PLANNING & ZONING COMMISSION
Meeting Agenda
Tuesday, October 16, 2018 at 6:00 P.M.
City Hall - 35 Cabarrus Avenue, West, City Council Room

I. CALL TO ORDER
II. CHANGES TO THE AGENDA
III. APPROVAL OF THE MINUTES
IV. OLD BUSINESS
V. NEW BUSINESS:

PUBLIC HEARINGS

1. **Z(CD)-18-18 – Tabled by Applicant**
Keith Troutman, Troutman Land Investments, INC, has submitted a zoning map amendment request for properties located at 268, 262, and 258 Hillandale Place, NE., from RM-2 (Residential Medium Density) to RV-CD (Residential Village Conditional District) in order to subdivide the property for the addition of single-family detached dwellings. PINS 5621-81-2689 and 5621-81-1971
   a. Open Public Hearing by Motion
   b. Staff Presentation
   c. Staff Recommendation: No objection
   d. Applicant's Testimony
   e. Opponent's Testimony
   f. Close Public Hearing by Motion
   g. Approve Statement of Consistency by Motion
   h. Approve/Deny Zoning Amendment by Motion

2. **Z(CD)-19-18 - Tabled**
Bluefin CM Properties LLC, Rooms To Go, has submitted a zoning map amendment for recently annexed property from Cabarrus County LI (Limited Industrial) to City of Concord C2-CD (Conditional District General Commercial). The property is located generally at 8520 and 8549 Quay Road. PINs 4589-71-5196 and p/o 4589-71-2893
   a. Open Public Hearing by Motion
   b. Staff Presentation
   c. Staff Recommendation: No objection
   d. Applicant's Testimony
   e. Opponent's Testimony
   f. Close Public Hearing by Motion
   g. Approve Statement of Consistency by Motion
   h. Approve/Deny Zoning Amendment by Motion

PETITIONS AND REQUESTS –NO PUBLIC HEARINGS REQUIRED

1. **S-05-18**
Brookwood Home Building and Remodeling has submitted an application for Preliminary Plat approval for the Hannah's Meadow subdivision, located at 241 Pitts School Rd. PIN 5509-51-6333

PRESENTATIONS AND DISCUSSION

1. **TA-07-18 –** Metal Awnings

PLEASE NOTE: IN ACCORDANCE WITH ADA REGULATIONS, ANYONE WHO NEEDS A SPECIAL ACCOMMODATION TO PARTICIPATE IN THE MEETING SHOULD NOTIFY THE PLANNING & NEIGHBOHOOD DEVELOPMENT DEPARTMENT AT 704-920-5152 AT LEAST TWENTY-FOUR (24) HOURS PRIOR THE MEETING.

2. **LLD-02-18** – 30 Union Street, South

VIII. RECOGNITION OF PERSONS REQUESTING TO BE HEARD
IX. MATTERS NOT ON THE AGENDA

PLEASE NOTE: IN ACCORDANCE WITH ADA REGULATIONS, ANYONE WHO NEEDS A SPECIAL ACCOMMODATION TO PARTICIPATE IN THE MEETING SHOULD NOTIFY THE PLANNING & NEIGHBOHOOD DEVELOPMENT DEPARTMENT AT 704-920-5152 AT LEAST TWENTY-FOUR (24) HOURS PRIOR THE MEETING.

Staff Report
Planning and Zoning Commission

DATE:	October 10, 2018
SUBJECT:	Local Landmark Designation 30 Union St S
CASE:	LLD-02-18
APPLICANT:	Everett Helms/Nekco, LLC
LOCATION:	30 Union Street South, Concord, NC 28025 PIN 5620-87-9749
AREA:	+/- .1226 Acres
EXISTING LAND USE:	Commercial
EXISTING ZONING:	CC (Center City)
REPORT PREPARED BY:	Scott Sherrill, Sr. Planner

BACKGROUND

The applicant is seeking to designate the property as a historic landmark.

The subject property is 30 Union St. S, which is a contributing structure in the South Union Street Courthouse and Commercial National Register Historic District. The structure was constructed circa 1882.

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

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

Ordinance Element	**Staff Recommendation**
Landmark Boundary	Parcels 5620-87-9749
Certificate of Appropriateness Review	Material alterations, restorations, moves, or demolition of: • Site

	• Building exterior • Portions of the building interior: original pressed-metal ceiling and wood floors refurbished in conjunction with the 2018 rehabilitation
No COA For	Ordinary maintenance or repair of any architectural feature in or on the property that does not involve a change of design, material, or outer appearance
Standards for Evaluation	*Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*

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.

The Planning and Zoning Commission has 60 days within which to make a recommendation on the ordinance. We will have a recommendation from the State Historic Preservation Office prior to the October Planning and Zoning Commission meeting.

Local landmark status results in a 50% property tax deferment for the property owner. The current tax value is $126,950. It is also located in the downtown municipal services district.

We have not yet received the report review back from the State Historic Preservation Office, but will make available to you via email prior to the meeting.

APPROVAL CRITERIA

The review of Historic Landmarks is based on a review of the significance and integrity of the site.

The Planning and Zoning Commission will need to make a recommendation on the designation ordinance at this meeting: the 60 day review period will expire prior to the November Planning and Zoning Commission meeting.

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

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

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

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

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

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

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

   Beginning at a point in the West edge of the sidewalk on the West side of Union street, S., corner of the property of Addie E. Foil, C.M. Ivey, and others, and runs thence with said sidewalk N. 42-40 W. 24..70 feet to a pipe, corner of the former Correll Shoe Fixery store building; thence with the North edge of the wall, S. 47-31-20 W. 41.40 feet; thence with the East side of the wall N. 41.56-05 W. 7.9 feet to an iron stake in the line of Citizens National Bank; thence with the line of Citizens National Bank S. 45-35-20 W. 136.43 feet to an iron stake in the East edge of the sidewalk on the East side of Market Street; thence with said sidewalk S. 40-54 E. 2.99 feet to a mark in the East edge of the sidewalk, corner of Addie E. Foil; et al; thence with the Foil line N. 46-25-10 E 108.2 feet to a stake at the rear of the Ivey building wall and in the South edge of The Gold Shop property wall; thence with the center of the Foil and the Gold Shop wall N. 47-35-30 E. 70.31 feet in the BEGINNING, as surveyed and platted by Walter L. Furr, Jr., July 11, 1973.

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

Adopted this the __th day of _____, 20__ by the City Council of Concord, NC.

LOCAL HISTORIC LANDMARK DESIGNATION REPORT

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

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

September 2018

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Introduction

This report demonstrates that the late-nineteenth-century commercial building at 30 Union Street South possesses the requisite integrity and significance for local historic landmark designation. Erected by 1882, the building is one of Concord's oldest extant commercial edifices and manifests the municipality's explosive late-nineteenth-century growth in conjunction with increased industrial activity. Although the masonry façade has been updated several times, the scored-stucco second story and segmental-arched window openings are characteristic of late-nineteenth and early-twentieth-century commercial architecture. The storefront was appropriately reconstructed in conjunction with the rehabilitation completed in 2018. The building played a significant role in the evolution of Concord's central business district, as it housed a series of successful enterprises from 1888 until 1965 including D. J. Bostain's Racket Store, a general mercantile; Browns-Cannon Company, a men's clothing store; and an F. W. Woolworth's department store. It retains a commercial function. The local historic landmark boundary encompasses 0.121-acre Cabarrus County tax parcel #5620-87-9749.

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30 Union Street South indicated with a red star
2018 aerial from https://www.google.com/maps

Site

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

Setting

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

Description

Exterior: Historic Appearance

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

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

Exterior: Current Appearance

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

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

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

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

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

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

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

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

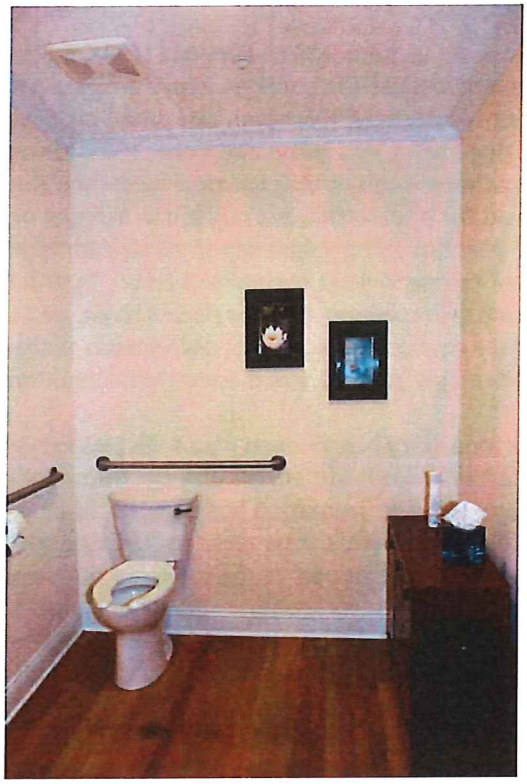
Interior

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

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

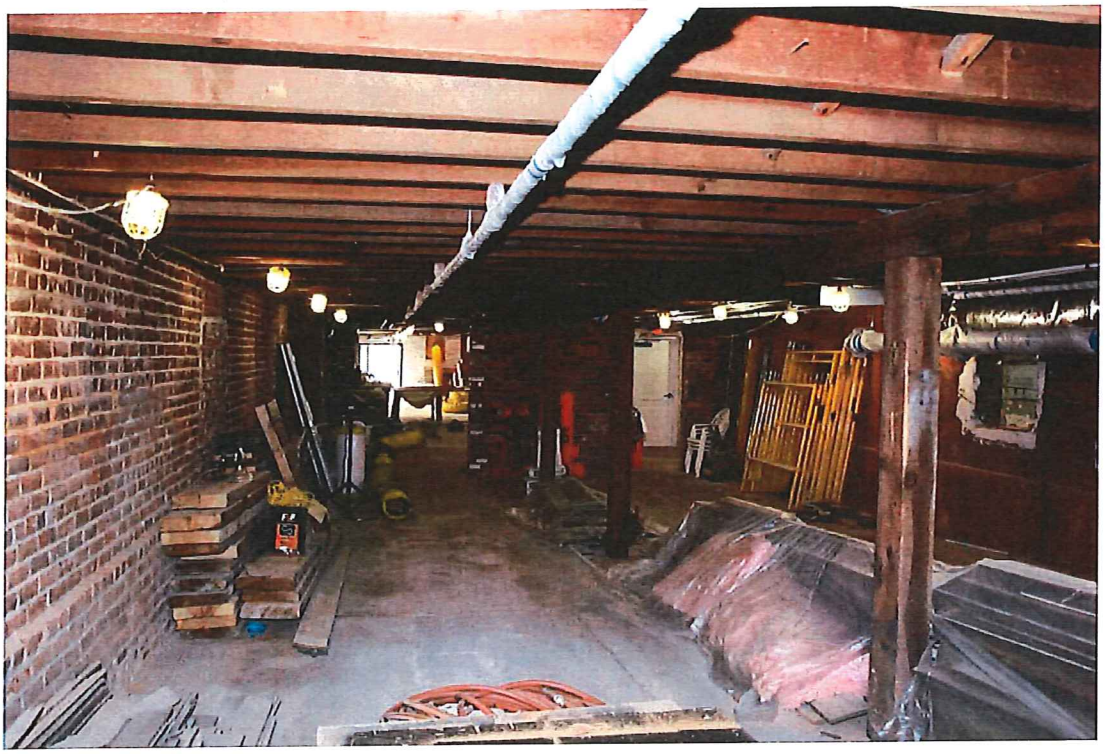
The low-ceilinged basement is characterized by brick and plaster walls, a poured-concrete floor, and exposed wood ceiling joists. Most walls are unpainted brick, although some of the west section's walls have been painted. A portion of the 1921-1927 addition's west wall remains. East of that wall, a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

First floor, east room, looking east



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

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



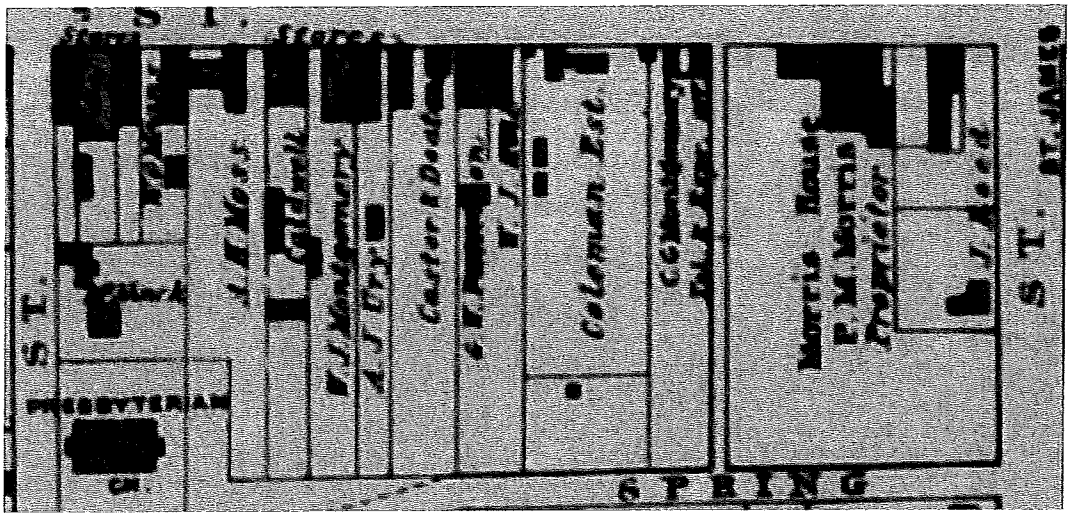
Designation Parameters

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

Statement of Significance

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

Historical Background



"Gray's New Map of Concord," O. W. Gray and Son, 1882

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

[1] Sanborn Map Company, "Concord," 1885-1947; *Concord, North Carolina, City Directories*, 1908-1990.

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

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

P. B. Fetzer and his wife Zeta M. Fetzer sold 30 Union Street South to John P. Suther on January 6, 1902. The four-thousand-dollar transaction facilitated the expansion of Cannons and Fetzer's dry goods and clothing emporium to both floors of a building that it had previously shared with Bell and Harris Furniture.[5] Suther conveyed 30 Union Street South D. F. Cannon in April 1907. It is possible that Cannon leased the storefront prior to purchasing the building, as he had organized Browns-Cannon Company, a purveyor of men's clothing, accessories, shoes, and hats, in 1904. Upon incorporation that year, stockholders elected G. Frank Brown president, D. F. Cannon vice-president, and Earl H. Brown secretary-treasurer. By 1908, Cannon was president and John H. Rutledge vice-president, while Earl H. Brown served as secretary-treasurer and managed the store. A. Jones Yorke, one of Concord's most prominent early-twentieth-century businessmen, assumed Browns-Cannon Company's presidency by 1913. Yorke was also president of Citizens Bank and Trust, Corl-Wadsworth Company (livestock sales), and Cabarrus Motor Company (a Ford dealership), and vice-president of G. H. Y. Hosiery Company, Young-Hartsell Mills, and Wagoner Library Company. He headed two other clothing stores: Yorke Brothers and Rogers in Charlotte and McAulay, Yorke, and Rogers in Rockingham. E. H. Brown remained Browns-Cannon Company's secretary-treasurer and manager. He regularly traveled to New York and other northern markets to purchase inventory. After A. J. Yorke's 1917 death, E. H. Brown's wife Winnifred B. Brown functioned as the company's president. E. H. Brown's younger brother Sterling L. Brown became vice-president around 1924.[6]

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

[3] Newspaper advertisements and city directories also refer to the company with a singular "Cannon" in its name.

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

[5] Bell and Harris Furniture had previously occupied the first floor and Cannons and Fetzer the second floor. Additional research is necessary to definitively determine the Cannons and Fetzer building's location, but it may have been 17-19 Union Street South. Cabarrus County Deed Book 58, p. 172; *CT*, January 23, 1902, p. 3; "Cannon and Fetzer Co. to Expand," *The Standard*, February 2, 1902, p. 1.

[6] Cabarrus County Deed Book 59, p. 320; Deed Book 71, p. 222; "The Browns-Cannon Company," *CT*, September 23, 1904, p. 3; Ernest H. Miller, *Concord, North Carolina, City Directory* (Asheville: Piedmont Directory Company, Inc., 1908, 1913, 1916, 1922, 1924); "A. Jones Yorke," and "Browns-Cannon Company," *Concord Daily Tribune*, February 21,

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

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

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

Local Historic Landmark Eligibility Evaluation

Summary

30 Union Street South is **eligible** for local historic landmark designation due to its architectural and historical significance as one of Concord's few surviving late-nineteenth-century commercial edifices. The building maintains the integrity of location, design, setting, materials, workmanship, feeling, and association necessary for local historic landmark designation, which are the same standards required for National Register of Historic Places listing.

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

1916, p. 10; *Concord Daily Tribune*, February 28, 1916, p. 5; "A. Jones Yorke Passes Away," *Charlotte News*, February 20, 1917, p. 13.

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

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

[9] Hill Directory Company, *Concord City Directory* (Richmond, Virginia: Hill Directory Company, Inc., 1949-1990);

[10] Cabarrus County Deed Book 434, p. 523.

[11] Cabarrus County Deed Book 512, p. 579; Deed Book 519, p. 653; Deed Book 8586, p. 193.

Criteria

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

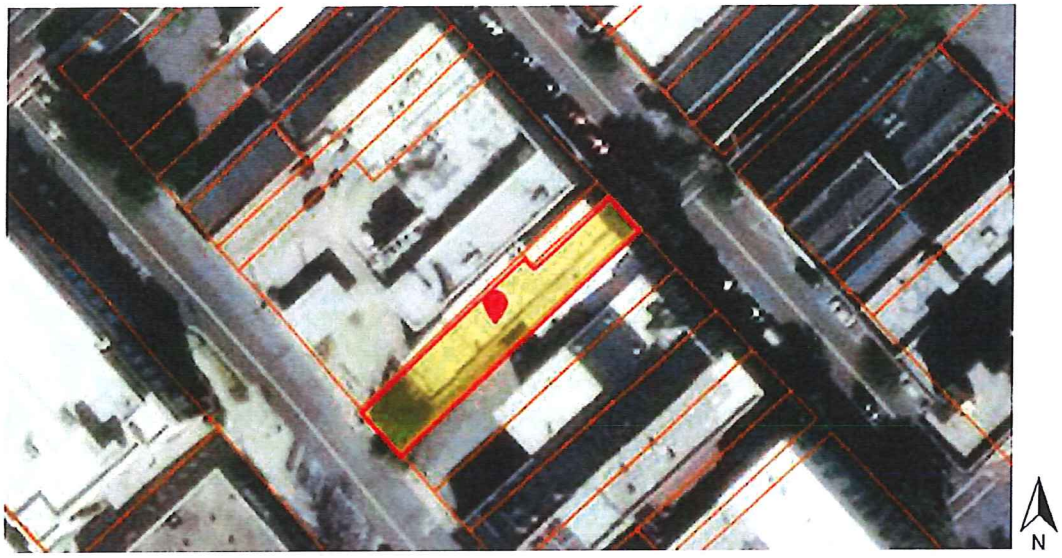
The building is **not eligible** for local historic landmark designation in association with a person. *In order to possess such significance, it would have to retain integrity and 1) be associated with the lives of persons significant in our past, i.e. individuals whose activities are demonstrably important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

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

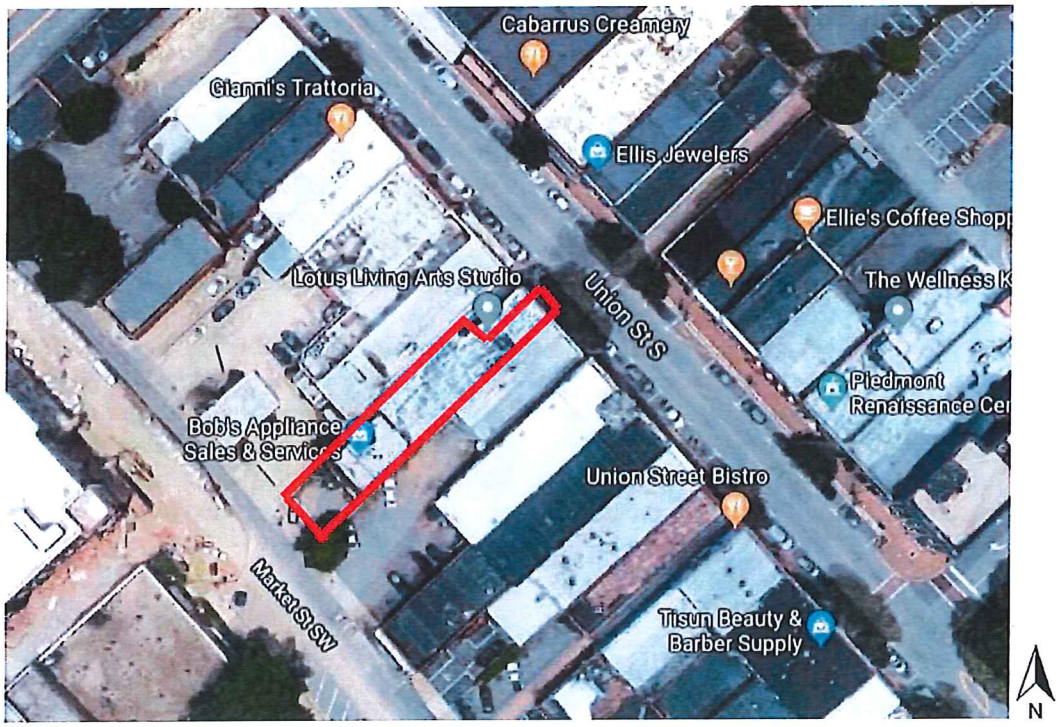
The building is **not eligible** for local historic landmark designation for its potential to yield information. *In order to possess such significance, it must meet two requirements: 1) the property must have, or have had, information to contribute to our understanding of human history or pre-history,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

Verbal Boundary Description and Justification

The proposed local historic landmark designation boundary consists of Cabarrus County tax parcel #5620-87-9749 (0.121 acres), as indicated by the red lines on the following maps. In addition to the building, the tract encompasses a small rear gravel parking lot and a narrow concrete-paved alley adjacent to the north elevation.

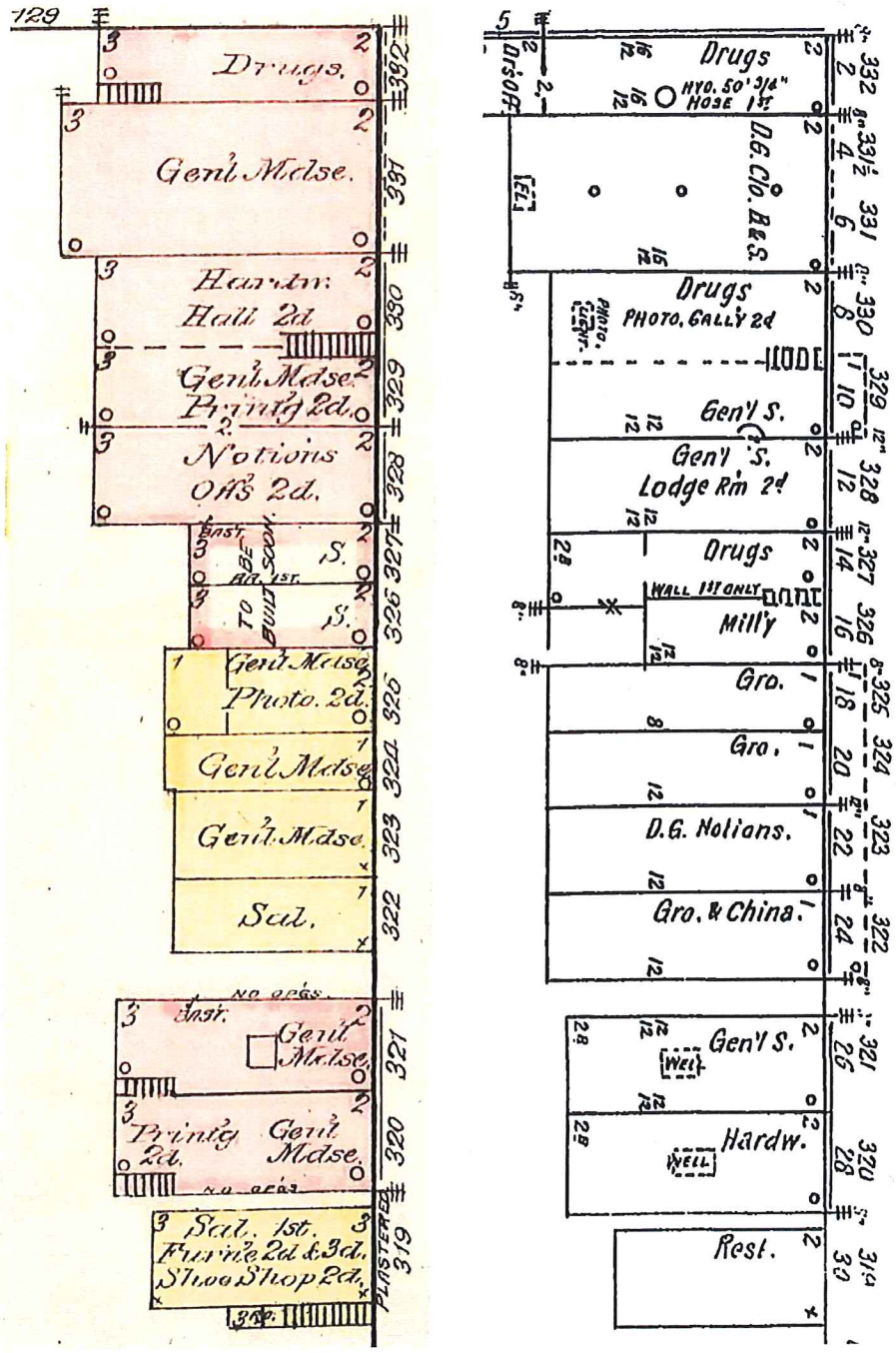


Property tax map above from https://gis.cabarruscounty.us/mycabarrusgis/ and 2018 aerial below from https://www.google.com/maps. 30 Union Street South indicated with a red star

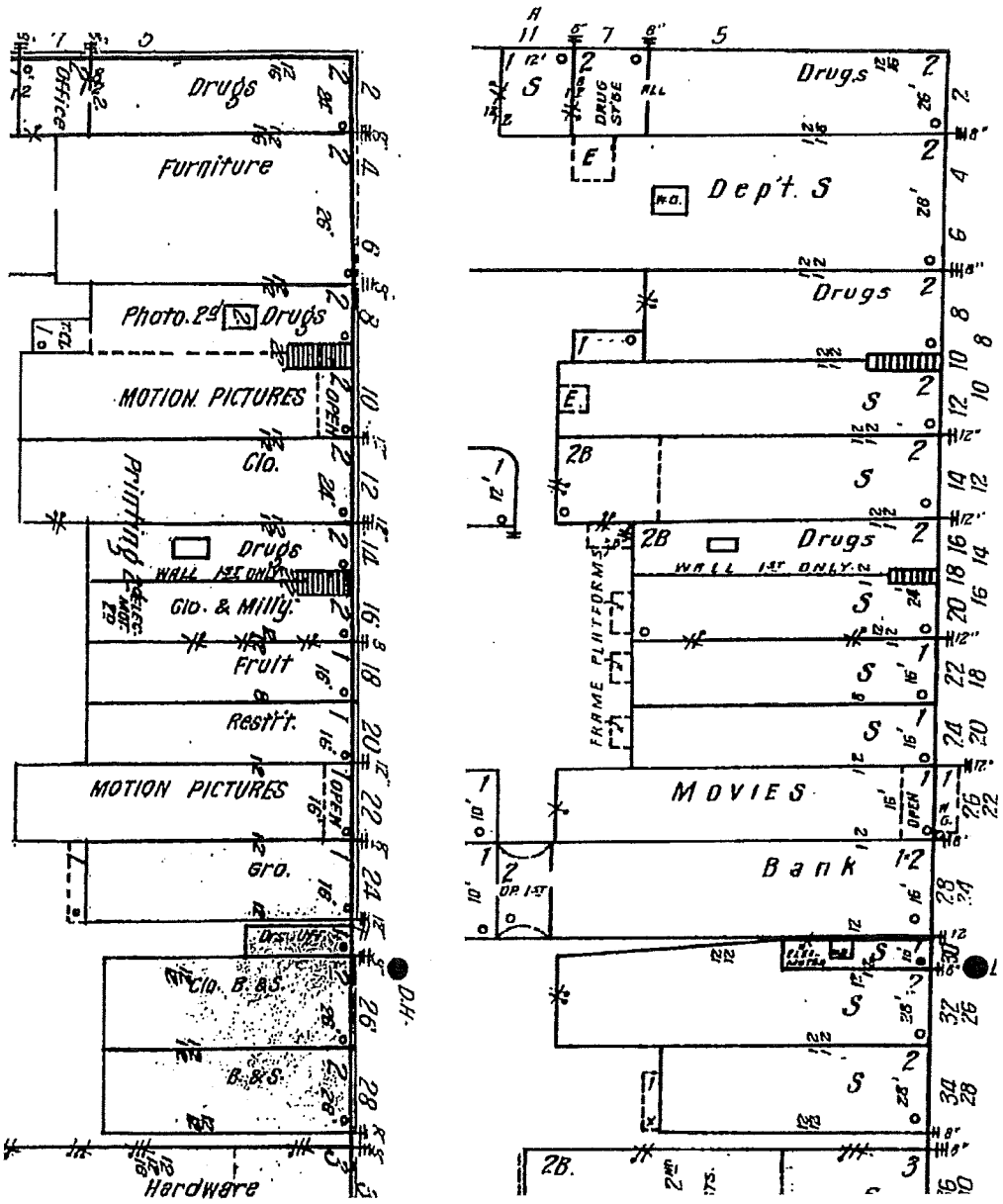


30

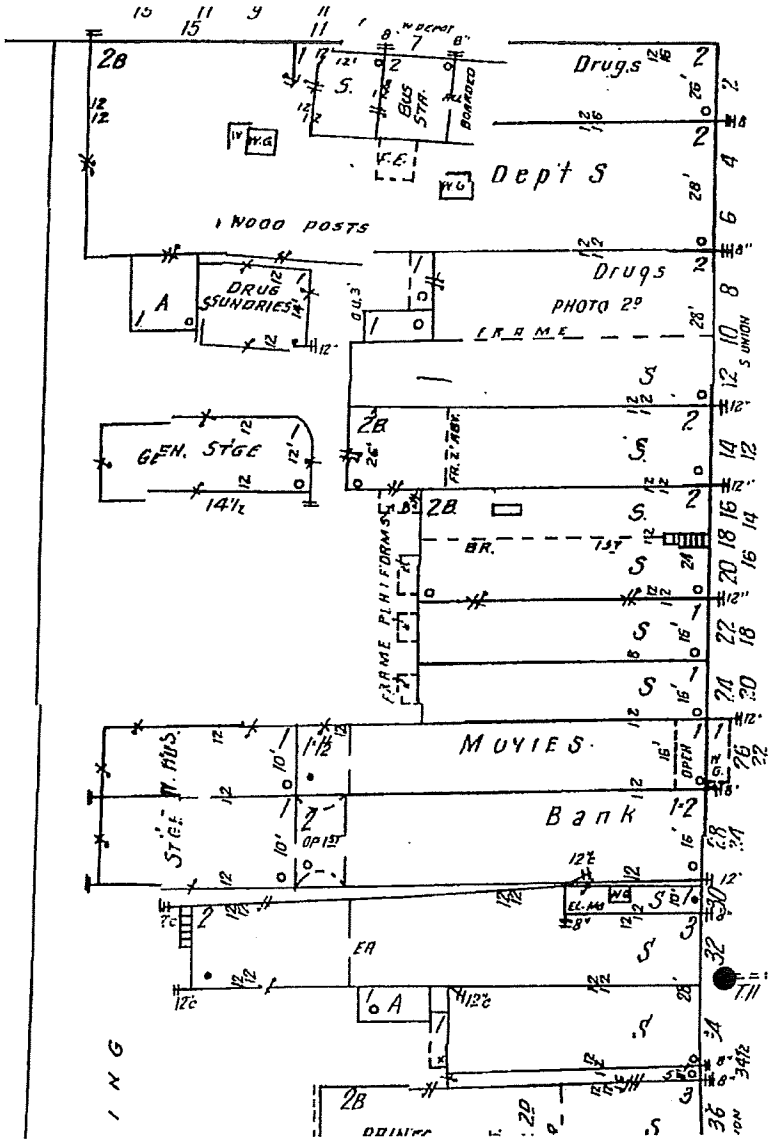
Sanborn Maps



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

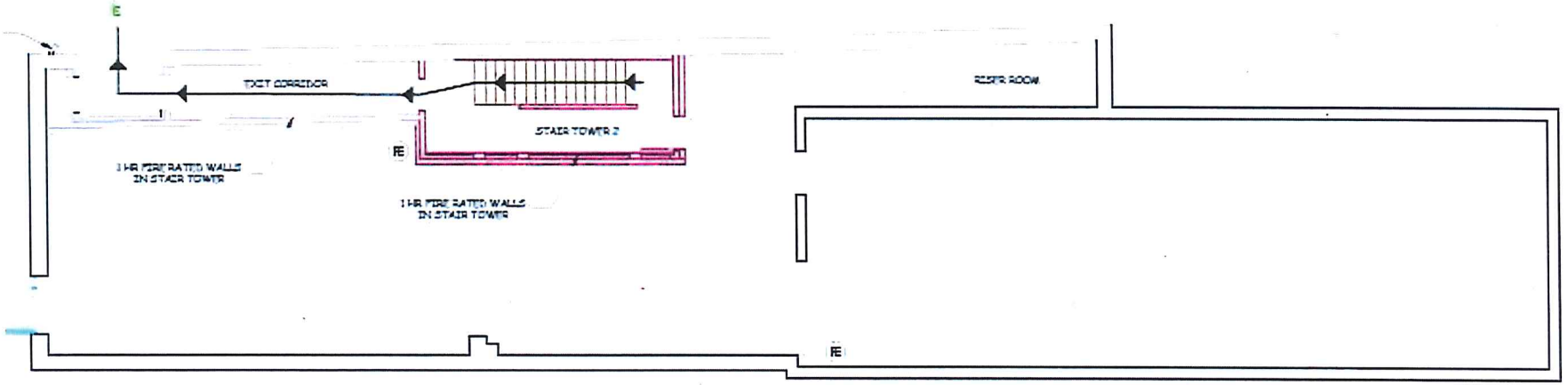


Sanborn maps illustrate that the building footprint was expanded twice with two-story rear additions; the first erected between April 1921 (above left) and May 1927 (above right) and the second between May 1927 and March 1947. The building had a 32 Union Street South address from the late 1920s through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

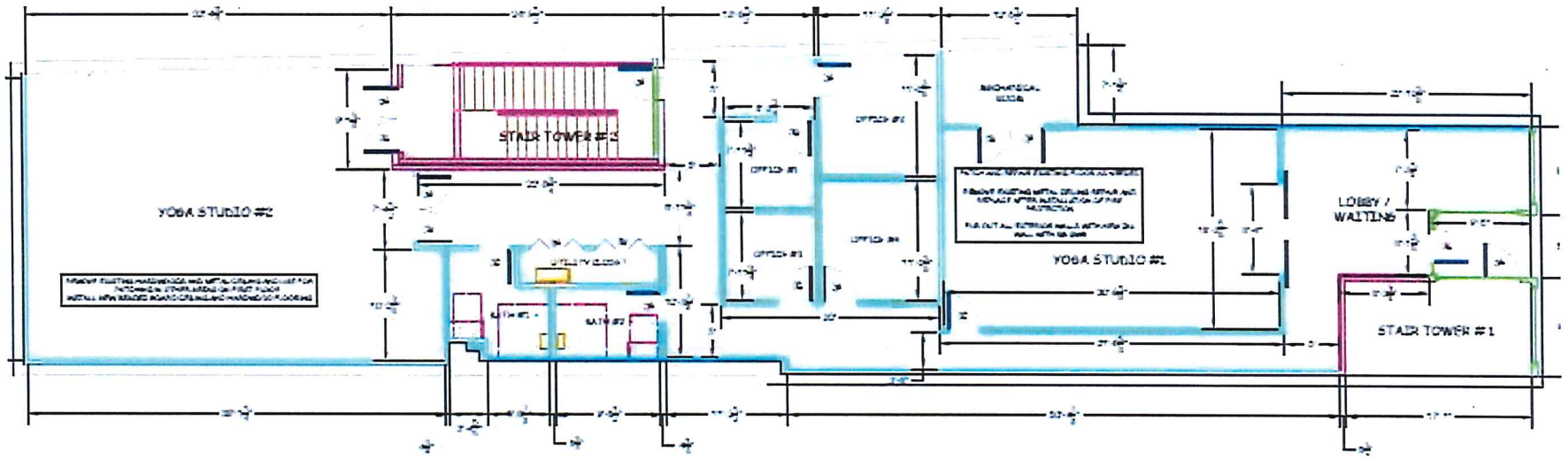


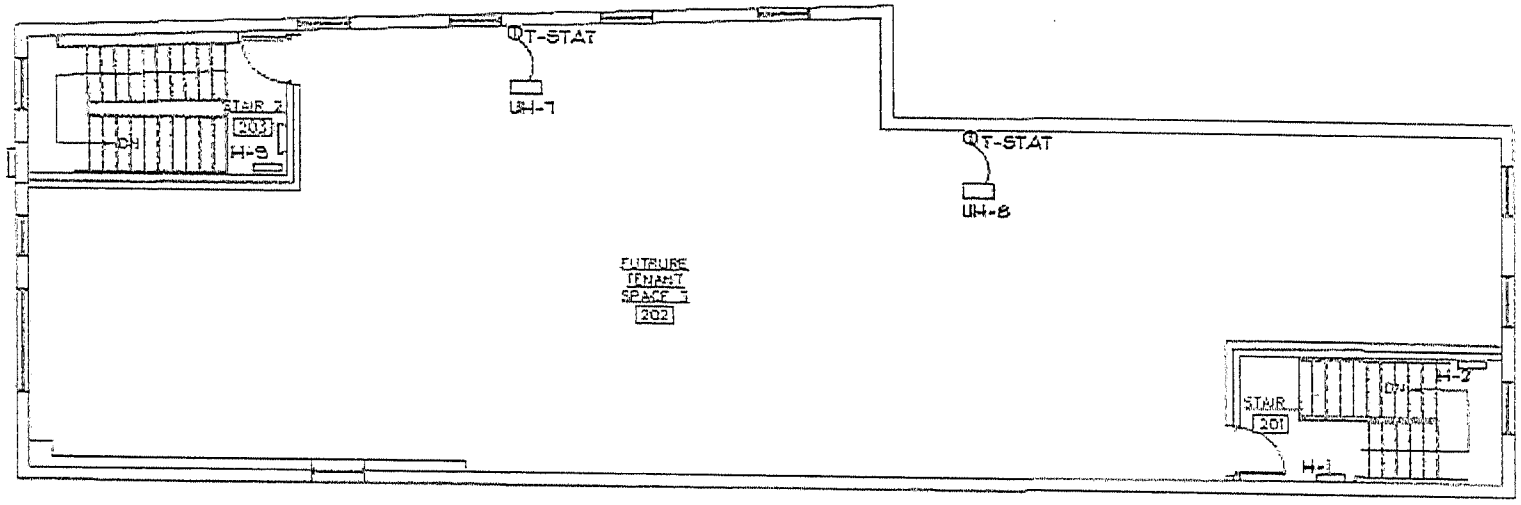
Sanborn Map Company, "Concord," Sheet 5, March 1947

Existing Conditions Floor Plans



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





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

CABARRUS COUNTY, NC 9/14/2018 9:43:15 AM

NEKCO LLC A NC LLC
30 UNION ST S NC
61369

Return/Appeal Notes: Parcel: 5620 87 9749 0000
PLAT: /
FORMER KITTY CITY
ID NO: 12 031 0019.00 0000
CONCORD CITY TAX (100), CONCORD DOWNTOWN TAX (100), COUNTY TAX (100)
CARD NO. 1 of 1
Reval Year: 2016 Tax Year: 2018
30 UNION ST S
1.000 LT
SRC= Estimated
Appraised by 07 on 09/01/2016 50000 DOWNTOWN CONCORD
TW-12
CI-02 FR-00 EX- AT- LAST ACTION 20180209

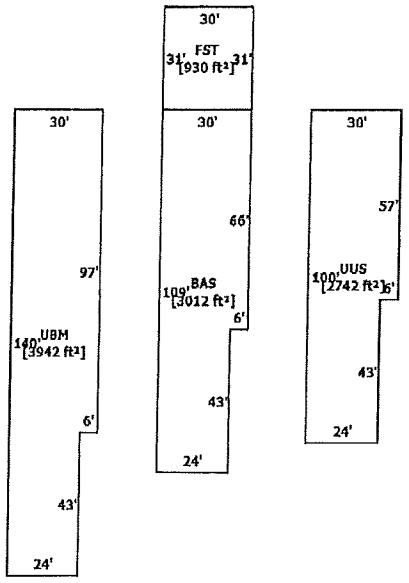
CONSTRUCTION DETAIL	
Foundation - 4 Spread Footing	6.00
Sub Floor System - 5 Wood	12.00
Exterior Walls - 20 Jumbo/Commercial Brick	23.00
Roofing Structure - 07 Wood Truss	8.00
Roofing Cover - 05 Rubberized	9.00
Interior Wall Construction - 3 Plastered	7.00
Interior Wall Construction - 4 Plywood Panel	0.00
Interior Floor Cover - 08 Sheet Vinyl	0.00
Interior Floor Cover - 14 Carpet	6.00
Heating Fuel - 03 Gas	1.00
Heating Type - 04 Forced Air - Ducted	6.00
Air Conditioning Type - 03 Central	6.00
Commercial Heat & Air - 3 Split Units	0.00
Structural Frame - 04 Masonry	12.00
Ceiling & Insulation - 01 Suspended - Ceiling Insulated	5.00
Average Rooms Per Floor - 2 Average Rooms Per Floor	0.00
Floor Number - 02 Floor	0.00
Half-Bathrooms BAS - 0 FUS - 0 LL - 0	
Plumbing Fixtures 4.00	5.000
Office BAS - 0 FUS - 0 LL - 0	0
TOTAL POINT VALUE	106.000

BUILDING ADJUSTMENTS			
Quality	3	Average	1.0000
Shape/Design	1	MF1	0.9200
Size	Size	Size	1.0700
TOTAL ADJUSTMENT FACTOR			0.980
TOTAL QUALITY INDEX			104

MARKET VALUE

USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB
10	07	5,987	104	77.06	461358	1985	1890

TYPE: COMMERCIAL-RETAIL COMMERCIAL
STYLE: 3 - 2.0 Stories



Click on image to enlarge

DEPRECIATION

UC	Under Construction	0.15000
Standard		0.60000
% GOOD		15.0

CORRELATION OF VALUE

CREDENCE TO	MARKET
DEPR. BUILDING VALUE - CARD	69,200
DEPR. OB/XF VALUE - CARD	0
MARKET LAND VALUE - CARD	57,750
TOTAL MARKET VALUE - CARD	126,950
TOTAL APPRAISED VALUE - CARD	126,950
TOTAL APPRAISED VALUE - PARCEL	126,950
TOTAL PRESENT USE VALUE - PARCEL	0
TOTAL VALUE DEFERRED - PARCEL	0
TOTAL TAXABLE VALUE - PARCEL $	126,950

PRIOR

BUILDING VALUE	69,200
OBXF VALUE	0
LAND VALUE	57,750
PRESENT USE VALUE	0
DEFERRED VALUE	0
TOTAL VALUE	126,950

PERMIT

CODE	DATE	NOTE	NUMBER	AMOUNT

ROUT: WTRSHD:

SALES DATA

OFF. RECORD BOOK	PAGE	DATE MO	YR	DEED TYPE	Q/U	V/I	INDICATE SALES PRICE
00519	0653	4	1980	WD	Q	I	35000
08586	0193	2	2009	SW	A	I	0

BUILDING AREA 3,012

NOTES

KITTY CITY, BOB'S APPLIANCE SERVICE (VACANT)UNDER CONSTRUCTIONUNDER CONSTRUCTION

SUBAREA

TYPE	GS AREA	%	RPL CS
BAS	3,012	100	232105
FST	930	060	42999
UBM	3,942	030	91162
UUS	2,742	045	95092
FIREPLACE	1 - None		0
SUBAREA TOTALS	10,626		461,358

CODE	QUALITY	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG#	SIZE FACT	AYB	EYB	ANN DEP RATE	OVR	% COND	OB/XF DEPR. VALUE
TOTAL OB/XF VALUE																0

BUILDING DIMENSIONS BAS=W30S109E24N43E6N66Area:3012;FST=N31E30S31W30Area:930;UUS=E30S57W6S43W24N100Area:2742;UBM=W30S140E24N43E6N97Area:3942;TotalArea:10626

LAND INFORMATION

HIGHEST AND BEST USE	USE CODE	LOCAL ZONING	FRONTAGE	DEPTH	DEPTH / SIZE	LND MOD	COND FACT	OTHER ADJUSTMENTS AND NOTES RF AC LC TO OT	ROAD TYPE	LAND UNIT PRICE	TOTAL LAND UNITS	UNT TYP	TOTAL ADJST	ADJUSTED UNIT PRICE	LAND VALUE	OVERRIDE VALUE	LAND NOTES
COMMERCIAL	0700	CC	25	179	1.0500	2	1.0000	ACC/SZ	PS	2,200.00	25.000	FF	1.050	2,310.00	57750	0	
TOTAL MARKET LAND DATA																57,750	
TOTAL PRESENT USE DATA																	

26

Regarding 30 Union Street Local Historic Landmark Designation

Thank you for the opportunity to speak on behalf of 30 Union Street. The building was constructed in the 1880s. The store front was amended we think in the 1950's. However, we met with architects & Downtown Development and decided to restore the building, meeting all "Preservation Standards" as well as building code requirements.

Therefore, the building has and is being restored to meet preservation requirements. This building is one of six buildings similar in structure in downtown Concord built prior to 1900.

The two buildings that have been approved for similar historic designations are to be substantially modified from their original use. 30 Union Street has been updated, but the original portion of the building has original tin ceilings and original maple floors. All modifications, including ½ of the front of the building are being rehabilitated to National Park Service standards and in compliance with building code. This building was designed for commercial purposes. It is still being used for merchandising. (Yoga & Yoga Clothing)

No building that was built in the 1880s will have all original components. The restoration and renovations to 30 Union Street have all been done at the direction of historic preservation professionals. The building has local historic cultural significance due to the fact that it is a prime example of how merchants marketed their products. This is a consumer based, economy. The culture of commerce continues to change. This building meets the qualifications to be designated as a local landmark due to its overall contribution to commerce in historic downtown Concord. A report completed by architectural historian Heather Fearnbach details the historical background that supports the local significance this building has had on commerce. Heather Fearnbach has also completed two architectural surveys for the City of Concord. (2006 & 2008)

Thank you for assisting us in the process of obtaining a local landmark designation so we can preserve an important part of our local history.

Respectfully Submitted,
Everett L. Helms, Jr.

9-12-2018

27

Agenda Memorandum
Planning and Zoning Commission

DATE:	October 16, 2018
SUBJECT:	Preliminary Plat for "Hannah's Meadow" Subdivision
CASE NUMBER:	# S-05-18
OWNER/DEVELOPER:	Brookwood Home Building and Remodeling
LOCATION:	241 Pitts School Rd
PINS:	5509-51-6333
AREA:	+/- 16.45 Acres
ZONING:	RM-1 (Residential Medium Density)
REPORT PREPARD BY:	Starla Rogers, Senior Planner

The proposed subdivision would be located on the east side of Pitts School Rd, directly west of the Carolando neighborhood. It consists of 1 parcel and encompasses approximately 16.45 acres which are zoned RM-1 (Residential Medium Density). RM-1 zoning permits single-family detached dwellings by right at a maximum density of 3 dwelling units per acre, with a minimum lot size of 15,000sf.

On April 17, 2017, the subject parcel was presented to the Planning and Zoning Commission for rezoning to RV-CD, for the development of 49 single-family detached homes. The request was denied.

Since that time, the applicant has decided to develop the property, by right, under the RM-1 zoning standards. The result is a 29 lot subdivision, with a minimum lot size of 15,001 and maximum lot size of 32,504 (almost an acre), and one point of entry. The total density of the proposed development is 1.7 dua. The southernmost cul-de-sac is designed to eventually stub to the undeveloped parcel to the south. The proposal does not provide open space as it meets CDO section 10.5.2, exempting it from the requirement due to the adjacent school recreational facility. The request has been reviewed and approved by all applicable City departments and meets the required standards of the CDO and Technical Standards manual.

SUGGESTED STATEMENT OF CONSISTENCY (Not required, but offered as information)
The proposed preliminary plat is consistent with the standards outlined in the Concord Development Ordinance. The Land Use Plan has the subject property designated as Suburban Neighborhood. RM-1 (Residential Medium Density) is listed as a corresponding zoning district to the land use category. The proposal is developed to the RM-1 zoning standards and is therefore consistent.

SUGGESTED RECOMMENDATION AND CONDITIONS

The staff recommends approval of the subdivision plat. If the Commission concurs and chooses to approve the proposed preliminary plat, approval should be subject to the following conditions:

- Technical Preliminary Plat approval is subject to staff level plan review comments and conditions.
- The applicant must submit a mylar copy of the approved preliminary plat, after addressing any additional comments added by the Commission.
- The developer shall comply with NCDOT and City of Concord requirements for street connections, as well as NC Fire Code.

Concord
NORTH CAROLINA
High Performance Living

Application for
Preliminary Plat Approval for Major Subdivision

Application for Preliminary Plat Approval – Major Subdivision

(Please type or print)

1. Name of subdivision: Hannah's Meadow
2. Name, address, telephone number, and fax number of owner(s)/developer(s):
   Brookwood Home Building and Remodeling
   9208 Duxbak Lane Waxhaw NC 28173 Ph 704 361-1356
3. Name, address, telephone number, and fax number of surveyor/engineer:
   Kevin Westra, 2359 Perimeter Pointe Parkway, Suite 350, Charlotte, NC ph 704-361-1556
4. Name, address and e-mail address of person to whom comments should be sent:
   Kevin Westra, 2359 Perimeter Pointe Parkway, Suite 350, Charlotte, NC 28208
   Kwestra @ benesch.com
5. Telephone number of person to whom comments should be sent: 704-496-6297
   Fax: none
6. Location of subdivision: Pitts School Rd
7. Cabarrus County P.I.N.#: 02-039-000300
8. Current zoning classification: RM1
9. Total acres: ~~29~~ 16.45 Total lots: 29

REQUIRED ATTACHMENTS/SUBMITTALS

1. A fee of $100.00 for land less than 2 acres, $200.00 2-10 acres, $300.00 10-25acres, $ 400.00 for more than 25 acres shall accompany the preliminary plat.
2. Legal deed description of the property.
3. Six (6) **FOLDED** black/blue line copies of the plat are required at the time of submission.
4. One (1) Mylar should be submitted **after** approval has been granted by the Planning and Zoning Commission and any conditions placed on the plat by the Commission have been met.
5. Completed "Street Name Review and Confirmation" sheet.

9/27/18
Date

Signature of Owner/Agent

NOTE: *By affixing his or her signature hereto, the sub divider acknowledges understanding of and agreement to comply with all provisions of the Concord Subdivision Regulations which include, but are not limited to, the requirement to pay costs of construction inspections of improvements to be owned and maintained by the City of Concord as conditions precedent to approval of the final plat for recording.*

Staff Use Only:

Fee: _____ Received by: _____ Date: _____

Planning & Neighborhood Development
66 Union St S • P. O. Box 308 • Concord, NC 28025
Phone (704) 920-5152 • Fax (704) 786-1212 • www.concordnc.gov

Email Russell@Brookwoodhomebuilding.com

Concord
NORTH CAROLINA

Aerial Map Case: S-05-18

Brookwood Homes

241 Pitts School Rd

PIN 5509-51-6333

N
W E
S

Source: City of Concord
Planning Department

Disclaimer

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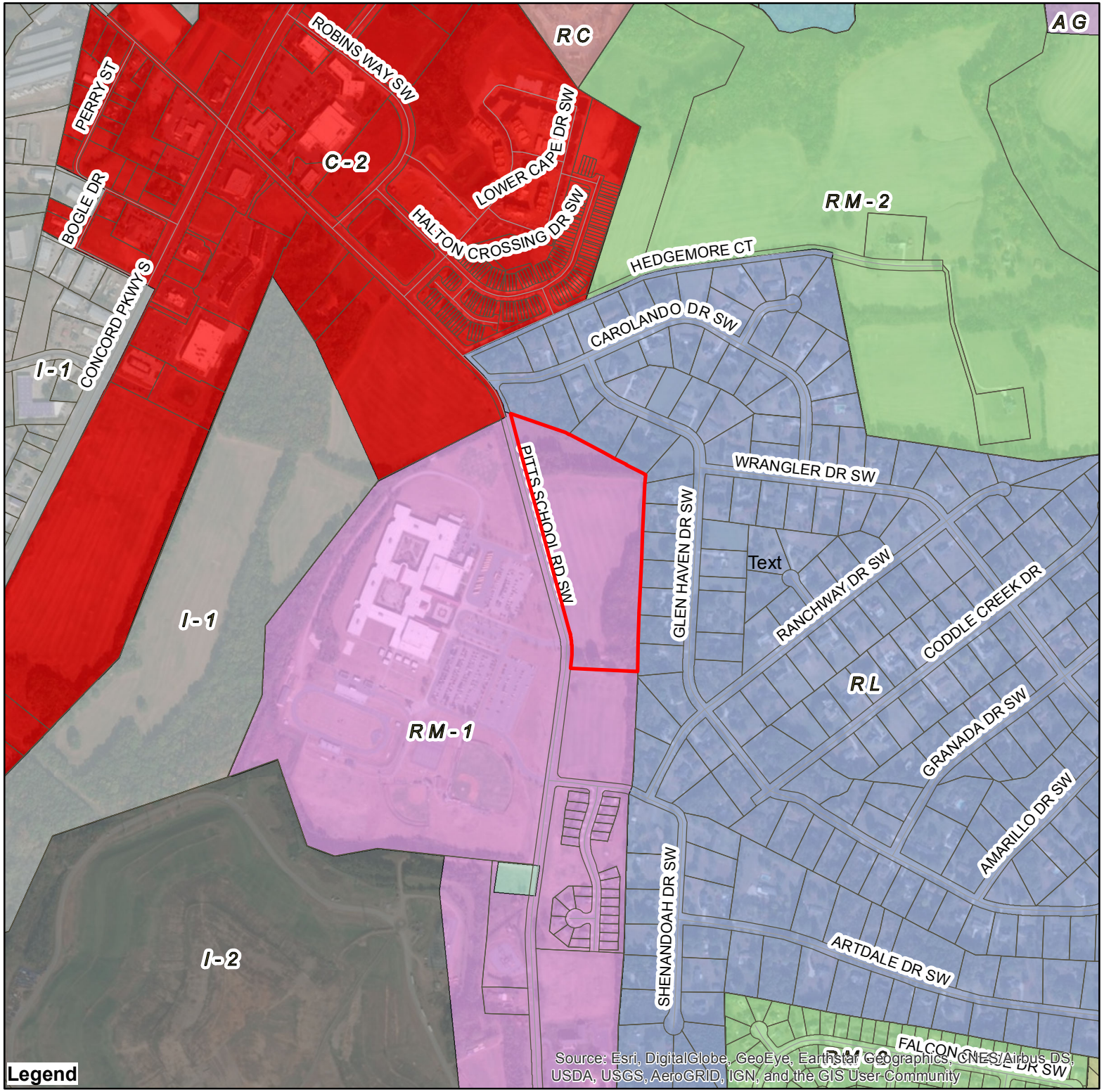

Concord
NORTH CAROLINA

Zoning Map
Case: S-05-18

Brookwood Homes

241 Pitts School Rd

RM-1
(Residential
Medium Density)

PIN 5509-51-6333

N
W E
S

Source: City of Concord
Planning Department

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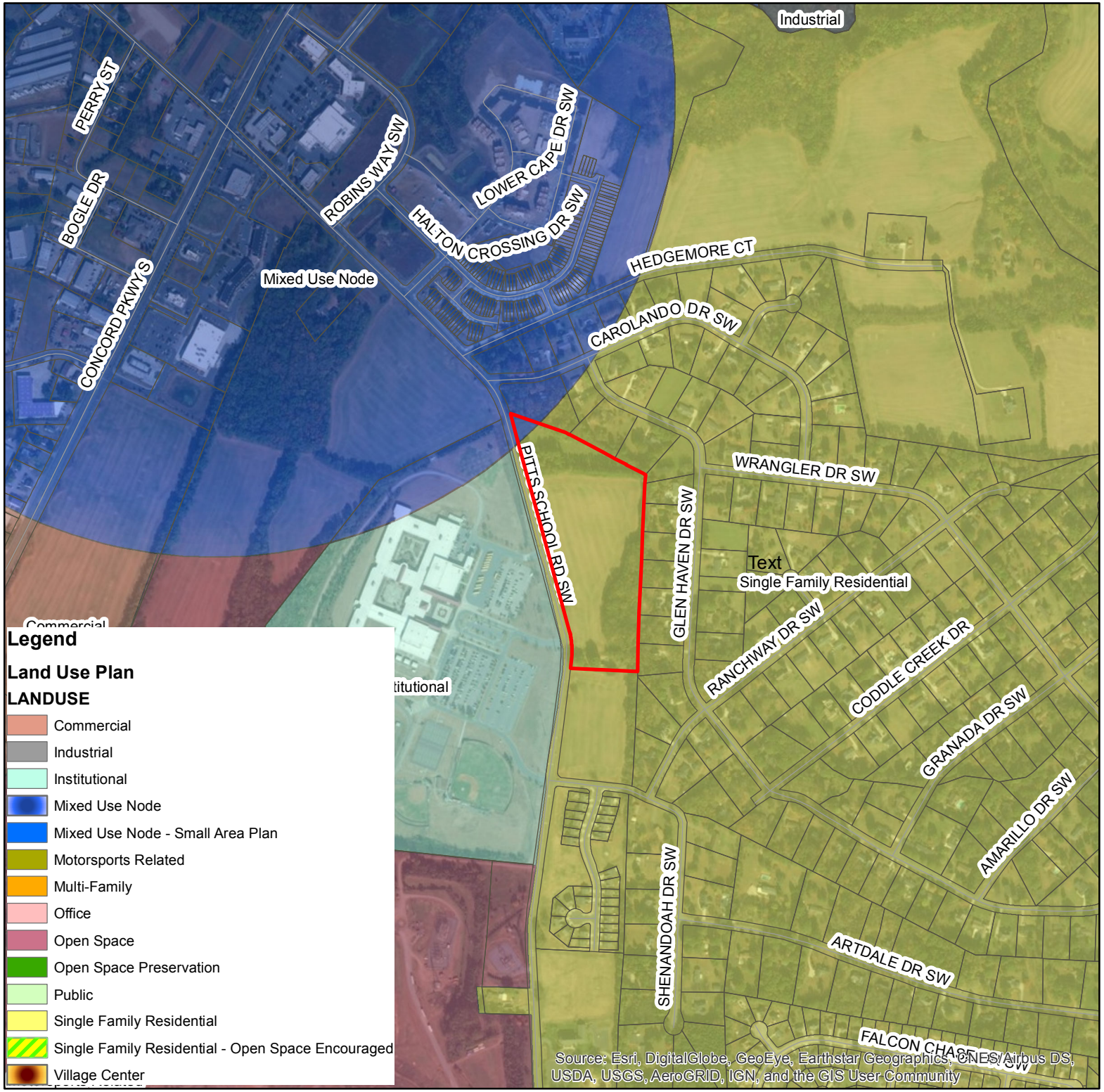

Concord
NORTH CAROLINA

Land Use Plan Map
Case: S-05-18

Brookwood Homes

241 Pitts School Rd

RM-1
(Residential
Medium Density)

PIN 5509-51-6333

N
W E
S

Source: City of Concord
Planning Department

Disclaimer

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Staff Report

Planning and Zoning Commission

DATE: October 16th, 2018

CASE: TA-07-18 – Metal Awnings

PREPARED BY: Julian Burton, AICP – Development Review Administrator

BACKGROUND

Section 7.9 of the Concord Development Ordinance (CDO) regulates the Center City Design Standards, and Section 7.9.4.L prohibits metal awnings within the Center City Zoning District. Recently, Planning Staff has had several requests to amend our requirements to allow metal awnings in order to give property owners and tenants more flexibility in building design. Planning Staff believes that metal awnings, when well designed, can be more durable and aesthetically pleasing than canvas awnings. Furthermore, it is possible that a metal awning could align more appropriately with the historic design of a particular building in the Center City.

Concord participates in the North Carolina Main Street Program, which is focused on economic development through historic preservation and therefore adheres to the standards of the Secretary of the Interior for restoration and rehabilitation of historic buildings. In order to remain consistent with the City's efforts in historic preservation while still promoting creativity in downtown, Staff has proposed an amendment to allow metal awnings when a property meets the following condition:

"Any awning on a pivotal or contributing historic property in a National Register District or on any property individually listed on the National Register must be consistent with the Secretary of the Interior's Standards."

Glass surfaces must be transparent or lightly tinted, allowing views from habitable areas within the building to the street or property line, and allowing passers-by a view into the habitable area of the building. Shelves and/or fixtures shall not obstruct the view to the interior of the building. Submitted plans shall clearly indicate the type of glass being used and its reflectivity index.

J. Doors shall be recessed into the face of the building (to provide a sense of entry and to add variety to the streetscape). An entryway shall not be less than one (1) square foot for each 1,000 square feet of floor area, and in all cases shall not be less than 15 square feet.

K. Decorative fences such as those constructed of brick and wrought iron are allowed within the CC District. Screening fences shall be opaque and either painted or stained with the decorative side adjacent to the public right-of-way. In no instance will a chain link or barbed wire fence be acceptable except around construction sites. Plywood, sheet metal, fiberglass or other such panel fences are also prohibited. Temporary plywood screening fences shall be allowed during construction.

L. Canopies, awnings, and similar appurtenances may be constructed over the entrance to any building, and/or over windows subject to the following criteria:

1. Such appurtenances shall be constructed of material designed to complement the streetscape.

2. In no instance shall these appurtenances utilize internal illuminated backlights in their design or mounting.

3. Awnings shall be made of canvas, or treated fabric/canvas material. Awnings may also be made of metal with the following condition:

- Any awning on a pivotal or contributing historic property in a National Register District or on any property individually listed on the National Register must be consistent with the Secretary of the Interior's Standards.

4. Vinyl~~, metal,~~ or Plexiglas awnings are not permitted.

5. An encroachment agreement is required for awnings or signs that hang over the public rights-of-way.

M. Any such appurtenance may extend from the building to up to 80 percent of the width of the sidewalk area in front of the building or nine

(9) feet, whichever is less, subject to any encroachment permit which may be required by the North