

NORTH CAROLINA STATE HISTORIC PRESERVATION OFFICE
Office of Archives and History
Department of Natural and Cultural Resources

NATIONAL REGISTER OF HISTORIC PLACES

Sanford Tobacco Company Redrying Plant and Warehouse

Sanford, Lee County, LE0857, Listed 08/27/2019

Nomination by Heather M. Slane and Cheri Szczodronski, hmwPreservation

Photographs by Heather M. Slane, August 2017



Exterior facing southeast



1951 section, facing southeast

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of Property

Historic name: Sanford Tobacco Company Redrying Plant and Warehouse

Other names/site number: _____

Name of related multiple property listing:

N/A

(Enter "N/A" if property is not part of a multiple property listing)

2. Location

Street & number: 521 Wicker Street

City or town: Sanford State: North Carolina County: Lee

Not For Publication: N/A Vicinity: N/A

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this X nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property X meets does not meet the National Register Criteria.

I recommend that this property be considered significant at the following level(s) of significance:

 national statewide X local

Applicable National Register Criteria:

X A B C D

Signature of certifying official/Title:

Date

North Carolina Department of Natural and Cultural Resources

State or Federal agency/bureau or Tribal Government

In my opinion, the property meets does not meet the National Register criteria.

Signature of commenting official:

Date

Title :

State or Federal agency/bureau
or Tribal Government

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4. National Park Service Certification

I hereby certify that this property is:

- ☐ entered in the National Register
☐ determined eligible for the National Register
☐ determined not eligible for the National Register
☐ removed from the National Register
☐ other (explain:) _____

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

Private:

☒

Public – Local

☐

Public – State

☐

Public – Federal

☐

Category of Property

(Check only **one** box.)

Building(s)

☒

District

☐

Site

☐

Structure

☐

Object

☐

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7. Description

Architectural Classification

(Enter categories from instructions.)

OTHER: standard industrial

Materials: (enter categories from instructions.)

Principal exterior materials of the property:

WALLS - brick

ROOF – metal, rubber membrane

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The Sanford Tobacco Company Redrying Plant and Warehouse is the largest and most impressive warehouse remaining from Sanford's twentieth-century tobacco industry. It was constructed in three main phases and includes a one-story 1947 building on the east, a two-story 1951 addition to its west, and a 1961-1965 addition at the rear (south). All three sections of the brick warehouse and redrying facility feature load-bearing brick exteriors, metal-framed windows, and low-pitched gabled roofs behind brick parapets. The building was designed to facilitate the redrying process, with specialized steaming rooms for rehydrating tobacco prior to processing, large open spaces to hold chopping and redrying machinery, windows and skylights to aid in the manual stemming and grading process, and fire-resistant construction materials. Architectural detailing includes basketweave brick pilasters and stepped parapet rooflines on the façades of the 1947 and 1951 sections. The building is located on a three-and-a-half-acre portion of a larger six-acre parcel in an industrial part of Sanford just west of the downtown corridor. The remainder of the parcel includes two smaller buildings, northeast of the plant, facing Wicker

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Street, one highly altered and one not historically associated with the plant, as well as several modern storage buildings east of the plant and a wooded area southeast of the plant, all of which have been excluded from the boundary. A historically African American neighborhood extends south of the plant.

Narrative Description

Located at the southeast corner of Wicker and Pershing streets, the Sanford Tobacco Company Redrying Plant and Warehouse stands approximately one-quarter of a mile southwest of downtown Sanford and two blocks west of the intersection of Wicker and Horner, around which four other tobacco companies erected early-twentieth century buildings. The building faces Wicker Street, which extends at an angle southwest from downtown Sanford, though the building is described in Section 7 as though Wicker Street runs due east-west. Historically, the Sanford Tobacco Company Redrying Plant and Warehouse was surrounded by commercial and industrial buildings to the west, north, and east, including the Southern Poultry Exchange Warehouse and Bell Bakeries Inc. warehouse. While these buildings are no longer extant, the area remains industrial in use with warehouse and storage buildings interspersed with vacant lots and parking lots. African American residential development and the Lee County Training School (NR 2000) stand south and southeast of the building.

The Sanford Tobacco Company Redrying Plant and Warehouse was constructed in three major phases: an original L-shaped warehouse built in 1947 and incorporating an existing early-twentieth century tobacco warehouse (its exact construction date is unknown), a two-story 1951 addition to its west side, and a 1961-65 warehouse addition at the rear (south), facing Pershing Street. The north and west elevations of the building abut the property line though the National Register boundary has been extended to include a public sidewalk and road verge on the south side of Wicker Street and a narrow planting strip on the east side of Pershing Street. The south elevation of the 1961-1965 wing also extends to the property line, enclosed with a chain link fence, with residential development immediately to the south. Paved parking is located east of the building, within the L shape, and there is an overgrown access drive that extends along the rear of the 1947 and 1951 sections of the building with wooded land to its south screening it from the adjoining residential neighborhood.

The parcel also includes a two-story office building, facing Wicker Street and constructed between 1950 and 1955, that while associated with the Sanford Tobacco Company, has been significantly altered with replacement fixed windows, the installation of vinyl siding on the east elevation, and an altered interior floor plan. A front-gabled commercial building to the east of the office building, also facing Wicker Street, dates to at least 1950, but does not appear to have been associated with the Sanford Tobacco Company. There are several modern storage buildings east of the plant, constructed about 2000, and a wooded area southeast of the plant. All of these resources have been excluded from the National Register boundary.

Pre-1947 and 1947 Warehouse and Redrying Building

Located just east of the intersection of Wicker and Pershing streets, the 1947 one-story, brick warehouse incorporates an earlier brick warehouse on the site (its construction date is unknown)

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a portion of which remains visible at the southeast corner of the L-shaped building. The main portion of the building, fronting on Wicker Street, has a five-to-one common bond brick exterior and a low-pitched gabled roof with skylights throughout, though most have been covered on the exterior, and steep pitched roofs on its east and west sides, resulting in a mansard-like roof form following the metal truss system. The roof is covered with modern metal roofing and concealed behind a stepped brick parapet on the façade that is topped with metal coping. The façade is nine bays wide and divided into three sections separated by pilasters featuring decorative basketweave brick panels framed by projecting running bond brick and topped with molded concrete caps. The pilasters do not extend the full height of the façade, but rather stop at the top of the three sign panels, one centered in each of the three sections. The center sign panel has twelve courses of running-bond brick surrounded by a projecting header course and the words "Sanford Tobacco Co" remain visible. The two flanking sign panels have eight courses of running-bond brick surrounded by a projecting header course. A metal sign panel has been attached just below the center brick panel, though no longer retains visible wording.

The left (east) section of the façade has four replacement aluminum-framed, fixed one-light windows, each with an original brick surround and header-course brick sill. The center section has an inset entrance flanked by two replacement windows, each with a fixed aluminum-framed sash above an operable hopper window. The entrance, a replacement hollow-core metal door, is located in an inset wood-paneled entrance bay that is approximately three feet deep and is accessed by two concrete steps. It has a small address plate over the bay that reads "521." The right (west) section of the 1947 façade has a single fixed aluminum-framed window near its center and a later, overhead metal garage door on its west end, abutting the 1951 addition. The west elevation of the 1947 building abuts the 1951 brick addition, divided by the west (exterior) wall of the 1947 building that has been extended to form the east exterior wall of the second floor of the 1951 addition.

The east elevation of the 1947 building has three asymmetrically placed small windows at the north end, each a replacement, fixed one-light window with brick header-course sill. Wood furring strips between the north two windows likely held a sign, no longer extant. Five loading bays, filled with overhead metal garage doors, are located south of the windows on the east elevation, three of which are sheltered by shallow metal awnings. These loading bays allowed easy loading and unloading of tobacco hogsheads before and after processing. All of the garage bays have concrete thresholds and the wall beneath the garage bays is of concrete block construction, covered with a skim-coat of concrete, likely to preclude damage to the brick that could be caused by trucks backing up to the bays. Located just above the concrete-block portion of the wall, in line with the thresholds, are regularly spaced concrete squares where the floor joists are supported by the concrete wall.

A one-story wing, partially predating 1947, extends across the rear (south) elevation of the 1947 building and projects beyond the building on the east elevation, resulting in an L shape. The construction date of the wing is unknown, but it appears to have been modified to its current appearance in 1947. It has a running bond brick exterior, low-pitched side-gabled roof with modern metal roofing, and metal coping and gutters at the roofline. The north elevation, facing

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Wicker Street, is four bays wide with three irregularly spaced, overhead metal garage doors on the left, facing the parking/loading area on the east side of the main building, and a single entrance on the west end of the elevation, adjacent to the main building. The garage bays have metal lifts on concrete thresholds and are sheltered by flat metal awnings supported by metal cables. The entrance, a wood door with small square light is accessed by a concrete stoop with concrete steps and is sheltered by a metal shed roof on a single metal post.

Variations in the brickwork on the east elevation provide evidence of the footprint of the earlier brick warehouse. The north end of the elevation matches the north elevation of the wing with running-bond brick. It is three bays wide with an overhead metal door centered in the section, accessed by a concrete ramp, and flanked by metal-framed windows with concrete sills, though the left window has been boarded. The center section of the elevation is a slightly darker brick, laid in a five-to-one common bond, and is likely the exterior wall of the earlier warehouse. There is a single metal-framed window centered on this section.

The south end of the east elevation projects slightly and is two stories in height with a gabled roofline. It has a one-to-five common bond brick exterior, though the bond pattern does not align with adjacent portion of the building to the north, and the upper one-fourth of the wall is covered with vertical metal sheathing. A sliding door on the east elevation has been removed and the opening infilled with plywood and a modern hollow-core metal doors. To the left of the door is a boarded window opening. This two-story section features paired metal doors on its south elevation, sheltered by a metal awning, and an opening in the top portion of the south elevation, likely a vent for this part of the building. The north and west elevations of the two-story section are covered with vertical 5V metal sheathing.

The south elevation of the building is not accessible from the exterior, but appears to have been constructed with a five-to-one common bond exterior, portions of which may have been the exterior wall of the earlier warehouse. A six-light, metal-framed window with operable two-light sash remains visible on the interior of the south elevation, but has been boarded on the exterior. A loading bay just west of the window has been partially infilled with concrete block on the interior and has been boarded above. A second window opening, east of the first, is fully boarded on the interior. A small louvered vent is located on the rear elevation, centered within the easternmost of the two brick rehydrating rooms.

A frame, gabled "pop-up" near the southeast corner of the building is flush with the south elevation. It has an asymmetrical form, vertical metal sheathing, and a metal roof. Both the pop-up and the two-story section at the southeast corner of the building were likely constructed in 1947 or the early 1950s to allow for the servicing and venting of the redrying machines within this part of the building.

1951 Addition

A two-story, front-gabled brick addition to the west, at the intersection of Wicker and Pershing streets, is similar in detail to the 1947 building with a six-to-one common bond façade divided into three sections separated by brick pilasters with basketweave brick framed by projecting

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running bond brick and capped with cast concrete. The façade has a stepped parapet with terra cotta coping concealing the shallow gabled roof, which has skylights throughout and vents along the ridgeline. The five bay façade features four windows each on the first and second floors all with concrete sills. First floor windows are fifteen-light metal-framed windows with six-light operable awning sash in their center, though all have been boarded on the exterior. Second-floor windows are metal-framed twelve-light window with operable six-light awning sash in their center. On the east end of the façade, abutting the 1947 building is a single entrance, a hollow-core metal door with a small metal vent above it.

The west elevation of the building extends approximately 300' along Pershing Street and connects to a 1961-1965 warehouse addition. It is thirty bays wide with concrete block foundation, covered with a concrete skimcoat at the lowest portion of the wall, that steps up to follow the rising ground level. The building has a six-to-one common bond brick exterior above the foundation. First-floor windows include eight twelve-light windows on the north end and twenty-two nine-light windows on the south end, smaller in size to the slope of the ground upward along Pershing Street. Several windows at the first floor level have been altered with the installation of vents and other mechanical equipment and all of the first-floor windows have been boarded, though remain visible on the interior. Original metal-framed twelve-light windows remain on the second floor, all with operable six-light center sash and concrete sills. Several of the second-floor windows have been covered with plexi-glass on the exterior. The south elevation is inaccessible and partially obscured by the 1961-65 addition. It has a tall brick parapet with metal coping that serves as a brick firewall between the 1951 and 1961-65 wings. The first-floor level of the east elevation is obscured by the 1947 building, but the elevation retains second-floor level windows matching those on the west elevation.

1961-1965 Addition

Constructed between 1961 and 1965, the addition at the south end of the plant is roughly square, and abuts the 1951 building via a wedge-shaped hyphen, constructed concurrently, that follows the angle of Pershing Street, though there is no longer an interior connection between the buildings. The floor and roof are slightly higher than those of the 1951 addition, owing to the slope of the site, which rises to the south. The addition is constructed with load-bearing running-bond brick on the west elevation, along Pershing Street. The north, south, and east elevations feature load-bearing brick knee walls with wood-framed walls above covered with vertical metal sheathing. It has a low-sloped gabled roof with metal gutters and downspouts on the east and west elevations. Original skylights throughout were covered between 1999 and 2006 when a new membrane roof was installed, but the original skylight framing remains on the interior.

The west elevation of the wing and hyphen are eleven bays wide with the north three bays, forming the hyphen, angled slightly to align with the 1951 addition and to follow the curve of Pershing Street. These three bays feature two hollow-core metal doors at the ground level and a single upper-level window. The window has been boarded on the exterior, but retains a twelve-light metal window with operable six-light sash and concrete sill. The south eight bays of the west elevation align with the main square form of the addition. The northernmost bay has been reconstructed with a darker brick than the rest of this addition and has a single fixed one-light

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window and an attached metal beam approximately twenty-four inches off of the ground, below which the original brick veneer remains. To its south is a wide overhead metal garage door that leads to an interior, street-level loading bay. A second, narrower overhead garage door is located farther south and above grade, aligning with the interior floor level of the building. It is accessed by a ramped concrete drive. There is a single window between the two overhead doors and four additional windows on the south end of the west elevation. All have been boarded on the exterior, but retain twelve-light metal-frame windows with operable six-light sashes and concrete sills.

The south elevation stands on the property line and is largely obscured by foliage and inaccessible. However, vertical corrugated metal sheathing on this elevation is visible through the trees. The east and north elevations and the east elevation of the hyphen are also inaccessible, though somewhat visible from the southeast corner of the 1947 building. These elevations feature vertical metal sheathing, gutters and downspouts on the east elevation of the main part of the addition and a flat roofed metal canopy on its north elevation, adjacent to the 1951 building and presumably sheltering an entrance.

Interior

The interiors of the 1947 and 1951 sections of the building have poured concrete floors and exposed brick and concrete block walls. The 1947 building has exposed metal trusses running east-west parallel to Wicker Street, with the exception of the southeast corner where it incorporated an earlier warehouse with wood beams and trusses. Skylights were historically located throughout the 1947 building, with the exception of the southeast corner, and many remain, though some have been removed and the remainder have been boarded. The 1951 building is supported by steel posts and I-beams at both levels and has skylights throughout the building. The west wall of the 1947 building, abutting the 1951 addition is brick, reinforced with concrete block, and the two sections of the building are open to one another via three wide “garage” bays and the rear (south) one-third of the buildings are completely open to one another. The large open spaces in both parts of the building accommodated the large machinery used to chop, dry, and stem the tobacco leaf.

Along the north elevation of the 1947 building are several small, frame rooms including four office/storage spaces, constructed in 1947 from material brought from the Sanford Tobacco Company’s earlier warehouse on Steele Street.¹ The office and storage rooms have with plywood-covered and wood-sheathed walls, tile floors, hollow-core wood doors, and dropped ceilings supported by wood columns. The two offices east of the main entrance have storage above that is accessed by a wood stair. Men’s and women’s bathrooms at the northeast corner of the building have six-panel doors, plywood paneled walls, tile floors, dropped acoustic-tile ceilings, and wood partitions. Two small closets located on the east elevation, between overhead garage doors, have horizontal wood sheathing and house the sprinkler equipment for the building.

¹ Personal interview with Robert Frank Joyce, IV, (former employee and grandson of Robert Frank Joyce, Jr.), by Cheri LaFlamme Szcodronski, April 2, 2019, via telephone (hereafter referred to as Interview with Robert Joyce, April 2, 2019).

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A frame wall covered with plywood separates the rear one-third of the 1947 wing and aligns with the north elevation of the “L.” This rear portion of the building has a combination of metal and modified wood columns and roof trusses. Wood columns and trusses in the southeast corner of the building remain from the earlier warehouse that stood on the site and was enveloped within the 1947 construction. Columns in what would have been the northwest portion of that earlier warehouse were cut and I-beams on metal columns, matching those of the 1947 construction, installed to support the truncated spans, the variations in construction signaling the intersection of the two building periods.² Two rehydrating rooms on the south elevation feature full-height brick walls, concrete floors, electric lights, sprinklers, and ramped entrances with sliding metal doors. According to Robert Joyce, a former employee and son of the owner, tobacco was rolled into these rooms, which were then filled with steam to rehydrate the leaf prior to redrying.³ At the southeast corner of the building, frame walls with plywood sheathing align with the second row of wood columns, dividing the east end of the space into offices and storage, likely constructed after the 1951 portion of the building was complete. The two-story portion at the far southeast corner has a dropped acoustic-tile ceiling, though the other frame “pop-up” remains open and visible from the main warehouse floor.

The 1951 wing is two stories with a small, frame-enclosed stair at its northeast corner. Windows (though boarded on the exterior) remain visible on the north and west elevations. Window openings on the south elevation were infilled when the 1961-65 wing was constructed. A wide opening between the 1951 and 1961-1965 sections, used to move tobacco back and forth, remained until after the redrying facility closed, after which it was bricked in. The two sections of building no longer have an interior connection. A small brick enclosure centered near the rear of the building, likely held a freight elevator. It has a conveyor belt to its east, used to move things to the second floor. The rear one-third of this section is fully open to the rear of the 1947 section of the building. The roof is failing on the 1951 wing of the building, making the stairs and second floor unsafe and not accessible. However, the second-floor features wood floors, exposed brick walls, and steel I-beams supported by metal columns like the first floor. The second-floor originally held long conveyor belts over which the redried tobacco moved for hand stemming.⁴ Skylights at the second floor and large windows at both levels provided light for grading, hand stemming, and packing tobacco after processing.

The interior of the 1961-65 addition features a single, expansive warehouse space that provided convenient storage for unprocessed hogsheads, as well as processed tobacco waiting for shipment to cigarette and cigar factories. It has poured concrete floors, exposed brick and metal walls, and the ceiling has exposed metal trusses extending east-west that are supported by metal

² There are no Sanborn maps available for this part of Sanford and aerial photos date from 1938 and 1950, so the exact footprints and construction dates of this rear part of the building are unclear.

³ Personal Interview with Robert Frank Joyce, IV (former employee and grandson of Robert Frank Joyce, Jr.), by Cheri LaFlamme Szcodronski and Heather Slane, December 7, 2017, Sanford, North Carolina (hereafter referred to as Interview with Robert Joyce, December 7, 2017).

⁴ Interview with Robert Joyce, April 2, 2019.

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posts. Original skylight framing remains and fiberglass insulation is located between the roof rafters, which run perpendicular to the trusses. An original sprinkler system, later fluorescent lighting, and several heaters are all suspended from the roof framing. The west wall, extending along Pershing Street, is exposed brick on the interior, punctuated by twelve-light metal-framed windows. The north, south, and east walls have brick knee walls with exposed wood framing and metal sheathing above.

Wood-frame partitions with plywood sheathing define a small office space in the northwest corner of the addition. To its south, aligning with a large overhead door on the west elevation is a concrete loading area, extending about one-third of the width of the building, allowing for trucks to pull directly into the building to be loaded or unloaded. The floor level is several feet lower than that of the rest of the warehouse, aligning with the exterior street level and the recessed floor area has brick walls and metal railings on the north and south sides, but is open on the east side to allow for the loading process.

Integrity Statement

Sanford Tobacco Company Redrying Plant and Warehouse retains integrity of location, setting, design, materials, workmanship, feeling, and association. The building stands on its original tract of land and retains its industrial setting with commercial and industrial buildings interspersed with vacant lots and parking lots to the west, north, and east and African American residential development to the south and southeast.

The three sections of the Sanford Tobacco Company Redrying Plant and Warehouse retain original brick walls and metal-framed windows on the exterior as well as an open floor plan with concrete floors, brick and concrete walls, and exposed wood and metal trusses and skylight framing on the interior. With the exception of several later frame partition walls at the north and southeast ends of the 1947 building, the redrying plant and warehouse has experienced few material alterations since its initial construction and no substantial design or material alterations. All together the building retains sufficient integrity of design, materials, and workmanship to convey the property's historic feeling and association.

Archaeological Potential

The manufacturing facility is closely related to the surrounding environment. Archaeological deposits such as trash middens, the remains of recreational facilities, infrastructure such as water pipes and reservoirs, and structural foundations which may be present, can provide information valuable to the understanding and interpretation of the property. Information concerning worker health, nutrition, and quality of life, environmental transformations during industrial development, and the effects of technological change on work culture and daily life, as well as details of construction processes and the operation of the manufacturing facility can be obtained from the archaeological record. Therefore, archaeological remains may well be an important component of the significance of the property. At this time no investigation has been done to discover these remains, but it is likely that they exist, and this should be considered in any development of the property.

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☒ A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B. Property is associated with the lives of persons significant in our past.
- ☐ C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

- ☐ A. Owned by a religious institution or used for religious purposes
- ☐ B. Removed from its original location
- ☐ C. A birthplace or grave
- ☐ D. A cemetery
- ☐ E. A reconstructed building, object, or structure
- ☐ F. A commemorative property
- ☐ G. Less than 50 years old or achieving significance within the past 50 years

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Areas of Significance

(Enter categories from instructions.)

INDUSTRY

Period of Significance

1947-1975

Significant Dates

1947

1951

1961-65

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

N/A

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Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Sanford Tobacco Company Redrying Plant and Warehouse is locally significant under Criterion A for Industry for its significance to the Sanford tobacco market and the broader tobacco industry in Lee County. Tobacco overtook cotton as the primary cash crop in Lee County in the early twentieth century, and as a result, Sanford developed a strong tobacco market serving Lee County, and the surrounding counties, including Moore, Chatham, Harnett, and Hoke. Although the Sanford market moved less tobacco than its larger counterparts, the opening of the Sanford Tobacco Company's redrying plant in 1947, the first redrying plant in Sanford, put the Sanford tobacco market on par with important regional tobacco markets such as Durham and Winston-Salem in North Carolina and Danville in Virginia. Since barn curing is an incomplete drying process, redrying is an important step that prevents crop losses due to mold growth during storage. Therefore, the ability to stem, process, and redry locally-grown tobacco quickly in Sanford, as opposed to shipping to larger markets elsewhere and risking loss due to mold, was essential to the growth of the Sanford market and its ability to compete with larger markets throughout the region. Almost all locally grown tobacco was sold in Sanford auction houses and then processed at Sanford Tobacco Company, before being shipped to production sites outside of the county. For most of its history, with the exception of a three-year period from 1959 to 1962, Sanford Tobacco Company Redrying Plant and Warehouse was the only redrying plant serving the Sanford tobacco market.

The period of significance extends from 1947, the construction of the earliest part of the facility and the year the redrying plant began operations, to 1975 when the Sanford Tobacco Company Redrying Plant and Warehouse closed permanently.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

Historic Context

The city of Sanford is located in central Lee County, the geographic center of North Carolina, on the fall line between the Piedmont and Coastal Plain regions. Incorporated in 1874, Sanford serves as the county seat with the accompanying governmental functions.⁵ Industry came to the county with the railroad in the mid-nineteenth century and included brownstone quarries, iron works, coal mining, naval stores, and lumbering. Lee County also benefited from the Sanford

⁵ J. Daniel Pezzoni, "Historic and Architectural Resources of Lee County, North Carolina, c.1800-1942," National Register of Historic Places Multiple Property Documentation Form, 1993, North Carolina State Historic Preservation Office, Raleigh, North Carolina, 2-3 (hereafter referred to as Pezzoni, MPDF); Lee County Government, "Establishment of Lee County," *Lee County History*, www.leecountync.gov/LeeCountyHistory/EstablishmentofLeeCounty (accessed February 2018).

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Buggy Company, which formed in 1907 and drew skilled machinists from the region until it closed in the 1940s. However, it is a primarily agricultural county dominated by large-scale cotton farming from the 1860s into the early twentieth century, fruits, including strawberries and peaches, from the 1880s into the 1920s, and pecans, tobacco, and dairy products in the early to mid-twentieth century.⁶

Since it was centrally located, the county seat, and the largest city in the vicinity of most Lee County farms, Sanford became a significant trading center. As a result, the population grew quickly, especially in the early and mid-twentieth centuries, increasing from just over 200 at its incorporation in 1874 to over 10,000 in 1950 and over 14,500 in 1965. Farmers from Lee, Moore, Chatham, Harnett, and Hoke counties brought their products to Sanford's markets to sell, after which they purchased what they needed for their homes and farms from local merchants. Industry in the city also grew quickly in the mid-twentieth century, with forty plants employing 3,000 people in 1950, increasing to more than fifty plants employing 6,000 people by 1965. Industry in Sanford included tobacco curing and redrying, lumbering, brick and pottery production, textiles, flour and cornmeal milling, animal feed production, sheet metal products, and more.⁷

In the 1920s, dropping cotton prices and the arrival of the boll weevil insect took a heavy toll on cotton farming. As a result, tobacco overtook cotton as Lee County's primary cash crop. Although tobacco was essentially absent from the county's landscape prior to 1915, the acreage devoted to the crop grew from only twenty-five acres in 1909 to 3,154 acres by 1929. Farmers found the sandy soils in southern Lee County easy to plow, suitable for tobacco cultivation, and easy to obtain as the logging industry continued to clear more and more acreage. Further, some new residents to Lee County had been farming tobacco in the northern counties of the North Carolina Piedmont but relocated to avoid the impact of the Granville wilt, a pervasive tobacco plant disease.⁸

With the increasing acreage dedicated to tobacco cultivation in Lee County, Sanford developed a thriving tobacco market. The first warehouse was funded by the citizens of Sanford and known as Planters Warehouse. It opened in 1912 and sold more than 500,000 pounds of tobacco its first season, which was considered by the local newspaper to be "a strong start for the new enterprise." In 1922, the community again funded a new warehouse, known as the Farmers Warehouse, which burned to the ground in 1925 and was immediately rebuilt. Soon after, L.P. Wilkins built the 3-W Warehouse, which also burned to the ground in 1933 and was immediately rebuilt, this time with brick. The Big Sanford Warehouse was constructed in 1934 and funded by

⁶ Pezzoni, MPDF, 6, 14-16, 23-26, 33-34.

⁷ "Sanford (Lee County, N.C.) City Directory," (Richmond, VA: Hill Directory Co., Inc., Publishers, 1950), VII-XV, www.digitalnc.org (accessed February 2018) (hereafter referred to as City Directory, Digital NC, [date]); "Sanford (Lee County, N.C.) City Directory," (Richmond, VA: Hill Directory Co., Inc., Publishers, 1966), VII-XVI, Local History Room, Lee County Library, Sanford, North Carolina (hereafter referred to as City Directory, Lee County Library, [date]); "Tobacco Market Has Been Steadily Growing Since it was First Started in 1912," *Sanford Herald*, March 1936, Vertical File, Local Business, Tobacco Warehouses, Local History Room, Lee County Library, Sanford, North Carolina.

⁸ Pezzoni, MPDF, 33-34.

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a citizen's stock company. In 1935, the four warehouses collectively sold over six million pounds of tobacco.⁹ According to Sanborn maps, these early warehouses were all located near the intersection of Endor Street (now Horner Boulevard) and Wicker Street, although none remain extant today.¹⁰ In these early years of Sanford's tobacco market, local tobacco was sold and stored in these facilities, then shipped to Durham or Winston-Salem for processing, redrying, and use in cigarettes and other tobacco products.¹¹

Although little is known about the earliest years of the Sanford Tobacco Company, it is known that the company formed by the 1920s and was a subsidiary of Austin Tobacco Company based in Greenville, Tennessee.¹² During the 1930s and 1940s, Sanford Tobacco Company operated at least one warehouse in Sanford, which remains extant at 300 North Steele Street. It was built around 1919 and first used as a grocery warehouse, and by 1938 had been acquired by Sanford Tobacco Company for a packing house. Tobacco purchased at the auction houses in town was brought to the Steele Street warehouse to be packed into hogsheads. The building was constructed immediately adjacent to a railroad spur that had been built to carry brownstone from the quarry near the present-day courthouse, so the hogsheads were loaded onto the railroad and shipped to processing plants and factories in Durham and Winston-Salem.¹³

By the 1940s, the Sanford community was "look[ing] forward to the day when there can be another large warehouse in the marketing district and a redrying plant where the tobacco can be reconditioned before being sent to company warehouses."¹⁴ Since tobacco is a perishable crop susceptible to mold, and barn curing on the farm was an incomplete drying process, tobacco leaves had to be redried and stored quickly after curing. It was too expensive for farmers to redry their own tobacco, so they took their crop to auction houses immediately after curing. Markets with redrying facilities were preferred by buyers, who could quickly process their newly purchased tobacco for storage, preventing losses caused by incomplete drying in the farmers' curing barns. Redrying machines were developed and improved from the 1880s through the 1930s, solving initial problems with the leaf being burned by the machinery. They became

⁹ "Tobacco Market," *Sanford Herald*, March 1936.

¹⁰ Sanborn Fire Insurance Company, "Sanford, Lee County, North Carolina," 1915, 1925, 1930, 1938, www.nclive.org (accessed April 2019); Lee County GIS Strategic Services, "Interactive Mapping," <https://lee2.connectgis.com/Map.aspx> (accessed April 2019). Note: According to aerial photos, the Farmers Warehouse was demolished by 1955, Big Sanford Warehouse by 1966, and 3-W Warehouse by 1972. (Lee County GIS Strategic Services, "Interactive Mapping," <https://lee2.connectgis.com/Map.aspx> (accessed April 2019).)

¹¹ Personal interview with Robert Frank Joyce, IV, (former employee and grandson of Robert Frank Joyce, Jr.), by Cheri LaFlamme Szcodronski, April 2, 2019, via telephone (hereafter referred to as Interview with Robert Joyce, April 2, 2019).

¹² "New North Carolina Tobacco Warehouses," *Tobacco: An Illustrated Weekly Journal for the Wholesale & Retail Dealers in Cigars, Manufactured Tobacco, and Smokers Articles*, Volume LXIX, No. 12, January 22, 1920, 8; Personal Interview with Robert Frank Joyce, IV (former employee and grandson of Robert Frank Joyce, Jr.), by Cheri LaFlamme Szcodronski and Heather Slane, December 7, 2017, Sanford, North Carolina (hereafter referred to as Interview with Robert Joyce, December 7, 2017). Note: Sanford Tobacco Company records have been absorbed into multiple larger parent companies since the 1920s and could not be located.

¹³ Interview with Robert Joyce, April 2, 2019; Sanborn Fire Insurance Company, "Sanford, Lee County, North Carolina," 1925, 1930, 1938, www.nclive.org (accessed April 2019).

¹⁴ "Tobacco Market," *Sanford Herald*, March 1936.

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standard equipment for manufacturers dealing tobacco in market towns with reliable transportation, including important markets like Durham, Winston-Salem, Oxford, Wilson, and Kinston in North Carolina, and Danville in Virginia. These machines were essential to tobacco manufacturing, as they were able to process as much as 150,000 pounds of tobacco per day.¹⁵ With no local redrying facility available, this delay between barn curing, sale, and processing left the tobacco sold in Sanford's market susceptible to mold and increased tobacco companies' risk of product losses.¹⁶

By the 1940s, Sanford was the optimal location for a redrying plant. The city had a thriving tobacco market, connections to highway and railroad transportation, and an abundance of skilled machinist labor available following the closing of the buggy company. The Austin Tobacco Company met this need by expanding their Sanford operations with the addition of a redrying plant.¹⁷ The company purchased an existing warehouse at 521 Wicker Street, previously owned by the Sanford Warehouse Corporation, at auction in July 1947.¹⁸ The new redrying plant and warehouse was completed later that year and incorporated the existing early-twentieth-century warehouse into a much larger building that housed the redrying equipment.¹⁹ Equipment and employees were transferred from the Steele Street warehouse to the new Wicker Street facility, and when the tobacco market opened that September, the redrying plant was operating. It was accompanied by the Hancock Prize House, as well as the Farmers, Big Sanford (renamed Hobgood), Guthrie (renamed Wilkins), and two 3-W warehouses, all located in relative proximity to one another near the intersection of Wicker Street and Endor Street (now Horner Boulevard), just two blocks east of the Sanford Tobacco Company Redrying Plant and Warehouse.²⁰

The company approached Robert Frank Joyce, Jr., to serve as the first head of the new facility.²¹ Joyce was born in Rockingham County, but relocated to Lee County after serving in the Air Force in World War I. He initially took a job with Durham's Liggett-Myers Tobacco Company as a sales representative for their Sanford warehouse, but in 1947 he accepted Sanford Tobacco Company's offer to oversee the new redrying plant. Joyce's relationships in Liggett-Myers

¹⁵ Nannie May Tilley, *The Bright-Tobacco Industry, 1860-1929* (Chapel Hill, NC: The University of North Carolina Press, 1948), 309-317; Anthony J. Badger, "Early Efforts to Control the Market – and Why They Failed," *The Tobacco Industry in Transition*, ed. William R. Finger (Lexington, MA: Lexington Books, 1981), 5.

¹⁶ Interview with Robert Joyce, April 2, 2019.

¹⁷ "Five Selling Floors Here; Prize House," *The Sanford Herald*, Farm Edition, September 11, 1947, Microfilm, Local History Room, Lee County Library, Sanford, North Carolina; Interview with Robert Joyce, April 2, 2019.

¹⁸ "Sanford Warehouse Corporation by T.J. McPherson, Commissioner, to Sanford Tobacco Company," Deed Book 43, Page 628, July 28, 1947, Lee County Register of Deeds, Sanford, North Carolina. Note: This warehouse was also known as the Hobgood Warehouse and may have been one of the early citizen-funded warehouses built in Sanford.

¹⁹ City Directory, Digital NC, 1950, 1954; "Five Selling Floors on Local Leaf Mart," *The Sanford Herald*, Vol. 27, No. 72, September 8, 1947, Microfilm, Local History Room, Lee County Library, Sanford, North Carolina.

²⁰ "Five Selling Floors on Local Leaf Mart," *The Sanford Herald*; Interview with Robert Joyce, December 7, 2017; Interview with Robert Joyce, April 2, 2019.

²¹ Interview with Robert Joyce, December 7, 2017; "Five Selling Floors on Local Leaf Mart," *The Sanford Herald*.

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proved important to Sanford Tobacco Company's success, as Liggett-Myers held large contracts for warehouse storage space and redrying operations with Sanford Tobacco Company. Joyce initially served as the company's Vice-President under the leadership of the Austin Tobacco Company's Tom Austin, and by 1952, Joyce had been promoted to President, which he held until his unexpected death in 1958.²² Following Robert Joyce's death, his brother, William Joyce, took over management of the Sanford Tobacco Company. He had been involved in the company since at least 1952, serving first as the Secretary-Treasurer.²³

Lee County is located on the westernmost edge of the bright leaf tobacco growing region, and near the easternmost edge of the burley tobacco growing region of North Carolina. As a result, both burley and bright leaf tobacco varieties were processed at the Sanford Tobacco Company redrying plant, and the leaf came from both local farmers and from Mexico and Central America. Barn-cured tobacco was sold at auction houses throughout Sanford, then brought to Sanford Tobacco Company's redrying plant to await processing. Sanford Tobacco Company did not purchase the tobacco, but rather worked on a contract basis to process tobacco purchased by other companies, including Liggett-Myers out of Durham and R.J. Reynolds out of Winston-Salem. Almost all locally grown tobacco was sold in Sanford auction houses and then processed at Sanford Tobacco Company.²⁴

When the tobacco arrived at the Sanford Tobacco Company facility, it was sometimes packed in sheets covered in burlap straight from the auction house, other times packed into large hogsheads, and foreign tobacco was usually packed into square bales. When ready for processing, tobacco was taken from the warehouse to the back of the plant and placed in two small rooms where the dry tobacco was steamed to make it pliable for handling. It was then taken to the 1951 addition where women separated the leaves and placed them on a conveyor belt. The tobacco was fed through machines that chopped the leaves for use in cigarettes or cigars. Large blowers then dried the chopped leaf, using air to blow the lighter weight, good leaf up while the heavier stems fell for collection and disposal. The chopped leaf was then passed along another conveyor belt for final inspection, where any remaining stems were removed by hand. It was then graded, packed, and taken to the warehouse for storage while awaiting shipping by rail or truck to cigarette or cigar factories in Durham and Winston-Salem. Former employee

²² Interview with Robert Joyce, December 7, 2017; Interview with Robert Joyce, April 2, 2019; Ancestry.com, *1910 United States Federal Census* [database online] (Lehi, UT: Ancestry.com Operations, Inc., 2006), www.ancestry.com (accessed February 2018); Ancestry.com, *1930 United States Federal Census* [database online] (Provo, UT: Ancestry.com Operations, Inc., 2002), www.ancestry.com (accessed February 2018); Ancestry.com, *1940 United States Federal Census* [database online] (Provo, UT: Ancestry.com Operations, Inc., 2012), www.ancestry.com (accessed February 2018); Find A Grave, "Robert Frank Joyce, Jr (1893-1958)," *Find a Grave Memorial*, www.findagrave.com/memorial6016893# (accessed February 2018); City Directory, Digital NC, 1950, 1952, 1954, 1956, 1957, 1958; Ancestry.com, "Robert Frank Joyce," *North Carolina, Death Certificates, 1909-1976* [database online] (Provo, UT: Ancestry.com Operations, Inc., 2007), www.ancestry.com (accessed February 2018).

²³ City Directory, Digital NC, 1952, 1954, 1956, 1957, 1959.

²⁴ Interview with Robert Joyce, December 7, 2017; Interview with Robert Joyce, April 2, 2019. Note: Mr. Joyce also noted that there were quarantine facilities for holding Mexican tobacco, some of which were located near the present-day courthouse.

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Robert Joyce, IV, grandson of Robert Frank Joyce, Jr., recalls that the chopping, redrying, and stemming process was very dusty, causing the women who worked the conveyor belts to tie up their hair and wrap wet rags over their faces.²⁵

Sanford Tobacco Company employed about 200-250 people around 1950, growing to 500-600 people by the mid-1960s. The company employed the highest number of workers during the peak tobacco season of November through March each year, following the harvest when tobacco was sold and processed. The majority of the employees were African American laborers, including both men and women, who were tasked with stemming and grading the tobacco.²⁶ Although stemming machines were available by this time, they were generally expensive and inefficient, and most manufacturers preferred hand stemming. Grading was a learned skill, and most companies had their own proprietary methods for determining leaf grades.²⁷

The building originally held redrying equipment and space for storage of about 6,000 hogshead of tobacco. Tobacco was often stored for long periods of time after processing, waiting for factories in Durham and Winston-Salem to be ready for new shipments. As a result, the warehouses often stood full of processed tobacco, and unprocessed tobacco could not be moved from the auction houses to the warehouses quickly enough. By about 1950, many of Sanford's auction house floors held tobacco waiting for redrying, preventing additional sales of incoming tobacco.²⁸

To meet this increasing demand, Sanford Tobacco Company added a two-story brick addition to the plant in 1951, which added 48,000 square feet of space for additional redrying equipment and storage for another 8,000 hogshead of tobacco. The company also built a storage warehouse on Courtland Drive that same year, which had a 7,000 hogshead capacity. Sanford Tobacco Company also stored 1,800 hogshead at a warehouse on Wall Street owned by the Winston-Salem-based R.J. Reynolds and Liggett & Myers tobacco companies, which used the building as a prize house.²⁹

With this extensive expansion of the company, the Sanford Tobacco Company was expected to process fifteen million pounds of tobacco leaf during the 1951-1952 season.³⁰ In spite of this local success, Sanford remained a small market compared to its regional competitors. For

²⁵ Interview with Robert Joyce, April 2, 2019; Interview with Robert Joyce, December 7, 2017; Tilley, 318-320.

²⁶ Interview with Robert Joyce, December 7, 2017; "Sanford Tobacco Company Has Doubled Facilities," *The Sanford Herald*.

²⁷ Tilley, 319, 321-323.

²⁸ "Sanford Tobacco Company Has Doubled Facilities," *The Sanford Herald*, Vol. 31, No. 70, August 20, 1951, Microfilm, Local History Room, Lee County Library, Sanford, North Carolina; Interview with Robert Joyce, April 2, 2019.

²⁹ "Sanford Tobacco Company Has Doubled Facilities," *The Sanford Herald*, Vol. 31, No. 70, August 20, 1951, Microfilm, Local History Room, Lee County Library, Sanford, North Carolina.

³⁰ "Sanford Tobacco Company Has Doubled Facilities," *The Sanford Herald*, Vol. 31, No. 70, August 20, 1951, Microfilm, Local History Room, Lee County Library, Sanford, North Carolina; Interview with Robert Joyce, April 2, 2019.

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example, in 1952, the Danville, Virginia, market had seven plants that processed 150 million pounds of tobacco.³¹ However, the presence of Sanford Tobacco Company's redrying facility helped Sanford remain a competitive market, despite its small size, by allowing tobacco grown locally to be processed locally, rather than being sent to the larger markets and putting the tobacco at risk of molding during storage and shipping.

As Sanford Tobacco Company continued to expand throughout the 1950s and 1960s, it is unclear exactly how many warehouses the company operated in addition to those at the redrying plant. The Steele Street warehouse was closed in 1947 when the redrying plant was opened, and all equipment and employees were transferred to the new location.³² City Directories from the 1950s and 1960s indicate the company owned at least two warehouses on Courtland Street during those years, as well as the 1960s warehouse addition to the redrying facility on Wicker Street. Former employee Robert Joyce, IV, recalls that Sanford Tobacco Company periodically rented warehouses throughout Sanford to accommodate the fluctuation of storage needs during the year. City directories also indicate the Austin Tobacco Company, the parent company to Sanford Tobacco Company, owned warehouses on McIntosh Street for a short time in the early 1960s.³³

Sanford's tobacco market thrived during the early and mid-twentieth century, but by the 1960s, it was in steep decline due to improved farming methods that led to overproduction and dropping prices, as well as increasing awareness about the dangers of using tobacco products.³⁴ In 1935, there were at least four tobacco warehouses operating in Sanford, with two more added by 1940, Flag Warehouse and the Sanford Tobacco Company's Steele Street location. By 1952 there was also one broker, one re-dryer (Sanford Tobacco Company), and two warehouses. These then increased to two redryers and eight warehouses in 1960, when Sanford Tobacco Company met its first competitor.³⁵ American Suppliers opened a redrying facility on Hickory Avenue, however it was a short-lived venture and the company closed by 1962.³⁶ Meanwhile, Sanford Tobacco Company continued to grow and needed more warehouse space, so an addition for storage of processed tobacco was constructed 1961-1965 along Pershing Street at the rear of the redrying plant.³⁷ Around 1965, the Austin Tobacco Company further expanded its Sanford operations with the establishment of a new subsidiary, Cigar Supply Company, located at the

³¹ *The Bee* (Danville, VA), September 22, 1952, www.newspapers.com (accessed March 2019).

³² Interview with Robert Joyce, December 7, 2017; Interview with Robert Joyce, April 2, 2019.

³³ City Directory, Digital NC, 1950, 1952, 1957, 1959, 1960, 1962, 1963; City Directory, Lee County Library, 1966, 1972; Interview with Robert Joyce, December 7, 2017.

³⁴ W.W. Yeargin, "Tobacco: Part 4: Legal Challenges and the Decline of the Industry," *NCpedia*, www.ncpedia.org/tobacco-part-4-legal-challenges-and-the-decline-of-the-industry (accessed February 2018); John H. Cyrus, "Fifty Years of Tobacco: How Did We Get to Where We Are?" *North Carolina Tobacco: A History*, ed. Billy Yeargin (Charleston, SC: The History Press, 2008), 131.

³⁵ "Tobacco Market," *Sanford Herald*, March 1936; City Directory, Digital NC, 1952, 1960; Sanborn Fire Insurance Company, "Sanford, Lee County, North Carolina," 1938, www.nclive.org (accessed April 2019). Note: There are five warehouses appearing on maps and aerial images from the 1950s, therefore it is likely that not all warehouses operating at that time were listed in the 1952 City Directory.

³⁶ City Directory, Digital NC, 1959, 1960, 1962.

³⁷ Interview with Robert Joyce, December 7, 2017; Tilley, 318-320.

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corner of Nash and Main streets. Cigar Supply Company operated as a tobacco leaf broker and importer that bought and processed tobacco for use in making cigars.³⁸ By 1966, the decline of the tobacco industry was evidenced by the decrease in tobacco companies operating in Sanford to only one broker, one redryer (Sanford Tobacco Company), and four warehouses.³⁹

The downward trend of the late 1960s continued, and by 1975, Sanford retained only one tobacco broker and three warehouses, and the Sanford Tobacco Company had closed its redrying plant.⁴⁰ In 1979, the building was sold to Pacific Fabrication, Inc. (Pac-Fab). Pac-Fab fabricated steel and molded plastics for swimming pool filters and pumps.⁴¹ The nonprofit organization Lee County Industries also utilized the building in the 1980s, providing employment for physically handicapped people who assembled parts for Pac-Fab.⁴² In 1991, Pac-Fab sold the building to Simco Leasing, who leased it to local general contracting, building, plumbing, and realty companies.⁴³ The building is currently vacant.

³⁸ Interview with Robert Joyce, December 7, 2017; Interview with Robert Joyce, April 2, 2019; City Directory, Lee County Library, 1966, 1972, 1975. Note: Cigar Supply Company was eventually acquired by R.J. Reynolds Company and operated into the 1990s.

³⁹ City Directory, Lee County Library, 1966.

⁴⁰ City Directory, Lee County Library, 1975.

⁴¹ City Directory, Lee County Library, 1979, 1981, 1982, 1983, 1985, 1991. Note: City directories for 1979 and 1981 list Pac-Fab as a tobacco redrier, however according to Robert Joyce, the company never conducted redrying activities.

⁴² Interview with Robert Joyce, December 7, 2017; "Sanford Tobacco Company to Pac-Fab, Inc.," Deed Book 300, Page 468, March 30, 1979, Lee County Register of Deeds, Sanford, North Carolina; "Lee County Industries, Inc., to Pac-Fab, Inc.," Deed Book 329, Page 806, March 30, 1982, Lee County Register of Deeds, Sanford, North Carolina; "Lee County Industries, Inc., to Pac-Fab, Inc.," Deed Book 421, Page 634, August 29, 1988, Lee County Register of Deeds, Sanford, North Carolina.

⁴³ "Pac-Fab, Inc., to Simco Leasing Company," Deed Book 464, Page 347, July 31, 1991, Lee County Register of Deeds, Sanford, North Carolina; City Directory, Lee County Library, 1992, 1995; "Sanford-Dunn, North Carolina and vicinity Cross+Search Reverse Phone Directory," (Omaha, NE: infoUSA City Directories, 2008, 2010, 2013), Local History Room, Lee County Library, Sanford, North Carolina.

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Personal Interview with Robert Frank Joyce, IV (former employee and grandson of Robert Frank Joyce, Jr.), by Cheri LaFlamme Szcodronski. April 2, 2019. Via telephone.

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Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey # _____
- ☐ recorded by Historic American Engineering Record # _____
- ☐ recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- ☒ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government

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____ University

____ Other

____ Name of repository: _____

Historic Resources Survey Number (if assigned): LE0857

10. Geographical Data

Acreage of Property approx. 3.5 acres

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates (decimal degrees)

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

- | | |
|------------------------|-----------------------|
| 1. Latitude: 35.476585 | Longitude: -79.183101 |
| 2. Latitude: 35.476178 | Longitude: -79.182737 |
| 3. Latitude: 35.476257 | Longitude: -79.182570 |
| 4. Latitude: 35.475881 | Longitude: -79.182265 |
| 5. Latitude: 35.475742 | Longitude: -79.182501 |
| 6. Latitude: 35.474898 | Longitude: -79.182549 |
| 7. Latitude: 35.474907 | Longitude: -79.183236 |
| 8. Latitude: 35.475327 | Longitude: -79.183225 |
| 9. Latitude: 35.476126 | Longitude: -79.183890 |

Verbal Boundary Description (Describe the boundaries of the property.)

The National Register boundary is shown by a black line on the accompanying map, drawn at a 1"=200' scale and includes a 3.5-acre portion of the full 6-acre parcel (#964258620700) as well as approximately ten feet of public right-of-way along Pershing Street and twenty-feet of public right-of-way along Wicker Street, where the parcel line runs immediately adjacent to the northwest and southwest elevations of the building. The boundary extends from the southeast corner of Wicker and Pershing streets (Point 9), northeast along the south side of Wicker Street, to a point (Point 1) approximately forty feet northeast of the northeast elevation of the building. It then extends southeast, parallel with the northeast elevation, to a point (Point 2) approximately

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twenty feet northwest of the northwest elevation of the rear wing of the building. It extends northeast to a point (Point 3) approximately thirty feet northeast of the northeast elevation of the rear wing of the building, after which it extends southeast to point (Point 4) in line with the parcel line. It extends southwest to meet the parcel line (and Point 5), then continues to follow the parcel line around the 1961-1965 wing of the building (Points 6 and 7), then follows the east side of Pershing Street (Point 8 and 9) to the southeast corner of Wicker and Pershing streets.

Boundary Justification (Explain why the boundaries were selected.)

A 3.5-acre portion of the full 6-acre parcel is proposed for inclusion on the National Register as well as approximately twenty feet of public right-of-way on the south side of Wicker Street and ten feet of right-of-way on the east side of Pershing Street, where the parcel boundary is located immediately adjacent to the building. It includes the redrying plant and warehouse as well as the loading area to the east. The remainder of the parcel includes a two-story office building, constructed between 1950 and 1955, that while associated with the Sanford Tobacco Company, has been significantly altered with replacement fixed windows, the installation of vinyl siding on the east elevation, and an altered interior floor plan. A front-gabled commercial building to the east of the office building dates to at least 1950, but does not appear to have been associated with the Sanford Tobacco Company. The remainder of the parcel includes several modern storage buildings east of the plant, constructed about 2000, and a wooded area southeast of the plant.

11. Form Prepared By

name/title: Heather M. Slane, Architectural Historian
name/title: Cheri Szcodronski, Architectural Historian
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e-mail heather@hmvpreservation.com
telephone: 336.207.1502
date: April 1, 2018

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A USGS map or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Sanford Tobacco Company Redrying Plant and
Warehouse
Name of Property

Lee County, North Carolina
County and State

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: Sanford Tobacco Company Redrying Plant and Warehouse

City or Vicinity: Sanford

County: Lee

State: North Carolina

Photographer: Heather M. Slane

Date Photographed: August 17, 2017

Description of Photograph(s) and number, include description of view indicating direction of camera:

Photo #0001:

1 of 16

Exterior facing southwest

Photo #0002:

2 of 16

Exterior facing southeast

Photo #0003:

3 of 16

Exterior facing southeast

Photo #0004:

4 of 16

Exterior facing southeast

Photo #0005:

5 of 16

Exterior facing south

Photo #0006:

6 of 16

Exterior facing southeast

Photo #0007:

7 of 16

Exterior facing northwest

Sanford Tobacco Company Redrying Plant and
Warehouse
Name of Property

Lee County, North Carolina
County and State

Photo #0008:
8 of 16
Interior, 1947 Section, facing northeast

Photo #0009:
9 of 16
Interior, 1947 Section Offices, facing east

Photo #0010:
10 of 16
Interior, 1947 Section, facing southeast

Photo #0011:
11 of 16
Interior, pre-1947 Section, facing east

Photo #0012:
12 of 16
Interior, 1947 Section, facing northeast

Photo #0013:
13 of 16
Interior, 1947 Rehydrating Room, facing northeast

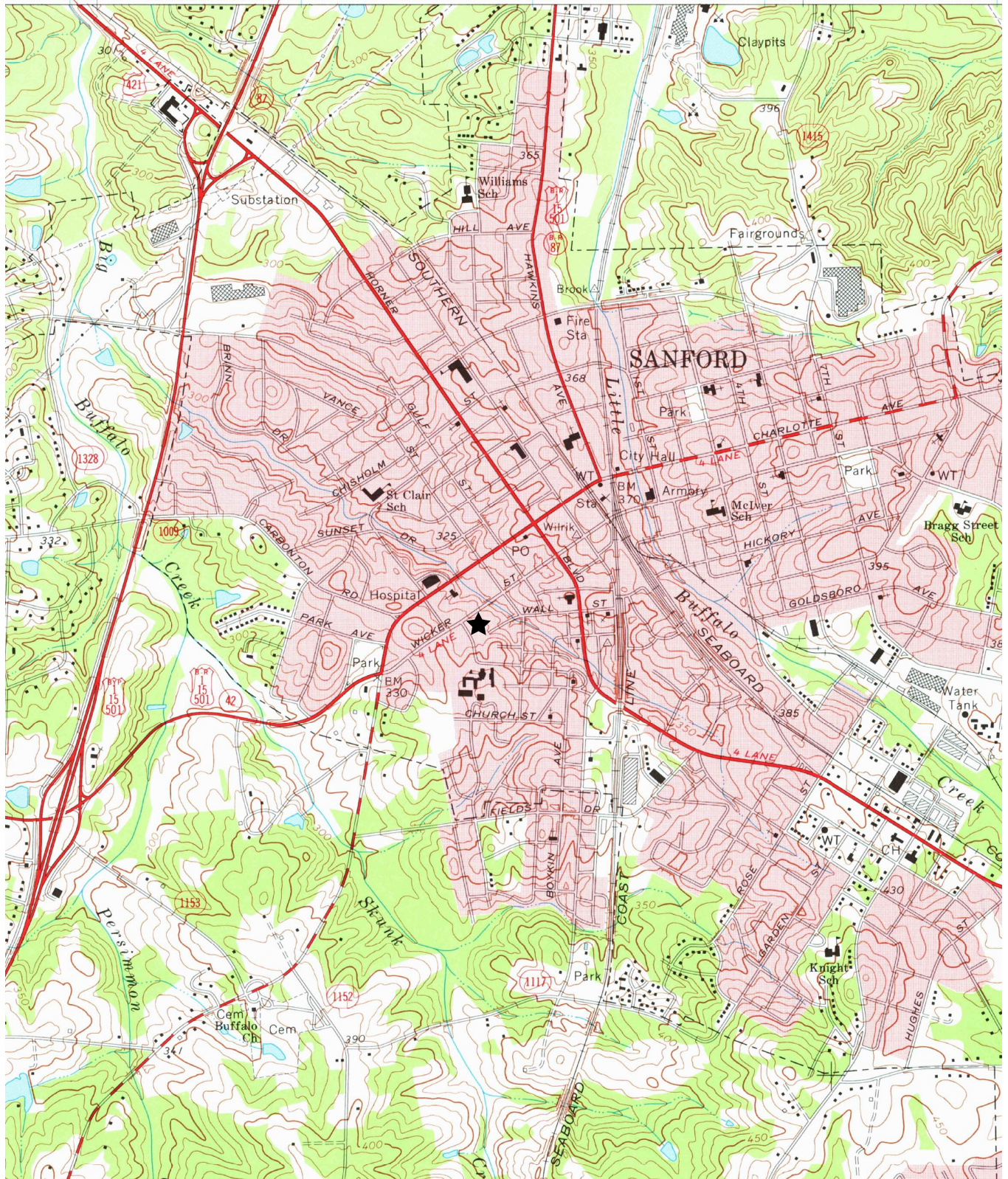
Photo #0014:
14 of 16
Interior, 1951 Section, facing northwest

Photo #0015:
15 of 16
Interior, 1951 Section, facing southeast

Photo #0016:
16 of 16
Interior, 1961-1965 Section, facing southeast

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.



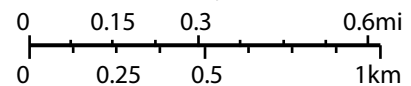
National Register of Historic Places Nomination

**Sanford Tobacco Company
Redrying Plant and Warehouse**

521 Wicker Street, Sanford
Lee County, North Carolina

National Register Location Map

1 : 24,000



★ Location of NR Property





Image from NC-HPOweb

Sanford Tobacco Company Redrying Plant and Warehouse
521 Wicker Street
Sanford, Lee County, NC



Tax Map with National Register Boundary

- National Register Boundary
- Parcel Boundary (white)
- 1** Lat/Long Coordinates

Scale: 1" = 200'



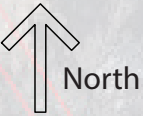
Building Sections:

- A 1947 Construction
- B 1951 Construction
- C 1961-1965 Construction

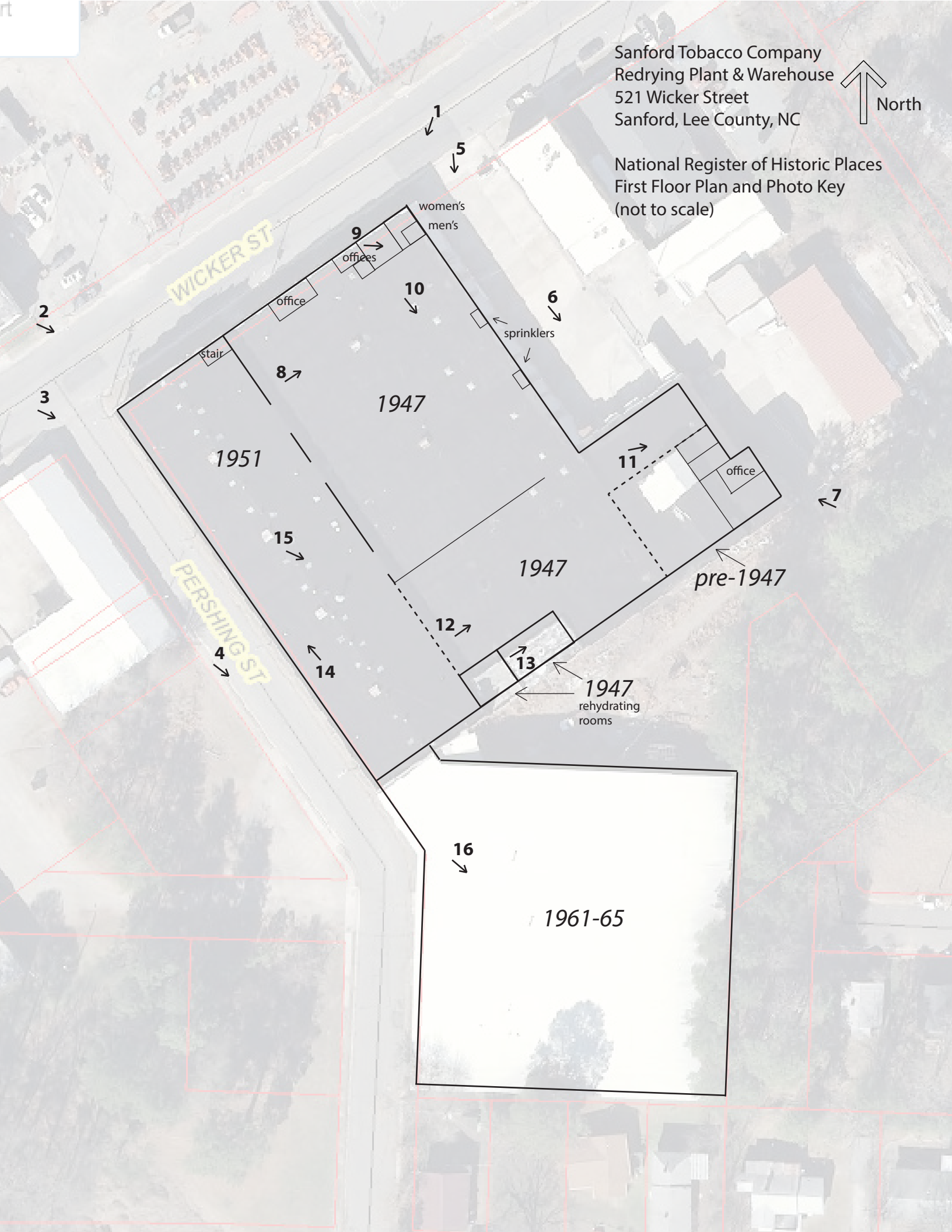
Lat/Long Coordinates:

- 1. 35.476585, -79.183101
- 2. 35.476178, -79.182737
- 3. 35.476257, -79.182570
- 4. 35.475881, -79.182265
- 5. 35.475742, -79.182501
- 6. 35.474898, -79.182549
- 7. 35.474907, -79.183236
- 8. 35.475327, -79.183225
- 9. 35.476126, -79.183890

Sanford Tobacco Company
Redrying Plant & Warehouse
521 Wicker Street
Sanford, Lee County, NC



National Register of Historic Places
First Floor Plan and Photo Key
(not to scale)



WICKER ST

PERSHING ST

women's
men's

offices

office

stair

sprinklers

office

pre-1947

1947
rehydrating
rooms

1961-65