NPS Form 10-900
(Oct. 1990)

OMB No. 10024-0018

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 *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an 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. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Bahnson Company Building

other names/site number N/A

2. Location

street & number 1001 South Marshall Street **N/A** not for publication

city or town Winston-Salem **N/A** vicinity

state North Carolina code NC county Forsyth code 067 zip code 27101

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this ☒ 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 for in 36 CFR Part 60. In my opinion, the property ☒ meets ☐ does not meet the National Register criteria. I recommend that this property be considered significant ☐ nationally ☐ statewide ☒ locally. (See continuation sheet for additional comments.)

Signature of certifying official/Title State Historic Preservation Officer Date

North Carolina Department of Natural and Cultural Resources
State or Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. (☐ See Continuation sheet for additional comments.)

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is: Signature of the Keeper Date of Action

- ☐ entered in the National Register.
  - ☐ See continuation sheet
- ☐ determined eligible for the National Register.
  - ☐ See continuation sheet
- ☐ determined not eligible for the National Register.
- ☐ removed from the National Register.
- ☐ other,(explain:) _____

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

Number of Resources within Property
(Do not include previously listed resources in count.)

Contributing	Noncontributing	
1	0	buildings
0	0	sites
0	0	structures
0	0	objects
1	0	Total

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

N/A

Number of Contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Functions
(Enter categories from instructions)

INDUSTRY: Manufacturing Facility

Current Functions
(Enter categories from instructions)

VACANT: Not in use

7. Description

Architectural Classification
(Enter categories from instructions)

Other: Reinforced-concrete, steel, and brick construction

Materials
(Enter categories from instructions)

foundation CONCRETE
walls BRICK
CONCRETE
METAL
roof RUBBER
other

Narrative Description
(Describe the historic and current condition of the property on one or more continuation sheets.)

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.

Areas of Significance
(Enter categories from instructions)

Industry

Period of Significance
1925-1965

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

Property is:

- ☐ **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 of age or achieved significance within the past 50 years.

Significant Dates
1925
1935
1940, 1944, 1947, 1948

Significant Person
(Complete if Criterion B is marked)
N/A

Cultural Affiliation
N/A

Architect/Builder
Bahnson Company Engineering Department
Fogle Brothers, builder, 1925
Frank L. Blum Construction Company, builder, 1940s
Wallace, William Roy, architect, 1948 office

Narrative Statement of Significance
(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography
(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

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

Primary location of additional data:

- ☒ State Historic Preservation Office
- ☐ Other State Agency
- ☐ Federal Agency
- ☐ Local Government
- ☒ University
- ☒ Other

Name of repository:
Bahnson Company Collection, Clemmons, N. C.
North Carolina State University Libraries, Raleigh, N. C.

10. Geographical Data

Acreage of Property Approximately 2.02 acres
See Latitude/Longitude coordinates continuation sheet
UTM References
(Place additional UTM references on a continuation sheet.)

	Zone	Easting	Northing		Zone	Easting	Northing
1				3			
2				4			

☒ See continuation sheet

Verbal Boundary Description
(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification
(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Heather Fearnbach
organization Fearnbach History Services, Inc. date 6/25/2025
street & number 3334 Nottingham Road telephone 336-765-2661
city or town Winston-Salem state NC zip code 27104

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items
(Check with the SHPO or FPO for any additional items.)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name Bill Struever, 1001 S. Marshall MM LLC
street & number 2101 East Biddle Street, Suite 1201 telephone 443-573-4066
city or town Baltimore state MD zip code 21213-319

Section 7. Narrative Description

The building is rotated approximately thirty degrees from true cardinal direction alignment. However, for the purposes of this document the narrative is written as if the building has true east-west orientation with the primary façade facing west.

Setting

The Bahnson Company Building is located in what was once an industrial area flanked by Salem and West Salem south of downtown Winston-Salem's commercial center. The structure occupies most of the south 1.5 acres of an irregularly shaped 2.02-acre tax parcel bounded by South Marshall Street to the west, Salem Creek Greenway to the east, the former Camel City Coach Company – Atlantic/Southern Greyhound Lines Garage to the south, and parcels containing the 2003 Old Salem Visitor Center and a two-story, brick, circa 1920 commercial/industrial building to the north. The primary façade faces west.

Concrete and asphalt pavement fills the area west of the building and the entire north 0.5-acre portion of the parcel. Formed-concrete retaining walls ameliorate elevation change between parking areas and border the wide concrete ramp that provides access to the below-grade entrance at the northwest addition's west end. A chain-link fence extends from the Bahnson Company Building's southwest corner to the concrete municipal sidewalk on South Marshall Street's east side that serves as the lot's west boundary. Limited parking is available between the west elevation and South Marshall Street.

A rough-face concrete-block retaining wall spans the east edge of the north parking lot west of the Old Salem Visitor Center. At the wall's south end, a concrete culvert channels water run-off between the Bahnson Company Building's north elevation and Old Salem, Inc.'s property. The grass bank between the buildings is punctuated with deciduous and evergreen vegetation. East of the buildings, Salem Creek Greenway, a grass-bordered concrete-paved municipal trail, runs north-south on Old Salem Road's west side. The greenway occupies a former railroad corridor.

Just north of the Bahnson Company Building, a heavy-timber-frame covered bridge erected in 1998 spans Old Salem Road, a busy four-lane thoroughfare that provides a direct conduit to downtown. Although this corridor is mixed-use, most properties in the immediate vicinity have a commercial function. The area has been the focus of a concerted public and private-sector endeavor to create a dynamic southern gateway into downtown to the north. Traffic calming measures include a 2005 roundabout southeast of the Camel City Coach Company – Atlantic/Southern Greyhound Lines Garage at the Old Salem Road and West Salem Avenue intersection.

Site Evolution

The approximately 127,000-square-foot Bahnson Company plant grew in stages beginning with a two-story, flat-roofed, brick, 54- by 120-foot factory erected by Fogle Brothers in 1925. Six-to-one common-bond brick walls enclosed the steel post and I-beam structural system. Large, twenty-five-pane, steel-frame windows with operable six-pane hoppers illuminated the six-bay-wide, twelve-bay-deep building. A metal-roofed, wood-frame, shed canopy sheltered the primary elevation's central three bays. (Exhibit A)

The 1925 factory was enlarged with brick, steel, and concrete additions in 1935, 1940, 1944, 1947, and 1948 to facilitate increased production. The two-story-on-basement, brick, 54- by 80-foot, 1935 addition extends from the 1925 factory's west end. (Exhibit C) The three-level, brick, six-bay-wide and nineteen-bay-long, two-phase addition south of the 1925/1935 building doubled the complex's size. The 52- by 130-foot east section was erected in 1940. The west eight bays were constructed in 1944 and the loading dock was added in 1946. (Exhibits B and E) The 1925/1935 building's south wall and portions of the east and north walls were demolished as the building grew. The north half of the plant was constructed in three phases during 1947 and 1948, eventually spanning the area between the 1925/1935 building and the Brown and Williamson Tobacco Company warehouse that fronted the railroad line.[1] (Exhibit G) The two-story, front gable-roofed office wing at the west elevation's center was erected in 1948. (Exhibit F)

In 1949, the Bahnson Company erected a one-story, gable-roofed, steel-frame, wood-sheathed pipe storage building north of the late 1940s additions. (Exhibit I) That building, which abutted the tobacco warehouse, and a one-story dwelling to the north facing Marshall Street stood on the north 0.5 acres of the tax parcel. Between 1958 and 1961, the house was demolished and the shed was doubled in size. The area served as a parking lot after the shed was removed in 1973.[2]

The plant's central section (1925/1935 factory) encompassed manufacturing areas as well as second-story offices and spray painting booths. The south additions held assembling rooms, a tin shop, a basement boiler room, and offices in the second story's southwest section. The north additions contained manufacturing space, a machine shop and painting and degreasing rooms in the basement, and offices adjacent to the second story's west elevation. An enclosed loading dock that the company

[1] A. H. Bahnson Jr.'s films document plant addition construction in May and July 1947, films in the possession of A. H. Bahnson III, Winston-Salem, N. C.; EDR Historical Aerial Photos. 1940 and 1948 aerials, Forsyth County Historic Imagery. 1951-2022 aerials, Forsyth County GIS
[2] Ibid.

called a "craneway" spans the plant's north end. The stair tower that projects from the west elevation was erected in 1956. The northwest loading dock was replaced in 1960.[3]

Most of the interior was originally open to facilitate manufacturing. Frame partition walls were added, first by the Bahnson Company and then by subsequent owners, to create offices and other rooms. The initial subdivision occurred after the company moved its manufacturing department to a 300,000-square-foot plant on Lowery Street in 1965. The South Marshall Street complex continued to house administrative offices and the research and development department until 1985. That year, the Winston-Salem Business and Technology Corporation acquired the property and remodeled it to serves as a business incubator.

Modifications included installing large, square, beige-glazed ceramic-tile floor tiles and a gypsum-board wall to enclose the stair in the 1956 entrance tower. The vestibule opened into an expansive central lobby in the 1935 addition. The lobby was updated with dropped wood-slat ceiling panels, commercial-grade carpeting, and linear fluorescent lights. Gypsum-board partition walls enclosed offices and meeting rooms around the lobby's perimeter. South of the lobby, an east-west corridor spanned the 1940/1944 addition's center. Short central and east north-south corridors also led to single- and multi-room offices. Most gypsum-board partition walls were removed in August 2017. However, the rooms in the southwest corner, including a maintenance shop, break room, lounge, and offices, remain. Although each space was finished differently, dropped aluminum-frame ceiling grids filled with acoustical tiles and fluorescent light panels were prevalent. Walls were painted, wallpapered, and in a few instances sheathed with faux wood paneling or acoustical panels. Single-leaf office doors had raised panels, full glazing, or paneled bases and glazed upper sections.

On the first story of the 1947-1948 north addition, an east-west corridor led from a wide opening in the lobby's north wall to offices, restrooms, and a conference room flanking narrow north-south and east-west corridors. Rooms had gypsum-board walls and dropped-acoustical-tile ceilings. The second story's 1985 floor plan was comparable, although the office density was greater. A wide north-south corridor bisected the building. Offices of various sizes fronted north-south and east-west corridors, some of which were quite narrow. A small lobby was located in the north addition's northwest section. The original offices in the 1944 addition's southwest corner and adjacent to the 1948 addition's west wall remain. With the exception of the craneway and mechanical and storage rooms, the basement was subdivided to create offices finished like those on the upper floors. Most 1985 modifications throughout the building were removed in 2017 and 2021.

[3] Sanborn Fire Insurance Company, "Winston-Salem, North Carolina," Volume 1, Sheet 43, 1917, updated 1950 and 1957; "Chronology of the Birth and Growth of the Bahnson Company," December 1981, p. 2; Brenner Steel, Bahnson Company loading dock drawings, November 8, 1960, Winston-Salem-Forsyth County Planning Department.

The following description begins with the 1948 office addition that projects from the west elevation's center and moves counter-clockwise around the building.

Exterior

The two-story, front-gable-roofed, variegated redbrick 1948 office addition has an east-west orientation, with the one-bay-wide west gable end that originally contained the primary entrance facing South Marshall Street. The first story is executed in six-to-one common bond and the second story is running bond above a projecting belt course. (Photograph 1) The office façade, designed by prolific Winston-Salem architect William Roy Wallace, differs from the rest of the plant's strictly utilitarian nature in that it displays characteristics of buildings in the Moravian town of Salem to the east, a style locally known as Salem Revival.[4] The Bahnsons were members of Home Moravian Church (1800) in Salem.

The round-arched door opening at the center of the office's west elevation's has been filled with slightly recessed brick between the cast-stone sill and double-header-course lintel. A double-leaf wood door with a paneled base and glazed upper section initially hung in the opening. A round-arched tracery transom and a bonnet hood like those at Home Moravian Church and other Salem buildings surmounted the door. A wide concrete sidewalk led to concrete steps with wrought-iron railings that provided access to the entrance. (Exhibit F) Although those elements have been removed, original windows remain. Above the steel-frame, fifteen-pane, second-story, west window, a header-course lintel with rounded corners tops a course of alternating rubbed-red-brick stretchers and dark headers. This treatment and the wood cove cornice emulate Salem buildings such as the 1769 Single Brothers' House and the 1794 Boys' School. Shutters originally flanked the window. A square louvered attic vent pierces the gable.

The first stories of the north and south elevations are two bays deep, while the second story extends an additional bay to the east above an open breezeway to abut the factory's west elevation. On the south elevation's first story, two steel-frame, twenty-pane windows with four-vertical-pane outer hoppers illuminate the interior. The central second-story steel frame window has fifteen panes, while steel-frame twenty-pane windows with four-vertical-pane outer hoppers remains in the easternmost second-story bays on both the south and north elevations. All windows have slightly projecting header-course sills. The single-leaf entrance in the north elevation's west first-story bay has been filled with brick flush with the wall plane. A single-leaf, wood-frame, glazed door on the east elevation provides

[4] Wallace's work for the Bahnsons included a library renovation and garage/apartment design in 1934 and alterations to Agnew Bahnson Jr.'s residence in 1946. Fred Bahnson residence, oversize boxes 48 and 85, drawer 77, folders 3 and 4. and drawer 399; Agnew Bahnson Jr.'s residence, oversize box 37; "The Bahnson Company, entrance to office and details," 1948, Tube 104, William Roy Wallace Architectural Papers, MC 00517, Special Collections Research Center, North Carolina State University Libraries, Raleigh, N. C.

egress. White-finished aluminum gutters mounted on the white-painted wood fascia on the north and south elevations drain to matching downspouts. Modifications to the office exterior occurred around 1985 in conjunction with the Winston-Salem Business and Technology Corporation's renovation of the plant.

Slender steel posts support the shed-roofed canopy that shelters the concrete loading dock between the office and the two-story, variegated redbrick, 1956 entrance and stair tower that projects from the 1935 wall's center. All window openings on the 1935 addition's west elevation have been filled with brick that is flush with the wall and sills have been removed. However, one first-story and four second-story twenty-five-pane, steel-frame windows with operable six-pane hoppers are exposed on the inside. The hopper and three central lower panes were removed from a fifth second-story window to insert the door to the office. On the first story, a single-leaf steel door with a glazed upper section is just north of the tower.

The tower was erected on top of the concrete loading dock platform. Around 1985, the original single-leaf door opening on the north wall was filled with brick. The slightly recessed, two-story, parged central panel on the west elevation was replaced with an aluminum-frame multipane storefront including a single-leaf glazed door topped with a straight-sloped canvas awning and vinyl siding. The awning was removed in 2023. Concrete steps with metal railings lead to the entrance from a 1985 courtyard with benches and landscaped beds. A brick wall with large square openings and a central pointed parapet above its primary entrance surrounds the courtyard. A wide concrete-paver sidewalk extends to the parking lot.

The two-story-on-basement, brick, two-phase, south addition is six bays wide and nineteen bays long, spanning the full extent of the 1925/1935 south wall. The 52- by 130-foot east section was erected in 1940 and the west eight bays were constructed in 1944. The 1946 shed-roofed loading dock that spans the west elevation is interrupted by a 1944 elevator tower that rises above the flat parapet capped with terra-cotta coping. Round steel posts support the wood roof system and round steel railings secure the loading dock's concrete platform. North of the elevator tower, a small painted-plywood-sheathed storage room extends to the double-leaf steel door on the west wall. South of the tower, concrete steps provide basement access and steel steps lead to the loading dock. The open bay at the loading dock's south end functioned as a sheltered equipment service area. A steel-frame, metal-sheathed wall encloses the south end. (Exhibits E and H, Photograph 1)

Multipane steel-frame windows initially illuminated the 1940 and 1944 additions. (Exhibits C and E) The frame west elevation was originally sheathed with weatherboards around three second-story windows and first-story doors. When the wall was brick-veneered during the early 1950s, the northernmost second-story, twenty-five-pane, steel-frame window with an operable six-pane hopper

was enclosed. The windows in the two south second-story bays were replaced with a rectangular, glazed, central pane surrounded on three sides by textured, translucent glass block.

The two windows in the south elevation's west second-story bays, where slightly projecting head-course sills remain, are identical. Window sills were removed when openings in the central thirteen second-story bays were filled with brick-veneered concrete block that is flush with the wall. The three easternmost second-story windows and two first-story windows beneath them are intact, each comprising twenty panes with six-pane central hoppers. Three matching original first-story windows and a replica aluminum-frame window remain to the west in the 1944 addition's east bays. Plate-glass single-pane windows have been installed in the fourth second-story opening from the east end as well as five full-size and five short first-story openings. Four first-story window openings and three basement openings in the easternmost bays are filled with brick. (Photographs 2 and 3)

Multiple phases of the building's expansion are visible on the east elevation, where the basement wall is above grade. The three-level, six-bay 1940 southeast addition and nine-bay 1947 north addition are taller than the two-level, four-bay 1925 factory's east end. The 1940 and 1935 walls are red-painted brick, while the frame 1947 wall is sheathed with diagonal boards topped with red-painted corrugated-metal panels. A mid-twentieth-century brick stair tower and adjacent freight elevator shaft rise at the 1925 factory's northeast corner. The elevator penthouse is clad with corrugated galvanized metal panels. (Exhibit G, Photograph 4)

A series of connected shed-roofed loading docks span the entire east elevation. Round steel and square wood posts support the wood-frame corrugated-metal roofs. Chain-link fencing and metal siding secure much of the concrete loading platform, which is no longer in use. Concrete block encloses five bays of the south 1940 loading dock and four bays of the 1947 dock near its north end. Two condensing units are located at the platform's north end. Single-leaf steel doors and a roll-up corrugated-metal garage door provide interior access.

Most of the east elevation's original multipane steel-frame windows have been replaced with large, square, plate glass windows. On the 1925 factory's first story, a twenty-pane window with a central six-pane hopper is west of the roll-up corrugated metal loading dock door. A matching window remains in the north addition's second-story south bay. Two six-pane steel-frame windows serve the 1954 stair tower, although the glass was painted red along with rest of the east elevation. A few window openings are filled with brick and some of the north addition's windows are covered with corrugated metal siding.

The enclosed loading dock that the company called a "craneway" at the factory's north end was erected in two stages. The east 1947 section has a blind brick north wall, while the east wall is frame sheathed with corrugated-metal panels around a wide, tall, roll-up, metal-panel door and a two-section,

plate-glass, second-story window. The 1948 addition extends to the west, where its brick wall projects farther west than the 1935 addition's west wall. A concrete ramp provides access to the below-grade entrance at the 1948 addition's west end. Vinyl siding surrounds the single-leaf door and wide, tall, roll-up, metal-panel loading dock door at the craneway's west end. The 1948 addition's north wall is frame sheathed with corrugated-metal panels. The single-leaf door in the frame wall's easternmost bay is the only opening on the north elevation. (Photograph 5)

The loading dock south of the ramp was erected in 1960 to replace an earlier dock at the same location. A shed-roofed steel-frame canopy supported by round steel posts spans the south three-quarters of the 1948 addition's west elevation. Round steel posts and railings secure the loading dock's concrete platform. A wood handicapped ramp with a wood railing provides access to the loading dock from the parking lot. The loading dock and ramp abut the 1948 office wing. (Photograph 6)

The wide service door opening in the wall beneath the canopy is filled with brick. A single-leaf two-panel steel door remains in the south bay. The rectangular vent above the door is covered with a wire-mesh screen.

The roof system comprises steel beams, thick decking boards, and single-ply thermoplastic polyolefin (TPO) and tar-and-gravel roofs. Aluminum gutters and downspouts control water run-off. Several monitors and exhaust vents pierce the roofs. HVAC equipment is mounted at the southeast corner of the 1925 factory's roof. In 2022, eighteen four-by-eight-foot, low-profile, aluminum-frame, regularly spaced skylights were installed in the 1947-1948 addition.

Interior

Most of the plant's interior was originally open to facilitate manufacturing. A brick wall separated the 1935 addition and 1925 factory. Frame partition walls were added, first by the Bahnson Company and then by subsequent owners, to create workshops, offices, and restrooms. When post-1965 modifications were removed in 2017 and 2021, an open plan was restored and original walls, steel posts and beams, and wood and concrete floors were exposed. (Photographs 7-15) The masonry and frame walls are painted and concrete floors are unfinished. Wood floors are in fair condition with the exception of areas in the 1925 factory and 1947 addition where roof leaks caused significant deterioration. The floor system comprises steel joists, thick plank decking, and a top layer of narrow boards.

Portions of the 1925/1935 building's exterior walls were removed as the complex grew. However, some of the originally exterior twenty- and twenty-five-pane, steel-frame windows with operable six-pane hoppers on the 1925/1935 north wall (three first-floor, six second-floor, and five basement sash) are intact, albeit painted on one or both sides. Likewise, a twenty-pane steel-frame window with an

operable six-pane hopper and a sixteen-pane steel-frame window with an operable eight-pane hopper remain on the 1925 factory's southeast wall. Most systems have been removed, leaving only sprinkler and plumbing pipes and some metal electrical conduit.

The only historic first-floor rooms are the maintenance shop, break room, lounge, and offices at the 1944 addition's southwest corner. The remaining portions of the north and east walls' outer faces are sheathed with painted-wood panels. The southwest room was doubled in size to serve as an art gallery in 2025. Its north wall was removed and a steel-frame wall was erected just north of the loading dock entrance, creating an area accessible only from the exterior. A small restroom was added in the southeast corner. All rooms have diagonal wood floor boards.

The original second-floor office suite in the 1944 addition's southwest corner is intact. Rooms have painted-wood-panel walls and diagonal wood floor boards. (Photograph 15) The offices and restrooms adjacent to the 1948 addition's second-floor west wall have plaster walls and ceilings and wood floor boards laid in the traditional manner. (Photograph 16) The rooms flank a narrow corridor. Single-leaf corridor doors have paneled bases and glazed upper sections, while closets have two-panel or five-horizontal-panel doors.

On the second story, a 1947 addition atop the west third of the 1925 factory's roof created a four-bay-deep room. The east wall studs and back sides of the horizontal exterior sheathing boards are unpainted. The frame wall extends south from the 1947 north addition's brick wall to the 1940 addition's frame north wall, where studs and horizontal exterior sheathing boards are painted. The single-leaf door and double-leaf door on that wall provide access to the 1925 factory's flat roof, where a late-twentieth-century wood deck with a frame, metal-roofed, shed canopy supported by square posts spans the east three-quarters of the 1940 wall. The roof is also accessible from the corridor leading to the elevator.

The craneway at the north end of the 1947/1948 addition has a concrete floor and brick and frame walls, is a two-story-tall space open to the steel ceiling beams. Tracks for two overhead cranes are mounted on the ceiling to facilitate material, equipment, and product movement. (Photograph 17) South of the craneway, a painted concrete-block wall encloses a room that extends the full length of the 1947 east wall.

The basement has an open plan with the exception of narrow rooms adjacent to the east and walls. (Photograph 18) A small room abutting the 1944 west wall retains an original, sliding, galvanized-sheet-metal-clad, solid-core-wood door, known as a kalamein door. These heavy doors would automatically close in the case of a fire, as the heat would melt a soft metal link in the door's counterweight assembly and the door would slide shut on the sloped metal track. The long room at the 1948 addition's west end has a sliding wood door.

Three staircases and two freight elevators remain. In the 1956 west stair tower, steel-and-concrete steps with slender horizontal-bar metal railings provide second-story access. Near the building's center, on the east side of the wall between the 1925 factory and 1935 addition, carpeted stairs lead to the second floor and basement. The mid-twentieth-century stair tower at the 1925 factory's northeast corner has steel-and-concrete stairs and landings with square newels and horizontal metal-pipe railing. The adjacent freight elevator shaft is enclosed with painted flush-board walls. The 1944 addition includes a projecting elevator shaft surrounded by a loading dock. A concrete block air shaft rises from the basement to the roof adjacent to the 1925 north wall.

The 1948 office wing encompasses two rooms on the first floor and two rooms flanking a central hall on the second floor. A bathroom was created at the north end of the east first-floor room in 2021. The stair rises on the north wall from the west room to a landing and turns to continue to the second floor. A gypsum-board-sheathed railing was constructed on the lower run and second-floor landing to secure the stair. The original square newel post at the upper landing and wood handrail remain on the inside face of the wall. Finishes include plaster walls and ceilings, wood door surrounds, tall wood baseboards, and vinyl-composition-tile floors. The west second-floor office has wood chair rail, crown molding, a single-leaf corridor door with a paneled base and glazed upper sections, and a built-in desk and cabinets spanning the north wall. (Photograph 19) The east office includes a storage room at its southeast corner.

Integrity Statement

The Bahnson Company Building possesses the seven qualities of historic integrity—location, setting, feeling, association, design, materials, and workmanship—required for National Register designation. The building maintains integrity of location, setting, feeling, and association as it remains on its original site in a commercial/industrial area. Its initial function as a factory remains evident. The building retains integrity of design, materials, and workmanship from the period of significance (1925-1965). Sanborn maps and historic photographs illustrate that the building footprint had expanded to its current configuration by 1960. Addition construction and demolition was necessary to facilitate production, research, and administration. The building structure—brick and corrugated-metal-sheathed frame walls, steel posts and beams, wood and concrete floors, and wood roof decking—is typical of fire-resistant factory construction. Some multipane steel windows remain exposed; others are intact behind brick veneer. The loading docks and canopies that span the east and west elevations allowed for material and product delivery and transport via rail (east) or truck (west). An open plan was restored throughout the building when post-1965 modifications were removed in 2017 and 2021. The 1944 offices have painted-wood-panel walls and diagonal wood floor boards. The 1948 offices on the factory's second floor and in the 1948 office wing are characterized by plaster walls and ceilings, wood door surrounds, and tall wood baseboards. The factory offices have wood floors, while the wing offices have replacement vinyl-composition-tile floors.

Section 8. Statement of Significance

The Bahnson Company Building in Winston-Salem, North Carolina, is locally significant under Criterion A for industry as the manufacturing plant of a concern that invented, fabricated, supplied, installed, and serviced air conditioning and filtration, humidification, and ventilation equipment and systems that revolutionized factory design and operation. Mechanical air conditioning facilitated optimal material and equipment performance and promoted workforce productivity, thus increasing industrial output. The business headed by brothers Agnew Hunter Bahnson and Frederic Fries Bahnson originated in July 1915 as the Normalair Company, which marketed a humidifier patented by their uncle, industrialist John W. Fries. The concern, reorganized as the Bahnson Humidifier Company in 1918, became known as the Bahnson Company by 1921 as it grew to serve an international clientele. Engineers designed site- and industry-specific systems for venues including bakeries, cotton warehouses, flour and textile mills, tobacco and furniture factories, paper plants, laboratories, museums, and educational buildings. A. H. Bahnson Jr. became the Bahnson Company's president in 1947 and guided its rapid expansion. The business persevered and prospered through product diversification. The enterprise's ongoing contribution to the local economy as an employer, consumer of goods and services, and taxpayer, has been enormous. The Bahnson Company Building manifests the concern's explosive growth between 1925 and 1965. The approximately 127,000-square-foot plant evolved in stages beginning with a two-story, flat-roofed, brick, 6,480-square-foot factory erected in 1925. Additions constructed in 1935, 1940, 1944, 1947, and 1948 allowed for production increase and provided room for administrative, manufacturing, and research and product development staff to operate at the same location. The period of significance begins with the original factory's 1925 construction and continues until 1965, when the company moved its manufacturing department to a 300,000-square-foot plant on Lowery Street. The South Marshall Street complex continued to house administrative offices and the research and development department until 1985.

Industrial Context: Humidification and Air Conditioning System Manufacturing in North Carolina

Early twentieth-century advances in mechanical air conditioning technology revolutionized factory design and operation. Humidity and temperature fluctuation adversely impacts materials and machinery in industries including textile, tobacco, food, furniture, munition, paper, and shoe manufacturing. Before development of mechanized climate control systems, operable windows, roof monitors, vents, fans, cross ventilation, and window blinds were employed to mitigate heat. Misting, sprinklers, steam, and floor dampening were used to increase humidity levels by introducing water vapor to the atmosphere that cooled the air as it evaporated. This was especially important in industries where materials had a propensity to absorb water. Damp textile fibers were more resilient and easier to manipulate. Tobacco leaf preparation necessitated adding moisture to soften leaves prior to stemming and removing it after stemming to avoid molding during storage. Early ceiling-mounted,

canister-shaped humidifiers dispensed water mist, most of which evaporated as intended. However, water condensation on equipment often triggered rust. Mechanical air conditioning, which involves air circulation, humidity regulation, and temperature control via an integrated, enclosed system, optimizes material and equipment performance and promotes workforce productivity, thus increasing industrial output. Each factory required a site- and industry-specific system designed by engineers who calculated capacity to counter heat generated by light, machinery, people, and processes. Windows were sealed shut, filled with brick or glass block, and eventually eliminated to achieve optimal atmospheric conditions.[5]

Textile engineer Stuart Warren Cramer, a Thomasville, North Carolina, native, conceived the term "air conditioning" as he developed systems to maintain precise, consistent relative humidity and temperature in factories. Cramer began his career with the D. A. Tompkins Company, a Charlotte engineering firm. After establishing connections with industrialists as the southern sales agent for Whitlin Machine Works, he opened an independent namesake Charlotte office in 1895. Cramer supplied architectural plans for factories as well as machinery of all types, some of which he invented. Between 1904 and 1906, he patented a hydrometer, which measured relative humidity; four humidifiers; a compressed-air valve that regulated the humidifier based on readings from the hydrometer; and a wall-mounted air conditioner that provided ventilation and humidification. Cramer Air Conditioning Company salesmen, based in Charlotte and Atlanta offices, marketed his systems throughout the United States until 1918, when Cramer sold the business to Fitchburg, Massachusetts-based G. M. Parks Company. The concern was reorganized as Parks-Cramer Company. Stuart Cramer designed and/or equipped approximately one-third (150) of the new mills erected in the South between 1895 and 1918 and obtained sixty patents by 1940. His innovations in textile mill climate control garnered him international recognition.[6]

Other pioneers in the field included Salem industrialist and banker John William Fries, who in 1909 invented an electric centrifugal humidifier for use in textile mills, tobacco factories, and other

[5] Gail Cooper, *Air Conditioning in America* (Baltimore: Johns Hopkins University Press, 1998), 7, 18, 20-22, 30-36; Betsy Hunter Bradley, *The Works: The Industrial Architecture of the United States* (Oxford: Oxford University Press, 1999), 174-175.

[6] Cramer often served his clients as a business advisor and board member. He installed an air-conditioning system at Loray Mill in Gastonia in 1908 and became the company's president four years later. Cramer established and led the American Cotton Manufacturers Association and the National Council of American Textile Manufacturers. He invested in textile concerns including Highland Park Manufacturing Company in Charlotte and Mayes Manufacturing Company in the Gaston County community of Mayesworth, which became known as Cramerton in 1922. The mill complexes and the associated housing that Cramer designed at those and other locations featured efficient layouts that demonstrated his integrated work flow concepts. Ibid., 17-22; Thomas S. Morgan, "Stuart Warren Cramer" in William Powell, ed., *Dictionary of North Carolina Biography, Vol. 1* (Chapel Hill: University of North Carolina Press, 1989), 455; Catherine Westergaard, "Stuart W. Cramer," *North Carolina Architects and Builders: A Biographical Dictionary*, http://ncarchitects.lib.ncsu.edu/people/P000275 (accessed June 2025).

manufacturing concerns. Designed with the assistance of his nephew Frederic Fries Bahnson, called Fred, who had worked for Fries since 1905, the humidifier was a crucial component of air conditioning and filtration systems the company developed. Fred Bahnson briefly marketed the humidifier in New York but soon returned to Salem to continue research and experimentation. John W. Fries engaged Briggs-Shaffner Company, a local industrial equipment fabricator, to manufacture the patented Hygrosso Humidifier in July 1912. Briggs-Shaffner Company employed Fred to serve as its production engineer. His younger brother Agnew Hunter Bahnson gained knowledge of air conditioning systems as a Stuart W. Cramer Company salesman for about a year. He returned to Winston-Salem in February 1912 to serve as secretary and treasurer of Arista Mills, a Fries family business.[7]

Fred and Agnew Bahnson and James A. Gray (their youngest sister Pauline's husband) partnered in July 1915 to establish the Normalair Company. The concern's first product was the Normalair Humidifier. Agnew managed the company and functioned as president, while Fred was vice president and oversaw product engineering. Fred soon significantly improved the Normalair Humidifier design and patented the Bahnson Humidifier. The company's humidification, air conditioning, and ventilation equipment and systems were sold throughout the United States by 1917. After acquiring Gray's interest, the Bahnsons renamed the business, first as Bahnson Humidifier Company in 1918 and then, by 1921, as the Bahnson Company.[8]

Agnew Bahnson became president of Arista Mills in 1915. A small section of the factory's Brookstown Avenue plant initially housed Bahnson Company manufacturing activities and offices. Around 1921, the concern's administrative staff moved to the second floor of the Wachovia Bank and Trust Building at 201 West Third Street. Arista Mills and Washington Mills, of which Bahnson was then secretary-treasurer, occupied the remaining second-floor offices.[9]

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[7] Emma Fries (1852–1945), the daughter of Francis and Lisetta Vogler Fries, married Henry T. Bahnson (1845–1917) on April 14, 1874. John William Fries was Emma's brother. "Fries Family," http://www.fmoran.com/fries.html (accessed June 2025); "Sale Right," *Winston-Salem Journal* (hereafter abbreviated *WSJ*), July 14, 1912, p.6; "Mr. Bahnson Resigns," *Charlotte Observer*, December 15, 1911, p. 6; "Bahnson Humidifiers," *Twin City Sentinel* (hereafter abbreviated *TCS*), July 24, 1922, p. 2; Bob Barnard, "Bahnson's Career," *WSJ*, March 25, 1951, pp. B1, B3.

[8] Although corporation histories and other sources indicate the concern became known as Bahnson Company in 1929, the name appears in newspapers, city directories, and trade publications by 1921. "Around Town," *Greensboro Daily News*, July 17, 1915, p. 5; "Large Business," *TCS*, July 26, 1917, p. 10; "Bahnson Humidifier Company," *Charlotte News*, June 29, 1918, p. 6; "Bahnson's Humidifier," *TCS*, April 16, 1921, p. 14; *Textiles: The Monthly Technical Authority of the Trade*, April 1922, p. 4.

[9] F. and H. Fries Manufacturing Company's textile mills—Arista and Southside in Winston-Salem, Mayo in the nearby community of Mayodan, and Washington in Fries, Virginia—employed around two thousand laborers in December 1922. The Mayo and Washington plant administrations merged in 1920 and operated under the name Washington Mills. Ernest H. Miller, *Winston-Salem, N. C. City Directory* (Asheville: Miller Press, 1922), 874; "Rapid Development in Winston-Salem in Education, Commerce, and Industry," *Manufacturers' Record*, December 21, 1922, pp. 57–58.

The Bahnson Company designed and manufactured site-specific air conditioning and filtration systems for a diverse clientele ranging from bakeries to cotton warehouses, dry cleaners, flour mills, tobacco and furniture factories, textile mills, paper plants, laboratories, museums, schools, colleges, and universities. The concern promoted its equipment and systems by advertising widely, participating in national industrial expositions, and maintaining a New York marketing office. Advertising materials asserted that maintaining ideal relative humidity levels, in addition to having health benefits, would improve product quality, allow for greater output, and lower heating fuel costs. By 1922, myriad businesses in twenty-nine states and countries including Australia, Belgium, England, France, Japan, Norway, Spain, and South Africa had purchased Bahnson Company equipment. An April 1922 *Textiles* article claimed that "329 textile mills in the United States, Canada, and Foreign Countries have installed from 1 to 395 of Bahnson Humidifiers." Winston-Salem clients included Export Leaf Tobacco Company, R. J. Reynolds Tobacco Company, Winston-Salem Leaf Tobacco Company, O'Brien's Bakery, P. H. Hanes Knitting Company, and Arista, Carolina, Inverness, and Southside Mills.[10]

Parks-Cramer Company was the only North Carolina business other than the Bahnson Company to achieve widespread success in the air conditioning and humidity-control system manufacturing and installation industry. In 1920, the concern occupied an expansive plant erected by E. H. Clements and Company on South Boulevard in Dilworth, a Charlotte suburb. The primary sales office was in Atlanta, but representatives marketed products internationally. At the Charlotte and Fitchburg factories, Parks-Cramer Company manufactured air conditioning equipment, humidifiers, and, automatic traveling cleaners for carding, weaving, and knitting equipment.[11]

The Bahnson Company commissioned a new plant as product demand burgeoned. When the manufacturing department outgrew its allocated space in Arista Mill, the Bahnsons acquired the first of a series of lots on South Marshall Street's east side. Fogle Brothers, a Winston-Salem building supply and construction firm, began erecting a two-story, 54-by-120-foot brick factory in October 1925 and finished the building in late December at a cost of $17,204.64. The plant, located adjacent to a railroad spur line, encompassed factory space as well as research and development offices for engineers and

[10] "Winston-Salem Company ," *Charlotte Observer*, August 14, 1921, p. 8; "Local Appliances," *TCS*, September 2, 1921, p. 2; "Winston-Salem Is Well Represented ," *TCS*, September 14, 1921, p. 4; *Textiles,* April 1922, p. 4; "Bahnson Humidifiers," *TCS*, July 24, 1922, p. 2; "Twin City Exhibits," September 26, 1922, p. 10; "The Bahnson Humidifier," undated brochures, Bahnson Company collection, Clemmons, North Carolina.

[11] The Parks-Cramer Company plant (NR 1994) at 2000 South Boulevard remained in use until 1988. "Parks-Cramer Co. Buys 5-Acre Tract," *Charlotte News*, August 27, 1919, p. 5; "Parks-Cramer Plant," *Charlotte Observer*, October 4, 1919, p. 2; "Parks-Cramer Bldgs.," *Charlotte News*, October 31, 1920, p. 20; Charlotte Chamber of Commerce, *Charlotte, The Center* (Charlotte: Charlotte Chamber of Commerce, 1930); "Parks-Cramer Company," *E.S.C. Quarterly*, Winter-Spring 1954, p. 41; *Charlotte Observer*, April 19, 1986.

scientists. In 1926, the company patented an automatic air moisture regulator called a humidistat that was among the first of its kind in the industry.[12]

The Bahnson Company's administrative and marketing departments also required more room and thus moved along with Arista and Washington Mills office staff to the R. J. Reynolds Headquarters Building upon its 1929 completion. Research, development, and production remained at the South Marshall Street plant. Successful product launches included an updated and streamlined "Type H" centrifugal humidifier in 1931 and a larger "Type L" humidifier, both of which were adopted by a wide variety of industrial concerns. The Bahnson Company patented specialized air-conditioning equipment for textile mills weaving synthetic fibers such as rayon that required more climate control. The concern introduced a free-standing three-foot-tall residence and office humidifier in 1932. To increase manufacturing capacity, the company erected a three-level, 54-by-80-foot addition at the 1925 building's west end in 1935 and leased a nearby building to utilize as a sheet metal shop for ductwork fabrication. The concern employed between 75 and 100 workers at that time.[13]

Agnew Hunter Bahnson Jr., who earned an undergraduate degree from the University of North Carolina at Chapel Hill in 1935 and continued his studies at Harvard University's Business School and Massachusetts Institute of Technology, returned home in 1937. He soon became a leader in the Bahnson Company's development of the Humiduct system, which provided high-capacity industrial air conditioning using a centrifugal evaporator, heater, fan, and dampers. The incorporation of a cooling element into the system resulted in the company's 1940 introduction of "mechanical refrigeration" at the Bibb Manufacturing Company's Payne Plant in Macon, Georgia, a completely air-conditioned textile mill. The Bahnson Company manufactured a similar system, often purchased by textile mills in developing countries, until 1986.[14]

When Fred Bahnson's health declined, he conveyed his interest in the company to his brother in 1940. However, he remained an engineering consultant for the firm while focusing on his other business, Southern Steel Stampings, Inc., a furniture hardware manufacturer. Also in 1940, the Bahnson Company engaged Frank L. Blum Construction Company to expand the South Marshall Street plant south of the 1925/1935 building. The three-level, 52- by 130-foot, $20,000 addition provided

[12] Fogle Brothers Collection, folder VIII-D, "Contract Ledger, 1915-1932," pp. 1069-1072, Moravian Archives, Southern Province, Winston-Salem; Forsyth County DB 315, p. 156; DB 467, p. 342; DB 539, p. 359; DB 578, p. 274; DB 768, p. 176; "Several Big Projects," *TCS*, October 17, 1925, p. 19; "Chronology of the Birth and Growth of the Bahnson Company," December 1981, p. 2, typed manuscript in the "Winston-Salem Businesses" vertical file in the North Carolina Collection of the Forsyth County Public Library.

[13] "Bahnson Given a New Patent," *TCS*, May 7, 1931, pp. 1 and 14; "Twin City Firm's Latest Invention," *WSJ*, January 24, 1932, p. B9; "Add Prosperity Notes," *WSJ*, July 7, 1935, p. 8; J. T. Anderson, compiler, *Industrial Directory and Reference Book of the State of North Carolina* (Durham: Christian Printing Company, 1938), 127; "Chronology," p 2.

[14] "Chronology," pp 3-4; Frederick Johntz, "Air Conditioning," *TCS*, November 11, 1937, p. 2.

manufacturing space and administrative and marketing department offices. During the next few years, the development team designed a pneumatic atomizer to optimize humidification.[15]

During World War II, approximately eighty-five percent of Bahnson Company commissions involved installing and maintaining ventilation and humidification systems in factories with defense department contracts to produce textiles and other essential goods. The company also manufactured military ordnance and aircraft components. In October 1942, the concern hired seven women who completed vocational courses requiring 480 hours of instruction to fill engine lathe operator positions in the machine shop, which had about forty-five workers. More women and older men were engaged as young men departed for military service. D. C. Moir, a longtime Bahnson Company employee retired since 1927, rejoined the staff in 1943. Agnew Bahnson Jr. noted that women with no previous industrial training quickly learned to run lathes and riveting and welding machines and executed the work more efficiently and meticulously than men. Many Bahnson Company supervisors attended a thirty-two-hour, regularly offered, "Training within Industry" course developed by the federal government in 1940 to promote better management and greater efficiency at industrial plants. Supervisors subsequently shared the knowledge with employees through ten hours of instruction. Plant expansion in 1944 provided space to manufacture transport plane assemblies for the U. S. Navy.[16]

The Bahnson Company fulfilled all government contracts by August 1945 and reverted to air conditioning, humidification, and ventilation system production as the economy boomed after the war. The concern erected a $15,000 loading dock, likely on the west elevation of the 1944 addition, in fall 1946. At that time, the company employed 250 workers.[17] Despite the scarcity of building materials during the post-war years, the company received federal approval to build two brick and steel additions at a total cost of approximately $41,000 in 1947 and a $105,000 addition in 1948. Bahnson Company engineers designed the 1940s additions with the exception of the 1948 office wing façade, first floor, and stair, for which Winston-Salem architect William Roy Wallace rendered drawings. Frank L. Blum Construction Company erected the additions. Salem Steel Company supplied structural members and steel window sash.[18] Loading docks and canopies were added on the east and west elevations to allow for material and product delivery and transport via rail (east) or truck (west).

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[15] "Chronology," pp. 5-6; "City Building Permit," *TCS*, July 24, 1940, p. 2; Stuart Rabb, "Bahnson to Consolidate," *TCS*, August 23, 1940, p. 3; "Bahnson Company," *WSJ*, August 8, 1940, p. 14; "Bahnson Gets New Patent," *TCS*, September 11, 1945, p. 5.

[16] "Plant Wardens," *TCS*, March 3, 1942, p. 12; Bill East, "Priorities Extended," *TCS*, April 7, 1942, p. 5; "Seven Women," *WSJ*, October 21, 1942, p. 7; "City Has Facilities," *WSJ*, December 5, 1942, p. 4; "Man, 74, Back on Job," *TCS*, September 29, 1943, p. 5; Mary Lib Wilson, "Many Women," *WSJ*, January 17, 1943, p. 9; "Permits," *TCS*, September 2, 1944, p. 3; "Little Curtailment," *TCS*, May 14, 1945, p. 4.

[17] "Unemployment," *TCS*, August 16, 1945, p. 1; "Bahnson Company," *TCS*, August 3, 1946, p. 3.

[18] "Salem Steel Company," *TCS*, March 22, 1947, p. 10; "Bahnson Co.," *WSJ*, June 19, 1947, p. 11; "Bahnson Granted $105,000 Permit," *WSJ*, March 27, 1948, p. 14; "The Bahnson Company, entrance to office and details," 1948, Tube 104,

A. H. Bahnson Jr. became the company's president in 1947 and guided its rapid growth as textile production increased and the market broadened. Engineers and draftsmen continued to conduct plant visits and design site-specific systems for each client. Bahnson Service Company was independently incorporated in 1950 to install and maintain Bahnson systems. The workforce averaged three hundred employees during the mid-1950s. The Bahnson Company's Textile Equipment Division, created in 1955, developed products including Collecto-Vac, a vacuum-end collection system, and Cross-Jet, a traveling cleaner. That year, a survey of one hundred textile mills indicated that ninety-one utilized Bahnson Company equipment and systems. The concern reported strong national and international air conditioning system ($8,483,358) and textile equipment ($2,984,757) sales in 1959.[19] Plant improvements included construction of the west stair tower and entrance vestibule in 1956 and replacement of the northwest loading dock in 1960.[20]

Subsequent innovations included the Combo-Jet, first manufactured in 1962, which efficiently cleaned yarn spinning frames and factory ceilings and floors while filtering air. The company's 1962 launches also included Collecto-Card, designed to clean high-speed carding machines. Although the South Marshall Street plant remained the primary production center, the company had by 1962 leased buildings at four other locations to serve as warehouses and fabrication sites. Sales increased almost sixty-two percent between 1962 and 1964, when air conditioning contracts totaled $13,368,968 and textile equipment contracts $2,173,807. Planning commenced for a state-of-the-art facility that would accommodate the entire operation.[21]

The company suffered a great loss with A. H. Bahnson Jr.'s June 3, 1964, death when the twin-engine Beechcraft plane he was piloting crashed upon landing at Wooster Municipal Airport in Ohio. However, the 300,000-square-foot plant's construction on fifty-three acres south of Interstate 40 between Lowery Street and the railroad continued per his plans and was named in his memory. In March 1965, the business occupied the expansive one-story brick building erected by Fowler-Jones Construction Company. The South Marshall Street complex continued to house administrative offices

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William Roy Wallace Architectural Papers, MC 00517, Special Collections Research Center, North Carolina State University Libraries, Raleigh, N. C.

[19] "The Bahnson Company," *E.S.C. Quarterly*, Winter-Spring 1954, p. 40; Fred Flager, "Twin City Firm," *WSJ*, August 14, 1955, p. B3; "Bahnson Service Firm," *WSJ*, June 2, 1950, p. 7; Chronology," p. 6; "The Bahnson Company, Consolidated Contracts Signed 1959-1966," A. H. Bahnson Jr. papers in the possession of A. H. Bahnson III.

[20] Brenner Steel supplied the metal components of the 1960 loading dock erected by Wilson-Covington. Brenner Steel, Bahnson Company loading dock drawings, 1960, Winston-Salem-Forsyth County Planning Department.

[21] "Chronology," pp. 6-7; Harold Ellison, "Bahnson Co. Unveils Expansion Program," *WSJ*, March 1, 1964, p. D9; Harold Ellison, "Bahnson Co. Dedicates," *WSJS*, August 1, 1965, p. D11; "The Bahnson Company, Consolidated Contracts Signed 1959-1966."

and the research and development department. The Bahnson Company then employed over one thousand workers.[22]

Manufacturing capacity increased dramatically at the Lowery Street plant. The corporation reported sales of $21,080,354 in 1965, an approximately thirty-six percent increase from the previous year. The majority ($18,132,833) was for air conditioning systems and the remainder textile equipment. Rapid growth continued in 1966, when $28,489,000-worth of contracts had been executed by the end of November. The company employed approximately one thousand workers at that time.[23]

M. Garnett Saunders, who had joined the Bahnson Company in 1937 after earning a mechanical engineering degree from North Carolina State College, became its general manager in 1958. He continued to serve that role after assuming the company's presidency in 1964. A. H. Bahnson Sr. was then vice president and secretary, while Clarence L. Sell, a company employee since 1937, functioned as treasurer. After the deaths of A. H. Bahnson Sr. and his wife Elizabeth within two months of each other in 1966, the leadership team did not include any Bahnson family members. Wachovia Bank and Trust Company represented the family's interest until August 1, 1968, when the bank sold the business to Hillman Coal and Coke Company of Pittsburgh, Pennsylvania. The Bahnson Company remained an independent subsidiary until Henry Hillman negotiated the concern's July 1, 1973, merger with the Menlo Park, California-based Envirotech Corporation.[24]

James C. Barrett became the Bahnson Company's president and chief executive officer in 1975, followed by James Thomas Brown, who functioned as president and general manager. Under their oversight, the concern increased its manufacture and installation of air handling, conditioning, and exhaust systems for utility purveyors including nuclear power plants. New products included a Combo-Jet Traveling Cleaner designed to service weaving machinery in 1980, a fully-automated Combo-Jet capable of removing all fibrous textile manufacturing waste in 1981, and Collecto-Fume, an air-filtration system for welding operations developed during the same period.[25]

Envirotech Corporation began consolidating plants and operations in 1980 and elected to sell the businesses comprising its Industrial Air Quality Division. On April 1, 1981, Stockholm, Sweden-based A. B. Svenska Flaktfabriken acquired the Bahnson Company through a merger. At that time, the Flakt Group's holdings encompassed sixty-five companies in twenty-seven countries. All

[22] Rom Weatherman, "Bahnson Company," *TCS*, July 31, 1965, p. 1; Harold Ellison, "A. H. Bahnson Jr. Killed," *WSJ*, June 4, 1964, p. 1; "Bahnson Co. Picks Officers," *WSJ*, June 11, 1964, p. D9; Bill Lindau, "Many Locally-Owned Firms," *WSJ*, April 10, 1966, p. J12.
[23] "The Bahnson Company, Consolidated Contracts Signed 1959-1966;" Around the World," *WSJ*, April 10, 1966, p. L9.
[24] Harold Ellison, "Bahnson Co. Picks Officers," *WSJ*, June 11, 1964, p1; "Bahnson Co. Sold to Pittsburgh Firm," *WSJ*, August 2, 1968, p. 1; "Chronology," p. 8.
[25] "Chronology," pp. 8-9.

manufactured heating, ventilating, and air conditioning equipment and/or air quality control systems. The Bahnson Company began producing Flakt products in addition to its trademarked equipment at the Lowery Street plant, which operated until 1986. EMCOR Group, Inc. bought the corporation in 2011.[26]

The nonprofit Winston-Salem Business and Technology Corporation, created to oversee a small business incubator, leased 1001 South Marshall Street in 1985. With $700,000 of urban redevelopment bonds, a $376,000 loan from the city, and $180,000-worth of private donations, the organization funded the property's renovation and the business center's initial operating costs. Alterations included an updated entrance and a sizable lobby. The Bahnson Company had previously partitioned much of the interior to serve as offices. Additional subdivisions resulted in 57,000 square feet of leasable space containing 130 offices as well as conference and meeting rooms, a library, a computer lab, and a mailroom. Walton Jones, the business incubator's director and the North Carolina Business and Technology Corporation's president, supervised the center. The Source, Inc., an industrial product engineering firm, became the first tenant in March 1986. Resident businesses benefited from collective secretarial and janitorial services.[27]

The building continued to serve the same function, although operated by several owners under a series of names. The complex was known as the F. Roger Page Business and Technology Center until 1997, when real estate broker John R. Hewitt acquired the building and undertook its management under the name Hewitt Business Center. Following John's 2009 death, his widow Connie owned the property until 2012, when she conveyed it to their children, Andy and Johnna Hewitt, as co-owners. That year, the younger Hewitts rebranded the building "West Salem Square" to reflect its relationship to the adjacent West Salem neighborhood. First Troy SPE, LLC, located in Troy, North Carolina, purchased the property in July 2014 and sold it to 1001 S. Marshall MM, LLC, in May 2016.[28] The building has since been vacant and will soon be rehabilitated.

[26] Ibid., pp. 9-10; Bahnson: An EMCOR Company, "About Us: Our History," http://www.bahnson.com/about-us/history/ (accessed June 2025).
[27] Richard M. Barron, "Center Helps Businesses," *WSJ*, April 7, 1986, p. 1; Janet Fox, "Winston-Salem Looks To New 'Incubator' To Aid Small Businesses," *Business North Carolina*, October 1986, pp. 43-50.
[28] Page Distributing Company conveyed the property to John R. and Connie W. Hewitt on January 1, 2002. Forsyth County Deed Book 2245, p 994; DB 3063, p. 3701; DB 3190, p. 353; DB 3286, p. 897; Fran Daniel, "Name change," *WSJ*, July 15, 2012, p. C1.

Additional Context: Bahnson Company Leadership

Agnew Hunter Bahnson Sr. (March 10, 1886 – March 21, 1966)

Agnew Hunter Bahnson, the son of physician Henry Theodore Bahnson and Emma Christina Fries, grew up in Salem, where he attended the Salem Boys' School. He worked for Wachovia Loan and Trust Company until enrolling at the University of North Carolina in 1902. After graduating in 1906, he traveled abroad for fourteen months before returning to North Carolina to work successively at Mayo Mills in Mayodan; Washington Mills in Fries, Virginia; Pomona Mills in Greensboro; Stuart W. Cramer Company in Charlotte; and Arista Mills, the Normalair Company, and the Bahnson Company in Winston-Salem. Agnew and Elizabeth Moir Hill married in 1914 and had two children, Agnew Hunter Jr. and Elizabeth, by 1920 when the family occupied a house designed by Winston-Salem architect Willard C. Northup at 450 North Spring Street (NR 2001). Agnew Bahnson served on myriad boards and civic organizations, including the North Carolina Medical Care Commission, for which Governor Terry Sanford recognized his leadership with a Distinguished Citizen Award in 1964. A life-long member of Home Moravian Church, he was a trustee of that congregation as well as Salem Academy and College in Winston-Salem and Moravian College in Bethlehem, Pennsylvania. Bahnson was Arista Mills' secretary-treasurer from 1912 until 1915 and its president from 1915 to 1946. He became Washington Mills' secretary-treasurer in 1921 and functioned in that capacity until 1931, when he was elected president, a role he retained until 1951. He organized Mayo Sales Corporation, a firm associated with Washington Mills, in 1923 and remained its president until 1951. Bahnson was a president of the Cotton Manufacturers Association of North Carolina and served on the boards of the Cotton Textile Institute, Bank of Mayodan, First National Bank of Fries, Virginia, Security Life and Trust Company, and Wachovia Bank and Trust Company. Although he retired by 1951 from active administrative roles in Arista Mills, Washington Mills, Mayo Sales Corporation, and the Bahnson Company, he continued to chair each entity's board of directors until his death on March 21, 1966. Elizabeth Bahnson died two months later.[29]

Frederic Fries Bahnson (March 6, 1876 – March 18, 1944)

Frederic Fries Bahnson, known as Fred, was the second-oldest son of physician Henry Theodore Bahnson and Emma Christina Fries. He studied at the Salem Boys' School prior to earning a degree from the University of North Carolina in 1896. Fred enrolled in the University of Pennsylvania's medical school but returned home in 1897 after experiencing vision problems. He commenced working as an engineer for a family business, Fries Manufacturing and Power Company, and further developed his engineering skills with Stanley Electric Company in Pittsfield, Massachusetts, and

[29] Elizabeth Moir Hill Bahnson was killed in an automobile accident soon after her husband died. "Bahnson Elected President," *TCS*, June 13, 1931, pp. 1 and 6; Bob Barnard, "Bahnson's Career," *WSJ*, March 25, 1951, pp. B1, B3; "A. H. Bahnson Dies at 80," *TCS*, March 21, 1966, p. 1; "Agnew Hunter Bahnson Sr.," Memoir, Salem Archives, Southern Province.

Florida East Coast Railway. After returning to Salem in 1905, he found employment with his uncle John W. Fries and then with Brigg-Shaffner Company. He married Matthews, North Carolina, native Bleeker Estelle Reed in 1910 and the couple had four sons, Frederic Jr., Reid, Henry, and Alex. Fred, his younger brother Agnew Hunter Bahnson, and James A. Gray, their youngest sister Pauline's husband, partnered in July 1915 to establish the Normalair Company, which subsequently became the Bahnson Company. An addition to serving as vice president, Fred oversaw product engineering until conveying his interest in the business to his brother in 1940. However, he remained an engineering consultant for the firm while focusing on his other endeavor, Southern Steel Stampings, Inc., a furniture hardware manufacturer he organized in 1929.[30]

Agnew Hunter Bahnson Jr. (August 30, 1915- June 3, 1964)

Agnew Hunter Bahnson Jr. graduated from R. J. Reynolds High School in 1931 and earned an undergraduate degree from the University of North Carolina at Chapel Hill in 1935. After continuing his studies at Harvard University's Business School and Massachusetts Institute of Technology, he returned to Winston-Salem to work in his family's business in 1937. Once he had achieved proficiency in the manufacturing process by working in the Bahnson Company's machine shop, he assisted with product research and development, eventually holding twenty-five equipment patents. He was promoted to a series of management positions that culminated in his becoming the company's president in 1947. Other leadership roles included the vice presidency of the Denning Corporation in Albemarle; service on the boards of Washington Mills, Arista Mills, Winston-Salem Broadcasting Company, and Southern Broadcasting Company; and membership in the American Institute of Management and the American Society of Heating and Air-Conditioning Engineers. Bahnson's interest in nuclear physics led him to subsidize the 1955 creation of the Institute of Field Physics at the University of North Carolina at Chapel Hill. He conducted experiments in a small room adjacent to his second-floor office at the Bahnson Company Building's southwest corner. Bahnson presented his gravity research at a 1956 American Astronautical Society meeting in New York. He wrote journal articles and incorporated scientific and political premises into a 1959 novel, *The Stars Are Too High*. North Carolina governor Terry Sanford appointed him to chair the state's Atomic Energy Advisory Commission in 1961.[31]

A. H. Bahnson Jr. and his wife Katherine Reynolds King had three children: Agnew Hunter III, Frank King, and Karen King. His life was cut short on June 3, 1964, when he died in an Ohio plane crash during a business trip. A Winston-Salem Torch Club member's memorial tribute enumerated Bahnson's diverse interests, noting that he "was an engineer, scientist, philosopher, musician, author,

[30] "F. F. Bahnson Dies," *TCS*, March 18, 1944, pp. 1 and 2; "F. F. Bahnson Rites," *WSJS*, March 19, 1944, p. 1.
[31] "A. H. Bahnson Jr. Killed," *WSJ*, June 4, 1964, pp. 1 and 15; "Chronology," pp. 5-6; "The Memoir of Agnew Hunter Bahnson Jr.," Moravian Archives, Southern Province, Winston-Salem; "Agnew Hunter Bahnson, Jr.," biographical data in the Bahnson Company files.

president of a great manufacturing concern, aviator, financier, traveler," and, "above all – an adventurer."[32]

[32] Ibid.; Francis C. Anscombe, "A Memorial from the Winston-Salem Torch Club," June 1964.

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Winston-Salem Journal and Sentinel (abbreviated *WSJS* after first mention in notes)

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Section 10. Geographical Data

Latitude/Longitude Coordinates

Latitude: 36.082995 Longitude: -80.242573

Verbal Boundary Description

The National Register boundary of the Bahnson Company Building encompasses the 2.02-acre Forsyth County tax parcel # 6835-21-7384 as indicated by the bold line on the enclosed map.
Scale: one inch equals approximately forty feet

Boundary Justification

The nominated 2.02-acre tract encompasses the acreage historically associated with the Bahnson Company Building.

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Additional Documentation: Historic Photographs

Exhibit A. 1925 factory, southwest oblique (above) and Exhibit B. 1935 addition, southwest oblique and 1940 addition, west elevation at right (below), undated images from the Bahnson Company collection

Exhibit C. Bahnson Company Building (1935 addition at left, 1925 factory at right), southwest oblique and Atlantic Greyhound garage, 1938 (above)
Frank Jones, *Winston-Salem Journal* photographer, Forsyth County Public Library Photograph Collection
Exhibit D. Bahnson Company engineering department, 1940s (below)
undated image from the Bahnson Company collection

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Bahnson Company Building
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Exhibit E. west elevation, 1935 addition (left) and 1944 addition, mid 1940s (above), and Exhibit F. 1948 office addition, early 1950s (below), undated images from the Bahnson Company collection

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Bahnson Company Building
Forsyth County, NC

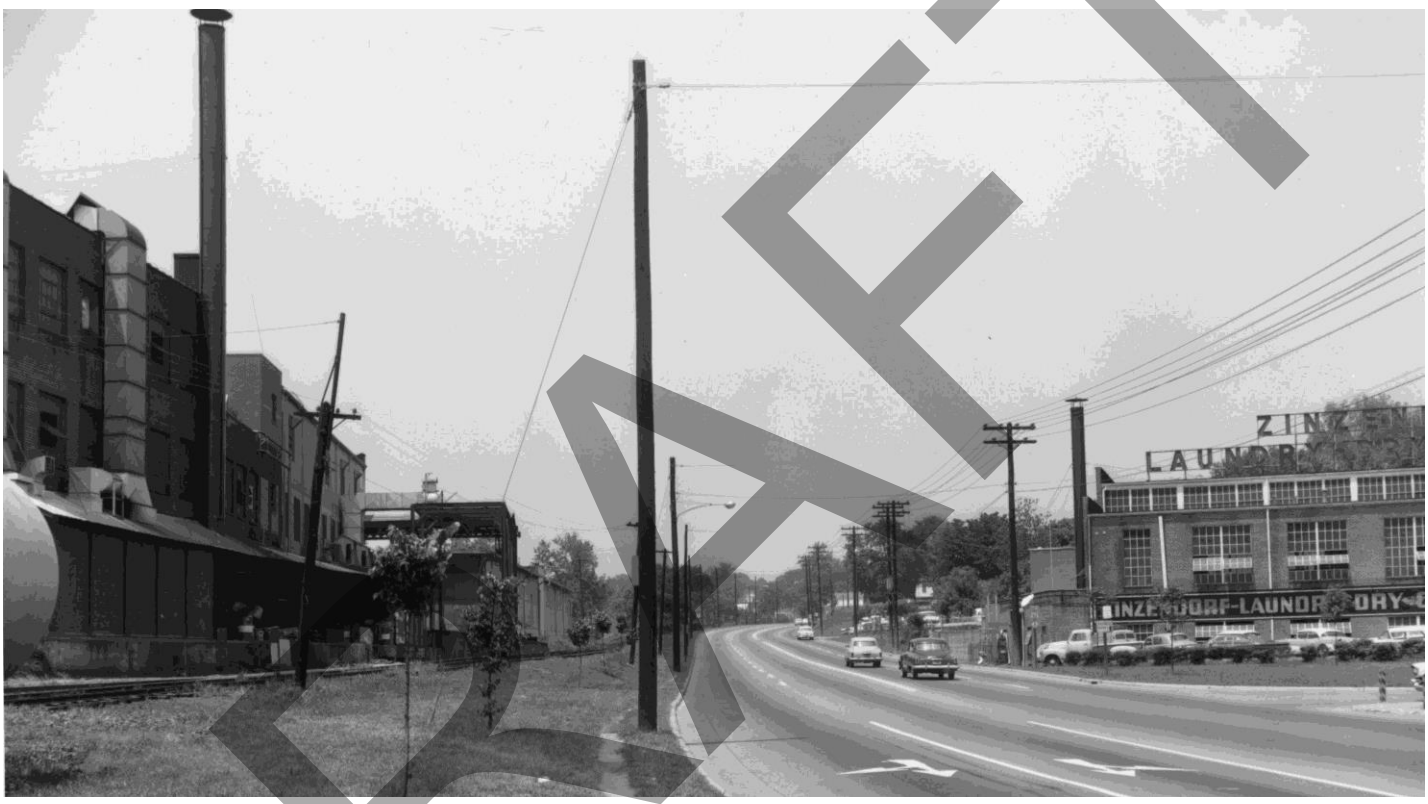

Exhibit G. Bahnson Company Building (left), east elevation, May 1962 (above)
Frank Jones, *Winston-Salem Journal* photographer, Forsyth County Public Library Photograph Collection
Exhibit H. west elevation, undated (circa 1965) rendering from the Bahnson Company collection (below)

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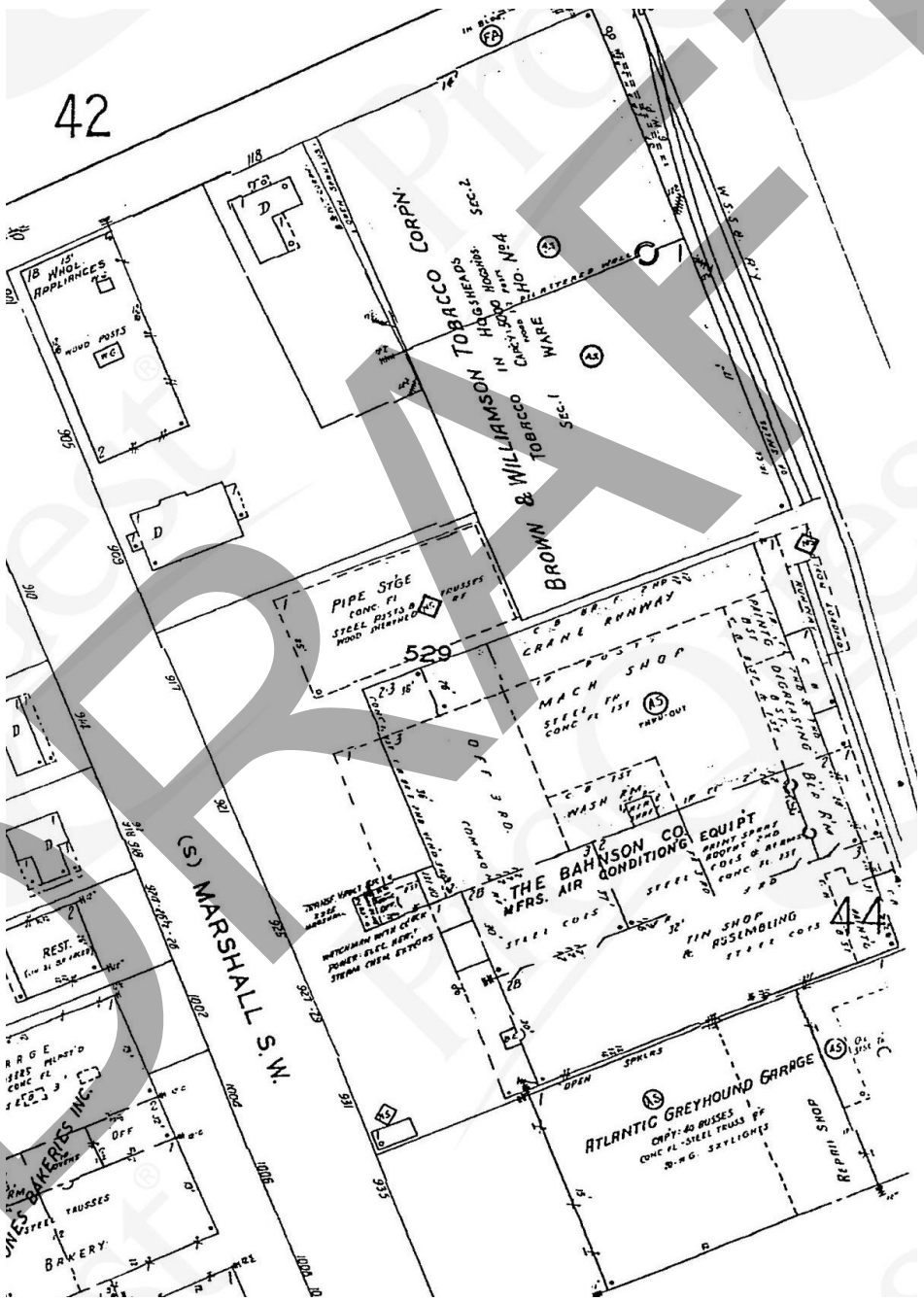

Exhibit I. Sanborn Fire Insurance Company Map, Winston-Salem, North Carolina Volume 1, Sheet 43, 1957

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Additional Documentation: Current Photographs

Photographs by Heather Fearnbach, 3334 Nottingham Road, Winston-Salem, NC, on July 3, 2025. Digital images located at the North Carolina SHPO.

1. west elevation (above) and 2. south elevation (below)

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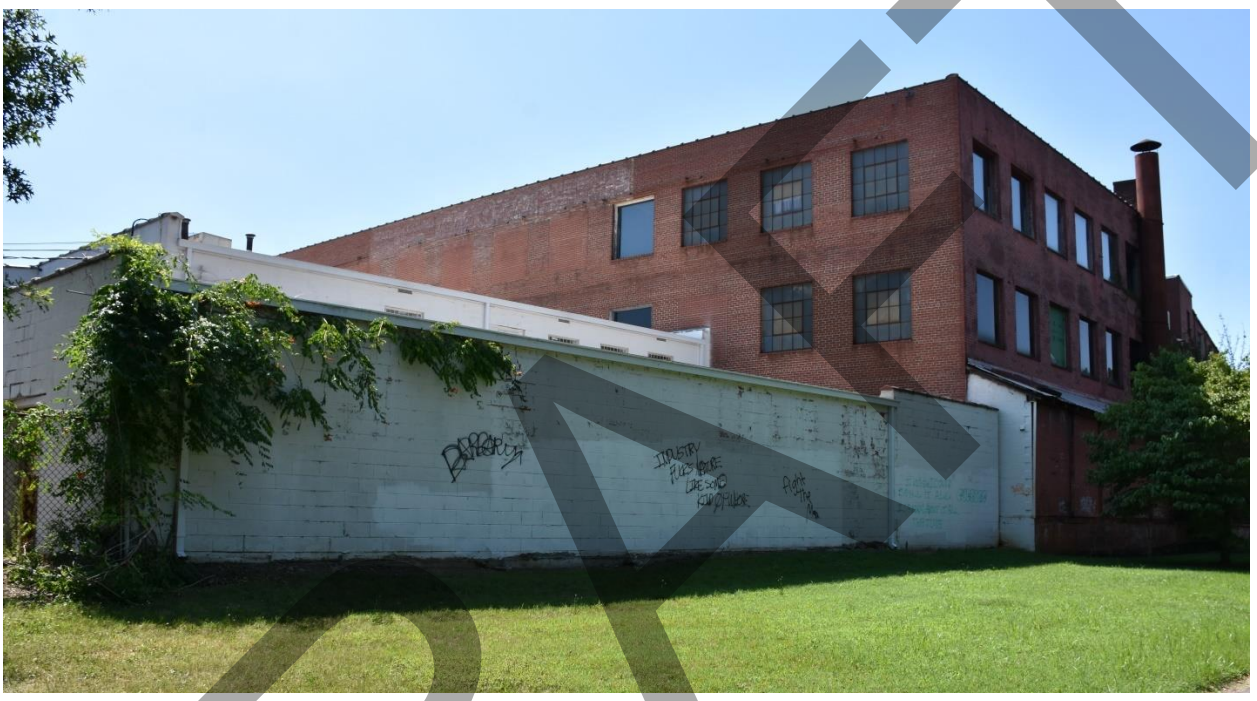
Bahnson Company Building
Forsyth County, NC



3. southeast oblique (above) and 4. east elevation (below)

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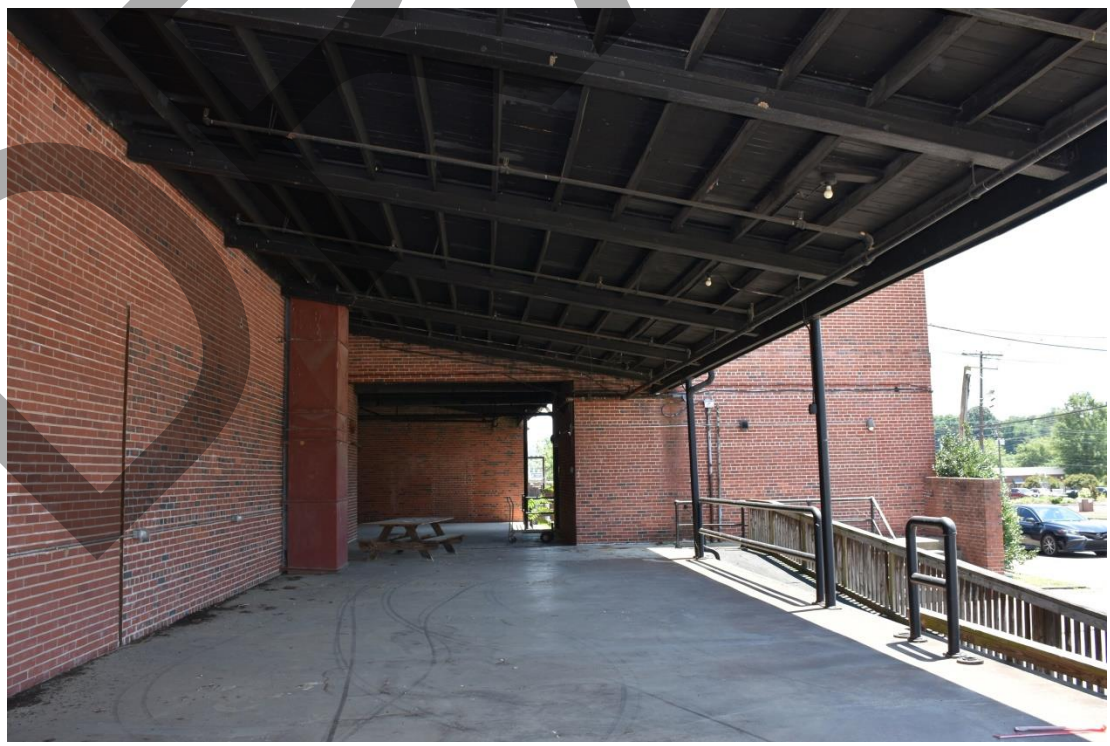
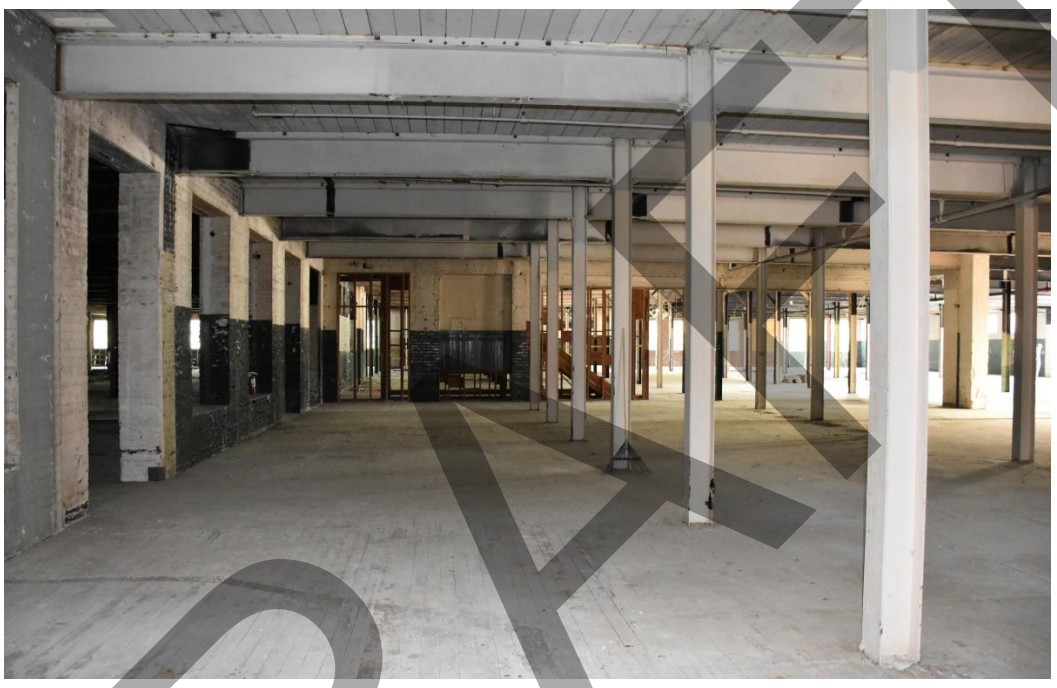
Bahnson Company Building
Forsyth County, NC

5. northwest oblique, 1947 and 1948 additions (above) and
6. northwest loading dock, looking south (below)





7. first floor, looking east in 1935 addition (above) and
8. first floor, looking west from 1940 addition into the 1944 addition (below)

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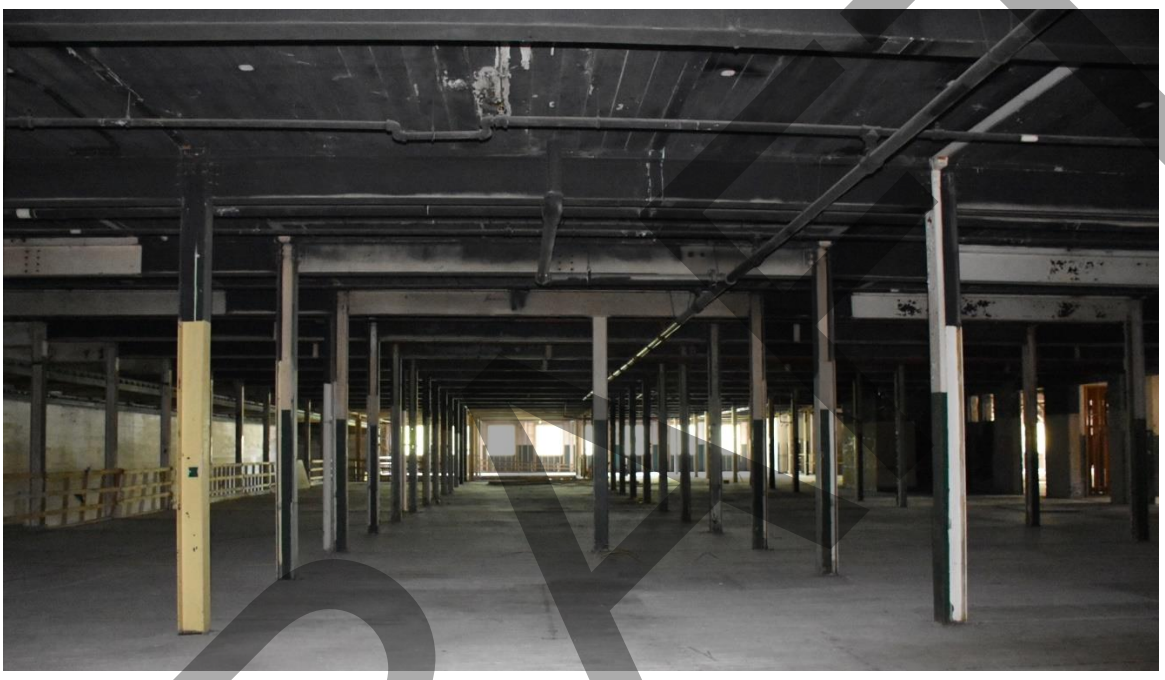

9. first floor, looking east from 1948 addition into 1947 addition, (above) and
10. second floor, looking west in 1935 addition, 1944 addition at left (below)

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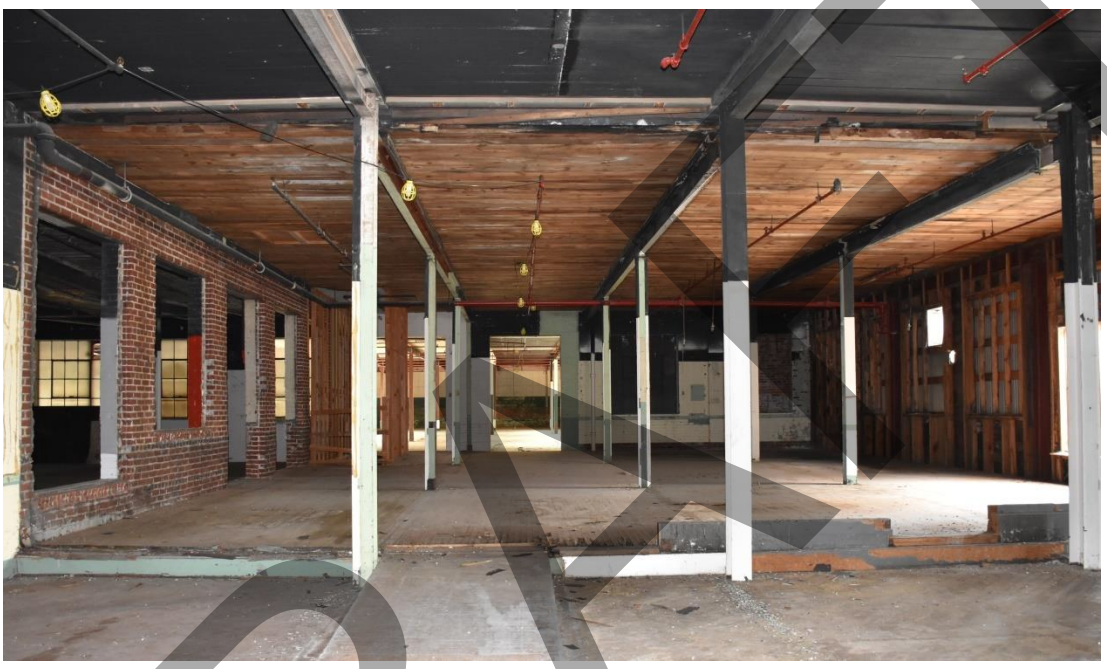

11. second floor, looking north from 1940 addition through 1947 addition at west end of 1925 factory's roof into 1947 addition (above) and 12. looking east in 1940 addition (below)

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Bahnson Company Building
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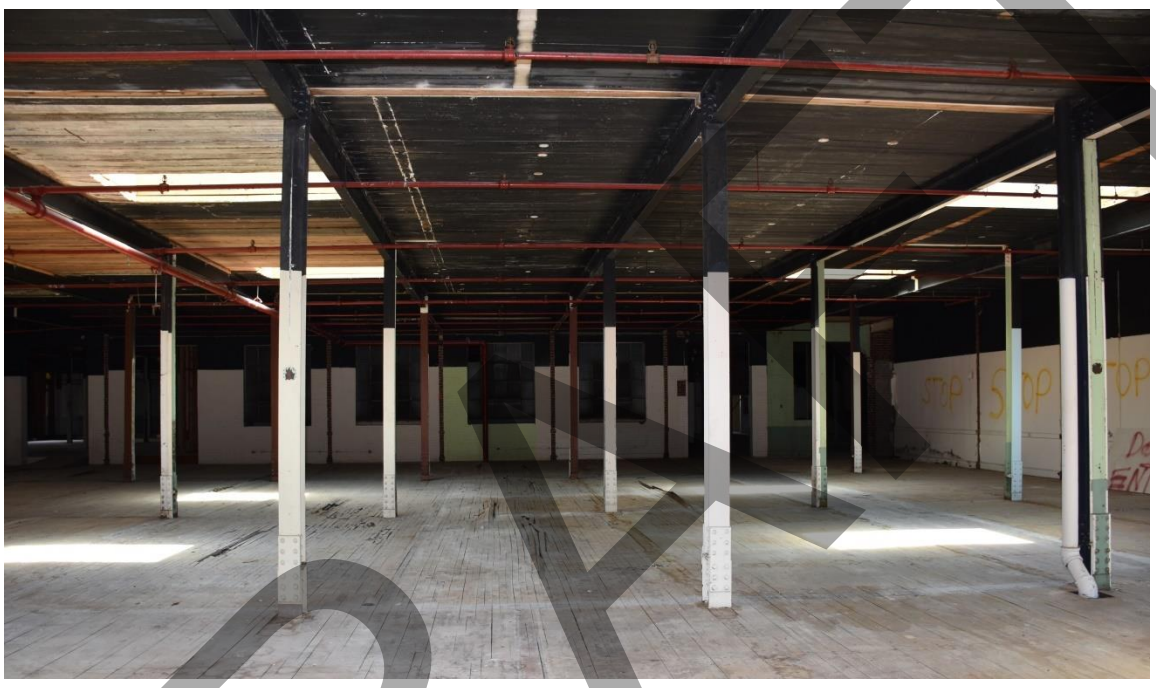

13. second floor, looking south in 1948 addition at 1935 north wall (above) and
14. second floor, looking east from 1948 addition into 1947 addition (below)

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Bahnson Company Building
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15. second floor, 1944 office, looking west (above) and
16. second floor, 1948 office, looking south (below)

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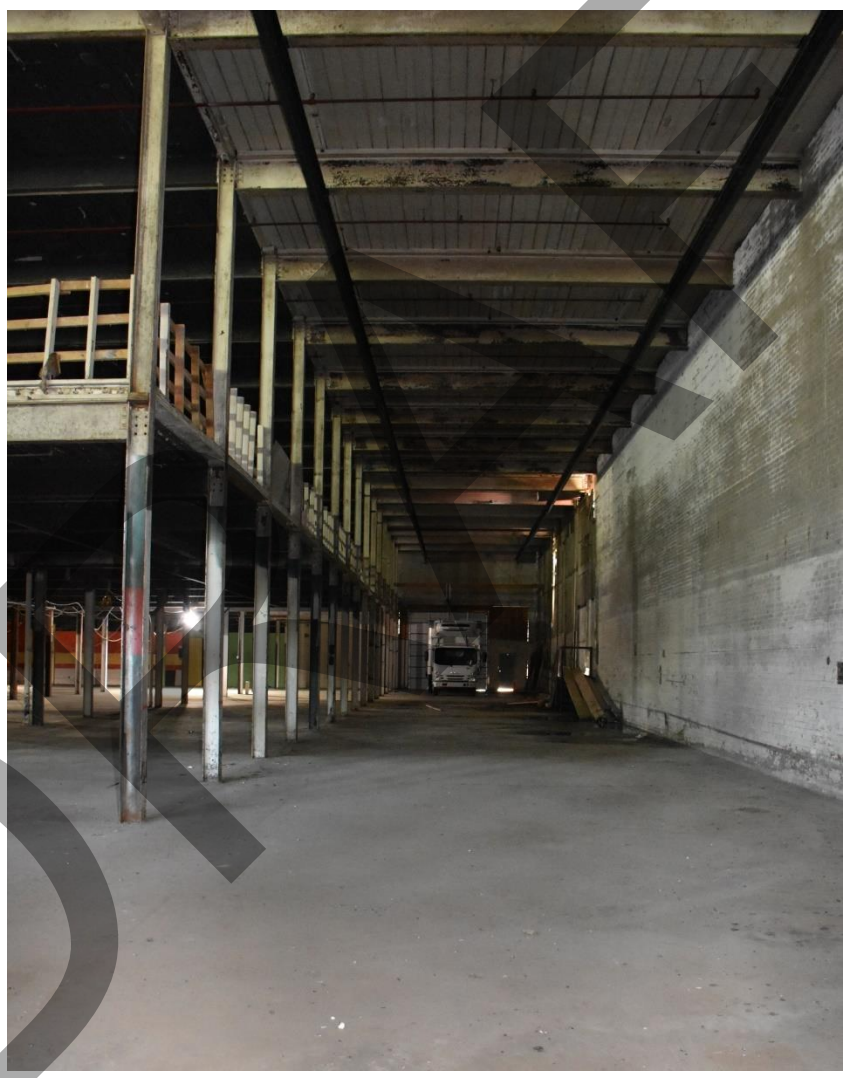

17. craneway, looking west from 1947 addition into 1948 addition

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Bahnson Company Building
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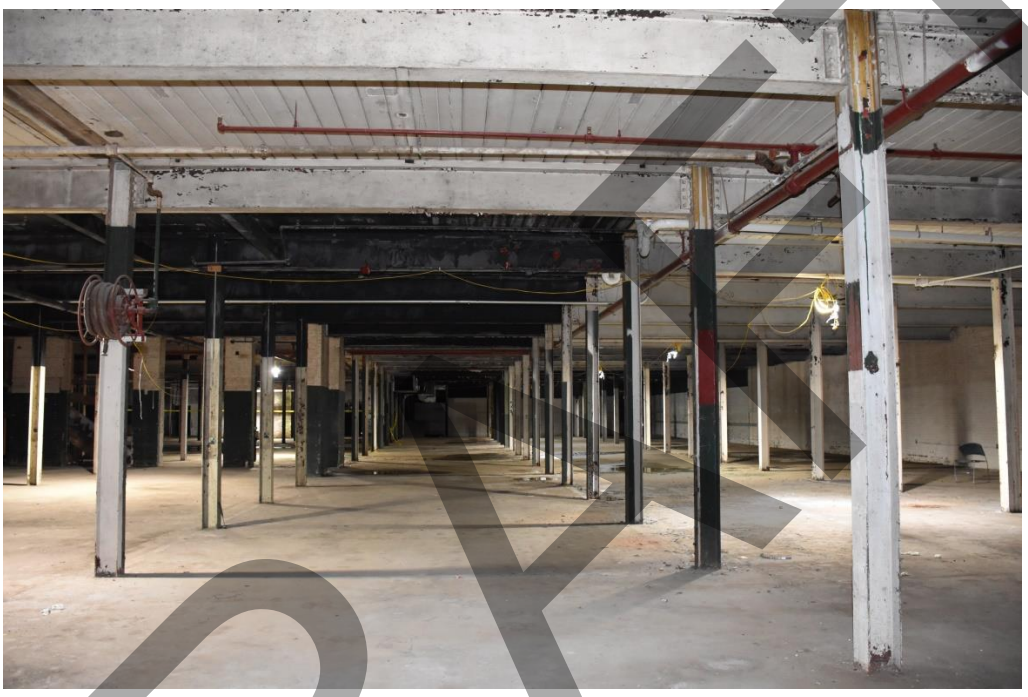

18. basement, looking east from 1944 addition into 1940 addition (above) and 19. 1948 wing, second-floor office, west room, looking south (below)