

HISTORIC PRESERVATION COMMISSION MEETING AGENDA

Wednesday, July 13, 2022 at 6:00 p.m.

City Hall Council Chambers, 35 Cabarrus Avenue W

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-17-22 (Quasi-Judicial Hearing)

Trey Wilson and Sandra West have submitted a Certificate of Appropriateness application for “ex post facto” (after the fact) approval to remove seven trees and replace with seven trees of a similar species, install an approximately 800 square foot flat paver patio in the rear yard, and replace two existing roll up garage doors at 401 Union St S. PIN 5630-24-0324.

- 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-18-22 (Quasi-Judicial Hearing)

John and Kate Turner have submitted a Certificate of Appropriateness application in order to remove one Willow Oak tree and replace with one tree of a similar species at 43 Marsh Ave NW. PIN 5620-79-1380.

- 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 (Quasi-Judicial Hearing)

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 SW. Pin 5620-97-1613.

- 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. Recommendation to Council 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: July 13, 2022

SUBJECT:

Certificate of Appropriateness Request: H-17-22
Applicant: Sandra West
Location of Subject Property: 410 Union St S
PIN: 5630-24-0324
Staff Report Prepared by: Brad Lagano, Senior Planner

BACKGROUND

- The subject property at 401 Union St S is designated as a “Pivotal” structure in the South Union Street Historic District (ca. 1921-1927) (Exhibit A).
- “Handsome, two-story brick house combining Neo-Federal and Mission Revival elements and enjoying deep setting in pleasantly landscaped grounds. House designed by Charlotte architect M. R. Marsh. The tiled roof and creamy tan brick give the design its Mission flavor; most of the details are Neo-Federal in character. The finest feature in the latter style is the entrance, composed of a gable-roofed portico upheld by thin Doric columns, and a fan lit doorway. Four round-headed windows with awnings flank the entrance. There is an open porch upheld by Doric columns on the house’s south (right) side. The interior displays restrained Neo-Federal details” (Exhibit A).
- “This house occupies the southern side of the Ritchie family tract purchased by Charles F. Ritchie during the early 1900s. George Patterson Ritchie, one of Charles Ritchie’s sons, obtained this parcel from his father in a trade. George Patterson Ritchie founded Ritchie Auto Parts as a branch of the family business, the Ritchie Hardware Company” (Exhibit A).
- Applicant’s requested modifications:
 - “ex post facto” (after-the-fact) approval for removal of multiple trees;
 - install new patio; and
 - replace two roll up garage doors.

DISCUSSION

On May 23, 2022, Sandra West applied for a Certificate of Appropriateness under Concord Development Ordinance (CDO) §9.8 for “ex post facto” (after the fact) approval to remove seven trees and replace with seven similar tree species in the same general vicinity, install an approximately 800 square foot flat paver patio in the rear yard adjacent to the existing driveway and garage, and replace two existing roll up garage doors with two new roll up garage doors (Exhibit B).

“Ex Post Facto” Tree Removal

The applicant purchased the subject property in April 2022 and began spring cleaning the grounds from overgrowth. Being new to the Historic District, the applicant was not familiar with the approval process and requirements concerning removal of trees with a Diameter Breast Height (DBH) over six inches as well as for pruning limbs over six inches.

Bill Leake, City Arborist, performed a site inspection on May 12, 2022, and determined the following trees should have received HPC approval prior to being removed based on stump width and debris health:

- Trees #1 & 2 – Southern Magnolias – Risk Rating 2
Bill’s comment: “The debris from these two removed trees showed no signs or symptoms of above normal risk” (Exhibit D).
- Tree #3 – Shortleaf Pine – Risk Rating 4

Bill's comment: "The debris from this removed tree showed no signs or symptoms of above normal risk" (Exhibit E).

- Tree #4 – Shortleaf Pine – Risk Rating 3

Bill's comment: "The debris from this removed tree showed no signs or symptoms of above normal risk" (Exhibit F).

- Tree #5 – Pecan – Risk Rating 2

Bill's comment: "The debris from this removed tree showed no signs or symptoms of above normal risk" (Exhibit G).

- Tree #6 – Pecan – Risk Rating 4

Bill's comment: "The debris from this removed tree showed no signs or symptoms of above normal risk" (Exhibit H).

- Tree #7 – Dogwood – Risk Rating 3

Bill's comment: "The debris from this removed tree did show some dead branches, but the trunk still retained sap" (Exhibit I).

Flat Paver Patio

The applicant proposes to install a new flat paver patio approximately 800 square feet in size. There will be no wall around the perimeter of the patio and will be flush with the ground surface. The patio will be located in the rear yard adjacent to the garage and provide a hard surface connecting the existing circular driveway and trellis to the garage structure. The proposed material will be Techo Blue Shale Grey Blu 60 HD Smooth Slab natural material set in a three-piece pattern. It will be installed on Aggregate Base Coarse (ABC), which is where gravel is used as a hard pack sub-base compaction material for a variety of applications such as base material for pavers, segmental retaining walls, or concrete slabs. It is made up of a mix of crushed stone, topsoil and dust (Exhibits J, K, L).

Roll Up Garage Doors

The applicant proposes to replace the two existing roll up garage doors with two new roll up garage doors. The existing larger roll up garage door is approximately 7' tall x 18'-7" wide while the smaller roll up garage door is approximately 7' tall x 5'-2' wide. Each existing door is comprised of three rows of short, rectangular, solid panels and one row of short, rectangular, glass panels with the latter being the second row from the top. Both doors are cream in color. The new roll up garage doors will be similar in design, color, and character using the Amarr Lincoln roll up garage door model (Exhibits M, N).

ATTACHMENTS

Exhibit A: National Register of Historic Places Inventory

Exhibit B: Certificate of Appropriateness Application

Exhibit C: Subject Property Map

Exhibit D: Trees #1 & 2 – Tree Risk Assessment Form & Photos

Exhibit E: Tree #3 – Tree Risk Assessment Form & Photos

Exhibit F: Tree #4 – Tree Risk Assessment Form & Photos

Exhibit G: Tree #5 – Tree Risk Assessment Form & Photos

Exhibit H: Tree #6 – Tree Risk Assessment Form & Photos

Exhibit I: Tree #7 – Tree Risk Assessment Form & Photos

Exhibit J: Flat Paver Patio Proposed Location on Survey

Exhibit K: Photos of Flat Paver Patio Proposed Location Existing Conditions

Exhibit L: Flat Paver Patio Project Description

Exhibit M: Photos of Existing Roll Up Garage Doors

Exhibit N: New Roll Up Garage Doors Specification Sheet

HISTORIC HANDBOOK DESIGN RECOMMENDATIONS

Approval Requirement Needs Table: Trees

- *Removal of healthy trees or pruning of limbs over six inches in diameter in any location on the property requires Commission hearing and approval.*
- *Tree topping – removal of one-third of green surface of canopy, or leaving stubs larger than three inches in diameter requires Commission hearing and approval.*

Chapter 5 – Section 8: Landscaping and Trees

- *One of the most visible features of the Districts is the landscaping and the associated tree canopy. Activities which negatively impact any aspect of the landscape should be avoided, such as the removal of healthy trees and mature shrubs.*
- *Tree health may be decided upon by the acquisition of a Tree Hazard Evaluation Form issued by the City Arborist or a report submitted by a certified arborist. Healthy trees are trees that have a hazard rating of four or lower. Removal of healthy trees over the size of six inches in diameter (measured four feet above ground) or pruning of healthy tree limbs over six inches in diameter requires Historic Preservation Commission review and approval.*
- *All trees that are removed should be replaced with a tree of similar species in an appropriate location unless no suitable location exists on the subject site. Trees removed within street view must also have the stumps removed below ground level.*
- *Design Standards: Landscaping and Trees*
 1. *Trees which are removed shall be replaced by a species which, upon maturity, is similar in scale to the removed specimen. For example, canopy trees shall be replaced with canopy trees, and understory trees with understory trees.*

Approval Requirement Needs Table: Patios, Walks, and Driveways

- *All new patios, walks, and driveways require Commission hearing and approval.*

Chapter 5 – Section 10: Driveways, Walkways, and Patios

- *New walkways should consist of appropriate natural material including gravel, concrete, stone, brick, or pervious pavers. Walkways should avoid prefabricated and imprinted stepping stones within front yards.*
- *Design Standards: Driveways, Walkways, and Parking*
 1. *Excessive expanses of paving should be avoided.*

Approval Requirement Needs Table: Doors

- *Replacement of original doors. Changes in door openings. Stained glass panels. Security grills or bars. All require Commission hearing and approval.*

Chapter 5 - Section 5: Fenestrations

- *New doors should be compatible with the period and style of the structure.*
- *Alteration in door and window openings, especially on the principle façade, should be avoided whenever possible, except as a restorative measure to return an opening to its original size. New openings should be located in areas where they are not visible from the street or in areas where they are compatible with the original design.*
- *Design Standards: Fenestrations*
 1. *Use doors that are appropriate for the style of building while avoiding flat-surfaced doors, those with small decorative glass panels, and pre-finished window/side lite art glass units.*

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
<u>Inventory List - South Union Street Historic District, Concord</u>	#7	37

The house is said to have been built about 1900 for attorney Morrison Caldwell. It is not known when he acquired the land, but city directories indicate he was living there in 1902. By 1908 Caldwell seems to have left Concord and the house belonged to G. C. Love. Charles F. Ritchie (d. 1941), who in 1908 lived on Mt. Pleasant Road, had come to reside in the house by 1914. According to one of Ritchie's sons, it was he who arranged for the considerable enlargement of the house. Ritchie was the proprietor of the Ritchie Hardware Company, founded in 1900 and incorporated in 1907. Ritchie and business associates erected the Pythian Building, a substantial three-story brick building in downtown Concord that is being considered for listing in the National Register.

92. George Patterson Ritchie House
401 S. Union St.
1921-1927 (SM)
P

Please note: items 92 and 93 are both owned by the applicant.

Handsome, two-story brick house combining Neo-Federal and Mission Revival elements and enjoying deep setting in pleasantly landscaped grounds. House designed by Charlotte architect M. R. Marsh. The tiled roof and creamy tan brick give the design its Mission flavor; most of the details are Neo-Federal in character. The finest feature in the latter style is the entrance, composed of a gable-roofed portico upheld by thin Doric columns, and a fanlit doorway. Four round-headed windows with awnings flank the entrance. There is an open porch upheld by Doric columns on the house's south (right) side. The interior displays restrained Neo-Federal details.

This house occupies the southern side of the Ritchie family tract purchased by Charles F. Ritchie during the early 1900s. George Patterson Ritchie, one of Charles Ritchie's sons, obtained this parcel from his father in a trade. George Patterson Ritchie founded Ritchie Auto Parts as a branch of the family business, the Ritchie Hardware Company. He still lives in the house.

93. Vacant Lot
between 401 and 429 S. Union St.
VL

Open, pleasantly landscaped tract adjoining George Patterson Ritchie House (inv. #92) and owned by the Ritchie family. Contributes to the district as a reminder of the formerly semi-rural character of S. Union St.



Application
for Certificate of

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: Sandra West
Address: 401 Union Street South
City: Concord State: NC Zip Code: 28025 Telephone: 643.693.6010
Email: sewest06@gmail.com

OWNER INFORMATION

Name: Sandra West and Ralph "Trey" Wilson
Address: 401 Union Street South
City: Concord State: NC Zip Code: 28025 Telephone: 643.693.6010
Email: sewest06@gmail.com

SUBJECT PROPERTY

Street Address: _____ P.I.N. # _____
Area (acres or square feet): _____ Current Zoning: _____ Land Use: _____

Staff Use Only:
Application Received by: _____ Date: _____, 20____
Fee: \$20.00 Received by: _____ Date: _____, 20____
The application fee is nonrefundable.

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

H-17-22 EXHIBIT B



High Performance Living

Application

Please note: the applicant has revised the request to use French doors to replace the existing garage doors. New roll up garage doors will be similar to the existing roll up garage doors to maintain a similar look and character.

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: 1 Post facto CoA approval, 2 removing rotting garage door and replace w/ French doors + roll-up, 3 flat paver patio
2. Detailed specifications of the project (type of siding, windows, doors, height/style of fence, color, etc.):
1 7 trees removed, will be replaced by 7 similar shade trees in the same general vicinity, 2 roll-up will be the same as current small garage door, and French doors will be same color (exact specs attached), 3 paver patio location, materials, drawing attached

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.

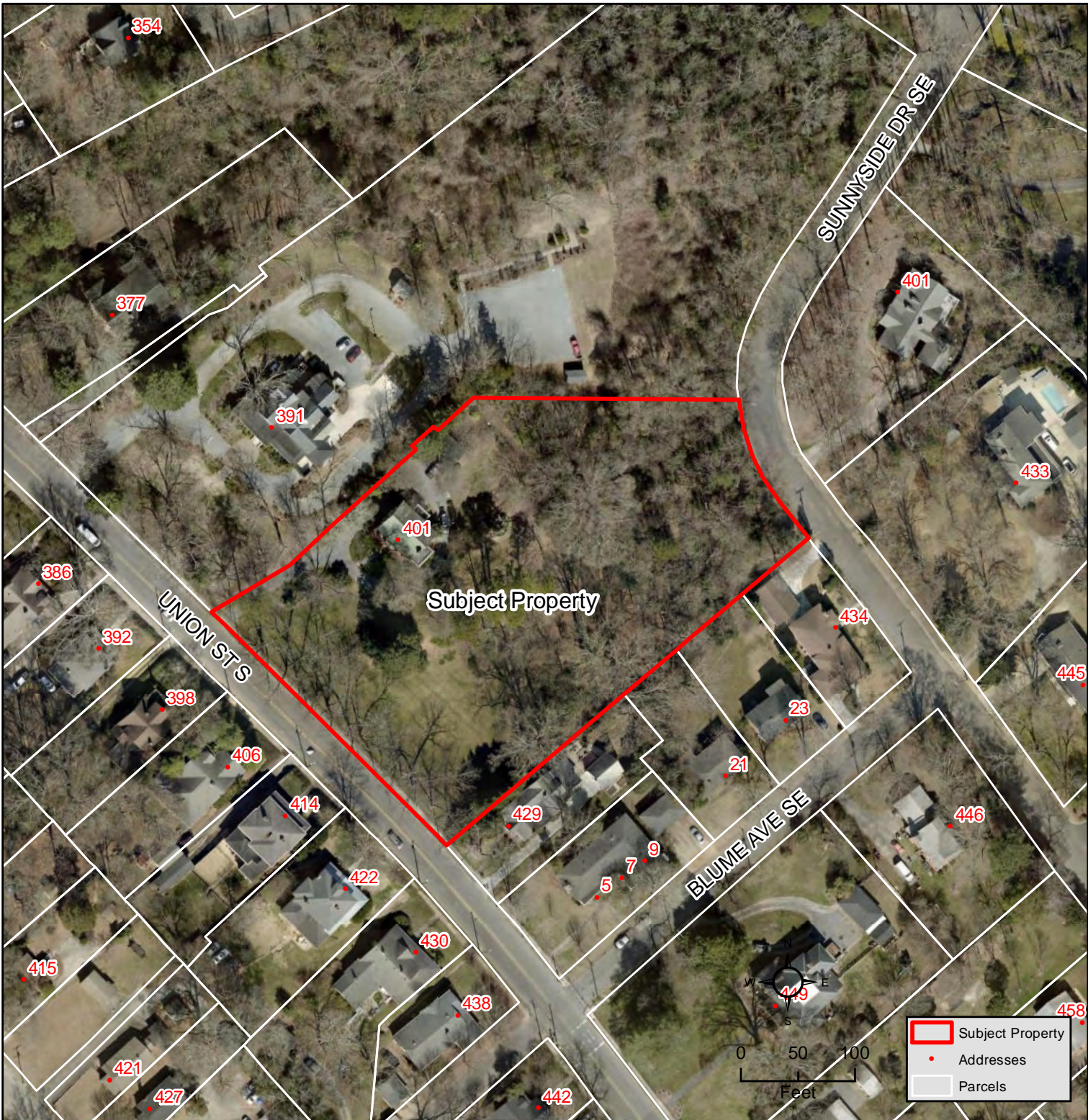
Applications may be submitted electronically.

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.

5/23/2022 Date

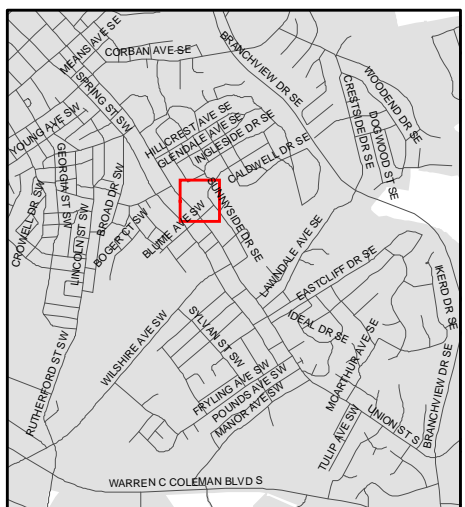
Sandra Lee West Signature of Owner/Agent



H-17-22

401 Union St S

PIN: 5630-24-0324



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.

H-17-22 EXHIBIT C

TREE RISK ASSESSMENT FORM

Site/Address: 401 Union ST S
Map/Location: Right Front Yard
Owner: public: _____ private: X unknown: _____ other: _____
Date: 05/12/22____ Inspector: Bill Leake
Date of last inspection:

RISK RATING:			
1	0	1	2
Failure Potential	+ Size of part	+ Target Rating	= Risk Rating
If approved for removal, the replacement tree species and location shall be listed on the certificate of appropriateness.			

TREE CHARACTERISTICS

Tree #: 1 and 2 Species: Southern Magnolia (Magnolia grandiflora)

DBH: 8" # of trunks: 1 Height: 25' Spread: 12'

Form: generally symmetric minor asymmetry major asymmetry stump sprout stag-headed

Crown class: dominant co-dominant intermediate suppressed

Live crown ratio: 95 % **Age class:** young semi-mature mature over-mature/senescent

Pruning history: crown cleaned excessively thinned topped crown raised pollarded crown reduced flush cuts
 cabled/braced none multiple pruning events Approx. dates:

Special Value: specimen heritage/historic wildlife unusual street tree screen shade indigenous protected by gov. agency

TREE HEALTH

Foliage color: normal chlorotic necrotic **Epicormics:**

Foliage density: normal sparse **Leaf size:** normal small

Annual shoot growth: excellent average poor none **Twig Dieback:**

Woundwood: excellent average fair poor

Vigor class: excellent average fair poor

Major pests/diseases: None

Growth obstructions:

stakes wire/ties signs cables

curb/pavement guards

SITE CONDITIONS

Site Character: residence commercial industrial park open space natural woodland/forest

Landscape type: parkway raised bed container mound lawn shrub border wind break

Irrigation: none adequate inadequate excessive trunk wetted

Recent site disturbance? NO construction soil disturbance grade change herbicide treatment

% dripline paved: 0% Pavement lifted: NO

% dripline w/ fill soil: 0%

% dripline grade lowered: 0%

Soil problems: drainage shallow compacted droughty saline alkaline acidic small volume disease center history of fail
 clay expansive slope _____ ° aspect: _____

Conflicts: lights signage line-of-sight view overhead lines underground utilities traffic adjacent veg. _____

Exposure to wind: single tree below canopy above canopy recently exposed windward, canopy edge area prone to windthrow

Prevailing wind direction: SW Occurrence of snow/ice storms never seldom regularly

TARGET

Use Under Tree: building parking traffic pedestrian recreation landscape hardscape small features utility lines

Can target be moved? NO **Can use be restricted?** YES

Occupancy: occasional use intermittent use frequent use constant use

H-17-22 EXHIBIT D

TREE DEFECTS

ROOT DEFECTS:

Suspect root rot: NO Mushroom/conk/bracket present: NO ID:

Exposed roots: severe moderate low Undermined: severe moderate low

Root pruned: distance from trunk Root area affected: ___ Buttress wounded: When: _____

Restricted root area: severe moderate low Potential for root failure: severe moderate low

LEAN: 2 deg. from vertical natural unnatural self-corrected Soil heaving:

Decay in plane of lean: Roots broken: Soil cracking:

Compounding factors: Lean severity: severe moderate low

Concern Areas: Indicate presence of individual structural issues and rate their severity (S = severe, M = moderate, L = low)

DEFECT	ROOT CROWN	TRUNK	SCAFFOLDS	BRANCHES
Poor taper				
Bow, sweep				
Codominants/forks				
Multiple attachments				
Included bark				
Excessive end weight				
Cracks/splits				
Hangers				
Girdling				
Wounds/seam				
Decay				
Cavity				
Conks/mushrooms/bracket				
Bleeding/sap flow				
Loose/cracked bark				
Nesting hole/bee hive				
Deadwood/stubs				
Borers/termites/ants				
Cankers/galls/burls				
Previous failure				

RISK RATING

Tree part most likely to fail in the next six months: Branches

Failure potential: 1 - low; 2 - medium; 3 - high; 4 - severe

Size of part: 0-0"-3" 1-3"-6" 2-6"-18" 3-18"-30" 4->30"

Target rating: 0 - no target 1 - occasional use 2 - intermittent use 3 - frequent use 4 - constant use

Maintenance Recommendations

- none remove defective part reduce end weight crown clean
 thin raise canopy crown reduce restructure cable/brace

Inspect further root crown decay aerial monitor

Remove tree When replaced, a similar sized tree species would be appropriate in same general location

When replaced, alternate tree replacement locations are available

Effect on adjacent trees: none evaluate

Notification: owner manager governing agency

Date: 05/12/22

COMMENTS

The debris from these two removed trees showed no signs or symptoms of above normal tree risk.

Bill Leake

Trees #1 & 2 - Southern Magnolias





TREE RISK ASSESSMENT FORM

Site/Address: 401 Union ST S
Map/Location: Right Rear Yard
Owner: public: _____ private: X unknown: _____ other: _____
Date: 05/12/22____ Inspector: Bill Leake
Date of last inspection:

RISK RATING:			
1	1	2	4
Failure Potential	+ Size of part	+ Target Rating	= Risk Rating
If approved for removal, the replacement tree species and location shall be listed on the certificate of appropriateness.			

TREE CHARACTERISTICS

Tree #: 3 Species: Shortleaf Pine (Pinus enchinata)

DBH: 22" # of trunks: 1 Height: 70' Spread: 25'

Form: generally symmetric minor asymmetry major asymmetry stump sprout stag-headed

Crown class: dominant co-dominant intermediate suppressed

Live crown ratio: 95 % **Age class:** young semi-mature mature over-mature/senescent

Pruning history: crown cleaned excessively thinned topped crown raised pollarded crown reduced flush cuts
 cabled/braced none multiple pruning events Approx. dates:

Special Value: specimen heritage/historic wildlife unusual street tree screen shade indigenous protected by gov. agency

TREE HEALTH

Foliage color: normal chlorotic necrotic **Epicormics:**

Foliage density: normal sparse **Leaf size:** normal small

Annual shoot growth: excellent average poor none **Twig Dieback:**

Woundwood: excellent average fair poor

Vigor class: excellent average fair poor

Major pests/diseases: None

Growth obstructions:

stakes wire/ties signs cables

curb/pavement guards

SITE CONDITIONS

Site Character: residence commercial industrial park open space natural woodland/forest

Landscape type: parkway raised bed container mound lawn shrub border wind break

Irrigation: none adequate inadequate excessive trunk wetted

Recent site disturbance? NO construction soil disturbance grade change herbicide treatment

% dripline paved: 0% Pavement lifted: NO

% dripline w/ fill soil: 0%

% dripline grade lowered: 0%

Soil problems: drainage shallow compacted droughty saline alkaline acidic small volume disease center history of fail
 clay expansive slope _____ ° aspect: _____

Conflicts: lights signage line-of-sight view overhead lines underground utilities traffic adjacent veg. _____

Exposure to wind: single tree below canopy above canopy recently exposed windward, canopy edge area prone to windthrow

Prevailing wind direction: SW Occurrence of snow/ice storms never seldom regularly

TARGET

Use Under Tree: building parking traffic pedestrian recreation landscape hardscape small features utility lines

Can target be moved? NO **Can use be restricted?** NO

Occupancy: occasional use intermittent use frequent use constant use

H-17-22 EXHIBIT E

TREE DEFECTS

ROOT DEFECTS:

Suspect root rot: NO Mushroom/conk/bracket present: NO ID:

Exposed roots: severe moderate low Undermined: severe moderate low

Root pruned: distance from trunk Root area affected: ___ Buttress wounded: When: _____

Restricted root area: severe moderate low Potential for root failure: severe moderate low

LEAN: 2 deg. from vertical natural unnatural self-corrected Soil heaving:

Decay in plane of lean: Roots broken: Soil cracking:

Compounding factors: Lean severity: severe moderate low

Concern Areas: Indicate presence of individual structural issues and rate their severity (S = severe, M = moderate, L = low)

DEFECT	ROOT CROWN	TRUNK	SCAFFOLDS	BRANCHES
Poor taper				
Bow, sweep				
Codominants/forks				
Multiple attachments				
Included bark				
Excessive end weight				
Cracks/splits				
Hangers				
Girdling				
Wounds/seam				
Decay				
Cavity				
Conks/mushrooms/bracket				
Bleeding/sap flow				
Loose/cracked bark				
Nesting hole/bee hive				
Deadwood/stubs				
Borers/termites/ants				
Cankers/galls/burls				
Previous failure				

RISK RATING

Tree part most likely to fail in the next six months: Branches

Failure potential: 1 - low; 2 - medium; 3 - high; 4 - severe

Size of part: 0 - 0" - 3" 1 - 3"-6" 2 - 6"-18" 3 - 18"-30" 4 - >30"

Target rating: 0 - no target 1 - occasional use 2 - intermittent use 3 - frequent use 4 - constant use

Maintenance Recommendations

- none remove defective part reduce end weight crown clean
 thin raise canopy crown reduce restructure cable/brace

Inspect further root crown decay aerial monitor

Remove tree When replaced, a similar sized tree species would be appropriate in same general location

When replaced, alternate tree replacement locations are available

Effect on adjacent trees: none evaluate

Notification: owner manager governing agency

Date: 05/12/22

COMMENTS

The debris from this removed tree showed no signs or symptoms of above normal tree risk.

Bill Leake

Tree #3 - Shortleaf Pine





TREE RISK ASSESSMENT FORM

Site/Address: 401 Union ST S
Map/Location: Right Rear Yard
Owner: public: _____ private: X unknown: _____ other: _____
Date: 05/12/22____ Inspector: Bill Leake
Date of last inspection:

RISK RATING:			
1	0	2	3
Failure Potential	+ Size of part	+ Target Rating	= Risk Rating
If approved for removal, the replacement tree species and location shall be listed on the certificate of appropriateness.			

TREE CHARACTERISTICS

Tree #: 4 Species: Shortleaf Pine (Pinus enchinata)

DBH: 12" # of trunks: 1 Height: 50' Spread: 15'

Form: generally symmetric minor asymmetry major asymmetry stump sprout stag-headed

Crown class: dominant co-dominant intermediate suppressed

Live crown ratio: 95 % **Age class:** young semi-mature mature over-mature/senescent

Pruning history: crown cleaned excessively thinned topped crown raised pollarded crown reduced flush cuts
 cabled/braced none multiple pruning events Approx. dates:

Special Value: specimen heritage/historic wildlife unusual street tree screen shade indigenous protected by gov. agency

TREE HEALTH

Foliage color: normal chlorotic necrotic **Epicormics:**

Growth obstructions:

Foliage density: normal sparse **Leaf size:** normal small

stakes wire/ties signs cables

Annual shoot growth: excellent average poor none **Twig Dieback:**

curb/pavement guards

Woundwood: excellent average fair poor

Vigor class: excellent average fair poor

Major pests/diseases: None

SITE CONDITIONS

Site Character: residence commercial industrial park open space natural woodland/forest

Landscape type: parkway raised bed container mound lawn shrub border wind break

Irrigation: none adequate inadequate excessive trunk wetted

Recent site disturbance? NO construction soil disturbance grade change herbicide treatment

% dripline paved: 0% Pavement lifted: NO

% dripline w/ fill soil: 0%

% dripline grade lowered: 0%

Soil problems: drainage shallow compacted droughty saline alkaline acidic small volume disease center history of fail
 clay expansive slope _____ ° aspect: _____

Conflicts: lights signage line-of-sight view overhead lines underground utilities traffic adjacent veg. _____

Exposure to wind: single tree below canopy above canopy recently exposed windward, canopy edge area prone to windthrow

Prevailing wind direction: SW Occurrence of snow/ice storms never seldom regularly

TARGET

Use Under Tree: building parking traffic pedestrian recreation landscape hardscape small features utility lines

Can target be moved? NO **Can use be restricted?** NO

Occupancy: occasional use intermittent use frequent use constant use

H-17-22 EXHIBIT F

TREE DEFECTS

ROOT DEFECTS:

Suspect root rot: NO Mushroom/conk/bracket present: NO ID:

Exposed roots: severe moderate low Undermined: severe moderate low

Root pruned: distance from trunk Root area affected: ___ Buttress wounded: When: _____

Restricted root area: severe moderate low Potential for root failure: severe moderate low

LEAN: 2 deg. from vertical natural unnatural self-corrected Soil heaving:

Decay in plane of lean: Roots broken: Soil cracking:

Compounding factors: Lean severity: severe moderate low

Concern Areas: Indicate presence of individual structural issues and rate their severity (S = severe, M = moderate, L = low)

DEFECT	ROOT CROWN	TRUNK	SCAFFOLDS	BRANCHES
Poor taper				
Bow, sweep				
Codominants/forks				
Multiple attachments				
Included bark				
Excessive end weight				
Cracks/splits				
Hangers				
Girdling				
Wounds/seam				
Decay				
Cavity				
Conks/mushrooms/bracket				
Bleeding/sap flow				
Loose/cracked bark				
Nesting hole/bee hive				
Deadwood/stubs				
Borers/termites/ants				
Cankers/galls/burls				
Previous failure				

RISK RATING

Tree part most likely to fail in the next six months: Branches

Failure potential: 1 - low; 2 - medium; 3 - high; 4 - severe

Size of part: 0 - 0" - 3" 1 - 3"-6" 2 - 6"-18" 3 - 18"-30" 4 - >30"

Target rating: 0 - no target 1 - occasional use 2 - intermittent use 3 - frequent use 4 - constant use

Maintenance Recommendations

- none remove defective part reduce end weight crown clean
 thin raise canopy crown reduce restructure cable/brace

Inspect further root crown decay aerial monitor

Remove tree When replaced, a similar sized tree species would be appropriate in same general location

When replaced, alternate tree replacement locations are available

Effect on adjacent trees: none evaluate

Notification: owner manager governing agency

Date: 05/12/22

COMMENTS

The debris from this removed tree showed no signs or symptoms of above normal tree risk.

Bill Leake

Tree #4 - Shortleaf Pine





TREE RISK ASSESSMENT FORM

Site/Address: 401 Union ST S
Map/Location: Right Rear Yard
Owner: public: _____ private: X unknown: _____ other: _____
Date: 05/12/22____ Inspector: Bill Leake
Date of last inspection:

RISK RATING:			
1	0	1	2
Failure Potential	+ Size of part	+ Target Rating	= Risk Rating
If approved for removal, the replacement tree species and location shall be listed on the certificate of appropriateness.			

TREE CHARACTERISTICS

Tree #: 5 Species: Pecan (Cara illinoensis)

DBH: 12" # of trunks: 1 Height: 50' Spread: 35'

Form: generally symmetric minor asymmetry major asymmetry stump sprout stag-headed

Crown class: dominant co-dominant intermediate suppressed

Live crown ratio: 95 % **Age class:** young semi-mature mature over-mature/senescent

Pruning history: crown cleaned excessively thinned topped crown raised pollarded crown reduced flush cuts
 cabled/braced none multiple pruning events Approx. dates:

Special Value: specimen heritage/historic wildlife unusual street tree screen shade indigenous protected by gov. agency

TREE HEALTH

Foliage color: normal chlorotic necrotic **Epicormics:**

Growth obstructions:

Foliage density: normal sparse **Leaf size:** normal small

stakes wire/ties signs cables

Annual shoot growth: excellent average poor none **Twig Dieback:**

curb/pavement guards

Woundwood: excellent average fair poor

Vigor class: excellent average fair poor

Major pests/diseases: None

SITE CONDITIONS

Site Character: residence commercial industrial park open space natural woodland/forest

Landscape type: parkway raised bed container mound lawn shrub border wind break

Irrigation: none adequate inadequate excessive trunk wetted

Recent site disturbance? NO construction soil disturbance grade change herbicide treatment

% dripline paved: 0% Pavement lifted: NO

% dripline w/ fill soil: 0%

% dripline grade lowered: 0%

Soil problems: drainage shallow compacted droughty saline alkaline acidic small volume disease center history of fail
 clay expansive slope _____ ° aspect: _____

Conflicts: lights signage line-of-sight view overhead lines underground utilities traffic adjacent veg. _____

Exposure to wind: single tree below canopy above canopy recently exposed windward, canopy edge area prone to windthrow

Prevailing wind direction: SW Occurrence of snow/ice storms never seldom regularly

TARGET

Use Under Tree: building parking traffic pedestrian recreation landscape hardscape small features utility lines

Can target be moved? NO **Can use be restricted?** YES

Occupancy: occasional use intermittent use frequent use constant use

H-17-22 EXHIBIT G

TREE DEFECTS

ROOT DEFECTS:

Suspect root rot: NO Mushroom/conk/bracket present: NO ID:

Exposed roots: severe moderate low Undermined: severe moderate low

Root pruned: distance from trunk Root area affected: ___ Buttress wounded: When: _____

Restricted root area: severe moderate low Potential for root failure: severe moderate low

LEAN: 2 deg. from vertical natural unnatural self-corrected Soil heaving:

Decay in plane of lean: Roots broken: Soil cracking:

Compounding factors: Lean severity: severe moderate low

Concern Areas: Indicate presence of individual structural issues and rate their severity (S = severe, M = moderate, L = low)

DEFECT	ROOT CROWN	TRUNK	SCAFFOLDS	BRANCHES
Poor taper				
Bow, sweep				
Codominants/forks				
Multiple attachments				
Included bark				
Excessive end weight				
Cracks/splits				
Hangers				
Girdling				
Wounds/seam				
Decay				
Cavity				
Conks/mushrooms/bracket				
Bleeding/sap flow				
Loose/cracked bark				
Nesting hole/bee hive				
Deadwood/stubs				
Borers/termites/ants				
Cankers/galls/burls				
Previous failure				

RISK RATING

Tree part most likely to fail in the next six months: Branches

Failure potential: 1 - low; 2 - medium; 3 - high; 4 - severe

Size of part: 0 - 0" - 3" 1 - 3"-6" 2 - 6"-18" 3 - 18"-30" 4 - >30"

Target rating: 0 - no target 1 - occasional use 2 - intermittent use 3 - frequent use 4 - constant use

Maintenance Recommendations

- none remove defective part reduce end weight crown clean
 thin raise canopy crown reduce restructure cable/brace

Inspect further root crown decay aerial monitor

Remove tree When replaced, a similar sized tree species would be appropriate in same general location

When replaced, alternate tree replacement locations are available

Effect on adjacent trees: none evaluate

Notification: owner manager governing agency

Date: 05/12/22

COMMENTS

The debris from this removed tree showed no signs or symptoms of above normal tree risk.

Bill Leake

Tree #5 - Pecan





TREE RISK ASSESSMENT FORM

Site/Address: 401 Union ST S

Map/Location: Left rear of yard at rear corner of detached garage

Owner: public: _____ private: unknown: _____ other: _____

Date: 05/12/22____ Inspector: Bill Leake

Date of last inspection:

RISK RATING:

1	1	2	4
Failure Potential	+ Size of part	+ Target Rating	= Risk Rating

If approved for removal, the replacement tree species and location shall be listed on the certificate of appropriateness.

TREE CHARACTERISTICS

Tree #: 6 Species: Pecan (Cara illinoensis)

DBH: 19" # of trunks: 1 Height: 50' Spread: 35'

Form: generally symmetric minor asymmetry major asymmetry stump sprout stag-headed

Crown class: dominant co-dominant intermediate suppressed

Live crown ratio: 95 % **Age class:** young semi-mature mature over-mature/senescent

Pruning history: crown cleaned excessively thinned topped crown raised pollarded crown reduced flush cuts
 cabled/braced none multiple pruning events Approx. dates:

Special Value: specimen heritage/historic wildlife unusual street tree screen shade indigenous protected by gov. agency

TREE HEALTH

Foliage color: normal chlorotic necrotic **Epicormics:**

Foliage density: normal sparse **Leaf size:** normal small

Annual shoot growth: excellent average poor none **Twig Dieback:**

Woundwood: excellent average fair poor

Vigor class: excellent average fair poor

Major pests/diseases: None

Growth obstructions:

stakes wire/ties signs cables

curb/pavement guards

SITE CONDITIONS

Site Character: residence commercial industrial park open space natural woodland/forest

Landscape type: parkway raised bed container mound lawn shrub border wind break

Irrigation: none adequate inadequate excessive trunk wetted

Recent site disturbance? NO construction soil disturbance grade change herbicide treatment

% dripline paved: 0% Pavement lifted: NO

% dripline w/ fill soil: 0%

% dripline grade lowered: 0%

Soil problems: drainage shallow compacted droughty saline alkaline acidic small volume disease center history of fail
 clay expansive slope _____ ° aspect: _____

Conflicts: lights signage line-of-sight view overhead lines underground utilities traffic adjacent veg. _____

Exposure to wind: single tree below canopy above canopy recently exposed windward, canopy edge area prone to windthrow

Prevailing wind direction: SW Occurrence of snow/ice storms never seldom regularly

TARGET

Use Under Tree: building parking traffic pedestrian recreation landscape hardscape small features utility lines

Can target be moved? NO **Can use be restricted?** NO

Occupancy: occasional use intermittent use frequent use constant use

H-17-22 EXHIBIT H

TREE DEFECTS

ROOT DEFECTS:

Suspect root rot: NO Mushroom/conk/bracket present: NO ID:

Exposed roots: severe moderate low Undermined: severe moderate low

Root pruned: distance from trunk Root area affected: ___ Buttress wounded: When: _____

Restricted root area: severe moderate low Potential for root failure: severe moderate low

LEAN: 2 deg. from vertical natural unnatural self-corrected Soil heaving:

Decay in plane of lean: Roots broken: Soil cracking:

Compounding factors: Lean severity: severe moderate low

Concern Areas: Indicate presence of individual structural issues and rate their severity (S = severe, M = moderate, L = low)

DEFECT	ROOT CROWN	TRUNK	SCAFFOLDS	BRANCHES
Poor taper				
Bow, sweep				
Codominants/forks		M		
Multiple attachments				
Included bark				
Excessive end weight				
Cracks/splits				
Hangers				
Girdling				
Wounds/seam				
Decay				
Cavity				
Conks/mushrooms/bracket				
Bleeding/sap flow				
Loose/cracked bark				
Nesting hole/bee hive				
Deadwood/stubs				
Borers/termites/ants				
Cankers/galls/burls				
Previous failure				

RISK RATING

Tree part most likely to fail in the next six months: Branches

Failure potential: 1 - low; 2 - medium; 3 - high; 4 - severe

Size of part: 0 - 0" - 3" 1 - 3"-6" 2 - 6"-18" 3 - 18"-30" 4 - >30"

Target rating: 0 - no target 1 - occasional use 2 - intermittent use 3 - frequent use 4 - constant use

Maintenance Recommendations

- none remove defective part reduce end weight crown clean
 thin raise canopy crown reduce restructure cable/brace

Inspect further root crown decay aerial monitor

Remove tree When replaced, a similar sized tree species would be appropriate in same general location

When replaced, alternate tree replacement locations are available

Effect on adjacent trees: none evaluate

Notification: owner manager governing agency

Date: 05/12/22

COMMENTS

The debris from this removed tree showed no signs or symptoms of above normal tree risk.

Bill Leake

Tree #6 - Pecan





TREE RISK ASSESSMENT FORM

Site/Address: 401 Union ST S

Map/Location: Rear of house at right of entrance

Owner: public: _____ private: unknown: _____ other: _____

Date: 05/12/22____ Inspector: Bill Leake

Date of last inspection:

RISK RATING:

1 **0** **2** **3**
Failure + Size + Target = Risk
Potential of part Rating Rating

If approved for removal, the replacement tree species and location shall be listed on the certificate of appropriateness.

TREE CHARACTERISTICS

Tree #: 7 Species: Dogwood (Cornus florida)

DBH: 19" # of trunks: 1 Height: 15' Spread: 10'

Form: generally symmetric minor asymmetry major asymmetry stump sprout stag-headed

Crown class: dominant co-dominant intermediate suppressed

Live crown ratio: 50 % **Age class:** young semi-mature mature over-mature/senescent

Pruning history: crown cleaned excessively thinned topped crown raised pollarded crown reduced flush cuts
 cabled/braced none multiple pruning events Approx. dates:

Special Value: specimen heritage/historic wildlife unusual street tree screen shade indigenous protected by gov. agency

TREE HEALTH

Foliage color: normal chlorotic necrotic **Epicormics:**

Foliage density: normal sparse **Leaf size:** normal small

Annual shoot growth: excellent average poor none **Twig Dieback:** curb/pavement guards

Woundwood: excellent average fair poor

Vigor class: excellent average fair poor

Major pests/diseases: Die-back of branches

SITE CONDITIONS

Site Character: residence commercial industrial park open space natural woodland/forest

Landscape type: parkway raised bed container mound lawn shrub border wind break

Irrigation: none adequate inadequate excessive trunk wetted

Recent site disturbance? NO construction soil disturbance grade change herbicide treatment

% dripline paved: 30% Pavement lifted: NO

% dripline w/ fill soil: 0%

% dripline grade lowered: 0%

Soil problems: drainage shallow compacted droughty saline alkaline acidic small volume disease center history of fail
 clay expansive slope _____ ° aspect: _____

Conflicts: lights signage line-of-sight view overhead lines underground utilities traffic adjacent veg. _____

Exposure to wind: single tree below canopy above canopy recently exposed windward, canopy edge area prone to windthrow

Prevailing wind direction: SW Occurrence of snow/ice storms never seldom regularly

TARGET

Use Under Tree: building parking traffic pedestrian recreation landscape hardscape small features utility lines

Can target be moved? NO **Can use be restricted?** NO

Occupancy: occasional use intermittent use frequent use constant use

H-17-22 EXHIBIT I

TREE DEFECTS

ROOT DEFECTS:

Suspect root rot: NO Mushroom/conk/bracket present: NO ID:

Exposed roots: severe moderate low Undermined: severe moderate low

Root pruned: distance from trunk Root area affected: ___ Buttress wounded: When: _____

Restricted root area: severe moderate low Potential for root failure: severe moderate low

LEAN: 2 deg. from vertical natural unnatural self-corrected Soil heaving:

Decay in plane of lean: Roots broken: Soil cracking:

Compounding factors: Lean severity: severe moderate low

Concern Areas: Indicate presence of individual structural issues and rate their severity (S = severe, M = moderate, L = low)

DEFECT	ROOT CROWN	TRUNK	SCAFFOLDS	BRANCHES
Poor taper				
Bow, sweep				
Codominants/forks				
Multiple attachments				
Included bark				
Excessive end weight				
Cracks/splits				
Hangers				
Girdling				
Wounds/seam				
Decay				
Cavity				
Conks/mushrooms/bracket				
Bleeding/sap flow				
Loose/cracked bark				
Nesting hole/bee hive				
Deadwood/stubs				L
Borers/termites/ants				
Cankers/galls/burls				
Previous failure				

RISK RATING

Tree part most likely to fail in the next six months: Branches

Failure potential: 1 - low; 2 - medium; 3 - high; 4 - severe

Size of part: 0 - 0" - 3" 1 - 3"-6" 2 - 6"-18" 3 - 18"-30" 4 - >30"

Target rating: 0 - no target 1 - occasional use 2 - intermittent use 3 - frequent use 4 - constant use

Maintenance Recommendations

- none remove defective part reduce end weight crown clean
 thin raise canopy crown reduce restructure cable/brace

Inspect further root crown decay aerial monitor

Remove tree When replaced, a similar sized tree species would be appropriate in same general location

When replaced, alternate tree replacement locations are available

Effect on adjacent trees: none evaluate

Notification: owner manager governing agency

Date: 05/12/22

COMMENTS

The debris from this removed tree did contain some dead branches but the trunk still retained sap.

Bill Leake

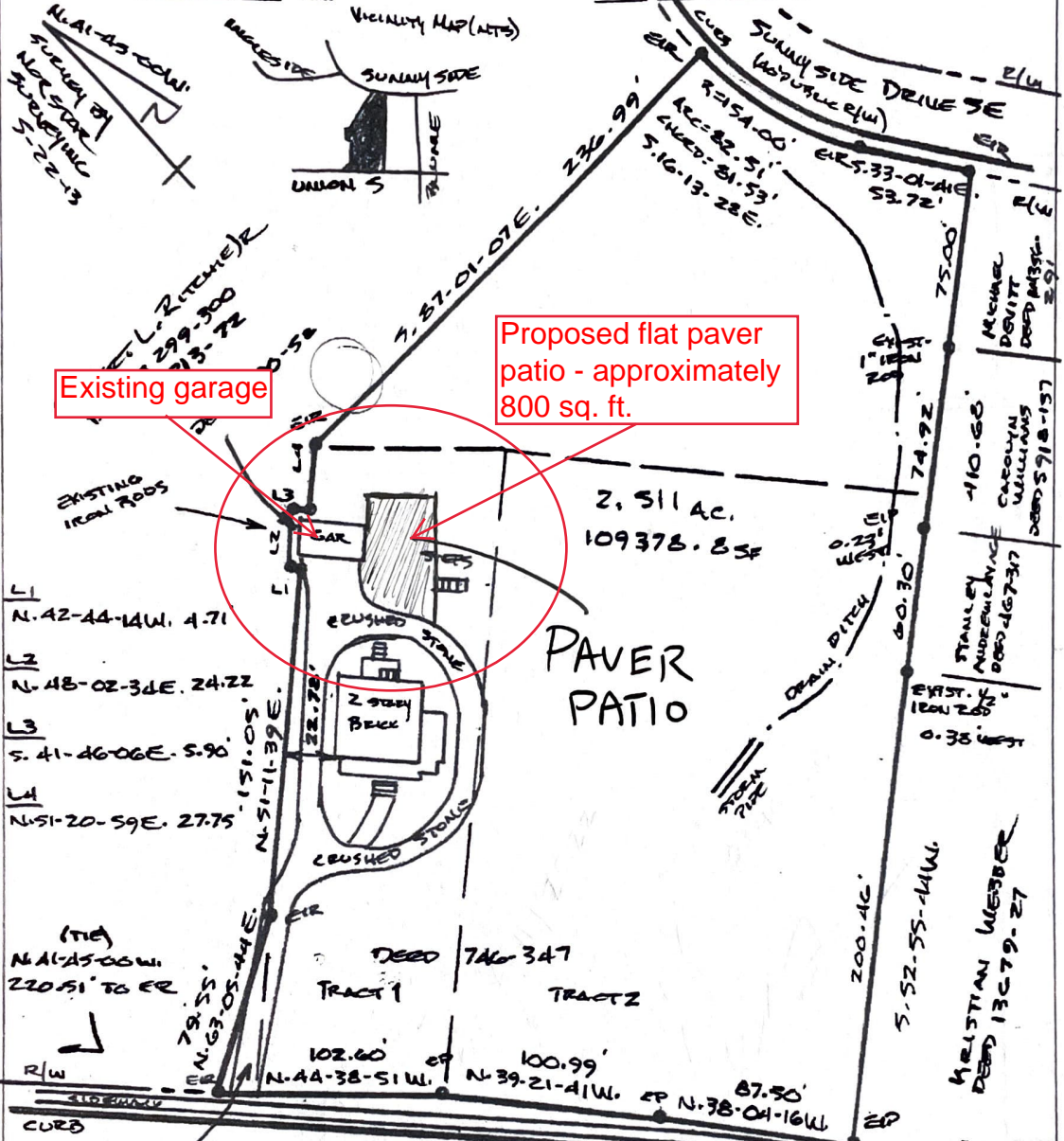
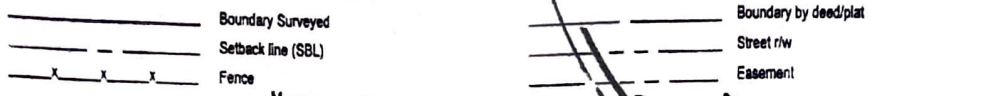
Tree #7 - Dogwood





Property subject to recorded or unrecorded RWS, easements, agreements, restrictions. The boundary description prepared from this survey is the surveyor's opinion of the location of boundary lines of the property based on monuments found in field and is not to be construed as a certification of the quality of title or location of title to the property. A full title investigation is recommended.

Area by coordinates	EIP = Existing $\frac{3}{4}$ " iron pipe	EN = Existing Nail	ECM = Existing Concrete Monument
EIR = Existing $\frac{1}{2}$ " iron rod	CP = Computed Point	S.T. = Sight Triangle	OUL = Overhead Utility Lines
SIR = 1/2" iron rod set	PSDE = Public Storm Drainage Easement	EMH = Existing Manhole	UB = Utility Box
SSR = Sanitary Sewer R/W or Easement			EMN = Existing Magnetic Nail



Proposed flat paver patio - approximately 800 sq. ft.

Existing garage

UNION STREET SOUTH (PUBLIC R/W VARIES)
 PROPERTY OF
RALPH WILSON III & SANDRA E. WEST
 PHYSICAL SURVEY OF

LOCATED IN WARD NO. 3 CITY OF CONCORD No. 12 TOWNSHIP: CABARRUS COUNTY, NC
 Scale 1"=60'

I certify that this map was drawn under my supervision from an actual survey made under my supervision (Deed Recorded in Book 200 Page 347, Map Recorded in Map Book 11002-144 Page ; that the boundaries not surveyed are indicated as drawn from information in Deeds or Maps shown hereon; that the ratio of precision does not exceed an error of closure of one foot per 10,000 feet; and that this map meets the requirements of The Standards of Practice for Land Surveying in North Carolina (21NCAC 56.1600)

This 8 day of APRIL 2022
 Property shown does does not lie in a flood hazard zone
 Reference by FIRM No. NA
 Effective date:

Billy B. Long, Jr.
 Billy B. Long, Jr. Professional Land Surveyor - L4178



H-17-22 EXHIBIT J











Trey Wilson & Sandra West

401 Union St S Concord, NC 28025

Outdoor Living Project:

- Install a Techo Bloc Shale Grey Blu 60 HD Smooth Slab set in a 3-piece pattern of approximately 792 sq. ft. with an ABC base tamped approx. 4" deep, screenings, Snapedge, nails, and gray Polymeric sand in the joints



Sample layout
and look - flat and
smooth shale
flush with ground











Amarr[®] Lincoln

Value Traditional Steel Garage Doors



Long Panel design with Stockton DecraTrim in True White

Traditional style. Exceptional value. The Amarr Lincoln collection combines unique, yet timeless traditional designs and color options with the durability & strength of steel and conventional hardware. Along with 21 decorative window choices, this affordable collection delivers premium style at a competitive price. The Amarr Lincoln collection. A new tradition of style and value.



Flush Panel design with Frost Mosaic window option in Charcoal Gray.

Short Panel with Prairie DecraTrim (SP21)



Flush Panel (FP)



Long Panel with Cascade DecraTrim (LP23)



Ribbed Panel (RP) with Long Panel Clear windows

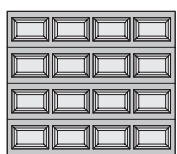


Short Panel with Chalet DecraGlass (SP56)

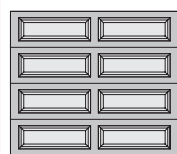


PANEL DESIGNS

SP • SHORT PANEL



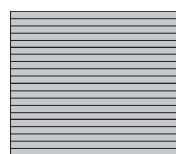
LP • LONG PANEL



FP • FLUSH PANEL



CURRENTLY UNAVAILABLE
RP • RIBBED PANEL*



*Available in Amarr Lincoln L13138 and L13000 only.

Construction

LI1000

Single-Layer: Steel

- Heavy-duty Exterior Steel
- Durable, Reliable, Low Maintenance



LI2000

Double-Layer: Steel + Insulation

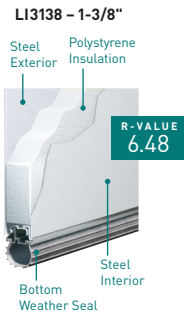
- Heavy-duty Exterior Steel
- Durable, Reliable, Low Maintenance
- Environmentally Safe Polystyrene Thermal Insulation with Vinyl Backing
- Energy Efficient
- Quiet Operation



LI3138/LI3000

Triple-Layer: Steel + Insulation + Steel

- Heavy-duty Exterior and Interior Steel
- Durable, Reliable, Low Maintenance
- Environmentally Safe Polystyrene Thermal Insulation
- Two Energy Efficiency Options
- Extra Quiet Operation



Specifications

	AMARR LINCOLN LI1000	AMARR LINCOLN LI2000	AMARR LINCOLN LI3138	AMARR LINCOLN LI3000
PANEL DESIGNS				
Short	•	•	•	•
Long	•	•	•	•
Flush (Steel Embossment)	Stucco	Stucco	Woodgrain	Woodgrain
Ribbed			CURRENTLY UNAVAILABLE	CURRENTLY UNAVAILABLE
INSULATION¹		Polystyrene	Polystyrene	Polystyrene
R-VALUE²		6.64	6.48	9.05
DOOR THICKNESS	2" (5.1cm)	2" (5.1cm)	1-3/8" (3.5cm)	2" (5.1cm)
STEEL THICKNESS	25 ga	25 ga	27/27 ga	27/27 ga
INSULATED GLASS OPTION[†]				
WIND LOAD³ AVAILABLE	•	•	•	•
PAINT FINISH WARRANTY⁴	15 Years	25 Years	Lifetime	Lifetime
WORKMANSHIP/HARDWARE WARRANTY⁴	1 Year	2 Years	3 Years	3 Years

¹ Insulation has passed self-ignition, flamespread and smoke developed index fire testing.

² Calculated door section R-value is in accordance with DASMA TDS-163. [†]Price upcharge applies.

³ It is your responsibility to make sure your garage door meets local building codes.

⁴ For complete warranty details, visit amarr.com or contact your local Amarr dealer.

Colors

Actual paint colors may vary from samples shown.



Amarr Color Zone[®]
Over 700 SnapDry™ paint colors. Approved color list is at amarr.com/amarr_color_zone.
Check your local Sherwin-Williams store for SnapDry paint chips.

[†] LI3138 only when available. ^{*} Price upcharge applies.

Woodgrain finishes are dual directional for all panel designs.

Amarr doors are pre-painted; homeowners can use exterior latex paint for custom colors. Visit amarr.com for painting instructions. Non-factory painting of garage door voids the paint finish warranty.

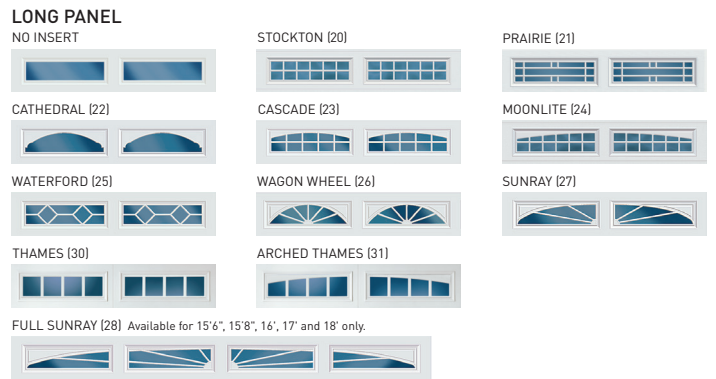
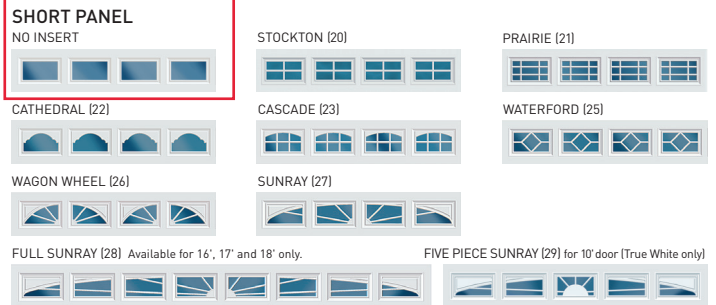
Glass Options

Insulated glass[†] available in Clear, Frost and Dark Tint.



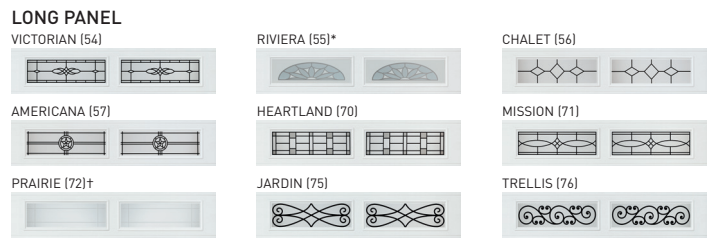
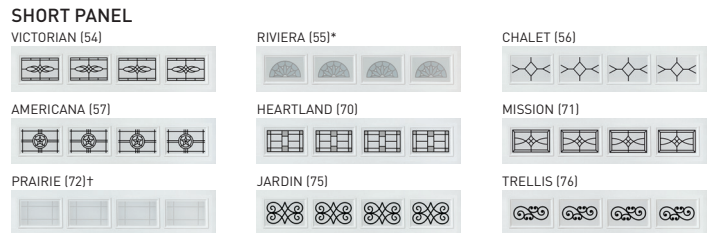
DecraTrim Window Inserts

Window inserts shown on Clear glass; inserts also available with Obscure, Frost and Dark Tint glass.



DecraGlass™ Windows

Tempered obscure glass with baked-on ceramic designs; design visibility varies due to lighting.



* Clear glass with printed frost pattern. † Obscure glass with v-groove.

Mosaic Window Options



The choice is yours.

Add visual interest to your contemporary, mid-century modern or transitional home. With Mosaic Window Options you decide the number and location of windows to create the door design you want. Visit amarr.com/mosaic for design inspirations.

DATE: July 13, 2022

SUBJECT:

Certificate of Appropriateness Request: H-18-22
Applicants: John W. & Katherine G. Turner
Location of Subject Property: 43 Marsh Ave NW
PIN: 5620-79-1380
Staff Report Prepared by: Brad Lagano, Senior Planner

BACKGROUND

- The subject property at 43 Marsh Ave NW is designated as a “Contributing” structure in the North Union Street Historic District (ca. 1930) (Exhibit A).
- “Two-story, brick Colonial Revival house. Symmetrical, five-bay façade. Central entrance with gable-roofed portico with Tuscan columns and half-timbering. Broad cornice trimmed with decorative boards. Open porch on east (left) side of house with square brick piers, flat roof, and same board cornice with decorative boards; the brick piers and the broad eaves of this porch give it a bungalow flavor” (Exhibit A).
- Applicants’ requested modification: remove one Willow Oak tree and replace with one similar species of tree in the same general vicinity (Exhibit B).

DISCUSSION

On June 20, 2022, John and Kate Turner applied for a Certificate of Appropriateness under Concord Development Ordinance (CDO) §9.8 to remove one Willow Oak tree and replace with one similar species of tree in the same general vicinity (Exhibit B).

According to the Tree Risk Assessment Form, the subject tree was inspected and evaluated by Bill Leake, City Arborist, on July 1, 2022, and assigned a risk rating of seven. Bill notes that “despite many years of preventative maintenance, this tree is slowly coming to the end of its life. There is considerable decay in the trunk and some scaffold branches. The scaffold branches have overextended and have a weight and length that is difficult for the aging wood tissue to support. Damage and possible injury would be significant if one of the scaffold branches were to fall on an adjacent home that is within the dripline. It is my recommendation that removal be considered” (Exhibit D).

The applicants also had their tree maintenance company inspect and evaluate the subject tree separately. In his letter dated June 17, 2022, Benjamin Fletcher, Arborist Representative with Bartlett Tree Experts, states “the tree is very old and declining, despite our best efforts to preserve it through extensive supplemental support cabling systems, bi-annual fertilizations, pruning, and growth regulator application. At this time I am recommending the removal of the tree based on the condition above” (Exhibit E).

Viewing the house from Marsh Ave NW, the subject tree is located on the right side of the house in the rear yard near the property line (Exhibits F, G).

ATTACHMENTS

Exhibit A: National Register of Historic Places Inventory
Exhibit B: Certificate of Appropriateness Application
Exhibit C: Subject Property Map
Exhibit D: Tree Risk Assessment Form

Exhibit E: Bartlett Tree Experts Recommendation Letter

Exhibit F: Photo of Subject Tree from Marsh Ave NW

Exhibit G: Photo of Subject Tree

HISTORIC HANDBOOK DESIGN RECOMMENDATIONS

Approval Requirement Needs Table: Trees

- *Removal of healthy trees or pruning of limbs over six inches in diameter in any location on the property requires Commission hearing and approval.*
- *Tree topping – removal of one-third of green surface of canopy, or leaving stubs larger than three inches in diameter requires Commission hearing and approval.*

Chapter 5 – Section 8: Landscaping and Trees

- *One of the most visible features of the Districts is the landscaping and the associated tree canopy. Activities which negatively impact any aspect of the landscape should be avoided, such as the removal of healthy trees and mature shrubs.*
- *Tree health may be decided upon by the acquisition of a Tree Hazard Evaluation Form issued by the City Arborist or a report submitted by a certified arborist. Healthy trees are trees that have a hazard rating of four or lower. Removal of healthy trees over the size of six inches in diameter (measured four feet above ground) or pruning of healthy tree limbs over six inches in diameter requires Historic Preservation Commission review and approval.*
- *All trees that are removed should be replaced with a tree of similar species in an appropriate location unless no suitable location exists on the subject site. Trees removed within street view must also have the stumps removed below ground level.*
- *Design Standards: Landscaping and Trees*
 1. *Trees which are removed shall be replaced by a species which, upon maturity, is similar in scale to the removed specimen. For example, canopy trees shall be replaced with canopy trees, and understory trees with understory trees.*

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

43

67. Rufus A. Brower House
58 Marsh Avenue, N.W.
ca. 1902
C

Two-story, frame, Queen Anne style residence with pleasing sawn and turned ornament. Main block has side gable roof with gable front interrupting on east (right) facade bay and projecting two-story gable with cut-away corners on west facade bay. Both facade gables and the gable on the west side of the house have sawn ornaments with spindlework and cut-out ventilators. Wrap-around porch has turned posts. Brower was a bookkeeper for Bell and Harris Furniture Company.

68. House
57 Marsh Avenue, N.W.
ca. 1960
I

One-story, orange brick Colonial style house with side gable roof and projecting gable-front bay.

69. Vacant Lot
between 57 and 43 Marsh Avenue, N.W.
VL

Pleasantly landscaped yard that was previously a house site.

70. House
43 Marsh Avenue, N.W.
ca. 1930
C

Two-story, brick Colonial Revival house. Symmetrical, five-bay facade. Central entrance with gable-roofed portico with Tuscan columns and half-timbering. Broad cornice trimmed with decorative boards. Open porch on east (left) side of house with square brick piers, flat roof, and same board cornice with decorative boards; the brick piers and the broad eaves of this porch give it a bungalow flavor.

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: Kate & John Turner
Address: 43 Marsh Ave NW
City: Concord State: NC Zip Code: 28025 Telephone: (017) 755-3220
Email: Kateturner15@gmail.com

OWNER INFORMATION

Name: As above
Address: _____
City: _____ State: _____ Zip Code: _____ Telephone: _____
Email: _____

SUBJECT PROPERTY

Street Address: 43 Marsh Ave NW P.I.N. # _____
Area (acres or square feet): .8 Current Zoning: RESIDENTIAL Land Use: _____

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: Large willow oak Tree
2. Detailed specifications of the project (type of siding, windows, doors, height/style of fence, color, etc.):
WE HAVE BEEN INFORMED BY OUR TREE CARE COMPANY THAT THE TREE IS DECLINING AND NEEDS TO BE REMOVED (SEE ATTACHED LETTER).

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.

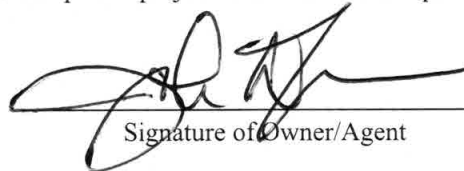
****Applications may be submitted electronically.****

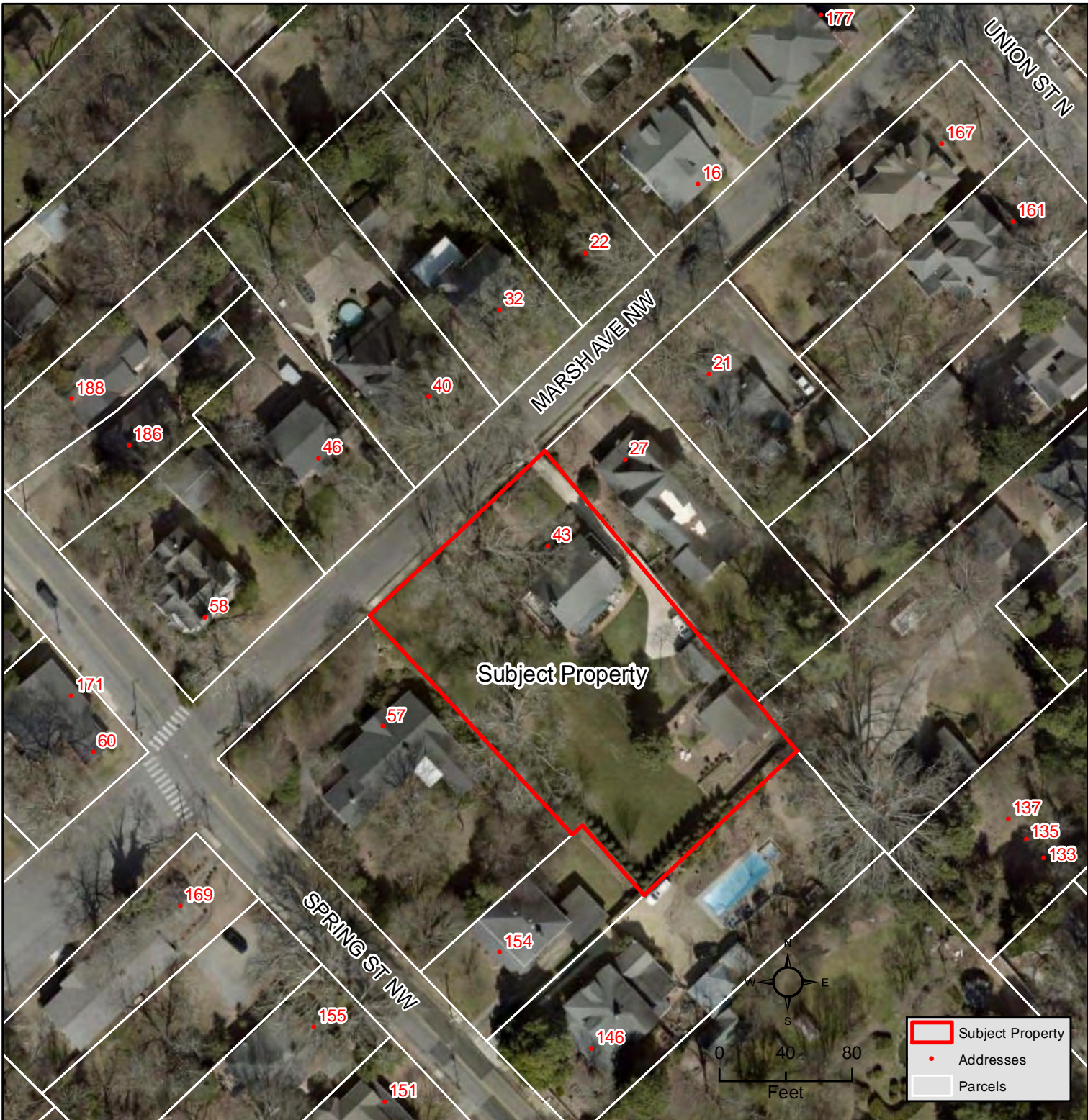
Certification

(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.

06/28/2022

Date

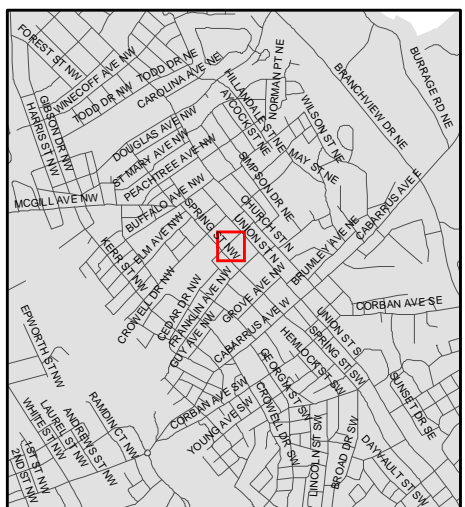

Signature of Owner/Agent



H-18-22

43 Marsh Ave NW

PIN: 5620-79-1380



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.

H-18-22 EXHIBIT C

TREE RISK ASSESSMENT FORM

Site/Address: 43 Marsh Ave

Map/Location: Right side of home

Owner: public: _____ private: unknown: _____ other: _____

Date: 07/01/22____ Inspector: Bill Leake

Date of last inspection:

RISK RATING:

2 **3** **2** **7**
Failure + Size + Target = Risk
Potential of part Rating Rating

If approved for removal, the replacement tree species and location shall be listed on the certificate of appropriateness.

TREE CHARACTERISTICS

Tree #: **1** Species: **Willow Oak (Quercus phellos)**

DBH: **65"** # of trunks: **1** Height: **100'** Spread: **100'**

Form: generally symmetric minor asymmetry major asymmetry stump sprout stag-headed

Crown class: dominant co-dominant intermediate suppressed

Live crown ratio: 90 % Age class: young semi-mature mature over-mature/senescent

Pruning history: crown cleaned excessively thinned topped crown raised pollarded crown reduced flush cuts
 cabled/braced none multiple pruning events Approx. dates:

Special Value: specimen heritage/historic wildlife unusual street tree screen shade indigenous protected by gov. agency

TREE HEALTH

Foliage color. normal chlorotic necrotic Epicormics;

Foliage density: normal sparse Leaf size: normal small

Annual shoot growth: excellent average poor none Twig Dieback: curb/pavement guards

Woundwood : excellent average fair poor

Vigor class: excellent average fair poor

Major pests/diseases: Decay in lower trunk

Growth obstructions:

stakes wire/ties signs cables

SITE CONDITIONS

Site Character: residence commercial industrial park open space natural woodland/forest

Landscape type: parkway raised bed container mound lawn shrub border wind break

Irrigation: none adequate inadequate excessive trunk wetted

Recent site disturbance? YES construction soil disturbance grade change herbicide treatment

% dripline paved: 0% Pavement lifted: NO

% dripline w/ fill soil: 0%

% dripline grade lowered: 0%

Soil problems: drainage shallow compacted droughty saline alkaline acidic small volume disease center history of fail
 clay expansive slope _____ ° aspect: _____

Conflicts: lights signage line-of-sight view overhead lines underground utilities traffic adjacent veg. _____

Exposure to wind: single tree below canopy above canopy recently exposed windward, canopy edge area prone to windthrow

Prevailing wind direction: SW Occurrence of snow/ice storms never seldom regularly

TARGET

Use Under Tree: building parking traffic pedestrian recreation landscape hardscape small features utility lines

Can target be moved? NO Can use be restricted? NO

Occupancy: occasional use intermittent use frequent use constant use

H-18-22 EXHIBIT D

TREE DEFECTS

ROOT DEFECTS:

Suspect root rot: YES Mushroom/conk/bracket present: NO ID:

Exposed roots: severe moderate low Undermined: severe moderate low

Root pruned: distance from trunk Root area affected: ____ Buttress wounded: When: _____

Restricted root area: severe moderate low Potential for root failure: severe moderate low

LEAN: 0 deg. from vertical natural unnatural self-corrected Soil heaving:

Decay in plane of lean: Roots broken: Soil cracking:

Compounding factors: Lean severity: severe moderate low

Concern Areas: Indicate presence of individual structural issues and rate their severity (S = severe, M = moderate, L = low)

DEFECT	ROOT CROWN	TRUNK	SCAFFOLDS	BRANCHES
Poor taper			M	
Bow, sweep			M	
Codominants/forks				
Multiple attachments				
Included bark				
Excessive end weight				
Cracks/splits				
Hangers				
Girdling				
Wounds/seam				
Decay		S	L	
Cavity		S	L	
Conks/mushrooms/bracket				
Bleeding/sap flow				
Loose/cracked bark				
Nesting hole/bee hive			L	
Deadwood/stubs				L
Borers/termites/ants		L		
Cankers/galls/burls				
Previous failure				M

RISK RATING

Tree part most likely to fail in the next six months: Scaffold Branches

Failure potential: 1 - low; 2 - medium; 3 - high; 4 - severe

Size of part: 0-0"-3" 1-3"-6" 2-6"-18" 3-18"-30" 4->30"

Target rating: 0 - no target 1 - occasional use 2 - intermittent use 3 - frequent use 4 - constant use

Maintenance Recommendations

Failure Potential + Size of Part + Target Rating = Hazard Rating
 2 3 2 7

- none remove defective part reduce end weight crown clean
 thin raise canopy crown reduce restructure cable/brace

Inspect further root crown decay aerial monitor

Remove tree If removed, a similar sized tree species would be appropriate in same general location

If removed, alternate tree replacement locations are available

Effect on adjacent trees: none evaluate

Notification: owner manager governing agency

Date: 07/01/22

COMMENTS

Despite many years of preventative maintenance this tree is slowly coming to the end of its life. There is considerable decay in the trunk and some scaffold branches. The scaffold branches have overextended and have a weight and length that is difficult for the aging wood tissue to support. Damage and possible injury would be significant if one of the scaffold branches were to fall on an adjacent home that is within the dripline. It is my recommendation that removal be considered. *Bill Leake*



BARTLETT TREE EXPERTS

P. O. BOX 7732, CHARLOTTE NC 28241-7732 (704) 588-3713, FAX (704) 588-4824

June 17, 2022

John and Kate Turner
43 Marsh Avenue NW
Concord, NC 28025

Re: Declining Willow Oak

Dear Mr. and Mrs. Turner,

The following is in reference to my experience caring for your aging Willow Oak located at the right side of your property. Per your request, I visually examined the tree since it has lost 3 large limbs in the past 4 weeks, causing extensive damage to you and your neighbor's fences. There are portions of this tree that extend over your neighbor's house, and future limb failure could cause severe damage to that structure and its occupants.

Upon my inspection this morning, here are the noted existing conditions of the tree that cause concern:

- Multiple recent large limb failures
- Sloughing bark and decay evident at the base of the tree
- Holes in the limbs with associated insect activity, evidence of further decay within the canopy of the tree
- Phytophthora bleeding cankers, which could be evidence of decline within the root system of the tree

The tree is very old and declining, despite our best efforts to preserve it through extensive supplemental support cabling systems, bi-annual fertilization, pruning, and growth regulator application. At this time I am recommending the removal of this tree based on the conditions above.

Sincerely,

Benjamin Fletcher
ISA TRAQ Certified Arborist # SO 10043-A
Arborist Representative
Bartlett Tree Experts



Applicants'
House

Adjacent Neighbor's House

Subject Tree

H-18-22 EXHIBIT F



Adjacent Neighbor's House

H-18-22 EXHIBIT G

DATE: July 13, 2022

SUBJECT:

<u>Local Landmark Designation Request:</u>	LLD-01-22
<u>Applicant:</u>	Justin Mueller, Morris Building, LLC
<u>Location of Subject Property:</u>	48-56 Union St S & 41 Market St SW
<u>PIN:</u>	5620-97-1613
<u>Staff Report Prepared by:</u>	Brad Lagano, Senior Planner

BACKGROUND

- The subject property is the P.M. Morris Building located at 48-56 Union St S & 41 Market St SW (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-foolate 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 review and approval. If the Local Landmark is approved, the property also becomes eligible for 50% tax deferral.*

DISCUSSION

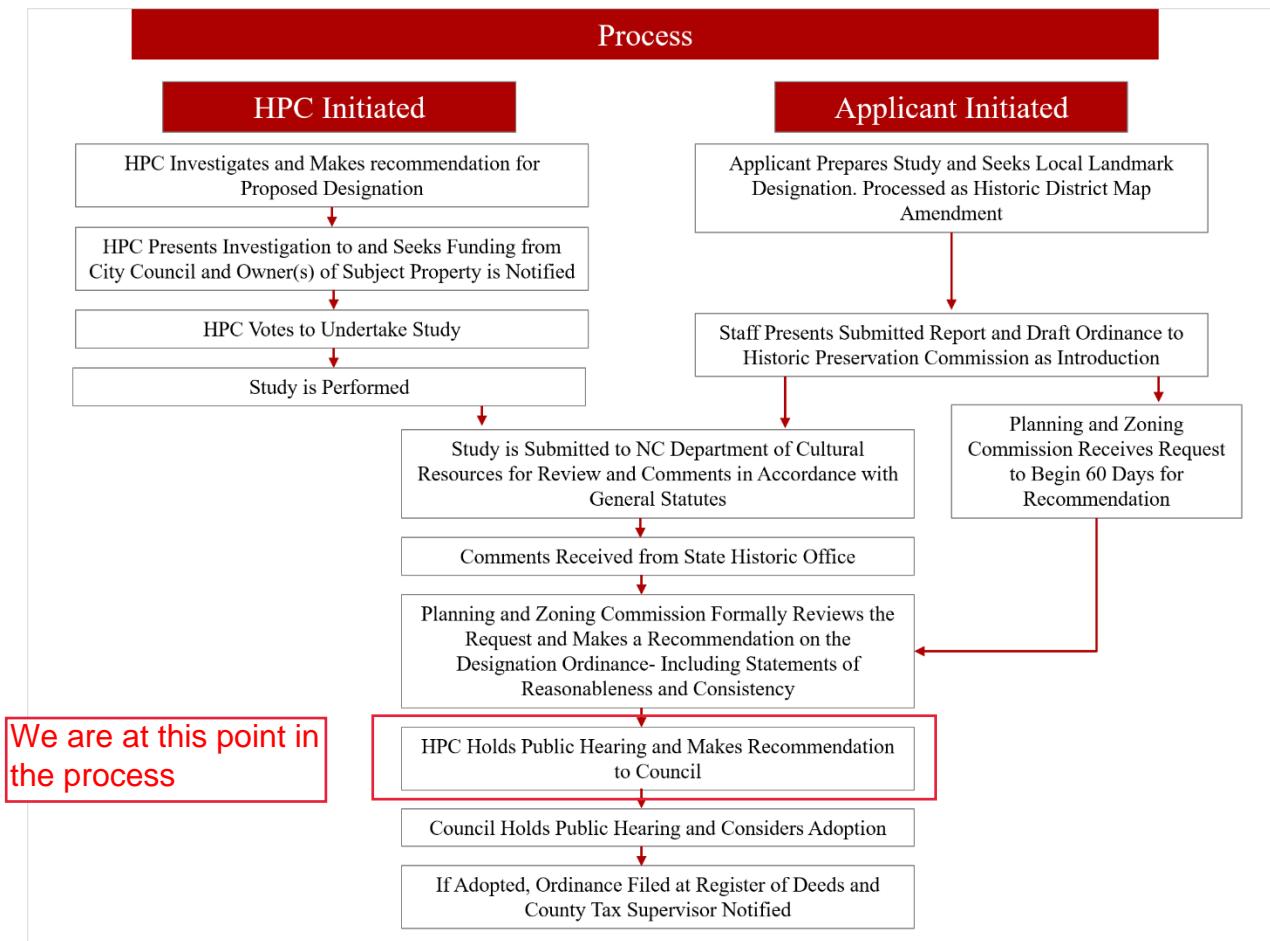
On March 25, 2022, Justin Mueller with Morris Building, LLC, applied for local landmark designation status for the P.M. Morris Building. Per the Local Historic Landmark Designation Report, the P.M. Morris Building contributes to the significance of the South Union Street Courthouse and Commercial Historic 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.



PROCESS UPDATE

- June 17, 2022 – received letter and comments concerning the Local Historic Landmark Designation report from the NC Department of Natural and Cultural Resources, State Historic Preservation Office (SHPO) division (Attachment D).

- Architectural Survey Specialist Jeff Smith reviewed the information in the report and offers the following comments:
 - *The local landmark designation report for the P.M. Morris Building (CA0110) in the South Union Street Courthouse & Commercial Historic District (CA0897) in downtown Concord presents the majority of the required report components as enumerated in the Checklist for Submitting a Local Designation Report to the NC HPO.*
 - *A thorough evolution of the site itself is presented as well as a thorough history of the Morris Building and its tenants.*
 - *A Morris family history is also included in the report.*
 - *The Integrity Statement discusses changes to the building over the course of its history; however, the statement could provide additional details with a statement that is specific to each facet of integrity.*
 - *The report photographs help to illustrate the exterior and interior integrity and provide details of any alteration to the building's exterior and interior.*
 - *An architectural context provides an analysis of the Classical Revival style within the local commercial district and establishes its significance within the local landscape.*
 - *Finally, the "Designation Parameters" (page 26) details those items to be considered for landmark designation (exterior and interior but does not address the commission's jurisdiction). For this reason, placement of this information within the body of the report could follow the statement of integrity.*
- June 21, 2022 - Planning and Zoning Commission considered SHPO's comments as well as the Designation Ordinance and voted to recommend the Historic Preservation Commission and City Council hold public hearings and recommendation of designation.

ATTACHMENTS

Attachment A: Local Landmark Designation Application
 Attachment B: Subject Property Map
 Attachment C: Local Historic Landmark Designation Report
 Attachment D: NCDCCR/SHPO Formal Letter
 Attachment E: Designation Ordinance

RECOMMENDATION:

1. Discuss SHPO's comments and the Designation Ordinance.
2. Recommend the Designation Ordinance to City Council for public hearing, consideration, and adoption.

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): _____

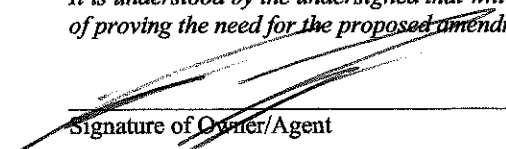
6. Location of Subject Property:
(a) Street Address: 48-56 Union Street South, 41 Market Street
(b) Cabarrus County P.I.N.: 5620-97-1613-0000
7. Area of Subject Property (acres or square feet): 0.47 acre
8. Current Zoning Classification: Commercial Existing Land Use: Commercial
9. Surrounding Land Use:
North: Commercial South: Commercial
East: Commercial West: Commercial
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

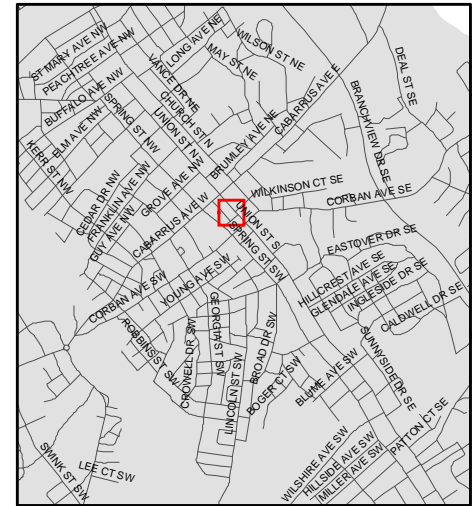
Date

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.

**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

TABLE OF CONTENTS

Statement of Significance	2
Location Map	3
Setting	3
Description	4
Exterior	4
Interior	8
Integrity Statement	13
Historic Background	13
Morris Family	13
P. M. Morris Building	11
Bell and Harris Furniture Company	15
Julius Fisher and Company - Fisher's Department Store	19
Architectural Context: Classical Revival-Style Commercial Architecture in Concord	22
Bibliography	24
Designation Parameters	26
Local Historic Landmark Boundary Description	26
Local Historic Landmark Boundary Map	27
Historic Images	28
Floor Plans	34

Statement of Significance

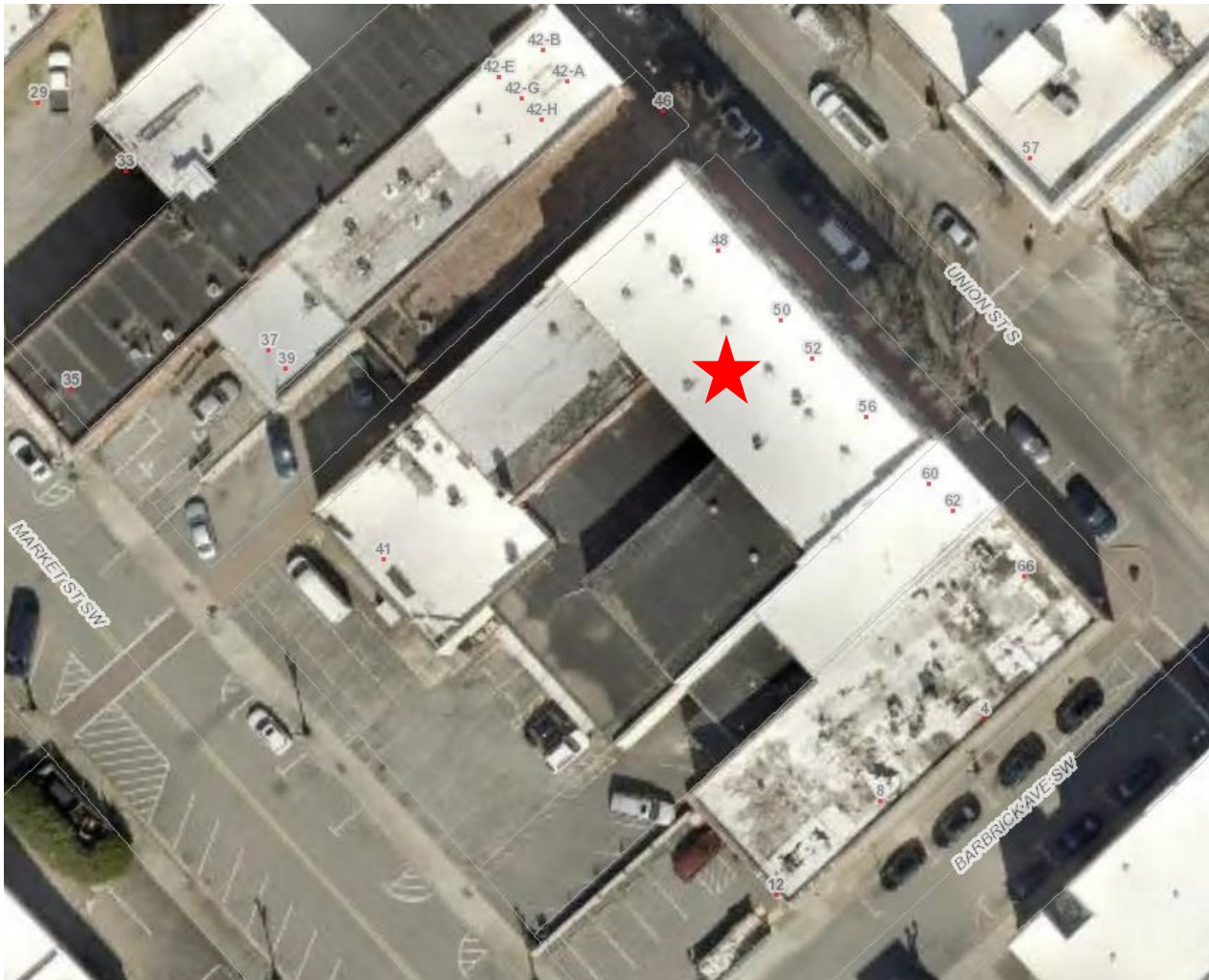
This report demonstrates that the P. M. Morris Building at 48-56 Union Street South and 41 Market Street possesses the requisite integrity and significance for local historic landmark designation. Erected for brothers Z. A., W. L., and W. W. Morris and named in honor of their father, farmer, merchant, 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 mooth-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.

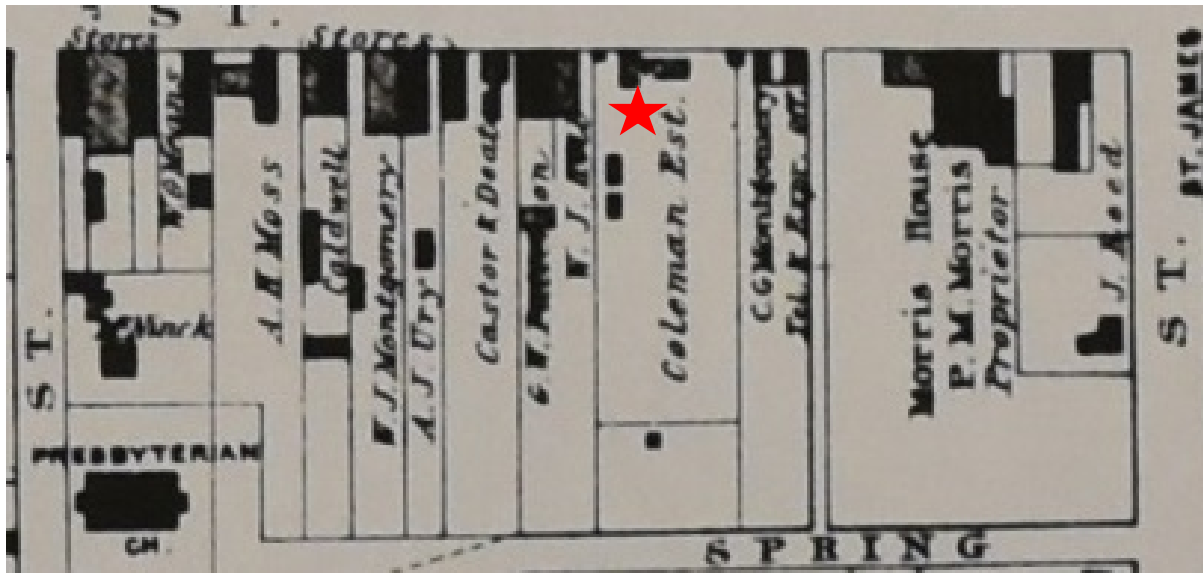
Historic Background

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. Klutz, 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

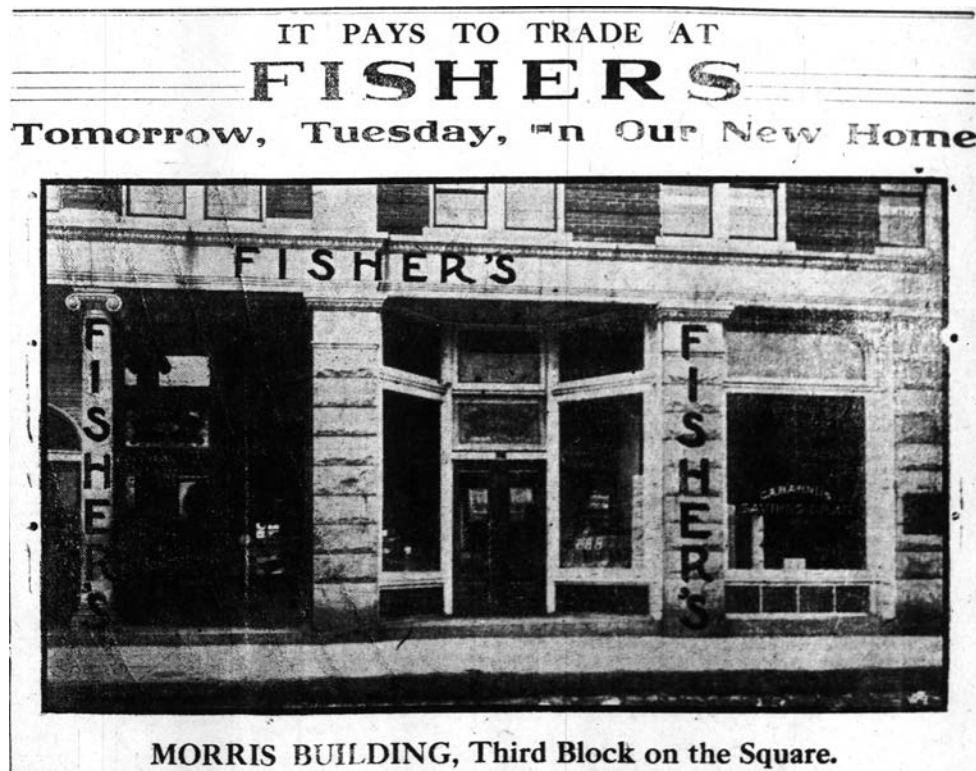
²⁷ "Local and Otherwise," *CT*, May 27, 1904, p. 3; "Enterprising Spencer Firm," *Salisbury Evening Post*, May 14, 1906, p. 4; "A New Undertaking Firm," *Carolina Watchman* (Salisbury), May 1, 1907, p. 3; "Everything Pub. Co. Changes Name," *Raleigh Times*, April 16, 1908, p. 7.

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



Concord Times, January 15, 1912, p. 5

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 Efir'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.

Bibliography

Asheville Citizen Times

Baldwin Directory Company. *Baldwin's Concord, North Carolina, City Directories*. Charleston, South Carolina: Baldwin Directory Company, 1936-1946.

Cabarrus County Deed Books

Carolina Watchman (Salisbury)

Charlotte Daily Observer

Charlotte Democrat

Charlotte News

Charlotte Observer

Cheney, John L., Jr. *North Carolina Government, 1585-1979: A Narrative and Statistical History*. Raleigh: North Carolina Department of the Secretary of State, 1981.

Concord Register

Concord Daily Tribune (abbreviated *CDT* after first mention in notes)

Concord Times (abbreviated *CT* after first mention in notes)

Daily Standard (Concord; abbreviated *DS* after first mention in notes)

Evening Visitor (Raleigh)

Greensboro Daily News

Hill Directory Company. *Hill's Concord City Directories*. Richmond: Hill Directory Company, 1949-1980.

Horton, Clarence E., Jr., ed. *A Bicentennial History of Concord*. Concord, North Carolina: Concord Bicentennial Committee, 1996.

Manufacturers' Record

McCrimmon, John H. Jr. Conversations with Heather Fearnbach, February 2022.

Miller's Concord, North Carolina, City Directories, 1908-1920

Morning Post

News and Observer (Raleigh)

Raleigh Times

R. L. Polk and Company. *Concord, North Carolina, City Directories*. Detroit: R. L. Polk and Company, 1985-2020.

Salisbury Evening Post

Southern Home (Charlotte)

The Standard

The Sun (Concord)

Wilmington Messenger

Winston-Salem Journal

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-foamate 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

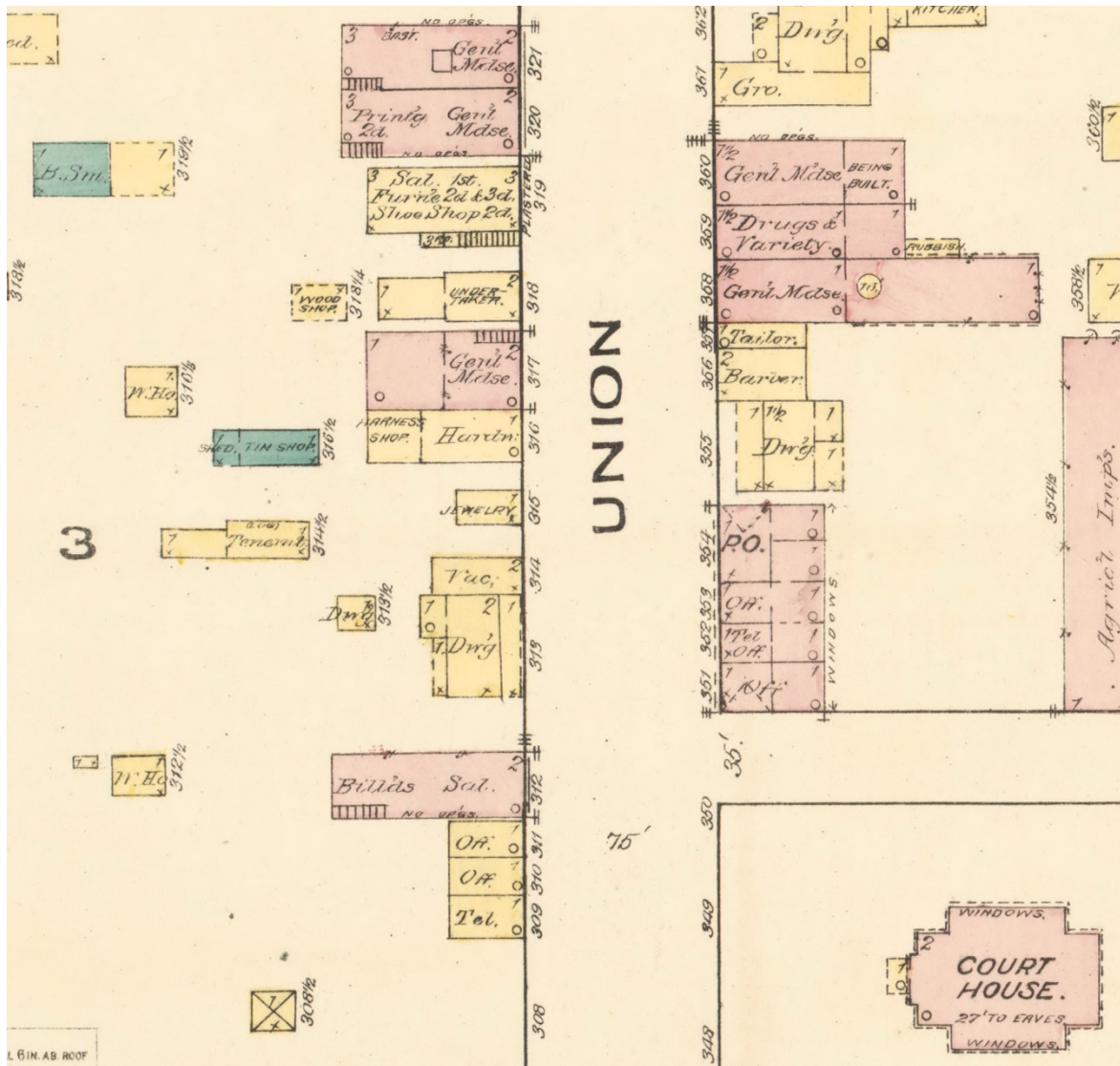
The proposed local historic landmark boundary consists of Cabarrus County tax parcel 5620-97-1613-0000 (0.47 acres), as indicated by the red lines on the following map. The parcel spans the block between Union Street South and Market Street, encompassing the asphalt-paved parking lot west of the building. 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



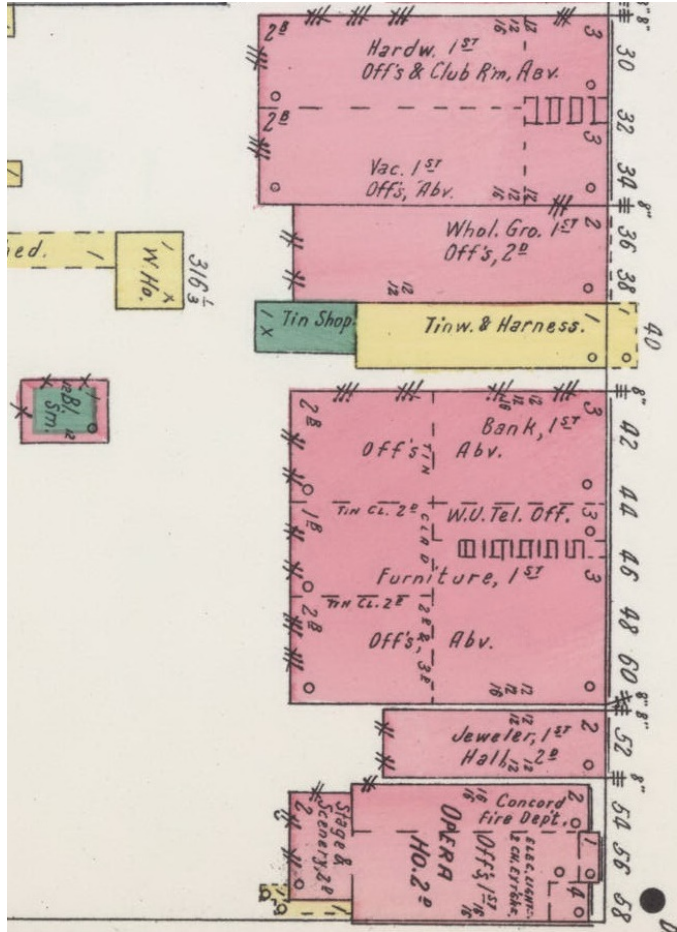
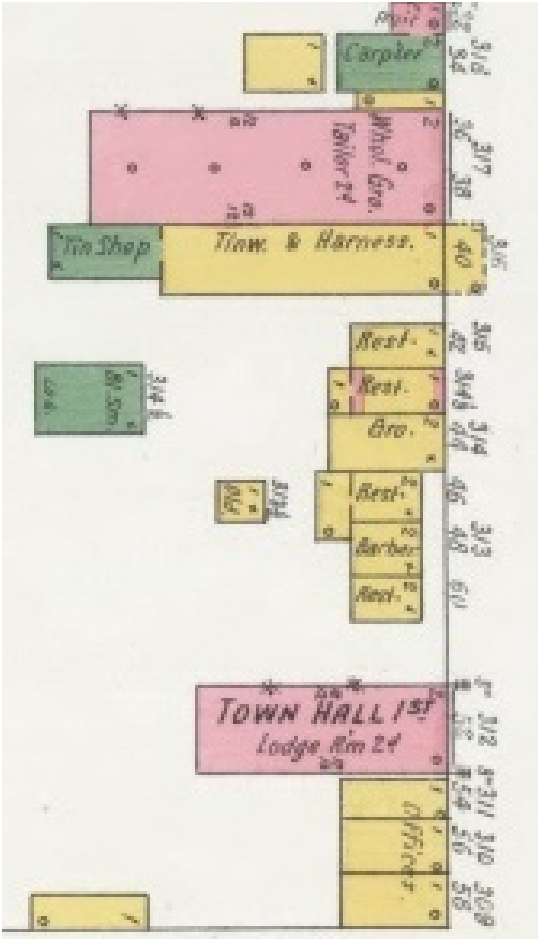
Cabarrus County tax parcel 5620-97-1613-0000 (0.47 acres)

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



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

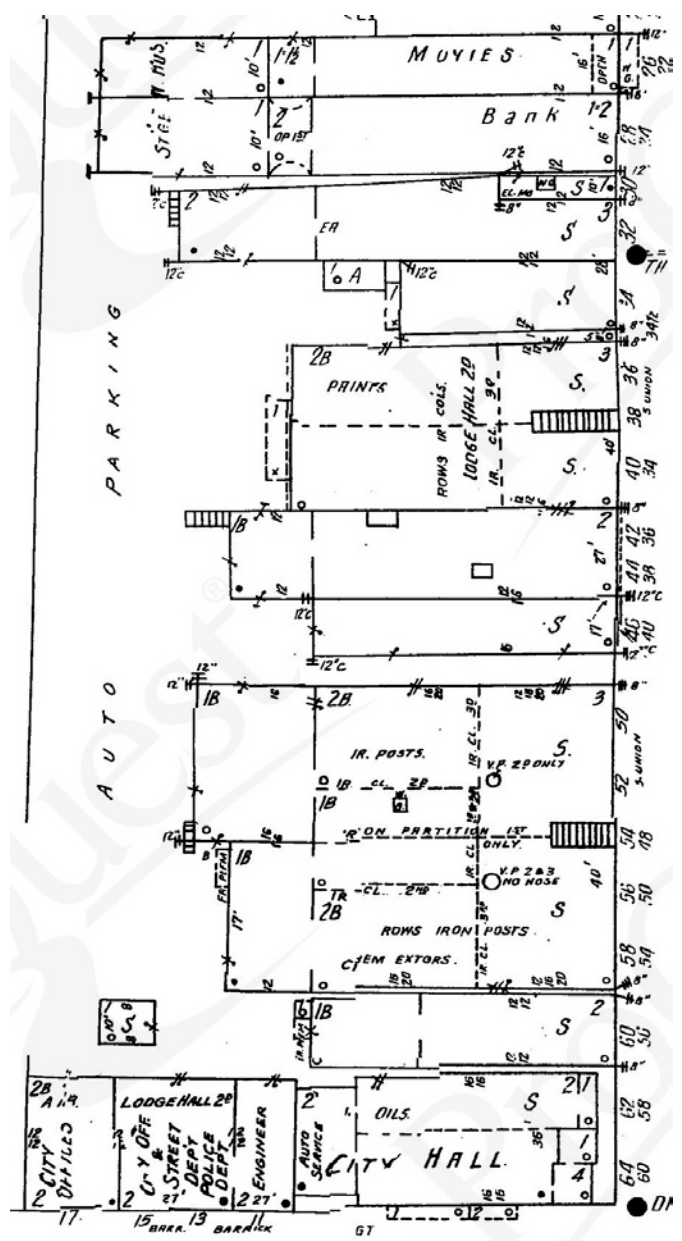
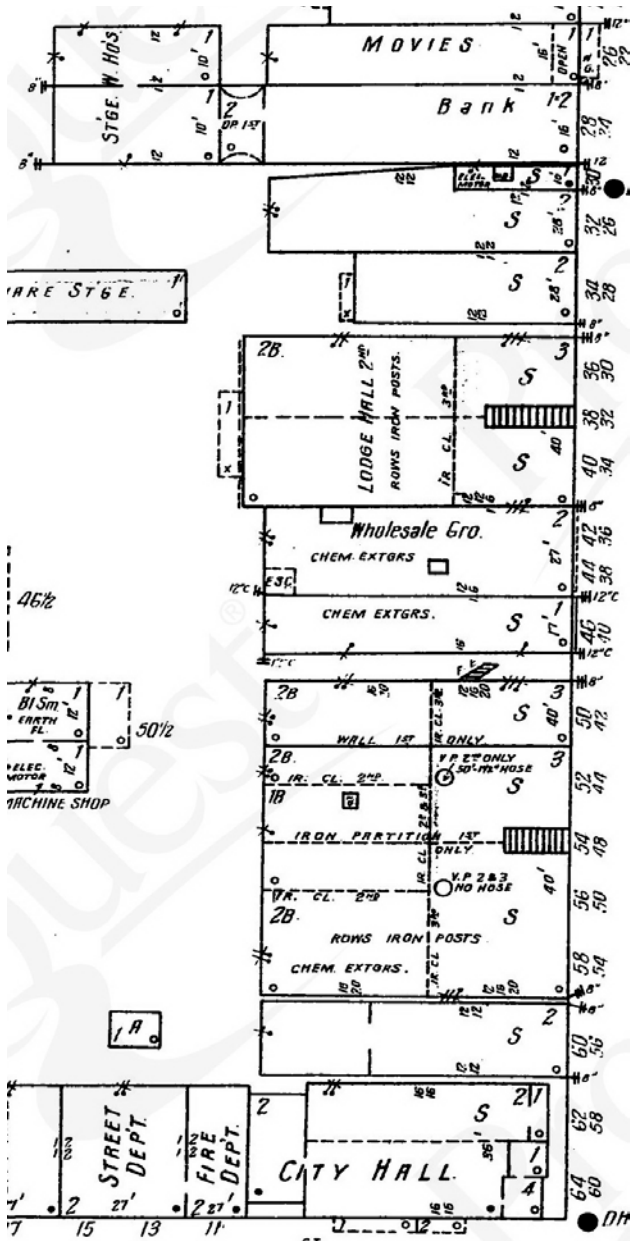
The frame buildings at 313-314 Union Street South occupied the future site of the P. M. Morris Building when the city's earliest Sanborn map was issued.



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.

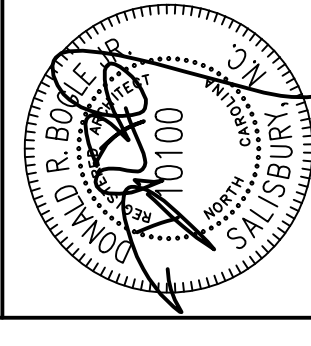
Miller's Concord, North Carolina, City Directory, 1916

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

³⁵ *CT*, July 1, 1912, p. 5.

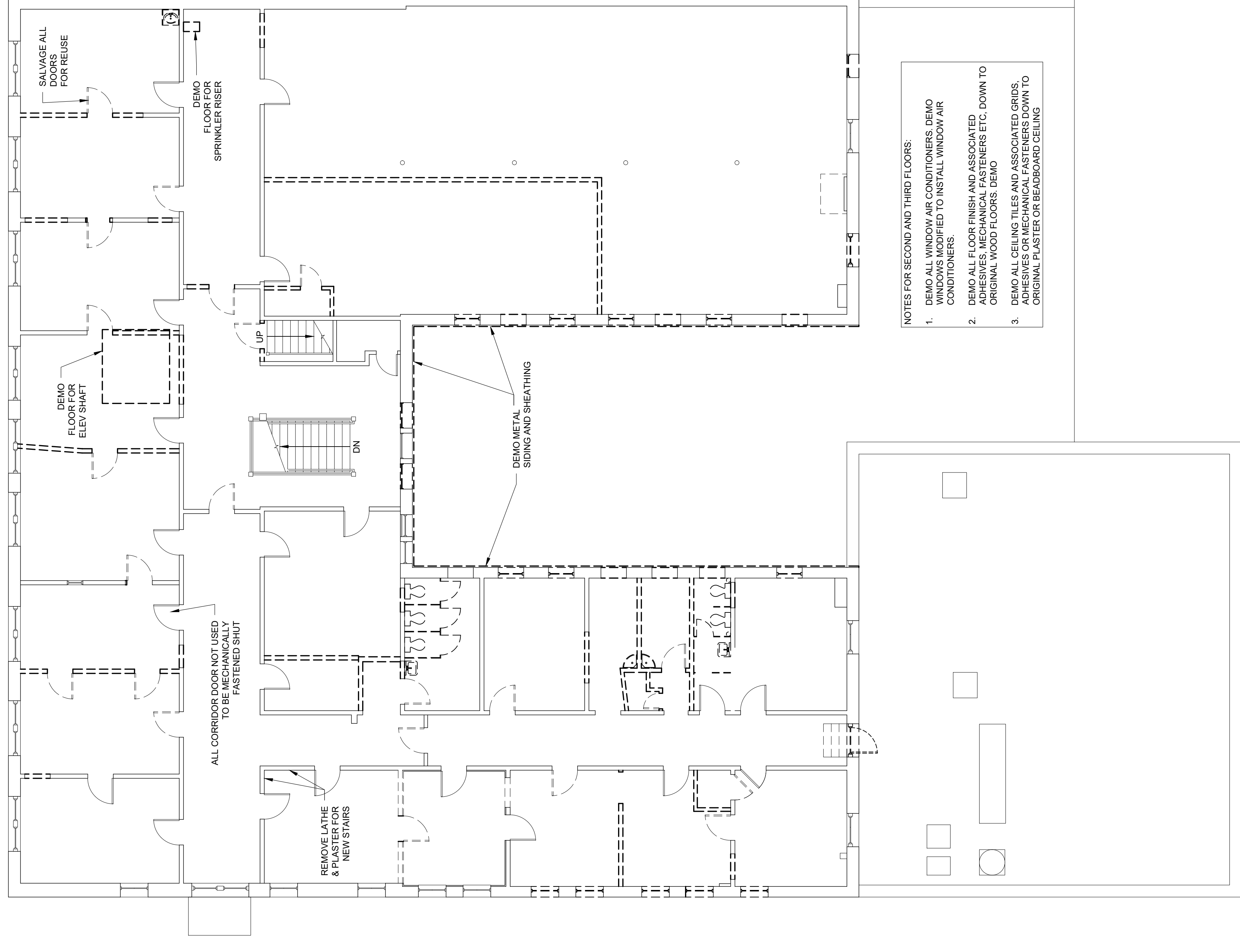
DEMOLITION/
EXISTING
FLOOR PLANS

PM MORRIS
APARTMENTS
48 - 56 UNION ST S
CONCORD NC



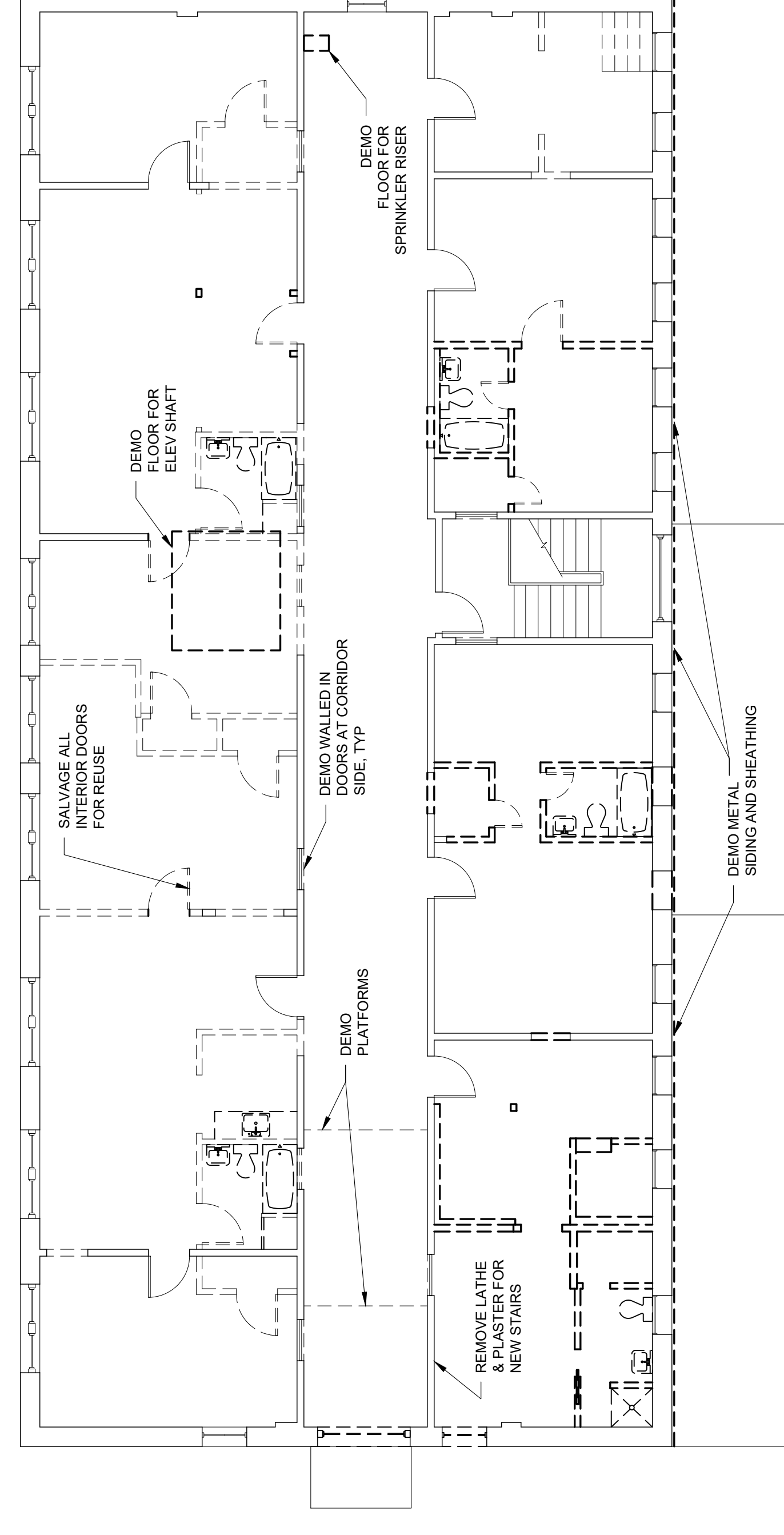
DRAWN BY: EKT
CHECKED BY: DRB
DATE: SEPT 2021
PROJECT #: 2116

SHEET NUMBER
A0.2
OF: 22

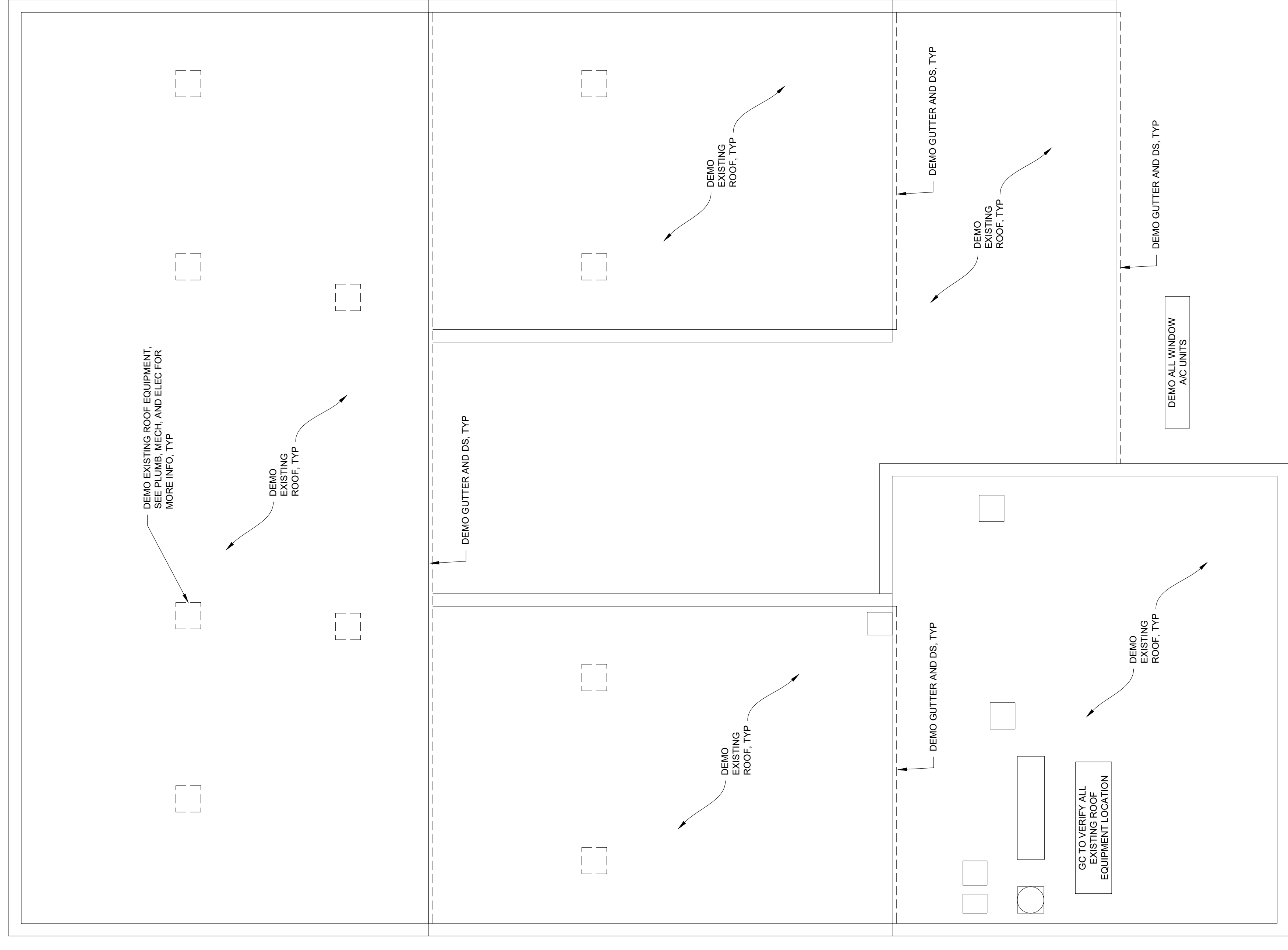


- NOTES FOR SECOND AND THIRD FLOORS:
1. DEMO ALL WINDOW AIR CONDITIONERS. DEMO AND RELOCATE TO INSTALL WINDOW AIR CONDITIONERS.
 2. DEMO ALL FLOOR FINISHES AND ASSOCIATED ADHESIVES OR MECHANICAL FASTENERS ETC. DOWN TO ORIGINAL FLOOR LEVELS. DEMO.
 3. DEMO ALL CEILING TILES AND ASSOCIATED CRIS, ADHESIVES OR MECHANICAL FASTENERS DOWN TO ORIGINAL PLASTER OR GYPSUM BOARD CEILING.

A0.2-01 SECOND FLOOR DEMO/EXISTING PLAN
SCALE: 1/8" = 1'-0"
ACTUAL NORTH



A0.2-02 THIRD FLOOR DEMO/EXISTING PLAN
SCALE: 1/8" = 1'-0"
ACTUAL NORTH



A0.2-03 ROOF DEMO/EXISTING PLAN
SCALE: 1/8" = 1'-0"
ACTUAL NORTH



**North Carolina Department of Natural and Cultural Resources
State Historic Preservation Office**

Ramona M. Bartos, Administrator

Governor Roy Cooper
Secretary D. Reid Wilson

Office of Archives and History
Deputy Secretary Darin J. Waters, Ph.D.

June 17, 2022

Brad Lagano
Senior Planner
P.O. Box 308
Concord, NC 28026

laganob@concordnc.gov

RE: Proposed Designation of the P. M. Morris Building, 48-56 Union Street South, 41 Market Street, Concord, Cabarrus County.

Dear Mr. Lagano:

Thank you for the report we received on the proposed designation of the P. M. Morris Building, 48-56 Union Street South, 41 Market Street, Concord, Cabarrus County. We have reviewed the report and offer the following comments in accordance with North Carolina General Statute 160D-946.

According to the report, the P. M. Morris Building is significant to the City of Concord because of its architecture and importance to the community's economic vitality from 1904 until 2022. Built in 1904 by the Morris brothers, the P. M. Morris Building was named after their late father, Phileman Milton Morris and was located in a prominent location near the courthouse and municipal buildings.

We have shared recommendations with staff to perform very minor edits to the report. With these changes, we believe the commission and the local governing board will be able to more accurately determine if the P. M. Morris possess the requisite special significance and integrity required for local historic landmark designation.

Landmark designation means the community recognizes the property is worthy of preservation because of its special significance to the local community. Any substantial changes in design, materials, and appearance to the property is subject to the design review procedures of the preservation commission.

Thank you for the opportunity to comment on the report. Please note, our comments are advisory only and therefore, nonbinding. Once the governing board has received a recommendation from the Concord Historic Preservation Commission, it should proceed in the same manner as would otherwise be required

for an amendment to the zoning ordinance. Once the decision has been made, please return a completed copy of the enclosed form to our office.

This letter serves as our comments on the proposed designation of the P. M. Morris Building. Please contact me at Kristi.brantley@ncdcr.gov (preferred) or 919-814-6583 should you have any questions about our comments.

Sincerely,

A handwritten signature in black ink that reads "Kristi Brantley". The signature is written in a cursive style with a long, sweeping tail on the letter "y".

Kristi Brantley
Local Preservation Commissions / CLG Coordinator

CC: Commission Chair

Enclosure

AN ORDINANCE OF THE CONCORD CITY COUNCIL DESIGNATING THE P.M. MORRIS BUILDING LOCATED AT 48-56 UNION ST. S. and 41 MARKET ST. SW. AS A LOCAL HISTORIC LANDMARK

WHEREAS, North Carolina General Statutes §160D-945 grants North Carolina local governments the authority to designate local historic landmarks upon compliance with North Carolina General Statutes §160D-946; and

WHEREAS, the City of Concord has complied with the required landmark designation procedures of §160D-946 of the North Carolina General Statutes and the local historic landmark designation procedures set forth in the Concord Development Ordinance §9.8.3; and

WHEREAS, the Concord Historic Preservation Commission conducted a public hearing on [REDACTED] to consider the proposed designation; and

WHEREAS, the P.M. Morris Building, constructed in 1904, was one of the largest and most sophisticated commercial buildings in the downtown central business district of the City of Concord, and displays character-defining elements of late-nineteenth and early- to mid-twentieth-century commercial design;

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

1. That 0.47 +/- acres located between Market St. SW. and Union St. S., northwest of Barbrick Ave. SW., (Cabarrus County Parcel Number: 5620-97-1613) is hereby designated a local historic landmark pursuant to Part 45, Article 9, Chapter 160D of the North Carolina General Statutes. This property is more specifically described as follows:

Lying and being situate in Cabarrus County, North Carolina, and being more particularly described as follows:

Lying and Being in Ward Number Four (4) of the City of Concord, Number Twelve (12) Township of Cabarrus County, North Carolina on the Southwest side of Union Street, South, and on the Northeast side of Market Street, Southeast, and Being that property shown on a physical survey by Billy B. Long, R.L.S., dated April 19, 1988, and being more fully described as the follows:

BEGINNING at a point at the center of the building at or near the Southwestern edge of the concrete sidewalk that runs parallel with Union Street, South (said Beginning point also being a corner of the property of the City of Concord (Deed Book 569, Page 313)) and runs thence with the line of the City of Concord South 47-36-20 West 183.92 feet to a p.k. nail in the Northeastern edge of the concrete sidewalk that runs parallel with Market Street, Southeast; thence North 41-59-57 West 106.16 feet to an iron stake at the Southern edge of a 8.0 foot alley; thence with the Southern edge of the alley and the Northern exterior surface of the building, North 47-44-10 East 183.42 feet to the corner of the building in the Southwestern portion of the concrete sidewalk that runs parallel with and lies to the Southwest of Union Street, South; thence South 42-16-10 East 105.74 feet to the point of BEGINNING.

2. The local historic landmark designation encompasses the site, parking lot, building exteriors of the structures, and the following portion of the 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 as indicated in the designation parameters on page 26 of the Local Historic Landmark Designation Report for the P.M. Morris Building.

3. The property subject to designation is located at 48-56 Union St. S. and 41 Market St. SW., Concord, NC. This property is more particularly described as the property at GIS PIN 5620-97-1613 on the Cabarrus County Tax Maps.
4. That said designated property may be materially altered, restored, moved, or demolished only following the issuance of a Certificate of Appropriateness by the Concord Historic Preservation Commission. For the designated interior portions, a Certificate of Appropriateness is required for modifications that impact, affect, or obscure architectural or layout details as set forth in the landmark report and supplementary materials. An application for a Certificate of Appropriateness authorizing demolition of said property may not be denied; however, the effective date of such a Certificate may be delayed in accordance with Chapter 160 D, Article 9, Part 45 and amendments, thereto and hereinafter adopted. The regulations relating to Certificates of Appropriateness are found in the City of Concord Development Ordinance. Owners of locally designated historic landmarks are expected to be familiar with and follow *The Secretary of the Interior's Standards for Rehabilitation*, the standards used by the City of Concord Historic Preservation Commission to evaluate proposed alterations and additions for this property.
5. That nothing in this ordinance shall be construed to prevent or delay the ordinary maintenance or repair of any architectural feature in or on said property that does not involve a change of design, material, or outer appearance thereof. Nothing herein shall be construed to prevent the property owner from making any use of this property not prohibited by other statutes, ordinances, or regulations.
6. That a suitable sign may be posted indicating that said property has been designated as historic property and containing any other appropriate information. If the owner consents, the sign may be placed on said property. If the owner objects, the sign may be placed on a nearby public right-of-way.
7. That the owners of the property known as the P.M. Morris Building be given notice of this ordinance as required by applicable law and that copies of this ordinance be filed and indexed in the offices of the City Clerk, Cabarrus County Building Services Division, Cabarrus County Register of Deeds, and the Tax Supervisor as required by law.
8. This ordinance shall become effective upon adoption.

Adopted this ___th day of ___, 20__ by the City Council of Concord, NC.