

Durham City-County Planning Department

# LOCAL HISTORIC LANDMARK APPLICATION



LD1500003

Tracking Information (Staff Only)			
Case Number: LD1500003	Date rec'd: 3/26/15	PID: 103117	PIN: 0821-08-66 -3600
Fee: \$603 - CK# 23351	Rec'd by: JD	Case Planner:	
Jurisdiction:	Tax Value:	SHPO Mailout:	Method:
Local District:		SHPO Response:	Recommendation:
National Register District:		DHPC Meeting:	Recommendation:
Individually Listed NR: <input type="checkbox"/> Yes <input type="checkbox"/> No		Governing Body:	Action:
Approved Landmark Name:			

Applicant	
Name: Measurement Incorporated	
Contact Person: Drew Medlyn	Telephone: 919-237-3660
Address: 423 Morris Street	Fax: 919-765-8945
City/State/ZIP: Durham, NC 27701	Email: dmedlyn@measdurham.com

Owner	
Name: Measurement Incorporated	
Contact Person: Dr. Henry Scherich	Telephone: 919-683-2413
Address: 423 Morris Street	Fax: 919-765-8945
City/State/ZIP: Durham, NC 27701	Email: hscherich@measinc.com

Property Information
Address: 215 Morris Street, Durham, NC 27701
Proposed Landmark Name: Imperial Tobacco Building
Period of Significance: 1916 to present
Date Listed on the Local Historic Landmark Study List (required): May 6th, 2014
Most Recent Renovations (date and type): Main lobby and 3rd floor bathrooms, 2014.

## Landmark Criteria

To be eligible for Local Historic Landmark Status a property must meet at least one of the criteria listed below. Indicate which criteria this property fits into. Check all that apply.

- The property is associated with events that have made a significant contribution to the broad patterns of local, regional, or national history.
- The property is associated with the lives of persons significant in local, regional, national history.
- The property embodies the distinctive characteristics of a type, period, or method of construction, represents the work of a master, or possesses high artistic values (i.e., the architecture alone is significant in its own right).
- The property has yielded or may be likely to yield, information important to Durham's history or prehistory.

## Application Attachments

The following items must be submitted as part of this application:	Required	Optional
<p><b>1. Written Description:</b> Provide a thorough written description of the property/structure and its significance. The description should include all of the following elements:</p> <ul style="list-style-type: none"> <li>a. Description of the existing physical attributes of the property including the architecture (style, design, materials, notable features, etc.), and the site.</li> <li>b. If the property has undergone any alterations from its original state, describe the original characteristics of the structure, the nature of the alterations, and when the alterations occurred. There should be documentation of what features are original to the structure, and what features are the results of later renovations or additions.</li> <li>c. Description of how the property meets the Landmark Criteria selected above, including documenting the relative uniqueness of this property in the context of the period of significance and today. Important cultural history, architects, builders and early owners should be included if known.</li> </ul>	<b>12 copies</b>	
<p><b>2. Pre-submittal Conference Form:</b> Include the form from the required pre-submittal conference.</p>		
<p><b>3. Other Explanatory Material:</b> Applicants may submit any other supporting statements, drawings, or materials that they believe will assist in determining the historical significance of the property.</p>		<b>12 copies</b>
<p><b>4. Photographs</b>  <b>Content:</b> Include photographs clearly showing all sides of the exterior of the building as it exists today. Provide at least one image showing the entire site from a distance. In addition, photos of significant architectural details are highly recommended. If available, historic photographs should also be submitted, especially if they show the structure during the time listed as the period of significance. Any notable interior features should also be photographed and submitted; however, general photographs of the interior are not required.  <b>Format:</b> Photographs must be full color (except for historic photos), and either digital at 300 dpi resolution minimum (submitted on CD), or prints at least 8x10 inches minimum.</p>	<b>1 CD or 12 prints</b>	
<p><b>5. Application Fee:</b> A check made payable to the City of Durham in the amount of \$803.00 is required as part of this application.</p>	✓	
<p><b>6. Additional Fees:</b> A fee (around \$25) for the recording of the landmark with the Register of Deeds and for the landmark plaque to be placed on the structure (around \$200) will be required if the landmark is approved by the governing body.</p>		✓ (if approved)

## Process Overview

**Pre-application:** Prior to submitting a landmark application, a **pre-application shall be submitted** for approval by the Historic Preservation Commission. If this application is approved the property will be listed on the local historic landmark study list. Applications for landmark designation will only be accepted for properties listed on the study list.

**Pre-submittal Meeting:** Prior to submitting a landmark application, prospective applicants are required to meet with Planning Department staff to review their potential application, discuss the property's merits, and gather detailed information about the landmark designation process. A pre-submittal meeting may be scheduled by contacting: *Lisa Miller at (919) 560-4137, ext. 270 or Lisa.Miller@durhamnc.gov.*

**Application Review Process:** Landmark applications are accepted and processed by Planning Department staff. As part of the staff review a staff report is prepared for each case. Once the reports are finalized they are forwarded, along with a complete set of the application materials provided by the applicant, to the State Historic Preservation Office for their review and comment. After the State's review period their comments are forwarded with the staff report and complete application package to the Durham Historic Preservation Commission for a public hearing. If the Commission issues a favorable recommendation for the case it is then forwarded to the respective governing body (either the Durham City Council or the Durham County Board of Commissioners). The governing body also holds a public hearing on each case and then renders a decision.

## Submittal Instructions

**Deadline:** Applications must be submitted between January 1 and April 1 for consideration in the current calendar year. Applications received outside of this timeframe will be processed during the following calendar year.

**Submit To:** Lisa Miller, Senior Planner  
Durham City-County Planning Department  
101 City Hall Plaza  
Durham, NC 27701

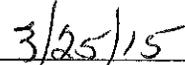
## Certification

I (We), the undersigned, do hereby make an application for the designation of the above referenced property as a Durham Historic Landmark.

I (We) certify that all the application is complete and accurate, and I (We) understand that incomplete or inaccurate information may invalidate this application.

I (We) hereby give permission for staff and HPC members to make site visits onto the property.

  
Owner Signature

  
Date

Local Historic Landmark Application  
Imperial Tobacco Building  
215 Morris Street  
Durham, NC 27701



Submitted: March 26, 2015

## Application Attachment 1

Note: this building is listed on the National Register of Historic Places. It is included as a contributing structure within the Bright Leaf Historic District, Durham County, NC. The listing can be found at Section Number 7, Page 7, Item # 12. Some of the following description comes from the Bright Leaf District Registration Form.

### 1(a) Description of existing physical attributes of the property:

Constructed with interior supports of steel trusses and posts and exterior pilastered walls of a brownish-red brick, the 103,000-square-foot building in the Romanesque Revival style features elaborate brickwork and dozens of segmental arched windows. In the three principal portions of the factory--two long rectangular blocks parallel to Morris St. and joined at the north and south ends to form a narrow courtyard between and a long wing along Femway Ave.--pilasters are separated by pairs of slightly recessed bays, each the width of the multi-paned double-hung sash windows with stone sashes. Decorative recessed panels encircle the main block at the cornice. The heaviest decoration occurs at the cornices featuring corbeled pendants of various lengths; rounded parapets at the comers and gabled parapets in between; and inlaid squares and diamonds of white stone. Very similar treatment, without the curved and gabled parapets, occurs intermittently around the rest of the building, including the small two-story office block at the south end of the factory, facing Morris St. The entrance to this wing is a round-arched hood supported by Tuscan columns with entablature blocks.

### 1(b) Alterations from original state:

In August of 2003, Measurement Incorporated (MI), a downtown Durham educational testing company purchased the building to expand its campus and spent over four million dollars in renovations. MI also restored the classical Imperial name. Great care was taken in the renovations to make sure that the Secretary of the Interior's Standard for Rehabilitation of a historic structure were met while allowing its adaptation to modern use. The exterior is virtually unchanged and the interior modifications were held to a minimum in an effort to preserve and display as much of the original structure as possible. One example of the great care taken in this renovation was the disassembly of the original windows by hand to repair. Missing windows were replaced using parts found stored in the factory's basement.

Other major rehabilitation and preservation work done by MI included removing a 1960 façade and reopening boarded windows. The 1960 façade was noted in the National Historic District Registration as "a new, incompatible entrance with stuccoed wall and fixed flat awning was cut into the main block in the 1960s." The 1960 doors were replaced with two divided light panel doors. An interior ADA compatible ramp replaced steps which led from the street level to the ground floor. The building's original four wood egress doors and canopies were cleaned and repainted. Interior masonry walls were stripped of lead paint and cleaned. Exterior masonry was power washed. The steel trusses were stripped of lead paint and cleaned and repainted. The exposed underside of the roof deck was stripped of lead paint and sealed in its natural condition. The majority of the wood floors were repaired, cleaned and refinished. Wooden stairways were replaced to meet current fire and safety codes. A new rubber membrane roof system was installed over foam insulation to assist in improving energy efficiency. The gutters and downspouts were remanufactured. The elevators were replaced because the existing elevators were unsafe. All plumbing was replaced and updated. Finally, a new energy efficient HVAC system was installed utilizing zoned heat pumps and a central boiler and chiller.

MI continues to invest in the building. In 2013 and 2014, MI spent over \$275,000 on updating two sets of bathrooms, improving the main lobby as well as improving secondary lobbies on the 2<sup>nd</sup> and 3<sup>rd</sup> floor. Additionally, during this time, MI spent almost \$500,000 activating a previously unused 3,500 square foot basement into the present home of Bull City Veterinary Hospital. As of January of 2015, MI is partnering with Duke University to convert 15,226 of rentable square feet into the home office of Duke's Office of Innovation and Entrepreneurship. MI expects to spend approximately \$1,500,000 in renovations to accommodate Duke's needs. Other current tenants include Urban Planet Mobile and Surface 678.

### 1(c) Landmark Criteria

Imperial Tobacco Company Factory was built in 1916 by The Imperial Tobacco Company Ltd. of Great Britain & Ireland. The company was founded in 1901 by British tobacco manufacturers who wanted to counter the American Tobacco Company's expansion into European markets. After ATC and Imperial Tobacco agreed not to enter each other's manufactured tobacco markets, Imperial Tobacco established its own leaf buying organization in the U.S. and became associated with the Durham firm of Falcon & Martin, which was located on this site. In 1908, Imperial Tobacco purchased Fallon & Martin. When the building burned in 1915, it was replaced with the present building. Imperial Tobacco curtailed its United States purchases to avoid shrinking profits. Before long, Imperial Tobacco, which had become the largest cigarette manufacturer in the United Kingdom, was buying more American leaf than any other export buyer in the world, but by the 1960s, the availability of high-quality tobacco was diminishing each year and the demand for the limited amount was forcing prices up sharply. When the company began reducing its

staff and closing processing plants in the United States, operations at the Durham branch were transferred to a much newer plant in Wilson, N. C. in 1962.

Article regarding the Imperial Building which appeared in The Herald-Sun, Sunday June 22, 2014, written by Preservation Durham:

Legend has it that the British Imperial Tobacco Company built this factory in Durham as a stick in the eye of Buck Duke. Like all legends, this one has a kernel of truth to it, but it isn't the whole story.

Between the end of the Civil War and 1890, the Duke family of Durham had gobbled up 40 per cent of all of American tobacco production. By 1900, the figure was 80 percent. The commercial genius of the operation was, of course, James Buchanan "Buck" Duke, Washington Duke's youngest son. In 1890 Buck forced the consolidation of the five major U.S. producers into the American Tobacco Company with himself as president. His shrewd use of advertising, which included baseball cards and billboards, his insistence on the vertical integration of production, and his development of the factory-made cigarette as the new and dominant tobacco product, made him and his business immensely wealthy.

But Buck wasn't satisfied with control of American tobacco production; he fully intended to conquer the world. In 1901, Duke went to England with a war chest of \$30 million – a fabulous sum at the time – to buy up British tobacco companies. Within days of landing at Liverpool, Buck bought up Ogden's Ltd., for \$5 million and change. Buck wrote his father back home, "We have bought one of the best concerns in England & it has raised a great howl! They call us American invaders." He was right, the British were genuinely alarmed. When Buck went to another big outfit, John Player & Sons, the story goes that he boasted to owners, "Hello, boys. I'm Duke from New York, come to take over your business." He was shown the door, however, and within a few months, 13 of Britain's largest tobacco companies combines to form the Imperial Tobacco Company Ltd., of Great Britain and Ireland. It was the only way they could stop Duke from swallowing them one-by-one.

Once combined, the British companies didn't just breathe a sigh of relief; they decided to flex their new muscle. In 1902, Imperial sent agents to the U.S. to scout factory sites from which to invade the American market. Fearing a costly trade war, Buck came up with a new idea. If Imperial would leave American markets to Buck's American Tobacco trust, he would let Imperial have exclusive rights to Britain and Ireland. The tobacco market for the rest of the world would be managed by a joint operation. The British agreed and by the end of 1902, the British-American Tobacco Company was formed.

Under Buck's deal, the British were allowed to buy American leaf tobacco and this is how the Imperial Tobacco Company wound up in Durham. Desiring access to North Carolina's premium "Bright Leaf," the company set up a leaf-buying operation in Durham and hired William Fallon of Durham's Fallon and Martin tobacco brokerage to run it. In 1908, Imperial bought the Fallon and Martin firm. When the company's buildings on Morris Street were destroyed by fire in 1915, Imperial built a much larger factory on the site. This is the building on the tour. [Preservation Durham's Spring 2014 Tour]

There are several remarkable things about the Imperial Tobacco Company building in Durham. First, it is remarkable that it was built at all. In 1916, Great Britain was in the depths of war against Germany and her Central Power allies. Her economy was shattered and she was in debt – mostly to U.S. creditors – so deep she would really never recover.

One of the few silver linings to this exceptionally dark cloud was that the Great War made cigarettes an almost universal tobacco product. It was a small, inexpensive luxury, easy to make and distribute and soldiers in every army wanted them. In 1916, cigarettes were a war industry. The Imperial Tobacco Company could afford to expand and it did.

The other remarkable thing about the Imperial building is that it is the only tobacco factory in Durham built all at once to a single design. Almost 100 years later, it is the most architecturally complete tobacco works in town.

The building is built of brick in an industrial classical style. It represents a transition between the all-masonry factory buildings of the late 19<sup>th</sup> century and the concrete and steel buildings put up during the final phases of tobacco factory construction in Durham. At the Imperial, the heavy work is done by regularly spaced brick piers, but floor and roof loads are transferred to them by wood and steel beams, posts and trusses. All of these are visible from the interior. The principal feature of the facades is the generous windows set in recessed brick panels set in the bay between the piers. From these windows, light pours into the building every hour of the day.

The sweep of the interior spaces is best experienced in the third-floor gallery. This giant space, once used to sort and process leaf tobacco, is now used to store papers and testing materials used by the present occupant, Measurement Inc.. Metal-clad emergency fire doors meant to roll shut along their slanted tracks when the fire alarm sounded.

The lower level building was used as the set for the locker room scenes in the 1988 hit movie "Bull Durham." And while Kevin Costner and Susan Sarandon are long gone, the words "Greatest Show on Dirt" can still be seen painted on a brick archway here.

In 1965, the Durham factory was sold to the local decorating firm of D. C. May, which adapted it as quarters for itself and its subsidiaries and as rental space. D.C. May moved from the 400 block of Morgan Street after their original plant was torn down by urban renewal. Other tenants included Colonial Flooring and Acoustical, Co.

As mentioned in the Herald-Sun article, several scenes from Bull Durham were filmed in the building. Scenes featured Kevin Costner, Tim Robbins, Robert Wuhl and others.

In 2015, Duke University will place its Innovation and Entrepreneurship Initiative in the Imperial Building. From Duke I&E's Mission Statement: *The Duke Innovation and Entrepreneurship Initiative brings to life and deepens Duke's enduring theme of knowledge in the service of society. We seek to make Duke an agent of transformation through an*

*entrepreneurial spirit, generating innovations from the ideas that grow at the university and translating those innovations to positively impact individuals, communities, institutions, and societies. We seek to inspire and prepare all members of the university community for innovative leadership and to actively support and encourage the translation of knowledge in the service of society.*

With Duke's commitment, as well as our other remarkable tenants, the Imperial Building has and will play a key role in Durham's history.

Measurement Incorporated requests local landmark designation because we have taken great pride in preserving the historic structure of the Imperial Building as well as restoring it to its influential place in Durham. Along with the tobacco history so embedded in Durham the building should be remembered for its importance in that history.

Durham City-County Planning

**Durham Historic Landmark Pre-Submittal Conference**

Meeting Date: July 16, 2014 Pre-Submittal Number: 1

This form summarizes issues discussed at the pre-submittal conference. Should a Durham Historic Landmark application be submitted, a copy of this form must be included.

Staff Present: Lisa Miller Applicant(s) Present: Dr. Henry Scherich Bryan Scherich  
Teresa Brown  
Anthony Hoekes

**General Site Information**

PIN(s) and Location Description:  
0821-08-88-3602  
215 Morris St.

Total Acreage: 2.447 Existing Zone(s): DD-C Overlay(s): —

Proposed Historic Landmark Name: Imperial Tobacco Building Jurisdiction: City

Renovations of Property (previous or current):  
See attached listing of 10 main renovations to Imperial Building completed for NPS

Historic Designations:  
 Local District  National District  Individual Listing on National Register  Architectural Inventory

**Significance**

Period of Significance: see attached Herald Sun article for summary of Historical Significance  
 Criteria Met: all four

**Possible Issues**

**UDO Quick Reference**

Historic Landmark Designation	Section 3.17	Historic Districts and Landmarks Overlay	Section 4.10
Certificate of Appropriateness	Section 3.18	Demolition by Neglect	Section 3.19

**Historic Landmark Application Fee**

Base Fee	4% Technology Surcharge	Notification Fee	Total Fee: <u>\$603</u>
\$500.00	\$20.00	\$230.00	\$750.00 (Payable to City of Durham)

The Herald-Sun  
The Durham Herald

www.heraldsun.com

SUNDAY, JUNE 22, 2014

WE ARE DURHAM



PRESERVATION DURHAM HOME TOUR: 215 MORRIS STREET

# Imperial Tobacco Company factory, 1916

**BY PRESERVATION DURHAM**

Legend has it that the British Imperial Tobacco Company built this factory in Durham as a stick in the eye of Buck Duke. Like all legends, this one has a kernel of truth to it, but it isn't the whole story.

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tobacco production. By 1900, the figure was 80 percent. The commercial genius of the operation was, of course, James Buchanan "Buck" Duke, Washington Duke's youngest son. In 1890 Buck forced the consolidation of the five major U.S. producers into the American Tobacco Company with himself as president. His shrewd use of advertising, which included

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SEE FACTORY/PAGE 3

# YOUR COMMUNITY

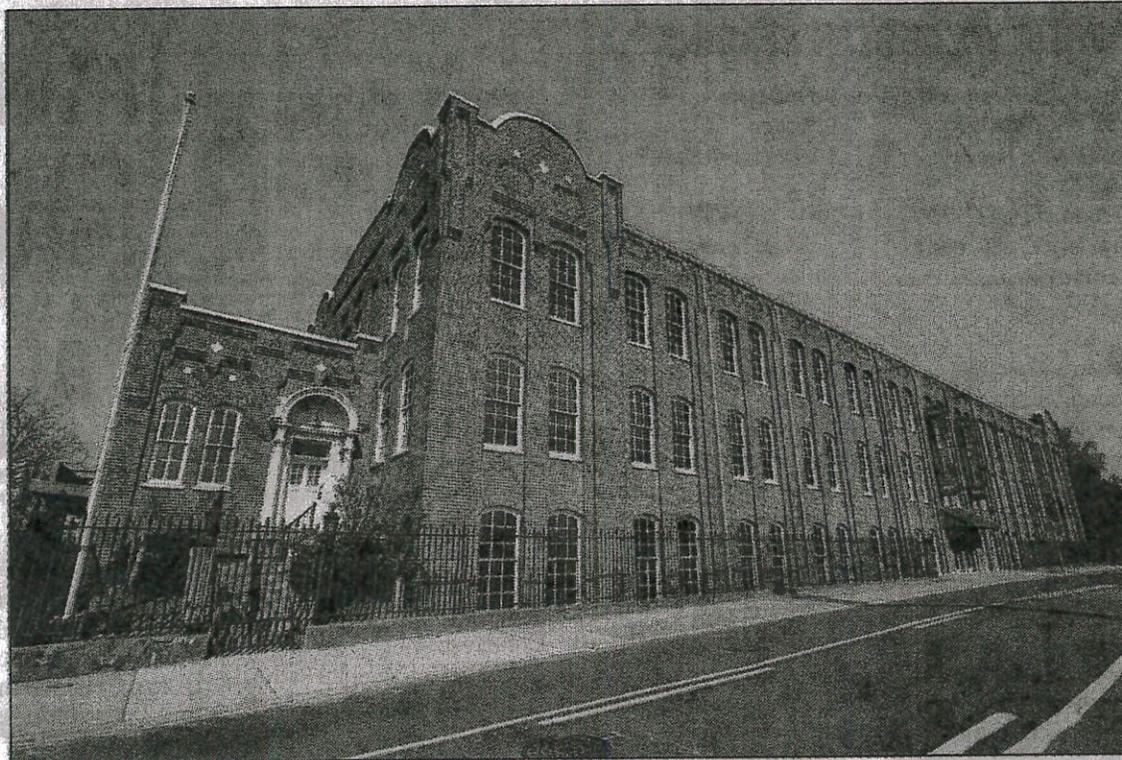
## FACTORY

FROM THE FRONT PAGE

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**HISTORIC PRESERVATION  
CERTIFICATION APPLICATION –  
PART 2**

Property Name

Imperial Tobacco Building

Property Address

NPS Office Use Only

Project Number:

**5. DETAILED DESCRIPTION OF REHABILITATION / PRESERVATION WORK – Includes site work, new construction, alterations, etc. Complete blocks below.**

<b>Number 1</b>	Architectural feature <u>Windows</u>	<p>Describe work and impact on existing feature:</p> <p>Windows will be disassembled by hand and will be repaired. Some windows are missing and these will be replaced using parts found stored in the former factory's basement. All glass will be re-glazed using 3/16 insulated glass in each lite.</p>
	Approximate Date of feature <u>1916</u>	
<p>Describe existing feature and its condition:</p> <p>Windows are Hollow metal - Double Hung design. Many are broken, damaged, and in disrepair. All are energy inefficient.</p> <p>Photo no. _____ Drawing no. _____</p>		
<b>Number 2</b>	Architectural feature <u>Building Access</u>	<p>Describe work and impact on existing feature:</p> <p>We will remove the 1960 facade and reopen boarded up windows. The 1960 doors will be replaced with two divided light panel doors. An interior ADA compatible ramp will be used to replace steps which led from the street level to the ground floor</p> <p>The buildings original four wood egress doors and canopies will be cleaned and repainted.</p>
	Approximate Date of feature <u>1916</u>	
<p>Describe existing feature and its condition:</p> <p>The existing main entry to the building is not ADA compliant and consists of a complex of stairs and gates to access the buildings interior.</p> <p>All other doors to the building also involve the use of steps or stairs to gain entry.</p> <p>In 1960 the building's facade was modified for use by a sub-tenant</p> <p>Photo no. _____ Drawing no. _____</p>		
<b>Number 3</b>	Architectural feature <u>Masonry</u>	<p>Describe work and impact on existing feature:</p> <p>Interior masonry walls will be stripped of lead paint and cleaned.</p> <p>Exterior masonry will be pressure washed</p>
	Approximate Date of feature <u>1916</u>	
<p>Describe existing feature and its condition:</p> <p>Existing interior masonry has been painted w/ lead based paint.</p> <p>Photo no. _____ Drawing no. _____</p>		
<b>Number 4</b>	Architectural feature <u>Open web steel trusses</u>	<p>Describe work and impact on existing feature:</p> <p>The steel trusses will be stripped of lead paint, cleaned, and repainted.</p> <p>The exposed underside of the roof deck will be stripped of lead paint and will be sealed in its natural condition.</p> <p>This feature will be left exposed</p>
	Approximate Date of feature <u>1916</u>	
<p>Describe existing feature and its condition:</p> <p>The roof structure for the portion of the building which fronts Morris St. consists of open web steel trusses.</p> <p>Photo no. _____ Drawing no. _____</p>		

**HISTORIC PRESERVATION  
CERTIFICATION APPLICATION –  
PART 2**

Property Name

Imperial Tobacco Building

Property Address

NPS Office Use Only

Project Number:

<p><b>Number</b> 5</p>	<p>Architectural feature <u>Carpentry</u> Approximate Date of feature <u>1916</u></p>	<p>Describe work and impact on existing feature:</p> <p>The majority of the wood floors will be repaired, cleaned, refinished, and sealed in a natural tone.</p> <p>On the ground floor where the damage is excessive and beyond repair, any useable flooring will be removed and will be used to patch and repair in other areas of the building.</p> <p>Wooden stairways will be replaced to meet current Fire Safety codes</p>
<p>Describe existing feature and its condition:</p> <p>Floors within the building consist of concrete and wood.</p> <p>The wood floors are heavy wood tongue and groove decking resting on purlins.</p> <p>Floors have suffered from years of uses and abuse from machines, equipment, and stored materials.</p> <p>Building stairways are constructed of wood</p> <p>Photo no. _____ Drawing no _____</p>		
<p><b>Number</b> 6</p>	<p>Architectural feature <u>Gutters and Downspouts</u> Approximate Date of feature <u>1916</u></p>	<p>Describe work and impact on existing feature:</p> <p>A new rubber membrane roof system will be installed over foam insulation to assist in improving energy efficiency of the building</p> <p>Gutters and downspouts will be remanufactured and will appear as the original design particularly the two foot tall gutter facade</p>
<p>Describe existing feature and its condition:</p> <p>Existing condition of the roof, gutters and downspouts are such that they have deteriorated beyond repair.</p> <p>Photo no. _____ Drawing no _____</p>		
<p><b>Number</b> 7</p>	<p>Architectural feature <u>Sky Lights and Roof Monitors</u> Approximate Date of feature <u>1916</u></p>	<p>Describe work and impact on existing feature:</p> <p>Each of these elements will be cleaned, painted, and reglazed</p>
<p>Describe existing feature and its condition:</p> <p>The building has several skylights and roof mounted monitors</p> <p>Photo no. _____ Drawing no _____</p>		
<p><b>Number</b> 8</p>	<p>Architectural feature <u>Elevators</u> Approximate Date of feature <u>1916</u></p>	<p>Describe work and impact on existing feature:</p> <p>While still working, these elevators are very unsafe and the state is asking that they be replaced. Repair is impossible due to limited part availability and retrofitting is not possible since no engineer will sign off on the effect of weight changes to the "car"</p> <p>The freight elevators will be replaced with code compliant devices</p> <p>There is no passenger elevator in the facility. This will be remedied with the addition of a new code compliant passenger elevator.</p>
<p>Describe existing feature and its condition:</p> <p>Building has two existing freight elevators</p> <p>Photo no. _____ Drawing no _____</p>		

**HISTORIC PRESERVATION  
CERTIFICATION APPLICATION –  
PART 2**

Property Name \_\_\_\_\_

Imperial Tobacco \_\_\_\_\_

Property Address \_\_\_\_\_

**NPS Office Use Only**

Project Number: \_\_\_\_\_

<p><b>Number</b> 9</p>	<p>Architectural feature <u>Plumbing</u></p> <p>Approximate Date of feature _____</p>	<p>Describe work and impact on existing feature:</p> <p>With the change in use coupled with modern code it will be necessary for us to replace all existing facilities.</p>
<p>Describe existing feature and its condition:</p> <p>Existing building has limited facilities and sparse water distribution. Neither are ADA compliant.</p> <p>Photo no. _____ Drawing no _____</p>		
<p><b>Number</b> 10</p>	<p>Architectural feature <u>HVAC</u></p> <p>Approximate Date of feature <u>1916</u></p>	<p>Describe work and impact on existing feature:</p> <p>Original boiler will be cleaned to remove asbestos and will be left in place</p> <p>A new energy HVAC system will be installed utilizing zoned heat pumps as well as a central boiler and chiller.</p> <p>The new boiler will be placed in the original mechanical room of building. The chillers will be placed in the original coal bin.</p>
<p>Describe existing feature and its condition:</p> <p>There is no AC in the building</p> <p>Original heat source was a coal fired boiler which ceased to function many years ago and was replaced by ceiling hung gas heaters</p> <p>Photo no. _____ Drawing no _____</p>		
<p><b>Number</b> 11</p>	<p>Architectural feature _____</p> <p>Approximate Date of feature _____</p>	<p>Describe work and impact on existing feature:</p>
<p>Describe existing feature and its condition:</p> <p>Photo no. _____ Drawing no _____</p>		
<p><b>Number</b> 12</p>	<p>Architectural feature _____</p> <p>Approximate Date of feature _____</p>	<p>Describe work and impact on existing feature:</p>
<p>Describe existing feature and its condition:</p> <p>Photo no. _____ Drawing no _____</p>		

HPO Use Only  
Project No.: F05059

CEHV  
Pd 250  
SEP 15 2005

**HISTORIC PRESERVATION CERTIFICATION APPLICATION  
PART A – DESCRIPTION OF REHABILITATION**

Read the instructions carefully before completing. No certification can be made unless a completed application form has been received. The decision by the State Historic Preservation Officer (SHPO) with respect to certification is made on the basis of this application form. In the event of any discrepancy between the application form and other, supplementary material submitted with it (such as architectural plans, drawings, and specifications), the application form shall take precedence. **For nonincome-producing projects, this application must be approved by the SHPO prior to the commencement of work.**

Check applicable box (es):  Income-producing  Nonincome-producing

1. Name of property: Imperial Tobacco Building Street 216<sup>5</sup> Morris St

City Durham County Durham State NC Zip 27701

Located in a National Register or Certified Local Historic District; please specify district: Bright Leaf Historic Distric

Listed individually in the National Register of Historic Places; give date of listing: 12-30-1999 National Register fo Hist. Places Section 7 Pg 7 item 12

Not currently listed in the National Register, either individually or as a contributing building in a National Register or Certified Local Historic District. A nomination is proposed and listing is anticipated by the time of project completion.

**2. Data on building and rehabilitation project:**

Date building constructed: 1916 Estimated rehabilitation expenses: \$ \$4,739,200

Use(s) before rehabilitation: Tobacco factory warehouse Proposed use(s) after rehabilitation: Office and storage

Floor area before rehabilitation: 107,913 Floor area after rehabilitation: 107,913

Project start date (est.): 03/06/04 Completion date (est.): 1/13/2005

**3. Project Contact: (if different from owner)**

Email Address: bweber@measinc.com

Name Ben R. Weber Daytime Telephone Number 919-683-2413

Street 423 Morris St City Durham State NC Zip 27701

**4. Owner:** I hereby attest that the information I have provided is correct to the best of my knowledge, and that I own the property described above.

Measurement Incorporated

Name Henry Scherich, President Signature *Henry Scherich* Date 9/12/05

Street 423 Morris St City Durham State NC Zip 27701

Social Security or Taxpayer Identification Number 56-1264255 Daytime Telephone Number 919-683-2413

State Historic Preservation Office (HPO) Use Only

The HPO has reviewed "Historic Preservation Certification Application Part A" for the above-named property and the SHPO has determined:

that the proposed rehabilitation described herein is consistent with the historic character of the property or the district in which it is located and that the project appears to meet the Secretary of the Interior's Standards for Rehabilitation. **This determination is preliminary since a formal certification of rehabilitation can be issued to the owner of a "certified historic structure" only after rehabilitation work is completed.**

that the proposed rehabilitation appears to meet the Secretary of the Interior's Standards for Rehabilitation if the attached conditions are met. **This determination is preliminary since a formal certification of rehabilitation can be issued to the owner of a "certified historic structure" only after rehabilitation work is completed.**

that the proposed rehabilitation does not appear to be consistent with the historic character of the property or the district in which it is located and that the project does not appear to meet the Secretary of the Interior's Standards for Rehabilitation for the attached reasons.

Deputy SHPO *Brian Swell* Date SEP 19 2006



# United States Department of the Interior

NATIONAL PARK SERVICE

1849 C Street, N.W.

Washington, D.C. 20240

IN REPLY REFER TO:

October 17, 2007

Henry Scherich  
Measurement Incorporated  
423 Morris St.  
Durham, NC 27701

PROPERTY: **Imperial Tobacco Building, 215 Morris St., Durham, NC**  
PROJECT NUMBER: **18985**  
TAXPAYER ID NUMBER: **56-1264255**

Dear Mr. Scherich:

The National Park Service has reviewed the Historic Preservation Certification Application-Request for Certification of Completed Work for the "certified historic structure" cited above and has determined that the completed rehabilitation meets the Secretary of the Interior's *Standards for Rehabilitation* and is consistent with the historic character of the district in which it is located. Effective the date indicated above, the rehabilitation of this "certified historic structure" is hereby designated a "certified rehabilitation."

A copy of this letter has been provided to the Internal Revenue Service (IRS). This letter of certification is to be used in conjunction with appropriate IRS regulations. Questions concerning the specific tax consequences of this letter or interpretations of the Internal Revenue Code should be addressed to the IRS.

Completed projects may be inspected by an authorized representative of the Secretary of the Interior to determine if the work meets the *Standards*. The Secretary reserves the right to make inspections at any time up to five years after completion of the rehabilitation and to revoke certification if it is determined that the rehabilitation project was not undertaken as presented by the owner in the application form and supporting documentation, or the owner, upon obtaining certification, undertook unapproved further alterations as part of the rehabilitation project inconsistent with the Secretary's *Standards*.

Please be aware, however, that we have concerns with certain aspects of this project. In particular, it is not a recommended treatment to install a dropped ceiling—even an open grid—below the top of existing historic windows. In future projects, a similar treatment may contribute to a project denial.

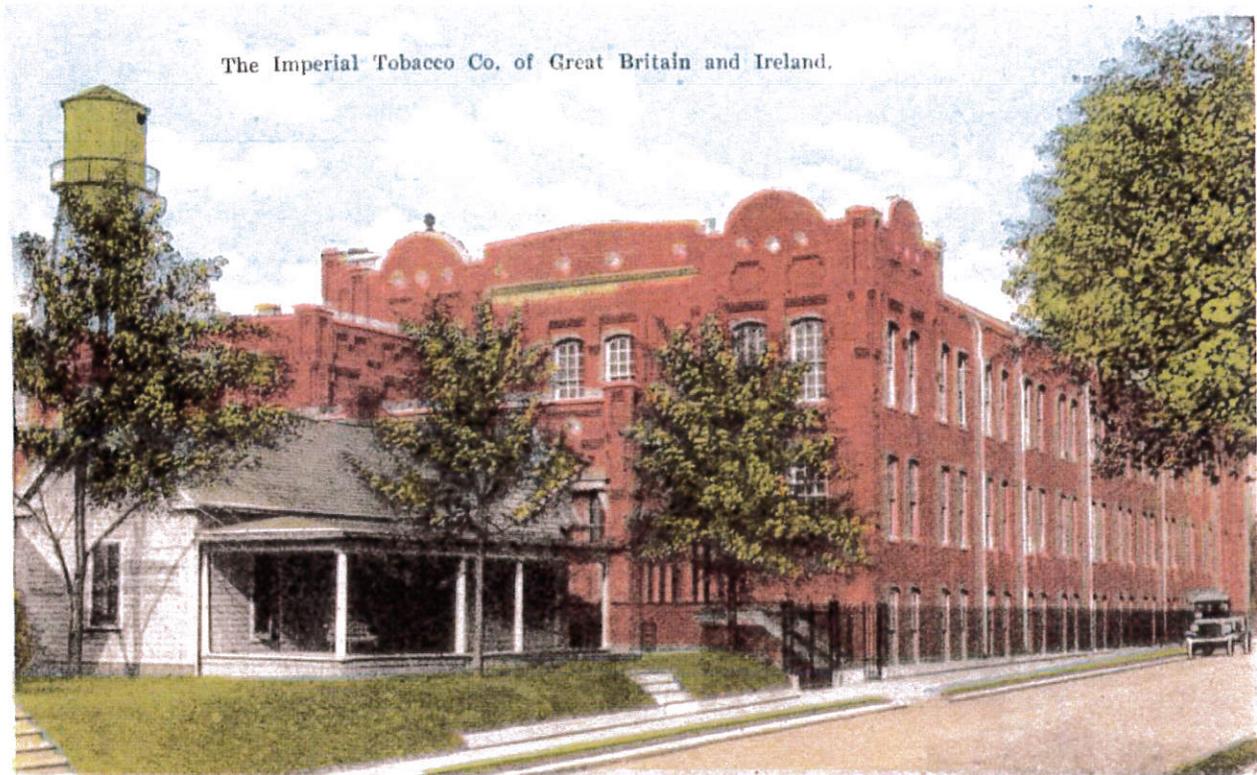
If you have any questions regarding the approval of this project, please call the State Historic Preservation Office or Jenny Parker at 202-354-2041.

Sincerely,

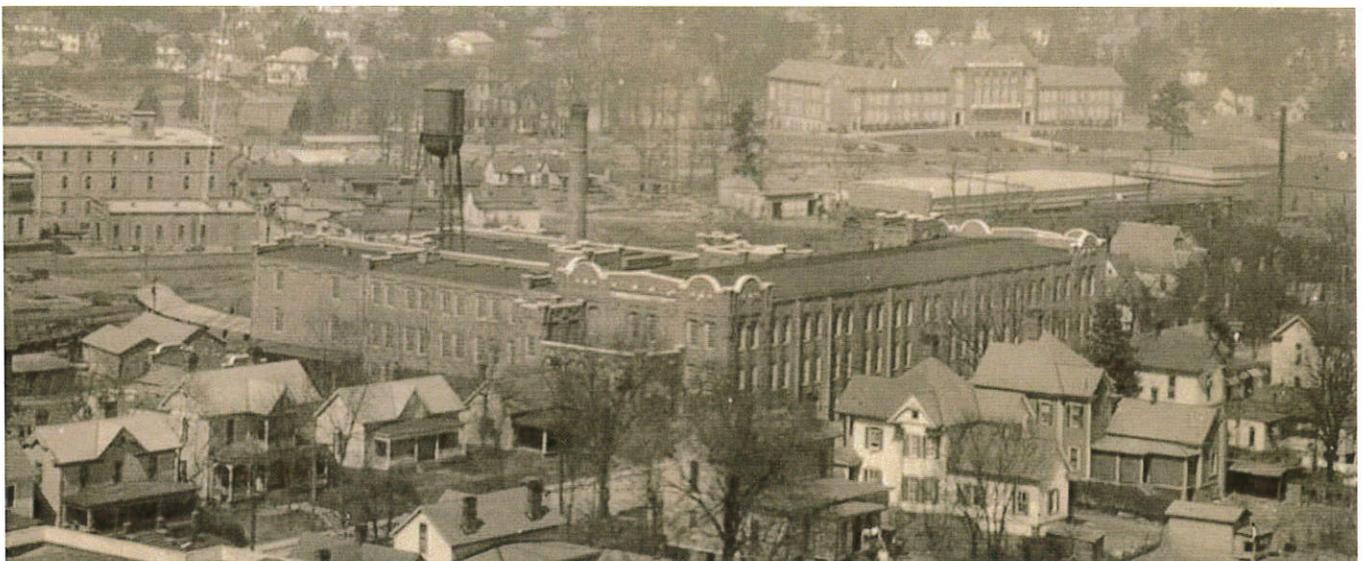
Charles Fisher  
Technical Preservation Services

cc: IRS  
NC SHPO  
Anthony Horton, 423 Morris St., Durham, NC 27701

# Historical Photos of Imperial Building 215 Morris Street



Postcard



1920's



Circa 1920, from History in our Midst







DC May era



PRE-MEASUREMENT ZINC RENOVATION

Imperial Building, Durham NC



East Elevation

001 Imperial.jpg



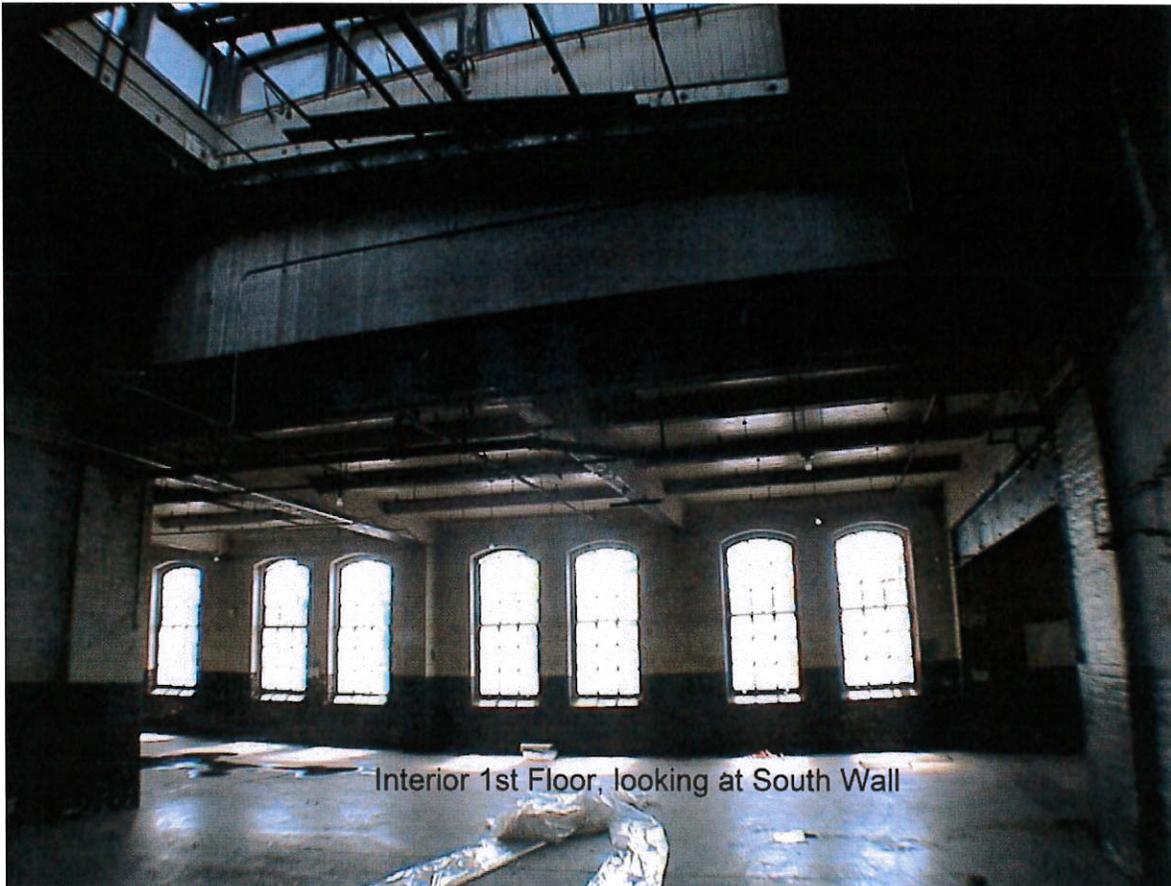
East Elevation Building Entry

002 Imperial.JPG



East Elevation - Building Entry

010 Windows2.JPG



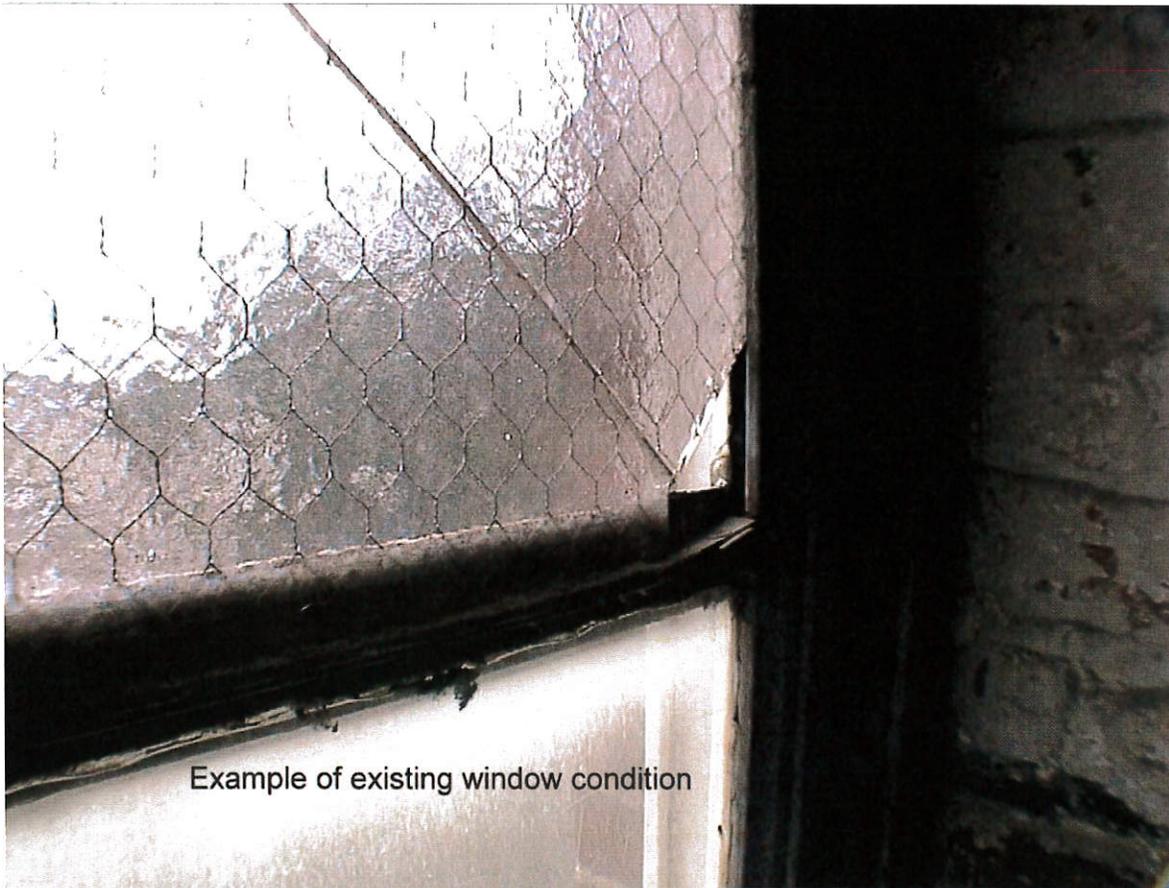
Interior 1st Floor, looking at South Wall

011 Windows.JPG



Example of typical window condition

013 Windows2.JPG



Example of existing window condition

014 Windows2.JPG



East elevation – access

020 Access2.JPG



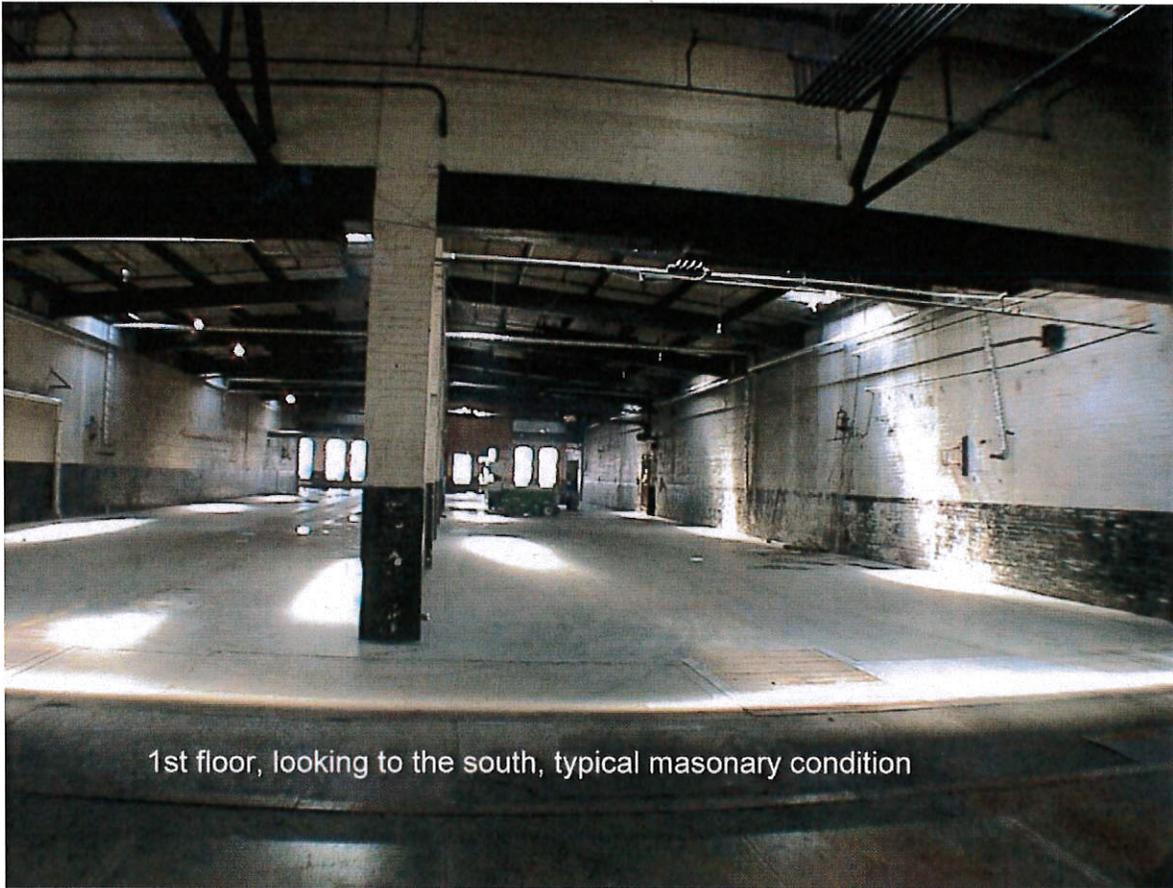
East elevation – building entry

021 Access2.JPG



Stairway at North mid-point, showing typical masonry condition

030 Masonary2.JPG



1st floor, looking to the south, typical masonry condition

031 Masonry2.JPG



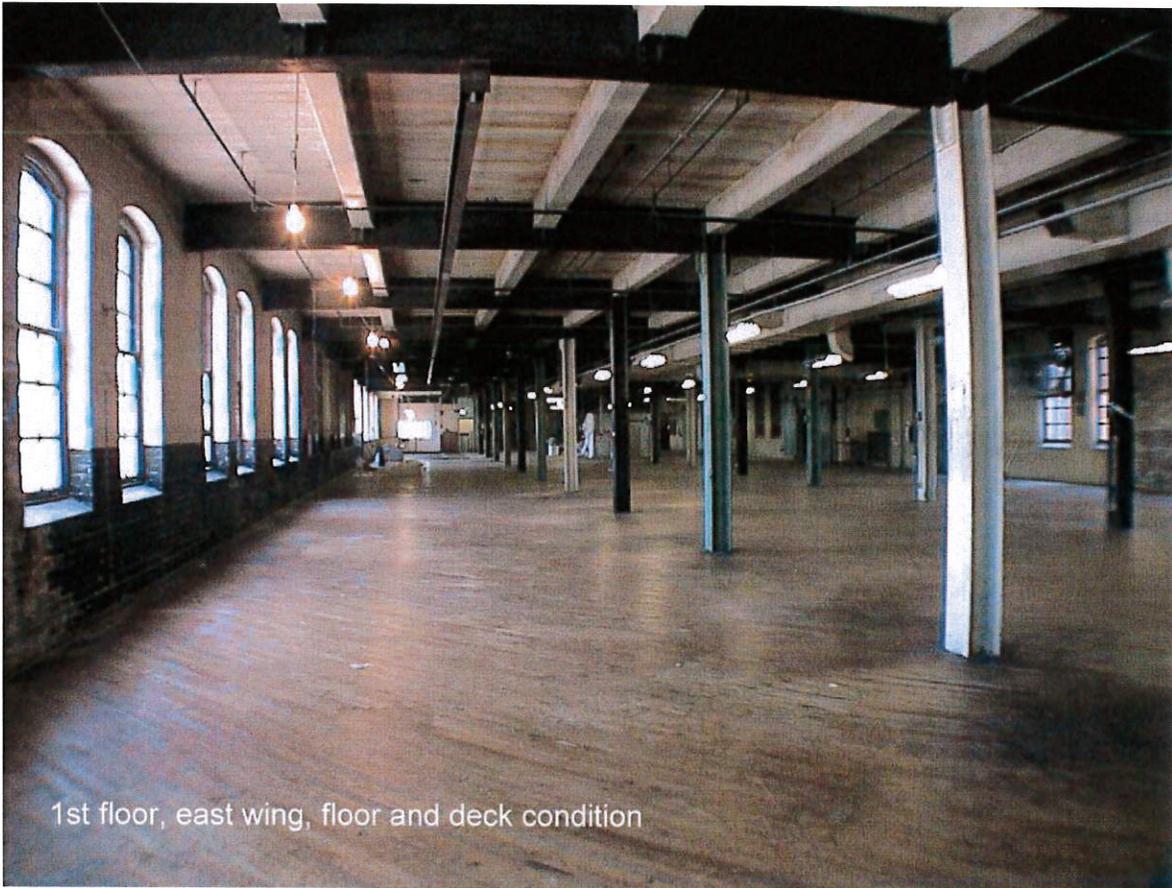
2nd floor, east wing, view of trusses

040 Trusses2.jpg



1st floor, north wing, view of trusses

041 Trusses2.JPG



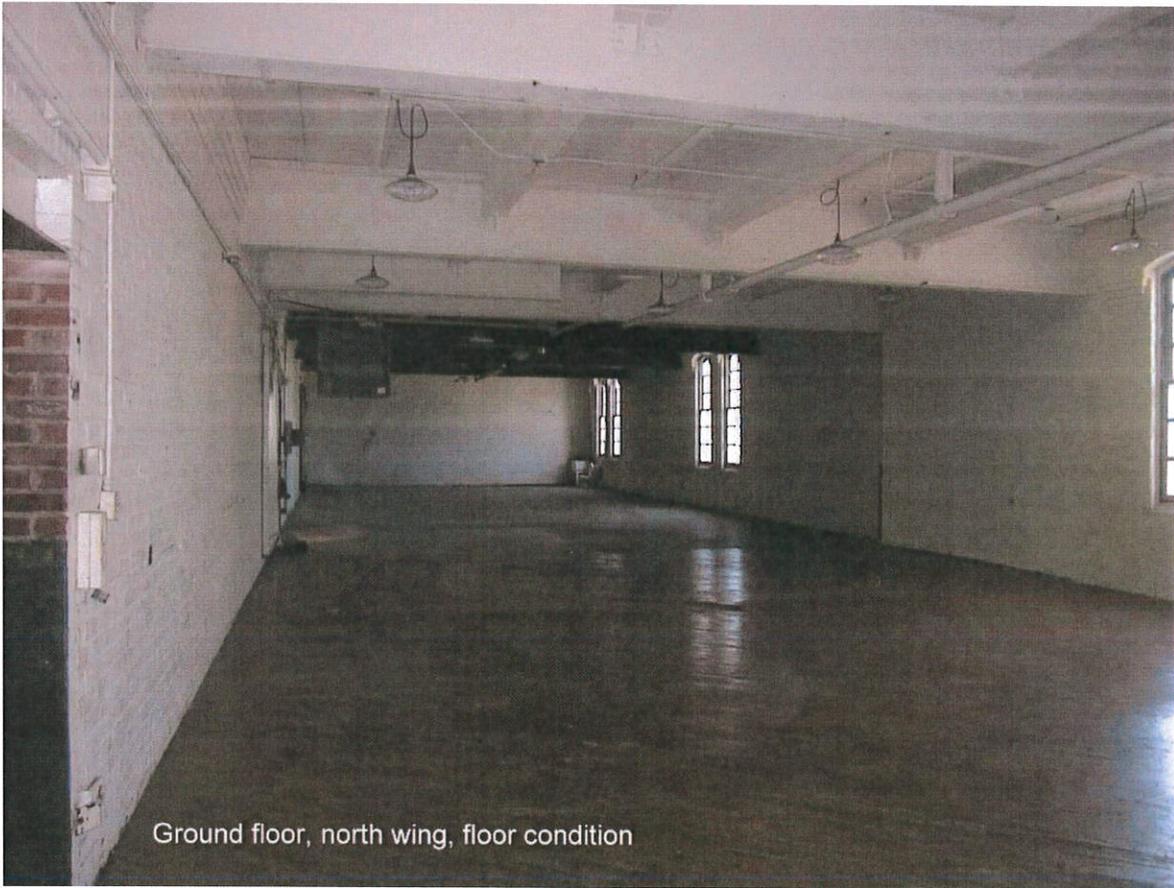
1st floor, east wing, floor and deck condition

042 Floor Deck2.JPG



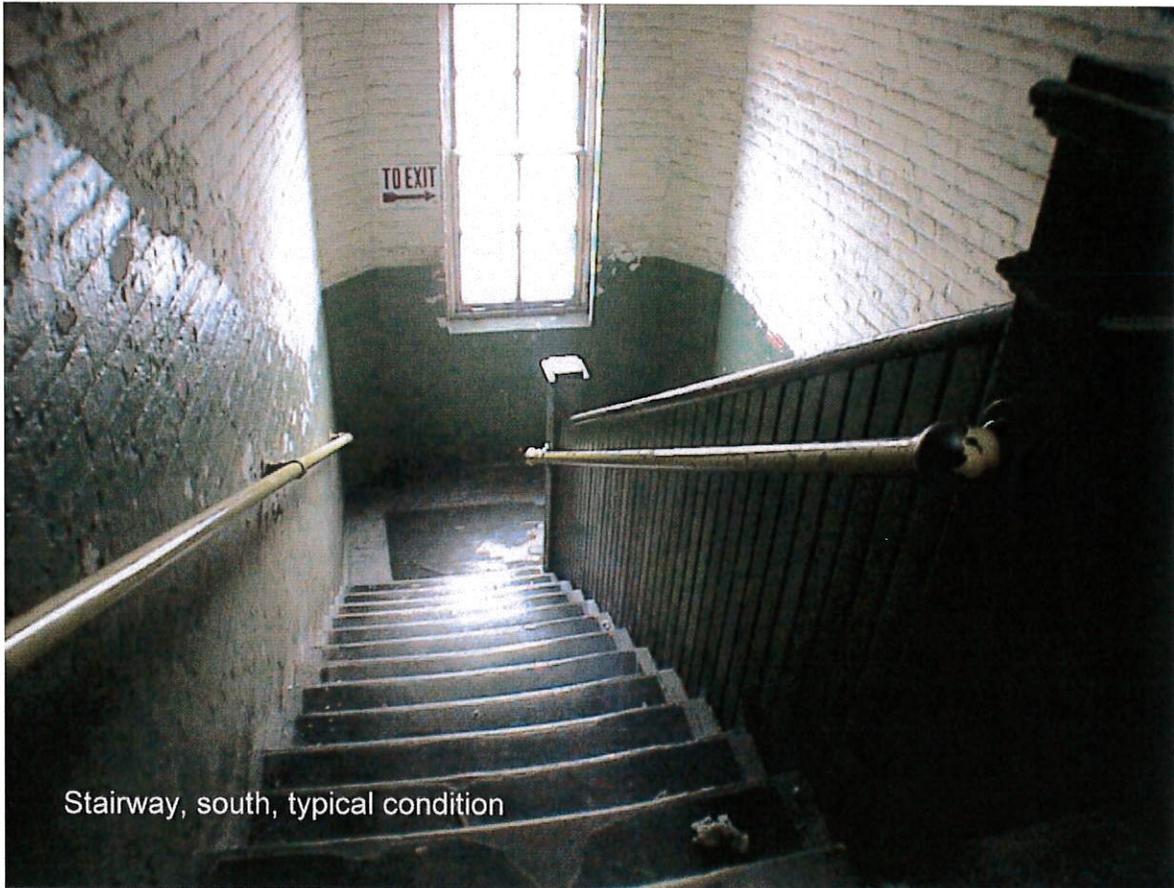
2nd floor, east wing, view of trusses

043 Trusses2.JPG



Ground floor, north wing, floor condition

050 Carpentry2.jpg



Stairway, south, typical condition

051 carpentry2.JPG



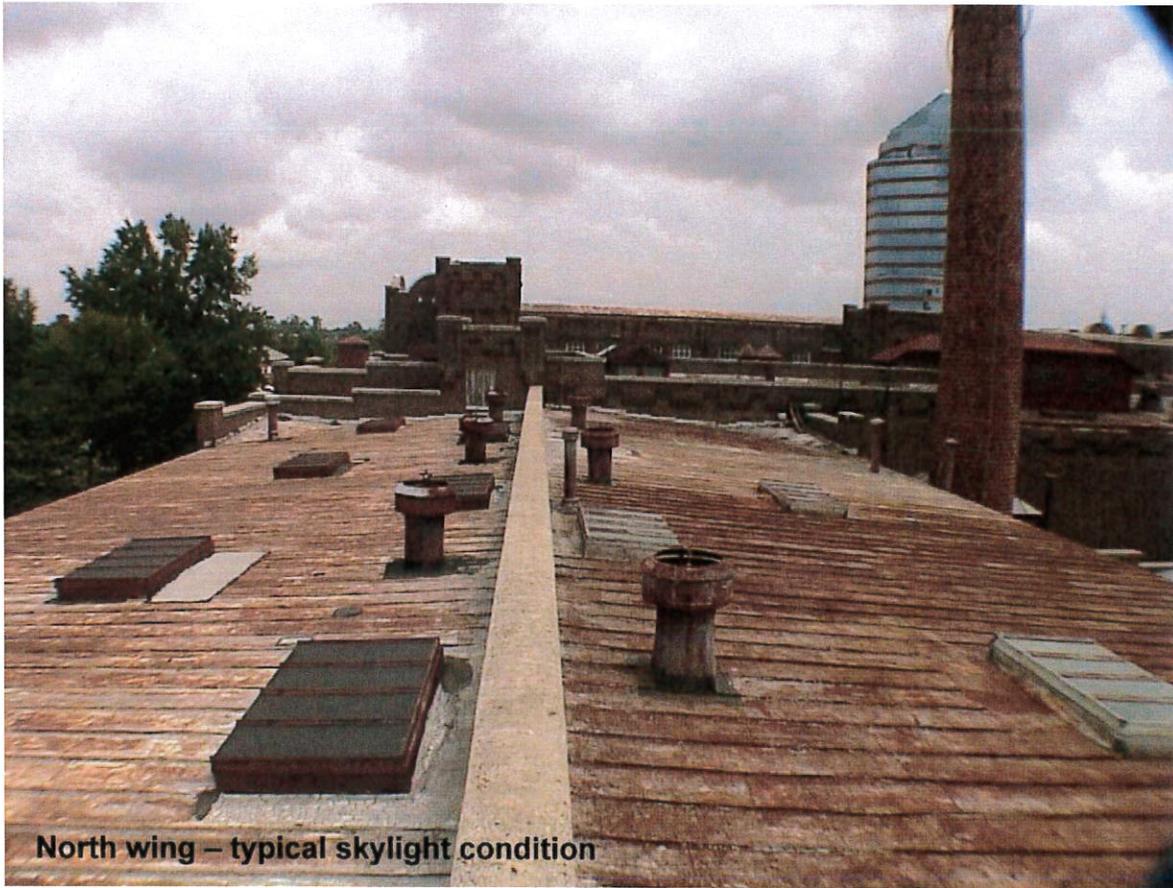
North elevation - gutters

060 Gutters2.JPG



North elevation - typical downspout condition

061 Downspout2.JPG



North wing – typical skylight condition

070 Skylight2.JPG

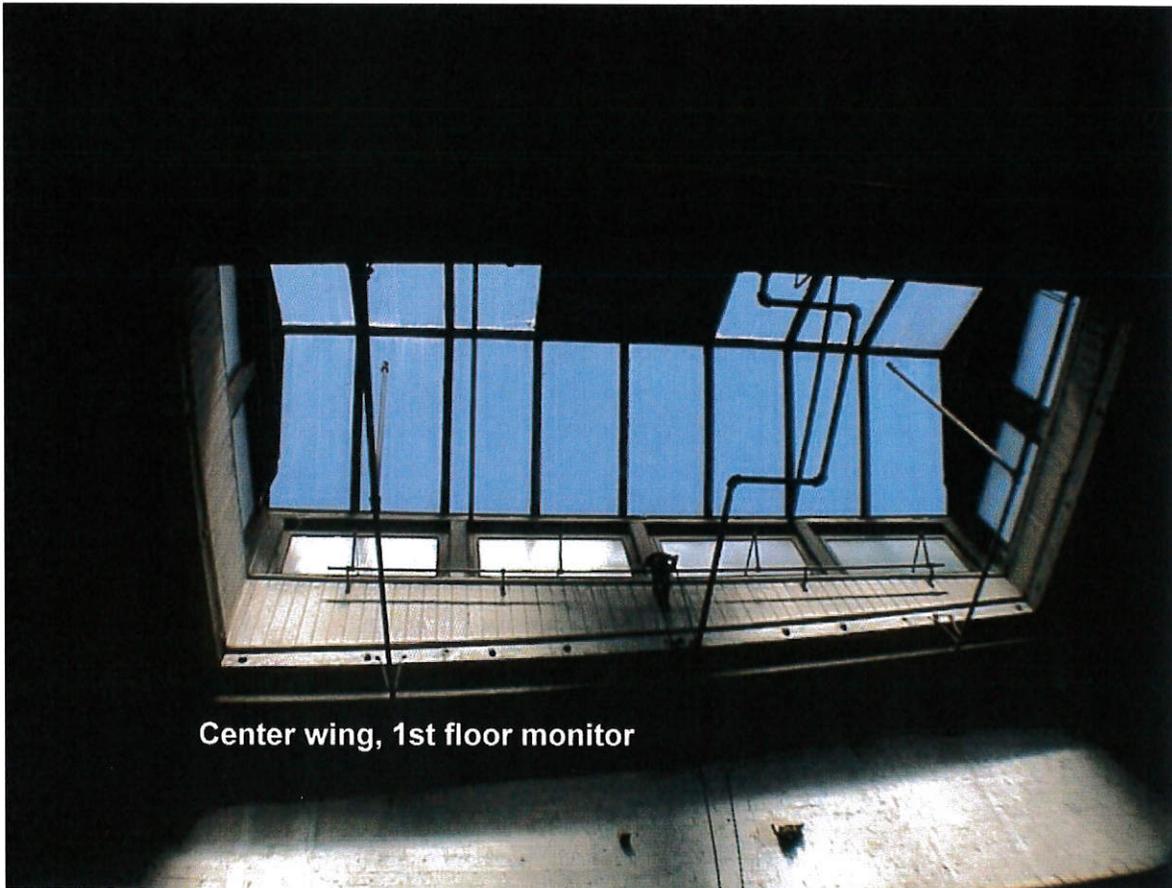


North Wing – typical skylight condition

071 skylight2.JPG



072 Monitor2.JPG



073 Monitor2.JPG



1st floor, view of existing north freight elevator

080 Elevator2.JPG



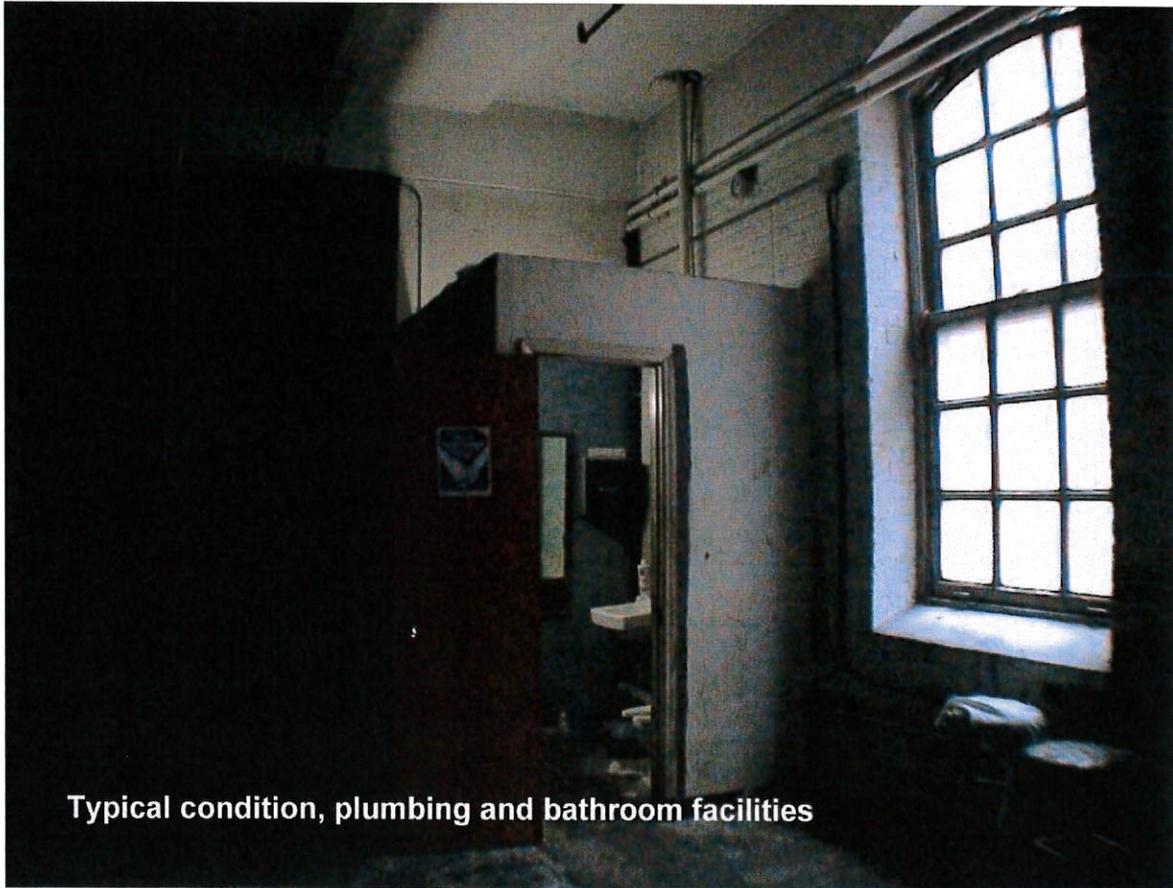
Interior view of South freight elevator chase

081 Elevator2.JPG



Typical bathroom condition

090 Plumbing2.JPG



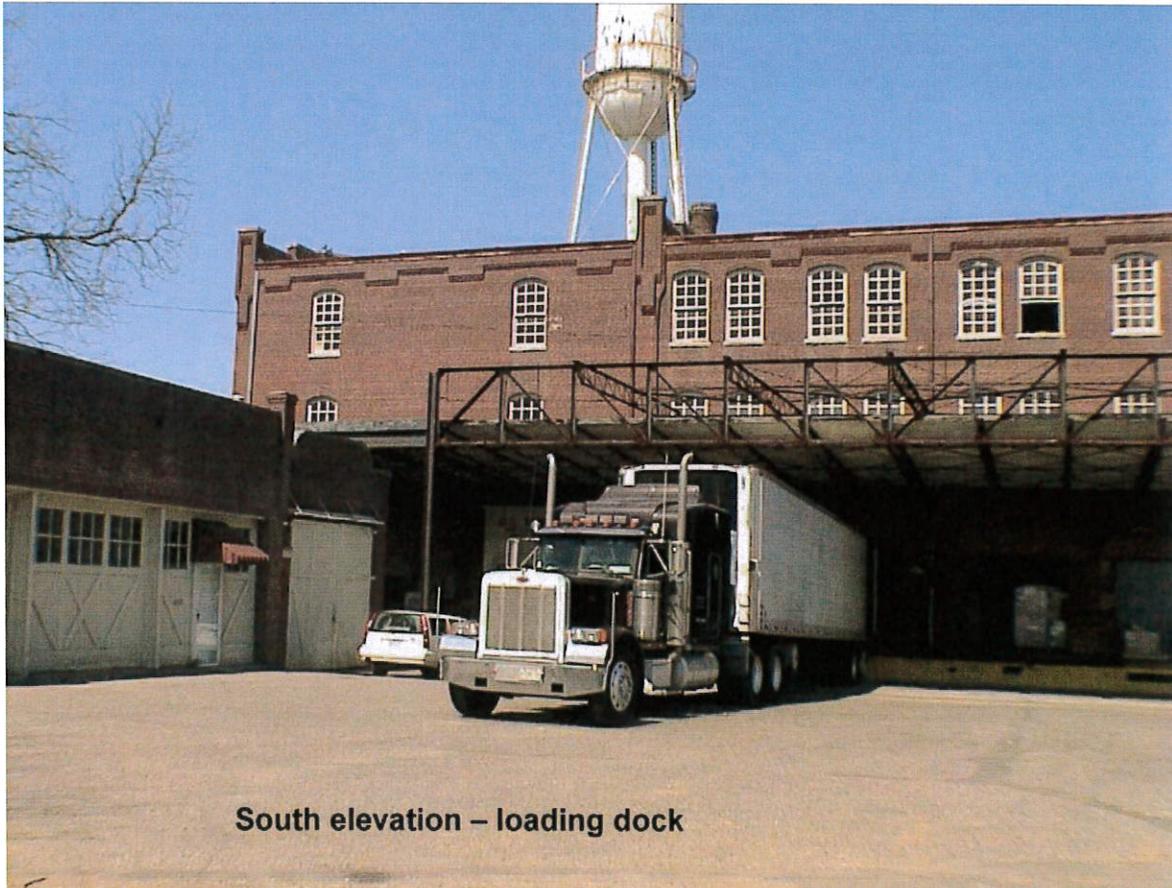
Typical condition, plumbing and bathroom facilities

091 Plumbing2.JPG



**West elevation –  
old mechanical pit**

HVAC2.JPG



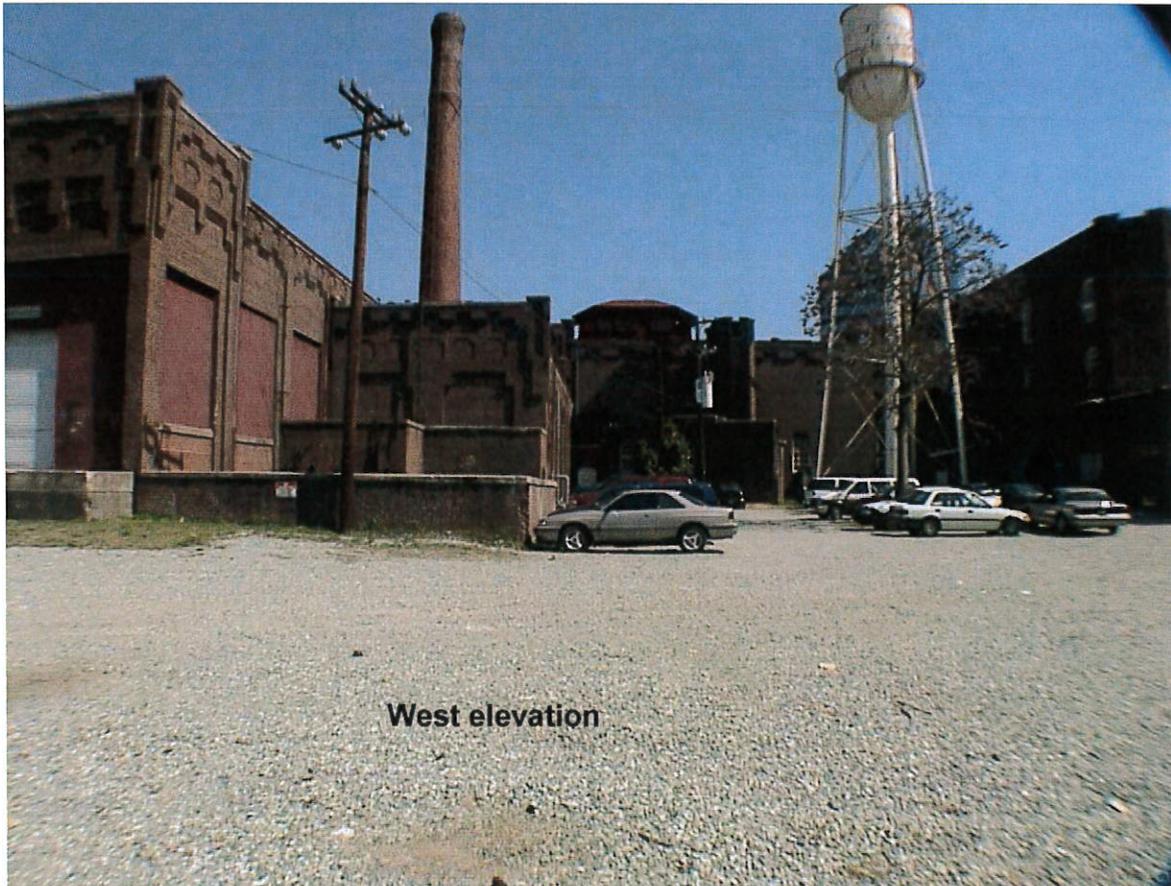
**South elevation – loading dock**

South dock2.JPG

Imperial Building, Durham NC

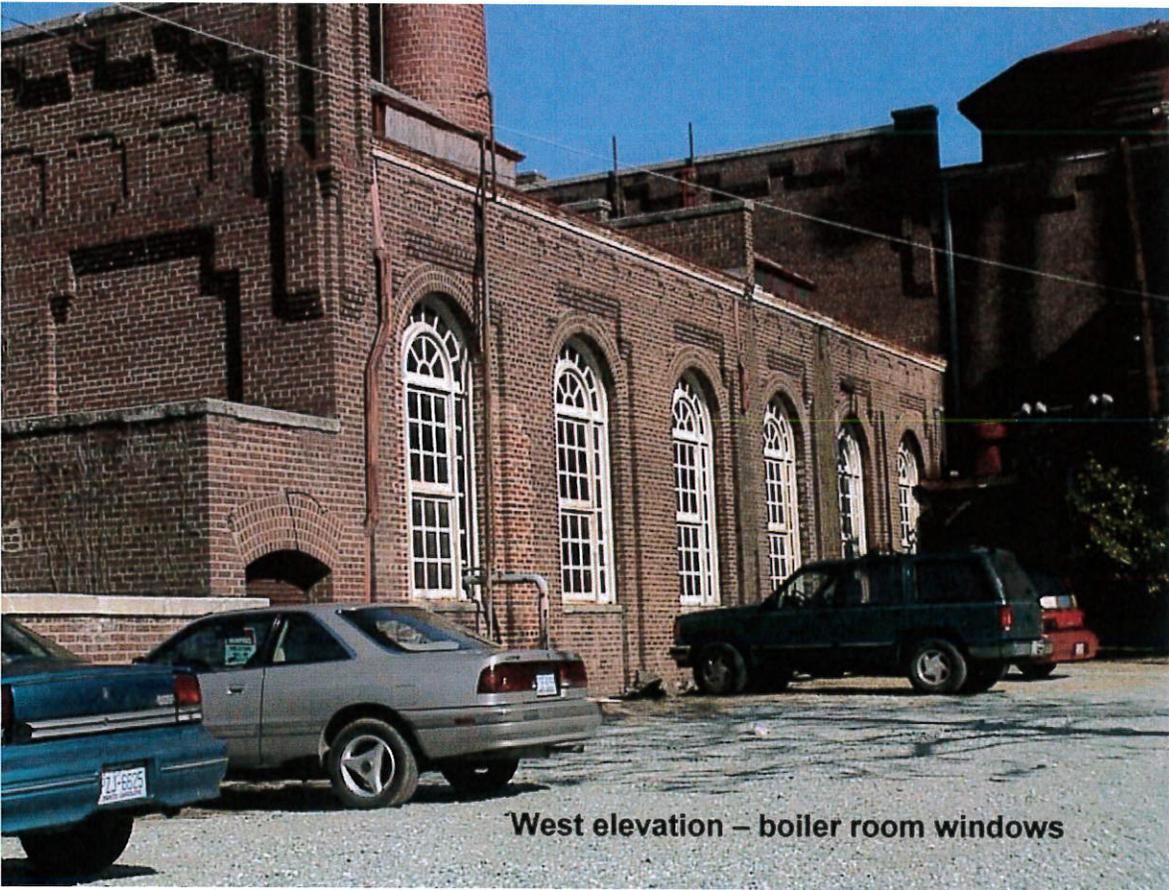


south full2.JPG



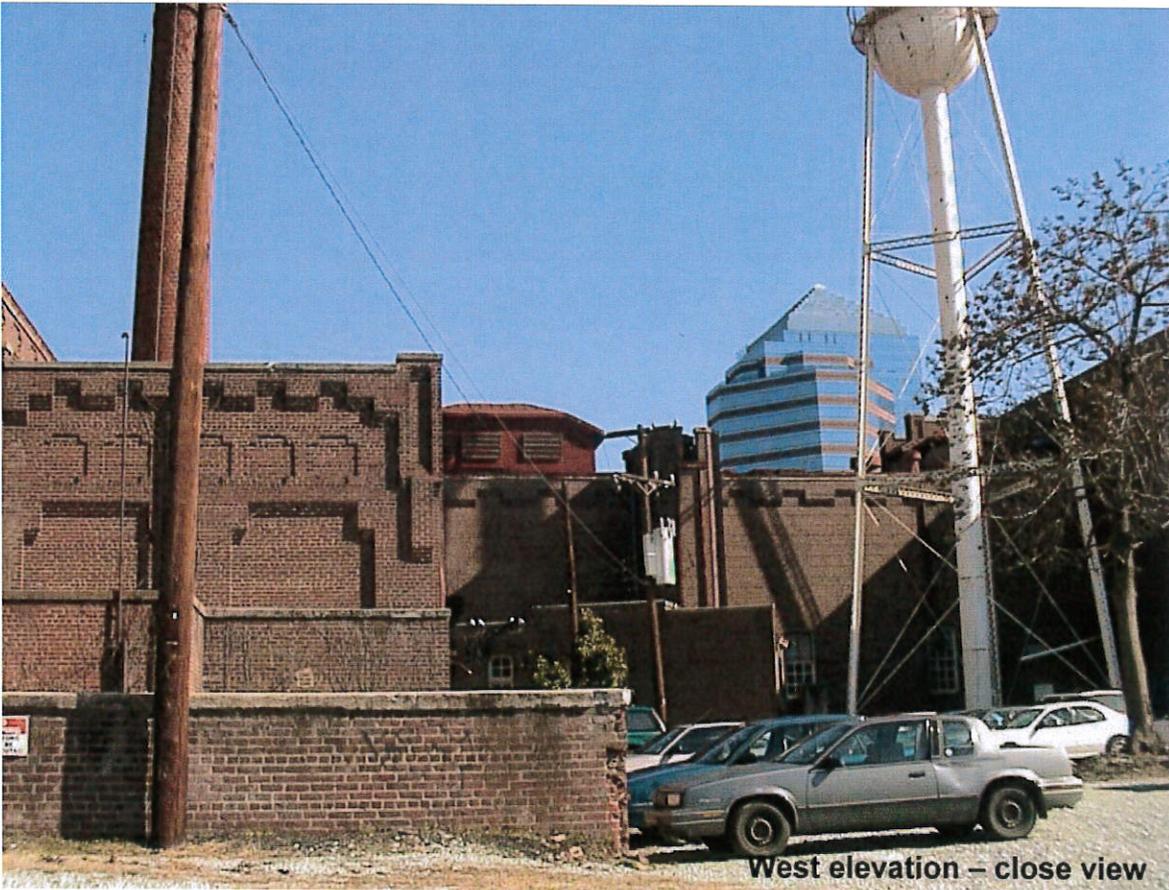
West 010-2.JPG

Imperial Building, Durham NC



West elevation – boiler room windows

west 011-2.JPG



West elevation – close view

west 012-2.JPG

# Current Photographs of Imperial Building



Imperial from above



Southeast corner – Morris Street

# Current Photographs of Imperial Building



Northeast corner Morris & Fernway



North along Fernway

# Current Photographs of Imperial Building



Northwest corner, Bull City Vet Hospital entrance



West Loading area

# Current Photographs of Imperial Building



West view of Imperial



Rear Courtyard entrance

# Current Photographs of Imperial Building

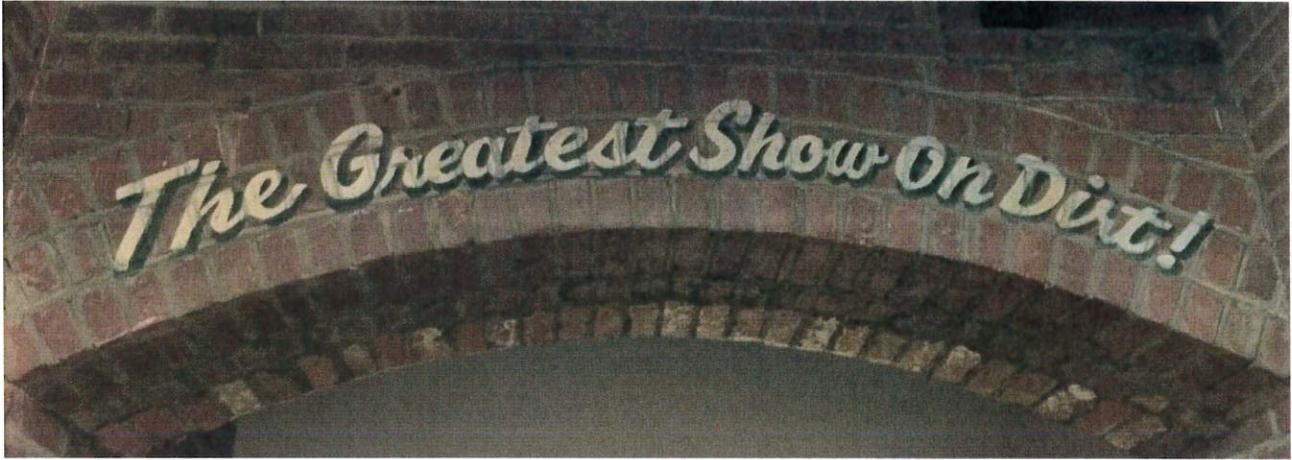


Southwest corner



South Loading area

## Current Photographs of Imperial Building



Interior, featured in the movie Bull Durham