

## City Council – Action Request Form

**Date:** April 21, 2017

**To:** The City Manager

**From:** Michelle M. McCullough, Historic Resource Officer, Historic Resources Commission

### Council Action Requested:

Resolution Regarding the Eligibility of the Following Properties for the National Register of Historic Places: R. J. Reynolds Tobacco Company Buildings 2-1 and 2-2 (951 Reynolds Boulevard) located in the North Ward.

### Summary of Information:

The National Register is a federal program administered by the National Park Service and is the nation's official list of historic buildings worthy of preservation. Listing on the Register is predominantly an honor and does not affect the rights of a private property owner. The owner of this property initiated preparation of the nomination amendment and supports having the property listed on the National Register. Unlike Local Historic Landmark designation, there is no local property tax deferral associated with the National Register program. However, National Register listing does allow a property owner to utilize federal and state investment tax credits for qualified rehabilitation work to a property.

Federal and State guidelines for the Certified Local Government Program require that Winston-Salem participate in the process of nominating properties to the National Register. This participation involves the review of nominations by the Historic Resources Commission (HRC) and the City Council. The Commission and the City Council are required to submit comments to the State Historic Preservation Office relaying their findings as to the eligibility of the properties under consideration for listing in the National Register. The HRC and City Council are to comment as to whether they conclude a property meets the criteria for National Register listing. The National Register Criteria for Evaluation have been included for information.

### Committee Action:

<b>Committee</b>	<u>CD/H/GG 5/9/17</u>	<b>Action</b>	<u>Approval</u>
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<b>For</b>	<u>Unanimous</u>	<b>Against</b>	<u></u>
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**Remarks:**

## **SUMMARY OF INFORMATION CONTINUED:**

R. J. Reynolds Tobacco Company Buildings 2-1 and 2-2 is locally significant under Criterion C as good examples of fire-resistant industrial design. Buildings 2-1 and 2-2 were constructed on property three miles north of the downtown facilities and offices to increase tobacco redrying capability. The period of significance is the construction date of each building, 1937 and ca. 1955. Character-defining features include reinforced-concrete and steel structural systems, five-to-one common-bond brick and formed-concrete walls, hardwood and concrete floors, low gable roofs with wide board decking, and open floor plans. Large multipane steel-frame windows initially illuminated Building 2-1, constructed in 1937. Building 2-2, an addition erected ca. 1955, has fewer and smaller window openings with horizontal orientation, projecting concrete sills, and translucent glass-block fill, as was common in industrial buildings during that period. Eight-foot-wide formed-concrete loading platforms span the entire length of Building 2-1's north elevation and Building 2-2's south elevation. Flat concrete canopies supported by metal cables shelter the platforms, which were parallel to the no-longer-extant Southern Railway spur line that ran east-west between the buildings.

Buildings 2-1 (1937) and 2-2 (ca.1955) maintain good integrity of location, setting, feeling, association, design, materials, and workmanship from their period of construction. The surrounding area is industrial in character with the exception of the city-owned Woodland Avenue cemetery opposite Building 2-1 on Reynolds Boulevard's south side.

The Commission considered the eligibility of the R. J. Reynolds Tobacco Company Buildings 2-1 and 2-2 at its meeting on May 3, 2017. At that meeting, the Commission unanimously voted that the R. J. Reynolds Tobacco Company Buildings 2-1 and 2-2 met the criteria for listing on the National Register.