plaque embossed with “P. M. Morris” in capital letters. The black-painted-aluminum-frame plate-glass north storefront was most recently updated in 2015, when the base of the square central post and the low kneewalls beneath display windows were veneered with rough-face sandstone. Two aluminum-frame double-leaf doors with sidelights and transoms are recessed in the central bay, which has a mid-twentieth-century terrazzo floor. Prismatic-glass transoms originally topped each storefront. Painted plywood has covered the transom openings since the mid-twentieth century. Around 2000, straight-slope aluminum-frame canvas awnings were mounted within the storefront openings, replacing mid-twentieth-century flat metal canopies.² A classical entablature comprising a molded architrave, flat frieze, and egg-and-dart cornice spans the façade between the first and second stories.

On the two upper stories, classical smooth-stone pilasters with egg-and-dart capitals frame three-bay brick sections. The central section, where brick pilasters with Ionic capitals rise to keystone round arches, is the most elaborately executed. Each bay contains tall second-story paired one-over-one double-hung-wood sash surmounted by rectangular two-pane transoms and flat lintels, a shield-and-foliage spandrel with an egg-and-dart border, and shorter third-story paired one-over-one sash with fanlights. The banded-

¹ Historic photographs and postcards illustrate that the south section had previously encompassed two storefronts with canted display windows flanking recessed double-leaf doors.

² John H. McCrimmon Jr., conversations with Heather Fearnbach, February 2022.

brick side sections feature segmental-arched third-story lintels with robust scroll keystones. An egg-and-dart belt course spans the façade above the third-story windows. Terra-cotta coping caps the flat parapet. The elaborate projecting classical cornice and central pedimented gable that topped the façade were removed in the mid-twentieth century. The masonry was likely first painted at the same time.



North elevation looking west (left) and east (right)

The secondary elevations are more simply executed in six-to-one common-bond brick that has also been painted. Terra-cotta coping tops the stepped north and south parapets. The north elevation, which fronts a narrow alley, was embellished in 2013 with bronze plaques and scenic screen-printed aluminum panels that describe and illustrate important events in Concord's history. The City of Concord also installed a "Union-Market Passageway" sign above the east entrance of the alley, which provides pedestrian egress between Union Street South and Market Street.³ Gooseneck sconces light the passage. Although the scenic panels cover brick-filled first-floor window openings, tall one-over-one double-hung-wood sash windows with cast-stone sills remain on the main block's second and third stories and tall, narrow, side-hinged, wood-frame sash on the two-story wing's upper floor.

On the main block's west elevation and the two-story wing's north and south elevations, tall, narrow, side-hinged, wood-frame sash fill most window openings. A few are covered with painted plywood. The main block's west wall, the south wall of the north wing, and the north wall of the south wing are sheathed with painted metal panels stamped to emulate brick.

³ The screen-printed aluminum panels replaced scenes directly painted by local artists on the brick window fill in the late 1990s. Starla Rogers, Planning and Development Manager, City of Concord, email correspondence with Heather Fearnbach, February 28, 2022.



West elevation, upper stories of main block and wings (above) and southwest oblique (below)



The north addition's six-to-one common-bond brick walls have been painted. The north and south elevations are blind. On the west elevation, painted plywood covers short square one-story window openings and second-story openings that contained one-over-one sash. All window openings have slightly projecting header-course sills. A single-leaf steel door is located at the first-story's center.

The slightly shorter painted-brick south addition is about half the size of the north addition. The flat metal canopy that spans most of the west elevation shelters the double-leaf aluminum-frame first-floor door, straight run of steel steps that rise to the steel landing at the entrance, and basement entrance. A triple-header-course segmental-arched lintel surmounts the single-leaf steel basement door.

Interior



South section, looking east (above) and north section, north room, looking east (below)



First Floor

The first floor encompasses a central hall and two large commercial spaces that have been remodeled numerous times. The predominantly open south storefront is characterized by painted plaster walls and exposed painted cast-iron structural columns. Acoustical-tile ceilings, commercial-grade carpeting, and the rear frame mezzanine accessed via the southwest corner stair were added during J. C. Penney's tenure (circa 1928 until 1987). The north storefront, completely renovated in 2005 for use as Union Street Bistro, encompasses two large dining rooms, a southeast corner bar and dining area, central restrooms, a northwest kitchen, and a southwest storage room. Finishes include acoustical-tile ceilings, commercial-grade carpeting in dining rooms, and painted gypsum-board walls.

Second and Third Floors

The original upper-floor plan is substantially intact. Offices flank central corridors on both floors. The central stair rises in a straight run with a central landing to the second-floor north-south corridor. The stair hall's plaster walls are embellished with a wood baseboard and molded chair rail. Wood handrails and commercial-grade stair carpeting have been installed. The painted-wood railing at the second-floor landing features paneled newels with round finials, slender turned balusters, and a molded handrail. The stair between the second and third floors retains a matching railing, although it was enclosed in 1990 to comply with fire safety regulations.

Original finishes include hardwood floors, plaster walls, plaster and narrow-board ceilings, and molded wood door and window surrounds, baseboards, chair rails, and cornices. The third floor's narrow-board ceiling is exposed in the corridor and some offices. Single-leaf three-panel and five-horizontal-panel doors are surmounted by square glazed transoms, most of which have been enclosed. Offices are typically small, with interior doors that allowed for suite creation. The south wing's second floor is a large open room punctuated by central painted cast-iron columns. Acoustical-tile and gypsum-board ceilings, commercial-grade carpeting, vinyl-composition floor tiles, and storage areas, kitchens, and restrooms with painted gypsum-board walls have been added in some areas. A small original restroom with painted beadboard partition walls and white porcelain fixtures remains on the south side of the north wing's east-west corridor.



Second floor, central corridor, looking south



Second floor, southwest room, looking west (above)

North corridor, looking north (below left) and northeast office 12, looking west (below right)





Northeast office 12, looking east (above)

Stair between second and third floors (below left) and third-floor corridor, looking south (below right)



Basement

The low-ceilinged basement contains three sections of numerous small rooms flanking corridors. Most areas have painted masonry exterior walls, poured-concrete floors, and exposed wood ceiling joists. Painted narrow board and gypsum board sheathe some ceilings. The southwest office suite is finished with acoustical-tile and gypsum-board ceilings, gypsum-board and faux-wood-paneled walls, and vinyl-composition-tile floors. A double-leaf six-panel wood door hangs in the entrance on the south addition's west wall. A supplementary exterior door was added for security purposes.



Northeast room, looking east (above) and central south room, looking east (below)



Integrity Statement

The P. M. Morris Building is one of the most sizable and intact early-twentieth-century structures in Concord's central business district. Although façade cornice and central parapet removal, storefront replacement, and brick and stone painting, all executed to reflect mid-twentieth-century stylistic trends, have altered the building's appearance; many character-defining features remain. The central stair entrance retains the original double-leaf door, prismatic-glass transom, and square stone-tile floor fronted by a brass plaque embossed with "P. M. Morris" in capital letters. The upper two stories of the nine-bay three-section façade are distinguished by classical features including masonry stone pilasters with egg-and-dart capitals, brick pilasters with Ionic capitals and keystone round arches, shield-and-foamate spandrels with egg-and-dart borders, banded-brick, segmental-arched third-story lintels ornamented with robust scroll keystones, and an egg-and-dart belt course. Paired one-over-one double-hung-wood second-story sash surmounted by rectangular two-pane transoms and flat lintels and shorter third-story paired one-over-one sash with fanlights illuminate the interior. One-over-one double-hung-wood sash windows and tall, narrow, side-hinged, wood-frame sash punctuate the more simply executed painted-brick secondary elevations.

The second- and third-floor plans are substantially intact. Offices flank central corridors on both floors. Original finishes include hardwood floors, plaster walls and ceilings, narrow-board ceilings, and molded wood door and window surrounds, baseboards, chair rails, and cornices. The third floor's narrow-board ceiling is exposed in the corridor and some offices. Single-leaf three-panel and five-horizontal-panel doors are surmounted by square glazed transoms, most of which have been enclosed. The painted-wood railing at the second-floor stair landing features paneled newels with round finials, slender turned balusters, and a molded handrail. The stair to the third floor retains a matching railing, although it was enclosed in 1990 in compliance with fire safety regulations.

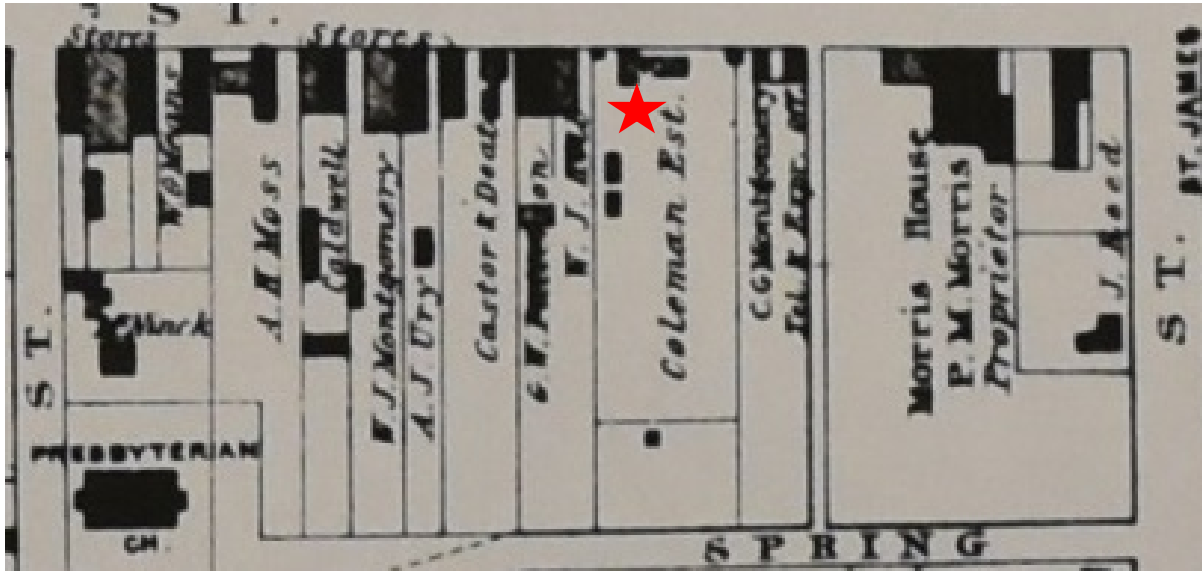
Historic Background

Morris Family

Prominent businessman Phileman Milton Morris (1826-1902) owned farms and real estate in Cabarrus and Mecklenburg counties including the two-story brick commercial building at what is now 78-82 Union Street South in Concord. The frame building of undetermined date that stood on the site by the early 1870s was known as the Concord Hotel until 1877, when it was enlarged and remodeled by contractor Willis W. Robinson and renamed "Morris House." The establishment was regularly renovated, expanded, and renamed through the early twentieth century. A series of proprietors including J. M. Blair, J. M. Cross, S. L. Kluttz, R. W. Bigger, and H. L. Williams leased the hotel on an annual basis. A two-story six-room annex completed in January 1902 resulted in a total of thirty rooms. The interior was concurrently painted and wallpapered and an electric bell system and new furnishings and appliances were installed. Another two-story brick addition was erected in May 1902. During that year, the hostelry was known as the Miltonian Hotel under R. W. Bigger's oversight. When H. L. Williams assumed management in January 1903, it became the Leland Hotel. It is unclear how much of the earlier structure remains in the building at 78-82 Union Street South, which achieved its current appearance in 1906 when dramatically remodeled by contractors Ed Misenheimer and John Bulla. The façade was replaced, floors lowered, and interior reconfigured to serve as a U. S. Post Office on the first floor and a Benevolent and

Protective Order of Elks (BPOE) lodge on the second floor.⁴

P. M. Morris also commissioned the construction of the adjacent two-story brick commercial building at 70-74 Union Street South. Contractors laid the foundation in late October 1890 and finished work in April 1891. One of his family's businesses, Morris Hardware Company, which offered a wide array of building materials, household goods, buggies, wagons, and farm machinery, occupied a storefront until January 1904. The concern then sold its hardware inventory and leased the retail space to another merchant, but continued to sell conveyances and equipment. Tenants through the early twentieth century included a printing company, photographer, undertaker, and furniture, grocery, and general merchandise stores.⁵



The red star indicates the 1904 P. M. Morris Building's location on Philadelphia cartographer O. W. Gray and Son's 1882 map of Concord.

Morris House, the hotel owned by P. M. Morris, is to the south (right).

After P. M. Morris died in October 1902, his sons Zebulon Alexander, William Lee Meek, and Williamson Wallace Morris, all already involved with the family businesses, inherited much of his property. The men already owned sizable farms and other real estate and continued to increase their holdings. To that end, the brothers established P. M. Morris Realty Company in March 1906. Z. A. Morris (1860-1948) had returned to Concord after graduating from Davidson College in 1882 and studying law at the University of Virginia. He managed the family's hardware store at 70-74 Union Street South until it closed in 1904 and was president of Cabarrus Mutual Fire Insurance Company. He was an

⁴ "North Carolina News," *Southern Home* (Charlotte), February 12, 1877, p. 2; "Blair's Hotel," *Concord Register*, April 7, 1877, p. 4; "Morris House," *Concord Register*, June 2, 1877, p. 4; "Improvement," *The Sun* (Concord), February 6, 1877, p. 3; "P. M. Morris," *Charlotte Democrat*, January 23, 1880, p. 2; "Morris House," *Concord Times* (hereafter abbreviated as *CT*), May 9, 1890, p. 1; "Concord's New Hotel," *Charlotte Daily Observer*, March 5, 1902, p. 7; "Addition to the Miltonian Hotel," *The Standard*, May 8, 1902, p. 3; "Miltonian Under New Management," *CT*, January 8, 1903, p. 2; "Post Office Rooms Found," *CDT*, July 14, 1906, p. 1; *CDT*, July 30, 1906, p. 4, and August 3, 1906, p. 4.

⁵ *The Standard*, October 23, 1890, p. 3; *CT*, April 2, 1891, p. 3; *The Standard*, January 29, 1891, p. 3; "The Morris Hardware Company," *CT*, November 21, 1895, p. 3.

active member of First Presbyterian Church, where he taught Sunday school.⁶ W. L. Morris (1863-1956), an 1886 Davidson College graduate, represented Cabarrus County in the North Carolina House of Representatives in 1911-1912 and Senate in 1915-1916. He chaired P. M. Morris Realty Company's board of directors, served as a trustee for Mitchell College in Statesville, and was a founding member and elder of Patterson Presbyterian Church. W. W. Morris (1870-1934) also attended Davidson College. Following his 1892 graduation, he became an educator and one-term (1901-1902) legislator in the North Carolina House of Representatives. He headed a private school in Concord from September 1903 through May 1915 and was a trustee of the Concord Public Library and First Presbyterian Church. All three men were highly regarded community leaders.⁷

P. M. Morris Building

The Morris brothers announced plans to erect an expansive commercial building on Union Street South's west side in February 1903. The one-acre tract, which contained six frame buildings, had been jointly owned by the Morris family and African American entrepreneur Warren C. Coleman and his wife Jane until January 14, 1903, when the Morris brothers purchased the Coleman's half-interest for \$5,250. The Morris brothers soon had architectural drawings rendered for the new building, but newspaper accounts do not identify the architect.⁸ However, in January 1904, when the brothers considered enlarging their complex at 70-82 Union Street South that housed the Leland Hotel and other commercial establishments, McMichael and Hunter of Charlotte, headed by J. M. McMichael and Leonard L. Hunter, drew plans for an unrealized expansion that would have added a third floor. The Morris brothers thus may have commissioned the firm to design the building they named in memory of their recently deceased father P. M. Morris.⁹

However, other Charlotte architects, notably Hook and Sawyer, headed by Charles C. Hook and Frank M. Sawyer, were also working in Concord during the early-twentieth century. The firm designed neighboring Union Street structures including City Hall and the Pythian Building, both completed in 1903, as well as the 1902 graded school. The contractors who undertook the P. M. Morris Building's construction are also unidentified. Prolific Concord builders at that time include A. H. Propst, who was awarded the graded school contract. City Hall was erected by craftsmen employed by brick manufacturer and mason R. A. Brown and carpenter D. A. Caldwell. The crews of R. A. Brown and A. H. Propst constructed the Pythian Building.¹⁰

The P. M. Morris Building site was readied following June 1903 demolition of the existing frame buildings. Cabarrus Savings Bank, Bell and Harris Furniture Company, and Western Union Telegraph

⁶ Cabarrus County Will Book 4, p. 465; "Cabarrus Mutual Fire Insurance Company," *CT*, March 18, 1903, p. 5; "Morris Hardware Store Going Out of Business," *CT*, January 8, 1904, p. 3; "Death Takes Zeb A. Morris," *CDT*, October 15, 1948, pp. 1-2.

⁷ "Local and Otherwise," *CT*, August 12, 1903, p. 3; "Williamson W. Morris," *News and Observer* (Raleigh), June 25, 1934, p. 2; "Mr. Morris Dies, Funeral Set Today," *CDT*, April 30, 1956, pp. 1-2; John L. Cheney Jr., *North Carolina Government, 1585-1979: A Narrative and Statistical History* (Raleigh: North Carolina Department of the Secretary of State, 1981), 479, 488, 492.

⁸ "Death of Mr. P. M. Morris," *CT*, October 16, 1902, p. 5; "Another Handsome Block," *CT*, February 12, 1903, p. 3; "Important Real Estate Deal," *CT*, January 22, 1903, p. 3; *CT*, February 5, 1903, p. 3; Cabarrus County Deed Book 60, p. 148.

⁹ Following McMichael and Hunter's brief partnership in 1903-1904, the men each established independent firms. J. M. McMichael rendered plans in 1904 for the First Presbyterian Church on West Depot Street completed by contractor R. A. Brown in 1905 and in 1909 for a Baptist church at Gibson Mill. "Morris Bros. to Erect a New Hotel," *CT*, January 5, 1904, p. 3; "New Presbyterian Church," *CT*, March 7, 1905, p. 5; *CT*, March 25, 1900, p. 5.

¹⁰ "New Central Graded School Building," *CT*, March 6, 1902, p. 3; "Our New Central Graded School Building," *CT*, March 20, 1902, p. 3; *CT*, July 3, 1902, p. 3; *DS*, August 4, 1902, p. 2; "Our New City Hall," *CT*, August 7, 1902, p. 3; "Concord's New City Hall," *CT*, August 21, 1902, p. 3; "New Site for the Town Hall," *CT*, September 18, 1902, p. 3;

Company occupied the first floor soon after the building's spring 1904 completion. Cabarrus Savings Bank, established in 1897, leased the north storefront from April 1904 until occupying its newly constructed five-story Classical Revival-style building directly across the street at 57 Union Street South in 1924. The Concord Perpetual Building and Loan Association, organized in 1888, shared the bank's space. Western Union Telegraph Company was located at the north storefront's south end, adjacent to the central stair. Bell and Harris Furniture Company, also founded in 1897, operated one of Concord's most successful retail establishments in the south storefront from May 1904 until moving to 29 Cabarrus Avenue East in 1924. The concern supplied furnishings, appliances, and funeral equipage and services. The June 14th grand opening was enlivened by piano and gramophone music.¹¹

Myriad entrepreneurs including physicians, lawyers, and other professionals leased offices on the upper two floors, many relocating from other downtown locations. New York-based J. W. Larrabee and Company, a bucket purveyor, opened an office in early May 1904. At the end of that month, physician J. S. Lafferty occupied rooms 15 and 16 east of the second-floor stair landing. Attorney Luther T. Hartsell leased a third floor office in June. Insurance and real estate agent Thomas J. White and attorneys Adams, Armfield, Jerome, and Maness followed in July.¹²

In January 1905, contractor C. C. Whitaker remodeled portions of each floor to serve as the Normandy Hotel, which was operated by V. L. Norman from mid-February 1905 until July 1906. Guests during the first two days were from Alabama, Atlanta, Augusta, Charlotte, Columbia, Concord, Detroit, Florida, Lynchburg, New York, Philadelphia, and Washington, D. C.¹³ Although the hostelry was short-lived at that location, upon its closure Norman assumed management of the three-story 1888 Concord National Bank-St. Cloud Hotel that stood on Union Street North's east side. The business was renamed the Normandy-St. Cloud Hotel. The Morris Brothers had purchased the building from J. W. Cannon in conjunction with the P. M. Morris Realty Company's March 1906 organization.¹⁴

Some rooms on the P. M. Morris Building's second and third floors continued to house boarders, but most reverted to office use in late summer 1906. Tenants included the Cabarrus County Republican Executive Committee. By January 1907, Queen Café, managed by J. E. Clontz, began operating in the central portion of the first floor that had functioned as the hotel lobby and office. The eatery, which featured a lunch counter, soda fountain, and cigar stand, also provided dining service for boarders, to-go meals, and event catering. The establishment was replaced in late 1907 by offices of the Concord Tribune and its associated business Peoples Print Shop. Luther T. Hartsell, Thomas J. White, and Adams, Armfield, Jerome, and Maness remained upstairs office tenants in 1908, joined by brick manufacturer and building contractor R. A. Brown's Sons (established that year as the successor business to R. A. Brown and Sons), physician and surgeon L. N. Burleyson, Life Insurance Company of Virginia, Metropolitan Life Insurance Company, and Young-Hartsell Mills Company.¹⁵

¹¹ "Local and Otherwise," *CT*, June 10, 1903, p. 5; "Cabarrus Savings Bank," *CT*, "Local and Otherwise," *CT*, May 27, 1904, p. 3; April 29, 1904, p. 2; "Grand Opening Day," *CT*, June 10, 1904, p. 2; "Our Building and Loan Association," *The Standard*, June 8, 1888, p. 3; Sanborn Map Company, "Concord," 1906-1947; *Miller's Concord, North Carolina, City Directories*, 1908-1920.

¹² *CT*, May 3, 1904, p. 3; "Notice of Removal," *CT*, May 31, 1904, p. 2; "Adams, Armfield, Jerome, and Maness," *CDT*, July 4, 1904, p. 2; "Insurance and Real Estate," *CDT*, July 8, 1904, p. 4.

¹³ *CDT*, January 18, 1905, p. 4; "Normandy's Guests," *CDT*, February 18, 1905, p. 2.

¹⁴ "New Hotel Situation," *CDT*, March 1, 1906, p. 1; "Trouble at Fourth of July Rally Near Concord," *Greensboro Daily News*, July 6, 1906, p. 3.

¹⁵ "Republican Headquarters in Normandy Building," *CDT*, September 25, 1906, p. 2; *CDT*, January 22, 1907, p. 4; "The Queen Café," *CDT*, May 17, 1907, p. 2; "Local and Otherwise," *CT*, January 14, 1908, p. 3; *Miller's Concord, North Carolina, City Directory*, 1908.

Campbell's School, a private high school headed by Reverend Wright G. Campbell, opened its first session in an upstairs suite in mid-September 1907. Campbell, a former pastor of St. James Lutheran Church in Concord, and his wife Mary had resided in Mechanicsburg, Pennsylvania, and Woodstock, Virginia after leaving Concord in 1893. The school only operated for the 1907-1908 term. In January 1909, Mary Campbell became the matron and Reverend Campbell a teacher at the newly opened Stonewall Jackson Manual Training and Industrial School near Concord.¹⁶ Morris High School, headed by W. W. Morris, was located in the building from November 1909 until May 1915. Morris had previously conducted the school, which he established in September 1903, in the academy building.¹⁷

P. M. Morris Realty Company agreed to donate twenty-six feet of Barbrick Street (now Avenue) to the town in January 1911 with the understanding that the road would be paved and lined with concrete sidewalks. This action facilitated egress to the company's property fronting Barbrick Avenue just west of City Hall, where they engaged R. A. Brown's Sons to build three brick commercial buildings in January 1912 for uses including L. E. Lipe's garage and Cline Brothers Company's general store. The Concord Times-Tribune moved from the P. M. Morris Building to the Morris Realty Building at 78-82 Union Street South in mid-October 1912. Julius Fisher and Company, which sold dry goods and women's and children's clothing and accessories, leased the former Concord Times-Tribune storefront in January 1912 and remained until 1934.¹⁸

Attorneys, dentists, accountants, insurance agents, and local organizations such as the Concord Merchants Association worked from upper-floor offices during the 1910s and 1920s. Following Bell and Harris Furniture Company's 1924 departure, J. C. Penney Company occupied the storefront that comprises the south half of the first floor around 1928. After Julius Fisher and Company closed in 1934, Purcell's Women's Clothing and Purcell's Beauty Salon leased the north storefronts. Office tenants in 1936 included optometrist Herbert W. Ritzman, Southern Nail Company, chemical purveyor Texas Sales Corporation, American National Insurance Company, New York Life Insurance Company, State Capital Life Insurance Company, and attorneys Albert B. Palmer, Charles S. Morgan Jr., Zebulon A. Morris Jr., and H. Sinclair Williams. During the late 1930s, Charles Stores Company, a department store, moved from 40 Union Street South to the north half of the P. M. Morris Building's first floor. The wall between the central and north storefronts was removed at that time. New office tenants by 1940 included the Charlotte Private Detective Association, Boy Scouts of America Central North Carolina Council, State Employment Service, Jefferson Standard Life Insurance Company of America, Home Security Life Insurance Company, bondsman J. Dan Stallings, and attorney Ephriam L. Shelton. By 1946, Princess Beauty Shop, Margie's Beauty Salon, the United States Soil Conservation Service, seamstress Magonia

¹⁶ The Campbells resided and managed facilities at Jackson Training School until Mary's sudden illness in October 1910. After her November death in Woodstock, Reverend Campbell remained in Virginia. "Mr. Campbell Again Resigns," *CT*, July 13, 1893, p. 3; "Reverend W. G. Campbell to Open a School Here," *CT*, July 30, 1907, p. 3; "School Notice," *CDT*, August 30, 1907, p. 2; "At the Training School," *CDT*, January 12, 1909, p. 1; "Death of Mrs. Campbell," *CT*, November 10, 1910, p. 1; "Rev. W. G. Campbell to Remain in Virginia," *CT*, December 1, 1910, p. 1.

¹⁷ "Local and Otherwise," *CT*, August 12, 1903, p. 3; "Morris School Moves," *CDT*, November 6, 1909, p. 3; "Morris High School Closes," *CDT*, April 25, 1912, p. 1; *Miller's Concord, North Carolina, City Directory*, 1913; *DT*, September 8, 1913, p. 4.

¹⁸ In April 1913, a one-story addition was erected at the Morris Realty Building to contain the Concord Times-Tribune's printing press. The addition's roof served as a terrace for the second-floor Elks Hall. "Barbrick Street to be Improved," *CT*, January 12, 1911, p. 1; *CDT*, October 9, 1912, p. 8; "The Times-Tribune Office Being Enlarged," *CDT*, April 18, 1913, p. 1.

Hughes, and dentist Stephen H. Strawn were among the upper-floor tenants.¹⁹

Evans College of Commerce, founded in 1940 by Gastonia residents Raymond A. and Callie C. Evans, leased the entire third floor in March 1948 and remodeled it to create classrooms. The college, which also operated in Charlotte and Gastonia, began offering day and evening courses in subjects including accounting, advertising, business administration, investing, and real estate in late May. Presbyterian College graduate and World War II veteran W. D. Ratchford Jr. was president and manager of the Concord branch, which moved to 24 East Depot Street around 1959, until 1963, when J. Howard Graham assumed oversight and changed the school's name to Evans Business College.²⁰

Office occupancy at the P. M. Morris Building was high through the 1950s, but declined thereafter. Second-floor tenants in the 1960s included Concord Finance Company, Alfred L. Hurt and Company, Louise Beauty Shop, Parents Institute, and the dental practice of H. H. Wellman and Son. During the early 1970s, Concord Finance Company, P. M. Morris Real Estate Company, attorneys Marshall B. Sherrin Jr. and Thomas K. Spence, and a U. S. Department of Agriculture Food and Nutrition Service branch occupied offices. Marshall Sherrin remained in 1975, joined by the Concord Optimist Club and National Life Brokers Association. Insurance agent Ed Palmer was the only office tenant other than P. M. Morris Real Estate Company in 1980. P. S. I. Carolina's Inc. and Capital Management Services leased rooms by 1985. P. M. Morris Real Estate Company remained until 1988. The third floor was vacant from 1963 through the 1980s.²¹

Although Carolina Mall at 1480 North Concord Parkway opened in September 1972, drawing shoppers away from downtown, Charles Stores continued to operate in the north storefront through the late 1970s. Wise Fashions, Charm Clothing, and Linda B Fashions, owned by Linda G. Barkley, leased the north storefront during the 1980s. J. C. Penney remained in the south storefront until October 1987. The company then consolidated its Concord and Kannapolis stores at Carolina Mall.²²

Troutman Land Investments, Inc. bought the building from P. M. Morris, a limited partnership, on April 21, 1988. When the concern sold the property to Judy P. and John H. McCrimmon Jr. on May 13, 1990, most of the building was vacant. However, Al-Mar Ceramics and Stowe's Bonding Company occupied the north storefront and Lawing Realty was the sole office tenant. The north storefront tenants remained in 1995, joined by White's, an office supply and printing company. Your Gym leased the south storefront from 1990 until 2000, successively followed by Needles, a sewing notion purveyor, and Dice's Antiques. Union Street Bistro has occupied the north storefront and Tisun Beauty Supply and Charoz Beauty Salon the south storefront from 2005 until 2022. Upstairs rooms housed the Concord School of Tae Kwon Do, Fashion Paint Consultants, Town and Country Real Estate, and Colony Properties on the second floor and Quest Consultants (engineers) on the third floor. Myriad other professionals also leased offices until the

¹⁹ Baldwin Directory Company, *Baldwin's Concord, North Carolina, City Directories* (Charleston, South Carolina: Baldwin Directory Company, 1936-1946); Hill Directory Company, *Hill's Concord City Directories* (Richmond: Hill Directory Company, 1949-1980).

²⁰ Ibid.; "Geyer School is Purchased by R. A. Evans," *Charlotte Observer*, April 1, 1945, p. 8; "Evans College of Commerce," *Charlotte Observer*, July 22, 1945, Section 3, p. 8; Business School Set to Open in Concord," *Charlotte News*, March 29, 1948, p. 13A; "Commerce School Set," *Charlotte News*, May 22, 1948, p. 10.

²¹ *Hill's Concord City Directories*, 1960-1980; R. L. Polk and Company, *Concord, North Carolina, City Directories* (Detroit: R. L. Polk and Company, 1985-2020).

²² Ibid.; Jim Wrinn, "Penney Closing 2 Stores for Move," *Charlotte Observer*, October 4, 1987, p. 13.

building's February 17, 2022 sale to Morris Building, LLC.²³

Bell and Harris Furniture Company

The company's founders, Cabarrus County native William Levi Bell (1851-1930) and Montgomery County native William Randall Harris (1856-1942), were well-respected Concord businessmen in 1897, when they partnered to open a namesake furniture store. Bell, a furniture salesman and undertaker, had been employed for many years at the general mercantile established by J. W. and D. F. Cannon that was reorganized as Cannons, Fetzer, and Wadsworth in 1877 and Cannons and Fetzer Company in 1881.²⁴ After Bell invested in the business, it traded as Cannons, Fetzer, and Bell. In 1895 Bell purchased inventory with the intention of opening his own furniture store. Instead, in January 1896 he sold the stock to Dry and Wadsworth, a Concord furniture purveyor since 1894, and worked as a salesman and embalmer for that company. In March 1897, Bell and Patterson Mills store manager W. R. Harris became Dry and Wadsworth's majority shareholders and renamed the enterprise Bell, Harris, and Company. The concern offered a wide variety of furnishings, appliances, and funeral equipage and services from a two-story brick South Union Street building by 1898.²⁵

The business incorporated as Bell and Harris Furniture Company in January 1901, with Bell as president, Harris secretary-treasurer, and J. W. and D. F. Cannon, C. A. Dry, and J. C. Wadsworth as directors. The concern moved from a South Union Street storefront where Cannon and Fetzer Company occupied the upper floor to the storefront adjacent to Gibson's drug store in January 1902. Bell headed the undertaking department, which had two hearses. He was a leader in the field, becoming the state's first licensed embalmer in September 1901 and serving on the North Carolina Funeral Directors and Embalmers' board for decades. He was also a director of the Retail Furniture Dealers' Association of North Carolina and the Southern Retail Furniture Association.²⁶

Bell and Harris Furniture Company occupied a 20,000-square-foot showroom in the 1904 P. M. Morris Building at 48-56 South Union Street in May 1904 and expanded to neighboring Rowan County in 1905, opening a satellite store in Spencer. In May 1907, Bell partnered with Thomas Walter Summersett to establish an undertaking company in Salisbury. Thomas's father William B. Summersett had sold coffins, caskets, and other funerary goods at his furniture store since 1904. Summersett Undertaking Company handled that portion of the business after incorporating in April 1908 with Bell, T. W. and W. B.

²³ Cabarrus County Deed Book 663, p. 245; Deed Book 752, p. 202; Deed Book 15853, p. 344; R. L. Polk and Company, *Concord, North Carolina, City Directories*, 1985-2020; John H. McCrimmon Jr., conversations with Heather Fearnbach, February 2022.

²⁴ Newspaper advertisements and city directories also refer to the company with a singular "Cannon" in its name. "To the Public," *The Sun*, January 23, 1877, p. 2; "Third and Last Notice," *Concord Register*, February 25, 1881, p. 3.

²⁵ *Daily Standard* (Concord; hereafter abbreviated *DS*), December 23, 1895, p. 3; "Considerable Excitement," *DS*, June 4, 1895, p. 1; "Concord," *Charlotte Observer*, November 7, 1895, p. 1; "New Furniture Store," *CT*, December 19, 1895, p. 3; "Concord in Print," *DS*, December 24, 1896, p. 1; *CT*, January 28, 1897, p. 3, and March 18, 1897, p. 3; "An Important Business Change," *DS*, March 3, 1897, p. 1; "The Furniture Store Changes Hands," *CT*, March 4, 1897, p. 3; "Bell, Harris, and Company," *CT*, March 10, 1898, p. 4; "Candidates and Furniture," *CT*, December 8, 1898, p. 5; "Harris, 84, is Claimed by Death," *Asheville Citizen Times*, March 16, 1942, pp. 1 and 2; "W. R. Harris Funeral Rites Set for Today," *Asheville Citizen Times*, March 17, 1942, p. 5; death certificates; grave markers.

²⁶ "The World Do Move," *CT*, November 7, 1901, p. 3; "N. C. Funeral Directors," *Evening Visitor* (Raleigh), June 23, 1893, p. 4; *Wilmington Messenger*, January 13, 1901, p. 7; *Morning Post*, January 11, 1901, p. 5; *CT*, September 26, 1901, p. 3; "Bell and Harris Furniture Company," *DS*, January 15, 1902, p. 1; *CT*, January 23, 1902, p. 3; Cannon and Fetzer Co. to Expand," *DS*, February 2, 1902, p. 1; "Undertakers in Session," *Asheville Citizen Times*, May 14, 1902, p. 3; *Charlotte News*, June 16, 1906, p. 2; *CT*, June 22, 1914, p. 5.

Summersett, and R. M. Davis as stockholders.²⁷

Wiley Monroe Linker (1840-1920), a No. 10 township farm owner, and his son Mark Monroe Linker (1879-1935), became involved with Bell and Harris Furniture Company in the early twentieth century. M. M. Linker was a salesman and obtained an embalmer's license in 1909. In May 1910, W. R. Harris sold his share of the company to W. L. Bell and W. M. Linker and relocated to Asheville, where he established a store co-managed by his son Theodore. In June 1910, Bell and Harris Furniture Company sold the Spencer store to its manager Samuel F. Harris and P. Stoudemire.²⁸

M. M. Linker assumed Bell and Harris Furniture Company's presidency by 1914. W. L. Bell then served as secretary-treasurer and R. A. Brower and G. C. Love were directors. The concern continued to prosper and remained in the P. M. Morris Building. The company was one of four Concord furniture purveyors in 1916, when Bell and other prominent business leaders advocated for the creation of the Concord Merchants' Association.²⁹

M. M. Linker remained Bell and Harris Furniture Company's president in 1920, when his younger brother William Mack Linker (1886-1932), known as W. M. Linker Jr., was elected secretary-treasurer. Their father died suddenly in April of that year. Company employees included Mamie Sappenfield, who headed the music department in 1921, and salesman S. O. Eddleman. The concern increased its capital stock from \$25,000 to \$100,000 in 1922. A need for additional showroom space precipitated the decision to erect the three-story building at what is now North Church and East Cabarrus Street's northwest corner (29 Cabarrus Avenue East). Construction commenced by November 1923 and the new store was finished in 1924.³⁰

Julius Fisher and Company - Fisher's Department Store

Concord native Julius Franklin Fisher (1891-1957) began working at Concord mercantile H. L. Parks and Company in August 1902, advancing from package wrapper to salesman and dry goods department manager by 1910. He opened his own store, Fisher's, in March of that year, specializing in women's hats and accessories. The concern initially operated from the Phifer Building storefront previously occupied by merchant D. J. Bostian and relocated in August 1910 to the storefront at the corner of West Depot and Union streets that had been utilized by the Concord Drug Company. In January 1912, the growing business moved to the P. M. Morris Building's central storefront, which provided ample room for women's and children's millinery, notion, and ready-to-wear clothing departments. Fisher frequently traveled to New York to purchase the latest fashions. In February 1913, he acquired Krescent Five and

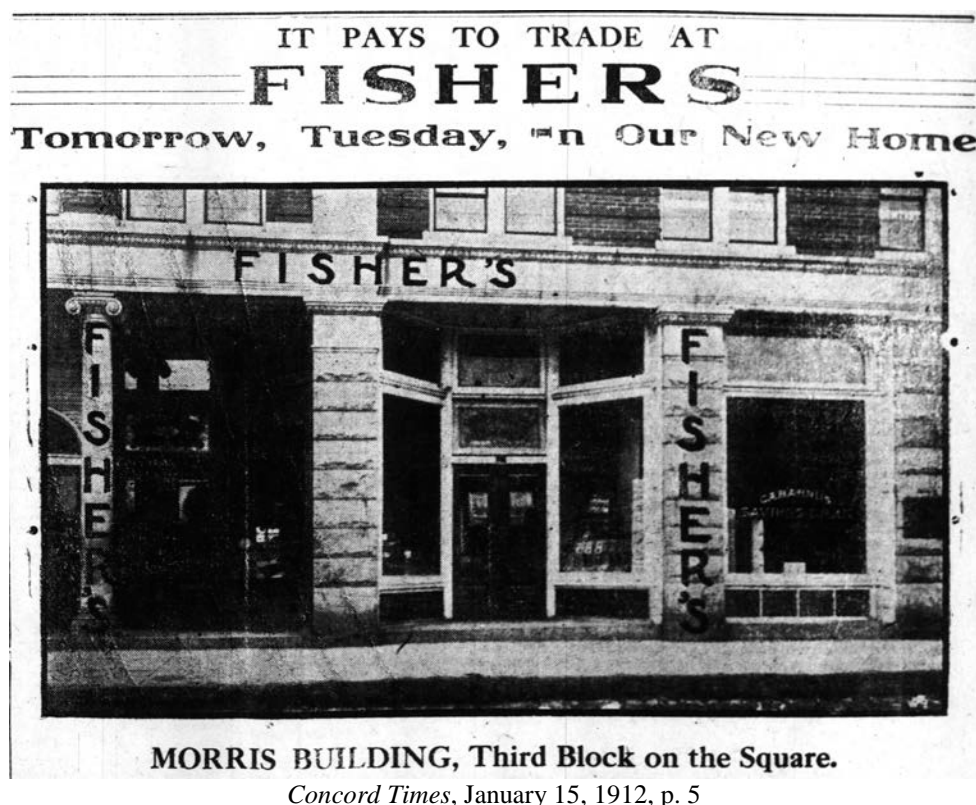
²⁷ "Local and Otherwise," *CT*, May 27, 1904, p. 3; "Enterprising Spencer Firm," *Salisbury Evening Post*, May 14, 1906, p. 4; "A New Undertaking Firm," *Carolina Watchman* (Salisbury), May 1, 1907, p. 3; "Everything Pub. Co. Changes Name," *Raleigh Times*, April 16, 1908, p. 7.

²⁸ "No. 10 Township," *CT*, February 14, 1905, p. 2; *Concord Daily Tribune* (hereafter abbreviated *CDT*), April 26, 1909, p. 3; "Mr. W. R. Harris Goes to Asheville," *CT*, May 23, 1910, p. 4; "Bell and Harris Furniture Co. Sell Spencer Branch," *CT*, June 9, 1910, p. 1; death certificates; grave markers.

²⁹ "Pays 12 Per Cent," *CDT*, February 3, 1914, p. 4; "Another Meeting is to be Held Tonight," *CDT*, September 27, 1916, p. 1; "Bell and Harris Furniture Company," *CT*, February 17, 1916, p. 14; Clarence E. Horton, Jr., ed., *A Bicentennial History of Concord* (Concord, North Carolina: Concord Bicentennial Committee, 1996), 345.

³⁰ Cabarrus County Deed Book 126, p. 472; *CDT*, February 10, 1919, p. 3; January 3, 1921, p. 3; October 20, 1922, p. 5; "Mr. W. Monroe Linker Died Thursday Night," *CDT*, April 30, 1920, p. 1; "Other Locals," *CDT*, February 8, 1921, p. 6; "New Charters," *Winston-Salem Journal*, February 26, 1922, p. 2; "Many New Dwellings and Business Buildings Going Up at Concord—All Lines Active," *Manufacturers' Record*, November 1, 1923, p. 93.

Ten-Cent Store's inventory (china, glassware, and household and kitchen supplies) and opened "The Sellar" in the basement beneath his store.³¹



Julius Fisher soon expanded his business to Kannapolis, opening a general mercantile in partnership with his fiancée Margie A. Suther, R. L. Armour, and H. A. Scott, who incorporated the Fisher-Armour Company in August 1915. Julius Fisher and Company purchased Kimbrough and Company's Gastonia department store in September 1923, offering millinery and women's ready-to-wear clothing in the Realty Building on West Main Avenue. Fisher-Armour Company sold the Kannapolis store in February 1926. The Concord store prospered through the late 1920s, but did not survive the economic downturn during the Great Depression. Merchandise, furnishings, and equipment were sold at a public auction in November 1934. Fisher subsequently worked as a salesman at Hoover's Inc. in Concord and invested in a Roanoke, Virginia business. His second wife, Laura Robinson Fisher, who had assisted him in the store, led group tours to destinations throughout the United States and to Havana, Cuba from 1936 until her 1939 death in an automobile accident.³²

³¹ *DS*, August 4, 1902, p. 3; "Julius Fisher to Open Store," *CT*, February 21, 1910, p. 1; "A New Business," *CDT*, February 21, 1910, p. 1; "Mr. Fisher Moving Today," *CDT*, August 23, 1910, p. 1; "Julius Fisher & Co. to Move Their Store," *CDT*, August 3, 1910, p. 1; "A Concord Firm's Growth," *CDT*, January 15, 1912, p. 1; "Fishers," *CDT*, January 15, 1912, p. 5; "The Sellar," *CDT*, February 11, 1913, p. 1; "New Mercantile Firm at Kannapolis," *CDT*, August 6, 1915, p. 1; "Julius Fisher & Co.," *CDT*, February 21, 1916, p. 13.

³² "Julius Fisher & Co. Purchase Gastonia Firm," *Charlotte Observer*, September 7, 1923, p. 7; "Fisher-Armour Company at Kannapolis is Sold," *Charlotte Observer*, February 18, 1926, p. 2; "Bankrupt Sale," *Charlotte Observer*, November 4, 1934, Section 4, p. 8; "Mrs. Fisher's Funeral Held," *Charlotte News*, November 14, 1939, p. 6.

Architectural Context: Classical Revival-Style Commercial Architecture in Concord

None of Concord's mid- to late-nineteenth-century frame commercial buildings—typically one- or two-story weatherboarded structures, often with full-width shed-roofed front porches—remain. As merchants prospered, they replaced these utilitarian frame buildings with stylish and fire-resistant brick edifices intended to advertise their success and attract customers. Architectural journals, trade publications, and popular periodicals promoted brick construction, touting its beauty, versatility, and durability. Concord's earliest extant commercial buildings feature brick façades embellished with Italianate and Classical Revival-style corbelling, pilasters, and decorative parapets. Although the use of cast-iron and pressed-metal storefront, window, and cornice ornamentation was common during the early-twentieth-century, such elements were often removed as façades were updated.

Late-nineteenth-century commercial buildings in proximity to the P. M. Morris Building include 30-32 Union Street South, a two-part structure erected by 1882 that initially had identical simply executed red-brick façades. 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 facades have been updated several times. During the early-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 storefront was replaced during the late-twentieth century. Early-twentieth-century modifications at 30 Union Street South included Classical Revival treatments including stuccoing and scoring the second story 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. The second story retains a painted scored-stucco finish and three segmental-arched window openings with slightly projecting lintels. The storefront was appropriately reconstructed in conjunction with the rehabilitation completed in 2018.

The three-story Romanesque Revival style 1903 Pythian Building at 36-40 Union Street South, like the P. M. Morris Building, represents more ambitious early-twentieth-century investment in Concord's commercial center. The Pythian Realty Company, incorporated in April 1902 by Concord businessmen including H. M. Barrow, W. L. Bell, L. D. Coltrane, F. L. Emery, R. L. McConnell, J. L. Miller, and C. F. Ritchie, commissioned the Charlotte architecture firm Hook and Sawyer, headed by Charles C. Hook and Frank M. Sawyer, to design the building. Construction was underway by July. Two storefronts, upper-floor offices, and an expansive second-floor meeting hall to be utilized by fraternal organizations including Knights of Pythias, Masons, and Woodmen of the World were gradually completed during early 1903. In mid-February, the Dry-Heath-Miller Company general store occupied the entire first floor. The concern consolidated in the south storefront in December 1904, allowing the newly organized Ritchie Hardware Company to occupy the north storefront in January 1905. Charlotte-based Efird's Department Store leased the south storefront in June 1907 and held a grand opening in September.³³

The Pythian Building's five-bay façade is distinguished by rusticated granite pilasters flanking two-story round-arched window openings with painted-brick surrounds. Each bay contains tall second-story paired one-over-one sash surmounted by geometric-pattern transoms, a recessed brick spandrel, and shorter

³³ Hook and Sawyer also designed Concord's 1902 graded school and 1903 City Hall, neither of which is extant. "New Central Graded School Building," *CT*, March 6, 1902, p. 3; *News and Observer*, April 26, 1902, p. 4; "The New K. of P. Building," *DS*, May 3, 1902, p. 1; "Pythian Realty Company," *DS*, May 12, 1902, p. 1; "New Buildings in Business Portion of City," *DS*, July 21, 1902, p. 1; *CT*, December 18, 1902, p. 2, and February 3, 1903, p. 3; "Concord's New Lodge Room," *CT*, February 5, 1903, p. 2; *CDT*, January 9, 1905, p. 5; "New Mercantile Business for City," *CDT*, June 15, 1907, p. 1.

third-story paired one-over-one sash framed by slightly projecting rusticated granite sills and fanlights. The corbelled granite parapet's tall, open, central bay contains a rooftop veranda with a granite balustrade. The storefronts were remodeled several times during the mid- and late-twentieth century.

As the Pythian Building was being completed in early 1903, the Morris brothers commenced planning for the P. M. Morris Building's construction. The Classical Revival-style building finished in 1904 was a sophisticated addition to the burgeoning central business district. The central stair entrance retains original double-leaf doors, a painted prismatic-glass transom, and a square stone-tile floor fronted by a brass plaque with "P. M. Morris" in capital letters. Although the brick-and-stone exterior walls have been painted and the cornice and central gable have been removed, the nine-bay three-section façade's intact upper two stories are distinguished by classical features including smooth-stone pilasters with egg-and-dart capitals, brick pilasters with Ionic capitals and keystone round arches, shield-and-foamate spandrels with egg-and-dart borders, banded-brick, segmental-arched third-story lintels ornamented with robust scroll keystones, and an egg-and-dart belt course. Paired one-over-one double-hung-wood second-story sash surmounted by rectangular two-pane transoms and flat lintels and shorter third-story paired one-over-one sash with fanlights illuminate the interior. One-over-one double-hung-wood sash windows and tall, narrow, side-hinged, wood-frame sash punctuate the more simply executed painted-brick secondary elevations.

Two monumental Beaux Arts buildings erected on Union Street during the 1920s demonstrate the Classical Revival style's enduring popularity. The five-story, brick, 1924 Cabarrus Savings Bank at 57 Union Street South (Local Historic Landmark 2018), designed by prolific Charlotte architect Willard G. Rogers and erected by Charlotte contractor T. C. Thompson and Brothers, occupies the northeast corner of the courthouse square opposite the P. M. Morris Building. The six-story, brick, 1926 Concord National Bank - Hotel Concord at 4-18 Union Street North (Local Historic Landmark 2019), designed by nationally prominent New York-based architect William Lee Stoddart, is located one block to the north.³⁴ The two tallest structures in downtown Concord display the classical composition of base, shaft, and capital commonly employed in "skyscrapers" of the period. Cabarrus Savings Bank features an ashlar-limestone-clad base with a pedimented west entrance, tall round-arched window opening, and a classical cornice engraved with the bank name. On the upper four stories, red-brick walls are punctuated by taupe-brick pilasters with Corinthian capitals that flank rectangular window openings with limestone surrounds beneath the denticulated modillion cornice and brick and limestone parapet. The building's rehabilitation to provide ground-floor retail and office space and upper-floor apartments was completed in 2021. Concord National Bank - Hotel Concord is embellished with ashlar limestone sheathing on the bank's two-story corner storefront; wire-cut, variegated-red-brick, Flemish-bond upper stories embellished with quoins; and limestone cornices, balustrades, string courses, and coping. The rehabilitation finished in 2018 updated ground-floor commercial space and created upper-floor apartments.

³⁴ "New Cabarrus Savings Bank," *Charlotte Observer*, July 15, 1923, Section D, p. 2; "Contract Let Wednesday for New Bank Building," *DT*, April 12, 1923, p. 1.

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Designation Parameters

Morris Building, LLC is seeking local historic landmark designation for the P. M. Morris Building's entire exterior and partial interior in order to recognize the property's architectural and historical significance and protect character-defining features delineated below.

Exterior

Central stair entrance with original double-leaf door, painted prismatic-glass transom, and square-stone tile floor fronted by a brass plaque embossed with "P. M. Morris" in capital letters
Smooth-stone pilasters with egg-and-dart capitals
Central bays framed by brick pilasters with Ionic capitals and keystone round arches
Central shield-and-foiled spandrels with egg-and-dart borders
Banded-brick side sections with segmental-arched third-story lintels ornamented with robust scroll keystones
Egg-and-dart belt course above the third-story windows
Paired one-over-one double-hung-wood second-story sash surmounted by rectangular two-pane transoms and flat lintels
Shorter third-story paired one-over-one sash with fanlights
One-over-one double-hung-wood sash windows and tall, narrow, side-hinged, wood-frame sash on secondary elevations.

Interior

Plaster walls and ceilings
Tongue-and-groove wood floors and ceilings
Molded wood cornices and chair rails
Baseboards capped with molded trim
Molded door and window surrounds
Three-panel and five-horizontal-panel doors surmounted by square glazed transoms
Wood stair railings with square balusters, molded handrails, and square paneled newels

Verbal Boundary Description and Justification

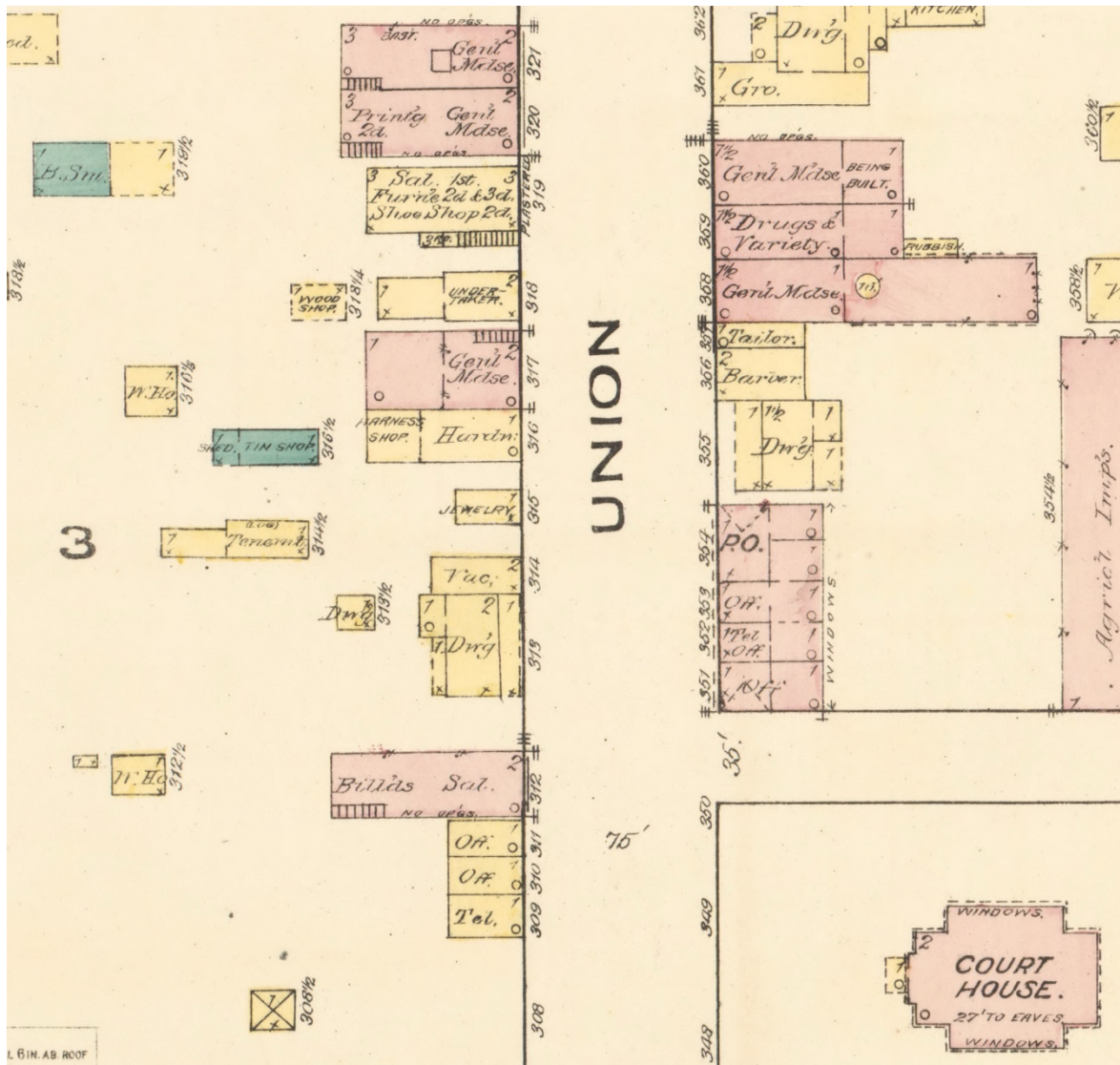
The proposed local historic landmark boundary consists of Cabarrus County tax parcel 5620-97-1613-0000 (0.47 acres), as indicated by the red lines on the following map. The parcel spans the block between Union Street South and Market Street, encompassing the asphalt-paved parking lot west of the building. The narrow concrete-paver alley adjacent to the north elevation, concrete-paver sidewalk east of the building, and paved concrete municipal sidewalk lining Market Street border the parcel boundary.

Local Historic Landmark Boundary



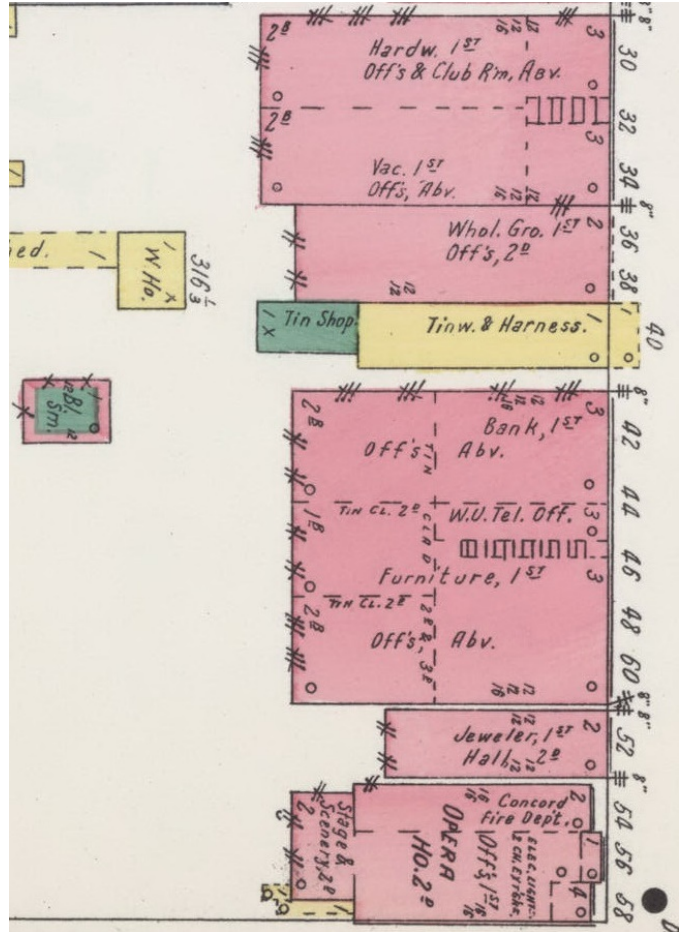
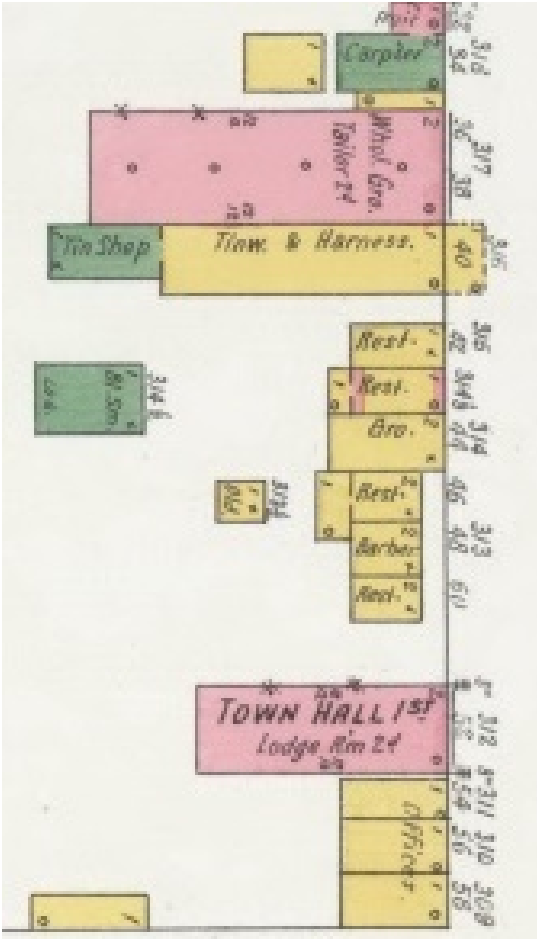
Cabarrus County tax parcel 5620-97-1613-0000 (0.47 acres)

2021 aerial from City of Concord Planning Department Mapping System
<https://maps.concordnc.gov>



Sanborn Map Company, "Concord," Sheet 1, July 1885

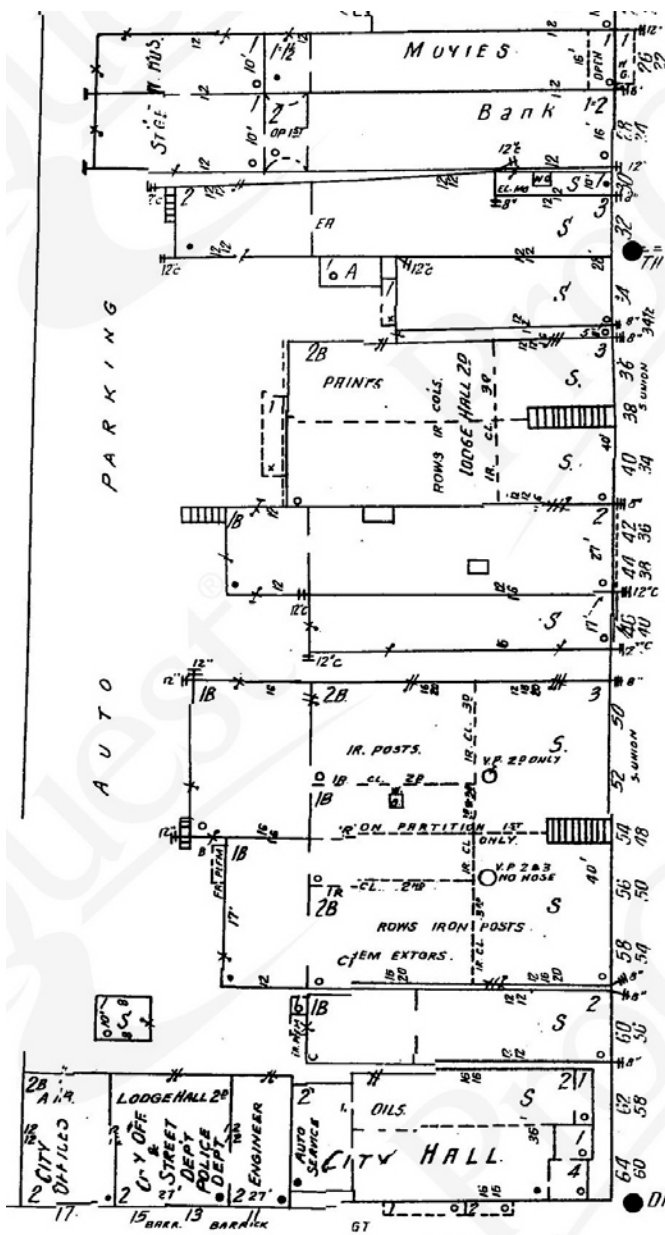
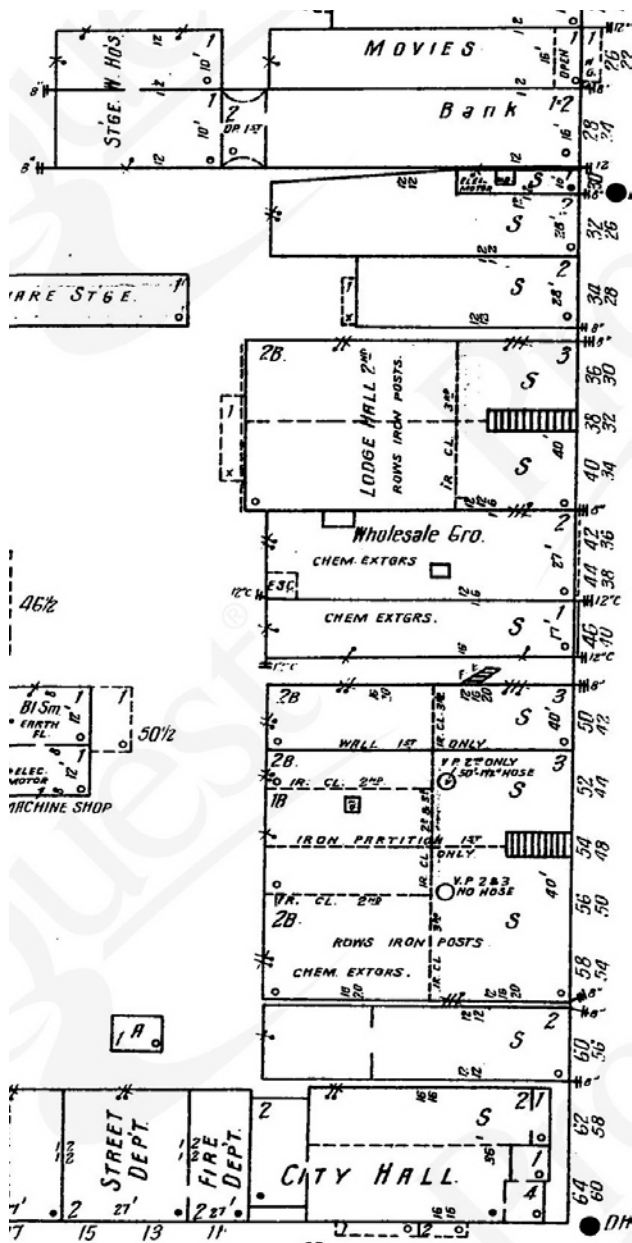
The frame buildings at 313-314 Union Street South occupied the future site of the P. M. Morris Building when the city's earliest Sanborn map was issued.



Sanborn Map Company, “Concord,” Sheet 4, March 1902 (left) and October 1906, Sheet 7 (right)

The site became 46-60 Union Street South between February 1897 and March 1902 (above left).

The P. M. Morris Building first appears on the October 1906 Sanborn map (above right)
with the addresses 42-60 Union Street South.



Sanborn Map Company, "Concord," Sheet 5, May 1927 (left) and March 1947 (right)

The P. M. Morris Building's addresses changed to 42-54 Union Street South between October 1906 and June 1911 and 50-58 Union Street South between April 1921 and May 1927 (above left). The one-story-on-basement rear addition was erected between 1930 (aerial photograph) and 1947.



Union Street South, looking northwest circa 1905 (above) and 1908 (below) Durwood Barbour Collection of North Carolina Postcards (P077), North Carolina Collection Photographic Archives, Wilson Library, UNC-Chapel Hill





HANDSOME FRONT OF JULIUS FISHER & CO'S STORE.

Julius Fisher & Co.

Headwear, Outer and Under Garments for Women and Children.

Among the many attractive merchandise houses in Concord, none shows a more enterprising spirit than that of Julius Fisher and Company.

This large store is handsomely stocked with high class dry goods, headwear, outer and under garments for women and children. From the extensive stock of this large store the wants of the most discriminat-

ing buyer can be filled.

On entering the store one is first impressed with the attractive order and business-like manner in which the stock is kept. This fact greatly facilitates the serving of customers, and makes shopping at this establishment a pleasure.

Another important feature of the store is the courtesy and attention extended to all customers by the large staff of salespeople. The stock carried by this store is recognized as one of the largest and most up-to-date in this section of the State, and the large show windows and extensive floor

space allow this stock to be displayed to the best advantage.

In addition to this store Julius Fisher and Company conduct another large establishment at Kannapolis, N. C.

Mr. Julius Fisher, the manager of the local store, is a native of this city, and is looked upon as one of the most progressive and aggressive business men in this entire section. He gained a valuable experience in the mercantile business in connection with H. L. Parks, and has risen to his present position by his own energy and business ability.

Concord Daily Tribune, February 21, 1916, p. 13

THE HOME OF



**Better Merchandise
and
Better Service**

—

“The Sweetness of Low Prices
Never Equals the Bitterness of Poor
Quality.”

—

It Pays to Trade at

FISHER’S

Morris Building

CONCORD, N. C.

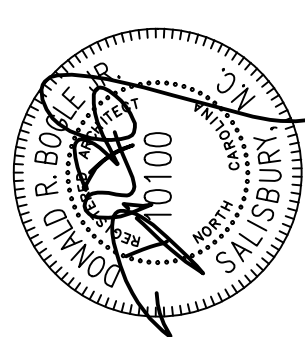
Miller’s Concord, North Carolina, City Directory, 1916

The neon “Fisher’s” sign was installed in late June 1912.³⁵

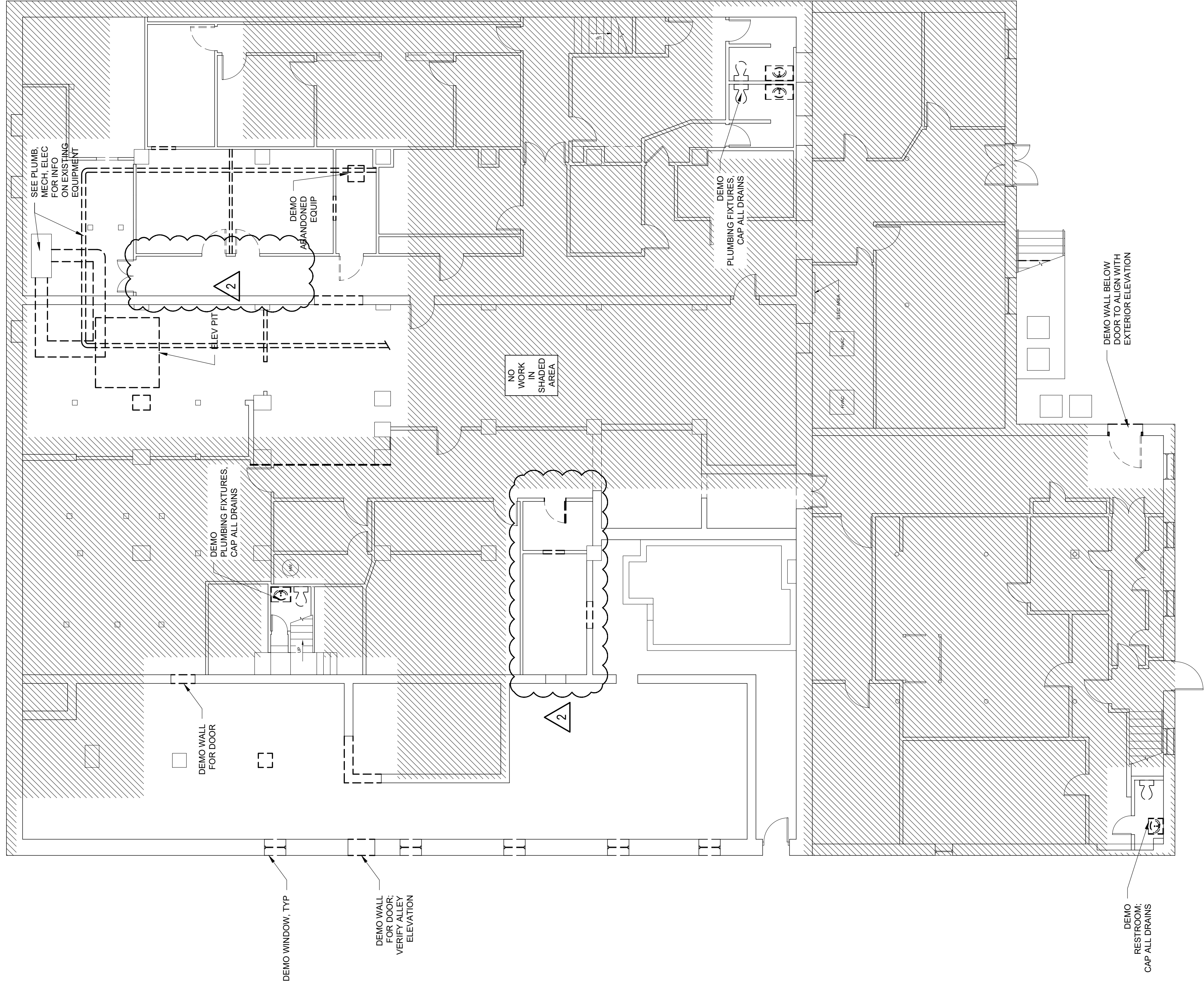
³⁵ *CT*, July 1, 1912, p. 5.

2

PM MORRIS
APARTMENTS
48 - 56 UNION ST S
CONCORD NC



DRAWN BY: EKT
CHECKED BY: DRB
DATE: SEPT 2021
PROJECT #: 2116
SHEET NUMBER
A0.1
OF: 22

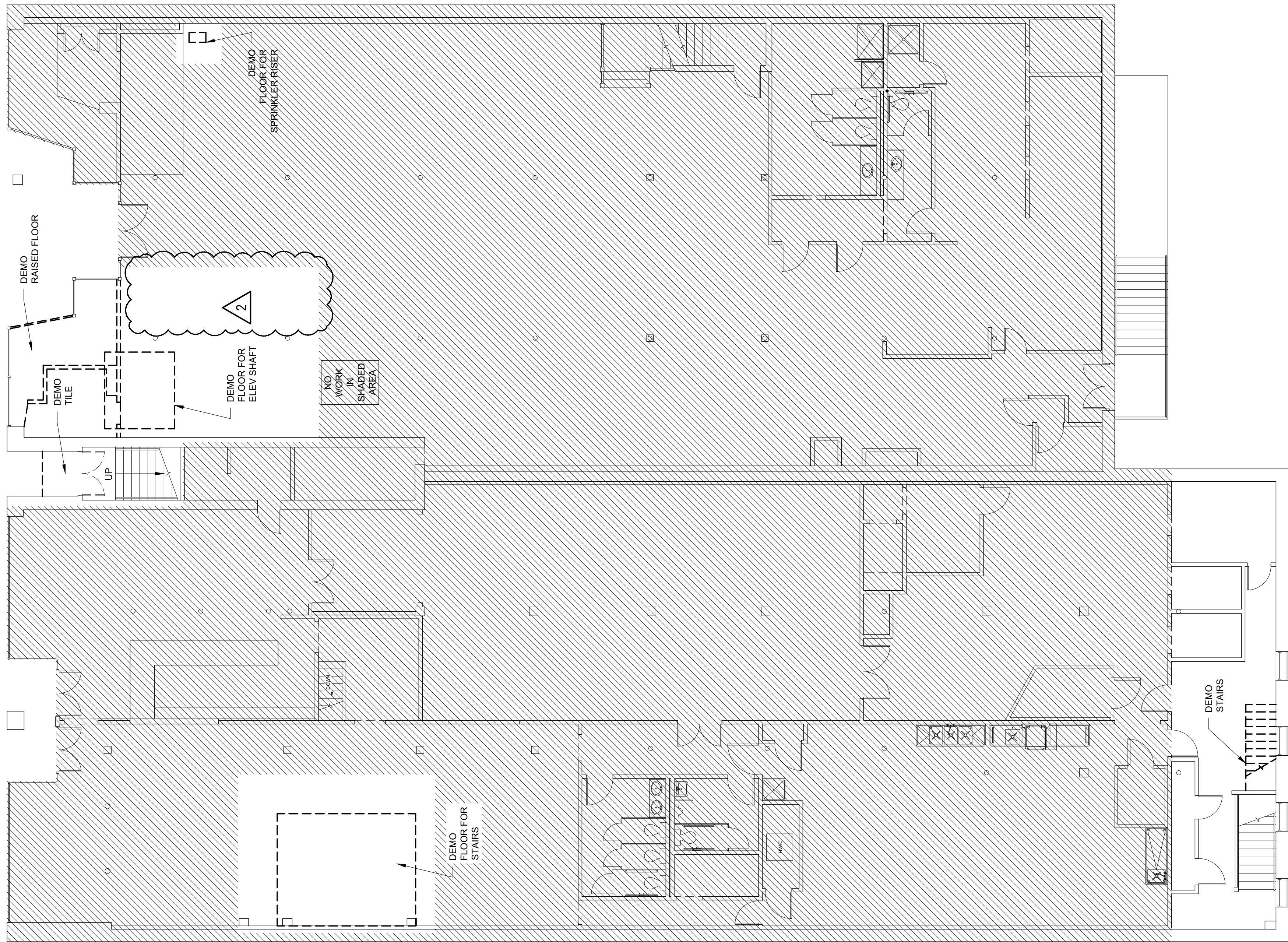


A0.1-01 BASEMENT DEMO/EXISTING PLAN

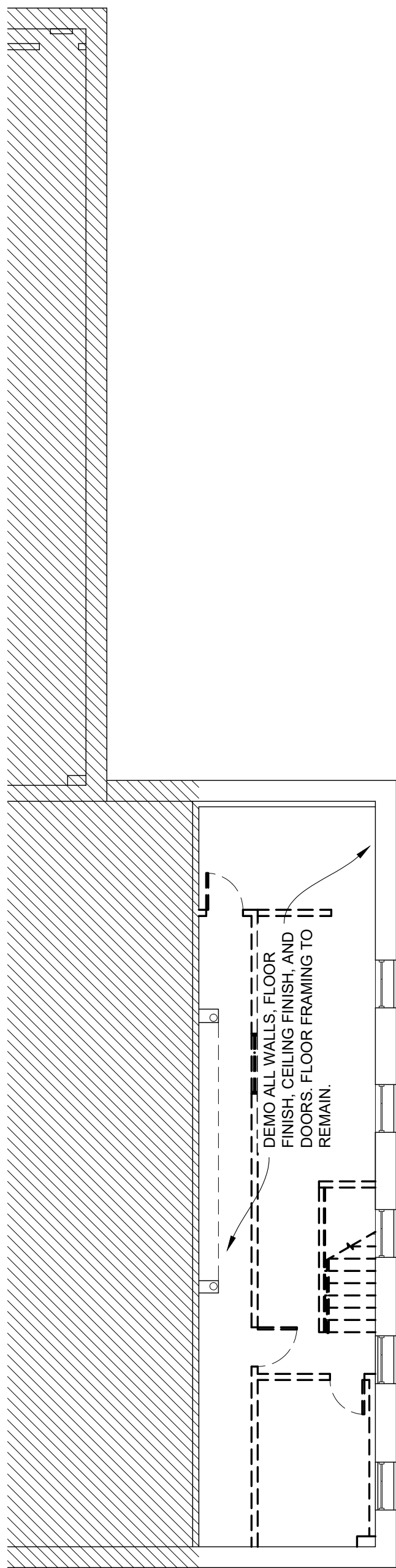
DEMO GENERAL NOTES

11. WALLS / ITEMS TO BE REMOVED MUST BE TORN OUT WITH CAUTION. NOTIFY THE ARCHITECT PROMPTLY IF EVIDENCE IS FOUND THAT ANY WALL IS SUPPORTING UNANTICIPATED STRUCTURAL LOADS.

1. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ANY DEMOLITION REQUIRED TO ACHIEVE LAYOUTS AS SHOWN ON RENOVATION DRAWINGS. IF SUCH REQUIRED DEMOLITION IS NOT SHOWN ON THE DEMOLITION PLAN, THE CONTRACTOR MUST STILL PROVIDE IT AS THE DEMOLITION PLAN IS INTENDED TO BE USED IN CONJUNCTION WITH THE RENOVATION PLAN. A DEMOLITION SUB-CONTRACTOR SHALL NOT RELY SOLELY ON THE INFORMATION GIVEN ON THE DEMOLITION DRAWINGS.
2. THE BUILDING WILL BE OCCUPIED AND OPEN FOR BUSINESS DURING CONSTRUCTION. GC TO COORDINATE WITH OWNER AND FIRST FLOOR TENANTS FOR INSTALLATION OF DUST BARRIERS AND CONSTRUCTION BARRIERS WHERE CONSTRUCTION AND BUSINESS ACCESS OVERLAP.
3. ABATEMENT AND DEMOLITION OF ALL HAZARDOUS MATERIAL TO FOLLOW ALL LEGAL NC STATUTES PRIOR TO GENERAL DEMOLITION AND CONSTRUCTION.
4. GC TO PROVIDE ALL BARRIERS AS REQUIRED TO PROTECT THE PUBLIC
5. GC TO PROVIDE PEDESTRIAN AND VEHICULAR ACCESS FOR THE PUBLIC AT ALL TIMES.
6. GC SHALL APPLY AND PAY FOR ALL PERMITS, FEES, ETC. AND DISPLAY PERMITS AS PER LOCAL ORDINANCES. BUILD & DISPLAY CONSTRUCTION SIGN PER SPECIFICATIONS.
7. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO BEGINNING DEMOLITION.
8. ALL EXISTING EXITS TO REMAIN UNOBSTRUCTED AND FREE TO DEBRIS.
9. ARCH. AND OWNER TO VISUALLY INSPECT THE BUILDING AFTER DEMOLITION, AND PRIOR TO COMMENCING NEW CONSTRUCTION.
10. GC TO USE EXISTING POWER AND WATER FOR PERFORMING DEMOLITION AND CONSTRUCTION WORK.



A0.1-02 FIRST FLOOR DEMO/EXISTING PLAN



A0.1-03

MEZZANINE DEMO/EXISTING PLAN

SCALE: 1/8" = 1'-0"

ACTUAL NORTH

