

**1.0**

**STATEMENT OF SIGNIFICANCE**

**1.0**

**STATEMENT OF SIGNIFICANCE**

## 1.0 STATEMENT OF SIGNIFICANCE

**Cannon Court Apartment/Condominium Building:** Greensboro's Cannon Court Apartment Building, now Cannon Court Condominiums, was constructed in 1926 by developer/contractor Claud Cole Pierce (referred to C.C. Pierce in news releases) and architect Philip Bell Moser, both experienced apartment developers from Norfolk, Virginia. Pierce was the developer for Greensboro's Dolly Madison Apartments in 1925 and Raleigh's Wilmont Apartments in 1926. The 3-story 26,000 square foot Cannon Court Fisher Park Historic District contributing structure has projecting bay windows, decorative brick bandings, elaborate cornice/parapet crenellations, and a U-shaped plan with central landscaped court yard which sets it apart from other Greensboro apartment houses built during the same period. Cannon Court is the only U-shaped apartment of the 1920's & 30's which has the U-shaping facing a major trolley street, major entrances inside the half-court, and located away from the street. The apartments are well-lit, ventilated, and the entrances are private....all benefits from the U-shape design.

The Cannon Court Apartments are a well-executed and intact example of a 1920's restrained eclectic Colonial Revival style apartment house, which is sensitive to its site and the character of the Fisher Park Neighborhood. The decision to approve Cannon Court's building permit in 1926 set a precedent for designing future apartment buildings in the city using "fireproof" construction. The city council passed an Ordinance at the same meeting the Cannon Court permit was granted, stating that future apartment buildings more than two stories in height shall be of fire-proofed construction, roof of a slow burning material, and fire escapes steel. Prior to Cannon Court, apartments were stick framed/brick veneered and subject to fire destruction.

Cannon Court is important in Greensboro's strong 1920's growth, fulfilling a shortage of housing in the city and especially along the North Elm Street corridor. Single professionals, retirees, and young couples could choose from 30 apartments, 6 different unit plans spread over three floors, a studio unit or more spacious 2 bedroom & 2-1/2 bath units. The city trolley system on North Elm Street provided easy access to the city, recreational parks, colleges, and other areas of Greensboro.

Cannon Court Apartments, converted to Condominiums in 1985, have weathered the times because of its convenient location, attractive design, and well landscaped grounds.

### Bibliography:

Preservation Greensboro (2011). *Preservation Greensboro's Inaugural Tour of Historic Homes: Your Passport to the Homes of Fisher Park and Aycock Historic Districts*. Greensboro, NC: Preservation Greensboro

Greensboro Record (1926, March 11). *Dolly Madison Apartments Sold*. The Greensboro Daily Record (Pg. 11)

Greensboro City Council Meeting Minutes (March 16, 1926), City of Greensboro's vault

**2.0**  
**PROPERTY DESCRIPTION**

## 2.0 PROPERTY DESCRIPTION

The property at 828 North Elm Street, where Cannon Court was constructed, was 2 vacant lots even in 1905 when Fisher Estate was platted by J.F. Jordan. With the sale of the Dolly Madison Apartments in 1925, developer C.C. Pierce received as part of the sale, a deed for the two 60' x 153' lots at the intersection of East Hendrix & North Elm Streets, only a block from the Dolly Madison.

The property was combined and deeded to C.M. Baylor, Pierce's financial partner for the Dolly Madison and in March of 1926, Pierce received the combined lots for construction. C.M. Baylor owned a millwork and lumber company in Norfolk who supplied materials for both apartments as well as funds for development.

An 8' site slope from back to front allowed a partial basement and the elevated first floor apartment floor, ideal situation to provide first floor privacy and a utilitarian basement.<sup>1</sup> In addition, when the permit was approved by the city, the motion of approval stated that the building must be a minimum of 10' on the south and north.<sup>2</sup> Pierce stated he would place the building to the rear of the property to provide more space in the front for air movement and corner visibility of neighbors & traffic. The front face of the building was constructed approximately 40' from the North Elm Street curb line.

These decisions provided for a friendly site solution, landscaping both in the front & courtyard, positive air movement and showed sensitivity to the site & neighborhood. The permit approval 4 to 1 by the city gave Pierce the go ahead for construction of the 30 unit apartment building within 30 days.

A history of ownership is shown on page 2 of this description and shows over 14 deed transfers were made since 1925 including several bankrupt receiverships. It was common for apartments to be converted to condominiums, providing individual ownership of units, in the early eighties. This happened to Cannon Court in 1985 and condominium ownership has been strong over the years because of the location, protection provided in the Fisher Park Historic District, and the charm.

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<sup>1</sup> City of Greensboro Planning Department, flat file drawing *Topographical Survey, Greensboro, North Carolina 1926*.

<sup>2</sup> Greensboro Daily Record (1926, March 12) *Apartments on North Elm Street* (pg. 16)

### Bibliography:

Greensboro Record (1926, March 12). *Apartments on North Elm Street*. The Greensboro Daily Record, Pg. 16

## 2.1 HISTORY OF OWNERSHIP

(from Grantor to Grantee index & Register of Deeds)

Owner 1 of Property	1925 (May 18) John H. Stone & wife Ella A. Stone TO E.E. Gillespie & wife Mattie Lee Gillespie (Becomes <u>Tract No. One</u> of Cannon Court Apartments)
Owner 2 of Property	1925-1926 (June 4) C.J. Angle & wife Carrie L. Angle TO Dr. E.E. Gillespie (Becomes <u>Tract No. Two</u> of Cannon Court Apartments)
Owner 3 of Property	1926 (March 4) E.E. Gillespie & wife Mattie L. Gillespie TO C.M. Baylor (C.M. Baylor of the City of Norfolk, Virginia) (Track No. One & Two)
Owner 4 of Property	1926 (June 1) C.M. Baylor Widower TO Claud Cole Pierce (Release deed from Greensboro Bank & Trust Co TO A.K. Moore Realty Co. Is part of this Deed)
Owner 5 of Property	1926-1927 (October 15) Claud Cole Pierce TO Tatum's Inc. et al
Owner 6 of Property	1927-1933 (June 1) Tatum's Inc. et al TO the Citizens Bank of Norfolk, VA (Tatum's Inc. is B.B. Tatum, W.C. Boren, & Ruth Adams Boren)
Owner 7 of Property	1933-1936 (December 1) Tatum's Inc. et al TO Cannon Realty Corporation (Public sale by D.E. Hudgins, Commissioner of Guilford County, NC)
Owner 8 of Property	1936-1975 (May 20) Cannon Court Realty Corp/John K. Voehringer & wife Alice F. Voehringer TO Elm Realty Corporation
Owner 9 of Property	1975-1970 (January 2) Elm Realty Corporation TO John K. Voehringer, Jr.
Owner 10 of Property	1970-1982 (August 10) Mary T. Voehringer TO Herbert S. Falk/ First Union National Bank of North Carolina
Owner 11 of Property	1982-1983 (November 18) First Union National Bank of North Carolina TO Cannon Court Investments  (First Union National Bank of NC & Charles E. Roth, Trustees for Mary T. Voehringer under will of John K. Voehringer, Jr.)
Owner 12 of Property	1983 Common Area Established Lot 8 & 9 B1 14 PB 2-10 Fisher Park
Owner 13 of Property	1984-2014 (September 19) Cannon Court Investments TO Cannon Court, Inc.
Owners 14 of Property	1985 Cannon Court Condominiums CPB 2-151 thru 155 (30 Units)



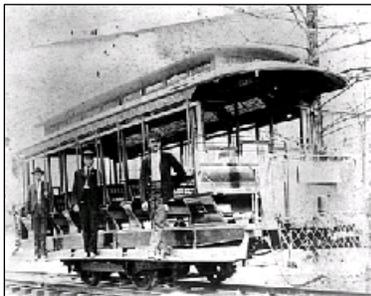


**3.0**  
**HISTORIC SIGNIFICANCE**

### 3.0 HISTORIC SIGNIFICANCE

#### *History and Context*

According to historians, the 1920's were a time of unprecedented growth within the city of Greensboro. The previous two decades had seen exponential increases in new manufacturing and in the urban population.<sup>1</sup> Greensboro was home to a prosperous and growing textile industry, four universities, and the electric street car. In 1920, the city had also appointed its first City Planning Commission.<sup>2</sup> Under the leadership of the new Commission, zoning ordinances were created throughout the city and its boundaries were increased for the planning of new suburban developments, which helped to satisfy a dire housing shortage.<sup>3</sup> The new suburbs were built not only out of need and the opportunity afforded by new transportation, but also out of City Beautiful philosophies.



Open Car, Greensboro, N.C. Photo Courtesy Duke Energy Archives

The City Beautiful Movement was born out of the 1893 World's Columbian Exposition in Chicago where chief designer, Daniel Burnham, created parks, tree-lined boulevards, and greenbelts to control growth all within a city "better known for its stockyards and tenements." Very much a response to over-crowded, dangerous, and unhealthy urban centers, the City Beautiful Movement involved a series of initiatives that, amongst other things, advocated for cleanliness, landscaping or "beautification," and ordered planning for the betterment of the public. The movement eventually led to the installation of city planning commissions, set-backs, and zoning. Early park and streetcar neighborhoods were designed out of City Beautiful philosophies and included larger lots with adequate set-backs for fire-prevention as well as for "improved light and air conditions." Beautification through generous plantings and tree-lined streets contributed

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<sup>1</sup> Fripp, G. H. (1998). *Images of America: Greensboro Volume II, Neighborhoods*. Charleston, SC: Arcadia Publishing (pp. 6-8) & Grampp, C. (2008). *From Yard to Garden: The Domestication of America's Home Grounds*. Ch. 1: Dooryard to Urban Yard. Chicago, IL: Columbia College (pp. 3-93)

<sup>2</sup> Fripp, G. H. (1998). *Images of America: Greensboro Volume II, Neighborhoods*. Charleston, SC: Arcadia Publishing & Little-Stokes, Ruth (ed.) (1976). *An Inventory of Historic Architecture: Greensboro, N.C.* Greensboro: City of Greensboro Division of Archives & History, N.C. Department of Cultural Resources

<sup>3</sup> Greensboro Record (1925, April 19) *City Soon To Have 3 New Apartments*. The Greensboro Daily Record, Pg. 14 & Greensboro Record (1920, May 1) *Housing Shortage*. Greensboro Daily Record (pg. 4)

to public health and the park-like feel.<sup>4</sup>

Within Greensboro, Fisher Park was the city's original "park neighborhood," located just eight-tenths of a mile from downtown. Sanborn maps show building was slow to pick-up in Fisher Park until after the arrival of the electric street car, but with modern transportation came a flood of additional development including many fine mansions such as the Latham-Baker house (1913), John M. Galloway house (1919), and the Charles W. Gold house (1917).<sup>5</sup> According to historian, Fripp, by the 1920's Greensboro's suburban developers were building in seventeen different areas including Fisher Park, for those seeking a single-family home away from the busyness of downtown. An article in the Greensboro Daily Record stated, "Greensboro, with its suburbs, has grown more rapidly within the past few years, perhaps, than any city in the State. She has been spreading out in all directions.

While the single-family house and yard, in a park-like setting, had become the "preferred middle-class dwelling,"<sup>6</sup> alternatives were needed with the modern utilities, interior features, and greenery that had become the norm in American home-life. C.C. Pierce evidently noticed the need for alternative housing in Greensboro and rather than join the saturated house-building market, he instead chose to build and sell various multi-family and commercial buildings within the city. His first multi-family project had been the Dolly Madison Apartments (1925), within the northern outskirts of the Fisher Park neighborhood. Upon selling the apartment house in 1926, Mr. Pierce was paid in cash and in property: a lot along South Davie Street and a 120 x 153 ft. lot at the corner of North Elm and Hendrix called the "Gillespie Lot," named for its previous owners. It was on the North Elm St. property, in the heart of the Fisher Park neighborhood, Pierce planned to build his next modern apartment house.<sup>7</sup>

According to the Greensboro Daily News (1926), on March 11, 1926, Pierce was granted a building permit for the construction of a new apartment building that would house 30 families and be constructed with "fire-proof" reinforced concrete. The motion was passed 4-1 by Greensboro's planning commission who was impressed with Pierce's choice of safe and contemporary materials and building design. The councilman opposed to the motion was a Mr. Wills who insisted the decision be postponed until the following week when Fisher Park residents would weigh in on a new zoning ordinance, which would include an apartment house section in the prominent area of Fisher Park along Elm

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<sup>4</sup> Grampp, C. (2008). *From Yard to Garden: The Domestication of America's Home Grounds*. Ch. 1: Dooryard to Urban Yard. Chicago, IL: Columbia College (pp. 3-93)

<sup>5</sup> United States Department of the Interior. (1991) *The National Register of Historic Places Registration Form: Fisher Park Historic District, Greensboro, NC*. Retrieved from [www.hpo.ncdcr.gov/nr/GF1130.pdf](http://www.hpo.ncdcr.gov/nr/GF1130.pdf)

<sup>6</sup> & Grampp, C. (2008). *From Yard to Garden: The Domestication of America's Home Grounds*. Ch. 1: Dooryard to Urban Yard. Chicago, IL: Columbia College (pp. 3-93)

<sup>7</sup> Greensboro Record (1926, March 11). *Dolly Madison Apartment Sold*. The Greensboro Daily Record, pg. 11

Street.<sup>8</sup> During the hearing that followed, a small number of Fisher Park residents attended and expressed “sharp opposition” to the zoning ordinance and the construction of Pierce’s apartment house.

C.W. Gold of 817 N Elm asked that the building permit for Cannon Court apartments be revoked. A C.C. Hudson spoke on behalf of C.A. Hines of Park Place Church who also requested the permit be revoked. Most telling, however, were statements made by the former mayor, Claude Kiser and local ophthalmologist, R.C Bernau. Mr. Kiser claimed an apartment house would “damage the handsomely developed property (along Elm St.)” R.C. Bernau stated, “if you permit apartment houses to be erected there, in 20 years you will have nothing but apartment houses and in 30 years you will have slums.” The majority of the planning committee, as well as George A. Grimsley, former Greensboro resident and owner of valuable property within Fisher Park, supported the construction of the modern apartments.

Grimsley congratulated the committee on the “marvelous growth of (his) old home,” Greensboro, and commented in support of apartment houses: “I remember some time ago you were tearing your shirts to get an apartment house or apartment houses here and now it looks like some people are trying to keep them away. They come up here and say they are a nuisance. I am afraid if you don’t encourage apartment houses you will give your town a black eye and I hope you won’t for I may want to come back here and live someday. I live in an apartment house; so does Andrew Mellon and a lot of other people. Apartment houses are not slums.” Councilmen Frank Brooks, Paul Lindley, E.J. Mendenhall, and Mayor, F.E. Jeffress voted in favor of the apartment house. Councilman Cone, who had not been present at the hearing, later proposed the council require all apartment house designs to promise fireproof construction just as the design presented by Mr. Pierce had.<sup>9</sup>

On the 11<sup>th</sup> of March, 1926, Pierce’s plans were authorized to begin no earlier than the 20<sup>th</sup> of March, when the new zoning law would go into effect. On March 21st, the Greensboro Daily Record (1926) announced the beginning of construction and the building’s name, Cannon Court, which had been selected in order to ‘commemorate the birth of “Uncle Joe” Cannon,’ a Republican congressman for the state of Illinois, born in the town of Guilford College.<sup>10</sup> The controversy surrounding Cannon Court Apartments was short-lived, but reflected a conflict between City Beautiful ideals and the desire for a modern and growing city. Those opposed to the permit were clearly uncomfortable with the approaching urbanity they sought to escape and presumably, feared the overcrowding and original, unpleasant character of multi-family urban homes. Those in support of the Cannon Court Apartments project not only recognized the necessity of alternative housing, but also recognized that smaller, four to six-story apartment buildings were “hailed

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<sup>8</sup> Greensboro Record (1926, March 12). *Apartments on North Elm Street*. The Greensboro Daily Record, pg. 16

<sup>9</sup> Greensboro Daily News (1926, March 17). *Sharp Opposition to Apartment House on the Corner of Elm and Hendrix*, Greensboro Daily News, pg. 17 & Greensboro Daily News (1926, March 12). *Apartment House to Cost \$150,000 to Be Built On North Elm*. Greensboro Daily News, pp. 1, 23.

<sup>10</sup> Greensboro Record (1926, March 21). *To Name House Cannon Court*. The Greensboro Daily Record, pg. 2

as indications of progress and urbanity,” that would be “a strong selling point” to potential residents as they had been in neighboring North Carolina cities.<sup>11</sup> The design chosen by C.C. Pierce for Cannon Court Apartments and its grounds demonstrated the sensitive consideration of both positions and their needs prior to the start of the project.

The U-shaped, three-story, brick apartment building with subtle colonial revival detailing satisfied requirements for a city beautiful in a number of ways. The building sat atop its elevated site with the minimum, required set-backs of 10ft. along its sides and rear, so as not to interfere with the light and air of neighboring buildings. Along the façade, which faces Elm Street, Pierce planned a nearly 30 ft. set-back and commissioned a landscape architect to design the front and courtyard grounds. It’s position on the site was meant to allow for sufficient beautification and to keep the three-story building from dominating views of the North Elm streetscape.<sup>12</sup>

To advance Greensboro’s position as a modern southern city, the Cannon Court Apartments served as upscale apartment housing in one of Greensboro’s prestigious neighborhoods, along a major streetcar route. An advertisement in the Greensboro Daily News called it an “apartment that is a home,” and noted its “luxurious” features for “living large – roomy-(with) plenty of sunshine – modern in every respect,” and in “Greensboro’s beauty spot between Fisher and Irving park.” While set-backs provided adequate light and air conditions for its neighbors, the building’s U-shaped plan guaranteed the same healthy conditions to Cannon Court tenants. In addition to having “all the modern conveniences and luxurious appointments,” the building was also marketed as being “completely fireproof” and was Greensboro’s first fireproof apartment building.<sup>13</sup>

Amongst other apartment buildings within the area, built during the same era, such as the Dolly Madison Apartments and the Vance, Fairfax, and Shirley apartment houses, the plan for Cannon Court was most sensitively planned for Greensboro’s “beauty spot.” The maintenance of its elevated lot, central courtyard, and the attention to landscaping demonstrate an awareness of the Fisher Park and City Beautiful image.

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<sup>11</sup> Bishir, C.W. (2005). *North Carolina Architecture: Portable Edition*. Chapel Hill, NC: University of North Carolina Press

<sup>12</sup> Greensboro Daily News (1926, March 12). *Apartment House to Cost \$150,000 to Be Built On North Elm*. Greensboro Daily News, pp. 1, 23.

<sup>13</sup> Greensboro Daily News (1926, October 28). *For Rent – Cannon Court*. Greensboro Daily News, pg. 19 & Greensboro Daily News (1927, June 19). *Apartments That Are Homes*. Greensboro Daily News, Pg. 44

**4.0**

**ARCHITECTURAL SIGNIFICANCE**

## 4.0 ARCHITECTURAL SIGNIFICANCE

### EXTERIOR

The three story Cannon Court Apartments-Condominiums consists of a basement and a front-facing, U-shaped plan. It is constructed out of reinforced concrete and is brick-clad with a crenellated parapet roof and terra cotta coping. Five entry stairwells are accessed from the courtyard through full glazed doors. Three of the entry stairwells, those located at the far end of the interior courtyard, are accessed through recessed entryways. Eight doors that lead to fire escape stairs on the building's outer perimeter are original wooden doors with two, lower wood panels and an upper glazed panel with six-light sash. Doorways and fire escape stairs facing East Hendrix Street are recessed and enveloped by brick knee walls. At the back of the building, an additional stairwell provides access to the building's basement boiler room, sump pump, and crawl spaces. Earth on the rear property line is retained by a 4' x 14" original concrete wall located approximately 14' from the building wall.

Specific features of the Cannon Court building include six, three-story, projecting window bays that face an interior courtyard. The window bays each house paired, double-hung, wood windows with six over six sash. Two window bays flank stairwell entrances within the courtyard, at the center of the northern and southern wings. Another set of projecting window bays flank the stairwell entrance at the center, rear of the courtyard. A combination of wood, one over one double-hung windows and single, six over six, double-hung windows are also found in the building. All windows sit above a brick, stretcher course sill and appear to be in good condition, needing only general maintenance. The building is covered in stucco from the water table to the foundation. The building's cornice, six-over-six, rectangular windows, and brick banding would classify the 1926 apartment building as Colonial-Revival in style.



Photo showing horizontal brick bandings, painted terra cotta cornice, parapet crenellations, and brick accent at windows

Cannon Court Apartments are a minimally decorated building with a cornice, located just below the parapet roof that is believed to be painted terra cotta. The building is also lined in three courses of brick banding. The lower and upper brick banding are composed of a stretcher course with a header course stacked on top. The center brick band is composed of a header course, only, and serves as the sill for 3<sup>rd</sup> floor windows. At the first floor, the decorative brick band borders the tops of windows in the fashion of label mold. From the center of a rear chimney and continuing around the south-facing elevation for about two thirds of its length, the brick type changes and banding is absent. Centered with the building façade and located at the third floor level, a U-shaped area which mimics the form of the building, is covered in stucco and framed in a course of headers; the stucco has the name of the building imprinted in its surface. Fabric awnings are located above the stairwell entry doors within the courtyard, each with an “A,” “B,” or “C” printed on the front for way finding.



## INTERIOR

The first, second, and third floors of the Cannon Court Apartments have identical floor plans. Each is composed of two two-bedroom apartments, five one-bedroom apartments, and three studio apartments. Entry stairwells, accessed via the interior courtyard, lead to landings that service two apartment entries at each floor. Steel stairs and landings are covered in carpet with square, painted, metal balusters and wood railings that lead to each landing. The original interior volumes and arrangement of spaces have been retained along with the building's original and functioning radiators. Floors are original, narrow-plank, oak floors with original floor outlets in unit dining rooms. Walls throughout the interior are smooth plaster with

crown molding and picture molding that lines the perimeter of living rooms, dining rooms, and bedrooms. French doors, which exist, but are currently stored in the building's basement, separate the dining room from living room in one and two-bedroom apartments when installed.

### **BUILDING INTEGRITY**

The material integrity and condition of the Cannon Court Apartments is very good. Original materials, windows, and decorative elements remain. Interior special arrangement and exterior massing are original. Permanently altered elements include the five stairwell entry doors as well as some bathrooms and kitchens within the building. Some terra cotta coping was removed during roof repairs, but has been stored. Original, interior, French doors from each of the units have also been stored. The main entry door at the end of the courtyard is covered with a fabric awning but shows the original stained glass decorative flat roof under it, similar to the entry covers at Dolly Madison Apartments two block away constructed by C.C. Pierce in 1925.

### **ARCHITECT**

Philip Bell Moser (1886-1940)<sup>1</sup>, Architect of Cannon Court, may not be well known in Greensboro but his many high visibility apartments, office, medical, and residential designs in Norfolk & Richmond qualify him for famous in Virginia. Bell was the son of Architect George C. Moser who taught his son the skills of architecture from an early age.

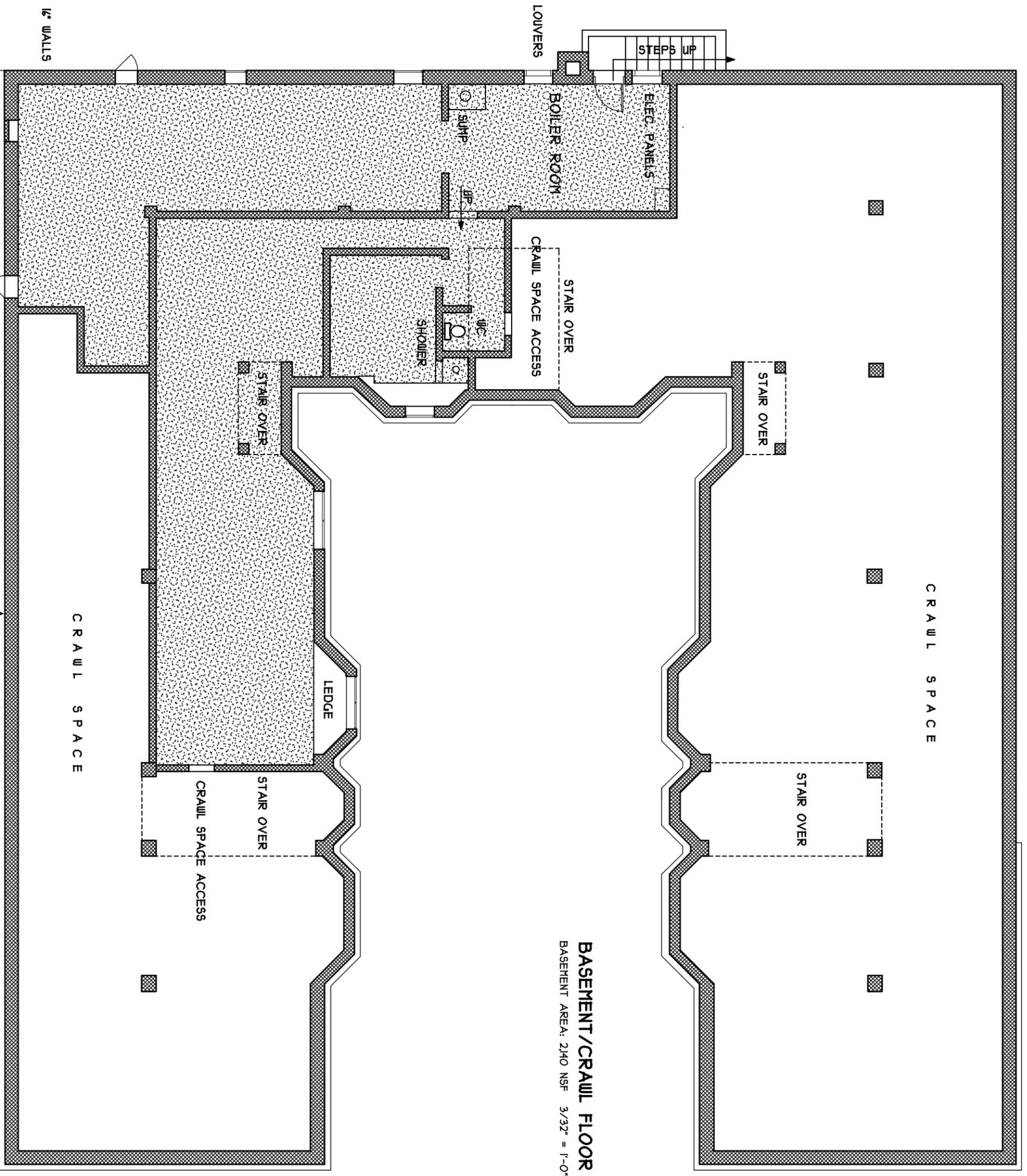
C.C. Pierce, developer & contractor for Cannon Court, would re-use the design of architects in other cities and states. Cannon Court is no exception. Cannon Court has similar features of an apartment building in Norfolk designed by Moser and it is assumed since Moser is the architect of record, he modified the site to accommodate the building. It is not known if Moser designed the Dolly Madison Apartments but since Pierce was the developer/contractor, it is likely he was. The Dolly Madison Apartment design was built in Raleigh, NC and named the Wilmont Apartments.

### **CONDOMINIUMS**

In 1984-85, Cannon Court Apartments were converted to Condominiums. Very few changes were made to the original structure since it is constructed of reinforced concrete, masonry, and hollow clay tile interior walls. The original character of the building remains although there are general exterior repairs needed through the guidance of restoration specialists.

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<sup>1</sup>Virginian-Pilot (1940, January 13) *Phillip B. Moser Dies at Suffolk*



**BASEMENT/CRAWL FLOOR**  
 BASEMENT AREA: 2,140 NSF 3/32" = 1'-0"

DATE 1-21-2014  
 REVISIONS

**CARL MYATT ARCHITECT**

MEMBER AMERICAN INSTITUTE OF ARCHITECTS  
 Eleven Eleven West Friendly Avenue  
 Greensboro, NC 27401 / 336 274-3554

LANDMARK APPLICATION  
**Cannon Court Condominiums**

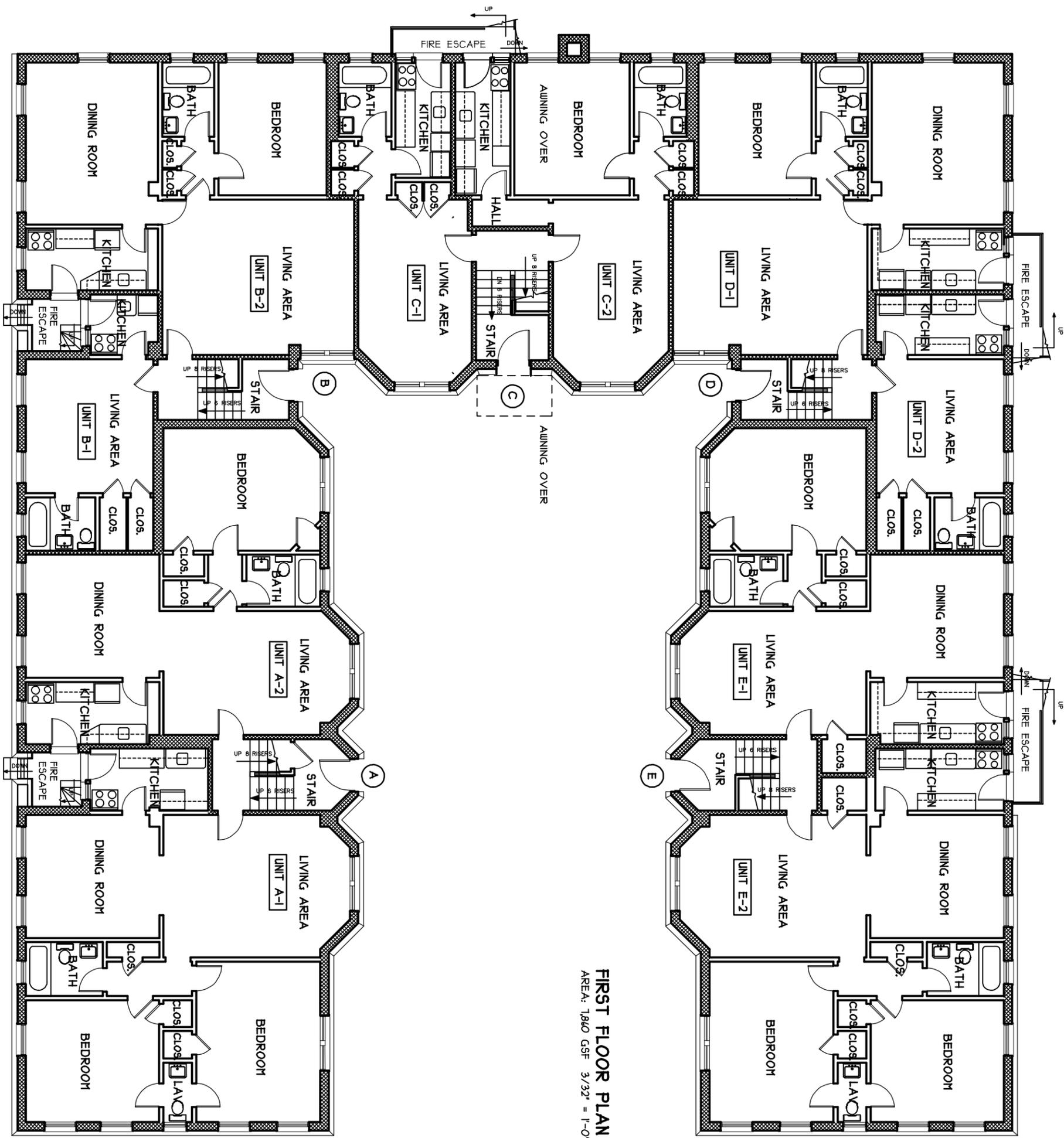
828 NORTH ELM STREET

GREENSBORO, NC

Project No. 1001  
 Basement Area  
 Drawn By: C. Preston

**A-1**

OF 5

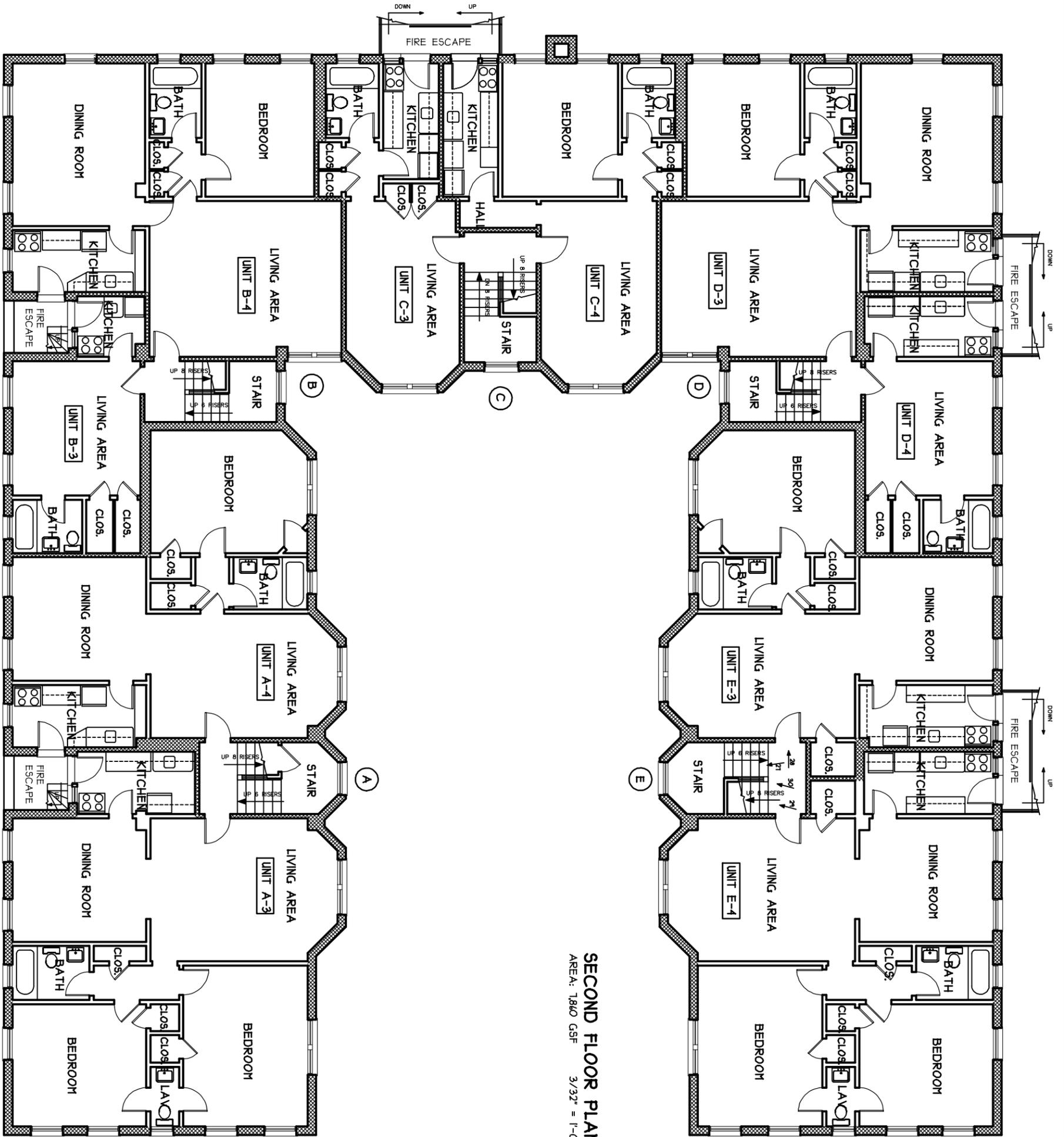


**FIRST FLOOR PLAN**  
 AREA: 1840 GSF 3/32" = 1'-0"

LANDMARK APPLICATION  
**Cannon Court Condominiums**  
 828 NORTH ELM STREET GREENSBORO, NC

**CARL MYATT ARCHITECT**  
 MEMBER AMERICAN INSTITUTE OF ARCHITECTS  
 Two One Three North Park Drive  
 Greensboro, NC 27401 / 336 274-3554

DATE: 1-21-2014
REVISIONS



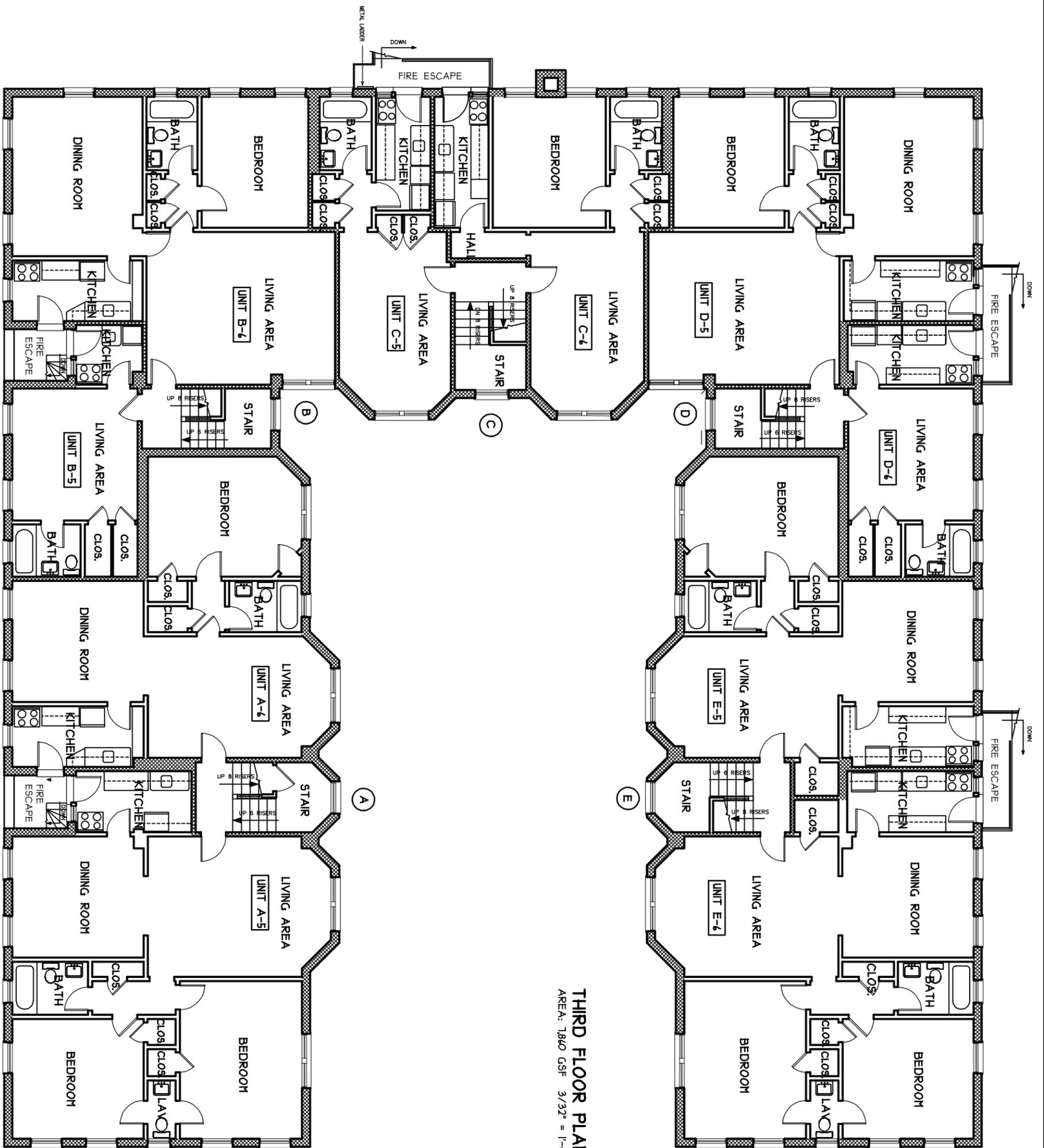
**SECOND FLOOR PLAN**  
 AREA: 1860 GSF 3/32" = 1'-0"

LANDMARK APPLICATION  
**Cannon Court Condominiums**  
 828 NORTH ELM STREET GREENSBORO, NC

**CARL MYATT ARCHITECT**  
 MEMBER AMERICAN INSTITUTE OF ARCHITECTS  
 Eleven Eleven West Friendly Avenue  
 Greensboro, NC 27401 / 336 274-3554

DATE: 1-21-2014  
 REVISIONS

Project No. 1001  
 Second Floor Plans  
 Drawn By: C. Peatkin



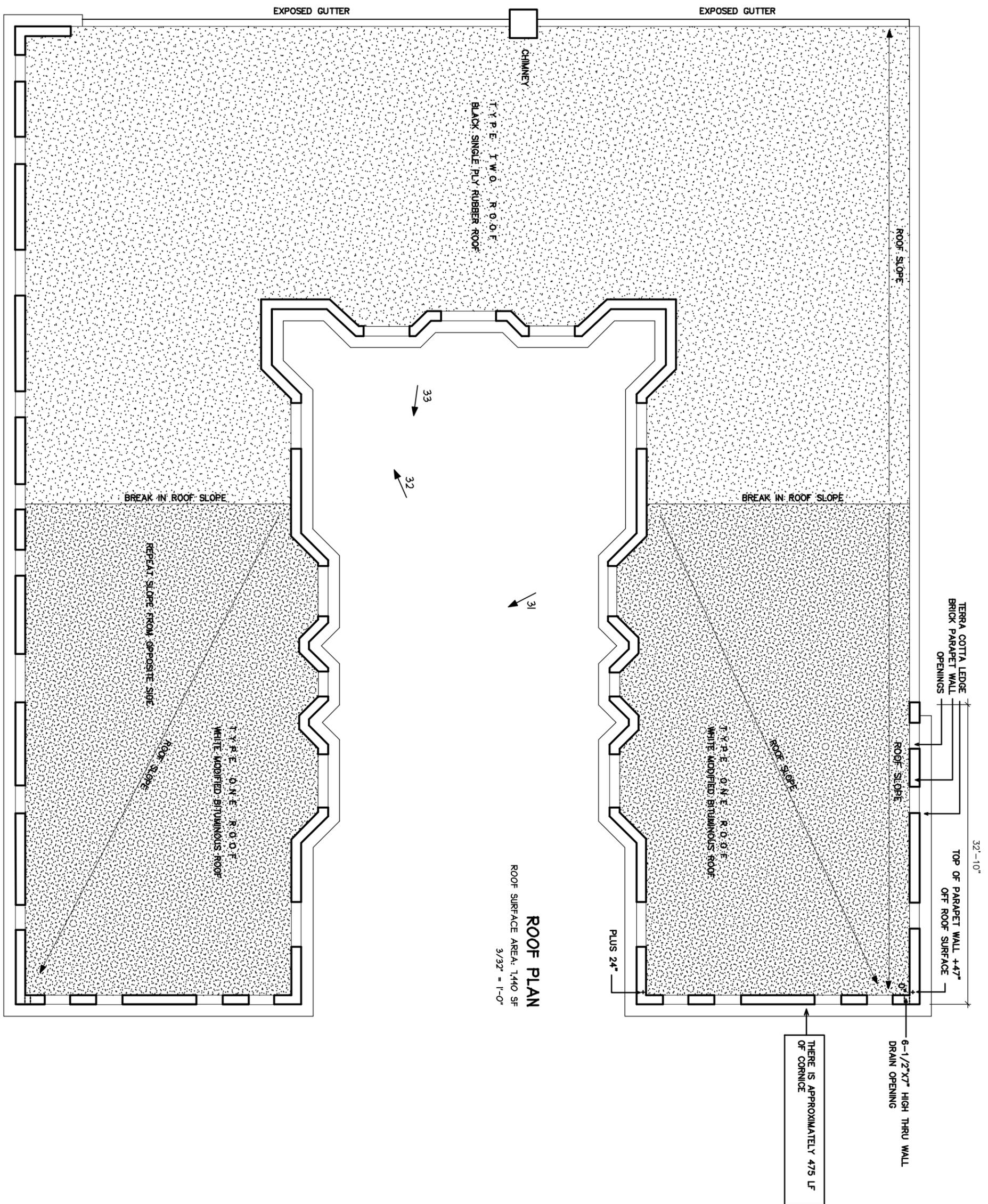
**THIRD FLOOR PLAN**  
 AREA: 1860 GSF 3/32" = 1'-0"

DATE: 1-21-2014
REVISIONS

**CARL MYATT ARCHITECT**  
 MEMBER AMERICAN INSTITUTE OF ARCHITECTS  
 Eleven Eleven West Friendly Avenue  
 Greensboro, NC 27401 / 336 274-3554

LANDMARK APPLICATION  
**Cannon Court Condominiums**  
 828 NORTH ELM STREET GREENSBORO, NC

Project No. 1001  
 Third Floor Plan  
 Drawn By: C. Preston  
**A-4**  
 OF 5



**ROOF PLAN**  
 ROOF SURFACE AREA: 1440 SF  
 3/32" = 1'-0"

THERE IS APPROXIMATELY 475 LF OF CORNICE

6-1/2"x7" HIGH THRU WALL DRAIN OPENING

TERRA COTTA LEDGE  
 BRICK PARAPET WALL  
 OPENINGS  
 TOP OF PARAPET WALL +47"  
 OFF ROOF SURFACE

32'-10"

LANDMARK APPLICATION  
**Cannon Court Condominiums**  
 828 NORTH ELM STREET  
 GREENSBORO, NC

**CARL MYATT ARCHITECT**  
 MEMBER AMERICAN INSTITUTE OF ARCHITECTS  
 Eleven Eleven West Friendly Avenue  
 Greensboro, NC 27401 / 336 274-3554

DATE	1-21-2014
REVISIONS	

Project No. 001  
 Not Review  
 Drawn by C. Pugh

**MAPS**

**MAPS**



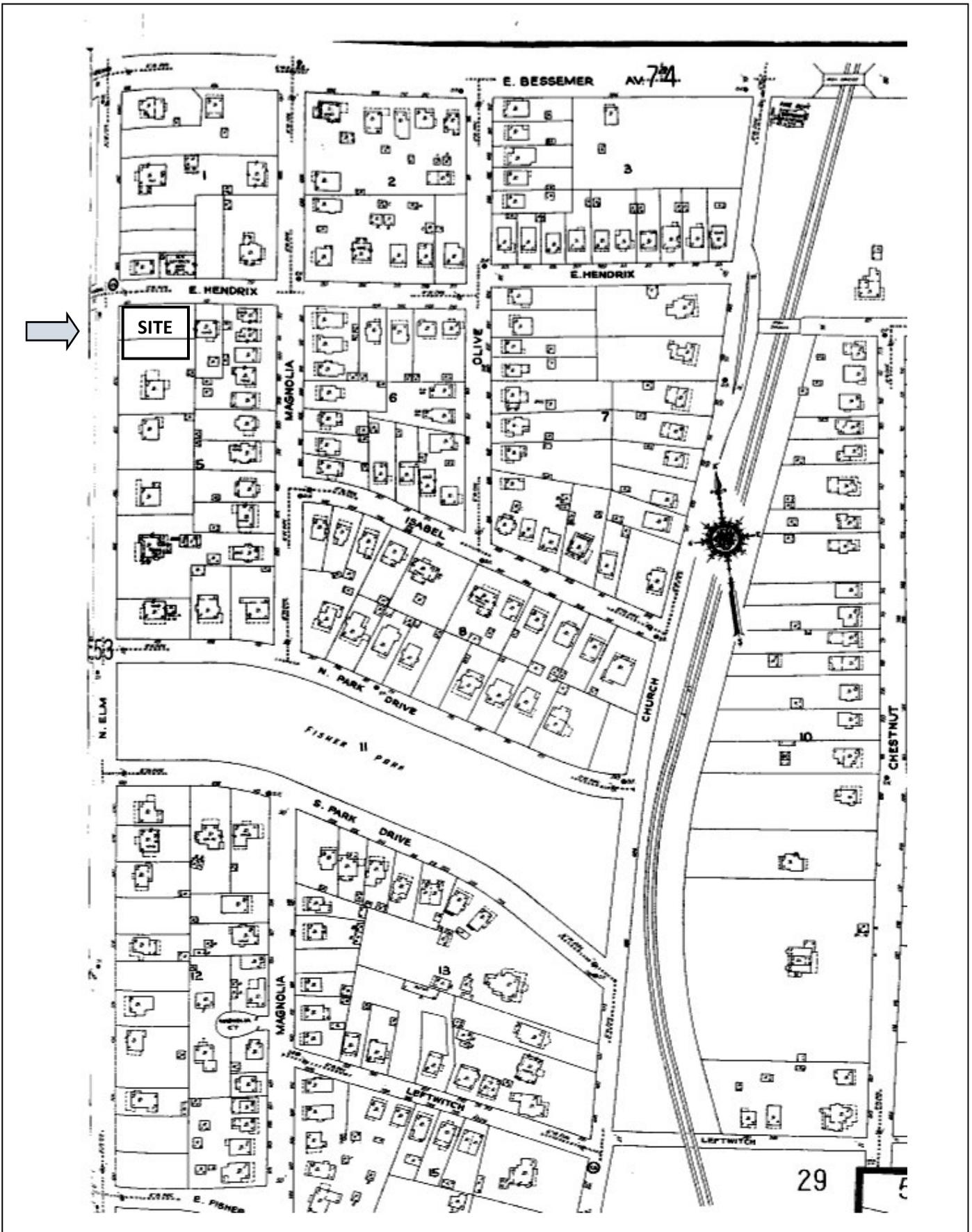
Trolley tracks in center of North Elm Street



Cannon Court Apartments \* Condominiums  
 828 North Elm Street  
 Greensboro, North Carolina 27401

**SUBJECT:** NORTH ELM STREET TROLLEY LINE

**SOURCE:** Topographical Survey  
 City of Greensboro, North Carolina 1926 **PAGE 2**

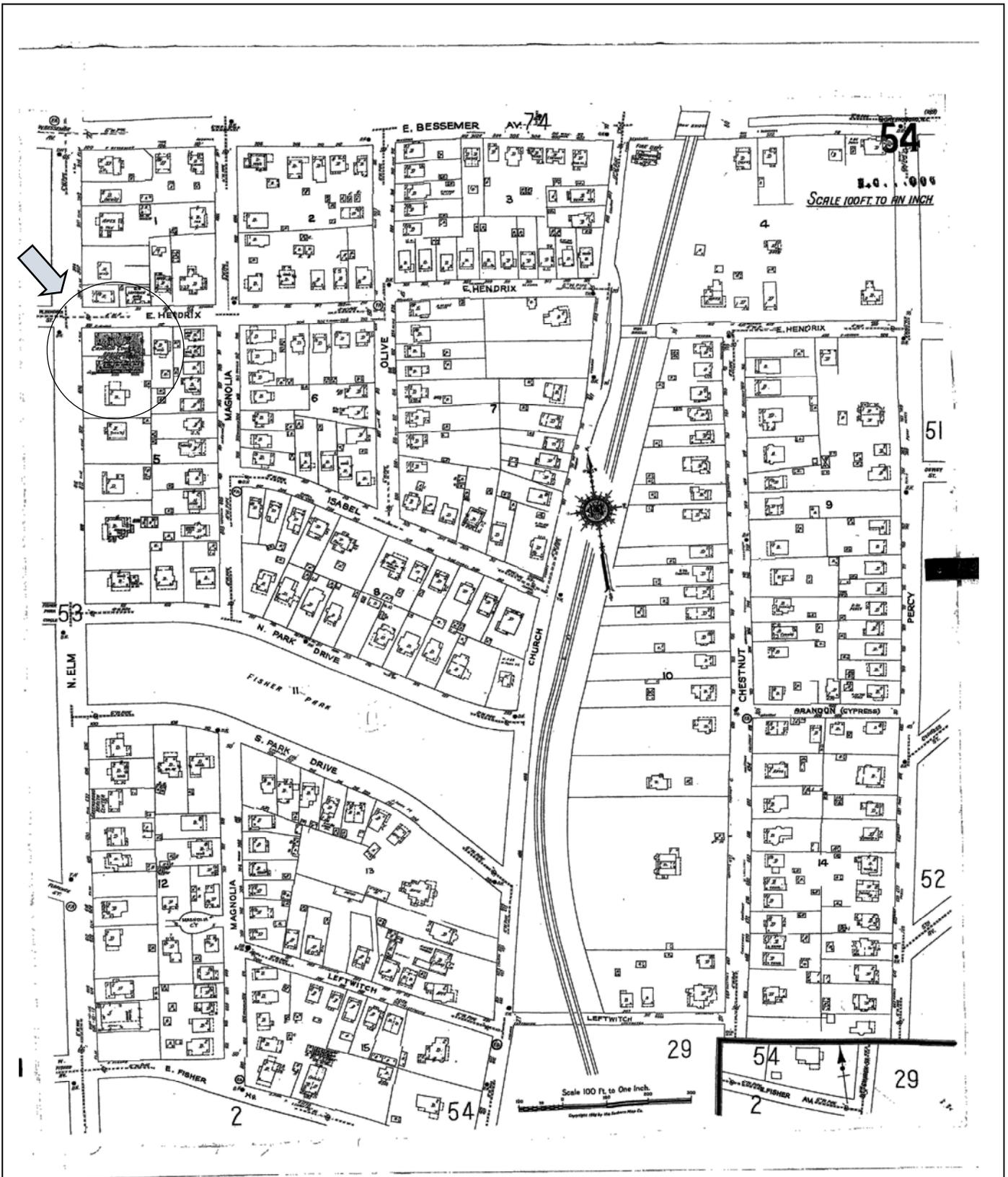


Cannon Court Apartments \* Condominiums  
828 North Elm Street  
Greensboro, North Carolina 27401

**SUBJECT:** 1925 SANBORN MAP

**SOURCE:** Greensboro Public Library

**PAGE 3**

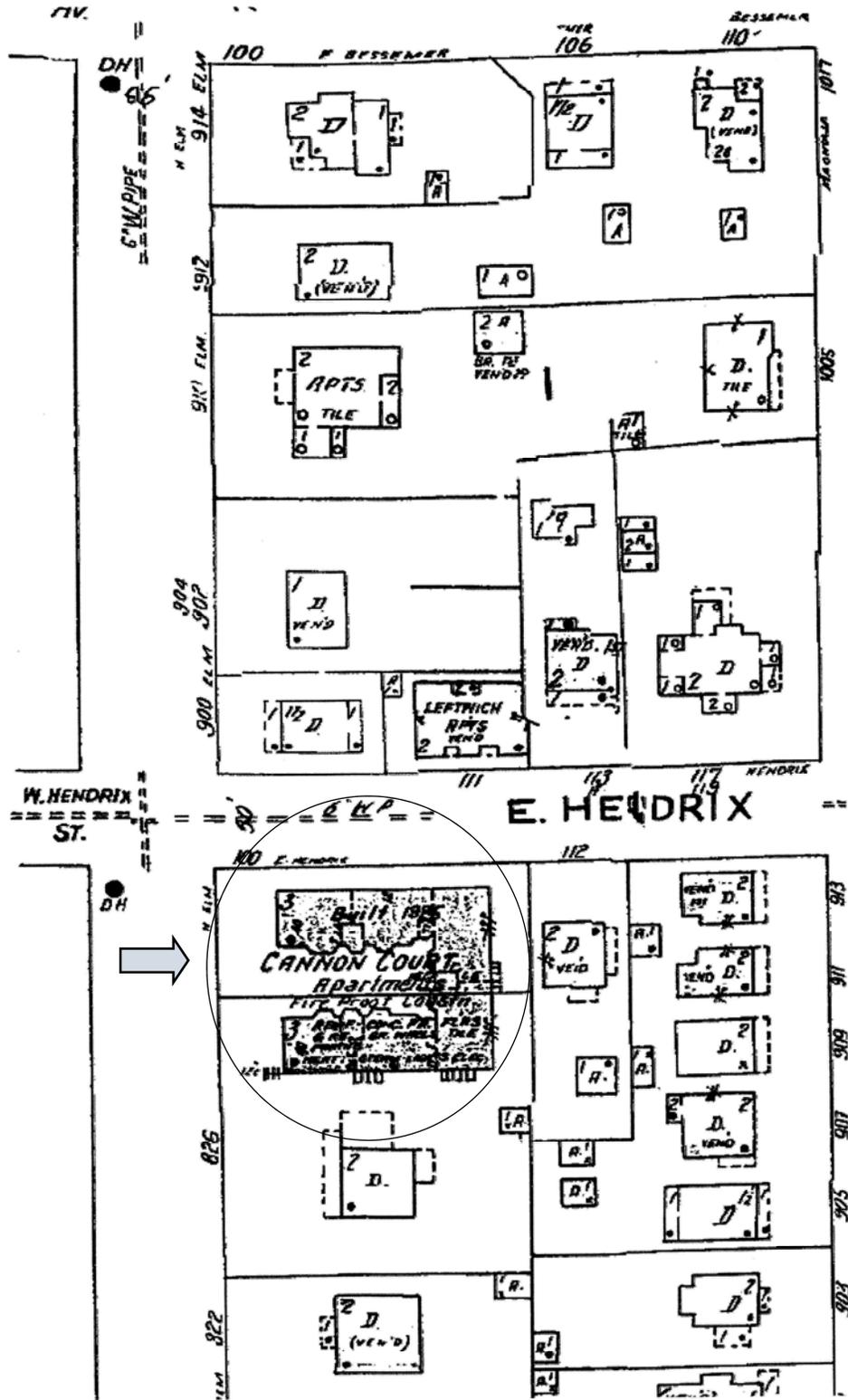


Cannon Court Apartments \* Condominiums  
 828 North Elm Street  
 Greensboro, North Carolina 27401

**SUBJECT:** SANBORN MAP 1925 to DEC. 1950

**SOURCE:** Greensboro Public Library

**PAGE 4**



Cannon Court Apartments \* Condominiums  
 828 North Elm Street  
 Greensboro, North Carolina 27401

SUBJECT: SANBORN AFTER 1925 BLOWUP

SOURCE: Greensboro Public Library

PAGE 5