

City Council – Action Request Form

Date: August 16, 2017

To: The City Manager

From: Michelle McCullough, Historic Resource Officer, Historic Resources Commission

Council Action Requested:

Adoption of an ordinance for Local Historic Landmark Designation of the Hoots Milling Company Roller Mill, 1151 Canal Drive, Winston-Salem (Tax Block 1120, Lot 308/PIN # 6825-88-1927).

Strategic Focus Area: Livable Neighborhoods
Strategic Objective: Preserve Historic Resources
Strategic Plan Action Item: No
Key Work Item: No



Summary of Information:

Local Historic Landmark Designation is a program administered by the Historic Resources Commission (HRC). Landmark designation is authorized by N.C. law and signifies recognition that a property is important to the heritage and character of the community and that its protection enriches the community’s residents. The effects of landmark designation are as follows: (1) the property owner must have plans reviewed and approved by the Historic Resources Commission; and, (2) the owner of a landmark property may apply for an annual property tax deferral of up to 50% for as long as the property’s important historical features are retained.

An application has been submitted by West End Mill Works, LLC for the complete exterior and interior of the Hoots Milling Company Roller Mill and the entire property upon which it sits at 1151 Canal Drive in Winston-Salem (Tax Block 1120 Lot 308/PIN #6825-88-1927.) The current tax value of the property is \$140,500.00 and the tax office will calculate the new tax value with a reduction based on the amount of the building that is designated. The HRC held a public hearing on the application on August 2, 2016, and recommended approval.

Committee Action:

Committee	Finance 9/11/17. CD/H/GG 9/12/17	Action	Approval
For	Unanimous	Against	
Remarks:			

The new application sheet with specific additional details requested by City Council, which more specifically address the criteria, is included.

Hoots Milling Company Roller Mill

The Forsyth County Historic Resources Commission finds that the property meets the criteria for Local Historic Landmark designation. Hoots Milling Company Roller Mill has both the required special historical significant and integrity. Hoots Milling Company Roller Mill is Winston-Salem's sole surviving facility erected in the twentieth-century to process and store grain, and the property possesses integrity of location, design, setting, materials, workmanship, feeling, and association.

This building meets category C of the Local Historic Landmark designation criteria and has special significance because it embodies the distinctive characteristics of a type of construction, it is an intact example of traditional roller mill design. The mill and warehouse's construction method reflects the preservation of heavy timber post and beam structural members used in combination with dimensional lumber wall, floor, and roof systems. The mill's most significant feature related to its original function is the gabled grain elevator that rises above the side-gable roof. The property's period of significance ends circa 1937 upon Zeno Hoots' completion of the adjacent warehouse that tripled the building's size. The property was listed on the National Register on May 14, 2014. (Taken from Section 8. Statement of Significance of the National Register Nomination for Hoots Milling Company Roller Mill.)

At the August 2, 2017 Historic Resources Commission meeting, the Commission unanimously recommended designation of the entire exterior and entire interior of the building and the entire tax block and lots upon which it sits. (Tax Block 1120, Lots 308/PIN # 6825-88-1927).