

United States Department of the Interior
National Park Service

For NPS use only
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date entered

National Register of Historic Places Inventory—Nomination Form

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic Bullington Warehouse

and/or common

2. Location

street & number 500 North Duke Street not for publication

city, town Durham vicinity of ~~Congressional district~~

state N.C. 27701 code 037 county Durham code 063

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input type="checkbox"/> occupied	<input type="checkbox"/> agriculture <input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial <input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational <input type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment <input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> government <input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial <input type="checkbox"/> transportation
	<u>N/A</u>	<input type="checkbox"/> no	<input type="checkbox"/> military <input type="checkbox"/> other:

4. Owner of Property

name Warehouse Partners

street & number CCB Building, Suite 306

city, town Durham vicinity of state N.C. 27701

5. Location of Legal Description

courthouse, registry of deeds, etc. Durham County Courthouse

street & number Main Street

city, town Durham vicinity of state N.C.

6. Representation in Existing Surveys

title N/A has this property been determined eligible? yes no

date federal state county local

depository for survey records N/A

city, town state

7. Description

Condition		Check one	Check one
<input checked="" type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input checked="" type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

The Bullington tobacco storage warehouse was built in 1927. It is located in downtown Durham in the heart of the original tobacco manufacturing district. Indeed, Durham grew up where it did because of the tobacco industry and the proximity of the railroad. As one proceeds north on Duke Street, one passes the procession of warehouses: Toms, Hicks, Carmichael, Bullington, and White. The warehouses, designed in scale with each other, form a uniform streetscape. Bullington Warehouse, along with the other tobacco warehouses, serves as a reminder of the boom era in Durham in the decades just before and just after 1900. Just to illustrate how much activity there was in Durham at this time, there were twenty passenger trains a day stopping in Durham.

The Durham High School on North Duke Street, across the street from Bullington, was built in 1922. Obviously, in the minds of the builders and planners of Durham of the twenties, educational and industrial buildings could coexist in the same neighborhood without harmful effects to either participant.

Bullington Warehouse lies on a north-south axis between Duke Street and a spur of the Southern Railroad. Easy access by both truck and rail are an essential in tobacco manufacturing. The warehouse follows in architectural style a design established in Durham for a series of brick storage warehouses initiated in 1897. The early brick warehouses were elaborately decorated with parapeted fire and end walls, machiolated cornices, multiple corbeled chimneys, and bands of geometric brick patterns. The design of the warehouses became more simplified as the period of construction progressed, until with Bullington, the last brick warehouse constructed, there is only a hint of the original ornate style.

Bullington Warehouse is a three-story brick structure. The soft orange-colored bricks are laid in common bond with four rows of stretchers to one row of headers. The building is not a perfect rectangle, but rather the plan has been determined by the angle of the intersection of Duke Street with Corporation and Gloria Streets. This alignment with Duke Street shows the builders' concern with the streetscape and with the relationship of the warehouse to its environment.

The warehouse is divided into four units by projecting corbeled firewalls. This corbeling is a faint reminder of the exaggerated corbeling of the earlier warehouses. The two end units are not rectilinear in order that the facade may be parallel to the flanking streets. Each unit has approximately 10,000 square feet per floor, giving a total of about 123,000 square feet for the entire warehouse.

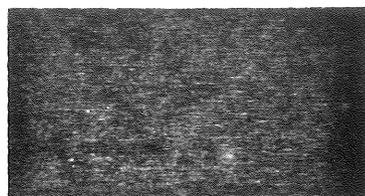
The earlier warehouses, beginning about 1900, were all about 70,000 square feet each, with the exception of Smith Warehouse of 1906 which was 850 feet long and provided 170,000 square feet of storage.

Each unit has five bays with five windows per floor, except where the number or size has been varied due to the irregularity of the plan.

The windows are covered with immovable steel shutters measuring ten by ten feet. The pilasters which separate the windows rise to a corbeled

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band of bricks at the roof line, which again is greatly simplified from the original decorative bands of the earlier warehouses. In the center of each unit on the ground floor there is a steel-clad double-hung door. Since there are no loading platforms on the west side, it appears that the doors of the Duke Street facade were not used. Loading and unloading hogsheads (a cylindrical barrel which holds 1000 pounds of compressed tobacco leaves) on trucks pulled up to the doors would have interfered with street traffic. All loading seems to have been accomplished on the opposite, or east, side. There are projecting loading docks at each door covered with sheet metal pitched roofs. Extending up from these porches are metal cylindrical shoots to the second and third floors which were used to inject insecticides into the warehouse to protect the tobacco. As well as the four loading docks, there are three projecting cubicles on the east side which house the pumps for the sprinkler system.

The north and south ends of the building have neither windows nor doors. The monotony of a plain wall has been relieved by the use of recessed panels and raised pilasters, which culminate in a corbeled brick band surmounted by a stepped parapet to conceal the slight pitch of the roof.

The regular repetition of shuttered windows, pilasters, shoots, projecting porches, and firewalls all aid in setting up a rhythm which serves to give the warehouse unity. The scale, plan, and parallel-to-the-streets positioning aid in making Bullington Warehouse an integral part of the streetscape.

On the interior of each of the units, steel-clad double-hung doors open onto the ground floor storage space, spanned by steel I-beams 17' on center. The surface of the first floor is concrete. There is a brick shaft in the center of each of the four units which supports a Westbrook Freight Elevator, manufactured in Danville, Virginia, and designed to carry 2000 pounds. The elevators are enclosed behind steel-clad doors as well. The second and third levels are floored with maple laid over pegged tongue and groove subflooring, 3 1/2 inches thick, giving a total of four inches to the flooring.

In addition to the safety insured by the use of steel I-beams and brick, there is a Rockwood Sprinkler System of Worcester, Mass. which was patented in 1919.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input checked="" type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

Specific dates 1927 **Builder/Architect** Unknown

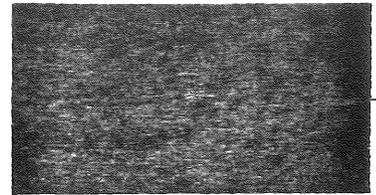
Statement of Significance (in one paragraph)

Bullington Warehouse is the last in a series of brick tobacco warehouses that were built in a "Romanesque" style of architecture in Durham, beginning in 1897. The building remains unaltered and until recently was still used for its original intended function. This warehouse, along with its predecessors, is a tangible reminder of the period of tremendous growth in Durham where James B. Duke cornered 95% of the cigarette business in the world. These well designed brick industrial buildings were intended to display a successful corporate image, and they were also modern in their use of slow-burn construction. The style of architecture used in this series of warehouses is unique to Durham.

- Criteria assessment: (A) Bullington is the last in a series of brick tobacco storage warehouses, unique in their architectural style, begun in 1897 and ending with this warehouse in 1927.
- (B) Associated with the tremendous growth of tobacco manufacturing in Durham in the period 1890-1930 and representative of a successful corporate image for the tobacco industry.

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The economic picture of Durham in the twenties could not have been rosier. In 1920 24,113,612,470 cigarettes were produced in North Carolina. This figure had more than doubled by 1927 so that 58,911,587,000 cigarettes were produced in the state.¹ These years in Durham were indeed the roaring twenties. This was the period of the construction of the City Auditorium, 1925 (now The Carolina Theater); the sixteen-story Washington Duke Hotel, 1925 (now demolished); as well as the construction of both the east and west campuses of Duke University begun in 1928. Indeed the depression of the thirties didn't really slow Durham down that much. The United States Post Office on Chapel Hill Street was opened in March of 1934. The entire cost of the building was equal to the tobacco revenue stamps purchased on the same day in Durham.²

Bullington Warehouse, in the central tobacco manufacturing district of Durham, is representative of the last building phase generated by the tremendous growth of the tobacco industry in the last decade of the nineteenth century and the first three decades of the twentieth century.

Bullington tobacco warehouse, which was built in 1927, was the last brick storage warehouse built in downtown Durham. The subsequent storage warehouses were constructed of sheet metal. These metal warehouses are clustered at a site where Broad Street and I 85 intersect one mile north of the center of town. They are completely utilitarian and totally lacking in architectural significance. The original brick design was superior to the later innovation of the slant-sided metal storage houses. The metal warehouses all had to be modified because the tobacco spice beetle was able to get in the open screened area at ground level. All the slanted walls were replaced with vertical walls.³

In response to the potential fortune to be made, James B. Duke in 1890 formed the American Tobacco Company, a trust which combined five major rival tobacco manufacturers and eventually controlled 95% of the entire cigarette business in America.⁴

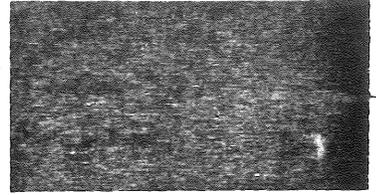
The formation of the trust changed the marketing practices of the tobacco manufacturers and necessitated the building of company-owned warehouses to store aging tobacco. Brick storage warehouses were constructed by the trust in Durham in the years 1897, 1898, 1899, 1900, 1901-02, 1903, 1904, 1905, and 1906.

In 1911 the Sherman Anti-Trust Act forced the American Tobacco Company trust to dissolve. One of the companies formed from the breaking up of the huge conglomerate was Liggett and Myers. Liggett continued to build brick warehouses in the same architectural style in the years 1916, 1926, and finally in 1927, Bullington Warehouse.

Before the formation of the trust, tobacco manufacturers bought aged tobacco from privately owned warehouses. In order to guarantee quality and a continuous supply, the trust built their own storage warehouses to age tobacco.

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The interior design of tobacco storage warehouses was the result of the functional needs of the building. The interior spaces, columnation, ceiling height, strength of beams, etc. were all determined by the size of the hogsheads and the manner in which they were stored.

The purpose of a storage warehouse is to provide storage space for the hogsheads of tobacco for a three to five year period. During this time the natural change of the seasons with the change in temperature and humidity provide a "natural sweat" for the tobacco. The tobacco is "prized" or compressed in the hogsheads with a hydraulic press. The hogsheads are then rolled through the double doors of the units and down the center aisle, turned 90° and rolled back as far as possible against the wall. They are stacked up on top of each other in three levels. Before the invention of the fork-lift, the hogheads were lifted into place by the freight elevator used in conjunction with a "low john" and a "high john." A "john" was a platform or elevated wagon on wheels that was used to help roll the hogheads into place for storage. The elevator raised the hogheads not just up to the second and third floor of the warehouse, but to the three levels of stacking on each floor as well. In this process, the hogsheads were rolled down the main aisle and into place for the first level. After the first level was in place, the next hogshead was rolled onto the elevator. The elevator was raised to the level of the second row of stacking. The hogshead was then rolled off the elevator and onto a "low john" that was the height of the second level of stacking. Two men pushed the wheeled "low john" down the floor to the proper bay and the hogshead was rolled off the "john" and into place. For the third level, the same process was repeated, but the "high john" was used. The elevator served the dual purpose of not only lifting the hogsheads to the second and third floors, but also of lifting them up to the three levels required for stacking on each floor.

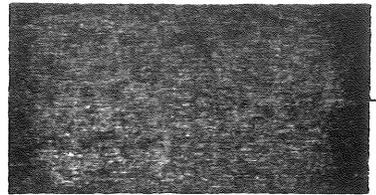
The use of tobacco had its critics and detractors from the beginning. Treatises were published, then as now, on the harmful and injurious effects of tobacco.⁵ Tobacco had to overcome its bad image, in part accomplished through advertising. The American Tobacco Company trust created a successful corporate image as part of this advertising campaign.

James B. Duke was committed to advertising. The Southern Tobacconist and Manufacturers' Record reports, "Mr. J. B. Duke...is firmly of the opinion that small expenditures of money in advertising is wasteful."⁶ In just one year he spent exactly double his net income on advertising.⁷ One form of advertising used was the money expended on the designing and building of attractive factory and warehouse buildings in order to enhance the corporate image.

Brick was used in the construction of the warehouses because it was a prestigious building material that added substance to the company's image. This emphasis on the importance of industrial appearance was a

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relatively new idea in North Carolina at the time of the construction of the first warehouse in 1897. In the period immediately preceding the erection of the brick storage warehouses "...with rare exceptions the factory building in the tobacco districts were neither distinctive in design nor attractive in appearance. The oldest structures represented stark utilitarianism...[and]...were uniform only in their rectangular plainness and imposing solely because of their size... Usually there were broad flat drying-roofs, which accentuated the box-like nature of the buildings."

An "unadorned utility cell"⁹ would have resulted if only the functional and utilitarian aspects of the building had been taken into account; but because of the added stimulus of competition and an eagerness to create the impression of success, the added expenditure was well worth the resulting beautiful and interestingly styled warehouses.

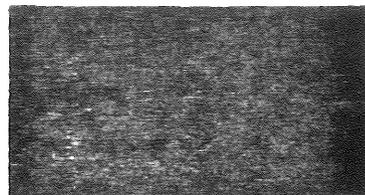
Fire prevention was the second important consideration in the design of the storage warehouses. Brick was also selected as the building material because it was fire proof. There was a history of fires in tobacco warehouses which was aggravated by the presence of arsonists. The insurance companies encouraged the use of brick by rewarding the tobacco companies with reduced rates for using brick and by charging higher rates for frame buildings.¹⁰ Brick, iron frames, firewalls and tin-clad shutters on doors and windows were all requisites of the insurance laws.

The use of heavy wooden beams in the earlier warehouses, of steel I-beams in Bullington, and of thick (3 1/2" subflooring with 1/2" finish) flooring in both reduced the seriousness of fires. This method of construction burned more slowly and enabled fire-fighters to get water to the scene. With the slow-burn method of construction with the solid floor, it "...would take a very serious fire to do more than char such a construction."¹¹ When this method of construction was used, the number of fires did not decrease, but the degree of destruction did.

Zachariah Allen built Allendale Mill in Rhode Island in 1822. He used slow-burn construction which consisted of replacing the floor joists and one layer of flooring with four inches of flooring and heavy beams. When Allen applied for lower rates on his insurance because his building posed a lower risk, his insurance company denied him the benefit. As a result, Allen founded the Manufacturers' Mutual Fire Insurance Company in 1835.¹² It is interesting to note that Manufacturers' Mutual was the original insurer of the Bullington Warehouse and of the earlier warehouses in Durham that Bullington is based on. This indicates an awareness from the first warehouse in the series in 1897 to the last, Bullington, of the importance of slow burn construction design of thick flooring and heavy beams.

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Bullington Warehouse was named in honor of Andrew Johnson Bullington (1868-1959), Manager of the Leaf Department at Liggett and Myers. Bullington had come to Durham from Virginia as an independent tobacco buyer and in 1905 had become associated with The American Tobacco Company. He remained with American Tobacco until 1911 when, as a result of the dissolution of the trust, he joined Liggett and Myers. 13 The warehouses were often named after presidents and other high officials of the company. This practice of honoring the man by naming a building after him illustrates the pride that the company felt both in the man as well as in the warehouse.

Bullington Warehouse has not been used as a storage facility in recent years due to the decline in Liggett and Myers' business. As a result Liggett sold Bullington to the present owner who has proposed an adaptive reuse of the building as condominiums.

Footnotes

1

Lemert, Ben F., Tobacco Manufacturing Industry in North Carolina (Raleigh: National Youth Administration of North Carolina, 1939), p.65.

2

Kostyu, Joel A. and Frank A., Durham: a Pictorial History (Norfolk, Va.: Donning Company Publishers, 1978), p.193.

3

Interview with C. C. Gurganus, Manager of Tobacco Processing and Printing, Liggett and Myers, Durham, North Carolina (1979).

4

Robert, Joseph C., The Story of Tobacco in America (New York: Alfred A. Knopf, 1949), p.3

5

Hunt, N.A., Tobacco Manual (Portland, Me.: Brown Thurston and Co., 1888), pp. 83-151.

6

Jack J.,
Gottsegen, Tobacco, a Study of its Consumption in the United States (New York: Pitman Pub. Corp., 1940), p.191.

7

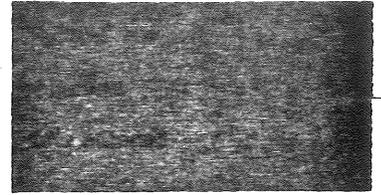
Gottsegen, p. 191.

8

Robert, pp.83-85.

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9

Pierson, William H. Jr., "Technology and the Picturesque: The Corporate and the Early Gothic Styles," in American Buildings and their Architects, Vol. II, part I (Garden City, New York: Doubleday and Co., 1978), pp. 48-9.

10

The Southern Tobacconist and Manufacturers' Record (Richmond, Va. May 18, 1897).

11

Winter, John Anthony, Industrial Architecture: A Survey of Factory Buildings (London: Studio Vista, 1970), p. 51.

12

Pierson, pp. 48-9.

13

Durham Sun (Durham, North Carolina, January 21, 1959), pp. 1-2.

9. Major Bibliographical References

Mansell, Elizabeth Lloyd Meihack. "American Tobacco Company Brick Storage Warehouses in Durham, North Carolina: 1897-1906," (Master's Thesis, UNC-Chapel Hill, 1980).

10. Geographical Data

Acreeage of nominated property Approximately 1 acre

Quadrangle name Northwest Durham

Quadrangle scale 1:24 000

UMT References

A

1	7	6	8	8	7	4	0	3	9	8	6	1	0	0
Zone		Easting				Northing								

B

Zone		Easting				Northing							

C

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D

Zone		Easting				Northing							

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Zone		Easting				Northing							

F

Zone		Easting				Northing							

G

Zone		Easting				Northing							

H

Zone		Easting				Northing							

Verbal boundary description and justification

See copy of deed from Durham County Deed Book 1067, Page 120.

List all states and counties for properties overlapping state or county boundaries

state	N/A	code	county	N/A	code

state	code	county	code

11. Form Prepared By

name/title Elizabeth M. Mansell. Slide Curator

organization Duke Univ. Art Department date May 1982

street & number 1819 Glendale Avenue telephone (919) 688-2461

city or town Durham state North Carolina

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature *William S. Felt, Jr.*

title State Historic Preservation Officer date July 8, 1982

For NPS use only

I hereby certify that this property is included in the National Register

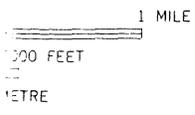
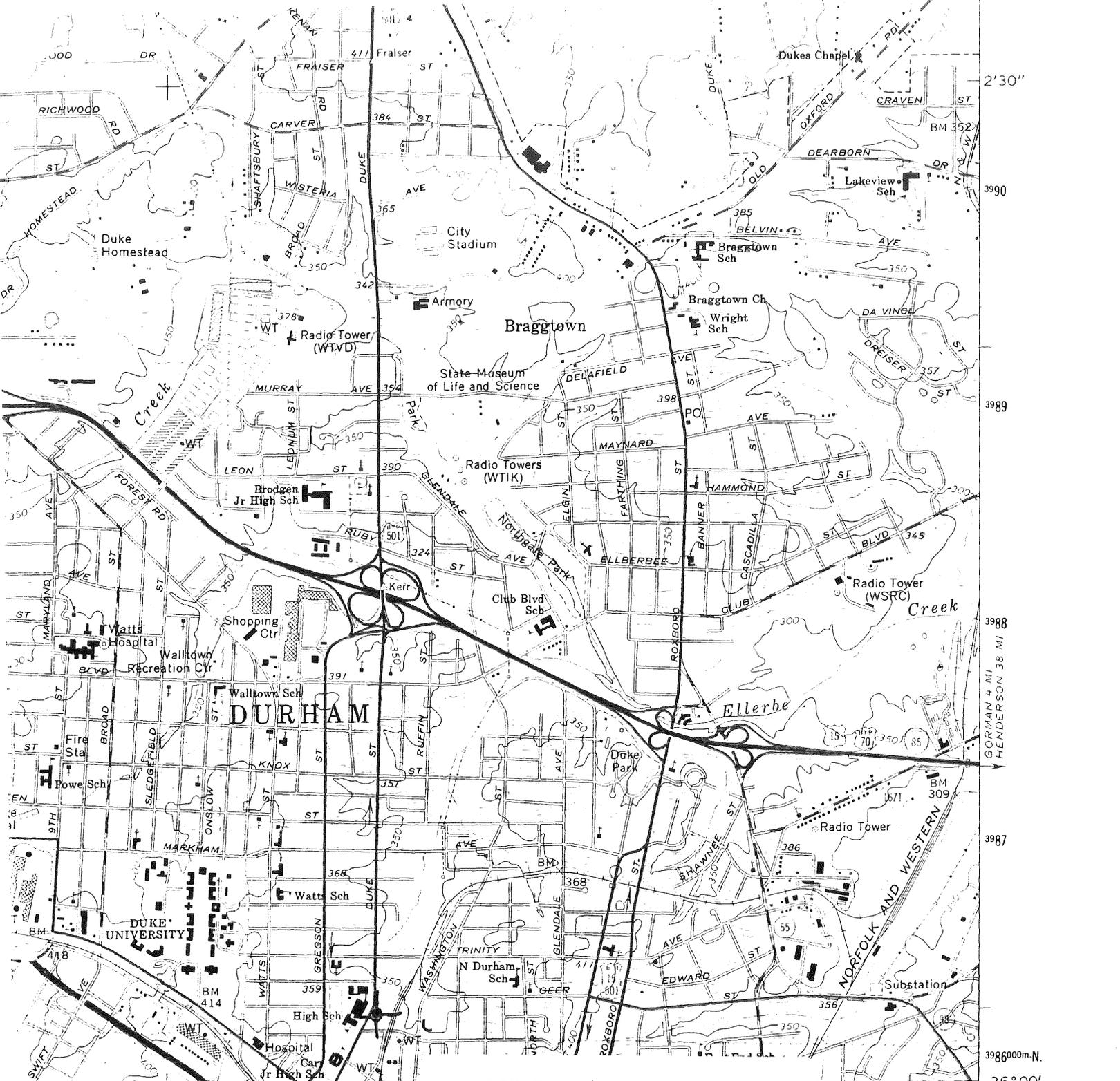
date

Keeper of the National Register

Attest:

date

Chief of Registration



BULLINGTON WAREHOUSE
 Northwest Durham Quad.
 Zone 17 Scale 1:24 000
 17 688740/3986100

ON, VIRGINIA—1975
 691000m.E 36°00' 78°52'30"

- ON
- ty road, hard or
- d surface
- oved road
- e State Route

NORTHWEST DURHAM, N. C.
 SW/4 DURHAM NORTH 15' QUADRANGLE
 N3600—W7852.5/7.5

1973

AMS 5256 III SW—SERIES V842

EST

