



WEAVER-SHERWIN BUILDING

603 South Elm Street

Greensboro, North Carolina 27406

Application for Guilford County Local Historic Landmark Designation

Prepared by Gate City Preservation, L.L.C.

December 2019



Guilford County Planning & Development Department

Guilford County Historic Preservation Commission

HISTORIC NAME OF PROPERTY

- “Weaver-Bain Building” was used when the building was listed as contributing in the Downtown Greensboro National Register Historic District in July 1991 and in architectural surveys of Downtown Greensboro in 1979, 2003, and 2018.
- **“Weaver-Sherwin Building”** is recommended by the consultant, because it reflects the first business in the building, Weaver Grocery, and the longest running businesses in the building, Sherwin’s Feed and Seed, during its period of significance (1903-1960). The building was owned and occupied by the Sherwin family for 34 years (from 1939 until 1973). Rhyne’s Corner Cupboard owned and occupied the building for 41 years (from 1973-2014), but this is outside the period of significance.

ADDRESS OF PROPERTY

- 603 South Elm Street, Greensboro, NC 27406 (historically 603-605 South Elm Street)

TAX MAP, BLOCK, LOT # 7864634719

DEED BOOK & PAGE # 7767-1710PLAT BOOK AND PAGE# unknown, see attached tax mapZONING COMM

Amount of land/acreage to be designated

0.16 acres

Interior to be designated

☐ Yes ☒ No

Property Owner’s Address & Phone:

Eric Robert, QUB Studios LLC7762 Eversfield RoadSummerfield, NC 27358

Applicant’s Address & Phone:

Samantha Smith, Gate City Preservation LLC4215 Henderson RoadGreensboro, NC 27410E-mail? eric@qubstudios.comE-mail? samantha@gatecitypreservation.com

The application is due no later than twelve noon (12 noon) on the **last** Tuesday of the month, 21 days before the regularly scheduled meeting held on every third (3rd) Tuesday of the month. Please address to:

Guilford County Planning Department
ATTN: Historic Preservation Commission
PO Box 3427
Greensboro, NC 27402

READ CAREFULLY AND SUPPLY ALL INFORMATION

The following information must be supplied in a *report format* before the application can be reviewed, deemed complete and placed on the agenda. Please attach additional sheets or a research report. (*A minimum of eleven (11) reports are required*)

1. **STATEMENT OF SIGNIFICANCE:** In order to recommend designation of a landmark, the property must be deemed historically, architecturally or archaeologically significant. Please provide a brief statement explaining why this property should be a designated landmark. See examples on page 3. *Copies from JW Jones and Sumners*
2. **MAPS:** Provide a scaled plot plan of the property showing lot lines and location of all buildings. Indicate the area and building(s) to be designated as a landmark. See example on page ?.
3. **ARCHITECTURAL:** Describe the original and current appearance of the significant structures such as houses, barns, well houses, and other buildings to be designated, includes photos or illustrations. The description should include the following: date of construction; date(s) of alterations, description of overall form, and exterior and interior details. Include a drawing of the existing and original (if different) floor plan with rooms labeled. *Example from Sumners House*
4. **HISTORICAL:** Tell the history of the property. The details should include the following: uses of the property, photos (or copies); list of owners (from Grantor-Grantee index), a detailed description of builders or architects if known. Also, attach and *describe* newspaper articles, excerpts from books, cemetery records, deeds, oral histories etc. Any additional information, literature, illustrations, newspaper articles or other media that you feel will contribute to the application can be submitted but become property of the Commission. List research sources as a bibliography.
5. **PHOTOGRAPHS:** *Please submit a complete photographic record of the property in each report. In addition to prints, all photographs shall be submitted on a CD-R in TIF or JPG format*
6. *Bibliographies, footnotes and chain of title are necessary to be considered a complete report.*

I. Abstract

Statement of Significance

The Weaver-Sherwin Building is being proposed for designation because of its architectural and historical significance to the history of Guilford County, specifically the urbanization and early development of South Elm Street as downtown Greensboro's commercial center. At the turn of the twentieth century, local newspapers began to call Greensboro "The Gate City" as the development of the Southern Railway turned Greensboro into a "transportation center, a gateway to the West and the South."¹ South Elm Street, the metropolitan area of Greensboro intersected by railroad tracks, became the city's dominant business street, a position it was to retain into the 1960s (Appendix 2).²

The Weaver-Sherwin Building, constructed c. 1903, is **architecturally** significant to the history of Guilford County because it represents a growing architectural trend that emerged during the urbanization and early development of South Elm Street, Greensboro's main commercial district in the early twentieth century. The well-preserved Italianate architectural details of the Weaver-Sherwin Building exemplify the design trends and styles of early twentieth century commercial building practices in downtown Greensboro.

Furthermore, the Weaver-Sherwin Building is **historically** significant to Guilford County because it housed some of the earliest commercial business in downtown Greensboro. These early wholesale businesses opened their doors at the turn of the twentieth century to accommodate scores of train passengers and an exponentially growing local population. The Weaver-Sherwin Building is one of the important commercial buildings downtown that ignited the rapid development of Greensboro from a small farming town to a mercantile city. Today, the building continues its legacy as part of the South Elm renaissance, carrying on its historic use as home to local businesses, currently Horrigan's House of Taps and the Bearded Goat. The period of significance ranges from its 1903 construction date to 1960, when South Elm started losing its status as Greensboro's busiest mercantile district.

Archaeological Comments

No known archaeological features are present at this time.

Integrity Statement

- **Location:** The Weaver-Sherwin Building remains in its original location and is surrounded by other historic buildings and features from its period of significance (1903-1960).
- **Design:** The Italianate architectural elements exemplify the design trends and styles of early twentieth century commercial building practices in downtown Greensboro. The exterior of the Weaver-Sherwin Building has remained largely unchanged since its 1903 construction and has retained its original, early twentieth century storefronts. Two modern additions were constructed at the back (east) of the building, but they do not detract from the overall integrity and design of the building. Looking at the 1907 Sanborn Fire Insurance Map, it is clear that the original design and materials are present (two-story, brick, divided by frame partition, interior stair structure, composite roof). The 1913 Sanborn Fire Insurance Map shows skylights added to the building and a few surrounding buildings.
- **Setting:** The setting of the Weaver-Sherwin Building, on a busy mercantile block of South Elm Street, has remained unchanged. There have been no significant intrusions by new construction or demolition. Early on in its history, the building north of the Weaver-Sherwin Building was

¹ WFDD Public Radio for the Piedmont. "Carolina Curious: Why is Greensboro Called the Gate City?" Interview with Carol Ghiorso Hart, Greensboro History Museum Director. April 28, 2017. WFDD.org. Accessed December 02, 2019.

² "Historic and Architectural Resources of Greensboro, North Carolina 1880-1941," National Register of Historic Places Multiple Property Documentation Form. Washington, DC: U.S. Department of the Interior, National Park Service, May 7, 1991. Section E, Page 10.

demolished, however, the significant elements and features of the surrounding buildings in the Downtown Greensboro Historic District have been retained.

- **Workmanship:** Both the interior and exterior architectural details of the Weaver-Sherwin Building show a high level of craftsmanship and design, specifically the decorative features found on the original storefronts.
- **Materials:** Many of the materials from the Weaver-Sherwin Building's original construction are still present in the building, including the exterior brick, storefronts, central door, and interior features. The second story windows were replaced with wood, one-over-one windows.
- **Feeling:** Because of its retained setting and high level of integrity, the feeling of the Weaver-Sherwin Building is the same as it was during its period of significance (1903-1960). Downtown shoppers continue to bustle in and out of its doors as they did in the early to mid twentieth century.
- **Association:** The Weaver-Sherwin Building is associated with the early twentieth century commercial development of downtown Greensboro. It maintains its historic use as a commercial building in historic Downtown Greensboro, currently housing Horrigans House of Taps and the Bearded Goat.

Proposed Boundary Justification

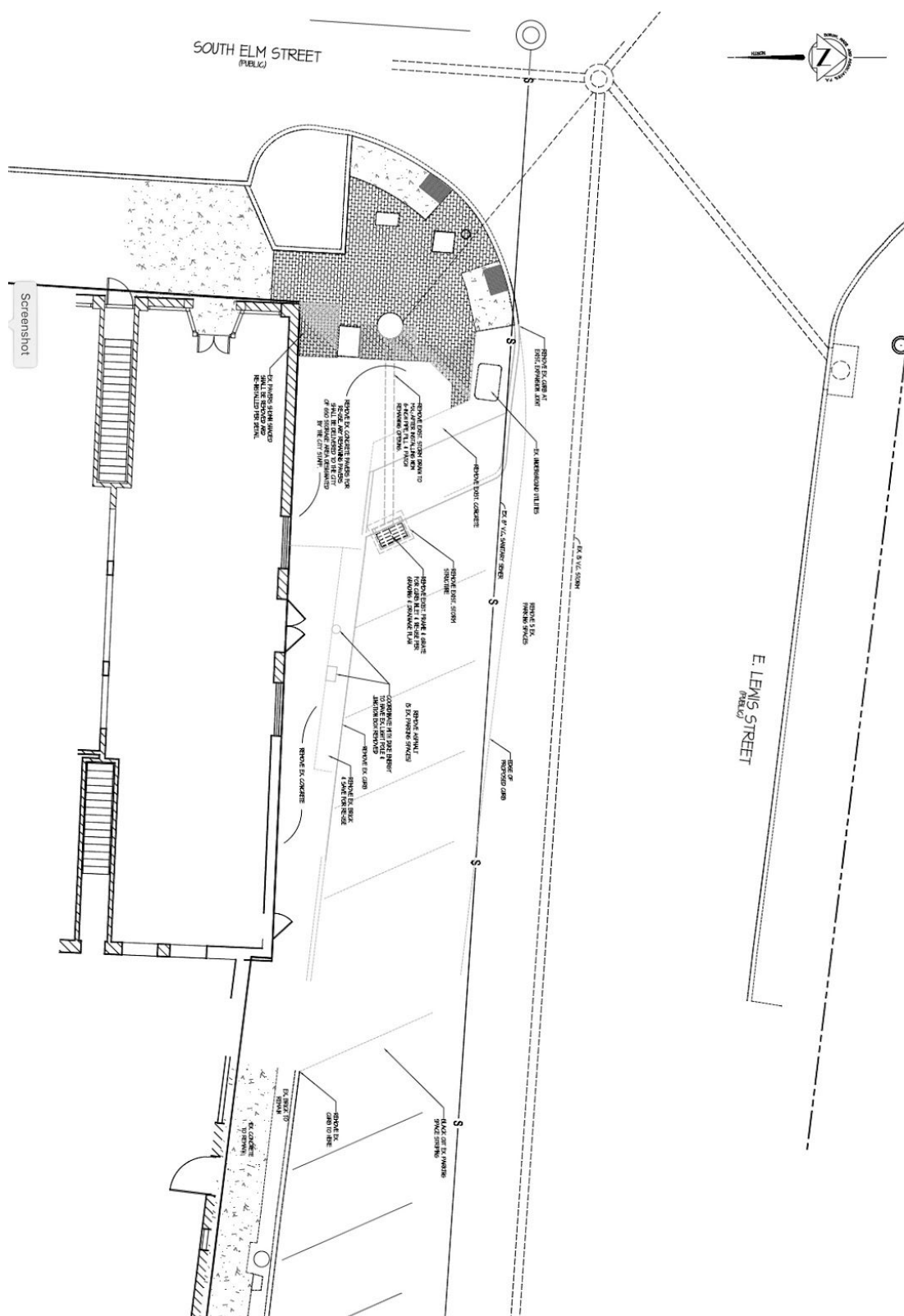
The proposed boundary for Local Landmark designation is the building's footprint.

II. Maps and Floorplans

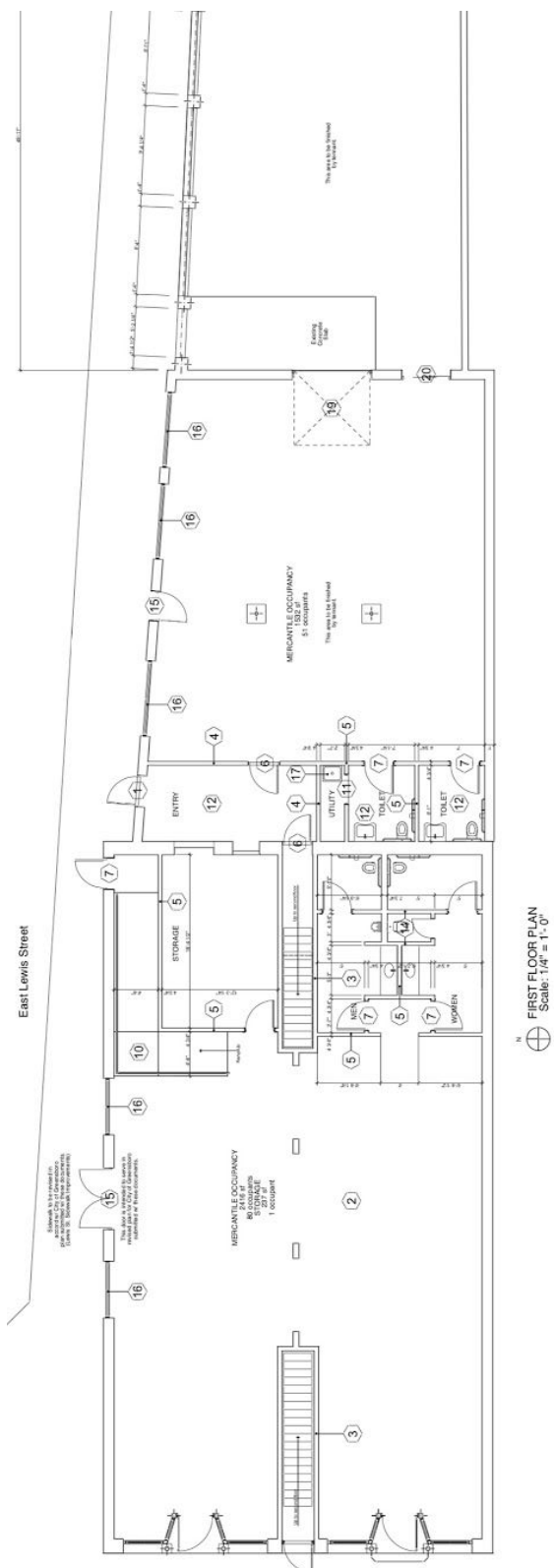
Guilford County Tax Map



Survey Map



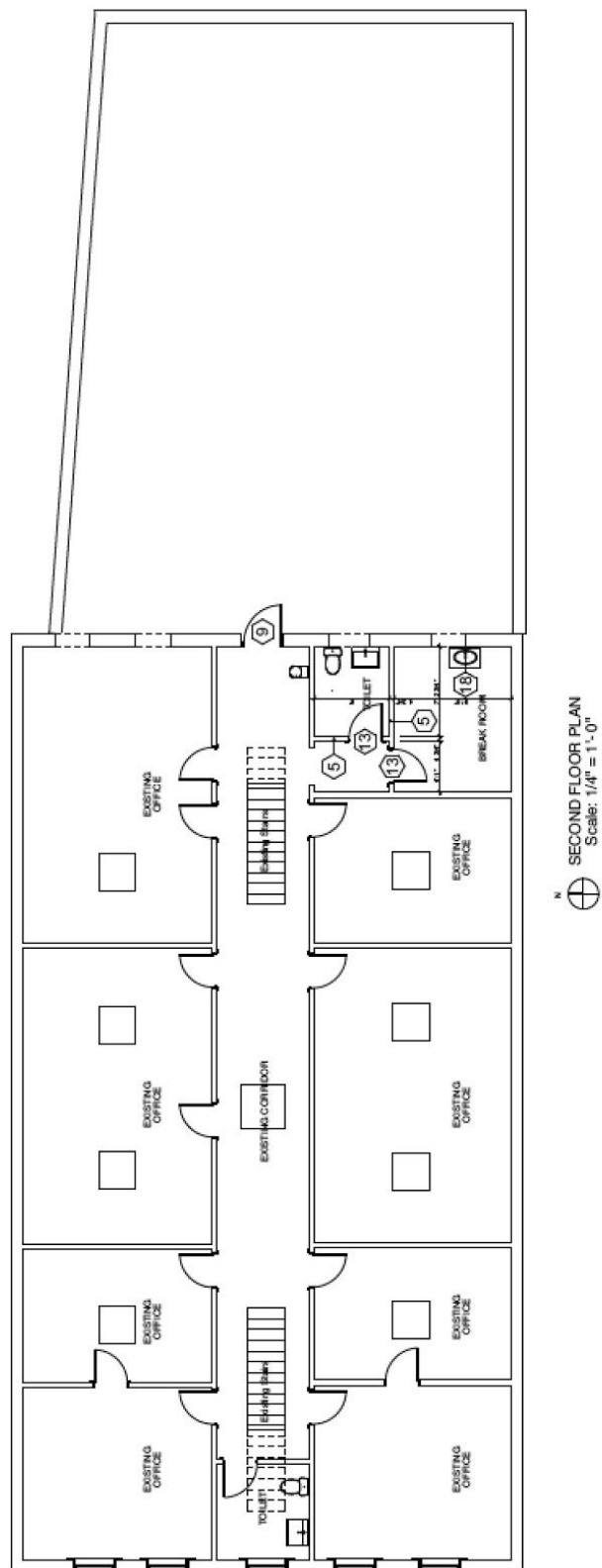
First Level Plan



603 ON ELM
603 South Elm Street
Greensboro, NC

Ramsay Leimenstoll, Architect
P.O. Box 823, Greensboro, NC 27402-0823
336 274 2743 • jleimenstoll@triad.rr.com

Second Level Plan



III. Architectural Assessment

Architectural Importance

The Weaver-Sherwin Building is significant to Guilford County because of the high integrity of its architecture, most notably its original storefront, and its association with the early twentieth century commercial development of downtown Greensboro. Located in its original setting on the corner of South Elm and East Lewis Street since its construction in c. 1903, the building exudes a sense of place through its well-preserved Italianate details.³ The Italianate architecture of the Weaver-Sherwin building exemplifies the design trends and styles of early twentieth century commercial building practices in downtown Greensboro. Although there are other surviving, Italianate commercial buildings in the district, the well-preserved, original storefronts are a rare surviving feature that adds to the significance of the Weaver-Sherwin Building.⁴ In the future, it would be appropriate for the Weaver-Sherwin Building, and several other similar commercial buildings nearby, to be contributing buildings in a South Elm Street Local Landmark District. Until that time, the Weaver-Sherwin Building stands on its own for the high integrity of its architecture and its historical significance to the development of Downtown Greensboro.

Architectural Context

During the first decade of the twentieth century, “the main business and commercial thoroughfares of South Elm and South Davie streets continued to develop, particularly on the blocks closer to the tracks than to Market Street, which were still not completely built up. Development was such that substantial brick buildings filled almost all of the lots of the central business district by 1910.”⁵ Between 1890 and 1930, smaller, earlier buildings were replaced by larger commercial enterprises. In the case of the Weaver-Sherwin building, several large residences were demolished and replaced by larger, brick commercial buildings, including the Weaver-Sherwin Building.⁶ These new commercial buildings displayed a variety of styles, but most notable were the Italianate, Beaux Arts, and Moderne.⁷

Similar to many other post-Civil War main streets in America, South Elm is defined by its dense and well-preserved stock of three-story, red-brick, Italianate commercial buildings.⁸ The oldest buildings in the district were erected during the second half of the 1880s.⁹ Built around 1903, the Weaver-Sherwin Building possesses all of the character-defining features of the district. The building “is very well preserved with respect to all its architectural elements,” namely its “original storefront, original cornices, and the original window trim.”¹⁰ Like other early twentieth century commercial buildings in the district, the Weaver-Sherwin Building contributes to downtown Greensboro’s “own flavor that is distinct from other cities across the region,” exemplifying the rich architectural styles of Greensboro’s development from a small farming town to mercantile city.¹¹

³ Sanborn Fire Insurance Map from Greensboro, Guilford County, North Carolina. Sanborn Map Company, February 1907. Chapel Hill: University of North Carolina Libraries. North Carolina Collection. North Carolina Maps.

⁴ Slane, Heather M. “Weaver-Bain Building,” Downtown Greensboro Historic Property Survey Summary. Raleigh, NC: North Carolina State Historic Preservation Office, updated September 2018.

⁵ “Historic and Architectural Resources of Greensboro, North Carolina 1880-1941,” Section E, Page 24.

⁶ Sanborn Fire Insurance Map from Greensboro, Guilford County, North Carolina. Sanborn Map Company, January 1896. Chapel Hill: University of North Carolina Libraries. North Carolina Collection. North Carolina Maps.

⁷ “Historic and Architectural Resources of Greensboro, North Carolina 1880-1941,” Section E, Page 24.

⁸ Laura A. W. Phillips, “Downtown Greensboro Historic District (Additional Documentation),” National Register of Historic Places Nomination Form (Washington, DC: U.S. Department of the Interior, National Park Service, April 2003).

⁹ Marvin A. Brown, “Downtown Greensboro Historic District,” National Register of Historic Places Nomination Form (Washington, DC: U.S. Department of the Interior, National Park Service, July 1991), p. 17.

¹⁰ Slane, Heather M. “Weaver-Bain Building,” Downtown Greensboro Historic Property Survey Summary.

¹¹ Benjamin Briggs, “A Style Of Our Own: Greensboro’s Unique Brick and Granite Facades.”

Architectural Description

Setting

The Weaver-Sherwin Building, located at 603 South Elm Street, historically 603-605 and 603 ½ South Elm Street, is a contributing building in the Downtown Greensboro National Register Historic District.¹² Roughly bounded by Market Street and Gate City Boulevard, South Elm's historic buildings are concentrated in the 100-600 block, stretching about half a mile from north to south. A character-defining trait of the district is the Southern Railway, which contributed to Greensboro's early twentieth century nickname, "The Gate City."¹³ As downtown developed in the early twentieth century, "the city's commercial center stretched south towards the railroad station."¹⁴ Situated on a corner lot, tucked in along the rows of historic buildings that line South Elm Street and marking the corner of South Elm Street and East Lewis Street, stands the Weaver-Sherwin Building (Fig. 1).

Front (West) Elevation - Facing South Elm

The Weaver-Sherwin Building is a two-story, three-bay-wide commercial building constructed of common bond brick, punctuated by a row of headers to every seventh row of stretchers (Fig. 8). Since its original construction, the roof material has been composite asphalt. According to Sanborn Fire Insurance Maps, skylights were added sometime before 1913.¹⁵ The first level on the front (west) facade retains its original storefront (Fig. 4a-4d). The second level has a row of five identical one-over-one, replacement wood windows with segmental arch brick surrounds (Fig. 5).¹⁶ Above each window is a round louvered vent. The building's corbelled brick parapet is capped with terra cotta coping (Fig. 7).¹⁷

The most significant character defining feature is the building's original storefront, which is a rare feature to possess in the district.¹⁸ The two storefronts feature replacement one-light doors (Fig. 6a-6c) flanked by wood-framed windows on paneled wood bulkheads, all with one-light transom windows. The center bay has a two-light-over-three-panel door with one-light transom and leads to the upper floors. Inset entrances are flanked by cast iron columns supporting the second floor, and a wood cornice spans the facade over the storefront. The cornice is supported by brackets.¹⁹ The corrugated metal steps have the name of one of the early property owners of the building, "G.T. Glascock & Sons, Greensboro, NC" (Fig. 4d). There are also two unidentified metal features on the first level of the building to the south and north of the storefront (Fig. 9a-9c). These features are also visible in the 1979 survey photographs of the Weaver-Sherwin Building.

Side (North) Elevation - Facing East Lewis Street

The East Lewis Street (north) elevation used to be connected to another building to the north of the Weaver-Sherwin Building, but that structure was demolished very early on in the Weaver Sherwin Building's history. Because this elevation used to be blind, there are no original windows or doors on the main part of the building (Fig. 2). Over the decades, this exposed brick has been partially stuccoed and

¹² Marvin A. Brown, "Downtown Greensboro Historic District," p. 19.

¹³ Benjamin Briggs, "Historic Railroad Stations of Guilford County," Preservation Greensboro Blog, last modified December 15, 2014, accessed November 2019.

¹⁴ Benjamin Briggs, "South Elm Street: North Carolina's Urban Edge," Preservation Greensboro Blog, last modified August 21, 2015, accessed November 2019.

¹⁵ Sanborn Fire Insurance Map from Greensboro, Guilford County, North Carolina. Sanborn Map Company, July 1913. Chapel Hill: University of North Carolina Libraries. North Carolina Collection. North Carolina Maps.

¹⁶ Note that the Slane, "Weaver-Bain Building" Survey File 2018 says the windows are vinyl, but this is incorrect.

¹⁷ Slane, Heather M. "Weaver-Bain Building," Downtown Greensboro Historic Property Survey Summary.

¹⁸ Slane, Heather M. "Weaver-Bain Building," Downtown Greensboro Historic Property Survey Summary.

¹⁹ Slane, Heather M. "Weaver-Bain Building," Downtown Greensboro Historic Property Survey Summary.

painted. Today, it is painted with an advertisement of Horrigans House of Taps, the business currently occupying the building.

The northern elevation of the building reveals a few modern additions to the back of the building (Fig. 3). According to the architectural survey, “The north elevation, partially covered with stucco, shows signs of modern reconstruction and was probably damaged during the 1936 tornado.”²⁰ The northern elevation is four bays wide, and moving from west to east, there is a modern door, a modern casement window, a modern double-door with transom window, and another modern casement window. Because the building to the north of the Weaver-Sherwin Building was demolished so early on in the building’s history and because these modern alterations are at the back of the building, the overall feeling of the building is preserved.

Back (East) Elevation

The back (east) elevation is difficult to view from the street because of the modern additions, however it can be viewed on the attached floor plans. The first level of the back (east) elevation is blind, but the second level is visible and is composed of a row of windows and a door that opens up to the rooftop of the building, which is fairly large and composed of composite tar. The modern additions are one level, painted brick, and include a patio area enclosed by a brick and cinder block wall. The modern addition is currently occupied by the Bearded Goat.

Side (South) Elevation

The side (south) elevation is blind because it is connected to another building, 607 South Elm, noncontributing.

Interior

The Interior will not be included in the designation, but the layout of its rooms, stairwell, and other interior elements have been mostly preserved since the building’s original construction. The room details are visible in the attached floor plans.

IV. Historical

Greensboro Develops from Town to City

At the end of the nineteenth century, Greensboro transitioned from a town to a city.²¹ Local newspapers began to refer to Greensboro as “The Gate City” as the development of the Southern Railway turned Greensboro into a “transportation center, a gateway to the West and the South.”²² In the 1880s, the railway shifted the commercial business district from Market Street to South Elm Street and started the “trend toward commercial specialization and spurred the transformation of much of the city’s economic activity from retail to wholesale trade.”²³ South Elm Street, rather than Market Street, became the commercial area because it was intersected by the railroad tracks and close to the station. With a steadily growing stream of passengers, with over 60 trains coming into downtown by 1890, Greensboro’s mercantile

²⁰ Slane, Heather M. “Weaver-Bain Building,” Downtown Greensboro Historic Property Survey Summary.

²¹ “Historic and Architectural Resources of Greensboro, North Carolina 1880-1941,” Section E, Page 10.

²² WFDD Public Radio for the Piedmont. “Carolina Curious: Why is Greensboro Called the Gate City?” Interview with Carol Ghiorso Hart, Greensboro History Museum Director. April 28, 2017. WFDD.org. Accessed December 2019.

²³ Ray Manieri, “Downtown Greensboro Historic District,” National Register of Historic Places Nomination Form (Washington, DC: U.S. Department of the Interior, National Park Service, 1980), Section 8, p. 1.

district on South Elm Street became the city's dominant business street, a status that would persist into the 1960s.²⁴

Between 1880 and 1900, Greensboro merchants prospered from this new wholesale market which was open to consumers from across the southeast.²⁵ During this period, the “city was becoming a more important rail center, local merchants were responding to new markets opened up by the rail system” and Greensboro’s population boomed from a “village of 3,317 persons and by the decade’s end it was a growing city of 10,135.”²⁶ As the population boomed, Greensboro’s land area grew from one to four square miles.²⁷ The Weaver-Sherwin Building was constructed in 1903 in response to this period of rapid development in downtown Greensboro, as “the economy began to respond to the changes that took place in the previous decade,” marking a time of vast economic growth and commercial development.²⁸

The Weaver-Sherwin Building Early History

The Weaver-Sherwin Building is historically significant to Guilford County because it has housed dozens of local businesses over its 117-year history, which encouraged the early development of downtown Greensboro’s commercial district and the ultimate success of Greensboro transitioning into a substantial mercantile city. Part of the architecturally diverse section of the 600 block of South Elm, the Weaver-Sherwin Building hosted many of these wholesale commercial businesses from the early 1900s to the 1960s. Like many of the buildings constructed downtown, the Weaver-Sherwin Building was constructed to accommodate two commercial businesses on the first level with matching storefronts and residences on the second level.

The earliest deed connected to the Weaver-Sherwin Building was recorded on July 27, 1903 between Grantors, Charles D. Benbow and Lizzie C. Benbow, and Grantee, C.P. Frazier. This early deed is likely where the 1903 construction date comes from, found in the Architectural Survey Form and National Register District contributing building description. A full chain of title can be found in Section V.

The National Register Nomination for the Downtown Greensboro Historic District, of which the Weaver-Sherwin Building is contributing, refers to the building as the “Weaver-Bain Building - ca. 1903.” Weaver comes from the first business to occupy the building, Weaver Grocery, which was owned and operated by Edgar H. Weaver in 1905. Weaver also lived upstairs in the second level residence, 603 ½ South Elm. Weaver Grocery, like several other businesses to occupy the 603-605 South Elm, closed after less than a year of business.

1936 Tornado

The evening of April 2, 1936, a tornado struck downtown Greensboro, devastating South Elm Street. The tornado damaged 300 buildings, causing nearly \$2,000,000 in damage, injured 144 people, and killed 13 people.²⁹ An article in *The Burlington Daily Times-News* reported, “On South Elm Street almost an entire block was in ruins, window fronts were demolished and autos overturned in the streets covered almost

²⁴ WFDD Public Radio for the Piedmont. “Carolina Curious: Why is Greensboro Called the Gate City?” Interview with Carol Ghiorso Hart, Greensboro History Museum Director. April 28, 2017. WFDD.org. Accessed December 02, 2019.

²⁵ “Historic and Architectural Resources of Greensboro, North Carolina 1880-1941,” Section E, Page 11.

²⁶ Ray Manieri, “Downtown Greensboro Historic District,” National Register of Historic Places Nomination Form (Washington, DC: U.S. Department of the Interior, National Park Service, 1980), Section 8, p. 3.

²⁷ Ray Manieri, “Downtown Greensboro Historic District,” National Register of Historic Places Nomination Form (Washington, DC: U.S. Department of the Interior, National Park Service, 1980), Section 8, p. 1.

²⁸ Ray Manieri, “Downtown Greensboro Historic District,” National Register of Historic Places Nomination Form (Washington, DC: U.S. Department of the Interior, National Park Service, 1980), Section 8, p. 3.

²⁹ Margaret Moffett, “Tornado of 1936 spawned death, destruction in South Greensboro,” *Greensboro News and Record*, April 2, 2016, accessed November 2019.

entirely with fallen debris.”³⁰ Articles from *The Greensboro Record* indicate the tornado began “from the intersection of Lee Street [now Gate City Boulevard] and South Elm street...the tornado swerved to the north and headed up and across Elm street. Extensive damage was wrought in this section, just south of the Southern railway tracks.”³¹ One business to suffer notable damage was a grocery store on the corner of South Elm and Lewis Street, either Pike Grocery, located in the Weaver-Sherwin Building, or Hauser Grocery and Meats, located in the Groome-Shevel Building, 532-536 South Elm Street.³² An article from *The Greensboro Record* reports, “A grocery store on a corner of Lewis and South Elm Street, the back and front of the store demolished and partly swept away and a serene pyramid of canned goods standing in the middle of the display floor, a lemon resting undisturbed on the topmost can. Grocery stores with windows and half the sides smashed out using storm-made spaces for emergency displays and still doing business.”³³ It is probable that the damaged grocery was Hauser’s Grocery and Meats, located in the Groome-Shevel Building, because there is a vacancy in the Groome-Shevel Building’s ground floor in 1937, while Pike Grocery remained in business until 1939 when it was replaced by Sherwin’s Feed and Seed.³⁴ Moreover, judging by the retained, original storefront of the Weaver-Sherwin Building and the modern construction at the back (north) elevation, it can be inferred that most of the tornado damage centered at the back of the building.

Commercial History

Since 1905, the building has been occupied by businesses on the first level and residences, and one known business, on the second level. Businesses that occupied 603-605 South Elm Street for a significant period of time include Mint Cola Bottling Company, King Cola Bottling Company, harnessmaker Cornelius N. Robeson, Jr., Acme Furniture Company, butcher William L. Cates, The Princess Mary milliner shop (Appendix 5), and Sherwin’s Feed and Seed (Appendix 4). These businesses either contributed significantly to the growth of Greensboro’s economy or are a representative trend of the types of businesses found in the Downtown Greensboro Historic District. The longest running business in the Weaver-Sherwin Building during its period of significance was Sherwin’s Feed and Seed. Due to the length of time that Sherwin’s Feed and Seed occupied the building during its period of significance (34 years), the consultant recommends “Sherwin” be in the building name. Sherwin’s Feed and Seed was owned and operated by a local Greensboro family, the Sherwins, operating under Sherwin, Inc. To view a comprehensive list of known businesses that occupied the Weaver-Sherwin Building, see the City Directories Index, Section VII.

Sherwin’s Feed and Seed

On October 9, 1951, a new deed to 603-605 South Elm Street was recorded, granting the property to Herbert Allison Sherwin, Sr. and Edith Dodson Sherwin. Herbert Sherwin (February 2, 1895-1987), a WWI veteran, and Edith Sherwin (d. 1955) were married in 1927, shortly after the death of Edith’s husband, Melvin Sherwin (Herbert’s older brother). Edith and Melvin Sherwin had several children together, including a son, Sidney Thomas Sherwin, named after Melvin’s father (and Herbert’s father). To view portraits of the family see Appendix 3. Herbert and Edith had twins, Herbert Allison Sherwin, Jr. and Edith Anne Sherwin. When elder step-son Sidney Sherwin returned from WWII, he married Florence Walker and started working at the family business, Sherwin’s Feed and Seed. Herbert, Jr. was partner in the store with his father and

³⁰ “Local Men Eyewitness To Tornado Give A Graphic Description of The Scene,” *The Burlington (N.C.) Daily Times-News*, April 3, 1936, accessed November 2019.

³¹ “Business Hard Hit by Tornado,” *The Greensboro Record*, April 3, 1936, p. 18

³² Hill Directory Co., Greensboro, North Carolina City Directory, (Richmond, VA: Hill Directory Co.), 1937, accessed November 2019, p. 460.

³³ William C. Burton, “Tornado Sketches,” *The Greensboro Record*, April 3, 1936, p. 18, accessed November 2019.

³⁴ Hill Directory Co., Greensboro, North Carolina City Directory, (Richmond, VA: Hill Directory Co.), 1937, accessed November 2019, p. 463.

step-brother/cousin, Sidney, and took over operation of the family business when his father retired. At his death, Herbert Sherwin, Sr. was remembered as “retired owner of Sherwin’s Feed and Seed Co., known as Sherwin’s Inc., in Greensboro, NC. He was a member of College Place United Methodist Church, a 32nd degree Mason and Oasis Temple Member, He was former director and organizer of the South Greensboro Community Center and former director of the North Carolina Seedsmans Association.”³⁵ The Sherwin family was deeply involved in their Greensboro community, many serving as teachers, some serving in WWI and WWII, and, of course, serving customers at 603 South Elm Street for almost four decades.

Rhyne’s Corner Cupboard

In 1973, a deed transferred ownership from the Sherwins to the Rhynes, who owned and operated an antiques store, Rhyne’s Corner Cupboard, in the building for 41 years (from 1973-2014). Although this is the longest running business in the building, it is outside the period of significance so it is not included in the property name. When the Weaver-Sherwin Building was surveyed in 1979, the building was still Rhyne’s Corner Cupboard, which can be seen in the survey photographs included in the Appendix (1a-1d). The business was foreclosed upon in 2015 and ownership of the building was transferred to the current property owner, Eric Robert of QUB Studios, LLC.

V. Grantor-Grantee Index and Chain of Title

Grantor-Grantee Index

Grantors	Grantees
Charles D. Benbow and Lizzie C. Benbow	C.P. Frazier
T.A. Glascock and Carrie M. Glascock	J.M. Hunt and Hill Hunt Trading as Hunt Brothers
Hunt Brothers	Carolina Warehouse Company, Inc.
Carolina Warehouse Company, Inc	G.T. McLamb
Mrs. Maggie W. McLamb, Executrix of G.T. McLambe Estate	H.A. Sherwin, Sr. and Wife, Edith D. Sherwin
H.A. Sherwin, Sr. and Wife, Naomi T. Sherwin	Richard W. Rhyne and Mary M. Rhyne
Rhynes Antiques Co., LLC, Richard A. Rhynes manager	Bank of North Carolina
Bank of North Carolina	Eric Robert
Eric Robert	QUB Studios, LLC

1. BK 0156, Page 0434

- a. Recorded on July 27, 1903
- b. Grantor: Charles D. Benbow and Lizzie I. Benbow
- c. Grantee: C. P. Frazier

2. BK 0329, Page 0394

- a. Recorded on September 24, 1919
- b. Grantor: T. A. Glascock and Carrie M. Glascock

³⁵ Burrell, Alyce Adams. *A genealogy of Sherwin-Shedd and allied families in America: being the ancestry of Sidney Orville Sherwin and Mary Adelaide Shedd, the parents of Myra Ella Sherwin Adams, her brothers and sisters*. Baltimore, MD: Gateway Press, 1990.

- c. Grantee: J.M. Hunt and Hill Hunt Trading as Hunt Brothers

3. BK 0364, Page 0117

- a. Recorded on May 3, 1921
- b. Grantor: J. Marvin Hunt and Pattie K. Hunt and H. W. Hunt and Mary O. Hunt, Hunt Brothers of Guilford County
- c. Grantee: Carolina Warehouse Company, Inc.

4. BK 0464, Page 0441

- a. Recorded on February 28, 1925
- b. Grantor: Carolina Warehouse Company, Inc.
- c. Grantee: G.T. McLamb

5. BK 0688, Page 0225

- a. Recorded on April 1, 1932
- b. Grantor: T.J. Hill, Carolina Warehouse Company, Inc. (court case settlement)
- c. Grantee: G.T. McLambe

6. BK 1400, Page 0008

- a. Recorded on October 9, 1951
- b. Grantor: Mrs. Maggie W. McLamb, Executrix of G.T. McLambe Estate
- c. Grantee: H.A. Sherwin, Sr. and Wife, Edith D. Sherwin

7. BK 2726, Page 706

- a. Recorded on November 28, 1973
- b. Grantor: H.A. Sherwin, Sr. and Wife, Naomi T. Sherwin
- c. Grantee: Richard W. Rhyne and Mary M. Rhyne

8. BK 7643, Page 2711

- a. Recorded on October 22, 2014
- b. Grantor: Rhynes Antiques Co., LLC, Richard A. Rhynes manager
- c. Grantee: Bank of North Carolina

9. BK 7713, Page 0934-0936

- a. Recorded on June 17, 2015
- b. Grantor: Bank of North Carolina
- c. Grantee: Eric Robert

10. BK 7767, Page 1710

- a. Recorded on December 11, 2015
- b. Grantor: Eric Robert
- c. Grantee: QUB Studios, LLC

VI. Finding Aid for Photographs

- Fig. 1: South Elm (west) elevation
- Fig. 2: East Lewis Street (north) elevation
- Fig. 3: Back (east) elevation
- Fig. 4-7: Exterior Features
 - Fig. 4a-4d: Storefronts
 - Fig. 5: Windows
 - Fig. 6a-6c: Doors
 - Fig. 7: Parapet
 - Fig. 8: Brick
 - Fig. 9a-9c: Metal features

VII. City Directory Index**1905-1906**

603 S. Elm: Weaver Grocery (Edgar H. Weaver, proprietor)
 603 ½ S. Elm: Edgar H. Weaver residence
 605 S. Elm: Vacant

1907-1908

603 S. Elm: Greensboro Grocery & Baking Company (Milton J. Normer, proprietor)
 603 ½ S. Elm: Walter O. Johnson (Hardie & J.) residence
 605 S. Elm: Greensboro Steam Bottling Works (Alexander M. Hardie and Walter O. Johnson, proprietors)
 soft drink company

1909-1910

603 S. Elm: Wimbish Brothers Dry Grocery Goods (Edward D. Wimbish and Howard S. Wimbish, proprietors)
 603 ½ S. Elm: Warner Louis residence
 605 S. Elm: Houston, LS & Co., under gas and gasoline engines

1912-1913

603 S. Elm: Guilford County Cooperative Supply Co., J.F. Doggett president, R. W. H. Stone secretary treasurer, O.M. Rockett manager
 603 ½ S. Elm: Gate City Dental Depot (dental supplies), H. E. Pusey, manager
 605 S. Elm: Vacant

1913-1914

603 S. Elm: Carolina Warehouse, Inc. gen mdse (new name for Guilford County Cooperative Supply)
 R.W.H. Stone president, J.Z. Greene vice president, A.J. Hughes secretary treasurer, V.M. Kirkman general manager
 603 ½ S. Elm: Rebecca N. Ammons, widow Thomas residence
 605 S. Elm: Wilson Undertaking and Furniture Co.

1915-1916

603 S. Elm: Mint Cola Bottling Co., John R. and Samuel T. Dorsett, Jr.
 603 ½ S. Elm: Alexander Mann and Edgar Barbee
 605 S. Elm: Harnessmaker, Cornelius N. Robeson, Jr.

1917

603 S. Elm: King Cola Bottling Co., G. F. Blackmon president, C.M. Pritchett vice president, A.C. Saunders manager
 603 ½ S. Elm: Mrs. Nettie Mann
 605 S. Elm: Grocer, A. Eugene Causey and James D. Smith

1918-1919

603 S. Elm: King Cola Bottling Company, C.M. Pritchett president, R.N. Holding secretary treasurer, H.P. Moose, manager
 603 ½ S. Elm: Mrs. Nettie Mann

605 S. Elm: George F. Blackmon Grocery (was with King Cola)
1920 603 S. Elm: Harnessmaker, Cornelius B. Robeson 603 ½ S. Elm: Frank Williams elk rooms 605 S. Elm: Acme Furniture Co., William F. Perkins, proprietor
1921 603 S. Elm: New Process Tire and Supply Company (vulcanizing machinery), Edward L. and Martin F. LeRach, distributors “Zwebell” high pressure retreaders and sectional molds 603 ½ S. Elm: William F. Perkins, Mrs. Lillie H. Paul rms, Miss Merle R. Paul rms, Miss Nancy H. Paul rms, James M. Puckett (farmer) rms, Jennie Puckett, Tillman E. Cartee (car inspector for the Southern Railway), Lottie L. Cartee 605 S. Elm: Acme Furniture Co.
1922 603 S. Elm: Butcher, William L. and Luella Cates 603 ½ S. Elm: Arthur E. Rash (bottler) residence 605 S. Elm: Acme Furniture Co., William F. Perkins
1923 603 S. Elm: Butcher, Cates 603 ½ S. Elm: Joseph W. Love and Lydia (helper), Frank C. Lind (Ella), painter, residence 605 S. Elm: Acme Furniture Co.
1924 603 S. Elm: Butcher, Cates 603 ½ S. Elm: Sydnor J. Phelps, clerk at Berlin’s Young Men’s Shop, residence 605 S. Elm: Acme Furniture Co.
1925 603 S. Elm: Vacant 603 ½ S. Elm: E. B. Gray, Duncan Lee cigarmaker, Oliver O. Kones and helper, James H. McCauley, painter residence 605 S. Elm: Carolina Warehouse Inc. (warehouse)
1926 603 S. Elm: The Princess Mary Shop, milliners (Mrs. Ada Hepler, proprietor) 603 ½ S. Elm: Bowles, Louis (watchman), Robert Bowles (peddler), Edward Hensley (Susan) (farmer) residence 605 S. Elm: Hyman Furniture Co., A. L. Hyman manager
1927 603 S. Elm: The Princess Mary, Mrs. R. N. Barbee and Mildred Smith 603 ½ S. Elm: Vacant 605 S. Elm: Hyman Furniture
1928

603 S. Elm: The Princess Mary
 603 ½ S. Elm:
 605 S. Elm: Harnessmaker Cornelius B. Robeson

1929

603 S. Elm: Carolina Wholesale, Inc. (clothing and shoe department)
 603 ½ S. Elm: Mrs. Pearl Reeves, Mrs. Collie Wyne
 605 S. Elm: Harnessmaker Cornelius B. Robeson

1930

603 S. Elm: Carolina Wholesale, Inc. Jas. M. Scarboro Dry Goods
 603 ½ S. Elm: Mrs. Callie Wyne, Isaac B. Chandler
 605 S. Elm: Harnessmaker Robeson

1931

603-605 S. Elm: Carolina Wholesale Feed
 603 ½ S. Elm: Mrs. Jeannie Osborne

1933

603 S. Elm: Wiley H. Cox, grocer
 603 ½ S. Elm: Elmer F. Miller
 605 S. Elm: Country Market Meats

1934

603 S. Elm: Cox's Grocery Store
 603 ½ S. Elm: Elmer Miller, William F. Blackmon
 605 S. Elm: Vacant

1935

603 S. Elm: Cox's Grocery Store
 603 ½ S. Elm: William F. Blackmon, Ray J. Dean
 605 S. Elm: Frank P. Hobbs wholesale grocer

1936

603 S. Elm: Carl A. Pike, grocer
 603 ½ S. Elm: William F. Blackmon
 605 S. Elm: Frank P. Hobbs wholesale grocer

1937

603 S. Elm: Carl A. Pike, grocer
 603 ½ S. Elm: William F. Blackmon and Oscar J. Armstrong
 605 S. Elm: Oscar J. Armstrong Produce

1938

603 S. Elm: Carl A. Pike, grocer
 603 ½ S. Elm: William F. Blackmon, Oscar J. Armstrong, International Bible Students
 605 S. Elm: Oscar J. Armstrong Produce

1939-1940

603 S. Elm: Sherwin's Feed and Seed Store

603 ½ S. Elm: William F. Blackmon, Oscar J. Armstrong, International Bible Students

605 S. Elm: Carl A. Pike, grocer

1941-1942

603 S. Elm: Sherwin's Feed and Seed Store

603 ½ S. Elm: William F. Blackmon

605 S. Elm: Carl A. Pike, grocer

1943

603 S. Elm: Sherwin's Feed and Seed Store

603 ½ S. Elm: Mossie S. Simms and wife

605 S. Elm: Carl A. Pike, grocer

1945-1952

603-605 S. Elm: Sherwin's Feed and Seed Store

603 ½ S. Elm: Mossie S. Simms and wife

1953-1966 (Directories End)

603 S. Elm: Sherwin's Feed and Seed Store

603 ½ S. Elm: Vacant

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IX. Appendix

Supporting Photographs and Documents

Appendix 1a-1d: Historic Photographs from Architectural Survey File³⁶

Appendix 1a: Northwest view of the Weaver-Sherwin Building when it was Rhyne's Corner Cupboard



³⁶ Slane, Heather M. "Weaver-Bain Building," Downtown Greensboro Historic Property Survey Summary. Raleigh, NC: North Carolina State Historic Preservation Office, updated September 2018.

Appendix 1b: West view of the Weaver-Sherwin Building when it was Rhyne's Corner Cupboard



Appendix 1c: Northwest view of the Weaver-Sherwin Building when it was Rhyne's Corner Cupboard, earlier photograph than Appendix 1a.



Appendix 1d: View of storefront cornice, second level windows, louvered vents, and corbelled brick parapet.



Appendix 2: Scene on South Elm Street, 1904.³⁷



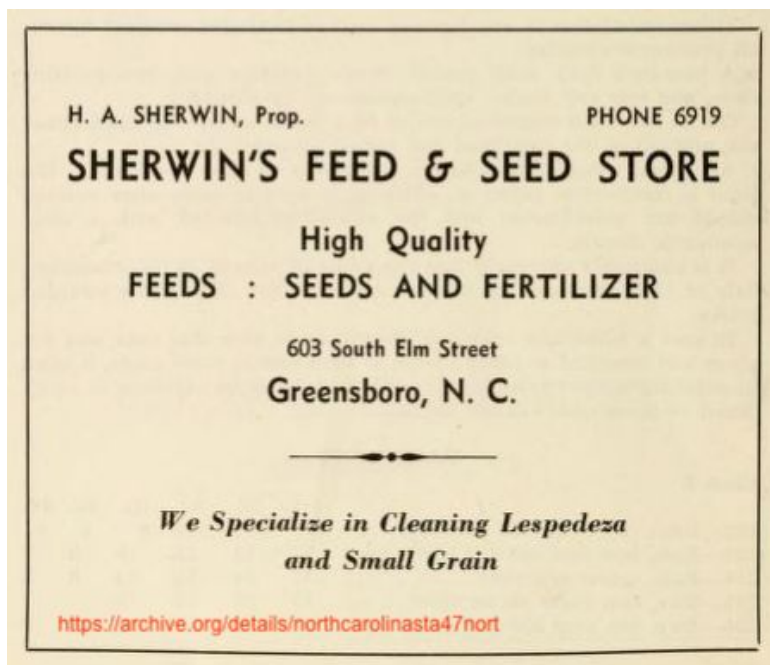
SCENE ON SOUTH ELM STREET.

³⁷ From *Art work of Greensboro, N.C.* Chicago: Gravure Illustration Company. 1904. Pg. 29. Accessed from The University of North Carolina at Greensboro, University Libraries, Online.

Appendix 3: The children of Sidney O. and Mary A. (Shedd) Sherwin. Pictured is Herbert Allison Sherwin Sr. and Melvin Sherwin.³⁸

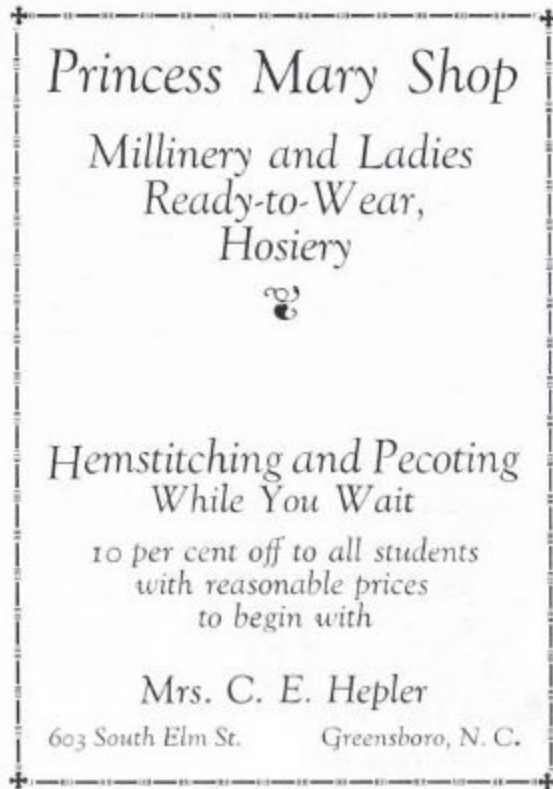


Appendix 4: Sherwin's Feed and Seed Advertisement, North Carolina State Fair 1947 Magazine³⁹



³⁸ Burrell, Alyce Adams. *A genealogy of Sherwin-Shedd and allied families in America: being the ancestry of Sidney Orville Sherwin and Mary Adelaide Shedd, the parents of Myra Ella Sherwin Adams, her brothers and sisters*. Baltimore, MD: Gateway Press, 1990.

³⁹ *North Carolina State Fair: '47 Raleigh*. North Carolina State Fair: Agricultural Magazine. State Library of North Carolina. Accessed December 2019. <https://archive.org/details/northcarolinasta47nort/page/86>, pg. 86.

Appendix 5: Ad in The Pilgrim, 1926 Yearbook⁴⁰

⁴⁰ *The Pilgrim, 1926*. Yearbook. State Library of North Carolina. Accessed December 01, 2019. <https://archive.org/details/pilgrim192600gree/page/96>, pg. 96.

X. Figures

Elevations

Fig. 1: South Elm (west) elevation



Fig. 2: East Lewis Street (north) elevation



Fig. 3: Back (east) elevation



Exterior Features

Storefronts

Fig. 4a: Western Storefront



Fig. 4b: Eastern Storefront



Fig. 4c: Storefront Bracketed Cornice



Fig. 4d: G. T. Glascock & Son Storefront Detail



Fig. 5: Windows



Doors

Fig. 6a: Central stairway door



Fig 6b: Western Storefront Door



Fig 6c: Eastern Storefront Door



Fig. 7: Parapet



Fig. 8: Brick



Metal features

Fig. 9a: Western Metal Feature



Fig. 9b: Eastern Metal Feature

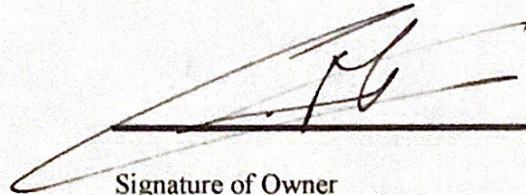


Fig. 9c: Detail of Eastern Metal Feature: “Josef Kuhlreiter Wien X Puchsbaumplatz”



I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE ABOVE STATEMENTS ARE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; AND SUPPORT LANDMARK DESIGNATION OF THE PROPERTY DEFINED HEREIN.

I also acknowledge that the Guilford County Historic Preservation Commission may require additional information.

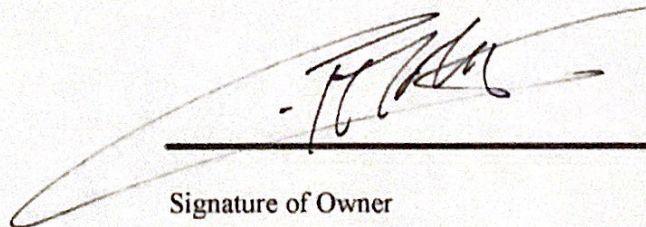


Signature of Owner

12/12/19

Date

I also acknowledge that the designation includes the interior, interior features and details; exterior, exterior features and details of all structures; and land, unless otherwise noted in the application. Any alterations of the property and/or features designated, requires an approved *Certificate of Appropriateness (COA)* issued by the Guilford County Historic Preservation Commission.



Signature of Owner

12/12/19

Date