City of Salisbury
North Carolina

COUNCIL MEETING AGENDA

May 18, 2021
6:00 p.m.

The City is operating under a State of Emergency declaration related to the spread of COVID-19. The City Council meeting will be held electronically to remain consistent with limiting physical interactions and the potential spread of COVID-19, and Council Chambers will be closed. The meeting will be streamed live at salisburync.gov/webcast and on the City’s Twitter account. Anyone who wishes to speak during public comment must sign-up by 5:00 p.m. on May 18, 2021 by contacting Kelly Baker at kbake@salisburync.gov or 704-638-5233.

1. Call to order.
3. Pledge of Allegiance.
4. Adoption of Agenda.

5. Mayor to proclaim the following observances:

   NATIONAL PUBLIC WORKS WEEK  May 16-22, 2021
   VETERANS MEMORIAL DAY  May 31, 2021

6. Council to consider the CONSENT AGENDA:

   (a) Adopt Minutes of the Special Meeting of May 4, 2021, the Regular Meeting of May 4, 2021, and the Special Meeting of May 6, 2021.

   (b) Adopt a budget **ORDINANCE** Amendment to the FY2020-2021 budget in the amount of $15,750 to appropriate donations received for Hurley Park.

   (c) Authorize an extension of a maintenance contract with Motorola for one year in the amount of $252,934 for the City’s telecommunication system.

   (d) Adopt a **RESOLUTION** authorizing the Police Chief to renew a mutual aid agreement through the Centralina Regional Council.

   (e) Award Officer Shanita Millsaps her sidearm and badge in recognition of her retirement from the Salisbury Police Department May 1, 2021.

   (f) Receive a request for voluntary annexation of PFJ, LLC parcels 408-024 and 408-089 and adopt a **RESOLUTION** instructing the City Clerk to investigate the sufficiency of the request.

   (g) Approve encroachment agreements with AT&T for directional bore and duct on North Arlington Street and Brenner Avenue.

   (h) Adopt a **RESOLUTION** accepting an offer of dedication for the right-of-way in the 300 block of Harrel Street, and adopt an ORDER to close an unimproved right-of-way.
7. Council to receive public comment. Public comment will begin following adoption of the Consent Agenda. For electronic meetings speakers must sign-up before 5:00 p.m. by contacting Kelly Baker at kbake@salisburync.gov or by calling 704-638-5233. Citizens who are unable to speak during the meeting may submit written comments by 5:00 p.m. to the email above and they will be shared with Council.

8. Council to consider Land Development District Map Amendment Z-01-2021 to rezone 7.55 acres (6 parcels) located adjacent to North Craig Street, West Henderson Street, North Caldwell Street and Hobson Street from General Residential and General Residential/Open Space Preserve to Open Space Preserve only. (Presenter — Development Services Manager Teresa Barringer)

   (a) Receive a presentation from staff
   (b) Hold a public hearing
   (c) Comments regarding the proposed rezoning will be accepted for 24 hours from the close of the public hearing. Action cannot be taken until the end of the 24 hour period. Comments can be forwarded to Kelly Baker at kbake@salisburync.gov or 704-638-5233.

9. Council to consider Land Development District Map Amendment Z-02-2019 to rezone six parcels at the corner of West March and South Ellis Streets from General Residential to Urban Residential and two parcels from General Residential and Historic Residential to Historic Residential only. (Presenter — Development Services Manager Teresa Barringer)

   (a) Receive a presentation from staff
   (b) Hold a public hearing
   (c) Comments regarding the proposed rezoning will be accepted for 24 hours from the close of the public hearing. Action cannot be taken until the end of the 24 hour period. Comments can be forwarded to Kelly Baker at kbake@salisburync.gov or 704-638-5233.

10. Council to consider a recommendation regarding eligibility for listing the Ella Brown Cannon House located at 202 Fulton Street in the National Register of Historic Places. ( Presenter — Planner Emily Vanek)

    (a) Receive a presentation from staff
    (b) Hold a public hearing
    (c) Comments regarding the proposed recommendation will be accepted for 24 hours from the close of the public hearing. Action cannot be taken until the end of the 24 hour period. Comments can be forwarded to Kelly Baker at kbake@salisburync.gov or 704-638-5233.

11. Council to consider approving final subdivision plat S-01-21 for Ashton Manor Phase I, accept the streets for maintenance and adopt an ORDINANCE establishing stop conditions. (Presenter — City Engineer Wendy Brindle)

12. Council to receive a presentation regarding the Salisbury Police Department’s 2020 Annual Report and its Use of Force Policy. (Presenter — Chief Jerry Stokes)

13. Council to consider appointments to various Boards and Commissions.

15. City Manager’s Report.
   (a) Presentation of the FY2021-2022 proposed budget and consider setting a public hearing for June 1, 2021.


17. Mayor Pro Tem’s Comments.

18. Mayor’s Announcements and Comments.
   (a) Downtown Salisbury, Inc. will host the 8th Annual Wine About Winter event Friday, June 18th from 5:00 p.m. until 9:00 p.m. Tickets include a tasting pass, signature Wine About Winter tasting glass and a carrying bag. For ticket sales and detailed information please visit www.downtownsalisburync.com or call (704) 637-7814. Tickets are $22.50 in advance and $30 the day of the event.

19. Adjourn.

Council meetings are streamed live at www.salisburync.gov/webcast
PROCLAMATION

WHEREAS, the last Monday in May is declared Memorial Day, a patriotic holiday in the United States, and is a day to honor all Americans who gave their lives for this great country; and

WHEREAS, citizens of Rowan County and Salisbury, North Carolina, are observing and memorializing the contributions, sacrifices and lives of all veterans of all wars; and

WHEREAS, the City of Salisbury recognizes and values the gift of freedom afforded by the many veterans who have so nobly served the cause of our great nation; and

WHEREAS, the many examples of selfless devotion of our many veterans to the greater good of our community, state and nation have provided a shining beacon for future generations to follow as we strive to preserve the freedom of our great country.

NOW, THEREFORE, I, Karen K. Alexander, Mayor of the City of Salisbury, North Carolina, DO HEREBY PROCLAIM, Monday, May 31, 2021 as

MEMORIAL DAY

in Salisbury, and encourage all residents to reflect upon the sacrifices made for freedom and demonstrate their thanks and gratitude for the many Veterans who have so valiantly given their all to defend our cherished freedoms.

This the 18th day of May 2021.

______________________________
Karen K. Alexander, Mayor
City of Salisbury  
North Carolina

PROCLAMATION

WHEREAS, public works professionals represent Federal, State, and local units of government with a focus on infrastructure, facilities, and services that are of vital importance to the sustainability of communities; and

WHEREAS, the American Public Works Association has celebrated the annual National Public Works Week since 1960; and

WHEREAS, the support and understanding of such facilities and services are vital to the efficient operation of public works and the professionals who plan, design, build, operate and maintain programs such as public roadways, water supply and treatment, sewer, stormwater maintenance, signage, solid and yard waste collections, public buildings, transit and garage; and

WHEREAS, revitalizing, reinvesting in, and renewing communities infrastructures will ensure safety, sustained performance, and a positive quality of life; and

WHEREAS, the well-being of this community greatly depends on the efficiency and dedication of those who staff the Public Works Departments including Engineering and Salisbury-Rowan Utilities.

NOW, THEREFORE, I, Karen K. Alexander, Mayor of the City of Salisbury, North Carolina, DO HEREBY PROCLAIM the week of May 16 – 22, 2021 as

NATIONAL PUBLIC WORKS WEEK

in Salisbury, and encourage residents to recognize and celebrate the important role which public works contributes to enhance the health, safety, comfort, and quality of life in the community.

This the 18th day of May 2021.

__________________________________________________________
Karen K. Alexander, Mayor
REGULAR MEETING

PRESENT: Mayor Karen K. Alexander, Presiding; Mayor Pro Tem Al Heggins, Council Members William Brian Miller, David Post and Tamara Sheffield; City Manager W. Lane Bailey, City Clerk Kelly Baker; and City Attorney J. Graham Corriher.

ABSENT: None.

In response to the State of Emergency declaration related to the spread of COVID-19 and to limit physical interactions and the potential spread of COVID-19 the Salisbury City Council met electronically. The meeting was called to order by Mayor Alexander at 6:00 p.m. A moment of silence was taken.

PLEDGE OF ALLEGIANCE

Mayor Alexander led participants in the Pledge of Allegiance to the United States flag.

RECOGNITION OF VIEWERS

Mayor Alexander welcomed all viewers.

CHANGES TO THE AGENDA

Mayor Alexander noted the following changes to the Agenda:

Add – Exercise is Medicine Month Proclamation.
Add – Asian Pacific American Heritage Month Proclamation.
ADOPTION OF THE AGENDA

Thereupon, Councilmember Sheffield made a motion to adopt the Agenda as amended. Upon a roll call vote Mayor Alexander voted AYE, Mayor Pro Tem voted AYE, Councilmember Miller voted AYE, Councilmember Post voted AYE, and Councilmember Sheffield voted AYE. (5-0)

RECOGNITION OF FIRE DEPARTMENT PERSONNEL

Fire Chief Bob Parnell shared information regarding recent lifesaving rescues made by members of the Fire Department.

Chief Parnell indicated on February 19, 2020 Firefighter Jacob Vodochodsky and another Firefighter repelled to rescue a man who fell 70 feet to the ground from the Interstate 85 Bridge over the Yadkin River.

Chief Parnell stated on May 24, 2020 Firefighters Lauran McCullough, Michael Freeman and Morgan Atkinson saved a 7-year-old girl from a storm drain/catch basin on the 200 block of North Clay Street.

Chief Parnell commented on November 14, 2020 Firefighters Spencer White, Cory Orbison, Jared Hoke, Caleb Renner, William Parris and Battalion Chief Nicholas Martin saved three persons after their kayaks overturned in the swollen Yadkin River. He shared a video showing the rescue and the danger involved.

Chief Parnell stated on March 26, 2021 Firefighters Halsey Hoosier, Andrew Woodall and Battalion Chief Nicholas Martin saved a young man from rushing water in Third Creek.

Mayor Alexander and Council expressed their gratitude to all of the Fire Department personnel involved in the rescues and for all the Department does to protect citizens.

PROCLAMATIONS

Mayor Alexander proclaimed the following observances:

NATIONAL SMALL BUSINESS WEEK  May 2-8, 2021
NATIONAL DAY OF PRAYER  May 6, 2021
NATIONAL SKILLED NURSING CARE WEEK  May 9-15, 2021
NATIONAL PREVENTION WEEK  May 9-15, 2021
NATIONAL POLICE WEEK  May 9-15, 2021
PEACE OFFICERS MEMORIAL DAY  May 15, 2021
ARMED FORCES DAY  May 15, 2021
BETTER HEARING AND SPEECH MONTH  May 2021
EXERCISE IS MEDICINE MONTH  May 2021
CONSENT AGENDA

(a) Minutes

Adopt Minutes of the Special Meeting of April 20, 2021 and the Regular Meeting of April 20, 2021.

(b) Budget Ordinance Amendment – BlockWork

Adopt a budget Ordinance Amendment to the FY2020-2021 budget in the amount of $11,800 to appropriate donations received for BlockWork.

ORDINANCE AMENDING THE 2020-2021 BUDGET ORDINANCE OF THE CITY OF SALISBURY, NORTH CAROLINA TO APPROPRIATE DONATIONS IN THE GENERAL FUND FOR BLOCKWORK.

(The above Ordinance is recorded in full in Ordinance Book No. 29 at Page No. 81, and is known as Ordinance 2021-27.)

(c) Budget Ordinance Amendment – Water and Sewer Fund

Adopt a budget Ordinance Amendment to the FY2020-2021 budget in the amount of $400,735 to appropriate connection fees and miscellaneous revenues in the Water and Sewer Fund.

ORDINANCE AMENDING THE 2020-2021 BUDGET ORDINANCE OF THE CITY OF SALISBURY, NORTH CAROLINA TO APPROPRIATE CONNECTION FEES AND MISCELLANEOUS REVENUES IN THE WATER AND SEWER FUND.

(The above Ordinance is recorded in full in Ordinance Book No. 29 at Page No. 82-83, and is known as Ordinance 2021-28.)

(d) Budget Ordinance Amendment – Sale of Assets Online

Adopt a budget Ordinance Amendment to the FY2020-2021 budget in the amount of $137,880 to appropriate the Sale of Assets-Online in the General Fund.

ORDINANCE AMENDING THE 2020-2021 BUDGET ORDINANCE OF THE CITY OF SALISBURY, NORTH CAROLINA TO APPROPRIATE SALE OF ASSETS – ONLINE IN THE GENERAL FUND.

(The above Ordinance is recorded in full in Ordinance Book No. 29 at Page No. 84, and is known as Ordinance 2021-29.)
(e) Agreement Extensions – North Carolina Department of Transportation

Authorize the City Engineer to accept agreement extensions with the North Carolina Department of Transportation regarding Schedules A (Signs), B (Markings and Markers), C (Traffic Signals), and D (Computerized Traffic Signal System).

Thereupon, Councilmember Post made a motion to adopt the Consent Agenda as presented. Upon a roll call vote Mayor Alexander voted AYE, Mayor Pro Tem Heggins voted AYE, Councilmember Miller voted AYE, Councilmember Post voted AYE, and Councilmember Sheffield voted AYE. (5-0)

PUBLIC COMMENT

Mayor Alexander opened the floor to receive public comments.

Ms. Regina Dancy shared her concerns regarding Police actions in the traffic stop of a Ms. Stephanie Bottoms and questioned their use of force.

Ms. Mary Walker stated the video from 2019 is not what the community expects from local law enforcement.

Ms. Whitney Peckman expressed concerns for Police interactions with an older, African American woman and its impact on community relations.

Reverend Olen Bruner encouraged change to laws he believes are outdated and continue to hide racial injustice.

Ms. Susan Lee discussed the need for racial and diversity training for Police Officers.

Ms. Jackie Miller shared her concerns of the use of force in the incident with Ms. Bottoms and noted the Black and brown community fear the Police.

There being no one else to address Council, Mayor Alexander closed the public comment session.

Mayor Pro Tem Heggins suggested Council hold a work session with the City Manager and Police Chief to review the Use of Force Policy. She encouraged Council to make a statement regarding the actions of officers that it will not tolerate.
RIGHT-OF-WAY CLOSING – 300 BLOCK OF HARREL STREET

City Engineer Wendy Brindle indicated at its April 6, 2021 meeting Council adopted a Resolution of Intent to permanently close an unimproved right-of-way referenced as Lloyd Street, in the 300 block of Harrel Street. She reviewed the location of the unimproved right-of-way on a parcel adjacent to Interstate 85.

Mr. Brindle explained street and alley closings are regulated by General Statute 160A-299, and the closing of a street must not be contrary to the public interest, and no individual shall be deprived of reasonable means of ingress and egress to their property. She stated staff believes that these conditions have been satisfied.

b) Mayor Alexander convened a public hearing, after due notice thereof, to receive comments regarding closing an unimproved right-of-way in the 300 block of Harrel Street.

There being no one to address Council, Mayor Alexander closed the public hearing and indicated comments regarding CD-01-2021 will be accepted for 24 hours from the close of the public hearing.

NORTH CAROLINA DEPARTMENT OF TRANSPORTATION CONCEPT PLAN AND CONSIDERATION FOR STATEWIDE SAFETY FUNDING

City Engineer Wendy Brindle addressed Council regarding a North Carolina Department of Transportation (NCDOT) concept plan for a U-turn bulb on Jake Alexander Boulevard near Morlan Park Road and a submission for consideration for statewide safety funding. She referenced a map of the area, and she pointed out Jake Alexander Boulevard and Morlan Park Road. She explained due to angle accidents at the intersection of the two roads NCDOT installed a median that allows drivers to turn left from Jake Alexander Boulevard onto Morlan Park Road, but will not allow a left turn from Morlan Park Road onto Jake Alexander Boulevard.

Ms. Brindle stated Morlan Park Road has served as a cut-through for drivers. She noted staff posted message signs at the end of Morlan Park and Faith Roads directing traffic and letting drivers know that they cannot turn left onto Jake Alexander Boulevard, but the efforts have been unsuccessful. She explained NCDOT cannot post no U-turns at this location because it is a legal maneuver.

Ms. Brindle noted NCDOT would like to construct a longer median that would include an apron so the U-turn could be made safely. She stated NCDOT is not requesting funds from the City, but requests its support so it can submit the project for statewide safety funding consideration.

Councilmember Sheffield indicated the neighborhood has been divided into two sections, and she asked if the concept plan will include the area near the railroad tracks. Ms. Brindle explained the data indicates the safety issue is east of Morlan Park Road. She pointed out with the railroad track on the western end there is limited space for an apron, and she noted she will contact
NCDOT regarding its plans for the area near the railroad tracks. Ms. Sheffield expressed concerns regarding the other side away from Morlan Park Road.

Thereupon, Councilmember Sheffield made a motion to support a concept plan by the North Carolina Department of Transportation for a U-turn bulb on Jake Alexander Boulevard and submission for statewide safety funding consideration.

Councilmember Miller asked if Council should request clarification regarding safety issues in the other direction before it proceeds with the motion. Ms. Brindle suggested as part of Council’s support it could request consideration for the additional safety issues.

City Manager Lane Bailey clarified Ms. Brindle is suggesting Council amend the motion to support the proposal and consider the additional concerns. Mayor Alexander amended the motion to state while Council supports the request it is also requesting NCDOT consider the area near the railroad tracks. Ms. Sheffield agreed.

Upon a roll call vote Mayor Alexander voted AYE, Mayor Pro Tem Heggins voted AYE, Councilmember Miller voted AYE, Councilmember Post voted AYE, and Councilmember Sheffield voted AYE. (5-0)

COMMUNITY DEVELOPMENT BLOCK GRANT AND HOME PROGRAM FUNDS FY2021-2022 DRAFT ACTION PLAN AND BUDGET

Housing Planner Candace Edwards presented the Draft FY2021-2022 Action Plan and Budget for the use of Community Development Block Grant (CDBG) and HOME Program Funds from the United States Department of Housing and Urban Development (HUD). She explained in FY2021-2022 the City will receive $456,668:

- $285,158 in CDBG funds
- $25,000 in CDBG program income
- $146,510 in HOME Program funds

Ms. Edwards noted the goals for the FY2021-2022 Action Plan:

- To increase supply of decent, affordable housing
- To improve public facilities and infrastructure
  o Lash Drive sidewalks
- To provide opportunities for home ownership
- To provide assistance to public service agencies
- To affirmatively further fair housing
- To effectively plan and administer programs
Ms. Edwards reviewed project activities:

- **Housing**
  - Owner occupied rehabilitation $157,043.62
- **Infrastructure Activities**
  - Lash Drive Sidewalk Project $17,569.18
- **Public Services with a 15% cap at $42,500**
  - Rowan Helping Ministries $10,000
  - Family Crisis Council $10,000
  - Capstone Recovery Ctr. $5,000
  - Meals on Wheels $7,500
  - One Love, Inc. $10,000
- **Program Administration with a 20% cap**
- **General Administration** $57,031.60
- **Program Income** $25,000.00
- **Debt Service for the Park Avenue Center** $35,739.90
  - Total CDBG Funds $310,158.00

Ms. Edwards then reviewed the HOME Program Budget:

- **Project activities:**
  - Housing activities
    - Owner occupied rehabilitation $108,217
    - Down payment assistance $30,000
  - Program administration
    - General administration $8,293
  - Total HOME Funds $134,202

Mayor Alexander asked about the funding in relation to previous years. Ms. Edwards indicated the funding is consistent with previous years.

Councilmember Post asked about the administration expenses for CDBG and HOME Program funds. Ms. Edwards noted CDBG administration funds are allocated to the City and HOME Program administrations funds are allocated to the Community Development Corporation (CDC).

Ms. Edwards indicated a public hearing was held March 4, 2021, and she stated the Annual Action Plan is available for public review. She commented a public input stakeholder meeting was held March 29, 2021 and a second meeting will take place May 6, 2021 at 5:00 p.m. She noted the Action Plan and Budget will be brought back to Council on June 1, 2021, and the plan will be submitted to HUD on June 4, 2021.

Ms. Edwards stated in FY2020-2021 $46,393.82 was allocated for the Lash Drive Sidewalk Project and in FY2021-2022 $17,569.18 was allocated to complete the project.

Mayor Alexander thanked Ms. Edwards for her presentation.
RECESS

Councilmember Miller requested Council take a 10-minute recess.

SELECTIONS – PAUL BRUHN GRANT PROGRAM

Planning Services Director Hannah Jacobson noted in September 2020 the City was awarded a $543,185 grant from the National Parks Service to create a sub-grant program to fund historic rehabilitations within the Salisbury Historic District. She added in November 2020 Council adopted program guidelines. She stated the goals of the program are:

- Substantial Rehabilitation
  - $100,000 minimum investment in the property
- Grant will provide a 25% match to a 75% investment
  - Award up to $150,000 in grant funding
- Selection criteria aimed at incentivizing projects that:
  - Activate the Bell Tower Green Park
  - Create residential units
  - Rehabilitate commercial units
  - Rehabilitate older structures
  - Install sprinkler systems
  - Add to the back-alley fire loop system
  - Create affordable housing
  - Contract with minority-owned or women-owned businesses
  - Substantially invest private funds

Ms. Jacobson reviewed a timeline for the project:

- Part A applications were due December 31, 2020
  - 9 applications were received
    - 8 applications met the criteria
- Part B applications were due April 22, 2021
  - 5 applications were received
- A review committee selection meeting took place April 27, 2021

Ms. Jacobson noted all five projects were funded at the full amount under program guidelines. She noted applications were received for:

- 121 West Innes Street the Holmes Building
  - Estimated capital investment $112,365
  - Grant award $28,091
- 133 South Main Street the Bell Block
  - Estimated capital investment $2,200,000
  - Grant award $150,000
- 212 West Liberty Street the Glenn Manse
  - Estimated capital investment $145,000
Grant award $36,250
- 115 South Jackson Street the Wrenn House Historic Female Academy Building
  - Estimated capital investment $1,300,000
  - Grant award $93,780
- Pending project – applicant requested anonymity

Ms. Jacobson stated staff is requesting Council consider awarding $458,091, and she pointed out approximately $42,000 remains in surplus funding. She indicated staff anticipates a second call for applications will take place in the fall. She stated Fire Suppression Grants can be applied for separately and must be approved by Council. City Manager Lane Bailey added the pending project will be brought back to Council for its approval.

Councilmember Post asked about the funding procedure. Ms. Jacobson explained for Part B of the application process applicants submitted cost estimates for the projects. She noted the grant offers up to 25% reimbursement of eligible costs. She added the maximum grant award is $150,000.

Councilmember Miller noted $3.757 million in downtown investment will take place with $308,000 in grant funding or 8.2% of the total investment. He added he supports the project, and he indicated the downtown can support additional residential units which will lead to a more vibrant downtown. He thanked staff for its work on the project and the investors who are willing to invest in the City.

Thereupon, Councilmember Post made a motion to authorize the City Manager to execute contracts for the Paul Bruhn Grant Program for 212 West Liberty Street, 133 South Main Street, 121 West Innes Street, and 115 South Jackson Street totaling $308,091. Upon a roll call vote Mayor Alexander voted AYE, Mayor Pro Tem Heggins voted AYE, Councilmember Miller voted AYE, Councilmember Post voted AYE, and Councilmember Sheffield voted AYE. (5-0)

**BOARDS AND COMMISSIONS**

**Greenway, Bicycle, and Pedestrian Committee**

Upon a motion by Councilmember Miller, and a roll call vote with Mayor Alexander, Mayor Pro Tem Heggins, and Councilmembers Miller, Post, and Sheffield voting AYE, the following reappointments and appointment were made to the Greenway, Bicycle and Pedestrian Committee:

- Mr. Edward Hirst  Term Expires 3/31/2024
- Ms. Amy Smith  Term Expires 3/31/2024
- Mr. Kyle Whisenant  Term Expires 3/31/2024
Housing Advocacy Commission

Upon a motion by Councilmember Sheffield, and a roll call vote with Mayor Alexander, Mayor Pro Tem Heggins, and Councilmembers Miller, Post, and Sheffield voting AYE, the following appointments were made to fulfill vacancies on the Housing Advocacy Commission:

- Ms. Barbara Sorel (Landlord)  Term Expires 3/31/2022
- Ms. Judith Whitehead (At-large)  Term Expires 3/31/2023

Hurley Park Advisory Board

Upon a motion by Mayor Alexander, and a roll call vote with Mayor Alexander, Mayor Pro Tem Heggins, and Councilmembers Miller, Post, and Sheffield voting AYE, the following reappointments made to the Hurley Park Advisory Board:

- Ms. Kathryn Davis  Term Expires 3/31/2024
- Ms. Laura Thompson  Term Expires 3/31/2024

Transportation Advisory Board

Upon a motion by Councilmember Post, and a roll call vote with Mayor Alexander, Mayor Pro Tem Heggins, and Councilmembers Miller, Post, and Sheffield voting AYE, the following appointment was made to the Greenway, Bicycle and Pedestrian Committee:

- Mr. George Benson  Term Expires 3/31/2024

CITY ATTORNEY’S REPORT

City Attorney Graham Corriher had nothing to report to Council.

Mayor Alexander asked about Council’s role regarding the litigation involving the Police Department. Mr. Corriher suggested communications regarding the case go through the Communications Department. He added if the City feels it needs to comment, it can work with Communications Director Linda McElroy, City Manager Lane Bailey, or himself.

Mayor Pro Tem Heggins requested a work session with the City Attorney, City Manager, Police Chief and Council to review the Use of Force Policy and the analysis of the Use Force Policy and the K9 program.

Councilmember Post commented policies are set for people to do the right thing and occasionally someone does not do the right thing. He noted he trusts the City Manager, City Attorney and Police Chief, but he added he supports a work session if it is in the best interest of the City to provide transparency and accountability to the public.
Councilmember Miller pointed out he expects anyone working for the City to do the right thing no matter which department they work for. He noted he does not think Council needs a work session, and he suggested the Use of Force Policy report be provided to Council during a regular Council meeting since it is open to the public.

Mayor Pro Tem Heggins requested the Use of Force Policy be provided to Council for review. She noted it can be discussed during a Council meeting or a separate work session, but she would like to dedicate time to the discussion.

Councilmember Sheffield commented she spoke with Mr. Bailey regarding the things that are taking place in the community and the need for culture shift. She asked Mr. Bailey to work with Police Chief Jerry Stokes on what has been done, and what will be done to work on a culture shift for the Police Department and what is taking place around policy review. She indicated she is in favor of having a discussion during either a work session or a regular Council meeting.

Mayor Alexander requested information be provided to Council and a meeting be set for the Police Chief to attend and answer questions.

**CITY MANAGER’S REPORT**

City Manager Lane Bailey pointed out information will be provided to Council regarding the Use of Force Policy and statistics are in the Police Department’s annual report. He indicated the information is also located on the City’s webpage.

Mayor Pro Tem Heggins requested the information regarding the Use of Force Policy be easy for the public to locate on the City website. Mr. Bailey commented he will speak to Communications Director Linda McElroy to ensure the information is readily available.

**COUNCIL COMMENTS**

Councilmember Post commented Fire Chief Bob Parnell’s presentation and the work performed by the Fire Department is phenomenal.

Councilmember Post noted he spoke with City Manager Lane Bailey and City Attorney Graham Corriher about establishing a foundation for members of the Police and Fire Departments. He added the foundation could help recruit those interested in the departments and use funds to provide various things such as a workout center or a small gym. He asked Mr. Corriher if the foundation is available to receive funds. Mr. Corriher agreed, and he added he will speak with Police Chief Jerry Stokes to confirm the details and provide further information to Council.

Councilmember Sheffield thanked the Human Relations Council (HRC) and its subcommittee the Covenant Community Connection that hosted a Racial Wealth Gap Program. She thanked them for their hard work in developing and hosting the program.
Councilmember Sheffield thanked Ms. Lisa Wear for serving on the Greenway Bicycle and Pedestrian Committee, and she also thanked Ms. Barbara Perry for serving on the Housing Advocacy Commission (HAC) and for their great work over the years.

Councilmember Sheffield pointed out Communications Director Linda McElroy received the 2021 Chris Coulson Communicator of the Year Award by the North Carolina City and County Communicators.

**MAYOR PRO TEM COMMENTS**

Mayor Pro Tem Heggins thanked Council for discussing the Use of Force Policy meeting request.

Mayor Pro Tem Heggins congratulated Communications Director Linda McElroy on her 2021 Chris Coulson Communicator of the Year award.

Mayor Pro Tem Heggins thanked the Fire Department for their rescues, and she noted she is always inspired by the firefighters and the work they do. She then thanked staff for the great work it does for the City.

**MAYOR’S ANNOUNCEMENTS AND COMMENTS**

Mayor Alexander announced a Peace Officers Memorial Service will be held May 14, 2021 at 11:30 a.m. at the Rowan County Court House front lawn located at 210 North Main Street. For additional information or questions, please contact Sergeant Daniel Lancaster at 704-638-2130.

Mayor Alexander announced Salisbury Parks and Recreation will host the 25th Annual Father Daughter Dance for girls ages 4 through 13 and their fathers on Friday, May 14, 2021 and Saturday, May 15, 2021 from 6:00 until 9:00 pm at the Salisbury Civic Center. The 2021 event has been divided into two days due to current indoor capacity restrictions. Tickets are $11 each and must be purchased in advance at www.salisburync.gov/play. For more information, please call (704) 216-PLAY.

Mayor Alexander announced Downtown Salisbury, Inc. will host the 8th Annual Wine About Winter event Friday, June 18, 2021 from 5:00 p.m. until 9:00 p.m. Tickets include a tasting pass, signature Wine About Winter tasting glass and a carrying bag. For ticket sales and detailed information visit www.downtownsalisburync.com or call (704) 637-7814. Tickets are $22.50 in advance and $30 the day of the event.

Mayor Alexander thanked the Fire Department for their rescue work. She thanked staff for its great work it does for the citizens and the City.
ADJOURNMENT

Motion to adjourn the meeting was made by Councilmember Miller. All Council members in attendance agreed unanimously to adjourn. The meeting was adjourned at 8:30 p.m.

__________________________________________
Karen Alexander, Mayor

__________________________________________
Kelly Baker, City Clerk
SALISBURY, NORTH CAROLINA
MAY 4, 2021

SPECIAL MEETING

PRESENT: Mayor Karen K. Alexander, Presiding; Mayor Pro Tem Al Heggins, Council Members William Brian Miller (Mr. Miller joined the meeting at 5:15 p.m.), David Post and Tamara Sheffield; City Manager W. Lane Bailey, City Clerk Kelly Baker; and City Attorney J. Graham Corriher.

ABSENT: None.

In response to the State of Emergency declaration related to the spread of COVID-19 and to limit physical interactions and the potential spread of COVID-19 the Salisbury City Council met electronically. The meeting was called to order by Mayor Alexander at 4:00 p.m. A moment of silence was taken.

CLOSED SESSION

Thereupon, Councilmember Sheffield made a motion to go into closed session to consult with an attorney as allowed by NCGS 143-318.11(a)(3).

Upon a roll call vote Mayor Alexander voted AYE, Mayor Pro Tem Heggins voted AYE, Councilmember Post voted AYE and Councilmember Sheffield voted AYE. (4-0)

RETURN TO OPEN SESSION

Mayor Alexander reconvened the meeting in open session.

Mayor Alexander stated no action was taken during closed session.
ADJOURNMENT

Motion to adjourn the meeting was made by Councilmember Post. All Council members in attendance agreed by roll call vote to adjourn. The meeting was adjourned at 6:00 p.m.

__________________________________________
Karen Alexander, Mayor

__________________________________________
Kelly Baker, City Clerk
SALISBURY, NORTH CAROLINA
MAY 6, 2021

SALISBURY CITY COUNCIL

MAY 6, 2021
– SPECIAL MEETING

SALISBURY, NORTH CAROLINA
MAY 6, 2021

SPECIAL MEETING

PRESENT: Mayor Karen K. Alexander, Presiding; Mayor Pro Tem Al Heggins, Council Members William Brian Miller, David Post and Tamara Sheffield; City Manager W. Lane Bailey, City Clerk Kelly Baker; and City Attorney J. Graham Corriher.

ABSENT: None.

In response to the State of Emergency declaration related to the spread of COVID-19 and to limit physical interactions and the potential spread of COVID-19 the Salisbury City Council met electronically. The meeting was called to order by Mayor Alexander at 5:30 p.m. A moment of silence was taken.

ADOPTION OF THE AGENDA

Thereupon, Councilmember Post made a motion to adopt the agenda. Upon a roll call vote Mayor Alexander voted AYE, Mayor Pro Tem Heggins voted AYE, Councilmember Miller voted AYE, Councilmember Post voted AYE, and Councilmember Sheffield voted AYE. (5-0)

BUDGET PREPARATION DISCUSSION

City Manager Lane Bailey discussed preparations of the FY2021-2022 budget. He stated revenues for the current year have been better than anticipated and it is anticipated the City will finish with approximately $1.5 million in surplus.

Mr. Bailey stated the General Fund of the draft budget is currently out of balance by $1,266,950. He explained the proposed budget includes several capital items that will be paid using a Fund Balance appropriation of $909,923 leaving a gap of $357,027. He reviewed options to cover the gap:
Mr. Bailey reviewed the items included in the current draft budget:

- 5% across the board for sworn Police positions - July 1
- 5% - 15% for Public Works - July 1
  - Streets and Waste Management, Solid Waste, Grounds Maintenance, Stormwater, Utility Asphalt Maintenance
- 2% Cost of Living Adjustment for all employees - January 1

Mr. Bailey then discussed several operating items that are not currently included in the budget but Council may wish to consider funding:

- Additional 1.5% raises for sworn Police positions $92,000
- Other areas with recruiting challenges $258,000
- Increase 401(k) from 3% to 4% for all employees except sworn Police
  - General Fund - $129,000
  - Stormwater Fund – 4,620
  - Water and Sewer Fund - $47,200
  - Transit Fund - $5,100

Mr. Bailey noted Fire Station 3, which is estimated to cost $7 million, is a large capital item that is also not included in the draft budget.

Mr. Bailey reviewed options for covering the items not included in the draft budget:

- Do not fund pay increases not already in the budget
- Appropriate additional Fund Balance - $479,000
  - $92,000 salary
  - $258,000 other recruiting
  - $129,000 401(k) increase
- Increase tax rate by 1.55 cents - $479,000

He noted the options for funding construction of Fire Station 3 would be increasing the tax rate by 2.34 cents to cover an estimated debt service of $725,862, or use American Rescue Plan (ARP) funds if the use is determined to be eligible.

Mr. Bailey reviewed the assessed valuation for the City and noted the valuation in 2011 dropped and did not return to the same value until 2020. He stated he believes the assessed values do not reflect the development and growth that has taken place. He added he is comfortable recommending the appropriation of additional Fund Balance based on the development and growth in the City.
Mr. Bailey stated guidance for use of ARP funds has not yet been issued. He stated staff is waiting for the guidance to determine eligible uses, and there are several large purchases that might qualify:

- Fire Station 3
- Fire Trucks (three needed in next three* years)
- Fire Station 2 decontamination building
- Telecommunications Upgrade in 2024

Mayor Alexander asked what the City’s percentage of Fund Balance would be if additional Fund Balance is appropriated. Finance Director Shannon Moore noted with the anticipated surplus and appropriation it would be 31.59%.

Councilmember Post stated even though the Fund Balance percentage may go down he thinks this year may be the time to appropriate Fund Balance. He noted with the increase in development permits the tax base should increase. He commented on the potential use of ARP funds and noted if the Fibrant debt could be refinanced it would free up money for use in other areas.

Councilmember Miller asked if it made sense to use Fund Balance to pay down the Fibrant debt to either shorten the term or reduce the payments. He commented he would like to see an analysis that shows what amount of Fund Balance could be used without hurting the City’s reserve and still create a benefit on the debt. He stated he could not support a tax increase for the next fiscal year. Mayor Alexander agreed.

Mr. Bailey stated staff can explore paying down the debt and will talk with the Local Government Commission (LGC) about the possibility of refinancing the debt. He noted the LGC would typically give pause if the Fund Balance percentage was to drop substantially, but if it knew it was reduced to reduce debt they may approve the use.

Ms. Moore indicated staff will work with the City’s financial advisor to discuss the debt, and she noted there is a penalty for early payment associated with it.

Mayor Pro Tem Heggins commented she would also like to have the analysis suggested by Councilmember Miller along with projections for rebuilding the Fund Balance if it is used. She added she did not want to raise taxes if possible.

Mr. Bailey stated there is a consensus from Council for no tax increase but to move forward with the appropriation of Fund Balance and work with the LGC regarding refinancing the Fibrant debt. He noted an analysis could not be done prior to the budget presentation May 18, 2021, but staff would continue to work on gathering the information and action could be taken after the new budget was in place.

There was discussion regarding the interest rate on the current debt. Ms. Moore stated the rate for the Fibrant debt is 2.15% and the debt for Fire Station 6 is 3.17%.

Councilmember Sheffield stated she understands Councilmember Miller’s idea, but she is concerned about the percentage of Fund Balance that would be available and if the City would be
prepared if another pandemic emergency occurs. She asked staff to look at the interest rate trends and to also determine the amount of the penalty if the debt is paid early. She added she could not support a tax increase.

Mayor Alexander commented that when the City’s tax rate is out of alignment with surrounding communities it can drive economic development away from the City.

Mr. Bailey reviewed the direction from Council that it would not support a tax increase and to use Fund Balance to balance the next fiscal year budget. He stated he will use the direction provided by Council to finish the draft budget. He added staff will also begin working with the financial advisor and the LGC to discuss refinancing the Fibrant debt.

There was discussion regarding the lowest percentage of Fund Balance that would be acceptable, and Mr. Bailey stated he would not be comfortable going lower than 24%. Council agreed. Mr. Bailey indicated he will present the draft budget to Council at its May 18, 2021 meeting, and Council can set worksessions following the presentation to go through the budget in more detail.

Councilmember Miller reminded Mr. Bailey of the Delta sheets provided to Council last year indicating the major areas of change in the budget. Mr. Bailey stated staff believed the Delta sheets were extremely helpful and will provide them as part of this budget process as well.

Mayor Alexander asked if Mr. Bailey had looked at the retirement increases being proposed by the State. Mr. Bailey indicated he has and the increases have been incorporated in the budget. He added there will not be an increase in health insurance rates for either the City or employees, and he noted staff has been impressed with the vendor handling the insurance contract.

Mr. Bailey thanked Ms. Moore, Budget Manager Anna Bumgarner, Finance Manager Wade Furches and the Management Team for its work throughout the challenges of the past year.

**ADJOURNMENT**

Motion to adjourn the meeting was made by Councilmember Post. All Council members in attendance agreed by roll call vote to adjourn. The meeting was adjourned at 6:31 p.m.

_________________________________________
Karen Alexander, Mayor

_________________________________________
Kelly Baker, City Clerk
Salisbury City Council
Agenda Item Request Form

Please Select Submission Category:  □ Public  □ Council  □ Manager  ☒ Staff

Requested Council Meeting Date:  05/18/2021

Name of Group(s) or Individual(s) Making Request: Nick Aceves, Parks and Recreation

Name of Presenter(s): Nick Aceves

Requested Agenda Item: Adopt a Budget ORDINANCE Amendment to the FY 2020-2021 budget in the amount of $15,750 to appropriate a Parks and Recreation-Hurley Park donation.

Description of Requested Agenda Item: The City of Salisbury Parks and Recreation Department have received a donation to support deck repair and plant replacement at Hurley Park.

Attachments:  ☒ Yes  □ No

Fiscal Note: (If fiscal note requires approval by finance department because item exceeds $100,000 or is related to grant funds, please fill out signature blocks for finance at bottom of form and provide supporting documents)

Action Requested of Council for Agenda Item:  (Please note if item includes an ordinance, resolution or petition)

Contact Information for Group or Individual: Nick Aceves 704-638-5299

☒ Consent Agenda (item requires no discussion and will be voted on by Council or removed from the consent agenda to the regular agenda)

□ Regular Agenda (item to be discussed and possibly voted on by Council)

FINANCE DEPARTMENT INFORMATION:

Finance Manager Signature

Department Head Signature

Budget Manager Signature

****All agenda items must be submitted at least 7 days before the requested Council meeting date****

For Use in Clerk’s Office Only
Salisbury City Council
Agenda Item Request Form

☐ Approved  ☐ Delayed  ☐ Declined

Reason:
AN ORDINANCE AMENDING THE 2020-2021 BUDGET ORDINANCE OF THE CITY OF SALISBURY, NORTH CAROLINA TO APPROPRIATE A DONATION TO HURLEY PARK

Be it ordained by the City Council of the City of Salisbury, North Carolina, as follows:

Section 1. The City has received a donation from the Salisbury-Rowan Community Foundation for Hurley Park – current expenses. General Statutes require that the City appropriate these revenues so that they can be legally spent.

Section 2. That the 2020-2021 Budget Ordinance of the City of Salisbury, adopted on June 16, 2020, is hereby amended as follows:

(a) That the following General Fund line items be amended as follows:

(1) Increase line item 010-000-000-482202 $15,750
    Hurley Park - Donations

(2) Increase line item 010-621-612-545000 $15,750
    Special Projects

Section 4. That all ordinances, or parts of ordinances, in conflict with this ordinance are hereby repealed to the extent of such conflict.

Section 5. That this ordinance shall be effective from and after its passage.
Salisbury City Council
Agenda Item Request Form

Please Select Submission Category: ☑ Public ☐ Council ☐ Manager ☑ Staff

Requested Council Meeting Date: 5-18-2021

Name of Group(s) or Individual(s) Making Request: Public Works - Telecommunications

Name of Presenter(s): Terry Buff, Craig Powers

Requested Agenda Item: 1 Year Extension to the Radio System Maintenance Contract

Description of Requested Agenda Item: Attached is a quotation from Motorola to extend its maintenance contract by one year for the City’s radio system. This contract is to provide maintenance, monitoring and needed upgrades for the upcoming fiscal year. By extending the contract by one year we plan to bid the contract concurrently with Rowan County for a multiyear contract next spring. The system uses both City and County infrastructure but in the past have bid each other’s maintenance contracts separately. Next spring both contracts would be up for renewal and we expect to benefit from this partnership.

Attachments: ☑ Yes ☐ No

Fiscal Note: (If fiscal note requires approval by finance department because item exceeds $100,000 or is related to grant funds, please fill out signature blocks for finance at bottom of form and provide supporting documents)

This amount is included in Telecommunications FY22 budget in contracted services.

Action Requested of Council for Agenda Item: Council to consider authorizing an extension of a maintenance contract with Motorola for one year in the amount of $252,934.

Contact Information for Group or Individual: Terry Buff, Telecommunications Manager
704-638-5399, tbuff@salisburync.gov

☐ Consent Agenda (item requires no discussion and will be voted on by Council or removed from the consent agenda to the regular agenda)

☐ Regular Agenda (item to be discussed and possibly voted on by Council)

FINANCE DEPARTMENT INFORMATION:

S. Wade Fouches
Finance Manager Signature

W. Gilmore
Department Head Signature

Anna Burcham
Budget Manager Signature
For Use in Mayor’s Office Only

☐ Approved  ☐ Declined

Reason:
City of Salisbury 2021 - 2022 Maintenance and SUA II Pricing

<table>
<thead>
<tr>
<th>SERVICE PACKAGE</th>
<th>1 YEAR CONTRACT: 7/1/2021 - 6/30/2022</th>
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<tbody>
<tr>
<td>Essential</td>
<td>$98,918</td>
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<tr>
<td>Network Updates (SUA II)</td>
<td>$141,269</td>
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<tr>
<td>SCADA Onsite Support</td>
<td>$9,670</td>
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<tr>
<td>ASTRO STAT Procurement</td>
<td>$3,076</td>
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<td><strong>Grand Total</strong></td>
<td><strong>$252,934</strong></td>
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**ADDITIONAL - MICROWAVE SUPPORT**

<table>
<thead>
<tr>
<th>PTP System</th>
<th>7/1/2021 - 6/30/2022</th>
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<tbody>
<tr>
<td>Onsite (MCA)</td>
<td>$7,385</td>
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<tr>
<td>Part Replacement (See Note)</td>
<td>$29,615</td>
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<tr>
<td><strong>Grand Total</strong></td>
<td><strong>$37,000</strong></td>
</tr>
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</table>

**Essential Services Includes:** Network Monitoring, Technical Support, Dispatch, Onsite (Backup), Infrastructure Repair with Advance Replacement, Security Update, Remote Security Updates, Security Monitoring, Network Updates (SUA II)

**Above Pricing is valid to 6/01/2021**
Salisbury City Council
Agenda Item Request Form

Please Select Submission Category:  □ Public  □ Council  □ Manager  □ Staff

Requested Council Meeting Date:  5/18/2021

Name of Group(s) or Individual(s) Making Request:  Salisbury Police Department/Jerry Stokes

Name of Presenter(s):  Chief Jerry Stokes

Requested Agenda Item:  Resolution renewing authorization to enter a mutual aid agreement through the Centralina Regional Council

Description of Requested Agenda Item:  On May 15, 2018, Council approved a resolution that authorized the Police Chief of the City of Salisbury to enter into agreements for exchanging law enforcement officers, equipment or supplies in accordance with the provisions of North Carolina General Statute 160A-288. The agreement and authorization needs to be renewed for the next period of the agreement.

Attachments:  □ Yes  □ No

Fiscal Note:  (If fiscal note requires approval by finance department because item exceeds $100,000 or is related to grant funds, please fill out signature blocks for finance at bottom of form and provide supporting documents)

Action Requested of Council for Agenda Item:  Approve resolution to allow the Salisbury Police Department, under the direction of the Police Chief, renew the Centralina Regional Council mutual aid agreement.

Contact Information for Group or Individual:  Chief Jerry Stokes 704-638-2133

☐ Consent Agenda (item requires no discussion and will be voted on by Council or removed from the consent agenda to the regular agenda)

☐ Regular Agenda (item to be discussed and possibly voted on by Council)

FINANCE DEPARTMENT INFORMATION:

Finance Manager Signature

Department Head Signature

Budget Manager Signature

****All agenda items must be submitted at least 7 days before the requested Council meeting date***

For Use in Clerk's Office Only

☐ Approved  ☐ Delayed  ☐ Declined

Reason:
RESOLUTION AUTHORIZING THE POLICE CHIEF TO ENTER INTO LAW ENFORCEMENT MUTUAL ASSISTANCE AGREEMENTS WITH OTHER LAW ENFORCEMENT AGENCIES

WHEREAS, North Carolina General Statute 160A-288 promotes cooperation between law enforcement agencies by authorizing the head of any law enforcement agency to temporarily provide assistance to another agency in enforcing the laws of North Carolina if so requested in writing by the head of the requesting agency; and

WHEREAS, the assistance may comprise allowing officers of the agency to work temporarily with officers of the requesting agency and lending equipment and supplies; and

WHEREAS, while working with the requesting agency under the authority of this statute, an officer shall have the same jurisdiction, powers, rights, privileges, and immunities as the officer of the requesting agency, in addition to those he normally possesses; and

WHEREAS, while on duty with the requesting agency, the officer shall be subject to the lawful operational command of his superior officers in the requesting agency, but for personnel and administrative purposes, he shall remain under the control of his own agency, including for purposes of pay; and

WHEREAS, an officer shall be entitled to Workmen's Compensation and the same benefits when acting pursuant to a law enforcement assistance agreement to the extent as though he were functioning within the normal scope of his duties.

NOW, THEREFORE, BE IT RESOLVED that the Salisbury City Council designates the Police Chief of the City of Salisbury as the "Head" of the City's Police Department as the term is used in North Carolina General Statute 160A-288 and the said Police Chief is hereby delegated authority to make or grant requests pursuant to this statute.

BE IT FURTHER RESOLVED that the Police Chief of the City of Salisbury is hereby authorized to enter into agreements for exchanging law enforcement officers, equipment or supplies in accordance with the provisions of North Carolina General Statute 160A-288.

Adopted this the 15th day of May 2018.

Mayor Al Heggins

ATTEST:

Diane Gilmore, City Clerk
RESOLUTION AUTHORIZING THE POLICE CHIEF TO ENTER INTO LAW ENFORCEMENT MUTUAL ASSISTANCE AGREEMENTS WITH OTHER LAW ENFORCEMENT AGENCIES

WHEREAS, North Carolina General Statute 160A-288 promotes cooperation between law enforcement agencies by authorizing the head of any law enforcement agency to temporarily provide assistance to another agency in enforcing the laws of North Carolina if so requested in writing by the head of the requesting agency; and

WHEREAS, the assistance may comprise allowing officers of the agency to work temporarily with officers of the requesting agency and lending equipment and supplies; and

WHEREAS, while working with the requesting agency under the authority of this statute, an officer shall have the same jurisdiction, powers, rights, privileges, and immunities as the officer of the requesting agency, in addition to those he normally possesses; and

WHEREAS, while on duty with the requesting agency, the officer shall be subject to the lawful operational command of his superior officers in the requesting agency, but for personnel and administrative purposes, he shall remain under the control of his own agency, including for pay; and

WHEREAS, an officer shall be entitled to Workmen’s Compensation and the same benefits when acting pursuant to a law enforcement assistance agreement to the extent as though he were functioning with the normal scope of his duties.

NOW, THEREFORE, BE IT RESOLVED that the Salisbury City Council designates the Police Chief of the City of Salisbury as the “Head” of the City’s Police Department as the term is used in North Carolina General Statute 160A-288 and the said Police Chief is hereby delegated authority to make or grant requests pursuant to this statute.

BE IT FURTHER RESOLVED that the Police Chief of the City of Salisbury is hereby authorized to enter into agreements for exchanging law enforcement officers, equipment or supplies in accordance with the provisions of North Carolina General Statute 160A-288.

Adopted this 18th day of May 2021.

Mayor Karen K. Alexander

ATTEST:

Kelly Baker, City Clerk
REGIONAL LAW ENFORCEMENT
MUTUAL AID AGREEMENT

This Regional Law Enforcement Mutual Aid Agreement made and entered into this 1st day of June 2021, by and between the law enforcement agencies listed in the attached “List of Participating Agencies” and any other agencies added to this Agreement by amendment (“Participating Agencies”).

BASIS FOR AGREEMENT

North Carolina General Statutes Sections 160A-288, 153A-212 and 90-95.2 allow and authorize mutual aid assistance and cooperation between law enforcement agencies. The Participating Agencies wish to provide temporary assistance to one another in enforcing the General Statutes of North Carolina and acknowledge that this Agreement mutually benefits each Participating Agency in the form of enhanced law enforcement capabilities and efficiency within the jurisdiction of each Agency.

AGREEMENT

The Participating Agencies agree to the following terms and conditions:

1. REQUESTING ASSISTANCE

   a. REQUEST FOR ASSISTANCE. Under North Carolina General Statutes Sections 160A-288 and 90-95.2 any Participating Agency may request of the other the temporary lending of personnel, equipment and supplies. Execution of this Agreement by each undersigned agency constitutes and is deemed to be a standing request for assistance and an agreement to lend assistance as personnel and equipment permit by each Participating Agency.

   b. WRITTEN REQUEST. When temporary assistance is needed pursuant to this Agreement, the head of the Requesting Agency shall notify the head of the Assisting Agency of the need for such assistance and the requested assistance shall be provided if feasible to do so. Such request shall be made in writing whenever possible. Notification by the Division of Criminal Information (DCI) network shall be deemed written notification.

In accordance with North Carolina General Statutes Section 90-95.2(b1) requests for assistance shall be made by the head of an agency or an officer of the agency to whom the head of the agency has delegated that authority, but only one officer within the agency shall have the delegated authority at one time.

The following sample statement used as part of a DCI message would satisfy the statutory requirements for notification and may streamline the process:
Regional Law Enforcement  
Mutual Aid Agreement  
June 1, 2021

The [REQUESTING AGENCY NAME] acting under the authority of [REQUESTING AGENCY DIRECTOR AND TITLE] is requesting mutual aid assistance from the [ASSISTING AGENCY NAME]. The [REQUESTING AGENCY] requests [RESOURCES] to assist at [LOCATION]. The duration of this aid shall be [TIME FRAME].

c. EMERGENCY REQUEST. In an emergency situation, the notification of the need for emergency assistance need not be in writing, but a written notification shall be provided as soon thereafter as possible. In an emergency situation, the notification may be made by telephone or radio contact.

2. DUTIES OF REQUESTING AGENCY

a. OPERATIONAL COMMAND. While operating with the Requesting Agency under this Agreement, a law enforcement officer of an Assisting Agency shall be subject to the lawful operational command of the officer supervising the division or unit to which he or she is temporarily assigned to provide assistance, and shall operate under the direct supervision of said officer.

b. REPORTING REQUIREMENTS. The officer supervising the division or unit to which the Assisting Agency’s officer(s) is temporarily assigned shall provide a report to the head of the Assisting Agency summarizing the hours worked and the assignments performed by the temporarily assigned officer(s).

c. EQUIPMENT. The temporarily assigned officer(s) shall report to duty with the Requesting Agency with necessary equipment that has been issued by his or her own agency. The Requesting Agency shall supply the temporarily assigned officer with any additional money, equipment, supplies and/or support personnel reasonably necessary to perform his or her expected duties. If the Requesting Agency issues to temporarily assigned officer(s) any equipment that requires specialized training or certification, the Requesting Agency shall ascertain that the temporarily assigned officer(s) has undergone the necessary training or possesses the required certification.

3. DUTIES OF ASSISTING AGENCY

a. BENEFITS. For personnel and administrative purposes, the temporarily assigned officer(s) shall remain under the authority and control of their own Agency, and shall be entitled to Worker’s Compensation and other benefits to which he or she would normally be entitled were he or she not temporarily assigned.

b. DISCIPLINARY ACTIONS. Disciplinary actions arising out of temporary assistance provided under this Agreement shall remain the responsibility of the Assisting Agency. The officer
in charge of the division or unit in which an officer is temporarily assigned pursuant to this Agreement may, at any time, relieve such officer of his or her duties and shall immediately forward a written statement setting forth the reason for such action to the head of the Assisting Agency or their designee.

4. AUTHORITY OF ASSIGNED OFFICERS

While temporarily assigned to the Requesting Agency, law enforcement officer(s) of the Assisting Agency shall have the same jurisdiction, powers, rights, authority, benefits and immunities as the regular officers of the Requesting Agency in addition to those associated with his or her regular employment. Nothing contained in this Agreement shall be construed as limiting or reducing any Participating Agency or officer’s common law or statutory authority, including but not limited to the common law power of *posse comitatus* or the statutory authority conferred by North Carolina General Statute Section 15A-402.

5. INSURANCE AND INDEMNITY

a. LIABILITY INSURANCE. The head of each Participating Agency certifies by execution of this Agreement that all employees subject to this Agreement or reasonably expected to be subject to this Agreement, including assisting officers, are covered by liability insurance.

b. INDEMNITY FOR ACTS OR OMISSIONS. The Requesting Agency specifically covenants and agrees to assume liability for any act or omission which was committed by, or was the responsibility of, the temporarily assigned officer(s), except as otherwise provided for in this Agreement. The Requesting Agency further agrees to hold harmless and indemnify the Assisting Agency for any damages or costs, including attorney’s fees, incurred by the Assisting Agency in this regard. The provisions of this paragraph regarding indemnity shall not apply to any Participating Agency whose officers are employees of the sovereign State of North Carolina and covered by the Tort Claims Act.

c. INDEMNITY FOR PROPERTY DAMAGE. The Requesting Agency agrees to hold harmless and indemnify the Assisting Agency for any damages or injury to the property of the Requesting Agency incurred in the course and scope of a temporarily assigned officer’s duties. The Assisting Agency agrees to hold harmless the Requesting Agency for any damages or injury to the property of the Assisting Agency. The provisions of this paragraph regarding indemnity shall not apply to any Agency whose officers are employees of the sovereign State of North Carolina and covered by the Tort Claims Act.

d. RIGHTS OF SUBROGATION. This Agreement shall not, however, be construed as a bar to any other rights or claims, either direct or by way of subrogation, which either Agency shall have against any other entity, party or person.
6. **TERM AND WITHDRAWAL**

   a. **TERM.** In any event, the term of this Agreement shall be for a period of three (3) years from the date first above written and shall terminate automatically at the expiration of that term.

   b. **WITHDRAWAL.** In the event a Participating Agency should desire to withdraw from this Agreement, the head of that Agency shall provide written notice to the head of the other Participating Agencies setting forth the effective date of such withdrawal.

7. **OTHER MUTUAL AID AGREEMENTS**

   This Agreement does not affect any other service or mutual aid agreement, previously entered into between two or more of the Participating Agencies for other services not contemplated by this Agreement, nor prevents the Participating Agencies from entering into other such agreements.

8. **GOVERNING BODY AUTHORIZATION**

   The head of each Participating Agency certifies by execution of this Agreement that their duly elected governing body has adopted an appropriate resolution or ordinance authorizing said Agency head to enter into this Agreement pursuant to North Carolina General Statutes Sections 160A-288 and 90-95.2. A copy of the authorizing resolution or ordinance for each Participating Agency shall be attached to this original Agreement and to each duplicate original of this Agreement.

9. **ADDITIONAL PARTICIPATING AGENCIES**

   Additional law enforcement agencies may participate in this Agreement by contacting Centralina Regional Council and signing an Amendment. Any Additional Participating Agencies will be bound by the Agreement to the same extent as all other Participating Agencies. The Filing Requirements of paragraph 10 below apply to each amendment.

10. **FILING REQUIREMENTS AND COPIES OF AGREEMENT**

    A complete, digital version of this Agreement shall be kept at the offices of Centralina Regional Council. Copies of the digital version including all received signature pages and amendments will be distributed in PDF format to all Participating Agencies. Any Participating Agency may file this Agreement with its County Clerk of Court,

    **IN WITNESS WHEREOF,** the parties hereto have set their hand and seals.
Regional Law Enforcement
Mutual Aid Agreement
June 1, 2021

LIST OF PARTICIPATING AGENCIES AND
SIGNATURE PAGES FOLLOW
Centralina Council of Governments
1300 Baxter Street
PO Box 35008
Charlotte, NC 28235

May 1, 2018

Jerome Stokes, Chief of Police, on behalf of the City of Salisbury Police Department, hereby agrees to the terms and conditions of the foregoing Centralina Council of Government’s Regional Law Enforcement Mutual Aid Agreement effective the 1st day of May, 2018. By signing below, Chief Stokes requests that the Salisbury Police Department be included as a Participating Agency in this Mutual Aid Agreement.

[Signature]
Jerome P. Stokes, Chief of Police

Sworn to and Subscribed Before Me
This 1 day of May, 2018.

Notary Public: [Signature]
My Commission Expires: [Signature]
Salisbury City Council
Agenda Item Request Form

Please Select Submission Category:  ☒ Public   ☐ Council   ☐ Manager   ☒ Staff

Requested Council Meeting Date:  5/18/2021

Name of Group(s) or Individual(s) Making Request:  Salisbury Police Department/Chief Jerry Stokes

Name of Presenter(s):  Chief Jerry Stokes

Requested Agenda Item:  Council to consider bestowing Officer Shanita Millsaps her sidearm and badge as a recognition of her retirement from the SPD on May 1, 2021.

Description of Requested Agenda Item:  Officers retiring from service from the SPD are gifted their sidearm and badge for the nominal fee of $1.00 per NCGS 20-187.2.

Attachments:  ☐ Yes   ☒ No

Fiscal Note:  (If fiscal note requires approval by finance department because item exceeds $100,000 or is related to grant funds, please fill out signature blocks for finance at bottom of form and provide supporting documents)

Action Requested of Council for Agenda Item:  (Please note if item includes an ordinance, resolution or petition)
In recognition of his service, Council consider gifting Officer Shanita Millsaps her sidearm and badge.

Contact Information for Group or Individual:  Chief Jerry Stokes, SPD 704-638-5333

☒ Consent Agenda  (item requires no discussion and will be voted on by Council or removed from the consent agenda to the regular agenda)

☐ Regular Agenda  (item to be discussed and possibly voted on by Council)

FINANCE DEPARTMENT INFORMATION:

_________________________________   _____________________________
Finance Manager Signature     Department Head Signature

______________________________
Budget Manager Signature

****All agenda items must be submitted at least 7 days before the requested Council meeting date****

For Use in Clerk’s Office Only
☐ Approved   ☐ Delayed   ☐ Declined

Reason:
Salisbury City Council
Agenda Item Request Form

Please Select Submission Category: □ Public    □ Council    □ Manager    □ Staff

Requested Council Meeting Date:   May 18, 2021

Name of Group(s) or Individual(s) Making Request: Engineering Department

Name of Presenter(s):   N/A

Requested Agenda Item:   Voluntary Annexation Request – PFJ Southeast, LLC

Description of Requested Agenda Item:
The Engineering Department has received a petition from PFJ, LLC to annex 8.754 acres, located on Peeler Road and identified on Rowan County Tax Map 408 as Parcels 024 and 089. In accordance with State Statutes, the annexation request will be discussed at three Council meetings. At the first meeting, Council will receive the request and adopt a resolution instructing the City Clerk to investigate the sufficiency of the request. At the second meeting, staff will certify the statutory requirements have been met, and Council will set a public hearing date. At the third meeting, Council will hold a public hearing and vote on the annexation.

Attachments:   □ Yes    □ No

Fiscal Note: (If fiscal note requires approval by finance department because item exceeds $100,000 or is related to grant funds, please fill out signature blocks for finance at bottom of form and provide supporting documents)
Fiscal impact is unknown at this time. This will be investigated and included in future Council correspondence.

Action Requested of Council for Agenda Item:   (Please note if item includes an ordinance, resolution or petition)
City Council to receive the request for the voluntary annexation of PFJ Southeast, LLC, Parcels 408-024 and 408-089, and adopt a resolution instructing the City Clerk to investigate the sufficiency of the request

Contact Information for Group or Individual:
Wendy Brindle, City Engineer
704-638-5201/wbrin@salisburync.gov

□ Consent Agenda (item requires no discussion and will be voted on by Council or removed from the consent agenda to the regular agenda)

□ Regular Agenda (item to be discussed and possibly voted on by Council)

FINANCE DEPARTMENT INFORMATION:

Finance Manager Signature                              Department Head Signature

Budget Manager Signature
***All agenda items must be submitted at least 7 days before the requested Council meeting date***

For Use in Clerk’s Office Only

☐ Approved

☐ Declined

Reason:
PETITION REQUESTING VOLUNTARY ANNEXATION
FOR PFJ Southeast LLC, Parcels 408 024 & 408 089

We the undersigned owners of real property respectfully request that the area described on the attached documents be annexed into the City of Salisbury. By signing this petition, we understand that the following conditions are the responsibility of the petitioners. Failure to meet the conditions may delay or invalidate the request:
1. The petition must be signed by all owners of real property in the area described and shall contain the address of each property owner.
2. The petition must include a metes and bounds description of the area to be annexed and a preliminary annexation boundary survey prepared by a Registered Land Surveyor. An original map of the final annexation boundary survey shall be completed after consultation with the City.
3. If the area is not contiguous to the primary City limits, the petition shall include documentation that:
   a) The nearest point of the described area is not more than three miles from the primary City limits.
   b) No point on the described boundary is closer to another municipality than to the City of Salisbury.
   c) No subdivision, as defined in GS 160A-376, will be fragmented by the proposed annexation.
4. Upon the effective date of annexation and thereafter, the described citizens and property shall be subject to municipal taxes and to all debts, laws, ordinances and regulations in force in the City of Salisbury and shall be entitled to the same privileges and benefits as other citizens and property in the City of Salisbury.

Property ID Printed Name Signature Owner’s Address
(TM 408 PCL 024 PFJ Southeast, LLC David Clothier, Authorized Representative PO Box 54650 Lexington, KY 40555
(TM 408 PCL 089)

(Attach additional petition forms if needed) Form Revised 2-08

Contact Person Liz Peterson Telephone Number (865) 474-3802

For Office Use Only:

Total number of parcels 2 Number Signed 2 % Signed 100 Date Returned 5-16-2021
Contiguous per GS 160A-31 or Non-contiguous "satellite" per GS 160A-58 (check one)
RESOLUTION DIRECTING THE CITY CLERK TO INVESTIGATE A PETITION RECEIVED UNDER G.S. 160A-58.1, FOR VOLUNTARY ANNEXATION OF 8.754 ACRES (PFJ SOUTHEAST, LLC), LOCATED OFF FAITH ROAD AND IDENTIFIED ON TAX MAP 408 PARCELS 024 AND 089

WHEREAS, a petition requesting annexation of an area described in said petition has been received on May 18, 2021 by the City Council; and

WHEREAS, G.S. 160A-58.1 provides that the sufficiency of the petition shall be investigated by the City Clerk before further annexation proceedings may take place; and

WHEREAS, the City Council of the City of Salisbury deems it advisable to proceed in response to this request for annexation;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Salisbury:

That the City Clerk is hereby directed to investigate the sufficiency of the above described petition and to certify as soon as possible to the City Council the result of that investigation.

________________________________________
Karen K. Alexander, Mayor

ATTEST:

________________________________________
Kelly Baker, City Clerk
Salisbury City Council
Agenda Item Request Form

Please Select Submission Category:  □ Public  □ Council  □ Manager  ☒ Staff

Requested Council Meeting Date:  May 18, 2021

Name of Group(s) or Individual(s) Making Request:  City Engineering

Name of Presenter(s):  Dana Ruth, Engineer

Requested Agenda Item:  Request from AT&T for encroachment into City Rights-of-Way

Description of Requested Agenda Item:  AT&T requests approval of installation of directional bore duct within the Right-of-Way in two different locations. One on N. Arlington Street near Margarets Way and on Brenner Avenue near Jake Alexander Blvd. City Council approval of encroachments is required by Section 11-24 (27) of the City Code. NCDOT must approve encroachments along state maintained roads.

Staff review included input from Engineering, Public Works and Salisbury-Rowan Utilities. Staff recommends approval subject to the following conditions:

- All improvements and restoration shall be made at no expense to the City.
- A $20,000 bond will be required prior to construction within the City Limits.
- A pre-construction meeting will be required prior to construction.
- On-site inspection will be required during all critical street crossings.
- Any markers for underground facilities shall be flush with the ground.
- Lane closures shall be coordinated through Engineering.
- AT&T shall participate with the State’s one-call locating program, and appropriate locater tape shall be installed to facilitate future field location.
- Engineering “as-built” plans shall be maintained by AT&T and made available to the City upon request.
- If the City (or State) makes an improvement to the public Right-of-Way, AT&T facilities shall be adjusted or relocated at no expense to the City (or State).

Attachments:  ☒ Yes  □ No

Fiscal Note:  (If fiscal note requires approval by finance department because item exceeds $100,000 or is related to grant funds, please fill out signature blocks for finance at bottom of form and provide supporting documents)

There is no budgetary impact on this item.

Action Requested of Council for Agenda Item:  (Please note if item includes an ordinance, resolution or petition)
City Council to consider approval of right-of-way encroachments by AT&T, for directional bore and duct on Arlington Street near Margarets Way and on Brenner Avenue near Jake Alexander Boulevard, per Section 11-24 (27) of the City Code. Subject to NCDOT approval.

Contact Information for Group or Individual:  Dana Ruth – 704-638-2176
 Salisbury City Council  
 Agenda Item Request Form  

☒ Consent Agenda (item requires no discussion and will be voted on by Council or removed from the consent agenda to the regular agenda)

☐ Regular Agenda (item to be discussed and possibly voted on by Council)

FINANCE DEPARTMENT INFORMATION:

Finance Manager Signature __________________________ Department Head Signature __________________________

Budget Manager Signature __________________________

****All agenda items must be submitted at least 7 days before the requested Council meeting date***

For Use in Clerk’s Office Only

☐ Approved ☐ Delayed ☐ Declined

Reason:
Salisbury City Council
Agenda Item Request Form

Please Select Submission Category: □ Public □ Council □ Manager □ Staff

Requested Council Meeting Date: May 18, 2021

Name of Group(s) or Individual(s) Making Request: City of Salisbury, Engineering Department

Name of Presenter(s): Wendy Brindle, City Engineer

Requested Agenda Item: Permanently close an unimproved right-of-way in the 300 block of Harrel Street

Description of Requested Agenda Item:

On April 6, 2021, City Council adopted a resolution of intent to permanently close an unimproved right-of-way referenced as Lloyd Street, in the 300 block of Harrel Street. A public hearing was held virtually on May 4, 2021, and the public hearing remained open for 24 hours with no additional comments.

Street and alley closings are regulated by General Statute 160A-299. In accordance with the statute, closing of a street must not be "contrary to the public interest", and no individual shall be "deprived of reasonable means of ingress and egress to his property" by the closing. Staff believes that these conditions have been satisfied, and recommends that Council proceed with the closing.

Attachments: □ Yes □ No

Fiscal Note: (If fiscal note requires approval by finance department because item exceeds $100,000 or is related to grant funds, please fill out signature blocks for finance at bottom of form and provide supporting documents)

Action Requested of Council for Agenda Item: (Please note if item includes an ordinance, resolution or petition)
1) Adopt a Resolution accepting an offer of dedication for the right-of-way
2) Adopt an Order to close an unimproved right-of-way in the 300 block of Harrel Street

Contact Information for Group or Individual:
Wendy Brindle, City Engineer
704-638-5201/wbrin@salisburync.gov

□ Consent Agenda (item requires no discussion and will be voted on by Council or removed from the consent agenda to the regular agenda)

□ Regular Agenda (item to be discussed and possibly voted on by Council)

FINANCE DEPARTMENT INFORMATION:

__________________________________________
Finance Manager Signature

__________________________________________
Department Head Signature

__________________________________________
Budget Manager Signature
****All agenda items must be submitted at least 7 days before the requested Council meeting date****

For Use in Clerk's Office Only

☐ Approved

☐ Declined

Reason:
RESOLUTION PERTAINING TO THE ACCEPTANCE OF AN OFFER OF DEDICATION FOR PUBLIC USE OF AN UNIMPROVED RIGHT-OF-WAY IN THE 300 BLOCK OF HARREL STREET

WHEREAS, the City Council of the City of Salisbury is considering a proposal for the closing of an unimproved right-of-way in the 300 block of Harrel Street, which is more particularly described as follows:

Reference tie commencing at a 5/8" pipe Set which is N 47°44'20" E a distance of 99.99 feet from a 1/2" pipe found with coordinates of N:695693.11, E:1563829.10, being the common corner of Lot 42 and Lot 43 on Harrel Street of Map Book 9995, page 29 (Fair View Heights)

Beginning at said 5/8" pipe Set having coordinates of N:695760.36, E:1563903.10 which is the common corner of Loyd Street and Lot 44 on Harrel Street of Map Book 9995, page 29 (Fair View Heights); thence with Harrel Street a bearing of N 45°46'33" E a distance of 30.02 feet to a 5/8" rod Set which is the common corner of Loyd Street, Harrel Street, Lot 103 and Lot 104; thence with the common line of Loyd Street and Lot 103 a bearing of S 42°11'02" E a distance of 92.41 feet to a 5/8" rod Seton the NCDOT right-of-way of Interstate 85 and on the common line of Loyd Street and Lot 103; thence with the common line of Interstate 85 a bearing of S 50°28'54" W a distance of 29.99 feet to a 5/8" rod Set which is on the right of way of Interstate 85 and Lot 44; thence with the common line of Lot 44 and Loyd Street a bearing of N 42°12'39" W a distance of 89.95 feet to the point of beginning.; containing 2734 square feet or 0.063 acres.

WHEREAS, the City Council of Salisbury has the authority to accept the dedication of the aforementioned right of way;

NOW, THEREFORE, be it resolved that the City Council accepts the offer of dedication for public use the aforementioned right of way on this 18th day of May 2021.
STATE OF NORTH CAROLINA
COUNTY OF ROWAN

IN THE MATTER OF:
CLOSING AN UNIMPROVED
RIGHT-OF-WAY IN THE 300 BLOCK
OF HARREL STREET

BEFORE THE CITY COUNCIL OF
THE CITY OF SALISBURY
NORTH CAROLINA

ORDER CLOSING AN UNIMPROVED
RIGHT-OF-WAY IN THE 300 BLOCK OF
HARREL STREET

THIS CAUSE, coming on to be heard and being heard before the City Council of the City of Salisbury, Rowan County, North Carolina, at the regular meeting of said Council held on May 18, 2021 at 6:00 p.m., and it appearing to the Council that persons, firms, and corporations owning property adjoining the right-of-way described in the Petition filed in this cause were properly notified of the Petition; and it further appearing that said alley is not maintained by the Department of Transportation; and it further appearing that notice of this hearing was duly published in THE SALISBURY POST on April 11, 18, 25, and May 2, 2021.

And it further appearing to the Council and the Council finding as a fact, that the closing of the right-of-way, as described in the Petition filed in this cause, is not contrary to the public interest or the property rights of any individual, and that no individual owning property in the vicinity of said right of way or in the subdivision in which they are located will be deprived of reasonable means of ingress and egress to his property by the closing of said right-of-way; and it further appearing to this Council that the relief prayed in the Petition should be granted.
IT IS NOW, THEREFORE, ORDERED AND DECREED by the City Council of the City of Salisbury, Rowan County, North Carolina, pursuant to and in accordance with the authority vested in this Council by the General Statues of North Carolina, Section 160A-299, that an unimproved right-of-way located in the 300 block of Harrel Street, which is more particularly described as follows:

Reference tie commencing at a 5/8" pipe Set which is N 47°44'20" E a distance of 99.99 feet from a 1/2" pipe found with coordinates of N:695693.11, E:1563829.10, being the common corner of Lot 42 and Lot 43 on Harrel Street of Map Book 9995, page 29 (Fair View Heights)

Beginning at said 5/8" pipe Set having coordinates of N:695760.36, E:1563903.10 which is the common corner of Loyd Street and Lot 44 on Harrel Street of Map Book 9995, page 29 (Fair View Heights); thence with Harrel Street a bearing of N 45°46'33" E a distance of 30.02 feet to a 5/8" rod Set which is the common corner of Loyd Street, Harrel Street, Lot 103 and Lot 104; thence with the common line of Loyd Street and Lot 103 a bearing of S 42°11'02" E a distance of 92.41 feet to a 5/8" rod Set on the NCDOT right-of-way of Interstate 85 and on the common line of Loyd Street and Lot 103; thence with the common line of Interstate 85 a bearing of S 50°28'54" W a distance of 29.99 feet to a 5/8" rod Set which is on the right of way of Interstate 85 and Lot 44; thence with the common line of Lot 44 and Loyd Street a bearing of N 42°12'39" W a distance of 89.95 feet to the point of beginning, containing 2734 square feet or 0.063 acres.

Be and the same is hereby forever CLOSED.

This the 18th day of May 2021.

CITY COUNCIL OF THE CITY OF SALISBURY,
NORTH CAROLINA

BY: ____________________________
    Karen K. Alexander, Mayor

______________________________
Kelly Baker, City Clerk
Salisbury City Council
Agenda Item Request Form

Please Select Submission Category: □ Public □ Council □ Manager □ Staff

Requested Council Meeting Date: 05/18/2021

Name of Group(s) or Individual(s) Making Request: COMMUNITY PLANNING / DEV SVCS

Name of Presenter(s): TERESA BARRINGER

Requested Agenda Item: Z-02-2019 – MULTIPLE PARCELS

Description of Requested Agenda Item: REQUEST TO REZONE (6) PARCELS AT THE CORNER OF W. MARSH AND S. ELLIS STREET FROM GENERAL RESIDENTIAL (GR-6) TO URBAN RESIDENTIAL (UR-12) AND (2) PARCELS WITH A SPLIT ZONING OF (GR-6) AND (HR) TO (HR) ONLY.

Attachments: □ Yes □ No

Fiscal Note: (If fiscal note requires approval by finance department because item exceeds $100,000 or is related to grant funds, please fill out signature blocks for finance at bottom of form and provide supporting documents)

Action Requested of Council for Agenda Item: COUNCIL TO CONSIDER ADOPTING AN ORDINANCE TO REZONE THE SUBJECT PARCELS AS REQUESTED

Contact Information for Group or Individual: TERESA BARRINGER x5210

☐ Consent Agenda (item requires no discussion and will be voted on by Council or removed from the consent agenda to the regular agenda)

☒ Regular Agenda (item to be discussed and possibly voted on by Council)

FINANCE DEPARTMENT INFORMATION:

_________________________________   _____________________________
Finance Manager Signature     Department Head Signature

______________________________
Budget Manager Signature

****All agenda items must be submitted at least 7 days before the requested Council meeting date***

For Use in Mayor’s Office Only

☐ Approved   ☐ Declined

Reason:
The Salisbury Planning Board held its regular meeting Tuesday, February 25, 2020, in the Council Chamber at Salisbury City Hall, 217 S. Main Street, at 4:00 p.m. with the following being present and absent:

PRESENT: John Struzick, Jon Post, Bill Wagoner, Dennis Rogers, Bill Burgin, John Schaffer, Dennis Lunsford, Tim Norris, P.J. Ricks, and Jayne Land

STAFF: Teresa Barringer, Graham Corriher, Hannah Jacobson, Catherine Garner, and Jessica Harper

WELCOME GUESTS AND VISITORS
Bill Wagoner, Chair, called the Planning Board meeting to order

APPROVAL OF MINUTES
- Planning Board Minutes of January 28, 2020 approved as submitted.
- Planning Board Minutes of February 11, 2020 approved as submitted.

FORWARD 2040 UPDATE
Planning Director, Hannah Jacobson and Senior Planner, Catherine Garner gave a brief update on the Forward 2040 Comprehensive Plan. Staff noted that the Comprehensive Plan is a blueprint that helps guide decision making for the next twenty years as it relates to land use, future growth, physical development, and capital improvements. This will be a replacement of the current Vision 2020 plan. Staff continued saying that they are still in the beginning stages of the plan and have been working with the steering committee to discuss maps, policies, and data.

Staff reviewed with the Planning Board three different ways they have gathered data. These ways include an online survey, meeting in a box, and five pop-up locations around town. The online survey is located at www.salisburync.gov/Forward2040Survey. The meeting in a box is an option for citizens to host quick meeting with friend, family, and neighbors which can be picked up at The City Office Building. There are five pop-up locations which include Salisbury CDC, Fire Station #4, Park Avenue Community Center, La Alcancia grocery store, and Salisbury Customer Service Center. Staff encouraged the board to complete their own big ideas activity, survey, or host a meeting in a box.

STAFF PRESENTATION
CASE NO. Z-02-2019

<table>
<thead>
<tr>
<th>Petitioner(s):</th>
<th>City of Salisbury</th>
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<tbody>
<tr>
<td>Owner(s):</td>
<td>Multiple Owners</td>
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<tr>
<td>Parcel(s):</td>
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</tr>
<tr>
<td>009 552</td>
<td>512 S Ellis Street</td>
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<tr>
<td>009 283</td>
<td>516 S Ellis Street</td>
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<tr>
<td>009 286</td>
<td>506 W Marsh Street</td>
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<td>009 295</td>
<td>0 S Ellis Street</td>
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<tr>
<td>009 296</td>
<td>508 S Fulton Street</td>
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<tr>
<td>009 298</td>
<td>528 S Fulton Street</td>
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</tbody>
</table>
This case is a petition request to amend the Land Development District Map by: Rezoning (6) parcels from General Residential (GR-6) to Urban Residential (UR-12) district; and correct split zoning of General Residential (GR-6) to primary zoning of Historic Residential (HR) on (2) parcels.

This rezoning petition was originally proposed to request rezoning of a single parcel being 506 W. Marsh Street from General Residential (GR-6) to Urban Residential (UR12) by the contracted buyer of the property at the January 21, 2020 Planning Board meeting. The petition brought awareness to the “pocket” of General Residential zoning in the center of a higher density of zoning and some split zoning that includes Urban Residential and Historic Residential. The Planning Board unanimously voted to send the request to Committee for additional review of potentially cleaning up this zoning pattern to be consistent to the contiguous zoning of the abutting block ranges.

Mr. Wagoner assigned Committee #3 to investigate the entire block near 506 W. Marsh Street to determine if a rezoning cleanup would be ideal. The committee met January 28, 2020 to discuss the issue and determined General Residential was not an appropriate zoning for the area. Committee #3 recommended

POLICY:
Vision 2020 Comprehensive Plan

Any rezoning attempt must be held against the policies and objectives of the Vision 2020 Comprehensive Plan, as well as any other Council-adopted, applicable plans. Staff determined that the rezoning petition is consistent with Policy N-9: Architecturally compatible accessory housing may be encouraged on developed lots within neighborhood areas, especially for elderly housing. Staff noted that the entrance to the second floor apartments are accessible from rear of the primary structure with no visibility to the streetscape.

COURTESY HEARING
IN FAVOR

No one spoke in favor.

IN OPPOSITION/OTHER

Mr. Harrison York Smith of 528 S. Fulton did not speak in opposition of the case. He needed clarification from staff regarding how this rezoning came to be, what is density, and what types of uses he lose as a result of the rezoning. Staff answered Mr. Smith explaining the rezoning started as a single zoning petition for one parcel located on 506 W. Marsh Street. While under review, Planning Board determined that the existing pocket of General Residential (GR) split zoning was in need of cleanup. She explained that General Residential was mainly for larger lots and this pocket of zoning should be in a more dense zoning such as Urban Residential (UR). She added that this type of zoning better fits the neighborhood. Mr. Smith’s lot will be converted from split zoning, Historic Residential (HR) and General Residential (GR) to Historic Residential (HR). She added that the national registry would be added and the local historic overlay will remain the same.

Barbara Sorel of 603 S. Fulton Street had concerns about the properties on Ellis Street and Marsh Street. She asked why the owner of 506 W. Marsh asked for a zoning change. The original applicant responded to Ms. Sorel. Mr. Confessor of 506 W Marsh responded to Ms. Sorel’s questions regarding his intentions for the property. Mr. Confessor admitted that he was in the due-diligence phase of purchasing the house when he found out the property was not permitted for the multi-family conversion. His intentions are to bring it up to building code.
standards. He stated that he wanted it to remain multi-family so that he could rent it out. He added that the only way to do this was to rezone the property to Urban Residential-12 (UR). After this process he finally bought the property and will rent out the two units above his home and convert the garage back into a garage and not a secondary dwelling.

Steve Cobb of 326 W. Bank Street asked if a group care home would be permitted under the new Urban Residential (UR) zoning. Staff answered yes adding a Special Use Permit (SUP) or Conditional District would be required with City Council approval. He also received clarification on existing zonings in the neighborhood.

Councilman Post spoke on behalf of Mr. Smith for further clarification on what particular uses would be lost during this conversion. Staff noted that the only use that would be unavailable to the newly rezoned parcel would be services for the elderly. Staff noted that a secondary dwelling could be built on his property requiring a Special Use Permit (SUP) or Conditional District (CD). Staff continued saying a new home could be proposed if the parcel was subdivided and would be limited to single family residential.

COURTESY HEARING CLOSED

DISCUSSION

Mr. Wagoner stated that the original petition change from a single parcel to an overall need to clean up the zoning in the neighborhood to eliminate the General Residential pocket zoning.

MOTION

Mr. Schaffer moves to approve case Z-02-2019 for the Rezoning of (6) parcels from General Residential (GR-6) to Urban Residential (UR-12) district; and correct split zoning of General Residential (GR-6) to primary zoning of Historic Residential (HR) on (2) parcels are consistent with the goals, objectives, and policies of the Vision 2020 plan. Seconded by Mrs. P.J. Ricks seconded the motion. All members voting AYE.

OTHER

Staff spoke with all committees to nail down place holders for committee meeting times. The meeting times include Committee #3 meets on Mondays at 8:30 a.m. Committee #2 will meet Mondays at 4:00 p.m. Committee #1 agreed to meet every 2nd & 4th Monday at 4:00 p.m. Committee #1 was assigned a new task to review being task #9 GR districts.

ADJOURN 5:10 p.m.

There being no further business to come before the Planning Board the meeting was adjourned.

John Schaffer, Chair

Jessica Harper, Secretary
CASE NO.  Z-02-2019

Petitioner(s):  City of Salisbury
Owner(s):  Multiple Owners
Parcel(s):
009 552  512 S Ellis Street
009 283  516 S Ellis Street
009 284  520 S Ellis Street
009 285  524 S Ellis Street
009 286  506 W Marsh Street
009 295  0 S Ellis Street

PETITION

Request to amend the
Land Development District Map by:

• Rezoning (6) parcels from General Residential (GR-6) to Urban Residential (UR-12) district; and correct split zoning of General Residential (GR-6) and Historic Residential (HR) to (HR) on (2) parcels

STAFF COMMENTS

This rezoning petition was originally proposed to request rezoning of a single parcel being 506 W. Marsh Street from General Residential (GR-6) to Urban Residential (UR12) by the contracted buyer of the property at the January 21, 2020 Planning Board meeting. The petition brought awareness to the “pocket” of General Residential zoning in the center of a higher density of zoning and some split zoning that includes Urban Residential and Historic Residential. The Planning Board unanimously voted to send the request to Committee for additional review of potentially cleaning up this zoning pattern to be consistent to the contiguous zoning of the abutting block ranges.

Committee #3 held a meeting on January 24, 2020 to discuss the viability of rezoning a total of (8) parcels in an effort to clean up areas of divided zoning and apply zoning more appropriate to a higher density area of the City. This proposal will be in lieu of the single parcel rezoning request of 506 W. Marsh Street. There is a total of (8) parcels to be considered which include 506 W. Marsh St.; 512, 516, 520, & 526 S. Ellis St.; and (1) unnumbered parcel; 508 and 528 S. Fulton St. Much discussion identified the need to clean up the “pocket” of GR-6.
The Committee unanimously voted for staff to move forward on a City initiated rezoning petition to rezone the two properties south-east of S. Ellis Street being 508 & 528 S. Fulton Street to Historic Residential (HR) to eliminate the divided zoning and to rezone the (6) parcels at the corner of W. Marsh and S. Ellis Street from General Residential (GR-6) to Urban Residential (UR-12) to remove the divided zoning from one parcel and continue the high density zoning of (UR-12) contiguous to the block range.

The proposal was prepared by staff and presented to the Planning Board at their regularly scheduled meeting on February 25, 2020 at which time they unanimously voted to recommend approval of the rezoning petition stating it was consistent with the Vision 2020 Comprehensive Plan. The proposal was on the agenda for the March 17, 2020 Council Meeting but was not heard due to the COVID pandemic.

POLICY

Vision 2020 Comprehensive Plan

Any rezoning attempt must be held against the policies and objectives of the Vision 2020 Comprehensive Plan, as well as any other Council-adopted, applicable plans.

Staff recommends that this petition is NOT INCONSISTENT with the goals, objectives, and policies of the comprehensive plan. What does that mean? This specific rezoning action is not violating the goals and objectives of the Vision 2020 Plan.
PETITION TO REZONE

Z-02-2019
- Original petition to rezone 506 W. Marsh Street considered by Planning Board on January 14, 2020

- Planning Board voted unanimously to send to Committee for additional review

- Planning Board Committee #3 met January 24, 2020 to review options with Staff

- Planning Board Committee #3 recommended rezoning multiple parcels to clean up (GR-6) pocket of zoning at the January 28, 2020 Planning Board Meeting in lieu of the single parcel rezoning originally requested
Will the rezoning allow additional multi-family use in the area?
National Register of Historic Places – Salisbury Historic District
Local Historic Overlay – West Square
<table>
<thead>
<tr>
<th>Parcel Number</th>
<th>Address</th>
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<td>BASE DISTRICT</td>
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<td>more than 4 units/bldg</td>
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<td>Dwelling-Secondary</td>
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<td>Family Care Home (6 or less residents)</td>
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<td>Single-Family Home Occupation</td>
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<td>Housing Service for the Elderly</td>
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<td>Live-Work Unit</td>
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<td>Rooming or Boarding House</td>
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## Permitted Building Types By District

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- ● = Building type permitted in district
- × = Building type prohibited in district as new construction. Nonconforming building types shall refer to Nonconforming Principal Structures and Building Types, Sec. 13.4.
  1. No more than 4 units per building per Use Matrix (Ch. 2)
  2. New construction permitted subject to approval of a Conditional District Overlay
  3. Public Landmark building type requires City Council approval via Conditional District zoning
REZONE (2) PARCELS FROM (GR-6) TO (HR):

009 296   508 S FULTON ST
009 298   528 S FULTON ST
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### Permitted Building Types By District

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- **= Building type permitted in district
- X = Building type prohibited in district as new construction. Nonconforming building types shall refer to Nonconforming Principal Structures and Building Types, Sec. 13.4.

1. No more than 4 units per building per Use Matrix (Ch. 2)
2. New construction permitted subject to approval of a Conditional District Overlay
3. Public Landmark building type requires City Council approval via Conditional District zoning
Voted unanimously to approve with a motion of “Plan is consistent with the Vision 2020 Comprehensive Plan”
Google Maps
Salisbury City Council
Statement of Consistency & Zoning Recommendation

DISTRICT MAP AMENDMENT:  Z-02-2019
Project Title:  Z-02-2019 – Multiple Parcels
Petitioner(s):  City of Salisbury
Owner(s):  Multiple Owners
Representative(s) or Developer(s):  Teresa Barringer, Development Services Manager
Tax Map - Parcel(s):  009 282, 283, 284, 285, 286, 295, 296, 298
Size / Scope:  Approximately 2.21 acres of the overall total acreage of 4.12
Location:  (6) parcels located in the 500 block of W. Marsh Street and S. Ellis Street and (2) parcels in the 500 block of S. Fulton Street

REQUEST:

Request to amend the Land Development District Map by rezoning the (6) parcels in the 500 block of W. Marsh and S. Ellis Street from ‘GENERAL RESIDENTIAL (GR-6)’ to ‘URBAN RESIDENTIAL (UR12)’ and (2) parcels in the 500 block of S. Fulton Street with a split zoning of ‘GENERAL RESIDENTIAL (GR-6)’ / ‘HISTORIC RESIDENTIAL (HR)’ to ‘HISTORIC RESIDENTIAL (HR)’

STATEMENT OF CONSISTENCY & RECOMMENDATION:

The Salisbury City Council held a public hearing and reviewed the petition on May 18, 2021. The Council finds that the rezoning petition of the aforementioned parcels are NOT INCONSISTENT with the Salisbury Vision 2020 Comprehensive Plan, is reasonable, and in the public interest because:

This specific rezoning action is not inconsistent of the comprehensive plan nor violating the goals, objectives, or policies of the Vision 2020 Comprehensive Plan.
AN ORDINANCE AMENDING THE LAND DEVELOPMENT DISTRICT MAP OF THE CITY OF SALISBURY, NORTH CAROLINA, REZONING 506 W MARSH STREET; 512, 516, 520, 524, AND 0 S. ELLIS STREET FROM GENERAL RESIDENTIAL (GR-6) TO URBAN RESIDENTIAL (UR-12) DISTRICT AND REZONING 508 AND 528 S. FULTON STREET FROM GENERAL RESIDENTIAL (GR-6) AND HISTORIC RESIDENTIAL (HR) TO HISTORIC RESIDENTIAL (HR). (PETITION NO. Z-02-2019)

WHEREAS, a petition to rezone the properties described herein was properly filed by the City of Salisbury; and

WHEREAS, the Salisbury Planning Board, an advisory board to the Salisbury City Council, reviewed the rezoning petition on February 25, 2020, unanimously voted to recommend approval as submitted, and stated that the request is consistent with the Vision 2020 Comprehensive Plan; and

WHEREAS, the City Council held a properly-noticed public hearing at the regularly-scheduled City Council meeting on May 18, 2021. The City Council meeting was held remotely in accordance with GS 166A-19.24, and, prior to taking action, the City Council allowed for written comments on the subject of the public hearing to be submitted between the publication of the notice of hearing and 24 hours after the public hearing;

WHEREAS, the City Council hereby finds and determines that adoption of an Ordinance to rezone the properties described herein, as requested, are NOT INCONSISTENT with the goals, objectives, and policies of the Vision 2020 Comprehensive Plan due to the proposed petition, site characteristics, surrounding development pattern, and observations provided by city planning staff, identifying there are no policies in direct opposition to the petition.

NOW THEREFORE BE IT ORDAINED by the City Council of the City of Salisbury, North Carolina:

SECTION 1. That properties identified in the City of Salisbury and Rowan County as Tax Map 009 Parcel(s) 282, 283, 284, 285, 286, and 295 including those abutting rights-of-way and reaching to the respective centerlines, as designated on the official property identification maps of Rowan County, is hereby rezoned to ‘UR-12’ district; AND the properties identified in the City of Salisbury and Rowan County as Tax Map 009 Parcel(s) 296 and 298 including those abutting rights-of-way and reaching to the respective centerlines, as designated on the office property identification maps of Rowan County is hereby rezoned to ‘HR’ district and that the changes be made to the Land Development District Map of the City of Salisbury;

SECTION 2. That all Ordinances, or parts of Ordinances, in conflict with this Ordinance are hereby repealed to the extent of such conflict;

SECTION 3. That this Ordinance shall be effective from and after its passage.
Salisbury City Council
Agenda Item Request Form

Please Select Submission Category:  ☒ Public  ☐ Council  ☐ Manager  ☒ Staff

Requested Council Meeting Date:  05/18/2021

Name of Group(s) or Individual(s) Making Request:  Community Planning Services

Name of Presenter(s): Teresa Barringer, Development Services Manager

Requested Agenda Item:  Z-01-2021 – Hurley Park; rezoning request of multiple parcels
Tax Map 003 Parcels 049, 050, 051, 052, 053, and 302

Description of Requested Agenda Item:  Z-01-2021: Request to rezone one (1) split-zoned parcel from OSP/GR-6 to OSP; and (5) parcels from GR-6 to OSP with a total combined acreage of 7.55 acres.

Attachments:  ☒ Yes  ☐ No

Fiscal Note:  (If fiscal note requires approval by finance department because item exceeds $100,000 or is related to grant funds, please fill out signature blocks for finance at bottom of form and provide supporting documents)

Action Requested of Council for Agenda Item:  (Please note if item includes an ordinance, resolution or petition)
Council to consider adopting an ordinance to rezone the subject parcel as requested.

Contact Information for Group or Individual:  Teresa Barringer, tbarr@salisburync.gov, 704-638-5210

☐ Consent Agenda (item requires no discussion and will be voted on by Council or removed from the consent agenda to the regular agenda)

☒ Regular Agenda (item to be discussed and possibly voted on by Council)

FINANCE DEPARTMENT INFORMATION:

_________________________________   _____________________________
Finance Manager Signature     Department Head Signature

_________________________________
Budget Manager Signature

****All agenda items must be submitted at least 7 days before the requested Council meeting date***

For Use in Clerk’s Office Only
Salisbury City Council
Agenda Item Request Form

☐ Approved  ☐ Delayed  ☐ Declined

Reason:
The Salisbury Planning Board held its regular meeting Tuesday, April 27, 2021, via Zoom, with the following being present and absent:

**PRESENT:** John Struzick, Jon Post, Bill Wagoner, Bill Burgin, John Schaffer, Tim Norris, and Jayne Land

**STAFF:** Teresa Barringer and Jessica Harper

**WELCOME GUESTS AND VISITORS**
John Schaffer, Chair, called the Planning Board meeting to order

**APPROVAL OF MINUTES**
- Planning Board Minutes of March 23, 2021 approved as submitted.

**STAFF PRESENTATION**

**CASE NO. Z-01-2021**

**Petitioner(s):** Nick Aceves, City of Salisbury Parks & Recreation Director
Jane Ritchie, Chair of Hurley Park Advisory Board

**Owner(s):** Multiple Unnumbered Parcels

**Parcel(s):** 003 049, 050, 051, 052, 053, 302

Request to rezone one (1) parcel from Open Space Preserve (OSP) and General Residential (GR-6) and (5) parcels from General Residential (GR-6) to (OSP). Although not part of the rezoning petition, the applicant’s intent is for the future development for a Hurley Park Operations office and maintenance structure. Boundaries of N. Craig Street, W. Henderson Street, N. Caldwell Street, and Hobson Street.

Petition proposes to amend the Land Development Ordinance district map by rezoning five (5) parcels, approximately 2.25 acres, from General Residential (GR-6) to Open Space Preserve (OSP) and one parcel that is split zoned (OSP/GR-6) to (OSP). The combined acreage of the (6) parcels is approximately 7.55 acres with plans for a future park office and maintenance facility.

The petitioner is requesting to rezone the primary split-zoned parcel (003 049) from OSP and GR-6 to OSP and rezone the additional (5) parcels from GR-6 to OSP combining all parcels. Based upon documentation provided by the Hurley Park Foundation, the subject parcels were all donated by families with the intent of adding to the preservation of Hurley Park. This request is not a Conditional District rezoning request; thus, if approved, all development would have to conform to the requirements of the OSP zoning district as adopted.

Although not part of the review at this time, renderings are being provided to provide intent of future development upon combination and rezoning of parcels for a Hurley Park operations
center and maintenance structure. The plans for improvement will be reviewed by staff for compliance with the Land Development Ordinance.

All permitted uses in the OSP zoning district would be permitted per the LDO Chapter 2 Use Matrix. This request is not a conditional district zoning request; therefore, all uses will be permitted per the existing Use Matrix. The existing 5.30 acre primary parcel has walking trails and a gazebo structure. The primary parcel is split zoned with primarily being OSP and a small portion at the southwest boundary being GR-6 proposed to rezone to OSP. The additional five parcels are proposed to rezone from GR-6 to OSP.

Existing uses in the surrounding vicinity are single family residential. Public water and sewer are available within the N. Craig Street, Annandale Avenue, and a portion of Hobson Street right-of-ways (ROWs). Changes to any existing services would be reviewed and approved during construction document review. This site is approximately 1100 ft. from Route 3 of the Salisbury Public Transit.

Currently, the parcels have access on N. Craig Street, W. Henderson Street, Hobson Road, and Annandale Avenue. The parcels are primarily wooded with the exception of the trails and a gazebo area that is developed in the northern portion of the primary parcel abutting Annandale Avenue, Hobson Road, and N. Craig. The site has a USGS blue stream running parallel along the N. Craig Street boundary from W. Henderson Street to Annandale Avenue and will require a 30 ft. from top of bank undisturbed buffer as required by the LDO Section 9.7.M.2. The site is not encumbered by any flood hazards, or wetlands as identified on the City’s GIS maps.

COMPREHENSIVE & AREA PLANS

Vision 2020 Comprehensive Plan

Policy P-1:
The City shall provide for a hierarchy of parks, located according to population density and designed according to the needs of the people residing within the most likely park services

Policy P-4:
Neighborhood and mini parks should be located with exposure to residential and/or non-residential activities, where informal observation and oversight can take place.

APPLICANT PRESENTATION

Jane Ritchie, Chair of the Hurley Park Advisory Board identified each of the GR parcels were always intended to be part of the park. Historically, Tax Map 003 Parcels 053 & 049 have been included in their master plan since the 1980’s as dedicated garden areas and was donated land. The other parcels were donated after subdivision by the Hurley family. In 2014 PID 003 050 was donated in memory of Margaret & Tom Borlan. Gray Stout is the design architect. Upon plan approval, the goal is to start construction this summer.

Danelle Cutting, Hurley Park Manager informed the Board that land owners were not against the rezoning, but in favor. Most identified a curiosity of the proposed future construction of the maintenance building. Two employees will be located at the new facility.

COURTESY HEARING

IN FAVOR

Pam Bloom is in favor of the rezoning of Hurley Park and wants to maintain its integrity. Jim Crider of 703 W Henderson St.is also in favor of the rezoning.
IN OPPOSITION/OTHER
COURTESY HEARING CLOSED

DISCUSSION
Mr. Norris confirmed six parcels being rezoned. Ms. Land thought it was a great idea to rezone.

MOTION
Mr. Burgin moves to approve case Z-01-2021 for the Rezoning of one (1) parcel from Open Space Preserve (OSP) and General Residential (GR-6) and (5) parcels from General Residential (GR-6) to (OSP). and are consistent with the goals, objectives, and policies of the Vision 2020 plan. Mrs. Jayne Land seconded the motion. All members voting AYE.

ADJOURN 4:26 p.m.

There being no further business to come before the Planning Board the meeting was adjourned.

John Schaffer, Chair

Jessica Harper, Secretary
<table>
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<tr>
<th><strong>CASE NO.</strong></th>
<th>Z-01-2021</th>
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<tbody>
<tr>
<td><strong>Petitioner(s)</strong></td>
<td>City of Salisbury</td>
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<tr>
<td><strong>Owner(s)</strong></td>
<td>City of Salisbury</td>
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</tbody>
</table>
| **Representative(s)** | Nick Aceves, Director, Salisbury Parks & Recreation  
Jane Ritchie, Chair of Hurley Park Advisory Board |
| **Address** | Multiple unnumbered parcels |
| **Tax Map & Parcel(s)** | 003 / 049, 050, 051, 052, 053, and 302 |
| **Size / Scope** | Approximately 7.55 acres encompassing six (6) parcels |
| **Location** | Boundaries of N. Craig Street, W. Henderson Street, N. Caldwell Street, and Hobson Street |

**PETITIONER REQUEST**

**Request:**

Petition proposes to amend the Land Development Ordinance district map by rezoning five (5) parcels, approximately 2.25 acres, from General Residential (GR-6) to Open Space Preserve (OSP) and one parcel that is split zoned OSP/GR-6 to OSP. The combined acreage of the (6) parcels is approximately 7.55 acres with plans for a future park office and maintenance facility.

**Staff Comments:**

The petitioner is requesting to rezone the primary split-zoned parcel being tax map 003 parcel 049 from OSP and GR-6 to OSP and rezone the additional (5) parcels from GR-6 to OSP combining all parcels. Based upon documentation provided by the Hurley Park Advisory Board, the subject parcels were all donated by families with the intent of adding to the preservation of Hurley Park. This request is not a Conditional District rezoning request; thus, if approved, all development would have to conform to the requirements of the OSP zoning district as adopted.

Although not part of the review at this time, renderings are being provided to provide intent of future development upon combination and rezoning of parcels for a Hurley Park operations center and maintenance structure. The plans for improvement will be reviewed by staff for compliance with the Land Development Ordinance.
Planning & Zoning Analysis

Uses:

All permitted uses in the OSP zoning district would be permitted per the LDO Chapter 2 Use Matrix. This request is not a conditional district zoning request; therefore, all uses will be permitted per the existing Use Matrix.

CHARACTER OF AREA

Overview:

The existing 5.30 acre primary parcel has walking trails and a gazebo structure. The primary parcel is split zoned primarily being OSP and a small portion at the southwest boundary being GR-6 and is proposed to rezone to OSP with the additional five parcels being proposed to rezone from GR-6 to OSP.

Existing uses in the surrounding vicinity are single family residential.

Surrounding Land Use(s) & Zoning:

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<tr>
<th>Location</th>
<th>Existing Land Uses</th>
<th>Existing Zoning</th>
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<tbody>
<tr>
<td>North of area</td>
<td>Government Recreational Park</td>
<td>OSP</td>
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<tr>
<td>East of area</td>
<td>Residential</td>
<td>GR-6</td>
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<td>South of area</td>
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<tr>
<td>West of area</td>
<td>Residential</td>
<td>GR-6</td>
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</table>

INFRASTRUCTURE & CIVIC/COMMUNITY FACILITIES

Fire District:

Station 3

Utilities

Water & Sewer:

Public water and sewer are available within the N. Craig Street, Annandale Avenue, and a portion of Hobson Street right-of-ways (ROWs). Changes to any existing services would be reviewed and approved during construction document review.
### Transportation
**Transit:**
This site is approximately 1100 ft. from Route 3 of the Salisbury Public Transit.

**Property Access(s):**
Currently, the parcels have access on N. Craig Street, W. Henderson Street, Hobson Road, and Annandale Avenue. During redevelopment, the City will review access as part of the site plan review.

### ENVIRONMENT
**Topography / Hydrology:**
The parcels are primarily wooded with the exception of the trails and gazebo area that is developed in the northern portion of the primary parcel abutting Annandale Avenue, Hobson Road, and N. Craig.

**Flood Hazard / Streams / Wetlands:**
The site has a USGS blue stream running parallel along the N. Craig Street boundary from W. Henderson Street to Annandale Avenue and will require a 30 ft. from top of bank undisturbed buffer as require by the LDO Section 9.7.M.2. The site is not encumbered by any flood hazards, or wetlands as identified on the City’s GIS maps.

### COMPREHENSIVE & AREA PLANS
**Applicable Plans:**
**Vision 2020 Comprehensive Plan**

**Policy N-4:**
The provision of meeting places to encourage community interaction and cohesiveness shall be encouraged, particularly in older neighborhoods.

**Policy N-10:**
The City shall continually reinvest in the infrastructure of its older urban neighborhoods, including but not limited to; park improvements, sidewalks, street maintenance, street trees, street lights, water and sewer lines, and drainage.

**Vision Statement:**
We see large community parks, smaller neighborhood parks, and tiny pocket parks, all well distributed throughout the community. Larger community parks have clusters of playing fields for organized athletic leagues. Smaller neighborhood parks have multi-purpose fields for informal athletic events as well as areas for unstructured play. We see parks convenient to neighborhoods as well as to office workers during their lunch hour.
This proposal was presented to Planning Board at the April 27, 2021 courtesy hearing. The Planning Board heard from Nick Aceves, Parks & Recreation Director and Jane Ritchie, Board Chair, Hurley Park Foundation as the applicants. Staff reported two citizens contacted the City with a positive affirmation of the proposal. After deliberation, the Planning Board unanimously recommended approval, stating the proposal is consistent with Vision 2020.
PETITION TO REZONE

Z-01-2021
PROPOSED / CONCEPTUAL FRONT ELEVATION
HUNDEY PARK OFFICE
Hurley Park Operations Center

- (2) Offices
- Meeting room
- (2) ADA Unisex restrooms
- Staff kitchen
- Maintenance workshop
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<td>Study: Art, dance, martial arts, music</td>
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<td>Drive-Through Retail/Restaurant</td>
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Vision 2020 Policies

Policy P-1: The City shall provide for a hierarchy of parks, located according to population density and designed according to the needs of the people residing within the most likely park service area.

Policy P-4: Neighborhood and mini parks should be located with exposure to residential and/or non-residential activities, where informal observation and oversight can take place.
Google Maps
Salisbury City Council
Statement of Consistency & Zoning Recommendation

DISTRICT MAP AMENDMENT: Z-01-2021
Project Title: Hurley Park
Petitioner(s): Nick Aceves, Director City Parks & Recreation
                Jane Ritchie, Chair of Hurley Park Advisory Board
Owner(s): City of Salisbury
Representative(s) or Developer(s): Teresa Barringer, Development Services Manager
Tax Map - Parcel(s): 003 / 049, 050, 051, 052, 053 and 302
Size / Scope: Approximately 7.55 accumulative acres
Location: (6) parcels located at the boundaries of N. Craig Street, W. Henderson Street, N. Caldwell Street, and Hobson Street

REQUEST:

Request to amend the Land Development District Map
by rezoning Tax Map 003 Parcel 049 from ‘Open Space Preserve (OSP) and ‘GENERAL RESIDENTIAL (GR-6)’ to ‘Open Space Preserve (OSP)’ and Tax Map 003 Parcels 050, 051, 052, 053, and 302 from ‘GENERAL RESIDENTIAL (GR-6) to ‘OPEN SPACE PRESERVE (OSP)’

STATEMENT OF CONSISTENCY & RECOMMENDATION:

The Salisbury City Council held a public hearing and reviewed the petition on May 18, 2021. The Council finds that the rezoning petition of the aforementioned parcels are NOT INCONSISTENT with the Salisbury Vision 2020 Comprehensive Plan, is reasonable, and in the public interest because:

This specific rezoning action is not inconsistent of the comprehensive plan nor violating the goals, objectives, or policies of the Vision 2020 Comprehensive Plan
AN ORDINANCE AMENDING THE LAND DEVELOPMENT DISTRICT MAP OF THE CITY OF SALISBURY, NORTH CAROLINA, REZONING TAX MAP 003 PARCEL 049 FROM GENERAL RESIDENTIAL (GR-6) AND OPEN SPACE PRESERVE (OSP) TO OPEN SPACE PRESERVE (OSP) AND TAX MAP 003 PARCELS 050, 051, 052, 053, AND 302 FROM GENERAL RESIDENTIAL (GR-6) TO OPEN SPACE PRESERVE (OSP). THE COMBINED ACCUMULATIVE ACREAGE BEING APPROXIMATELY 7.55 ACRES. (PETITION NO. Z-01-2021)

WHEREAS, a petition to rezone the properties described herein was properly filed by the City of Salisbury; and

WHEREAS, the Salisbury Planning Board, an advisory board to the Salisbury City Council, reviewed the rezoning petition on April 27, 2021, unanimously voted to recommend approval as submitted, and stated that the request is consistent with the Vision 2020 Comprehensive Plan; and

WHEREAS, the City Council held a properly-noticed public hearing at the regularly-scheduled City Council meeting on May 18, 2021. The City Council meeting was held remotely in accordance with GS 166A-19.24, and, prior to taking action, the City Council allowed for written comments on the subject of the public hearing to be submitted between the publication of the notice of hearing and 24 hours after the public hearing;

WHEREAS, the City Council hereby finds and determines that adoption of an Ordinance to rezone the properties described herein, as requested, are NOT INCONSISTENT with the goals, objectives, and policies of the Vision 2020 Comprehensive Plan due to the proposed petition, site characteristics, surrounding development pattern, and observations provided by city planning staff, identifying there are no policies in direct opposition to the petition.

NOW THEREFORE BE IT ORDAINED by the City Council of the City of Salisbury, North Carolina:

SECTION 1. That properties identified in the City of Salisbury and Rowan County as Tax Map 003 Parcel(s) 049, 050, 051, 052, 053, and 302 including those abutting rights-of-way and reaching to the respective centerlines, as designated on the official property identification maps of Rowan County, is hereby rezoned to ‘OSP’ district.

SECTION 2. That all Ordinances, or parts of Ordinances, in conflict with this Ordinance are hereby repealed to the extent of such conflict;

SECTION 3. That this Ordinance shall be effective from and after its passage.
Please Select Submission Category: ☒ Public  ☐ Council  ☐ Manager  ☒ Staff

Requested Council Meeting Date: May 18, 2021

Name of Group(s) or Individual(s) Making Request: Community Planning Services

Name of Presenter(s): Emily Vanek, Planner

Requested Agenda Item: Public comment regarding eligibility for listing in the National Register of Historic Places of the Ella Brown Cannon House at 202 South Fulton Street, Salisbury, NC

Description of Requested Agenda Item: The Ella Brown Cannon House at 202 South Fulton Street is being nominated to the National Register of Historic Places. As the local Certified Local Government (CLG), the City is tasked with receiving public comment regarding the property’s eligibility for listing in the National Register. Comments received, and subsequent recommendation to list or not list, are to be sent to the State Historic Preservation Office (SHPO) in advance of the National Register Advisory Committee (NRAC) meeting on June 10, 2021. From there, the nomination will proceed to the National Park Service.

Attachments: ☒ Yes  ☐ No

Fiscal Note: (If fiscal note requires approval by finance department because item exceeds $100,000 or is related to grant funds, please fill out signature blocks for finance at bottom of form and provide supporting documents)

Action Requested of Council for Agenda Item: (Please note if item includes an ordinance, resolution or petition)

Contact Information for Group or Individual: Emily Vanek, Planner, 704-638-5311, emily.vanek@salisburync.gov.

Consent Agenda (item requires no discussion and will be voted on by Council or removed from the consent agenda to the regular agenda)

☒ Regular Agenda (item to be discussed and possibly voted on by Council)

FINANCE DEPARTMENT INFORMATION:

_________________________________   _____________________________
Finance Manager Signature     Department Head Signature

____________________________
Budget Manager Signature

****All agenda items must be submitted at least 7 days before the requested Council meeting date***
Salisbury City Council
Agenda Item Request Form

For Use in Clerk’s Office Only

☐ Approved       ☐ Delayed       ☐ Declined

Reason:
The Ella Brown Cannon House at 202 South Fulton Street, Salisbury, is under consideration for nomination to the National Register of Historic Places. As the Certified Local Government, the City is required to hold a public comment period at the Historic Preservation Commission and City Council regarding the proposed nomination. The Historic Preservation Commission will receive public comment at their meeting on May 13, 2021. Comments received and subsequent recommendation is then sent to the State Historic Preservation Office and the property owners regarding the eligibility of the property to be listed in the National Register of Historic Places. The nomination will be reviewed at the National Register Advisory Committee’s meeting on June 10, 2021. Pending the NRAC’s decision, the application will proceed to the National Park Service for final review.

A copy of the nomination is attached for Council’s review and consideration. A copy of the nomination is attached for your review and consideration. The Ella Brown Cannon House was constructed in 1905 in the Southern Colonial Revival style. The property is being proposed for listing under Criterion C as a property that embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction. The Ella Brown Cannon House is located within the Salisbury National Historic District and West Square Local Historic District.
April 7, 2021

Hannah Jacobson, Planning Director  
City of Salisbury  
P.O. Box 479  
Salisbury, NC 28145

RE: Ella Brown Cannon House, 202 S. Fulton Street, Salisbury, Rowan County

Dear Ms. Jacobson:

Enclosed is a copy of the nomination for the Ella Brown Cannon House, which is scheduled for presentation to the North Carolina National Register Advisory Committee on June 10, 2021. For more information about meeting details and updates on how to view the meeting, please visit the Secretary of State’s Public Meeting Calendar at https://sosnc.gov/online_services/calendar/Search and search “National Register Advisory Committee.” A copy of the notification letter sent to the property owner is enclosed for your information.

As a Certified Local Government, you normally have sixty (60) days in which to comment on the proposed nomination. If you do not respond by June 9, 2021 on the proposed nomination, approval of it will be assumed. Please note that Salisbury Historic Preservation Commission is to provide an opportunity for public comment on this nomination according to the terms specified in the certification agreement the city signed with this office. A copy of your notice to the public should be forwarded to our office along with any comments the Salisbury Historic Preservation Commission, and Mayor Alexander or the Salisbury City Council wish to make on the nomination to satisfy federal and state requirements.

Please use the enclosed comment forms to send us the responses. If you have any questions concerning this nomination, we will be happy to help. Please direct any inquiries to our State Historic Preservation Office’s National Register Coordinator, Jenn Brosz, at jenn.brosz@ncdcr.gov.

Sincerely,

[Signature]

Ramona M. Bartos, Deputy  
State Historic Preservation Officer

RMB/jhs

Enclosures
cc: Karen Alexander, Mayor, City of Salisbury
    Greg Edds, Chairman, Rowan County Board of Commissioners
April 7, 2021

Mayor Karen Alexander
City of Salisbury
PO Box 479
Salisbury, NC 28145-0479

RE: Ella Brown Cannon House, 202 S. Fulton Street, Salisbury, Rowan County

Dear Mayor Alexander:

Enclosed is a copy of the nomination for the Ella Brown Cannon House, which is scheduled for presentation to the North Carolina National Register Advisory Committee on June 10, 2021. For more information about meeting details and updates on how to view the meeting, please visit the Secretary of State’s Public Meeting Calendar at [https://sosnc.gov/online_services/calendar/Search](https://sosnc.gov/online_services/calendar/Search) and search “National Register Advisory Committee.” A copy of the notification letter sent to the property owner is enclosed for your information.

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Please use the enclosed comment forms to send us the responses. If you have any questions concerning this nomination, we will be happy to help. Please direct any inquiries to our State Historic Preservation Office’s National Register Coordinator, Jenn Brosz, at jenn.brosz@ncdcr.gov.

Sincerely,

[Signature]

Ramona M. Bartos, Deputy
State Historic Preservation Officer

RMB/jhs

Enclosures
cc: Hannah Jacobson, Planning Director, Salisbury Historic Preservation Commission
    Greg Edds, Chairman, Rowan County Board of Commissioners
April 7, 2021

Sue P. Fisher
202 S. Fulton Street
Salisbury, NC 28144

RE: Ella Brown Cannon House, 202 S. Fulton Street, Salisbury, Rowan County

Dear Mrs. Fisher:

We are pleased to inform you that the nomination of the above-referenced property, which you own, to the National Register of Historic Places has been scheduled for presentation to the North Carolina National Register Advisory Committee at its meeting on June 10, 2021. For more information about meeting details and updates on how to view the meeting, please visit the Secretary of State’s Public Meeting Calendar at https://sosnc.gov/online_services/calendar/Search and search “National Register Advisory Committee.” The Committee will decide whether to recommend that I sign the nomination and submit it to the U.S. Department of the Interior, National Park Service, for final review and listing in the National Register.

The National Register is the nation’s official list of historic buildings, districts, archaeological sites, and other resources worthy of preservation. Enclosed is a set of National Register Fact Sheets which includes a list of the criteria under which properties are evaluated. More than 3,000 North Carolina properties are now listed in the National Register. Listing in the National Register places no obligation or restriction on a private owner using private resources to maintain or alter the property. The effects of National Register listing are described on the enclosed National Register Fact Sheet 1.

As provided by the National Historic Preservation Act and the National Register program regulations (36 CFR 60) that implement the Act, local officials and all property owners are provided an opportunity to comment on the nomination of their property to the National Register. In addition, private property owners have the right to object to listing. If a private property owner chooses to object to the listing of his or her property, the objection must be submitted to me at 4610 Mail Service Center, Raleigh, NC 27699-4610. The procedure for objecting is described on the enclosed National Register Fact Sheet 5. We would appreciate receiving comments by June 9, 2021, but statements of objection may be submitted and will be counted until the actual date of listing, which usually takes place at least fifteen days but not more than forty-five days after the nomination is received by the Keeper of the National Register following the National Register Advisory Committee meeting.

Please see “What the National Register Means for the Private Property Owner” on National Register Fact Sheet 1 for an explanation of contributing and noncontributing properties. A copy of the nomination and information on the National Register and Federal tax benefits for historic properties are available from the
April 7, 2021

above address upon request. Please feel free to contact National Register Coordinator, Jenn Brosz, at jenn.brosz@ncdcr.gov with any questions.

Sincerely,

Ramona M. Bartos, Deputy
State Historic Preservation Officer

RMB/jhs

Enclosures

cc:  Hannah Jacobson, Planning Director, Salisbury Historic Preservation Commission
     Karen Alexander, Mayor, City of Salisbury
     Greg Edds, Chairman, Rowan County Board of Commissioners
April 7, 2021

Sue P. Fisher
PO Box 307
Granite Quarry, NC 28072

RE: Ella Brown Cannon House, 202 S. Fulton Street, Salisbury, Rowan County

Dear Mrs. Fisher:

We are pleased to inform you that the nomination of the above-referenced property, which you own, to the National Register of Historic Places has been scheduled for presentation to the North Carolina National Register Advisory Committee at its meeting on June 10, 2021. For more information about meeting details and updates on how to view the meeting, please visit the Secretary of State’s Public Meeting Calendar at https://sosnc.gov/online_services/calendar/Search and search “National Register Advisory Committee.” The Committee will decide whether to recommend that I sign the nomination and submit it to the U.S. Department of the Interior, National Park Service, for final review and listing in the National Register.

The National Register is the nation’s official list of historic buildings, districts, archaeological sites, and other resources worthy of preservation. Enclosed is a set of National Register Fact Sheets which includes a list of the criteria under which properties are evaluated. More than 3,000 North Carolina properties are now listed in the National Register. Listing in the National Register places no obligation or restriction on a private owner using private resources to maintain or alter the property. The effects of National Register listing are described on the enclosed National Register Fact Sheet 1.

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April 7, 2021

above address upon request. Please feel free to contact National Register Coordinator, Jenn Brosz, at jenn.brosz@ncdcr.gov with any questions.

Sincerely,

[Signature]

Ramona M. Bartos, Deputy
State Historic Preservation Officer

RMB/jhs

Enclosures

cc: Hannah Jacobson, Planning Director, Salisbury Historic Preservation Commission
    Karen Alexander, Mayor, City of Salisbury
    Greg Edds, Chairman, Rowan County Board of Commissioners
CERTIFIED LOCAL GOVERNMENTS AND THE NATIONAL REGISTER

The federal and state guidelines for the Certified Local Government Program require that the CLGs participate in the process of nominating properties to the National Register of Historic Places. This participation involves the review of nominations within the jurisdiction of the CLG by the CLG Commission and the chief elected local official. Opportunity for public comment must be provided during the 60-day comment period. The commission and the chief elected official are required to submit comments to the State Historic Preservation Office and the owner of the property relaying their findings as to the eligibility of the property under consideration for listing in the National Register. The attached forms are provided for you to facilitate your review of nominations and your submittal of comments to the State Historic Preservation Office. A copy of the criteria for listing in the National Register is also enclosed for your reference and use.

Although the federal regulations governing the CLG program call for the chief elected local official to provide comments on proposed National Register nominations within the CLG jurisdiction, North Carolina law stipulates that the mayor or chairman of the board of county commissioners may act only in an administrative capacity on behalf of the local governing board. If a certified local government has doubts about the legality of the chief elected official assuming sole responsibility for comments on proposed National Register nominations, it may wish to consider two alternatives: 1) having the governing board review the nominations or 2) having the governing board pass a resolution granting the chief elected local official the authority to furnish comments on behalf of the governing board.
In order to fulfill the required comment procedures, please complete the information below and the appropriate comment paragraph that is attached after you have reviewed the nomination. This information should be returned to Jenn Brosz, National Register Coordinator; Survey and National Register Branch, North Carolina State Historic Preservation Office; 4617 Mail Service Center, Raleigh, North Carolina 27699-4617.

COMMENTS ARE DUE IN THE STATE HISTORIC PRESERVATION OFFICE BY: June 9, 2021

1. Name of Certified Local Government: City of Salisbury

2. Name of CLG Commission: Salisbury Historic Preservation Commission

3. Property being reviewed for nomination: Ella Brown Cannon House

4. Please attach documentation of the measures taken to provide for public comment during the nomination review and a record of any comments received, as per your certification agreement with the State Historic Preservation Office.

5. In approving local governments for certification, the SHPO may have stipulated that the Commission obtain the services of professional historians, architectural historians, or archaeologists when reviewing National Register nominations, if those disciplines are not represented in the Commission membership. If this stipulation applies to you, please note the name of the professional you consulted below and his/her appropriate field. If you have any questions about the applicability of this stipulation to your commission, contact Kristi Brantley, Certified Local Government Coordinator, State Historic Preservation Office at 919.814.6576.
THE CLG COMMISSION SHOULD COMPLETE ONE OF THE FOLLOWING PARAGRAPHS:

A. We, the Salisbury Historic Preservation Commission, have reviewed and discussed the nomination for the Ella Brown Cannon House and find that the property meets the criteria for listing in the National Register of Historic Places as stated in Section 8 of the report. We therefore, recommend that the property be submitted for listing in the Register.

________________________________
Commission chair’s signature and date

B. We, the Salisbury Historic Preservation Commission, have reviewed and discussed the nomination for the Ella Brown Cannon House and find that the property does not meet the criteria for listing in the National Register of Historic Places as stated in Section 8 of the report. We therefore, do not recommend that the property be submitted for listing in the Register. The reasons for our findings concerning this nomination are stated below (use additional sheet if necessary).

________________________________
Commission chair’s signature and date
C. I, Mayor Karen Alexander, or We, the Salisbury City Council, have reviewed the nomination for the Ella Brown Cannon House and find that the property meets the criteria for listing in the National Register of Historic Places as stated in Section 8 of the report. We therefore, recommend that the property be submitted for listing in the Register.

Additional Comments:

______________________________
Chief Local Elected Official’s signature and date

D. I, Mayor Karen Alexander, or We, the Salisbury City Council, have reviewed the nomination for the Ella Brown Cannon House and find that the property does not meet the criteria for listing in the National Register of Historic Places as stated in Section 8 of the report. We therefore, do not recommend that the property be submitted for listing in the Register. The reasons for my (or our) findings concerning this nomination are stated below (use additional sheet if necessary).

Additional comments:

______________________________
Chief Local Elected Official’s signature and date
Ella Brown Cannon House, Salisbury Rowan County
United States Department of the Interior
National Park Service
National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, How to Complete the National Register of Historic Places Registration Form. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of Property
   Historic name: Cannon, Ella Brown, House
   Other names/site number: Cannon-Guille House, Cannon-Guille-Fisher House
   Name of related multiple property listing: N/A
   (Enter "N/A" if property is not part of a multiple property listing)

2. Location
   Street & number: 202 South Fulton Street
   City or town: Salisbury
   State: NC
   County: Rowan
   Not For Publication: [ ] N/A
   Vicinity: [ ] N/A

3. State/Federal Agency Certification
   As the designated authority under the National Historic Preservation Act, as amended,
   I hereby certify that this X nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.
   In my opinion, the property X meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:
   [ ] national
   [ ] statewide
   [ ] local
   Applicable National Register Criteria:
   [ ] A
   [ ] B
   [ ] C
   [ ] D

   Signature of certifying official/Title: ____________________________
   Date: __________

   North Carolina Department of Natural and Cultural Resources
   State or Federal agency/bureau or Tribal Government

   In my opinion, the property ___ meets ___ does not meet the National Register criteria.

   Signature of commenting official: ____________________________
   Date: __________

   Title: ____________________________
   State or Federal agency/bureau or Tribal Government
4. National Park Service Certification

I hereby certify that this property is:

___ entered in the National Register

___ determined eligible for the National Register

___ determined not eligible for the National Register

___ removed from the National Register

___ other (explain:)

________________________

Signature of the Keeper

________________________

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

Private: [X]

Public – Local

Public – State

Public – Federal

Category of Property

(Check only one box.)

Building(s)

District

Site

Structure

Object
Cannon, Ella Brown, House
Name of Property

Number of Resources within Property
(Do not include previously listed resources in the count)
Contributing

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Total

Number of contributing resources previously listed in the National Register 1 (Salisbury Historic District [NR 1975] #39, Cannon-Guille House, Contributing)

6. Function or Use

Historic Functions
(Enter categories from instructions.)

DOMESTIC / single dwelling

Current Functions
(Enter categories from instructions.)

DOMESTIC / single dwelling
DOMESTIC / secondary structure
7. Description

Architectural Classification
(Enter categories from instructions.)

LATE 19TH AND 20TH CENTURY REVIVALS / Other: Southern Colonial Revival

Materials: (enter categories from instructions.)
Principal exterior materials of the property:

Foundation: Brick
Walls: Weatherboard
Roof: Asphalt
Other: Granite, Wood

Narrative Description
(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a summary paragraph that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

Overview, Chronology, and Setting

The Ella Brown Cannon House, designed in 1904(-1905) by James Mackson McMichael, a Charlotte-based architect, and constructed in 1905(-1906) by Alfred Ross Lazenby, Salisbury’s prominent early-twentieth century master builder, is an imposing, classically-detailed, and remarkably intact Southern Colonial Revival style residence. A landmark in the architectural cityscape of Salisbury since its completion, it was identified as the Cannon-Guille House (#39) and listed as a contributing building in the Salisbury Historic District, which was entered in the National Register of Historic Places in 1975. Standing at 202 South Fulton Street, in the west corner of the intersection of South Fulton and West Fisher streets, the house faces southeast onto a street in Salisbury’s West Square that has been the city’s most fashionable residential avenue since John Fulton (1769-1827), for whom the street is named, built his elegant townhouse in
Cannon, Ella Brown, House
Name of Property

Rowan County, NC
County and State

1820. (Enlarged and remodeled through time by a succession of owners, and now known as the Fulton-Mock-Blackmer House, it stands today at 112 South Fulton Street.)

The appearance of the Ella Brown Cannon House and its high state of integrity, unusual for such a richly detailed weatherboarded-frame residence of its day and style, reflect the equally remarkable stewardship it has enjoyed for the entire 116 years of its existence. Known locally as the Cannon-Guille House, the residence was the home of its owner/builder Ella Brown Cannon (1859-1932) until her death and that of her daughter and only child, Alice Slater Cannon Guille (1899-1985), who died on 25 March 1985 in the house that had been her residence for most of her eighty-five years. On 21 June 1985 her executors conveyed the Cannon family house to Betty Dan (Nicholas) Gilliam Wright (b. 1936), a Salisbury native, who effected a sensitive and painstaking restoration and renewal of the house that became her residence. On 26 May 1992 she conveyed the house and lot at 202 South Fulton Street to Paul Edward Fisher (1937-2020) and Sue Palmer Fisher. Mrs. Fisher remains in residence. Through their twenty-eight-year ownership the couple maintained the exemplary level of stewardship exercised by Mrs. Cannon, Mrs. Guille, and Mrs. Gilliam (who resumed use of the surname of her first marriage), and they retained most of the interior decoration program (wallpapers, colors, lighting, etc.) effected by Mrs. Gilliam. The Fishers completed two sympathetic additions to the house on its northwest rear elevation, in 2005-2006 and 2016-2017. Both were designed by Gray Stout (b. 1959), a Salisbury-based architect, who relocated his office to Charlotte in 2015. Mr. Stout also prepared plans for the garage built in 2004-2005 on the footprint of an original frame outbuilding that was destroyed in a storm. That earlier, lost outbuilding was neither mentioned in the nomination for the Salisbury Historic District listed in 1975 nor included in its resource count. The present garage, built thirty years after that listing, is a noncontributing building in this nomination.

As shown on a plat map of the property prepared on 13 June 1985 by Hudson & Almond (Appendix 1), the house is positioned in the front center of the rectangular lot (Tract 1), with its frontage of 99 feet on South Fulton Street and a depth of 200 feet on West Fisher Street, and closer by about two and a half feet to the Brown-Ramsay House at 208 South Fulton than its boundary along West Fisher. The one original outbuilding, an L-shaped frame structure, which was destroyed in a storm and replaced by the present garage in 2004-2005, is located in about the west corner of the lot, parallel in plan with the rear property line and inside the southwest boundary. The small rectangular tract (20 by 53.75 feet) abutting the west corner of the original house lot, earlier and in part a portion of the rear grounds of the Guilles’ residence at 425 West Fisher Street, is also defined. A small triangular access easement allowing movement between the two lots is shown. The 20 by 53.75 tract and the triangular access easement, retained by the Guilles in December 1945, when they sold 425 West Fisher Street to the Overtons, is not included in the historic boundary of the property. The front walk, a secondary walk to West Fisher Street, and a series of internal and service walks linking the house with the outbuilding, the small enclosed garden between the house and West Fisher Street, and the ancillary lot also appear. This plat map reflects the appearance and development of the property from 1904 to 1985. A second plat map prepared by Hudson & Almond and dated 15 April 1992 (Appendix 2) reflects the essentially intact and unchanged appearance of the property when sold to Mr. & Mrs. Fisher.
Cannon, Ella Brown, House
Name of Property

Additions and enhancements effected to 202 South Fisher Street by Paul and Sue Fisher are seen on the Site Plan (Appendix 3) prepared on 24 June 2015 and revised in 2016 by Gray Stout coincident with his design of the new rear porch. A new fence, featuring black-painted iron railings supported by simple brick piers, designed to replace the visible portion of an existing chain link fence on the southwest boundary and complement the house and the new porch addition, is drawn, together with a perpendicular length of the fence carrying northeast to adjoin the side porch. The principal difference of note between this plan and present conditions is the subsequent revisiting of the plan, paving, and plantings in the area between the driveway and the sun-room and new porch additions, and the positioning of the large circular turf panel, centered with a terra cotta urn on pedestal, on axis with the center window of three in the northwest elevation of the sun-room. This reworking simply and dramatically improves the aesthetics of this part of the mansion grounds and enhances the experience of the Fishers, their family, and guests when approaching the house and the new porch day by day or for entertainments, large or small, on the new porch. The 2015-2016 plan also reflects the important survival and maintenance of the axial front walk and the visible lengths of the old walks carrying to West Fisher Street and the small, enclosed grass-panel garden.

The setting of the Ella Brown Cannon House comprises the lush landscaped, grass-covered grounds of its small lot. The front lawn and the side yard along West Fisher Street, which are bordered with low, inset concrete curbing carrying parallel with the public sidewalks, are open to sunlight while the rear yard is generally tree-shaded. The plant material reflects landscape improvements undertaken by Mrs. Guille, Mrs. Gilliam, and the Fishers, and at least one probable survival from Mrs. Cannon’s days here. These traditional materials, period appropriate, are both evergreen and deciduous. A close examination of the image of the house published as a post card by Theodore Buerbaum in 1910 reveals vines growing on a standard beside the northeast side porch overlooking West Fisher Street. These could well be wisteria, or antecedents thereof, that today climbs on a simple metal pipe standard positioned parallel with the porch and, in summer, provides both shade and privacy. Two other early features, the small square grass garden, enclosed by a foundation-height boxwood hedge planted in 1954 and adjoining the ell, and a linear grouping of four Ilex cornuta cv. ‘Burfordii’ that screen the back yard from West Fisher Street, are also in the mansion’s northeast side yard and date to Mrs. Guille’s ownership.

The landscape improvements effected by Mrs. Gilliam are on the front lawn and along West Fisher Street, areas both visible from the public streets. She complemented her planting of the boxwood allee flanking the front walk with four symmetrical, axial white crepe myrtles planted in the verge along South Fulton Street. The large Magnolia grandiflora at the front, east corner of the lot is a critical anchor planting that screens the intersection. Mrs. Gilliam also planted a series of complementing crepe myrtles in the verge along West Fisher Street.

Landscape work and plantings by the Fishers followed sequentially on the construction of the replacement garage, the sun-room addition, and the new porch. The Fishers engaged Jane May Ritchie (b. 1957), a Salisbury-based landscape architect long associated with the city’s Hurley
Cannon, Ella Brown, House

Name of Property

Rowan County, NC

County and State

Park, for this work and smaller consultations during their ownership. With the loss of the great oak in 2004 which provided bountiful shade, the Fishers added deciduous trees to provide shade in the yard between the garage and the house. Specimen and grouped shrubs were also planted in this area. After work on the new porch and the southwest boundary fence was completed, the yard landscaping was revisited and refashioned to incorporate access to the new porch. A small shrubbery of evergreen and deciduous flowering shrubs was planted on the front, southeast side of the porch to enhance the southwest side yard and the view from the porch.

Integrity Statement

The well-preserved Ella Brown Cannon House enjoys a remarkably high degree of integrity, a status embodying the qualities of location, setting, design, materials, workmanship, feeling, and association, which owe to and derive from three important factors in its history of ownership, occupation, and stewardship. Commissioned in 1904 by Ella Brown Cannon, newly a widow and an heiress to the Cannon textile fortune, to replace an earlier family residence on this lot, the Southern Colonial Revival mansion is an elegant, accomplished design by James Mackon McMichael that responded with aplomb to Mrs. Cannon’s social and architectural ambitions. Its construction by Alfred Ross Lazenby, a master builder of the period, utilized materials of the best quality and a skilled craftsmanship that clearly elevates it above the conventional workmanship of the period. The house’s appearance, incorporating its design, materials, finish, and craftsmanship, including her monogram worked in the tile floor of the vestibule, was prized by Mrs. Cannon, who resided here until her death in 1932.

The house built for Ella Brown Cannon was a like object of pride for her daughter, Alice Slater Cannon Guille, who resided in the family mansion for most of her life, to death in 1985. Although Mrs. Guille failed in her hope that the house would remain a family residence, in the ownership of a fourth generation of heiresses, that of her granddaughter and principal heir, she was successful in assuring the future of the mansion. In 1983, in the last codicil to her will, she advised her executors “That to the extent feasible it is my earnest desire that said homeplace be sold to some responsible person or persons who will maintain the house and premises as they have been maintained during my lifetime.”

The executors followed her injunction and sold the mansion in 1985 to Betty Dan Nicholas Wright, who sympathetically effected necessary repairs to the house, its mechanical systems, and a renewal of its interior decoration. In 1992 she sold the Cannon-Guille House, the name by which it was long, locally known to Paul Edward and Sue Palmer Fisher. Up to Mr. Fisher’s death on 30 October 2020, Mr. and Mrs. Fisher were entirely unstinting in their exemplary stewardship of the mansion while also making two architect-designed additions, sympathetic in style, materials, scale, and craftsmanship, on its rear elevation. These classically-detailed and well-built additions, clearly deferential yet contemporary in design, in no way affect the integrity of the Ella Brown Cannon House. The sun-room addition of 2005-2006, inset on the rear inside the house’s side elevations, is not visible from South Fulton Street and of accepting notice to passersby on West Fisher Street. A part of the new porch of 2016-2017, which is positioned on the southwest side of the sun-room and at the west corner of Mrs. Cannon’s house, can be seen.
Cannon, Ella Brown, House

from South Fulton Street, but is altogether unobtrusive in appearance and enjoys the complement of a small, fenced shrubbery on its street front whose plantings ease naturally to the front lawn. Mrs. Fisher, now the sole owner and resident of the house, remains its committed steward.

Because of its design and handsome appearance, the Ella Brown Cannon House became an immediate landmark in Salisbury, and it has long enjoyed that status and the associations of family, period, and place. It is a house that embodies the character and feeling of privilege of its time—the period of significance—and preserves those qualities to the present.

Narrative Description

Ella Brown Cannon House: Exterior
Contributing building

As reflected in the reproduction of James M. McMichael's drawing of the façade of "the handsome new residence of Mrs. D. F. Cannon" (Appendix 4), the genius of its design is his sure understanding of the proportions of classical architecture, his choice of the Corinthian order for its monumental hexastyle portico and the hierarchical use of the Tuscan order for the side porches, and the skillful, lavish use of a rich entablature, enhanced with both a dentil course and a modillion block cornice, to weld the portico with the body of the mansion and to crown its elevations. He then enhanced the design, and the mansion's assured presence on the street, by raising it on a low brick foundation and the three-time use of balustrades; first to protect the open terraces linking the portico and the side porches, and on the porches themselves, next to crown and reflect the columnar arrangement of the portico, and finally to encircle the traditional widow's walk atop the house's asphalt shingle hip roof. This calibrated balance of vertical and horizontal elements is accompanied by Mr. McMichael's use of exact and balanced symmetry on the façade and side elevations, respectively. The design is an accomplished, masterful work of an architect, thirty-four years in age and in the outset of a distinguished career. Its construction is also the work of a master builder, Alfred Ross Lazenby, who was three years senior to James M. McMichael, equally expert, and a few years advanced in his profession. In sum, Ella Brown Cannon was wise in her choice of an architect, Mr. McMichael was fortunate to receive the commission, and they both benefited through her employment of Mr. Lazenby to execute his plans.

The façade of the Ella Brown Cannon House, its three-bay southeast elevation fronting on South Fulton Street, embodies the hallmarks of an important Southern Colonial Revival house in its exacting symmetry, architectural elements, and the classical vocabulary devised by Mr. McMichael for its rich detailing and finish. Its monumental, hexastyle Corinthian portico, employing six colossal fluted columns and incorporating a projecting, half-round center pavilion, is believed to be unique in North Carolina for its date, 1905.1 When viewed from an angle, at a distance, the paired fluted pilasters, flanking the elevation and echoing their columnar counterparts, impart the appearance of an unique octastyle portico. It is a triumph of design and remarkable for its high state of preservation.
McMichael emphasized its majestic proportions and appearance through the use of complementing, axial features, notably the splayed granite staircase rising from the front walk to the portico’s floor with curved steps whose arc is echoed in the broken pediment surmounting the entrance. The stepped casing of the staircase is finished with simple cast stone caps, with ornamental urns positioned on the topmost elements. Black-painted iron railings rise with the steps, inside the casing. The three-part arrangement of the front entrance is echoed, in turn, by the like window on the second story with its broad fanlight (illuminating the second-story hall) which, in elevation, has the appearance of the base of the richly-detailed, Palladian style pedimented dormer. This composition, as drawn by Mr. McMichael, is brilliantly realized in a hierarchy of classical features and detailing culminating with the balustraded widow’s walk atop the center of the house and its hip roof. The tongue and groove ceiling of the portico is painted a shade of robin’s egg blue.

The fabric and finish of the residence is established on the façade and recurs on its side and rear elevations. So, too, is its color scheme, which features taupe-painted weatherboards with all other woodwork, including the columns, painted ivory. The house stands on a raised red brick foundation, laid in common bond, that is punctuated with occasional glazed openings that vent and illuminate unexcavated areas and its partial basement. Mrs. Gilliam repaired and repointed the foundation brickwork as necessary. The upper part of the foundation and the point of juncture with the wood sills of the portico, terrace, and porch flooring and the sills of body of the house, are finished with a tall, continuous sill board that effectively encircles the house and serves as the base of its weatherboard elevations. The gray-painted wood flooring of the portico extends in L-shaped fashion as open terraces around the front south and east corners of the house and becomes the flooring of the one-story Tuscan order side porches. The terraces and porches are protected by a wood, turned member railing carrying under a molded handrail.

The centered entrance, opening into a vestibule, is a handsome Colonial Revival composition with Corinthian pilasters rising to a full entablature with modillion blocks that, in turn, supports a scrolled, broken pediment centered with a turned, tidied urn. Leaded sidelights and a transom enframe the molded opening holding paired dark-stained oak doors with beveled glazing. These doors have their complement in the original paired screen doors fitted with a copper lattice grill in the lower panels. The three-part window above, and its elongated, arch-headed transom, illuminating the southeast end of the second-story center hall, is classically enframed and fitted with a decorative keystone. The corresponding windows in the flanking bays are enframed with plain boards with a projecting drip cap. The first-story openings feature large squarish panes below fixed transoms while the second-story openings hold one-over-one sash.

James M. McMichael crafted an appealing, necessary harmony for the house’s northeast side elevation that was visible to passersby on West Fisher Street. The main block has a general three-part arrangement centered by a shallow, two-story pedimented ell. The first story of the ell is treated as a three-sided bay while the second story has a flat face with window openings positioned near its corners, and a louvered demi-lune vent in the sheathed pediment face. The wider part of the first-story elevation on the southeast (left, facing) is sheltered by a Tuscan
porch, with free-standing and engaged columns, and a low hip roof, which carries to the angled, front-facing plane of the bay. Here, under the protection of the porch, a tall doorway, set in this plane, holds a two-pane/two-panel pocket door that slides upward and originally opened into Mrs. Cannon's sitting room. This auxiliary doorway was a convention of the period that provided access for informal visits by friends and Mrs. Cannon the opportunity to receive in the sitting room or entertain visitors on the porch, or simply to walk from her sitting room and enjoy the air.

An engaged brick chimney, serving fireplaces in the entrance hall and the east second-story bedroom, rises behind the porch and up the face of the elevation, through the cornice, to its corbelled cap. Corresponding windows on its left side illuminate the entrance hall and bedroom above it. A large window opening, holding a rectangular single-pane window below an arched, decorative stained glass transom, is positioned on the second story between the chimney face and the ell. It illuminates the landing on the staircase in the entrance hall. The molded surround features an ornamental keystone. An attic-level dormer window is positioned directly above this window and enjoys a program of molded woodwork that repeats in degree the elaborate finish of the Palladian dormer on the facade.

The pendant part of the northeast, West Fisher Street elevation, to the right, northwest of the ell, is one story in height and comprises both an original two-bay block, immediately adjoining the ell, and the adjoining northeast end of the 2005-2006 sun-room addition, which is recessed behind the earlier wall plane. The smaller of the two balanced, yet not symmetrical-positions, windows illuminates the original first-story bathroom which is accessible from a passage linking Mrs. Cannon's sitting room with the lone first-story bedroom in the north corner of the house. The second window, conventional in size, illuminates this bedroom. The bedroom originally had a second window in its northwest elevation. That opening was enlarged as a doorway opening into a now en suite closet that was added in 2005-2006, together with a small traditionally-styled porch sheltering a new rear entrance to the house. The brick staircase rising to the porch is accessed from the brick walkways linking the residence with the garage and driveway. Up to 2005-2006 exterior service access to the largely unexcavated area under the house was through a doorway in the foundation that was positioned at the far left edge of the house's original northwest elevation. With the sun-room addition a new service entrance was positioned in the foundation of its northeast elevation and the simply-framed opening fitted with the original, now-relocated four-panel door. Above, on the second story of the house, a recessed ell is positioned at the northwest end of the center hall and incorporates the landing at the top of the house's service stair. Its proportions were effectively duplicated during the 2005-2006 sun-room project with the addition of a sympathetic extension, whose respective northeast and southwest elevations are recessed inside those of the original ell. This addition contains a fifth second-story bedroom.

The northwest, rear elevation of the Ella Brown Cannon House is defined by the 2005-2006 and 2016-2017 additions on the first story and has features of both 1905 and 2005-2006 on the second story. These complementary additions, occurring a century after Mr. Lazenby’s completion of the residence for Mrs. Cannon, are admittedly new, but their design and
architectural elements are in sympathy and scale with the original fabric of the house and McMichael's classical vocabulary. This architectural compatibility derives in large part from the engagement of one architect, Gray Stout, for both projects, his sensitive design in response to the respective client requirements for each commission, and their review by the local Historic District Commission. The plans for the sun-room addition, dated 31 March 2005, reflect the exact and balanced symmetries of McMichael's elevations. Here the sun-room, in the center of the addition, enjoys the light provided by a trio of symmetrical windows, whose two-part fenestration, featuring a large square pane below a rectangular transom, recall the like windows designed by Mr. McMichael on the first-story of the façade. The Tuscan order, seen earlier on the side porches, is employed here to support the aforementioned inset porch, at the north end of the addition, sheltering the new recessed entrance. The porch has its complement in the aligned, recessed wall plane at the west end of the addition, which has an off-center window illuminating a bathroom. At the second story level the northwest elevation of the ell extension has a single centered window in the new bedroom. The elevations of the 1905 main block, visible on either side of the ell, each hold a single window.

The rectangular, one-story new porch, positioned at the southwest end of the sun-room addition and at the west corner of the 1905 main block, is a surprisingly compatible, sympathetic modern addition, providing an appealing space for family gatherings and larger entertainments, while also deferring to the classical character and status of the historic landmark to which it is appended. Its plans, dated 24 June 2015, amended twice in March 2016, with final revision on 10 June 2016, record a design resolution that met the clients' requirements and renders it a complementing feature of the historic mansion's northwest and southwest elevations. And when completed, as photographs reflect, it is an elegant, accordant addition that has the character of a spacious, architecturally harmonious period porch. It stands on a common bond brick foundation ornamented with a course of soldier brick below the projecting header course encircling the porch's brick floor. On its northwest elevation, overlooking the back grounds of the property, Mr. Stout added a second similar flight of brick steps and railings to provide access from the brick terrace to the porch's elevated floor. The porch is supported by Tuscan columns, linked by a black-painted ornamental iron railing, and open above the brick foundation. A recess in the foundation wall, immediately beside the staircase, is the location of an accessibility lift.

On the porch's southwest elevation, which is positioned parallel with the close property boundary, the corner and intermediate engaged columns and a centered brick chimney, fitted with an outdoor fireplace, are linked by four symmetrical blind paneled aprons below complementing tiers of louvers. This composition, effectively blind, affords a necessary degree of privacy to the Fishers, their family, and guests when enjoying the porch. The porch's southeast elevation, facing South Fulton Street from the depth of the side yard, its shrubbery, and the front lawn, is perpendicular to and designed to complement the house's original southwest elevation. Here a trio of Tuscan columns, echoing those on the side porch and linked by paired aprons, each with six vertical raised panels, create a two-part arrangement. The area on the right (facing), above the apron and between the center column and the column standing immediately beside the house's weatherboard elevation, is open, providing an unobstructed view through the porch. This opening plays a critical role in mitigating the mass of the addition, when seen from
the street and, as importantly, relates it to the 1905 side porch. The pendant area to the left is fitted with six complementing tiers of louvers. The aprons provide privacy and serve as frontals for a counter for serving food and drink to guests.

The southwest side elevation of Mrs. Cannon’s house is essentially a mirror image of the pendant northeast elevation except for the absence of an engaged chimney and the fenestration on the wall behind the porch. Paired windows on the first story illuminate the drawing room in the residence’s south corner while a single window on the second story is aligned between the inner drawing room window and the dormer window. Here the angled plane of the bay, on the lower story of the ell and protected by the porch, originally held a window. Mrs. Gilliam altered the opening to a doorway opening into the dining room, and she installed a partially glazed, side-hinged door essentially identical in appearance to the door opening from Mrs. Cannon’s sitting room onto the northeast side porch. The rectangular framed opening positioned high on the flat, center face of the bay is fitted with a handsome beveled and leaded glass window, also a convention of the period and designed to highlight the silver and china wares on the sideboard below it in the dining room.

**Ella Brown Cannon House: Interior**

When designing the interior of Ella Brown Cannon’s Southern Colonial Revival residence, conceived coincident with its exterior design, James M. McMichael utilized a like classical vocabulary, exact and balanced symmetries, and an architect’s appreciation of his client and her manner of life. He thereby created appealing rooms and spaces as the settings of a comfortable, private family life. Surviving intact, or with only small, minor adaptations, his rooms and their arrangement have continued to provide an agreeable setting for family life 116 years after first becoming the residence of Mrs. Cannon, her young daughter, and her two bachelor brothers. His first- and second-story plans (Appendices 5 and 6, respectively) and their room arrangements reflect the public, private, and service roles of domestic spaces. James M. McMichael continued the character of his signature monumental classicism, exemplified by the house’s grand portico, in the plan and interior decoration of the entrance areas and reception rooms that comprise the front half of the first floor. Paired glazed front doors open into a handsome vestibule, bearing the monogram of Ella Brown Cannon, EBC, worked in period colors in the white tile floor. Mr. McMichael enlarged the proportions of an expected center-hall plan into an elegant L-shaped living hall, incorporating the splayed staircase and a fireplace, and distinguished by a columnar screen of fluted Ionic columns and complementing doorways, with Ionic pilasters, opening into the drawing room, dining room, and service hall.

The axial service hall, centered in the back half of the first story and carrying between the entrance hall and service porch, together with its single flight stair, effectively divides this part of the house between private, family quarters and service rooms. The family quarters on the northeast comprise Mrs. Cannon’s sitting room, a sizable bedroom and a bathroom, all separately linked by a parallel passage. The kitchen, together with a butler’s pantry, food pantry, and utility room, are located on the southwest side of the service hall, with access to the dining room, service hall, and (former) service porch. The Fishers’ sun-room addition expands the family...
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quarters, providing a large new sitting room and a generously-proportioned bathroom, accessible to family and guests enjoying the new porch and convenient (in the future) when movement might be limited. The small, original utility room, now a passage linking the sun-room with the new porch, also retains its earlier use as a laundry room.

On the second story, James M. McMichael created a spacious center hall, extending the full depth of the house and accessible from both the front and service stairs, which provided Mrs. Cannon's family another, altogether informal sitting area. Doors in its long side walls provided direct entry into each of the four principal bedrooms in the respective east, north, west, and south corners of the house. The interconnecting bedrooms on the southwest side of the hall, with en suite bathing and closet rooms, were likely originally used by Mrs. Cannon and her daughter. The shallow, original ell, being the northeast end of the center hall and incorporating the landing of the service stair, was then partitioned to create two small flanking chambers. The chamber on the southwest (left) contained a stair to the attic while the chamber on the northeast (right) side was a walk-in closet, a use it retains to the present. Mrs. Gilliam removed the attic stair and refitted that chamber as a second, second-story bathroom.

The residence's original, paired screened and glazed doors open into a rectangular vestibule where a pendant pair of paneled doors open, below a single-pane transom, into the entrance hall. The floor is laid with a symmetrical design of circular ceramic tiles in a white field, inside a frame of square tiles laid in concentric bands of rust, ochre, and olive tiles. The floor is centered with Mrs. Cannon's monogram, EBC, worked in tile letters, with the E in rust, B in olive, and C in gray/green. The corners of the floor are enriched with decorative designs incorporating classical motives. Important features of the interior design first appear in the vestibule's oak woodworking. The five-, raised horizontal panel arrangement of the oak inner doors recurs throughout the house on both levels. Mr. McMichael enframed both vestibule doorways in classical surrounds with Ionic pilasters rising to a fully-developed entablature. He continued this design in the entrance hall to enframe the door and window openings. The tall, forty-seven inch, raised panel wainscot in the vestibule, set between molded baseboards and molded chair rails, also becomes an important part of McMichael's design of the entrance hall. The papered walls in both the vestibule and the entrance hall are finished with a simply-moldred dark oak cornice.

The skill James M. McMichael employed in the design of the monumental portico is evident again in the interior design of Mrs. Cannon's entrance hall, which ranks as one of the most imposing such Southern Colonial Revival interiors in North Carolina. McMichael eased the expected center-hall plan into a generous L-plan living hall with spacious provision for the house's elegant staircase and a fireplace set in the hall's northeast elevation. This ell-like expansion of the hall to the northeast is framed by fluted Ionic columns on tall bases that rise to support a boldly-molded entablature. The paneled wainscot rises with the stair to its landing, parallel with the hall's northeast elevation, and up to the second story. The lower treads of the staircase splay in an arc at its foot. Here the paneled newel, fitted with an Ionic cap, anchors the molded handrail and turned railing that, in turn, carries up to intermediate fluted newels on the landing, and upward to the second story. The staircase is further fitted with a low, built-in bookcase, with leaded doors, recessed under the landing. The mantel features Tuscan columns
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rising to support a projecting shelf embellished with modillion blocks and a dentil course. The entrance hall’s handsome oak woodwork has a polished, rich brown appearance that is complemented by the warm coral duotone wallpaper in a William Morris design manufactured by Bradbury & Bradbury.

The tall, wide doorways opening in the hall’s southwest elevation into the drawing and dining rooms are fitted with paired pocket doors, each leaf of which has two symmetrical vertical panels above five horizontal panels. A shorter doorway in the hall’s northeast wall to the left, northwest of the staircase, holds a conventional five-panel door opening into a coat closet. Mr. McMichael further enriched the appearance of the hall with a Greek Key border inlaid in the oak flooring. This flooring, together with that in the drawing and dining rooms, is laid on a northeast/southwest axis. The hall remains today as designed by Mr. McMichael except in two respects. The original tile surrounding the firebox/coal grate and laid on its hearth had become damaged through time and was replaced by Mrs. Gilliam with dark green marble. She also removed the small, rectangular stained glass window, placed by McMichael in the northeast wall to the left, northwest of the fireplace, and relocated it as the upper part of the swing-hinged door opening into the service hall. A classical torch, its central feature, is enhanced with twining ribbons and other ornaments. Mrs. Gilliam also installed the hanging lamp with an inverted bell-cast globe at the back of the entrance hall. She had acquired it earlier and first used it in her house in Fayetteville, North Carolina. The Fishers installed the four-arm chandelier in the hall ell.

As now known Mrs. Cannon’s drawing room, in the south, front corner of the house, and effectively en suite with the entrance hall and the dining room, is the only room in the house whose original décor gained mention in the local press. On 1 October 1913, the Salisbury Evening Post's “Society” column featured Kathleen Klutz’s account of a meeting of the Elizabeth Maxwell Steele Chapter, Daughters of the American Revolution, hosted by Ella Brown Cannon. “Mrs. Cannon’s handsome drawing room where the meeting was held was decorated with masses of exquisite white and pink roses, which harmonized beautifully with the rosecolored walls and draperies.” On 24 June 1919 Mrs. Cannon, her daughter, and their house guests received invited guests in “the pink drawing room” at a party celebrating Alice Slater Cannon’s twentieth birthday, which was recounted in the Carolina Watchman on 25 June 1919. Next, as reported in the Salisbury Evening Post on 10 June 1926, “the rose drawing room” was the scene of the wedding of Miss Cannon and W. Gettys Guille on Wednesday evening, 9 June 1926.

The ceremony was performed at an “altar,” a floral composition by James Wren, not in front of the handsome classical mantel dressing the fireplace in the north corner of the drawing room. In its design James M. McMichael repeated the fluted Corinthian order seen on the portico for like columns, which rise from low shallow, square bases to support an entablature featuring a frieze with carved/cast urns aligned above the capitals and an urn-decorated center tablet below a molded projecting shelf. The firebox, with its classical brass surround, is enframed with ivory tilework that also covers the hearth. The four-part molded architraves framing the doorways and

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windows and the molded baseboards seen in the drawing room recur in the dining room. They and the mantel are painted an ivory shade of white.

In the later 1980s, when Betty Dan Gilliam renewed the interior decoration, she elected to change the rose pink color scheme in the drawing room, which Mrs. Guille had faithfully maintained up to her death in 1985. Mrs. Gilliam painted the walls of the room a pale teal blue, which she drew from the colorations in a classical border paper, manufactured by Brunschwig & Fils and featuring ribbons, rosettes, and swags, that she applied as a cornice treatment around the top of the elevations. Concurrently she removed the surviving gilt metal cornices atop two of the drawing room’s three windows, relocated them to the north corner, second-story bedroom, and then installed the present gold-leaf, flat-top wood cornices custom-made for these windows by Friedman Mirrors. Mrs. Gilliam also installed the elegant eight-arm Waterford chandelier, which had earlier hung in her Fayetteville residence.

For Mrs. Cannon’s dining room James M. McMichael capitalized on the design of the three-sided bay window in its southwest elevation and the fireplace fitted in the east corner of the room, between the pocket doors opening into the drawing room and entrance hall, to create an elegant octagonal space. He enclosed the north corner of the room and fitted it with a built-in corner cupboard. The cupboard has a traditional three-part design with a waist-high, mirror-backed, open serving shelf positioned above closed storage, featuring paired doors on the lower cabinet below paired drawers, and open display for china wares on three shelves above the serving shelf, behind paired glazed, single-pane doors. He further distinguished the dining room by installing a tall, sixty-inch, molded, vertically paneled wainscot, set between the molded baseboard and correspondingly molded chair rail. In the northwest wall, a swing-hinge door with five horizontal panels opens into the former butler’s pantry. The cupboard, all woodwork in the room, and the ceiling are painted white.

The dining room remained as designed by Mr. McMichael from its completion through Mrs. Guille’s life except for her removal of the mantel at an unconfirmed date. The paneled wainscot was then continued across the void. In her renewal of the mansion Betty Dan Gilliam effected four enhancements in the dining room. She papered the walls above the chair rail with a Brunschwig & Fils wallpaper featuring two-color/coral and white flowers and twining branches on a rich, metallic gold ground. The molded cornice was added as a complement to the existing woodwork. She also installed the antique Empire-style gilt metal brass and crystal chandelier, which was acquired specifically for the dining room. Using the precedent of the door opening from Mrs. Cannon’s sitting room onto the northeast side porch, Mrs. Gilliam remade the pendant window opening in the dining room bay as a doorway opening onto the southwest side porch. She also replicated McMichael’s design of the door with consistent glazing.

From the mansion’s completion through Mrs. Guille’s life, the kitchen, butler’s pantry, and pantry/larder were the domain of the cook and servants. These service areas had a simple, traditional appearance with relatively plain but good quality woodwork and cabinetry. That character is best reflected in the surviving woodwork in the butler’s pantry. Here, and in the kitchen, the wainscot is made of flush, vertical boards with beveled edges rising from molded
baseboards to simple, plain-board, flat-face chair rails with molded edges. The five-, horizontal panel doors, opening into the dining room and larder, are set in architraves that rise from bases in the baseboards. At the top of these doorways, and a third opening into the kitchen, the outer, backband molding expands into a curve and then carries across the opening under a molded drip cap. Its inner edge is molded as a curved, parallel complement to the like molded inner edge of the architrave carrying around the door opening. The design is visually appealing, and Mr. McMichael repeats its use to good effect on the doorways in the service hall. The door opening into the larder, in the northeast partition wall with the larder, is flanked by a recessed cabinet unit with paired flat-panel doors. They are set in a conjoined architrave. The larder has cupboards and an open shelf. An L-shaped counter-top cabinet with an inset bar sink occupies the southwest wall of the butler’s pantry and carries to the doorway opening into the kitchen.

The butler’s pantry and the kitchen, linked by an open, enframed doorway long since bereft of its door, are decorated and finished en suite. Their present appearance dates to the refitting undertaken by Mrs. Gilliam, which was greatly enhanced by the Fishers in 2005-2006, concurrent with the addition of the sun-room. Frances Taylor, a Salisbury-based interior decorator, was engaged for this work. The beige marble floor in both spaces, and in the larder, and the arabesque-patterned wallpaper date to this project. The kitchen is centered by a large island and fitted with traditionally-styled counter-top cabinets, both finished with granite tops, wall-hung cabinets, and stainless steel appliances. The wall between the windows in the southwest elevation, above the double-basin stainless-steel sink, is fitted with a full-height, full-width mirror. The traditionally-molded door and window surrounds are mitred.

The residence’s service hall, carrying northwest from the entrance hall to the service porch, and dominated by the long, single-flight service stair rising to the northwest along its southwest elevation, was a transitional area, used by those in service and the family into 1985. With the subsequent changes in ownership, and particularly since the 2005-2006 sun-room addition, it has become, and furnished as, a necessary part of the family living quarters. Through this evolution its original architectural fabric has survived intact. Instead of oak, its flooring comprises heart pine boards, three-and-one-half inches wide, laid on a southeast/northwest axis. The six door surrounds and the wainscot are the same as those surviving in the butler’s pantry and painted white. The stair, which rises from a (south) corner landing, raised one step above the hall floor, has a paneled newel and a railing of slender, turned balusters under a molded handrail: it, too, is painted white. A pendant stair to the partial, simply-finished basement is enclosed under the front of the staircase and served by a five-panel door. Tall doorways, fitted with adjustable glazed transoms, open into the entrance hall and the sun-room, into Mrs. Cannon’s sitting room and the passage linking it with a bathroom and first-story bedroom on the northeast elevation, and into the kitchen in the southwest wall. Mrs. Gilliam replaced the clear pane in the transom over the door into the entrance hall with a double-front mirror. The upper walls are papered with the same Bradbury & Bradbury wallpaper as the entrance hall. The plaster ceiling and molded cornice are painted white.

Mrs. Cannon’s sitting room, which became Mrs. Guille’s bed-sitting room, and was adapted as a library, its current use, by Mrs. Gilliam, has wall-to-wall carpeting, painted plaster walls and a
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sizable molded cornice incorporating a dentil course, added by Mrs. Gilliam, encircling the painted ceiling. She also built in the open-shelf, full-height, bookcase with four tiers of adjustable shelves on the room's southwest wall. The architraves framing the doorways in the butler's pantry and service hall recur here and in the adjoining passage, bathroom, and bedroom. The fireplace, centered on the northwest wall, is fitted with a mantel similar in design to the drawing room mantel. Fluted Corinthian columns rise from low bases to a full entablature below the projecting shelf. The frieze is enriched with classical composition figures on panel-fronted blocks aligned above the columns and in a shallow projecting, scroll-decorated panel in the center of the frieze. Egg-and-dart and dentil courses enrich the cornice under the shelf, with a dentil course reappearing on the cap carrying across the top of the backboard. The tilework enfaming the face of the firebox and its brass mounted coal grate and covering the hearth comprises oversize matte blue tiles. The flat-headed door opening into the passage is recessed under an arch to the left, southwest of the fireplace.

The wainscoting seen in the service hall is repeated in the passage, as are the door surrounds. The carpeting in the library continues in the passage. The bathroom retains its original baseboards, door and window surrounds, and paneled doors opening into small closets recessed in its southeast and northwest walls. The enamel-on-iron bathtub, with its exposed, canted corner, is of Mrs. Guille's era and was re-enamed by Mrs. Gilliam. The other fittings and furnishings, including the ivory marble floor, date to the Gilliam-Fisher ownerships. The first-story bedroom, in what was originally the north corner of the house and its one-story rear block, also enjoys the original finish seen in the service hall and adjoining rooms and has three-and-one-half inch pine flooring. It has no fireplace. Two changes are evident on its northwest wall, both dating to 2005-2006. A former window opening was lengthened to the floor to create a doorway opening into a spacious closet. A new, tall door opening, replicating the design of the original architraves and incorporating a glazed transom, was created and fitted with a replicated door that opens into the sun-room.

Although separated by a decade in their design and construction, 2005-2006 and 2015-2017, respectively, the sun-room and new porch share a postmodern Colonial interior decoration and finish. Both were designed by Gray Stout with conscious reference to McMichael's classicism and architectural detailing. Frances Taylor was the interior decorator for the sun-room, bathroom, and utility room/passage. Essentially rectangular in plan, the sun-room is dominated by the trio of large windows, symmetrically-aligned and occupying the entire width of its northwest elevation, the fireplace and two-tier Colonial Revival mantel on the southwest elevation, and the heavily-molded coffered ceiling. The fireplace is positioned to the right of center, but on axis with the glazed door, opening from the rear porch, in the opposite northeast elevation. Both are flanked by tall windows in the bays adjoining the northwest elevation. The fireplace is flanked on the southeast by conventional height, five-panel doors opening into a spacious bathroom, positioned in plan behind the fireplace, and the utility room/passage linking the mansion's interior with the new porch. A trio of door openings with glazed transoms in the southeast elevation, two of which are original, open into the kitchen, service hall, and north corner bedroom. The door linking this bedroom directly with the sun-room was installed in 2005-2006 to provide the Fishers a first-story suite, which is coordinated with the new.
wheelchair accessible bathroom. Flooring in the sun-room is dark stained wood and the walls are painted plaster. The bathroom has a black marble floor, papered walls, and a painted ceiling with a molded cornice. Its fixtures include a glazed built-in corner shower stall, a counter sink, and commode. The utility room/passage is effectively a laundry room with paired washer and dryer appliances and counter-top and wall-hung cabinets on its southeast and northwest sides. The counter tops are black granite. It has a mortared, herringbone-pattern brick floor, papered walls, and a painted plaster ceiling. A fully-glazed door at its southwest end opens under a glazed transom onto the new porch.

The new porch, while technically an outdoor space, is a well-finished hybrid amenity for alfresco meals and entertaining. It has a brick paved floor, laid in a herringbone pattern with an inset border, whose design echoes the coffered ceiling with its painted, molded beams and dark-stained wood fields. In addition to the access from the interior, it enjoys a brick staircase and accessibility elevator lift paired on the northwest elevation which is otherwise open and protected by an iron railing carrying between the Tuscan columns. The southeast front elevation has a brick apron wall which continues on the southwest elevation in the wall areas immediately flanking the raised-hearth fireplace. Granite-top counters with splash boards on brick bases comprise the service areas on the apron walls. The southeast counter incorporates a sink, refrigerator, grill, and burner units, all in stainless steel. As noted in the exterior description certain upper parts of these elevations are enclosed by wood louvered screens for privacy. The fireplace has an arched head and projecting shelf below an inset.

With access by way of both the entrance hall and service staircases, the second story of Mrs. Cannon's house, as designed by James M. McMichael, has a center hall carrying its full depth and four, generally equal-sized bedrooms, aligned on the northeast and southwest sides of the hall. The single second-story bathroom was located in the larger of two chambers en suite with the west bedroom and accessible through doors in its northwest elevation. It remains in use as a bathroom, with fittings and furnishings dating largely from the Fisher ownership, while the smaller chamber has always served as a closet. The hall is floored with three-and-one-half-inch pine boards, laid on a southeast/northwest axis with the length of the hall. The bedrooms are also floored with pine boards. The hall walls are finished with a wainscots of flush, beveled-edge vertical boards between molded baseboards and molded chair rails with flat, molded facings. This wainscot is identical to that in the service hall below. The coral-colored William Morris design wallpaper seen in the entrance and service halls is again used on the upper walls below a molded cornice also installed by Mrs. Gilliam. The door surrounds have a mitred, three-part molding that rises from blocks set at baseboard level. The window surrounds are of like design with molded aprons under the sills. The doorways opening from the hall into the four respective bedrooms incorporate glazed transoms. All are fitted with five-, horizontal panel doors. The wainscots, door and window surrounds, doors, baseboards, and mantels are all painted white, except in the north bedroom, which has a 1980s-era chocolate brown paint scheme installed by Mrs. Gilliam. A concealed drop-stair in the hall ceiling provides access to the attic.

The bedrooms in the south and west corners of the residence, on the southwest side of the center hall have an interconnecting door and were likely used en suite by Mrs. Cannon and her
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daughter, who was about six years of age, when they occupied the completed house. These rooms were again used en suite by the Fishers, and now by Mrs. Fisher, with the south bedroom furnished as a private, informal sitting room and the west bedroom, now Mrs. Fisher's, as their own. The floors in both rooms are covered with wall-to-wall carpet and the walls papered. The elevations are finished with a simply molded cornice, added by Mrs. Gilliam in the south room, and the original picture rail in the west, master bedroom. The ceilings are painted plaster. Mrs. Gilliam also enclosed closets in the respective south and east corners of the south bedroom and linked them with a window seat carrying under the front window protected by the portico. Both bedrooms are fitted with corner fireplaces, with metal-mounted coal grates, served by the chimney that also serves the drawing room fireplace, and fitted with classical mantels and ivory tile hearths and firebox frames. The south bedroom mantel has a molded architrave, with an egg-and-dart perimeter/outer band, that rises from the hearth to the frieze where foliate brackets support a molded projecting shelf with both egg-and-dart and dentil courses. Laurel leaves in interlocking ovals form a linear ornament in the center of the frieze. In the west, master bedroom the mantel features fluted ionic columns that rise to panel-faced blocks in the panel-centered frieze below a molded projecting shelf. The ornamental (summer) frontal to the coal grate survives here. The finishes and fixtures of the en suite bathroom date mostly to the Fisher ownership.

The two bedrooms on the northeast side of the hall, positioned to either side of the entrance hall staircase, are separate, private rooms. Pine flooring is visible in both rooms, uncovered except by smaller rugs and carpets. The walls of both are covered with wallpaper that finish with a cornice, added by Mrs. Gilliam in the east bedroom, and the picture rail in the north bedroom. The mantel, tilework, and ornamental coal grate, complete with its frontal, survive in place in the east bedroom. Instead of the expected columnar supports, elongated brackets rise from tail plinths and terminate as acanthus-leaf supports for shallower blocks, with applied composition urns on their faces, in the frieze. The frieze has a centered composition ornament with scrollwork embracing a shell below the molded projecting shelf. The tiles in the frame surrounding the firebox and laid on the hearth are a lovely mottled teal, ivory, and taupe coloration. The north corner bedroom has brown-painted woodwork of a shade harmonizing with the brown background of its floral wallpaper. Its mantel comprises plain Tuscan columns rising on either side of the firebox to a boxed cornice under a molded projecting shelf and its backband. The tilework surrounding the metal coal grate and its frontal and laid on the hearth has an appealing warm tan and mottled white coloration.

At the northwest end of the second-story hall, the chamber on the left southwest was refitted as a bathroom with a recessed tub and shower stall and new finishes and fixtures by Mrs. Gilliam. The pendant chamber is a closet. The fifth second-story bedroom, added in the 2005-2006 project, replicates the architectural fabric and finishes of the original bedrooms. It has wall-to-wall carpeting and painted walls. Closets are enclosed in the north and east corners, flanking a window.
Garage
2004-2005
Gray Stout, architect
Jeffrey Eagle General Contracting, builder
Noncontributing building

As a comparison of Gray Stout’s 2015 site plan for the Fishers’ new porch (Appendix 3) with the plats of the property made in 1985 and 1992 by Hudson & Almond (Appendices 1 and 2) indicates, this building was erected on the footprint of an earlier frame outbuilding, principally used as a garage, that was crushed by a tree in a storm. Although probably dating from the first quarter of the twentieth century, that outbuilding was not mentioned in the nomination for the Salisbury Historic District, listed in 1975, nor included in its resource count. This recently-built garage is the single noncontributing building in this nomination’s resource count.

In his postmodern Colonial design of the garage Gray Stout recalled the classical vocabulary employed by James M. McMichael in the design of Mrs. Cannon’s residence, in particular through the use of Tuscan columns to frame the garage bays and support the side porch and the arch-headed second-story windows whose architraves are centered with keystones. The garage stands on a low common-bond red brick foundation, has weatherboard-sheathed elevations, and is covered by a two-part gable roof of asphalt shingles.

The L-plan, one-and-a-half story garage comprises two unequal parts. The larger, gable-front garage block, with paired openings on the first story and a dormer window in the upper pent gable end, faces northeast onto West Fisher Street, and stands at the end of the driveway linking it to the street. The two vehicle bays are fitted with blind overhead doors having the exterior appearance of paired, side-hinged doors. Its northwest side and rear southwest elevations are blind. The building’s ell is a smaller rectangular block, covered with a gable roof of lower pitch, which occupies the back half of the southeast elevation. The front half of the elevation is centered with a one-over-one sash window that provides natural light to the garage interior. The ell has a two-part design comprising a small enclosed workshop adjoining the main block, and an open porch, with a brick floor, Tuscan columns, and a pent gable end on the southeast. The northeast elevation of the workshop, also visible from West Fisher Street, has a window on the first story and a dormer window whose finish is drawn from that of the dormer windows of the residence. The rear southwest elevation of the ell is blind. A door under the porch opens into the workshop that communicates, in turn, with the garage. A wood stair provides access to household storage on the upper level. The garage and workshop have poured concrete floors, corkboard elevations above low concrete-block aprons, and sheetrock ceilings. The upper level storage area above the garage is floored but otherwise unfinished.

Endnote
1. River Forest Manor, a two-story-with-attic weatherboard frame Southern Colonial Revival house in Belhaven, North Carolina, said to have been built from 1899 to 1904, is
among the earliest known surviving houses of this style in the state. It was built for John Aaron Wilkinson (1864-1932), the head of the Belhaven mills of the Norfolk-based John L. Roper Lumber Company. River Forest Manor has been attributed on the basis of its appearance and location to Herbert Woodley Simpson (1870-1945), a New Bern-born and based architect who relocated to Norfolk, Virginia, in 1914. The house has a monumental bowed, hexastyle Ionic-order portico on which the four center columns supporting the tight arc of its bow are closely positioned as pairs flanking the center entrance, leaving a wide, awkward spacing between them and the front corner columns. The composition does not enjoy the elegance that Mr. McMichael created in the Corinthian portico for Mrs. Cannon where the arc of the bow is proportionally wider, the columns are spaced with a corresponding separation, and the effect altogether more graceful. In 1908 a Corinthian order hexastyle portico, similar in appearance and proportion to that Mr. McMichael designed for Mrs. Cannon, appeared on the façade of the Southern Colonial Revival house built for Walter Blair Boyd (1859-1922), a wealthy tobacco broker, at (today’s) 216 Church Street in Warrenton, Warren County, North Carolina. Mr. Boyd’s house, later owned by John Hosea Kerr, Sr. (1873-1958) and his son John H. Kerr Jr. (1900-1968) and long known as the Boyd-Kerr House, was designed by Charles Barrett and Frank Thompson, a Raleigh-based partnership.
8. Statement of Significance

Applicable National Register Criteria
(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

☐ A. Property is associated with events that have made a significant contribution to the broad patterns of our history.

☐ B. Property is associated with the lives of persons significant in our past.

☒ C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

☐ D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations
(Mark “x” in all the boxes that apply.)

☐ A. Owned by a religious institution or used for religious purposes

☐ B. Removed from its original location

☐ C. A birthplace or grave

☒ D. A cemetery

☐ E. A reconstructed building, object, or structure

☐ F. A commemorative property

☐ G. Less than 50 years old or achieving significance within the past 50 years

Areas of Significance
(Enter categories from instructions.)

Architecture

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Period of Significance
1904-1906

Significant Dates
N/A

Significant Person
(Complete only if Criterion B is marked above.)
N/A

Cultural Affiliation
N/A

Architect/Builder
McMichael, James Mackson - Architect
Lazenby, Alfred Ross - Builder

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Ella Brown Cannon House is a handsome, remarkably well-preserved Southern Colonial Revival style mansion distinguished by a monumental, full-scale Corinthian portico and an elaborate, hierarchical program of classical woodwork enriching its exterior elevations and interior decoration. It has been a landmark in the cityscape of Salisbury since its construction and occupation by Mrs. Cannon (1859-1932) in late 1905 or early 1906. With the ever-increasing—and broadening—scholarship in North Carolina architectural history, the house is now appreciated for its significance as an icon of the Southern Colonial Revival in North Carolina and as an important, masterful design by its architect, James Mackson McMichael (1870-1944). His knowledge and handling of the classical architectural vocabulary, seen in the plan, detailing, and finish of the mansion, and realized here at an early date in his career in this state, anticipate the talent and skills he exhibited into the 1930s in the many handsome Classical Revival churches for which he is best known throughout North Carolina. Through the circumstances of its design by Mr. McMichael, its construction by Alfred Ross Lazenby (1867-1943), a Salisbury-based master builder, its continued ownership and occupation by Mrs. Cannon and her daughter, Alice Slater Cannon Guille (1899-1985), and the high level of
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stewardship exercised by its subsequent owner-occupants to the present, the house has survived with an extraordinary integrity. Thus, the place of Ella Brown Cannon House in the long distinguished career of Mr. McMichael and its role in the history of Southern Colonial Revival domestic architecture in early-twentieth century North Carolina are exemplary.

The Ella Brown Cannon House, with its elegant bowed Corinthian portico, stands today as an early, accomplished, fully-developed, and intact exemplar of the Southern Colonial Revival style in North Carolina with statewide significance in the area of architecture. The mansion satisfies National Register Criterion C and embodies the distinctive characteristics of the Southern Colonial Revival in its period of favor in the state, the opening decades of the twentieth century. Its design and construction represent the work of masters in those fields, James Mackson McMichael and Alfred Ross Lazenby, respectively. In sum, the Ella Brown Cannon House possesses the high artistic values associated with the best Southern Colonial Revival architecture in North Carolina and represents a distinguished building whose every part enjoys distinction and contributes to its significance. The period of significance, 1904-1906, reflects some uncertainty of specific dates, but it embraces the known years in which Mrs. Ella Brown Cannon made the decision to build anew on family land in Salisbury and engaged Mr. Michael to design her new house, 1904, its design in late 1904-early 1905, the mansion's principal period of construction by Alfred Ross Lazenby in 1905, and the residence's completion and occupation in late 1905-early 1906 by Mrs. Cannon, her daughter, and two of her brothers, all of whom lived here until their deaths.

The significance of the mansion in the architectural history of Salisbury and Rowan County is complemented by the roles its owners and residents have enjoyed in the life of the city. Ella Williams Brown Cannon, a daughter of antebellum Salisbury, was the widow of David Franklin Cannon (1844-1904), one of the principal investors in the now legendary American textile concern known colloquially as Cannon Mills, which was founded by his younger brother, James William Cannon (1832-1921). She and other members of the Brown family long enjoyed prominence in Salisbury business and civic life and attendance at the Presbyterian Church. Mrs. Cannon, her brother Milton Slater Brown, and their father erected three important houses, side by side at 128, 202, and 208 South Fulton Street, that survive to the present. Long known locally as the Cannon-Guille House, the mansion remained the residence of Alice Slater Cannon Guille and her husband until her death on 25 March 1985. Mrs. Guille was a founder and founding president (1953-1956) of the Rowan Museum, Incorporated, and oversaw the furnishing of the Federal-style Utzman-Chambers House and its opening in 1955 as a local history museum. She also cooperated with Ernest Lauriston Hardin (1896-1978), her successor as president of the Rowan Museum, with the acquisition of the Michael Braun House, erected in 1766 and the oldest German building in North Carolina, and its opening in 1966 as a museum. Betty Dan (Nicholas) Gilliam Wright Spencer (b. 1936), a highly-regarded local historian and genealogist acquired the landmark house from the Guille estate in 1985, executed a meticulous repair and restoration of its fabric and decoration, and resided here until selling the property in 1992 to Paul Edward (1937-2020) and Sue Palmer Fisher. During their twenty-eight-year residency, the Fishers were committed, unstinting stewards of the mansion. For most of this period Mr. Fisher served as chief executive officer and chairman of F&M Bank, resigning those positions.
respectively in 2013 and 2015, when he also resigned as chairman and chief executive officer of F&M Financial Corporation. In the late 2010s he committed his time and considerable resources, as a fundraiser and philanthropist, to the creation of Bell Tower Green, a new $12 million “Central Park” in Salisbury that is now nearing completion. Mrs. Fisher remains resident in the Southern Colonial Revival mansion built for Ella Brown Cannon.

Narrative Statement of Significance (Provide at least one paragraph for each area of significance.)

Architectural Significance

While an element of pride surely figured in her decision making in 1904, Ella Brown Cannon, the widow of David Franklin Cannon and an heir to his estate, could not have foreseen that the house designed for her by James Mackson McMichael and built by Alfred Ross Lazenby would become a landmark in North Carolina architectural history and hold statewide significance in the area of architecture. This status reflects both the facts of its history, its place among contemporary examples of the Southern Colonial Revival, and the qualities of survival, preservation, and, particularly, integrity among such houses. They were costly in their day to build and increasingly expensive thereafter to maintain.

Built by an inheritance, the Ella Brown Cannon House has benefited from the fortunes of its owners, each of whom has been unspiring in their stewardship of the residence. When Alice Slater Cannon Guille signed her will in 1982 and the codicils added in April and August 1983, her concern for the fate of the house was paramount. Resigned to the realization that the house would pass out of the family after her death, she bequeathed the house to her executors, rather than her only grandchild, with firm instructions. "I give and devise my homestead known as 202 S. Fulton Street, Salisbury, North Carolina to my executors and I direct that they sell said homestead at private sale with no "for sale" signs to be erected on the premises. To the extent possible it is my earnest desire that said homestead be sold to some responsible person or persons who will maintain the house and premises as they have been maintained during my lifetime." Mrs. Guille’s executors honored her requests. On 21 June 1985 they conveyed the Cannon-Guille residence to Betty Dan Nicholas Wright, who undertook the remedial repair and restoration of the house. Having resumed usage of the surname of her first husband, Mrs. Gilliam found great satisfaction and enjoyed pride in her accomplishment before conveying the property in 1992 to Paul Edward Fisher (1937-2020), chief executive officer and chairman of the board of F&M Bank, and his wife, Sue Palmer Fisher. Through their twenty-eight years as residents of the mansion the Fishers exercised a learned and generous stewardship. Mrs. Fisher, the present owner and occupant, continues that well-practiced tradition.

The fortunes attending the ownership and stewardship of the Ella Brown Cannon House were embodied in equal measure in the circumstances of its creation. James Mackson McMichael (1870-1944), left his native Harrisburg, Pennsylvania, and came to Charlotte by 1901. He began his practice in the opening years of the twentieth century, in a period seen now with the advantage of perspective, as a golden age of architecture in North Carolina, in the center of its
professional practice in the state. He immediately joined a roster of men whose buildings distinguished the landscape of North Carolina in their day and have done so to the present. Their number was small, their talent impressive. Charles Christian Hook (1870-1938), a native of Wheeling, West Virginia, came to Charlotte in early 1890, after graduation from Washington University. His office and a series of partnerships he formed, notably with Frank McMurray Sawyer and Willard G. Rogers, comprised a local nursery of the architectural profession. Luke Franklin Hayden (1867-1929), a native of Atlanta, Georgia, and Oliver Duke Wheeler (1864-1942), a native of Freedom, Cattaraugus County, New York, extended their Atlanta-based partnership into Charlotte by 1898 and soon added Louis E. Schwend (1875-1900) into the office as a partner. After Schwend’s death in 1900 and the dissolution of the partnership with Mr. Hayden, Oliver D. Wheeler also had a series of partnerships, first and briefly with James M. McMichael, into the 1910s in his Charlotte office. Louis Humbert Asbury (1877-1975) was a native son, a scion of his family’s construction business, who studied at the Massachusetts Institute of Technology, interned in architectural offices in New York and Boston, and returned to North Carolina and Charlotte in 1908 and became the first native North Carolinian elected to the American Institute of Architects.


The practices of all of these men extended well beyond the cities in which their offices were based, some were essentially regional in their practice, and yet others, most notably James Mackson McMichael, enjoyed a large clientele across the breadth of North Carolina. Within these parameters the Ella Brown Cannon House holds important distinctions, being one of the earliest known surviving buildings of Mr. McMichael’s legendary, decades-long, largely solo career and a handsome, formally symmetrical building whose skilled design in (about) 1904 anticipates the remarkable and recognizable classicism that distinguishes a large identifiable group of his later Classical Revival church buildings. As such they have no parallel among the work of his contemporaries. In his obituary, in 1944, he is described as having “designed approximately 900 churches in the last 50 years . . .” Mrs. Cannon’s mansion is also the earliest, best preserved, and most intact of four known Southern Colonial Revival houses he designed, a genre in which he might equally have made his name. While his many, imposing late Gothic Revival churches, including Myers Park Presbyterian Church in Charlotte and St. John’s Lutheran Church in Salisbury, also brought him a large measure of fame, the Ella Brown Cannon House, arguably the most accomplished, early, intact, and remarkably well-preserved example of the Southern Colonial Revival style in North Carolina, enhances his reputation in a mode in which his contemporaries also enjoyed commissions.
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James Mackson McMichael was born in Harrisburg, Dauphin County, Pennsylvania, on 14 December 1870, the youngest of three sons of James Lybrand and Lavinia Miller McMichael. While he probably attended schools in Harrisburg as a child and youth, the facts are not established. Neither are the place and circumstances of his architectural education, however, it may have held associations with his father's occupation, given as a "founder" in the 1880 United States Federal Census. On 23 October 1896, probably having achieved this education and a possible degree of training, and feeling secure of his prospects, he married Sarah Florence Williamson (1877-1965) in Camden, New Jersey. The couple was living in Chester, Delaware County, Pennsylvania, with two young daughters and Jane L. Williamson, Mrs. McMichael's paternal grandmother, in 1900, when he gave his occupation as "architect" to the census taker. Mrs. McMichael was a native of Chester, the daughter of John H. and Mary Ann (Wood) Williamson. The circumstances of his coming to Charlotte by 1901, also remaining to be established, surely involved earlier communication with Oliver Duke Wheeler (1864-1942) with whom he formed an immediate, or near-immediate, partnership. The firm of Wheeler, McMichael & Company was short lived, producing few buildings of which the Carnegie Free Library in Charlotte, advertised for bid as of 30 September 1901, is the best known. On 4 January 1902 the Charlotte Daily Observer published a paid notice of its dissolution.

The firm of Wheeler, McMichael & Co., architects, of this city, has dissolved partnership, to take effect from January 1st. Mr. Wheeler will continue business in his present quarters in the 4Cs building. Mr. McMichael, recently of Philadelphia, will next Wednesday open offices on the third floor of the same building, where he will be glad to see his friends.

During their brief association the men designed a number of buildings, most notably the Scotland County Courthouse and Jail in Laurinburg, the Carnegie Library for Charlotte, both Classical Revival buildings and now lost, and the Washington Building, an important three-story Romanesque Revival granite-faced brick commercial building standing today at 118-120 North Main Street, Salisbury. McMichael's role in the latter design in the summer of 1901 marks his earliest known presence in the Rowan County seat. Later, on 8 January and 14 September 1902, Mr. McMichael advertised his practice in the Charlotte Daily Observer in the form of a business card for "J. M. McMichael, ARCHITECT, Charlotte, N. C. 3rd Floor 4Cs' Building." In spring 1903 James M. McMichael formed a second short-lived partnership with Leonard LeGrand Hunter (1881-1925), which was also announced in the Charlotte Daily Observer.

Mr. Leonard L. Hunter, a hustling young architectural draftsman of this city, has been taken into partnership by Mr. J. H. (sic) McMichael, the architect, and after this month the style of the firm will be McMichael & Hunter.

Mr. Hunter has been in the employ of Mr. McMichael for the past 14 months. Before that time he was draftsman for Frank P. Milburn for three years. Last year he took a special course under instructors in New York, and this, with his past experience, has fitted him thoroughly for his present position.
At the present time the firm is preparing plans for the new German Reformed Presbyterian church to be erected at Concord at a cost of $12,000; a new theatre and office building at Dillon, S. C.; a bank building for Asheboro, for the Bank of Randolph, of which Mr. W. J. Armfield is president, and a handsome 10-room residence to be erected on the boulevard in Dilworth, by Mr. Richard Moore, Jr. 3

Differences led to a dissolution of McMichael & Hunter, effective 1 March 1904, and a paid notice announcing the same that was published in the Charlotte Daily Observer on 5 March 1904. Although its existence was brief, the partnership produced plans for a number of buildings, including the First Presbyterian Church in Wadesboro, Anson County, that was designed in 1903 and completed in spring 1905.

Meanwhile, in Concord, the congregation of the First Presbyterian Church was seeing an increasing membership that strained the capacity of its existing brick sanctuary, which was completed and first used for services in October 1874. By the winter of 1904, if not earlier, the Reverend George H. Cornelson was encouraging his congregation to undertake the construction of a new church. Knowledge of the Wadesboro commission, for a church of the same denomination in another county seat, may have encouraged the approach to McMichael & Hunter. The design of the Concord congregation’s new church is attributed to Mr. McMichael: whether he designed the church alone, outside his existing partnership, or its design was a product of the final months of the McMichael & Hunter partnership, represented by Mr. McMichael in conferences with the building committee, remains to be confirmed. Whatever the case, the matter appears in a confluence of events. Disagreements between Messrs. McMichael & Hunter had reached a breaking point on Thursday, 3 March 1904, when, as the Charlotte Daily Observer reported on 4 March, “the name of J. M. McMichael was yesterday scratched off the office door in the 4C.’s building by the junior partner, L. L. Hunter. The cause of the dissolution was based upon accusations made by Hunter. Mr. McMichael has rented offices on the fifth floor of the Trust building.” The paragraph-length account was published under the heading “Quarrel Leads to Dissolution of Partnership.”

In Concord Mr. Cornelson preached his last sermon in the congregation’s thirty-year old church three weeks later, on Palm Sunday, 27 March 1904. The brick building was demolished, the site cleared, and construction on the new modern Gothic-style church began on 1 April 1904. The first service was held in the newly completed and furnished church on Sunday, 5 March 1905. In an article published in the Concord Times on 7 March 1905 the design of the “Elegant and Commodious Structure, of Which the Presbyterians and the Whole City Are Proud…” was attributed to Mr. McMichael and its construction to Rufus Alexander Brown (1852-1907), the prominent Concord builder and brick manufacturer. Photographs of the handsome church confirm the accuracy of the newspaper’s description.

Much, and far more than is now known, remains to be examined and understood of the distinguished, prolific career of James Mackson McMichael in North Carolina, research that is beyond the purview of this nomination. But two facts are certain. The design of the First
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Presbyterian Church in Concord in 1904 is emblematic of a series of imposing, and important Gothic Revival style churches James M. McMichael designed for congregations in North Carolina culminating (as now known) with St. John’s Lutheran Church, Salisbury, built in 1925-1926 and first used for services on Sunday, 2 January 1927, and Myers Park Presbyterian Church, Charlotte, of 1927. These churches and the wonderfully eclectic First Baptist Church of Charlotte of 1907 are outnumbered by the many, many Classic Revival/Neoclassical churches built through the 1910s and 1920s to his plans throughout North Carolina. This group includes Page Memorial United Methodist Church in Aberdeen, Moore County, of 1913 (property #57 in the Aberdeen Historic District, 1989) and the imposing First United Methodist Church in Elizabeth City, Pasquotank County, of 1919-1922 (property #136 in the Elizabeth City Historic District, 1977). The second fact established in this context is that Mr. McMichael’s role in the design of the Concord church provided the opportunity for Ella Brown Cannon, a devout Presbyterian and prominent member of its congregation, to observe his professionalism and, in turn, surely influenced her decision to engage him for the design of the mansion she would build on South Fulton Street. She might also have been aware of his earlier design of the Washington Building and the (now lost) Salisbury Graded School in the 300 block of North Ellis Street.

In a fortuitous coincidence of circumstances, Ella Brown Cannon’s ability to build anew in Salisbury, having recently become a widow and heir to a significant part of her late husband’s fortune, occurred as a new style of domestic architecture, Southern Colonial Revival, was gaining favor in the design profession. The use of classical precedent and the motives of classical orders, which had appeared in the enhancement of Queen Anne residences in the last decades of the nineteenth century, was fully embraced in the design and finish of Colonial Revival houses and other buildings from the 1890s into the twentieth-century interwar period. The World’s Columbian Exposition in Chicago fueled an unprecedented American interest in classical architecture by those who attended the great festival or appreciated photographs and other images of its many buildings and pavilions in newspapers and journals of the day. This enthusiasm soon saw its expression in the adoption of the classical orders for Classical Revival/Neoclassical public and institutional buildings and churches erected throughout the United States. Wealthy home builders and their architects responded as well, and houses described as “Southern Colonial” appeared in town and cities of North Carolina—and other states—and in rare instances in the countryside, as seats of large farms or the homes of prosperous rural merchants.

While a movement within the larger, nationwide Colonial Revival, the Southern Colonial Revival house was effectively the domestic counterpart to Classical Revival courthouses, churches, and educational buildings erected in the early-twentieth century. But it also enjoyed the additional cachet of an emotional appeal to the mythology of colonial buildings of the American South, with “colonial” being an elastic term that incorporated the Greek Revival seats of antebellum plantations. The monumental two-story classical portico seen on mid-nineteenth century plantation seats of the middle and lower South, but less often in North Carolina, where the portico at Orton, Brunswick County, was an exception, was the critical architectural feature that linked the past with the present at the turn of the twentieth century.
The "Southern Colonial" house in North Carolina was usually a large, symmetrical, two-story-with attic center-hall plan house with a monumental full-height portico centered on the façade and superimposing one-story balustrade porches or open terraces carrying from it shelter across the elevation, around the house's front corners, and along the side elevations. On the finest houses of this style, as on Mrs. Cannon's house, the Corinthian order of the portico was complemented by the use of the Ionic or Tuscan order on the one-story porches. Alternatively, the same order could be used for the columns of both portico and porches as seen at the Charles Oakley Robinson House in Elizabeth City and the James H. Lee House in Monroe, where the Corinthian and free Roman Ionic orders were employed, respectively. The porticos, porches, and elevations of Southern Colonial Revival houses were finished with a hierarchical program of classical woodwork. The usually spacious interiors featured elegant stair- or living halls and reception rooms with a like program of classical woodwork and finishes. Services stairs, bedrooms, and other informal rooms and spaces were also well-detailed, but usually with less elaboration as in other Colonial Revival houses.

Whether Ella Brown Cannon specifically requested a house of the classical character that defines her elegant mansion, or it was Mr. McMichael's inspired response to the commission by a newly wealthy widow in a prevailing mode of the day, the Southern Colonial Revival, awaits confirmation. In the event her residence was among the earliest such well-designed houses in North Carolina dominated by a monumental two-story Corinthian portico, enhanced with one-story porches, and lavished with a wealth of classical detailing enriching its symmetrical plan, elevations, and interiors. Charles W. Barrett, Charles A. Pearson, Frank Pierce Milburn, Louis H. Asbury, Oliver Duke Wheeler and his then partner Eugene John Stem of Charlotte, and Herbert Woodley Simpson, prominent among others, went on, through the 1910s, to design like or similar houses that, if now surviving, remain important landmarks in the towns and cities of North Carolina. As now known, the earliest "Southern Colonial" house built in North Carolina is probably the handsome, long-lost mansion Charles W. Barrett designed for Richard Beverly Raney (1860-1909), dated to 1902 and erected at 102 Hillsborough Street in Raleigh. Published in 1903 in Colonial Southern Homes, Mr. Raney's residence has two monumental Ionic porticos, one centered on the façade and another facing east across Salisbury Street to the State Capitol on Union Square. Mr. Barrett was also the architect of the "Southern Colonial" house built in 1908 for Walter Blair Boyd.

The finest of those that survive is the Charles Oakley Robinson House, a very grand, elaborately detailed mansion in Elizabeth City, designed by Herbert Woodley Simpson (1870-1945). It was built in 1914 by William Benjamin Blakes (1854-1920), the legendary New Bern lumberman, for his only daughter, Ivy Blakes Robinson (1890-1966), and her husband, Charles Oakley Robinson (1888-1968), who were married in New Bern on 8 November 1913. The Kenneth L. Howard House in Dunn, Harnett County, is a fine copy of the Southern Colonial Revival North Carolina Building at the Jamestown Ter-Centennial Exposition and built in 1908-1909 (NR listed in 1982). In Chapel Hill the President's House, a Southern Colonial Revival house with a monumental Corinthian portico, designed by Frank Milburn and dated to 1907, stands at 402 East Franklin Street at the edge of the University of North Carolina campus. Two rural-built examples of the Southern Colonial Revival house merit notice in this context. The imposing
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farm seat Charles A. Pearson designed for John Beale Johnson (1872-1931), built ca. 1906 on his farm near Fuquay-Varina, Wake County, features a variant form of the Doric order on its monumental portico, one-story porch columns, and the elegant porte cochere centered on its west elevation. Mr. Johnson’s house (NR listed in 1991) and the James H. Lee House in Monroe, Union County, are two of several known Southern Colonial Revival houses whose balustraded porches or terraces engaged an original porte cochere on a side elevation. The Edgar Nollie Washburn House of 1914-1915 in the Washburn Historic District (NR listed in 2002) in rural Rutherford County is a brick example of the style as are the houses Louis H. Asbury designed for Robert Lee Wright (1867-1955), built and standing at 302 South Fulton Street in Salisbury, and the now lost mansion of John Solomon Efird (1857-1927), president of Efird Manufacturing Company in Albemarle.  

James M. McMichael would later design at least three other known, surviving houses in the Southern Colonial Revival mode for North Carolinians, two in Red Springs, Robeson County, and another in Shelby, Cleveland County. The overall concept of each follows the precedent established in Salisbury in having a dominate two-story Corinthian portico whose floor carries as an open terrace around the respective corners of the facade and continues along the sides of each house under the cover of one-story classical porches. The handsome house Mr. McMichael designed for Allison B. Pearsall (1858-1925), a wealthy lumberman and founding president of the Bank of Red Springs, is the earlier (1909) and larger of the two Robeson County houses, and boasts one of the grandest stairhalls of the period. It stands at 308 South Main Street. William Nathan Gibson Sr. (1875-1947), a successful farmer, cotton gin manager, and broker, followed Mr. Pearsall’s example, and engaged Mr. McMichael for his family house built in 1912 at 517 South Main Street. James M. McMichael enjoyed commissions from Dr. Stephen Sampson Royster (1867-1948), a wealthy physician and businessman, for two buildings erected in Shelby, both dating to ca. 1908-1910. Mr. McMichael’s lavishly detailed Southern Colonial Revival residence for the Royster family featured his favored Corinthian order on both its monumental portico and the side porches. For the portico McMichael used fluted, square-in-plan piers and pilasters instead of the usual free-standing columns. The Royster house stands at 413 South Washington Street, some four blocks south of the Royster Building, a two-story, three-storefront commercial building facing on courthouse square, in the southwest corner of East Warren and South Washington streets. Built of yellow brick with granite enrichments and white woodwork, the Royster Building is centered by an imposing pedimented center block.  

A Coda

Having been a resident of Charlotte for over forty years, James Mackson McMichael died at home, at 1841 The Plaza on 3 October 1944. His death notice, published on 4 October in the Charlotte Observer, appeared with a photograph under the heading, “Noted Church Designer Dies in Charlotte.” Its five paragraphs included but one that addressed his remarkable architectural career. “Mr. McMichael designed approximately 900 churches in the last 50 years, and among the local buildings he designed are the Charlotte Public Library, First Baptist Church, of which he was a member, St. John’s Baptist Church, First A.R.P. church, and Myers Park Presbyterian church.” His body was buried in Charlotte’s Elmwood Cemetery.
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The Depression and limits placed on construction during World War II had effectively ended his architectural practice. But to have stood at the top of his field, as a church architect, for over a quarter century was no small achievement. Like others of his generation, who enjoyed important, prolific careers from the turn of the twentieth century up to 1929, and into the early 1930s with luck, and lived through the Great Depression, into wartime, and the postwar period, he had outlasted his time and place. But thousands of North Carolinians, in congregations across the breadth of the state, continued to gather for worship in the many churches he designed, that of Myers Park Presbyterian Church, St. John’s Lutheran Church in Salisbury, Methodist churches in Aberdeen and Elizabeth City, and Baptist churches in Charlotte, Concord, Edenton, Forest City, Goldsboro, Henderson, and Wake Forest prominent among them. His name lost currency and would be little seen in Charlotte newspapers except for mention when his widow, Sara(h) Florence Williamson McMichael, died in Charlotte on 19 January 1965, and her body was interred beside his. That anonymity was a far cry from his presence in the press and in his profession at the outset of his career and for decades thereafter. The tenor of those early days is well-represented in a short account published in The Charlotte Daily Observer on 12 December 1905 that puts the handsome house he designed for Ella Brown Cannon in its context. It appeared as the fourth paragraph in a column printed under the byline “Special to The Observer” and the date 11 December. Mr. J. M. McMichael, Charlotte’s great architect, has to-day put in his branch offices in the Washington building here, Mr. W. C. Lester, a gifted draftsman. Mr. McMichael has designed many of the beautiful buildings of newer Salisbury and is at work on some now. He made the plans for the graded school, the Washington building, the handsome new residence of Mrs. D. F. Cannon and Mr. F. F. Smith. He has also designed the five old English residences that Mr. Charles Price is having erected and is at work on a residence for Mr. M. L. Jackson, which is going to be one of the city’s finest. Before the end of spring he will have under way plans for three large operations which he is not ready to detail as yet. The coming into the city’s life of this progressive Charlotte man and his assistant is good for the city. Today the house described as “the handsome new residence of Mrs. D. F. Cannon” in December 1905 retains its hold on prominence in its street, its neighborhood, and in Salisbury. The Ella Brown Cannon House and the 1905 article are important reminders of the role James Mackson McMichael exercised in designing buildings for his clients which had great presence in their day and have remained landmarks in their respective cityscapes to the present. In Salisbury the Mission Revival-style house he designed for Franklin Fletcher Smith (1858-1915) stands opposite the Ella Brown Cannon House at 201 South Fulton Street. St. John’s Lutheran Church stands three blocks distant at 200 West Innes Street, and McMichael’s imposing Romanesque Revival-style Washington Building is at a further two-block remove at 118-120 North Main Street. The three-story, crenellated scholastic Gothic brick building he designed in 1914 for the
Salisbury Military School, at 2301 West Innes Street, became the main building of Catawba College in 1925 and now serves as the Hedrick Administration Building. Four of the five old English residences Mr. McMichael designed for Charles Price (1846-1905) stand at 301-305-309-313 North Ellis Street, originally facing across the street to McMichael's now lost Salisbury "graded school," while the fifth stands at 418 West Liberty Street. The once handsome Colonial Revival-style slate-roofed brick house he designed for Moses L. Jackson (1869-1930), survives in a sadly deteriorated state at 1210 Old West Innes Street, but it continues to evoke the talent of its architect. These buildings, together with the educational building he designed in 1922 for the First Presbyterian Church, lost when Charles Bolton's extraordinary Romanesque Revival style church was demolished, comprise a significant part of the architectural fabric of early-twentieth century Salisbury and the legacy of a talented, prolific architect whose works reflect the aspirations of their time.

Historical Background and Context

Ella Williams Brown Cannon (1859-1932), who built the handsome, remarkably well-preserved Southern Colonial Revival house at 202 South Fulton Street in Salisbury, Rowan County, North Carolina, was a woman whose life combined the worlds of antebellum and later-nineteenth-century Rowan County and the New South. Born in the home of her parents, she grew up in an Italianate house here at 202 South Fulton Street, and died in 1932 in the house that replaced it in 1904-1905. She lived her life in two parts that essentially corresponded to these historic epochs. From birth on 27 March 1859, as the sixth of ten children born to John Dickson Brown (1817-1880) and his second wife, Jane Whortley Slater Brown (1829-1896), until her marriage to David Franklin Cannon (1844-1904) on 9 June 1898, her life was lived in the comfortable world of Salisbury society, in the embrace of a large family and the Presbyterian church. It was a world described affectionately and, on occasion, critically by Hope Summerell Chamberlain, her neighbor on South Fulton Street, in Their Was Home (1938). Ella Brown's marriage elevated her into a family whose fortune was well on its rise. It would become among the largest and most prominent of those amassed by a North Carolina family during the great textile expansion that formed one of the financial underpinnings of the New South. Following her husband's death six years later, in 1904, she departed Concord and returned to Salisbury, a wealthy widow, and immediately erected a high-style mansion, the subject of this nomination, that reflected her status. The ever-increasing profits of the Cannon Manufacturing Company, its successor Cannon Mills Corporation, and associated textile concerns, would sustain her life for another quarter century and that of her daughter, Alice Slater Cannon Guille (1899-1985), from birth to death. The story reaches closure in the 1980s. In 1982 Cannon Mills Company was sold to Pacific Holdings Corporation, owned by David H. Murdock. The now legendary, century-old family textile empire ceased to exist, and passed into history. On 21 June 1985, three months after Mrs. Guille's death on 25 March 1985, the South Fulton Street landmark was sold by her executors to Betty Dan (Nicholas) Gilliam Wright. She then undertook the repair and renewal of the house and its grounds. On 26 May 1992, Mrs. Gilliam sold the Cannon-Guille residence to Paul Edward (1937-2020) and Sue Palmer Fisher. Mrs. Fisher is now the sole owner and resident of the mansion.
The John Dickson Brown Family in Salisbury

Ella Brown's first ancestor of her surname to live in Rowan County was her grandfather, Allen Brown (1787-1844), who came to the Salisbury area from Cumberland County, North Carolina, in, or by, 1838. Arriving with him were his wife, Elizabeth Van Brown (1795-1838), and several of their eight children, of whom their five youngest sons and a daughter were recorded in his Rowan County household in the 1840 Federal Census. The Brown family arrived in Rowan County in the wake of Dolphin Alston Davis (1802-1881), a native and prominent citizen of Fayetteville, Cumberland County, who came to Salisbury in 1837 as cashier of the Salisbury branch of the Bank of Cape Fear. The nature of their acquaintance is unclear, however, it was obviously friendly, and one that continued through the generations, to the friendship of Ella Brown and Orin Datus Davis (1851-1924), a prominent second-generation Salisbury banker and president of the Davis and Wiley Bank.

As now understood, Allen Brown never owned property in Rowan County, but lived with his family on a plantation in east Rowan County owned by Mr. Davis, whose acreage he cultivated in an apparent tenant-like role. Allen Brown died on 17 August 1844: his death was noted in the pages of both Salisbury’s Carolina Watchman and the Raleigh Register. His renown was altogether larger than his means; he died intestate, leaving an insolvent estate. His four younger sons, born between 1823 and 1832, remained in the care of their elder sister, Elizabeth Brown (1819-1892), who would not marry John F. McCorkle until 28 February 1849, three months short of her thirtieth birthday.

The fortunes of the family, financially and socially, rose in the capable person of John Dickson Brown (1817-1880), Ella Brown Cannon’s father, who also settled the family here on South Fulton Street. Three of their impressive houses, including #202, survive, side by side, to the present. John Dickson Brown did not initially participate in his family’s relocation to Rowan County, remaining instead in Fayetteville where he learned and practiced the craft of metal work. He was permanently established in Salisbury in 1841, when he moved his membership to the town’s Presbyterian Church. On 5 August 1841 he was married by the Reverend Samuel Rothrock, the legendary Lutheran minister, to Louisa Pool (1822-1842). They were the parents of two sons, only one of whom, John Allen Brown (1842-1920), survived and followed his father’s example into prominence.

John Dickson Brown continued his craft as a metal worker and placed an advertisement for his manufactory in “Copper, Tin Plate and Sheet Iron Ware” in Salisbury’s Carolina Watchman on 16 April 1842. He was a mentor to two of his younger brothers, Williams Brown (1823-1891) and Andrew Jackson Brown (1826-1870), who later, separately, operated tin and metal working shops in Salisbury on their own. With hindsight it appears that John Dickson Brown’s second marriage to Jane Whortley Slater (1829-1896) on 12 February 1846 was one impetus to his decision to enter the mercantile trade. He took William M. Elliott as a partner and in the spring of 1847 advertised the varied range of clothing, goods, and wares that could be purchased at Brown & Elliott. Through time Mr. Brown would also have Benjamin Franklin Fraley, his brother-in-law William Overman, Julius D. Ramsay, John Milton Coffin, and Aquilla Mock, as
partners. He probably operated most profitably as Brown, Coffin & Mock at the opening of the Civil War, and dissolved his last partnership in the postwar period. In the early 1870s he returned to business as a representative of E(dward) S(omerville) Jaffray & Company of New York City and held that association until his death.

During these years John Dickson Brown lived in a succession of houses, at least two of which (and possibly a third) stood on South Fulton Street, with the last being the Italianate residence at 202 South Fulton Street in which Ella Williams Brown was living at the time of her marriage. He first, in 1843, purchased the four-lot square bordered by West Bank, West Horah, South Church and South Jackson streets, and was living there with his young son, when he married the sixteen-year-old Miss Slater, as his second wife, in 1846. Their relocation to South Fulton Street was surely the result of the young Mrs. Brown’s desire to live near her older sister, Mary Elizabeth Slater Overman (1827-1893), and her husband, William Overman (1812-1890), who ca. 1847 built a handsome house in the west corner of Fulton and Innes streets. By August 1849, John Dickson Brown had purchased a tract comprising the greater part of lots #50 and 58 in the north corner of South Fulton and West Fisher streets, fronting on South Fulton and carrying the full-block length of West Fisher Street back to South Ellis Street. On 25 August 1849 the Browns’ new house was among those noted by the Carolina Watchman as being under construction and “when finished...will add very considerably to the interest and appearance of the Town.”

In spring 1850 Dickson Brown insured the newly-completed house and its furnishings, the barn and stable, the kitchen, and the smokehouse with the North Carolina Mutual Insurance Company for $1,400, of which $1,000 was coverage on the house. The two-story weatherboarded frame house, with Greek Revival-style finish based on plates in Asher Benjamin’s Practical House Carpenter (1830), stands today at 128 South Fulton Street.

John Dickson Brown and his family occupied the substantial house in the north corner of South Fulton and West Fisher streets for an undefined period. On 11 July 1855 Mr. Brown purchased a smaller rectangular lot in the west corner of the crossing from his younger brother Williams Brown. The purchase price of $2,400, being double the amount ($1,200) Williams Brown had paid Mary Jane Pool for the parcel in February 1850, indicates improvements on the property. The reason for this purchase is unclear, and so, too, is the matter of whether the improvements comprised some part, most, or all of the house here at #202 that John Dickson Brown and his family would occupy in the last decades of the nineteenth century, or whether John Dickson Brown built anew on the lot at a later date. While Italianate-style houses were built in the urban areas of North Carolina in the 1850s, most notably in Wilmington, and in some few, high-style instances elsewhere in the state, the appearance of the house standing at this location, and occupied by his family to about the end of 1904, is altogether more typical of post-Civil War Italianate houses built from the late 1860s into the early 1880s. Period Brown-family photographs document a symmetrical, two-story three-bay house with a gable-front, two-story entrance pavilion, whose turned-post porch, window openings, and bracketed eaves are enriched to a handsome effect with a wealth of manufactured, molded decorative woodwork. An immediate related question, is that of why, after the passage of only five years, Mr. Brown would...
elect to relocate his family from a well-finished Greek Revival-style house on sizable grounds to another on a much smaller lot? Might this purchase of the west corner lot have been made to relieve Williams Brown of a possible financial overreach? And to protect him from embarrassment?

The known facts are few in number. By 21 January 1860, in an apparently unrecorded deed, John D. Brown had conveyed his former residence and lot in the north corner of South Fulton and West Fisher streets to John M. Coffin. On that day Mr. Coffin conveyed the property to Dr. John Lord Henderson (ca. 1826-1884), trustee of Laura Henderson Coffin, his wife. Presumably the couple then, or soon thereafter, took up residence in the former Brown house. By the fall of 1866 the firm of Brown, Coffin & Mock was in receivership. Legal notices dated 26 and 27 October 1866 were published in Salisbury in the *Tri-Weekly Old North State* on 13 November 1866 (and possibly other dates). Notes, accounts, and claims were to be paid or settled with Luke Blackmer at his office in the court house. Mr. Brown’s situation worsened in 1868. Following his default on a loan for which his residence was security, the existing family residence in the west corner of South Fulton and West Fisher streets was sold at public auction. The bid of $2,200 made by Thomas Evans Brown (1821-1900), Mr. Brown’s younger brother, was accepted and the property conveyed to him. Presumably Thomas E. Brown allowed his brother’s family to remain in residence.

Matters reached a nadir that same month, when on the 30th of May, the Circuit Court of the United States for the Cape Fear District issued a warrant of bankruptcy against the estate of John D. Brown. A “Notice in Bankruptcy” was the heading of a legal notice dated 18 June 1868 and published in Raleigh in the *Tri-Weekly Standard* on 20 June 1868 advising creditors of Mr. Brown of a meeting at the Rowan County Court House before R. H. Broadfield on 2 July 1868 at ten o’clock. Four years passed, until 9 November 1872, when Thomas E. Brown conveyed the property, after payment of $1,719, to John D. Brown. Ella Williams Brown was then in her fourteenth year.

Following his death on 6 April 1880, the Italianate house at 202 South Fulton Street remained the home of his widow, Jane Slater Brown and the couple’s surviving unmarried children born between 1846 and 1863. (Four others had died under the age of two.) With Alice Martine Brown (1846-1901) being a bed-bound invalid for the last sixteen years of her life and Mary Elizabeth Brown (1849-1901) married in 1886 to Hugh M. Jones (1848-1896), Ella Brown, as the third of her mother’s three surviving daughters, exercised an increasingly important role in the family, particularly in the last years of her mother’s life, before her death on 9 December 1896. Except for study of an uncertain length at Peace Institute in Raleigh, beginning in February 1878, her education is unconfirmed. Her principal interests outside the family circle were music and the Presbyterian Church, standing but a short walk from her own doorstep. She combined both in service as organist at the church for some twenty years.

Hope Summerell Chamberlain (1870-1960) recounts the flavor of this period and the character of Salisbury’s residents in the closing decades of the nineteenth century in *This Was Home*. In her reminiscences she pays notice to the Brown family in two particular instances. In “A Small-
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Town Neighborhood" she goes "out by our front gate," a block south of the Browns' house, and revisits her girlhood neighbors in Salisbury's West Square. She walks a few feet north on South Fulton Street, crosses West Bank Street and comes to the residence of John Joseph Bruner (1817-1890), the long-time owner and editor of Salisbury's Carolina Watchman. "Next to the Bruner's came the Wilson's lot. Mrs. Wilson was one three Slater sisters, perhaps the least conspicuous but none the less distinct in personality." Mrs. Chamberlain found delight in her "double-flowering cherry tree which, in springs that I remember, filled one whole side of her yard with drifts of bloomy snow."

Next door lived her sister, Mrs. John D. Brown, whose husband fitted somewhere into the pattern of Rowan County Browns. This lady strongly resembled Queen Victoria, save that she was better looking and indeed must have been very comely in her youthful day, when she did not wear snowy caps above her rosy face, nor have those neuralgic headaches which she expounded to her friends. These three homes made up the first block, all facing as our house faced, all looking at no particular other side of the way except the usual high board fence."

Later in the pages of This Was Home Hope Summerrill Chamberlain again recalled her neighbors and the neighborhood of her youth in a chapter titled "Varieties in Salisbury." Her path was a familiar one.

One's neighbors' row of daffodils can give as much pleasure as your own. Nothing is so ingratiating as the flowering shrubs that poke their fingers between the pickets of the fence as one walks by. And so, in long acquaintance, I came to love Mrs. Wilson's double-flowering cherry tree.

Down Fulton Street, past Mr. Bruner's, stood three houses which my parents knew occupied by three sisters, married early, settled almost in their childhood as was the early custom. The first of these, a widow, lived with her sons in a little brown dwelling shaded by magnificent trees, and one of these was a poem. It was an enormous, symmetrically growing, double cherry, and if there was no late frost it flowered into drifting whiteness of bloom like the garments of Heaven.

Next to the Wilsons lived the John D. Browns. The husband, traveling for a great store in New York City, took too good care of his family. They cuddled down into their nest and had nerves. When you visited there, you were told absorbing details of the headache of last week, told with gestures, with blue-eyed confidence. Truly you became just as interested in that headache as in an active adventure, a victory over desperate odds. Miss Alice, the eldest daughter, . . . was a chronic invalid, suffering from what old Miss Betsy Julian once defined as 'A powerful weakness in the spine of her back.' She had worse headaches than her mother's and she would 'marvel sweetly upon her ills' to
those who came to visit. What was unusual, she was just as deeply interested
in, and sympathetic with, the aches and ills of other people.

Miss Alice was given every item of neighborhood news, ... and she transmitted
all that was told her to the next caller, quite impartially, and without exaggeration
or cattiness. When Miss Alice was told about an event, it was the same as putting
it into the paper, for her prim room was the clearing house of all the personal
intelligence of the town.

Mary, the third of the neighbor-sisters, was a very different woman. Married in
her middle teens to a man twice her age, she had borne him a large family of sons.
Her husband was lately become an invalid, and the sons and wives of the married
ones, lived there all together in her large house. ...As for the sons, they adored
their mother. Although they were made of clay not too uncommon, she lived to see one of them a United States senator. The others, if not so conspicuous, made
good citizens.15

Ella Brown Cannon: A Married Woman and a Wealthy Widow

Such were the circumstances of Ella Williams Brown's life up to her marriage in 1898. The particulars of her introduction to David Franklin Cannon (1844-1904) and their courtship await understanding. Mr. Cannon was a son of Joseph Allison Cannon (1808-1887) and the older brother of James William Cannon (1852-1921), the founder of the Cannon Mills, a textile empire that comprised a series of mills in piedmont North Carolina towns and Kannapolis, the legendary mill town designed by Earle Sumner Draper (1893-1994). David F. Cannon became a successful and leading merchant in Concord, forming a partnership with Pendleton Bernard Fetzer (1849-1912). In 1868 James William Cannon began working in his brother's store and soon purchased an interest in the firm. This association of some eighteen years was the training ground for his organization of Cannon Manufacturing Company in 1887, the inaugural event in a chain of investments and operations that continued for almost a century. David Franklin Cannon wisely invested in his brother's young company and soon enjoyed the profits of that decision. On 9 June 1898 David Franklin Cannon came to his marriage with Miss Brown, a thirty-nine-year-old spinster, in his fifty-fourth year, and a twice-widowed father of six known children. The two children born of his first marriage to Laura Bradshaw (1848-1872) both died in their twenties: Robert B. Cannon (1868-1891), and Annie Cannon Fitzgerald (1871-1894). His marriage to Mary Jane Moss (1840-1895) on 13 January 1874 produced four children; Nancy Editha Cannon Stringfellow (1874-1941), David Franklin Cannon Jr. (1877-1932), Johnnie Moss Cannon (1881-1887), and Joseph Archibald Cannon (1882-1956). Mary Jane Moss Cannon died on 8 September 1895.

One likely source of their introduction was Milton Slater Brown (1857-1916), Ella Brown's older brother. A biographical account, published as one of "Clarke's Sketches" in the Carolina Watchman on 15 January 1885 noted "He...began his mercantile experiences nine years ago
with J. M. Knox & Co., afterwards he was with Mock & Brown. Then he went to Concord,
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where he was with Cannon & Fetzer for two and a half years; then he returned here and on the first of March, 1881, he established his present business.” During this period he would have formed friendships with both David Franklin and James William Cannon that were of benefit to him as he became a leading Salisbury merchant of clothing for men and women. In 1899, at the age of forty-two and following the example of his sister, he, too, made a good marriage, to Frances Beverly Wortham (1866-1910), the eldest daughter of Charles Elliott Wortham (1832-1896), a wealthy businessman and member of Davenport & Company, the prominent investment, banking, and insurance firm in Richmond, Virginia.16

Ella Williams Brown and David Franklin Cannon were married in a private ceremony at 202 South Fulton Street on Friday evening, 9 June 1898, by the Rev. Dr. Jethro Rumple (1827-1906), a long-time family friend who had been minister of the Salisbury Presbyterian church since 1860. The pre-wedding announcement published in The Weekly Sun (Salisbury) on 1 June 1898 described the bride as “the accomplished organist of the First Presbyterian Church” and “one of Salisbury’s most popular young women.” Mr. Cannon was identified as “a retired member of the firm of Cannon & Fetzer, is president of the Concord (sic) Savings Bank, and one of the firm of the Cannon Manufacturing Company.” James William Cannon attended his brother as best man.

The couple returned from a wedding trip to Niagara Falls and the Northeast to Concord where they lived the duration of their married life in the North Union Street house that Mr. Cannon had shared with his second wife and children. Alice Slater Cannon, their only child, was born on 23 June 1899 and named by tradition for her maternal grandmother. In 1900, when the Federal Census was recorded in Cabarrus County, Mr. Cannon was head of a household including his wife, the three unmarried children of his second marriage, and his eleven-month-old daughter. Interestingly, neither his nor his brother’s household included live-in black servants as did that of their immediate neighbors, Daniel G. Caldwell, William J. Hill, and John Wadsworth.

In failing health, Mr. Cannon traveled (apparently alone) to Baltimore for medical treatment in spring 1904 and died in hospital there on Sunday, 29 May 1904. In the death notice published in The Concord Times, on 31 May 1904, he was identified as president of both Cannon Manufacturing Company and the Cabarrus Cotton Mill in addition to his presidency of Cabarrus Savings Bank. The death notice also recognized Mr. Cannon’s long service to Concord’s Presbyterian Church. “He was for many years, until his health failed, superintendent of the Presbyterian Sunday School, and, at the time of his death and for many years before, an elder in this church. He was an earnest Christian, and a man whose many virtues are worthy of emulation.” His role as a church elder dated to his election in December 1871, when a promising businessman at the age of twenty-seven. His tenure as superintendent of the Sunday School spanned the years from 1873 through 1894. Through an irony of timing, Mr. Cannon’s funeral was not held in the church building that had been the setting of his attendance, worship, and leadership. That brick church on West Depot Street, erected in 1873-1874 and placed in service in October 1874, was last used for congregational services on Sunday, 27 March 1904. Quickly emptied of its furnishings, the building and the site were given over to Rufus Alexander Brown (1852-1907), the prominent Concord brick manufacturer, builder and contractor, who had been
hired to erect the congregation's new, Gothic Revival-style church. It was designed by James Mackson McMichael (1870-1944), a Charlotte-based architect then at the outset of a long, distinguished career as a church architect in North Carolina. David Franklin Cannon's funeral was conducted on Tuesday morning, 31 May 1904, at Concord's Central Methodist Church. His body was interred in the family plot in Oakwood Cemetery in Concord.

In 1903, aware of his declining health, David Franklin Cannon prepared his will and signed it on 24 February 1903. The principal assets of his estate were his holdings in Cannon Manufacturing Company, other associated textile companies, and Cabarrus Savings Bank. The bequest to Ella Brown Cannon, the first of the will's six items comprised "One hundred shares of the Cannon Manufacturing Company's stock, thirty shares of the Kestler (sic) Manufacturing Company's stock, twenty-two shares of the Effird Manufacturing Company's stock, eighteen shares of the Wiscasset Mills stock, ten shares of the Patterson Manufacturing Company's stock, and also the house and lot in which we now live, adjoining W. J. Hill, J. C. Wadsworth and others, together with all the household and kitchen furniture therein, excepting three sets, one for each of my three children, Nannie E. Cannon, D. Frank Cannon, Jr. and J. A. Cannon, the said three sets to be selected by my said children." After defining the generous and seemingly equal bequests to the three surviving children of his second marriage in items two through four, he provided for the only child of his third marriage in item five, "To my brother, J. W. Cannon, I give, devise and bequeath the sum of Six Thousand Dollars, in trust, the income and profits of said sum shall be paid by him for the use, maintenance and support of my daughter Alice Slater Cannon, on the order of her mother, annually until said Alice Slater Cannon shall attain the age of twenty one years, and then the said sum shall (be) paid to her upon her sole and separate receipt, . . . ." After bequeathing "all the rest and residue of my estate" in equal shares to his three eldest children in item six, David F. Cannon named James William Cannon as executor of his estate.

Ella Brown Cannon did not long remain in Concord among her husband's kinsmen. On 14 September 1904 she sold the family residence and lot on North Union Street, which she had received from Mr. Cannon, to his younger son, Joseph Archibald Cannon (1882-1956), then a few weeks short of his twenty-second birthday. The purchase price was $7,000. Whether the sale of the house that had been her home for six years predated, coincided with, or followed on Ella Brown Cannon's relocation from Concord is unconfirmed. She returned to Salisbury and the Italianate-style house at 202 South Fulton Street that had remained the residence of her bachelor brothers, James Douglas and Theodore Baker Brown. Ella Brown Cannon transferred her membership back to the First Presbyterian Church in Salisbury on 23 October 1904.

"The handsome new residence of Mrs. D. F. Cannon"

While Ella Brown Cannon was resident in Concord, the architectural landscape of South Fulton Street and her larger West Square neighborhood had been enhanced with several important houses. These residences, together with commercial, institutional, and public buildings, were erected during an impressive building up that occurred throughout Salisbury at the turn of the twentieth century. Among these houses was the large, imposing two-and-one-half story Queen Anne-style house built by her older brother, Milton Slater Brown, immediately next door at
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#208. Its construction followed on his purchase of the lot from W. R. Wilson in March 1898 and likely coincided with his marriage in April 1899 to Frances Beverly Wortham of Richmond, Virginia. Another large Queen Anne house with an iconic tower was built ca. 1899 at 228 West Bank Street by Dr. William White McKenzie (1869-1929). A third richly decorated Queen Anne house was built about this time at 402 South Ellis Street by David L. Gaskill (1857-1924). The largest and most imposing of these frame houses, clad in weatherboards and decorative shingles, was built a block and a half away at 302 South Ellis Street in 1899 for attorney Louis Henry Clement (1854-1926). Surely architect-designed, it is an richly detailed house with handsome elevations combining features of both the Queen Anne and Colonial Revival styles.

As handsome as all these houses were--and remain, they were altogether eclipsed by the great Chateauesque-style brick and granite mansion built in 1902 at 508 South Fulton Street for Egbert Barry Cornwall Hambley (1862-1906), a Cornish civil and mining engineer then engaged on an important hydroelectric project on the Yadkin River. The Hambley mansion is one of the first residences in Salisbury known to have been designed by a practicing professional architect, and the first, as now known, for which the architects' identity is known. It was designed by Charles Christian Hook (1870-1938) and Frank McMurray Sawyer, (ca. 1872- after 1945, 1958) who worked in partnership in Charlotte from 1898 to 1905.

Whether Ella Brown Cannon specifically requested a handsome classical villa with a monumental two-story portico is unknown. Possibly she had seen a drawing of a Southern Colonial Revival house by Hook & Sawyer that appeared as an illustration for an article, "Residential Architecture," published in the Charlotte Daily Observer on 20 December 1903. Whatever the case, James Mackson McMichael enjoyed the commission as an opportunity to create just such a house. With the benefit of hindsight, Mrs. Cannon's mansion is now seen as a harbinger of the distinguished body of work ahead, anticipating a series of imposing Classical Revival churches erected throughout North Carolina for which James M. McMichael is well-known. Precedent for the appearance of a two-story portico on a residence in Salisbury is seen in two nearby examples on South Fulton Street dating from the nineteenth century. The two-story, five-bay house built by Colonel Charles Frederick Fisher (1816-1861) in the north corner of North Fulton and West Innes streets featured a pedimented portico incorporating a second-story porch. The Federal-style house built by John Fulton (1769-1827), for whom the street is named, was subject to a series of remodelings by later owners, including Aquilla Mock, and given its freestanding portico with variant Scamozzi order capitals supporting a bracketed pediment. Neither, however, was as grand, and sophisticated, as the elliptical portico James M. McMichael designed for Mrs. Cannon.

Mrs. Cannon's decision to build a new house in Salisbury, on the site of the family's existing residence at 202 South Fulton Street, was an investment that prompted her necessary purchase of the property. In 1887 and 1889, following their mother's death in 1886, she and her siblings had conveyed their interest in the house and its grounds to their brothers, Milton S. and Theodore B. Brown, even while remaining resident in the house. On 12 December 1904 she acquired the one-half undivided interest held by Milton S. Brown and his wife. The family's Italianate house was moved from the site onto an adjoining lot on West Fisher Street and turned ninety degrees to

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face northeast onto West Fisher Street. Reflective of the close relationship of the Brown siblings noted by Mrs. Chamberlain, Theodore B. Brown long retained his one-half undivided interest in the lot on which Ella Brown Cannon built this house. He remained in residence here with her and their brother, through their deaths in 1932, until his own death on 14 February 1941. On 23 June 1932, two months following his sister’s death, Theodore B. Brown conveyed his one-half undivided interest in the property to Alice Slater Cannon Guille.22

As now believed Ella Brown Cannon’s decision to place the commission for her new residence with James Mackon McMichael derived from her knowledge of his role in the design of the First Presbyterian Church in Concord in 1903-1904 and the circumstances of that commission. The splendid new building dated to a short-lived partnership formed in 1903 by Mr. McMichael and Leonard L. Hunter that was dissolved in March 1904. While David F. Cannon held the position of elder in the church, his role in the affairs of the church in 1904, outside his financial support, was curtailed in degree by his health. However, he and Ella Brown Cannon were fully informed of the work of the building committee, its conversations with the architect(s), and the resolution of the design that gained approval by the committee. Mr. Cannon’s longtime friend and business partner, Pendleton Bowerman Prester (1849-1912), was chairman of the building committee, comprising five of Concord’s most successful men, including James William Cannon.23

Ella Brown Cannon was fortunate in her choice of Mr. McMichael as the architect of her mansion and equally so in her decision to engage Alfred Ross Lazenby (1867-1943) to build it to Mr. McMichael’s plans. Mr. Lazenby was then Salisbury’s most prominent builder/contractor, having recently completed the Hambly mansion at 508 South Fulton Street, and he has enjoyed high regard for the quality of his work to the present. During its construction and on its completion, the Southern Colonial Revival mansion was a cynosure, holding the attention and admiration of the city’s residents and visitors to Salisbury alike. Later, both Mrs. Cannon and Mr. Lazenby, and others, could dispatch photographic postals of the house, first printed by Theodore Bowerman’s Book-Store in winter 1910, to family or friends. In February 1910, ten-year old Alice Slater Cannon sent one to her uncle, Milton S. Brown, at his hotel in New York City: she began her note with a question, “How do you like our house?”25

In the event Mrs. Cannon’s house was one of a small, but important group of generally contemporary classical buildings that enriched the cityscape of Salisbury in the opening years of the twentieth century. Some three blocks away her friend, Orin Datus Davis, upfitted his nineteenth-century brick house at 303 South Main Street, formerly both the Salisbury branch of the Bank of the Cape Fear/Davis and Wiley Bank, and the Davis family residence, with classical, Southern Colonial Revival enhancements. A comparison of the house’s footprint on the Sanborn Fire Insurance Map Company’s maps for Salisbury of 1902 and 1907 indicate the replacement of small, one-story front and side porches, seen in 1902, with a handsome two-story portico on the South Main Street façade and an expansive one-story porch carrying along most of the house’s northeast side elevation overlooking East Bank Street by August, 1907. Between 1907 and November, 1913 Mr. Davis made further improvements to his house, the most notable being an L-shaped, balustraded terrace, linking the portico and the side porch, and wrapping its’ north
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cornet. This handsome addition, an enhancement with urns atop plinths punctuating the balustrade, obviously recalled the like terrace designed by James M. McMichael for Mrs. Cannon. In Old Homes and Gardens of North Carolina, published in 1939, Archibald Henderson (1877-1963) cites 1904 as the date of the portico's "large pillars." If that date is accurate (or within a year) the possibility of a certain cross-fertilization arises. Might Orin Davis have seen the plans drawn by James M. McMichael for Ella Brown Cannon's new house? Might Mr. Davis have engaged Mr. McMichael for the design of the portico, its fluted Ionic columns, and the complementing classical frontispiece enfacing the entrance, whose like engaged columns support a bold entablature and broken scroll pediment? These are seen in Bayard Wooten's photograph published to accompany Mr. Henderson's account.26 Or, conversely, might Ella Brown Cannon have seen and admired Mr. Davis's first efforts?

In the event knowledge of both the Cannon and Davis residences may have encouraged John Steele Henderson (1846-1916) to undertake the 1910-1911 refitting of his ancestral residence, which was built in 1799-1802 by his great-grandfather John Steele as the seat of his Lombardy plantation. The two-story portico and one-story porch(es) seen in documentary photographs of the house are likely part of the, "Residence Al," improvements designed by Louis H. Asbury and appearing in his office job book as job number 61 for Mr. Henderson and the date 12 November 1910. A year and a half later Louis H. Asbury produced the designs for a second (fully realized, ground-up) Southern Colonial Revival house in Salisbury, which was erected for attorney Robert Lee Wright (1867-1955) on a corner lot at 302 South Fulton Street, one block south of Mrs. Cannon's residence. Appearing in Mr. Asbury's office job book as job number 93 with the date of 9 April 1912, Mr. Wright's house, a brick example of the Southern Colonial Revival, enjoys stylistic associations with the mansion (Job #77, 27 June 1911) designed by Mr. Asbury and built in Albemarle for textile scion John Solomon Melanchthon Efird (1857-1927).27

Two imposing public buildings in Salisbury are the costliest examples of the Classical Revival style favored for many public and institutional buildings and churches of the period. The marble-clad United States Post Office and Court House of 1909-1911 stands at 130 West Innes Street, a two-block walk from 202 South Fulton Street. The monumental Rowan County Courthouse, erected in 1914 to the designs of Atlanta architect A. Ten Eyck Brown (1878-1940), stands a further two blocks distant, at 210 North Main Street, immediately beside the earlier antebellum Greek Revival courthouse with a two-story Doric portico.

Ella Brown Cannon enjoyed life as the chatelaine of 202 South Fulton Street for a quarter century before dying here on Wednesday afternoon, 13 April 1932. As a child and young lady, Alice Slater Cannon was her mother's constant companion through these years, except for her attendance at Agnes Scott College in 1916-1919, up to her marriage here on 9 June 1926. Mrs. Cannon also had the company of her brothers, James Douglas Brown, who followed her in death on 10 November 1932, and Theodore Baker Brown, who remained here with his niece and her husband until dying on 14 February 1941. During these years, as before her marriage in 1898, the hours of Mrs. Cannon's days were largely given over to her family and the Presbyterian Church. She also gave of her time and means to several civic and patriotic organizations, including the Red Cross, as did other women of her station. Ella Brown Cannon was a member

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of the Robert D. Hoke Chapter, United Daughters of the Confederacy and a member and officer of the Elizabeth Maxwell Steele Chapter, Daughters of the American Revolution. As vice-regent of this local DAR chapter, she assisted Mrs. Edwin C. Gregory, chapter regent, in the chapter’s indexing and reprinting in 1916 of *A History of Rowan County...*, written by the Rev. Jethro Rumple (1827-1906) and first published in 1881.28

Ella Brown Cannon bequeathed her house and its furnishings to her daughter Alice Slater Cannon Guille, who was also the principal heir to her considerable estate. Bequests were made to her brothers and several nieces, and a trust funded by 500 shares of Cannon Mills Company common capital stock was established to benefit her granddaughter Alice Slater Guille (1927-2005). With a lifetime commitment to the Presbyterian Church, she made no bequest to it.29

Mrs. Guille at 202 South Fulton Street, 1932-1985

Alice Slater Cannon Guille (1899-1985) lived the life of an indulged only child, with the attendant advantages and disadvantages, up to the time of her marriage in 1926. Like Ella Brown Cannon in her widowhood, she lived on her own terms, ensconced in the South Fulton Street mansion, which was her home for all but a few of her eighty-five years. In the period after her education at Agnes Scott College and her return to Salisbury, Alice Slater Cannon met Wilberforce Gettys Guille (1900-1970), a student of pleasing countenance at Davidson College. He was a native of Athens, Tennessee, and the son of Dr. George Evans Guille (1873-1931), a Presbyterian clergyman and educator, and May Gettys Guille (1875-1959). Gettys Guille graduated Phi Beta Kappa from Davidson College in 1923 and located in Concord, where he was employed as secretary of the Cannon Lumber Company. Their courtship led to marriage on Wednesday evening, 9 June 1926. The *Salisbury Evening Post* published a long account of the wedding, "Miss Alice Slater Cannon Becomes Bride of Gettys Guille," on 10 June 1926. The ceremony was conducted by Dr. Guille, with the assistance of the minister of Salisbury’s First Presbyterian Church, and held in the rose drawing room at the home which marks the home site of three generations of the bride’s family. There were only relatives present numbering forty-five guests.30 James Carroll "Jimmie" Wren (ca. 1857-1939), a now legendary decorator-florist, provided lavish decorations for the mansion, its stair hall, drawing room, and dining room where the reception was held. Mr. and Mrs. Guille initially resided in Concord, but they were in Salisbury and resident with Mrs. Cannon at 202 South Fulton Street in December 1926. On 3 April 1927 Mrs. Guille gave birth to Alice Slater Guille, the couple’s only child, at the Salisbury Hospital.

Multi-generational family life pressed the capacity of the mansion to accommodate Mrs. Cannon, her two bachelor brothers, and the young couple with an infant daughter. Later in 1927 the Guilles moved to the nearby Carolina Apartments, in the north corner of West Innes and North Ellis streets, and then to another nearby rental which they occupied while their own house was being built at 425 West Fisher Street. The Guillemot’s two-story Colonial Revival frame house was built on a lot immediately behind (northwest of) Mrs. Cannon’s residence, which she conveyed to her daughter on 3 April 1928, the one-year anniversary of her granddaughter’s birth. With a frontage of eighty-one feet on West Fisher Street, the lot included the site onto which the second
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John Dickson Brown house had been relocated in the winter of 1904-1905. The Guilles' occupation of their new house was relatively brief. The couple and their daughter soon moved to Winston-Salem, where Mr. Guille was employed in the trust department of Wachovia Bank and Trust Company. His transfer to the bank's Salisbury branch prompted a return to Salisbury in mid-winter 1932. The couple's stay with Mrs. Cannon became the start of their permanent residence at 202 South Fulton Street when Ella Brown Cannon died on 13 April 1932, and Mrs. Guille inherited the mansion. Her ownership of the property became complete on 23 June 1932, when Theodore B. Brown conveyed his long-held one-half undivided interest in the lot on which the house stands to Mrs. Guille.  

Their life continued in its expected pattern through the 1930s, the 1940s, and the 1950s, with membership in local social, civic, and patriotic organizations and a continued adherence to the First Presbyterian Church. Mrs. Guille was a founding member and was elected first president of the Rowan Memorial Hospital Auxiliary in June 1936. Her largest, lasting contribution to Rowan County came with her role in the organization of the Rowan Museum, Incorporated, in 1953 and her service as the founding president of the historical organization from 1953 to 1956. She then continued her commitment to Rowan County's history as the unpaid, volunteer director of the association that was operating two historic museums, The Rowan Museum was housed in the Utzman-Chambers House, a Federal period town house at 116 South Jackson Street, a block east of her residence, which she first knew as the manse of the First Presbyterian Church. The Rowan Museum, Incorporated, acquired and restored the stone house built in 1766 by Michael Braun (Brown), the oldest surviving house in Rowan County and the oldest known German-built building in North Carolina. Alice Slater Cannon Guille was also a founder of the Rowan Museum Antiques Show and served as the first and longtime chairman of the fund-raising exhibition sale, which continues to the present as the oldest continuous antique show in North Carolina. Mr. Guille remained with Wachovia Bank and Trust Company until resigning and going into business for himself with the opening of Builders Supply Company in about 1945.  

In December 1958 the North Carolina Society for the Preservation of Antiquities (today's Preservation North Carolina) recognized the Guilles' service to historic preservation, through their work with the Rowan Museum, with the award of the Cannon Cup. The presentation was made by Ruth Coltrane Cannon (1891-1965), the founding president of the society and the donor of the award, who was also the wife of Mrs. Guille's cousin, Charles Albert Cannon (1892-1971). Charles A. Cannon had succeeded his father as president of Cannon Mills in 1921. On 27 November 1959, Alice Slater Guille (Bailey) Bruce, then married to Raymon Rene Bruce, gave birth to the Guilles' only grandchild, Esther Louise Bruce.  

Life at 202 South Fulton Street continued in its measured pace for another decade, except for the couple's transfer of membership to Franklin Presbyterian Church, until Saturday afternoon, 14 March 1970. W. Gettys Guille was killed when his car crossed the center line and struck an oncoming automobile. The head-on collision also claimed the lives of the driver of the other car and his young nephew. The funeral service was held at Franklin Presbyterian Church, and his body interred at Chestnut Hill Cemetery. A widow for fifteen years, Alice Slater Cannon Guille died on 25 March 1985. Her funeral was held at Franklin Presbyterian Church with interment in

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Chestnut Hill Cemetery. Her survivors were her daughter, Alice Slater (Guille) Bailey Bruce Johnson, and her granddaughter, Esther Louise Bruce Kirk, then a resident of Washington, D.C. Miss Bruce and Robert Calvin Kirk had been married in her grandmother’s house on 4 June 1983.

Alice Slater Cannon Guille left an estate of just over $5.3 million dollars. Her holdings in stocks, bonds, and other investments represented over one-half of this amount, with funds in her checking and savings accounts and certificates of deposit amounting to more than $500,000. The house and lot at 202 South Fulton Street, the antebellum Brown family house and lot at 128 South Fulton Street, the cottage and lot behind it at 414 West Fisher Street, a 130-acre farm on Harrison Road, and a group of rental properties were valued at just over $400,000 in the 90-day inventory, before their sale or distribution. Excluding small bequests to her servants ($650.00), friends, and kinsmen ($11,500.00), and charitable bequests totaling $23,000 including $2,000 to the Franklin Presbyterian Church and $1,000 to the Rowan Museum, and certain small incidental bequests of personal property, her estate was inherited by her daughter and granddaughter. The house at 128 South Fulton Street built by Mrs. Guille’s grandfather, John Dickson Brown, its lot, and the house and lot immediately behind it were bequeathed to Alice Slater Guille Johnson. The principal assets of the estate passed into trusts for the benefit of her daughter and granddaughter of which Esther Bruce was the principal, majority beneficiary and the eventual heir of the life trust established for Mrs. Johnson.31

In her final years Mrs. Guille held increasing concern for the fate of the house at 202 South Fulton Street. She initially saw a future for the house in her granddaughter’s ownership. But by the time she signed her will, on 2 April 1982, while bequeathing the mansion and its lot to Esther Bruce in Article IX, language in the will acknowledged its possible subsequent sale. A codicil added on 25 April 1983 acknowledged her continuing anxiety for the preservation of the family mansion. It was expressed in a sentence she ordered added to the end of Article IX. “It is my earnest desire that in the event Esther Bruce sells my home place that it be sold to some responsible person or persons who will maintain the house and premises as they have been maintained during my lifetime.” Conversations between Mrs. Guille and her granddaughter, in the period leading up to and after Esther Bruce’s marriage to Robert Calvin Kirk at 202 South Fulton Street on 4 June 1983, confirmed Alice Slater Cannon Guille’s realization that her granddaughter did not wish to inherit the house or be obliged to live in it. Mrs. Guille signed a second codicil to her will on 12 August 1983 by which she deleted the pertinent paragraph of Article IX and inserted new language and directions to her executors.

I give and devise my homeplace known as 202 S. Fulton Street, Salisbury, North Carolina to my executors and I direct that they sell said homeplace at private sale with no “for sale” signs to be erected on the premises. To the extent feasible it is my earnest desire that said homeplace be sold to some responsible person or persons who will maintain the house and premises as they have been maintained during my lifetime. The proceeds of said sale shall be assets of my general estate.
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County and State:

Her executors acted quickly and sought sealed bids for the landmark property due at noon on 29 May 1985. Their decision was immediate, and that afternoon Betty Dan Nicholas (Gilliam) Wright learned her bid of $152,000 had been accepted. On 21 June 1985, four days short of the three-month anniversary of Alice Slater Cannon Guille's death, her executors conveyed the house and lot at 202 South Fulton Street to Betty Dan Nicholas Wright.35

Mrs. Gilliam's Repair and Renewal of the Cannon-Guille Residence, 1985-1992

Being the daughter of Dan Miller Nicholas (1905-1970) and Muriel Lucille Maynard Nicholas (1904-1988), both friends of the Guillemes, and a native of Salisbury, Mrs. Wright had known the Cannon-Guille residence her entire life. Having resumed the surname of her first husband, Joseph Duane Gilliam, Betty Dan Gilliam soon undertook a sympathetic rehabilitation and restoration of the Salisbury landmark as her residence. During her ownership, which continued to 1992, she repaired and renewed the mansion's fabric, repointed its brick foundation, replaced its mechanical systems, and refitted the kitchen which had been the domain of cooks and housekeepers from 1905-1906 to 1985. Her learned, attentive stewardship extended to the interior decoration and the choice of paints and wallpapers. The rooms of the mansion retained their original use and character except for Mrs. Guille's first-story bedroom, which was simply adapted as a library and sitting room with the addition of cased shelves.36

The Cannon-Guille-Fisher House, 1992-2021

On 26 May 1992 Betty Dan Gilliam sold the Cannon-Guille house to Paul Edward Fisher and his wife, Sue Palmer Fisher, for $446,500.37 At the time Mr. Fisher was chief executive officer and chairman of the board of F&M Bank, which was organized in 1909 as Farmers & Merchants Bank and located in Granite Quarry, North Carolina. His family's long, continued association with the bank began in 1914 when his father, Jacob Eli Fisher, was hired as teller to succeed Charles Armstead Forrest (1880-1952), one of the bank's fourteen original stockholders. Mr. Fisher was promoted to the position of cashier in 1918, an office he held until 1958, all the while acquiring ever-increasing shares of Farmers & Merchants stock. After three years as vice-president, he was elected president of the bank in 1961 and held that office until his unexpected death in 1964. Paul and Sue Fisher remained the resident owners of 202 South Fulton Street, a house that has come to be locally known as the Cannon-Guille-Fisher House, until his death on 30 October 2020. Mrs. Fisher is now the sole owner and resident of the mansion.

Paul Edward Fisher was born on 15 November 1937, the second son of Jacob Eli Fisher (1894-1964) and Pearle Lucinda Walton Fisher (1897-1939), and the grandson of Carson Maxwell Fisher (1861-1946) and Ellen Loucetta Jane Holshouser Fisher (1866-1949). Through his great-grandfather, Jacob Rufus Fisher (1836-1924), and great-great-grandfather, Jacob Fisher (1795-1865), Paul Fisher is descended from George Fisher Jr. (ca. 1768-1830), who came to Rowan County from (Montgomery County?) Pennsylvania, in 1774 in the company and protection of his uncle Jacob Fisher (17__-1804) who had already settled in Rowan County. As the youngest of five siblings of his father's first marriage, Paul E. Fisher grew up in the family's gray granite house at 977 North Salisbury Avenue (US 52), Granite Quarry, attended local schools, and
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graduated from Granite Quarry High School in 1956. In 1960 he received his bachelor's degree from the University of North Carolina at Chapel Hill. On 1 June 1960, after graduation, he began work as a teller at Farmers & Merchants Bank, where his father was then vice-president. Days later, on 12 June 1960, he married Kirby Sue Palmer (b. 1941), the daughter of Julian Withers and Hazel Holder Palmer. In 1961 Jacob E. Fisher Sr., who had acquired some fifty percent of the bank’s stock, through his years as an officer, was named president of Farmers & Merchants Bank, and Paul E. Fisher was promoted to assistant cashier and elected to the bank’s board of directors. In early May 1964 a celebration was held in honor of Jacob E. Fisher’s fifty years with Farmers & Merchants Bank. His enjoyment of this recognition of his distinguished service was short-lived. On 24 May 1964, five days short of his seventieth birthday, Jacob Elia Fisher died, and his casket was placed beside that of his wife in the family’s aboveground, granite vault in the Wittenberg Lutheran Church Cemetery at Granite Quarry.

Mr. Fisher’s death prompted the creation of a new leadership roster at Farmers & Merchants Bank that reflected the Fisher family’s principal ownership of its stock. Willie Foil Brinkley Sr. (1904-1977), then sixty years of age and a senior member of the banking staff, was named president. Paul E. Fisher, then twenty-six, was named a vice-president and to the offices of secretary and treasurer of the bank. Douglas Leo Peeler (1925-1976), the husband of Mr. Fisher’s youngest daughter, Sarah Virginia Fisher Peeler (1927-1999), was named a vice-president and cashier of Farmers & Merchants Bank. Mr. Peeler’s resignation as vice-president in April 1968, to manage the family-owned J. E. Fisher Insurance Company, left Paul E. Fisher, then thirty, as the senior family official at the bank.

Paul Edward Fisher soon saw fruition the first in a series of actions that would enlarge—and enhance—the presence of Farmers & Merchants Bank in Rowan County and the Piedmont. From its opening day, 14 July 1909, into early February 1970 the bank had operated in but two buildings in Granite Quarry: the original 1909 weatherboarded-frame building which was dressed with a brick veneer in 1932-1933, and its replacement, the one-story mid-century modern bank designed in 1953 by Marion R. Marsh (1893-1977), a Charlotte-based architect, and placed in service on 12 August 1954. In 1970 Farmers & Merchants Bank opened two branch facilities, both in east Rowan County. The Faith Branch opened on 5 February 1970 with Ellen B. Fink as branch manager. Six months later, on 13 August 1970, the bank opened its second branch in Rockwell with Dan(my) Ray Williams (b. 1946) as branch manager. Paul E. Fisher’s role as the effective, leading, progressive voice in the operations of Farmers & Merchants Bank became official on 1 July 1972 when Mr. Fisher succeeded Mr. Brinkley as president of the bank.

Paul Edward Fisher’s storied career in banking, beginning in 1960 and concluding in 2015 with his resignation as chairman of the board of directors of F&M Bank, is distinguished by his tenure as president of Farmers & Merchants Bank from 1972 to 1988. During this period he oversaw the growth of the bank, from deposits of $12,250,982 in 1972 to $81,489,828 in 1988, the expansion of branch offices in West Salisbury (1973), China Grove (1975), North Main Street, Salisbury (1983), and a new home office in Granite Quarry (1977), a name change to F&M Bank in 1983, service on the North Carolina Banking Commission from 1985 to 1993, and terms as
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Treasurer (1974-1976) and president (1986-1987) of the North Carolina Bankers Association. This part of his career occurred while he and his family lived in Granite Quarry, in a Colonial Revival house set well back from North Salisbury Avenue, which was built by and originally occupied by James Thomas Ketner Sr. (1898-1956). It was the childhood home of the Fishers’ daughter, Paula Dawn Fisher (b. 1962), and their son, Jacob Steven Fisher (b. 1966).

While succeeded as president of F&M Bank in 1988 by Dan R. Williams, who was succeeded in turn by Jacob Steven Fisher as president on 1 January 2010, Paul E. Fisher continued as chairman and chief executive officer of F&M Bank and chairman and chief executive officer of the parent F&M Financial Corporation while resident at 202 South Fulton Street. He resigned as chief executive officer of F&M Bank on 29 May 2013 and as chairman of the board of F&M Bank on 28 May 2015. He also retired from his positions in the F&M Financial Corporation in 2015. At the end of December 2013 deposits totaled $427 million. During this period the bank expanded its operations with additional branch offices in Rowan and Cabarrus counties and a loan office in Raleigh, and made important investments in the 200 block of North Main Street in Salisbury where the F&M Financial Center is the corporate headquarters of F&M Bank and the F&M Financial Corporation. Here the rehabilitation and adaptive reuse of the R. W. Norman Company Building and the former Montgomery Ward Building, and the renovation of adjoining buildings, facilities, and landscapes represented an important urban renewal and preservation effort and earned Mr. Fisher a Gertrude S. Caraway Award of Merit by Preservation North Carolina in September 2003. As of 2015 Jacob Steven Fisher, the Fishers’ son, is chairman and chief executive officer of F&M Bank and F&M Financial Corporation.

The spirit of that work and its impact on the townscape of Salisbury was renewed in recent years through Paul Fisher’s work as a board member with Bell Tower Green, Incorporated, and his role as co-chairman of the fund-raising committee. This $12 million dollar project, now nearing completion, is a major urban project in the city block bound by West Innes, South Church, West Fisher, and South Jackson streets. Bell Tower Green carries the name of the handsomely detailed brick bell tower of the late-Victorian, Richardsonian Romanesque church designed in 1890 by Charles W. Bolton and built in the south corner of West Innes and South Jackson streets. When the congregation of the first Presbyterian Church gathered on 18 June 1893 for the dedication of the building, Ella Williams Brown was organist for the festive services.

After acquiring 202 South Fulton Street in 1992 Paul and Sue Fisher retained the interior decoration, wall papers, and other features dating to Mrs. Gilliam’s restoration and renovation and made no improvements or changes to the house until 2005. But first, in 2004, as a result of a storm that toppled a towering oak tree which, in turn, fell onto and crushed a small, weatherboarded frame garage, the property’s only outbuilding, they built the present garage. It occupies the original footprint of the lost garage but it reflects a higher standard of craftsmanship. Gray Stout (b.1959), a Salisbury-based architect, prepared the plans for the new garage which was erected by Jeffrey Eagle General Contracting. The Fishers turned to Mr. Stout again in 2005 for the design of a sun-room addition on the rear elevation of the mansion. This comprised a generally rectangular block, positioned with its long side parallel with the elevation, that incorporated the area of the existing, recessed, near-centered service porch.
honored James McMichael's original design and detailing by inserting the block behind the West Fisher Street elevation, positioning a traditionally styled entrance porch here in the house's new north corner, and sympathetically recalling the scale and finish of the original house in that of his addition. The sun-room's principal southwest elevation was aligned with that of the existing house. On the second story, a bedroom was created in a small rectangular addition of complementing proportions, aligned with the side walls of the original ell centered in the residence's rear elevation. The sun-room addition was also constructed by Jeffrey Eagle General Contracting. During this project Mrs. Fisher oversaw decorative improvements in the kitchen, with the assistance of Frances Taylor, an interior decorator, who was engaged for the interior spaces of the addition.

Paul and Sue Fisher's final commission of Gray Stout occurred in 2015 coinciding with his retirement as chairman of the board of F&M Bank. Mr. Stout's design of the Fishers' "New Porch" comprised another rectangular block, positioned off the west corner of the house, along the southwest side of the sun-room addition. Its southwest elevation, with a centered engaged chimney, was aligned with the southwest elevation of the garage. Both carry parallel with the lot's southwest boundary which was simultaneously defined, along a complementing portion of its length, with a wrought iron railing supported by brick piers. Gray Stout's design for the new porch again respected the bold classicism of James M. McMichael's century-earlier design for Mrs. Cannon. His drawings were produced on 24 June 2015 and underwent revisions into mid-2016 when Central Piedmont Builders, Incorporated, began construction of the final addition to the Southern Colonial Revival landmark.


ENDNOTES

2. James McMichael McMichael Biographical File, compiled and held by this author, Vale, NC. See also "James M. McMichael" in "North Carolina Architects & Builders, A Biographical Dictionary."
3. The "new German Reformed Presbyterian church to be erected at Concord at a cost of $12,000" may well have been a proposed church for the Associate Reformed Presbyterian congregation organized in 1902. In 1908 the congregation built a somewhat idiosyncratic Gothic Revival style brick church at 181 North Union Street in Concord
that is attributed to “the Charlotte architectural firm of Hunter and Vaughan” by Peter R. Kaplan in The Historic Architecture of Cabarrus County, North Carolina (1981).

4. This author’s experience with Southern Colonial Revival houses in North Carolina can be dated to 1981-1982 when he was an architectural historian on the staff of the State Historic Preservation Office and prepared the National Register nomination for the Kenneth L. Howard House in Dunn, Harnett County (NR, 1982). Built in 1908-1909 the Howard House is a free copy of the North Carolina Building at the Jamestown Tercentennial Exposition of 1907, which was designed by Joseph S. Zimmerman (1861/64-1938), then based in Winston-Salem, and Charles H. Lester. The Washburn Historic District in rural Rutherford County (NR, 2002) for which he prepared the nomination, includes the Edgar Nollie Washburn House, a brick example of the Southern Colonial Revival mode built in 1914-1915. More recently, he prepared the nomination for the Jacob S. Mauney Library and Teachers’ Home in Kings Mountain, Cleveland County (NR, 2014). Built ca. 1923 as the residence of Dr. Jacob George Van Buren Hord and his family, the yellow brick house is a late variant of the Southern Colonial Revival mode with a glazed sun parlor, rather than a porch, on the south side of the house.

5. This author visited both the Pearsall and Gibson houses on a research trip for this nomination on 19-21 August 2018 and photographed both and their finish for reference. The Pearsall house had remained a residence of the family and was apparently last the residence of Mr. Pearsall’s granddaughter, Susan Hedges Duncan Westall (1927-2006), and her husband, Woodrow Hills Westall Sr. (1922-2014). The house likely descended to her through her mother, Sallie Hall Pearsall Duncan (1887-1959), the second born of Mr. Pearsall’s five daughters and the wife of Joseph Lon Duncan (1884-1953). They are all buried in a family plot in Alloway Cemetery, Red Springs. In August 2018 the Pearsall house, having been sold out of the family, was being rehabilitated and refitted for use as a bed and breakfast inn. The Gibson house remained the residence of Mr. Gibson, his wife, Maude Marsh Gibson (1878-1952), and, sequentially, their sons, Gordon Graham Gibson (1910-1970) and William Nathan Gibson Jr. (1912-1983), and their families. In August 2018 the house was owned by and a seasonal residence of Rosalynde Vardell Gibson Coudrey (b. 1936), a daughter of William N. Gibson Jr., her husband, David Arnold Coudrey, and their family. The deceased members of the Gibson family are also buried in Alloway Cemetery. That research trip also included a visit to the John Williamson McLachlin House in Raeford, a Southern Colonial Revival house whose construction is described as a wedding present in 1905 for his wife. Mr. McLachlin (1846-1931) married Christiana McFadyen (1873-1960) in Cumberland County on 15 November 1905. The house remained a residence of Mrs. McLachlin’s nephew, Neill McLachlin McFadyen (1911-1995), and his wife until about 2002 when she sold it to Raeford-Hoke Museum, Incorporated, which operates a local history museum in its rooms. The status of Mr. McMichael’s other residential work outside Salisbury and Shelby, including his own house on Park Avenue in Charlotte’s Dilworth and the “handsome 10-room residence to be erected on the boulevard in Dilworth, by Mr. Richard Moore, Jr.” noted in the Charlotte Daily Observer article published on 2 April 1903, was not examined by this author for this nomination.
6. William Charles Lester (1880-1956) was a native of Catawba County, North Carolina, and a son of Charles Henry Lester (1849-1940) who relocated from New London, Connecticut, to Catawba County ca. 1870-1872 and established himself as an architect and builder. His design of the former Grace Reformed Church in Newton and residences for Miles Alexander Sherrill and Thomas Conner in the Terrell area are his principal surviving buildings among others recorded in documentary photographs. William C. Lester, the second child and the eldest of his male siblings, trained and worked with his father. In the 1900 United States Census Charles H. Lester is listed with his wife and six children and identified himself as a “Brick Contractor”; William C. Lester’s occupation is listed as “Brick Mason.” William C. Lester was living in Statesville in the winter of 1905 when he was hired by James M. McMichael and relocated to Charlotte at the end of January 1905. The length of his tenure in the employ of Mr. McMichael is not now known. By 1910 he and his wife, their son, and members of his wife’s family were living in Memphis, Tennessee, where he was working as an architectural draftsman. He remained in Memphis until his death.

7. Betty Dan Nicholas Gilliam also undertook research on the life of Ella Brown Cannon, her ancestors, siblings, kinsmen, and descendants. She compiled it, together with biographical accounts, into a remarkable history of Mrs. Cannon, her family, and the mansion she built here on the site of an earlier family residence. This privately-held work, titled “Behind The Columns,” came naturally to her, a well-recognized local historian and genealogist. She is a descendant of Michael Braun/Brown (1732-1807), the German-born immigrant and pioneer who came to Rowan County in about 1758 and built a two-story stone house in 1766, which was acknowledged in North Carolina Architecture (1990) to be “The principal surviving example of Germanic architecture outside of Salem…” Mrs. Gilliam, who married John Robert Spencer (1928-2019) in 1992 and is since known as Betty Dan Nicholas Spencer, generously shared a copy of her self-published work with this author. Spanning the lives of Ella Williams Brown Cannon’s family, beginning with her grandfather Allen Brown (1787-1844) and effectively concluding with her daughter’s death in 1985 and the sale of the house, “Behind The Columns” was of critical use in the preparation of this nomination. This author gratefully acknowledges the value of her work to his own in this instance and Mrs. Spencer’s likewise generous, subsequent assistance during numerous interviews, both in person and by telephone. Mrs. Gilliam also established contact in 1986 with David Sidney McMichael (1918-2010), the architect’s son, who was then the custodian of his father’s architectural archive. Under cover of 26 August 1986 he sent her a print of the front elevation of the house. The McMichael archive went missing with his son’s death.

8. No record of this deed has been located.

9. Rowan County Deed Book 38: 701. This document is dated 23 May 1850.

10. Rowan County Deed Book 41: 191. The conveyance included one-half of town lot #51 and a fractional part of lot #59. In 1855 Mr. Brown and his wife were the parents of four children of whom three were living. Four additional children were born to the couple between 1857 and 1863, including Ella Williams Brown on 27 March 1859.

11. Rowan County Deed Book 42: 51-52. Dr. Henderson, a highly regarded citizen of Salisbury, was the elder brother of Laura Henderson Coffin (1830-1904). The Coffins
resided here into 1880 when they are recorded in the 1880 United States Census. John M. Coffin's household in 1880 included his son-in-law Samuel Taylor, who is shown as resident in the house on Gray's New Map of Salisbury in 1882. John M. Coffin and his wife relocated to Raleigh where he died on 5 March 1885. On 12 December 1884 Mr. and Mrs. Coffin sold the house and grounds to Tullia Hargrave Brown (1844-1895), the wife of John Allen Brown (1842-1920), John D. Brown's eldest son. Luke Blackmer (1824-1889) was a prominent and highly respected attorney and a wealthy citizen of Salisbury, who lived in the 200 block of West Horah Street, some three and a half blocks from the Browns.  
13. Rowan County Deed Book 47: 51.  
14. Hope Summerell Chamberlain, This Was Home (Chapel Hill, NC: University of North Carolina Press, 1938), 50-52. The daughter of Dr. Joseph John Summerell (1819-1893), a highly respected physician, Mrs. Chamberlain was a native of Salisbury, having been born in the house, formerly the home of the Rev. Stephen Frontis, a minister (1836-1845) of the Salisbury Presbyterian church, which stood in spacious grounds in the west corner of South Fulton and West Bank streets. She was educated by her mother, Ellen H. Mitchell Summerell, a daughter of Elisha Mitchell, the geologist and botanist, before attending boarding school in Hillsborough and the Augusta Female Seminary (Mary Baldwin College) in Staunton, Virginia. The Summerells were members of the Presbyterian church in Salisbury. This Was Home received favorable reviews in The New York Times (18 December 1938) and twice in The News and Observer (1 and 22 January 1939). A biographical account appears in Dictionary of North Carolina Biography (1979). The Frontis-Summerell House was pulled down and succeeded on this prime corner by the Southern Colonial Revival house built by Robert Lee Wright. Sarah Alice Slater Wilson (ca. 1836-1889) was married in 1852 to William Rhode Wilson (ca. 1821-1866) and long her widow. On 8 March 1898 her son, William R. Wilson, and his wife conveyed her house and its lot to Milton Slater Brown, who relocated the Wilson house to the back of the lot, turned it to face South Ellis Street, and built his own Queen Anne-style house on its site.  
15. Chamberlain, 272-274. Ella Brown Cannon and all but one of her brothers had died before 1938 when This Was Home was published.  
16. Charles E. Wortham was first married to Mary Frances Dey (1833-1886), the mother of his four surviving children. In 1890 he married Mary Thomas Wortham Tupper (1856-1937) who long survived him and her step-daughter.  
17. Robert Washington Allison, Mrs. Richard Sadler Harris, Mrs. John Franklin Reed, Sesqui-Centennial History, First Presbyterian Church, Concord, North Carolina (n.p., 1954), 5-6, 25-26, 77. Mr. Cannon's memory was honored by his children with the gift of pulpit furniture in the new church which was first used for services on Sunday, 5 March 1905. The Concord Times published an account of the service and the building under the heading, "New Presbyterian Church," on 7 March 1905.  
18. Cabarrus County Record of Wills, Book 4, pp. 524-527. An electrostatic copy from microfilm was provided to this author by the North Carolina State Archives which also holds the original will book.
19. Cabarrus County Deed Book 64: 31. In 1911 Louis H. Asbury, the Charlotte architect, was engaged to remodel the house at 100 North Union Street. He effectively converted it into a Colonial Revival-style house, removing the Italianate features on the exterior while retaining original woodwork on the interior including the Italianate staircase. This work is briefly noted by Peter R. Kaplan in *The Historic Architecture of Cabarrus County, North Carolina* (1981).

20. Now lost, it was also the home of his daughter Frances Christine Fisher Tierman (1846-1920), who under the *nom de plume* of Christian Reid achieved fame as a writer, most notably for her *Land of the Sky*, published in 1876.


22. Rowan County Deed Book 116: 127. For the 1932 conveyance to Mrs. Guille see Rowan County Deed Book 218: 104. Mrs. Cannon’s commitment to this site supports the notion she was born in the house standing here on 27 March 1859. The fate and eventual loss of the house moved from this lot in the winter of 1904-1905 to an adjoining lot and turned to face West Fisher Street indicates a different, lesser degree of commitment and supports the probability it was not the house in which she was born in 1859. It appears at that location, 425 West Fisher Street, on the Sanborn Fire Insurance Map Company’s maps of Salisbury in 1913 and 1922. By January 1931, when the next company map of Salisbury was published it had been replaced on site by the Guilles’ two-story Colonial Revival house.

23. Allison, Harris, and Reed, 25. See also Leslie B. Rindoks, *The Psalm Singers of Concord Town: A History of First Presbyterian Church* (Davidson, NC: Lorimer Press, 2004), 59. A photograph of the church is on page 61. This church served the congregation until 1927 when it was succeeded by the Georgian Revival-style church designed by Hobart Upjohn and built at 70 North Union Street.


25. The postal and Miss Cannon’s handwritten message are reproduced on page 99 of “Behind The Columns” (2018).

26. Mrs. Charles A. Cannon, Mrs. Lyman A., Cotten, Mrs. James Edwin Latham, compilers, *Old Homes and Gardens of North Carolina* (Chapel Hill, NC: University of North Carolina Press, 1939), plate 77. Mrs. Lyman A. (Elizabeth Brownrigg Henderson) Cotten (1875-1975) and Archibald Henderson were the children of John Steele and Elizabeth Brownrigg (Cain) Henderson. The combination bank and residence incorporated the original brick building erected here in the 1810s by the State Bank of North Carolina and later nineteenth-century additions. Resolution of these questions, and the possible role of another architect, awaits further research, beyond this nomination. See “Old Davis Home—Historic Landmark of Bygone Era—Falls Victim to Wrecking Crew,” *Salisbury Sunday Post*, 22 August 1948. The Ionic capitals on the portico and porch columns and the entrance frontispiece are a variant form of the iconic Ionic capital.
Cannon, Ella Brown, House

Examples were published in Bannister Fletcher's *A History of Architecture on the Comparative Method* (1896) and other works, known to McMichael, and widely adapted by manufacturers of architectural fabric and features for both exterior and interior use.

27. Lombardy was acquired and restored by Edward H. Clement, a grandson of Louis Henry Clement and an ardent preservationist. This author prepared the *National Register* nomination for the property (NR, 1994). Mr. Wright's house occupies the site of the Frontis-Summerell house. The Efird house in Albemarle is lost.


29. Rowan County Will Book 9: 425-430. The only bequest outside those to members of her family was that of $500 to a friend, Alice Kinloch Missildine (1861-1946).

30. Ella B. Cannon to Alice Slater Cannon Guille, Rowan County Deed Book 202: 200. The acreage conveyed by Mrs. Cannon to Mrs. Guille was enhanced by the gift of two small adjoining parcels on the same day by Theodore B. Brown to Mrs. Guille. See Rowan County Deed Book 218: 61. The 23 June 1932 conveyance by Theodore B. Brown to Mrs. Guille is recorded in Rowan County Deed Book 218: 104.

31. W. Gettys Guille acquired property for the premises of Builders Supply Company in two transactions in January and February 1945 for which record see Rowan County Deed Book 198: 294 and Book 281: 128. On 28 December 1945 the Guilles sold the house and lot at 425 West Fisher Street to William S. Overton Jr. and his wife, Rowan County Deed Book 289: 133. Builders Supply Company was listed in the city directory published in 1947, the first to be issued after World War II. The firm was located at 415 North Lee Street.

32. Mr. Bruce was in Germany when his daughter was born in Salisbury on 27 November 1959. On 28 November he set sail on the “Quartole” in Hamburg and arrived in Charleston, South Carolina, whence he came to Salisbury. The Bruce marriage was of relatively short duration. Alice Guille Bruce and Ramon R. Bruce were divorced on 18 September 1961. The date of her marriage to Mr. Bruce is not confirmed. Alice Slater Guille's first marriage, to Frank R. Bailey on 26 November 1947, ended in divorce in April 1958.

33. Meanwhile, on 19 October 1965 Tullia Mildred Brown conveyed the John Dickson Brown House and the residual lot on which it stood at 128 South Fulton Street to Alice Slater Cannon Guille, Rowan County Deed Book 502: 581. She was still resident in the house in 1979, together with Mrs. Guille's daughter, Alice G. Johnson, and granddaughter, Alice Slater Guille's third, and last, marriage to James Johnson had ended in divorce in 1978. Tullia Brown died on 14 November 1980. Earlier, in two separate transactions in 1955 and 1960 she and her sister, Eliza "Lila" Overman Brown (1881-1965), had conveyed the back portions of the property to Mrs. Guille, Rowan County Deed Book 392: 137 and Book 502: 553. The house and its rectangular grounds, with a frontage of 121 feet on South Fulton Street and a depth of 190 feet on West Fisher Street, remained the residence of Alice Guille Johnson and was a part of Mrs. Guille's estate at her death in 1985. Mrs. Johnson inherited the house and property from her mother and on 30 March 1990 she sold it to Edward Proctor and Susan Linn Norvell, the present owners, Rowan County Deed Book 0656: 031.
34. Alice Slater Cannon Guille Will and Estate Records, 85-E-227, Rowan County Clerk of Court, Rowan County Courthouse, Salisbury, North Carolina.

35. Rowan County Deed Book 0619: 317.

36. At the onset of this author's research for the nomination, Betty Dan (Nicholas) Gilliam Wright Spencer generously shared her research and allowed me to view her photographic archive documenting the restoration, rehabilitation, and renewal of the house she completed. Mrs. Spencer's cooperation was invaluable as was her response to the many questions put to her in subsequent, mostly telephone conversations.

37. Rowan County Deed Book 0692: 67.

38. The principal genealogical source for the history of the Fisher family and Paul Edward Fisher's ancestry is the two-volume work, *The Jacob Fisher Family: Volume I*, for the period of 1727 to 1958 was published in 1959. *Volume II*, covering the decade from 1959 to 1979, was published in 1979. This author also compiled supplementary documentation. *F&M Bank: A Century Strong, 1909-2009*, written by Mark Winicka and published in 2009, on the centennial of the bank's organization, is the principal printed source for the Fisher family's critical role in the fortunes of the bank and as officers and executives from 1914 to the present. Unless otherwise noted, information represented in this nomination is drawn from these sources. The Fisher family residence at 977 North Salisbury Avenue, Granite Quarry, remained the home of Jacob E. Fisher's second wife, Dorothy Irene Peeler Fisher (1910-2003), until her relocation to the Lutheran Retirement Home, and was next the home of Jacob Eli Fisher Jr. (1936-2015) and his wife, Phyllis Jean Loflin Fisher, who remains in residence at #977.


9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)


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Chamberlain, Hope Summerell, biographical file, compiled and held by this author, Vale, NC.


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Sections 9 to End, page 57
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Shelby, NC: Cleveland County Historic Preservation Taskforce, 2003.
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Rowan County Wills and Estate Records, Office of the Clerk of Court, Rowan County Courthouse, Salisbury, NC.
The *Salisbury Evening Post,* 1 October 1913, “Society,”
17 March 1914, “The School Plan Given in Detail,”
10 June 1926, “Miss Alice Slater Cannon Becomes Bride of Gettys Guille,”
14 April 1932, “Mrs. D. F. Cannon Dies, Bercaving City of a Leader,”
15 November 1943, “A. R. Lazenby Buried Today,”
5 December 1958, “Guilles’ Work For Museum Is Recognized.”
The *Salisbury Post,* 26 March 1985, “Guille Funeral,”
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April 2019, 7.
Wortham, Charles Elliott, biographical file, compiled and held by this author, Vale, NC.
Cannon, Ella Brown, House
Name of Property

Rowan County, NC
County and State

Previous documentation on file (NPS):

___ preliminary determination of individual listing (36 CFR 67) has been requested
X  previously listed in the National Register
___ previously determined eligible by the National Register
___ designated a National Historic Landmark
___ recorded by Historic American Buildings Survey #
___ recorded by Historic American Engineering Record #
___ recorded by Historic American Landscape Survey #

Primary location of additional data:

X State Historic Preservation Office
___ Other State agency
___ Federal agency
___ Local government
___ University
___ Other

Name of repository: North Carolina Department of Natural & Cultural Resources

Historic Resources Survey Number (if assigned): RW1052

10. Geographical Data

Acreage of Property: Less than one acre

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates
Datum if other than WGS84:
(enter coordinates to 6 decimal places)

1. Latitude: 35.669269
   Longitude: -80.474599

Or

UTM References
Datum (indicated on USGS map):

    ☑ NAD 1927 or ☐ NAD 1983

Sections 9 to End, page 60
Cannon, Ella Brown, House

1. Zone: Easting: Northing:
2. Zone: Easting: Northing:
3. Zone: Easting: Northing:
4. Zone: Easting: Northing:

Verbal Boundary Description (Describe the boundaries of the property.)

The acreage included in this nomination is part of tax parcel #010 039, measuring 99 feet by 200 feet, represented by the bold black line on the enclosed National Register Boundary Map. Historically, deeds refer to this as TRACT ONE in the City of Salisbury, Rowan County and State of North Carolina, detailed as follows in Rowan County Deed Book 619, Page 317:

“TRACT ONE: BEGINNING at an iron rod in the West intersection of South Fulton and West Fisher Streets; thence with the south margin of the right of way of South Fulton S 48 degrees 00 minutes West 99 feet to a line, iron pipe, Matthews’ corner; thence with Matthews’ line North 42 degrees 10 minutes West 200 feet to an iron pipe, Hazel H. Overton’s corner; thence with her line North 48 degrees 00 minutes East 99 feet to an iron rod in the West margin of West Fisher Street; thence with the western margin of West Fisher Street South 42 degrees 10 minutes E 200 feet to the point of BEGINNING.”

Boundary Justification (Explain why the boundaries were selected.)

The boundary is drawn to include the lot on which the historic house was built and has stood to the present, together with its earlier, now lost outbuilding and the present garage. Ella Brown Cannon acquired a one-half undivided interest in the lot, measuring 99 feet by 200 feet, from her brother, Milton Slater Brown, on 12 December 1904 (Rowan County Deed Book 116: 127-129). Full ownership of the site and setting of the house was consolidated in the ownership of Mrs. Cannon’s daughter and heir, Alice Slater Cannon Guille, on 23 June 1932, when Mrs. Guille received title to the remaining one-half undivided interest in the lot from her uncle, Theodore Baker Brown (Rowan County Deed Book 218: 104). The small parcel abutting the house lot, being in the main a portion of the grounds of the Guilles’ residence at 425 West Fisher Street, which was retained in 1945 when Mr. and Mrs. Guille sold the West Fisher Street residence to Mr. and Mrs. Overton together with an access easement, is not included in the nominated acreage. While being a part of the conveyance by Mrs. Guille’s executors to Betty Dan Nicholas Wright in 1992 and, in turn, by her to the Fishers, the present owners, it was not a part of the grounds during either the period of significance or Mrs. Cannon’s lifetime.
Cannon, Ella Brown, House

Rowan County, NC

Name of Property

11. Form Prepared By

name/title: Davyd Foard Hood
organization:
street & number: Jsinglass, 6907 Old Shelby Road
city or town: Vale state: NC zip code: 28168
e-mail: N/A
telephone: (704) 462-1847
date: 30 March 2021

Additional Documentation

Submit the following items with the completed form:

- **Maps**: A USGS map or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items**: (Check with the SHPO, TPO, or FPO for any additional items.)

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc., may be listed once on the photograph log and doesn’t need to be labeled on every photograph.

Photo Log

The following information pertains to all photographs listed below:

Name of Property: Cannon, Ella Brown, House
City or Vicinity: Salisbury
County: Rowan County
State: NC
Photographer: Davyd Foard Hood
Location of Original Digital Files:
Cannon, Ella Brown, House
Name of Property

Rowan County, NC
County and State

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 460 el seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.
Tract 2 of tax parcel #010039 excluded from National Register Boundary

Ella Brown Cannon House
202 South Fulton Street
Salisbury, Rowan County
North Carolina
National Register Boundary Map and Site Plan

1. Ella Brown Cannon House (1904-1906)

Source: NC HPO, HPOWER
Created by Hannah Beckman-Black 3-31-2021
Dear Mr. Addie,

I scanned the drawings of the Cannon Residence, but they are in very poor condition and too fragile to make a print machine. I am trying to preserve the drawings for the archive. I was able to make this one print of the front elevation which will answer your questions regarding the window subtle gleam in belief.

Yours truly,

David J. M. Michael

J. M. Michael

Architect

Charlotte, N.C.

APPENDIX 4
APPENDIX 5

Cannon-Guille-Fisher House
202 South Fulton Street
Salisbury, Rowan County, NC
Appendix 5: First-story plan, supplied by owner, freehand scale

New Total:
1st House: 3,519 sq
2nd House: 2,155 sq
Total: 5,674 sq
Bed: 304 sq
Bath: 105 sq
Den: 130 sq
APPENDIX 6

Cannon-Guille-Fisher House
202 South Fulton street
Salisbury, Rowan County, NC

Appendix 6: Second-story plan, supplied by owner, free scale
Requested Council Meeting Date: May 18, 2021

Name of Group(s) or Individual(s) Making Request: Wendy Brindle, City Engineer

Name of Presenter(s): Wendy Brindle

Requested Agenda Item: Ashton Manor Phase I Final Plat S-01-21 (G-02-02) and Street Acceptance

Description of Requested Agenda Item: The Engineering Department has received the final plat for Ashton Manor Phase I. The developer posted a guarantee of improvements in accordance with section 5.03.2 of the 2007 Subdivision Ordinance so that the plat may be recorded prior to completion of the punch list for street acceptance. The streets within this phase are considered substantially complete and utilities have been tested and accepted. Therefore, Cranberry Way, Century Drive, Winston Lane and Curnaby Way may be accepted for maintenance by the City and STOP conditions established. The streets will be subject to a one year warranty period and will qualify for Powell Bill funds in July 2021. The streets and extents are as follows:

- Cranberry Way - from Sunset Drive southwest to the end – 426.42 ft (0.08 mi)
- Century Drive – from Curnaby Way to Cranberry Way – 732.70 ft (0.14 mi)
- Winston Lane - from Century Drive to Cranberry Way – 462.30 ft (0.09 mi)
- Curnaby Way – from Sunset Drive to Century Drive – 185.60 ft (0.04 mi)

Attachments: Yes No

Fiscal Note: (If fiscal note requires approval by finance department because item exceeds $100,000 or is related to grant funds, please fill out signature blocks for finance at bottom of form and provide supporting documents)

Action Requested of Council for Agenda Item: (Please note if item includes an ordinance, resolution or petition)
Staff recommends that Council approve final subdivision plat S-01-21 for Ashton Manor Phase I and adopt the attached Ordinance establishing STOP conditions

Contact Information for Group or Individual: Wendy Brindle, 704-638-5201, wbrin@salisburync.gov

☐ Consent Agenda (item requires no discussion and will be voted on by Council or removed from the consent agenda to the regular agenda)

☒ Regular Agenda (item to be discussed and possibly voted on by Council)

FINANCE DEPARTMENT INFORMATION:
Salisbury City Council
Agenda Item Request Form

Finance Manager Signature

Department Head Signature

Budget Manager Signature

****All agenda items must be submitted at least 7 days before the requested Council meeting date****

For Use in Clerk’s Office Only

☐ Approved  ☐ Delayed  ☐ Declined

Reason:
AN ORDINANCE AMENDING SECTION 13-332, ARTICLE X, CHAPTER 13 OF THE CODE OF THE CITY OF SALISBURY, RELATING TO STOP SIGNS.

Be it ordained by the City Council of the City of Salisbury, North Carolina, as follows:

Section 1. That Section 13-332, Article X, Chapter 13 of the Code of the City of Salisbury, be amended as follows:

<table>
<thead>
<tr>
<th>Stop on</th>
<th>Before entering</th>
</tr>
</thead>
<tbody>
<tr>
<td>Curnaby Way</td>
<td>Sunset Drive</td>
</tr>
<tr>
<td>Cranberry Way</td>
<td>Sunset Drive</td>
</tr>
<tr>
<td>Century Drive</td>
<td>Cranberry Way</td>
</tr>
<tr>
<td>Winston Lane</td>
<td>Century Drive</td>
</tr>
</tbody>
</table>

Section 2. That all ordinances, or the parts of ordinances in conflict with this ordinance, are hereby replaced to the extent of such conflict.

Section 3. That this ordinance shall be effective upon adoption by the City of Salisbury from and after its passage.
Salisbury City Council
Agenda Item Request Form

Please Select Submission Category:  □ Public  □ Council  □ Manager  □ Staff

Requested Council Meeting Date:  May 18, 2021

Name of Group(s) or Individual(s) Making Request:  Chief Jerry Stokes

Name of Presenter(s):  Chief Jerry Stokes

Requested Agenda Item:  Presentation regarding the 2020 Annual Report and Use of Force Policy.

Description of Requested Agenda Item:  Council has requested information regarding the Police Department’s incidents of Use of Force applications. The information will be provided along with the annual report for 2020.

Attachments:  □ Yes  □ No

Fiscal Note:  (If fiscal note requires approval by finance department because item exceeds $100,000 or is related to grant funds, please fill out signature blocks for finance at bottom of form and provide supporting documents)


(Please note if item includes an ordinance, resolution or petition)

Contact Information for Group or Individual:  Chief Jerry Stokes jstok@salisburync.gov

□ Consent Agenda (item requires no discussion and will be voted on by Council or removed from the consent agenda to the regular agenda)

☒ Regular Agenda (item to be discussed and possibly voted on by Council)

FINANCE DEPARTMENT INFORMATION:

_________________________________   _____________________________
Finance Manager Signature     Department Head Signature

_________________________________
Budget Manager Signature

****All agenda items must be submitted at least 7 days before the requested Council meeting date***
For Use in Clerk’s Office Only

☐ Approved  ☐ Delayed  ☐ Declined

Reason:
Salisbury City Council
Agenda Item Request Form

Please Select Submission Category:  ☑ Public  ☐ Council  ☐ Manager  ☑ Staff

Requested Council Meeting Date:   May 18, 2021

Name of Group(s) or Individual(s) Making Request:   Kelly Baker

Name of Presenter(s):   City Council

Requested Agenda Item:   Council to consider appointments to various boards and commissions.

Description of Requested Agenda Item:   The following boards and commissions still have vacancies: two seats on the Human Relations Council; and two regular seats and one ETJ seat for the Planning Board.

Attachments:  ☑ Yes  ☐ No

Fiscal Note:   (If fiscal note requires approval by finance department because item exceeds $100,000 or is related to grant funds, please fill out signature blocks for finance at bottom of form and provide supporting documents)

Action Requested of Council for Agenda Item:   Council to consider making appointments to various boards and commissions.  (Please note if item includes an ordinance, resolution or petition)

Contact Information for Group or Individual:   Kelly Baker 704-638-5233

☐ Consent Agenda (item requires no discussion and will be voted on by Council or removed from the consent agenda to the regular agenda)

☑ Regular Agenda (item to be discussed and possibly voted on by Council)

FINANCE DEPARTMENT INFORMATION:

_________________________________   _____________________________
Finance Manager Signature     Department Head Signature

____________________________
Budget Manager Signature

****All agenda items must be submitted at least 7 days before the requested Council meeting date***

For Use in Clerk’s Office Only

☐ Approved  ☐ Delayed  ☐ Declined
Salisbury City Council
Agenda Item Request Form

Reason:
### Human Relations Council

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<th>Term Expires</th>
<th>Eligible for Reappointment</th>
<th>Need 1 Member</th>
</tr>
</thead>
<tbody>
<tr>
<td>Annie Boone-Carroll</td>
<td>3/31/21</td>
<td>No</td>
<td>Alissa Redmond</td>
</tr>
<tr>
<td>Mark Hill</td>
<td>3/31/21</td>
<td>No</td>
<td>Colleen Smiley</td>
</tr>
<tr>
<td>John Schaffer</td>
<td>3/31/21</td>
<td>No</td>
<td>Brunetta Franklin</td>
</tr>
<tr>
<td>Liliana Spears</td>
<td>3/31/21</td>
<td>No</td>
<td>Preston Sale</td>
</tr>
<tr>
<td>Vacant</td>
<td>3/31/22</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>Vacant</td>
<td>3/31/22</td>
<td>N/A</td>
<td></td>
</tr>
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</table>

**Applicants:**
- Evelyn Uddin-Khan
- Judith Whitehead

**Notes:** Eight members of the HRC are appointed by City Council and eight members are appointed by the HRC.

### Planning Board

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<th>Term Expires</th>
<th>Eligible for Reappointment</th>
<th>Need 3 Members</th>
</tr>
</thead>
<tbody>
<tr>
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<td>3/31/21</td>
<td>Yes</td>
<td>John Struzick</td>
</tr>
<tr>
<td>Dennis Rogers</td>
<td>3/31/21</td>
<td>Yes</td>
<td>Dennis Rogers</td>
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<tr>
<td>Jon Post</td>
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<td>Jon Post</td>
</tr>
<tr>
<td>Jayne Land</td>
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<td>Timothy Norris (ETJ)</td>
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</tr>
<tr>
<td>Vacant</td>
<td>3/31/23</td>
<td>N/A</td>
<td></td>
</tr>
</tbody>
</table>

**Applicants:**
- James Carli (1st Choice)
- Bill Clements (2nd Choice)
- Yvonne Dixon
- Daniel King (1st Choice)
- David Roueche (1st Choice)
- Liliana Spears (1st Choice)

**Notes:** Last year Bill Wagoner was reappointed to fill one of the partial terms per his request. This leaves Mr. Wagoner’s full term vacant for appointment.
Salisbury City Council
Agenda Item Request Form

Please Select Submission Category: □ Public □ Council □ Manager □ Staff

Requested Council Meeting Date: May 18, 2021

Name of Group(s) or Individual(s) Making Request: City Manager Lane Bailey

Name of Presenter(s): City Manager Lane Bailey

Requested Agenda Item: Presentation of the City of Salisbury's FY2022-2022 proposed budget and consider setting a public hearing for June 1, 2021 to receive comments.

Description of Requested Agenda Item: In accordance with G.S. 159-11(b), the budget, together with a budget message, shall be presented to the governing board not later than June 1. The City Manager will present the proposed annual budget for FY2021-2022 to City Council.

Attachments: □ Yes □ No

Fiscal Note: (If fiscal note requires approval by finance department because item exceeds $100,000 or is related to grant funds, please fill out signature blocks for finance at bottom of form and provide supporting documents)

Action Requested of Council for Agenda Item: Set a public hearing for June 1, 2021 to receive public input on the proposed budget.

. Please note if item includes an ordinance, resolution or petition)

Contact Information for Group or Individual: Lane Bailey

□ Consent Agenda (item requires no discussion and will be voted on by Council or removed from the consent agenda to the regular agenda)

☑ Regular Agenda (item to be discussed and possibly voted on by Council) Announcement

FINANCE DEPARTMENT INFORMATION:

_________________________________ _____________________________
Finance Manager Signature  Department Head Signature

____________________________
Budget Manager Signature

****All agenda items must be submitted at least 7 days before the requested Council meeting date***

For Use in Clerk's Office Only

□ Approved □ Delayed □ Declined
Salisbury City Council
Agenda Item Request Form

Please Select Submission Category: ☒ Staff

Requested Council Meeting Date: May 18, 2020

Name of Group(s) or Individual(s) Making Request: Downtown Development Dept. & Downtown Salisbury, Inc., 501c3 partner

Name of Presenter(s): Announcement

Requested Agenda Item: 2021 Wine About Winter

Description of Requested Agenda Item: Downtown Salisbury, Inc. will host the 8th Annual Wine About Winter event on Friday, June 18th from 5:00 p.m. until 9:00 p.m. Tickets include a tasting pass, signature Wine About Winter tasting glass and a carrying bag. Each ticket holder will present their ID at registration, located in the lobby of the Visitors Center (204 E. Innes St.) starting at 4pm on June 18th to ensure everyone is 21 years old or above. Trolleys will provide convenient hop on/off service during the event. For ticket sales and detailed information, please visit www.downtownsalisburync.com or call (704) 637-7814. Tickets are $22.50 in advance and $30 the day of.

Attachments: ☒ Yes  ☐ No

Fiscal Note: (If fiscal note requires approval by finance department because item exceeds $100,000 or is related to grant funds, please fill out signature blocks for finance at bottom of form and provide supporting documents)

Action Requested of Council for Agenda Item: N/A

Contact Information for Group or Individual: Latoya Price 704-638-5238 latoya.price@salisburync.gov

☐ Consent Agenda (item requires no discussion and will be voted on by Council or removed from the consent agenda to the regular agenda)

☒ Regular Agenda (item to be discussed and possibly voted on by Council)

FINANCE DEPARTMENT INFORMATION:

_________________________________   _____________________________
Finance Manager Signature     Department Head Signature

_________________________________
Budget Manager Signature
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Reason: