

Virginia Department of Historic Resources PIF Resource Information Sheet

This information sheet is designed to provide the Virginia Department of Historic Resources with the necessary data to be able to evaluate the significance of the property for possible listing in the Virginia Landmarks Register and the National Register of Historic Places. This is not a formal nomination, but a necessary step in determining whether or not the property could be considered eligible for listing. Please take the time to fill in as many fields as possible. A greater number of completed fields will result in a more timely and accurate assessment. Staff assistance is available to answer any questions you have in regards to this form.

General Property Information	For Staff Use Only DHR ID #: 121-0299
Property Name(s): <u>Noland Company Building</u>	
Property Date(s): <u>1920</u> <input checked="" type="checkbox"/> Circa <input type="checkbox"/> Pre <input type="checkbox"/> Post Open to the Public? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Property Address: <u>2600-2700 Warwick Avenue</u> City: <u>Newport News</u> Zip: <u>23607</u>	
County or Ind. City: <u>Newport News</u> USGS Quad(s): <u>Newport News South</u>	

Physical Character of General Surroundings
Acreage: <u>1.19</u> Setting (choose one): <input checked="" type="checkbox"/> City <input type="checkbox"/> Urban <input type="checkbox"/> Town <input type="checkbox"/> Suburban <input type="checkbox"/> Rural <input type="checkbox"/> Transportation Corridor
Site Description Notes/Notable Landscape Features: The Noland Company Building is located on Warwick Boulevard in the downtown area of Newport News almost immediately west of Interstate-664 and northwest of the coal piers. An exit ramp from I-664 was built immediately adjacent to the south side of the building complex at the second-floor level. The historic building sits on the southern end of a rectangular lot with a metal building located towards the northwestern property line. The remainder of the lot is a paved parking lot.
Secondary Resource Description (Briefly describe any other structures (or archaeological sites) that may contribute to the significance of the property: There is a metal building in the parking lot.
Ownership Category: <input checked="" type="checkbox"/> Private <input type="checkbox"/> Public-Local <input type="checkbox"/> Public-State <input type="checkbox"/> Public-Federal

Individual Resource Information
What was the historical use of this resource? Examples include: Dwelling, Grist Mill, Bridge, Store, Tobacco Barn, etc... <u>Offices/Showroom/Warehouse</u>
What is the current use? (if other than the historical use) <u>Vacant</u>
Architectural style or elements of styles: <u>Late 19th & Early 20th Century American Movements/Commercial Style</u>
Architect, builder, or original owner: _____
of stories <u>2, 3, 4</u> Condition: <input type="checkbox"/> Excellent <input checked="" type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Deteriorated <input type="checkbox"/> Poor <input type="checkbox"/> Ruins <input type="checkbox"/> Rebuilt <input type="checkbox"/> Renovated
Are there any known threats to this property? <u>Vacant</u>

Resource Component Information

Please answer the following questions regarding the individual components of the resource. If the component does not exist, answer "n/a." If you feel uncomfortable in answering the question, please leave the space blank. Photographs of the features can also help our staff identify specific feature components. Usually, priority is given to describing features on the primary (front) facade of the structure.

Foundation: Describe the foundation that supports the structure. Examples include piers, continuous brick, poured concrete.
Continuous brick and/or concrete foundation

Structure: Describe the primary structural component of the resource. Include primary material used. Examples include log, frame (sawn lumber), and brick. Also include the treatment, such as a particular brick bond or type of framing, if known.
3-story building is concrete, 2- and 4-story buildings are brick laid in 5- and 7-course American bond

Walls: Describe the exterior wall covering such as beaded weatherboard or asbestos shingles.
Concrete, 5- and 7-course American bond brick walls

Windows: Describe the number, material, and form of the primary windows. This includes the number of panes per sash, what the sashes are made of, and how the sashes operate (are they hinged or do they slide vertically) Have the windows been replaced?
3-part commercial storefront windows, 2/2-light with transom, paired multiple-light industrial windows, contemporary aluminum-and-glass fixed windows, single-light fixed windows

Porch: Briefly describe the primary (front) porch. List the primary material, shape of the porch roof, and other defining details.

Roof: Describe the roof, listing the shape and the covering material.
Flat with parapet

Chimney(s): List the number of chimneys and the materials used. Include the brick bond pattern if possible.
1 brick chimney, common bond

Architectural Description of Individual Resource: *(Please describe architectural patterns, types, features, additions, remodelings, or other alterations. A sketch of the current floor plan would be appreciated)*

The Noland Company Building was constructed in three sections that form a lopsided U. According to the Virginia Department of Historic Resources survey form, the oldest section, the southern end, was built about 1920 to face 26th Street, which no longer exists in this area due to the construction of the interstate ramp. Three stories in height, it is constructed of concrete with brick on the first floor and parapet. The 1926 Sanborn Insurance Company map (updated to 1947) indicated that it was constructed in 1920 of fireproof materials.¹

Two additions were made to either end of the original building and it had reached its present form by 1938 when Lloyd Noland purchased it from a furniture manufacturer for use as the headquarters, showroom, and warehouse space for Noland Company. The eastern section (rear) is two stories with brick laid in five-course and seven-course American bond. The largest section of the building faces Warwick Boulevard and is four stories in height composed of brick laid in seven-course American bond.

There are two entrances on the Warwick Boulevard façade of the building, one in the third bay of the four-story section and the other in the center bay of the narrow end of the three-story section. The north entrance provided access to the lobby and stair to the second floor offices. All but hidden now behind overgrown shrubbery, the entrances consist of double-leaf, glass-and-metal doors with transom and sidelights. Both entrances are sheltered by a metal canopy with nicely detailed cornice that is supported by decorative brackets. The ceiling of the canopy above the lobby entrance is divided into squares that simulate coffering and each coffer has an exposed incandescent light bulb. The canopy above the second entrance does not have the coffering or the light bulbs.

¹ Roberta Reid, Department of Historic Resources Historic District/Brief Survey Form, May 1990, on file at the Virginia Department of Historic Resources Archives, Richmond, VA
7/31/2009

The building has a variety of windows. The main four-story building has tripartite storefront windows with transoms on the first-floor façade and north end. The first floor east wall that faces the interior of the U (west elevation) and the entire second floor has paired one-over-one-light windows with transoms. The windows in the two upper floors of this section are paired multiple-light industrial windows with pivoting center section. Original windows that survive in the two-story section are multiple-light industrial steel windows with pivoting or hopper center sections. Many of these windows still survive but have been covered on the exterior. Other windows in this section have been infilled or partially infilled and have modern sash windows. All windows in the three-story section were replaced with the existing aluminum-and-glass windows in 1995.

All three sections have flat roofs. There is a covered loading dock at the bottom of the U on the north side of the three-story section as well as a recessed loading dock along the east wall of the four-story section. The construction of the interstate ramp so close to the building and the vibrations that accompanied the construction and traffic resulted in the two-story section being structurally reinforced with steel rods placed vertically along the southern and eastern sides at the second floor level.

Lloyd Noland remodeled the building in 1938 for its new use. On the four-story section, he replaced the original multiple-light industrial windows on the first and second floors with the existing windows. He also reoriented the building from 26th Street to Warwick Boulevard by removing a first-floor cornice on the southwest corner of the three-story building. The lobby and the stairs to the second floor probably also date from this period.

The interior is utilitarian in character except for the offices on the second floor of the four-story section. The main public entrance on Warwick Boulevard enters a lobby with the stair that provides access to the second floor offices. The north lobby wall curves to meet the stair wall, which is also curved at the bottom of the stairs. The walls of the stair are sheathed with a richly stained veneer. The metal handrail in the center of the stairs is supported by decorative twisted posts. The remainder of the first floor is more utilitarian and houses offices and probably what was a showroom. The main corporate offices for Noland Company were located on the second floor. The office area is defined walls of wood-and-glass and glass panels. This created internal corridors while borrowing light from the offices along the exterior walls. Most of the office walls are painted but at least one of the offices had one or more walls covered with the same wood veneer as the stairs. The remainder of this floor contained either individual offices or one large room where rows of desks once stood for the clerical workers. In this area the columns are paneled, the walls have a wainscot, the full-height ceiling is covered with acoustical tile and has suspended fluorescent lights, and the floors are wood. The remaining two floors in the four-story section are typical of most warehouses with exposed brick exterior walls, steel posts and beams, exposed ceiling joists and wood floors.

The three-story section has exposed concrete exterior walls and ceiling, concrete posts, and wood floors on the upper levels. There is a freight elevator and stair in the southeastern third of this section. Offices and corridors have been created on the first floor of the southeastern end of this building.

The first floor of the rear two-story section is very utilitarian with exposed brick walls, wood posts and beams, exposed ceiling joists, and concrete floors. The upper level was used for offices and training and has been subdivided with modern partitions to create offices and larger training rooms.

Significance Statement: Briefly note any significant events, personages, and/or families associated with the property. (Detailed family genealogies are not necessary.) Please list all sources of information. It is not necessary to attach lengthy articles or genealogies to this form. Normally, only information contained on this form is forwarded to the State Review Board.

STATEMENT OF SIGNIFICANCE

The Noland Company Office and Warehouse is located at 2600–2700 Warwick Avenue in Newport News. It was at this site that the company grew, primarily under the direction of founder and president Lloyd U. Nolan Sr., from a small Tidewater plumbing supplier to an international wholesale distributor of a wide variety of construction materials. Before the company purchased the ca. 1920 building and then rehabilitated it in 1938 for headquarters offices, showrooms, and warehouse space, it served as a furniture factory for the Newport News Lumber Company. The Noland Company is a wholesale distributor of plumbing, heating, air conditioning, refrigeration, electrical, and industrial supplies. From its establishment in 1914, the company’s main product line has been plumbing fixtures, including bathtubs, sinks, and related supplies. Currently, the Noland Company serves more than 24,000 customers—primarily construction firms and industrial manufacturers—in 14 southeastern states through more than 110 branches. In December 1996, the company moved its headquarters about three blocks to the current location at 80 29th Street. The Noland Company Office and Warehouse at 2600–2700 Warwick Avenue represents the firm’s period of expansion between 1938 and the end of the period of significance in 1959 (fifty years ago).

JUSTIFICATION OF CRITERIA

The Noland Company Office and Warehouse is eligible for listing on the National Register of Historic Places under Criterion A (History) as the location of the Noland Company’s headquarters during the period that it expanded from a regional plumbing supplier to an international wholesale distributor of construction materials.

HISTORICAL BACKGROUND

Lloyd Usilton Noland, Sr. (1885–1952), was born in Hainesville, Kent County, Maryland, on July 17, 1885. He was the son of Richard B. Noland, a blacksmith, and Martha E. Noland. The Nolands’ other children included George Edward Noland (b. 1878), Elmer B. Noland (b. 1881), Susan P. Noland (b. 1883), Clarence B. Noland (b. 1889), and Jesse D. Noland (b. 1891). Martha E. Noland apparently died before her husband, who died in 1899. In 1900, the surviving children, including fourteen-year-old Lloyd U. Noland, were living in the Prince George’s County household of their brother, George E. Noland, near the community of Sandy Bottom. George Noland was listed that year in the census as a wheelwright; brother Elmer B. Noland was a blacksmith; and Lloyd U. Noland was “at School.” Lloyd Noland appeared in the 1910 census as a lodger in a boarding house in Newport News, Virginia, where he was employed as a plumber.²

One history of the Noland Company, however, gives a somewhat different account of Lloyd U. Noland’s formative years:

² E. Griffith Dodson, *The General Assembly of the Commonwealth of Virginia, 1940–1960* (Richmond: State Publication, 1961), 566; Richard B. Noland grave marker, photograph, on Web site, www.findagrave.com, accessed May 13, 2009; U.S. Census, Schedule of Inhabitants, 1880, Maryland, Kent Co., Ancestry.com Web site, www.Ancestry.com, accessed May 15, 2009; *ibid.*, 1900, Prince George’s County; *ibid.*, 1910, Virginia, Warwick County (Newport News City).
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Beginning with his departure from an orphanage at the age of eleven, L. U. 'Casey' Noland, founder of Noland Company, was the quintessential self-made man. At a young age, he went to Baltimore, where he worked at various jobs and eventually attained employment at a steelworks. He then found an apprenticeship with a plumber, which led to employment at the Newport News shipyard.³

Another company Web site asserts that he was “an orphan with a fourth-grade education.” Although the deaths of Lloyd Noland’s parents before he reached adulthood technically made him an orphan, the available records suggest that he lived with his oldest brother rather than in an orphanage, and that he received schooling until he was at least fourteen years old. His official biographical sketch as a member of the Senate of Virginia stated that he was “educated in public schools and McDonough [*sic*] School, Baltimore.”⁴

The suggestion that Noland lived in an orphanage may have arisen from his enrollment at the McDonogh School. Located in Owings Mills, Maryland, just northwest of Baltimore, the boarding school opened in 1873 in accordance with the provisions of the will of Baltimore merchant and philanthropist John McDonogh, who died in 1850 and left half his fortune to the city to educate children. The city government eventually decided to use the funds to establish a “school farm” for poor boys, and purchased the rural property in 1872. The boys were enrolled in a semi-military system to ensure order and provide discipline. Today, the McDonogh School is a non-denominational, college preparatory, co-educational day and boarding school.⁵

Noland eventually moved to Baltimore, where was employed at a steelworks. He then apprenticed with a plumber, and came in 1904 to Newport News at age nineteen to work as a plumber at the Newport News Shipbuilding and Drydock Company. Subsequently, he worked for the W. P. Morris Plumbing Company in Phoebus, and then he joined Newport News Contracting and Engineering Company, the plumbing and heating firm of J. M. Dozier. Six years later, he was promoted to vice president of the company. In 1914, “starting with little more than a stillson wrench, a plunger and a will to succeed,” as well as \$10,000 in capital, he founded the Noland-Clifford Company with T. B. Clifford as vice president and Frank Roth as secretary. The company employed about thirty people.⁶

The company offices were located in a small two-story brick building on 28th Street. They soon expanded into the next-door space, and then in 1922 a larger building was constructed beside the second office to house offices and showrooms there, at 320–322 28th Street. The firm had specialized in plumbing and heating contracting until 1919, when it expanded into the wholesale plumbing and heating business. In that same year, Noland formed the Newport Plumbing and Mill Supply Company, and also organized the Roanoke Plumbing, Heating, and Mill Supply Company with several businessmen in that city. The companies merged in 1922 as the Noland Company.⁷

In the 1920s, as Florida experienced a period of great growth and land speculation, the Noland Company opened an office in West Palm Beach. By 1925, however, the bubble was about to burst. In the autumn, railroad companies serving the state embargoed the transportation of all goods except food because the shipment of construction supplies was clogging the system. The Noland Company purchased a 3,000-ton steamship to carry supplies to the West Palm Beach branch, thereby largely avoiding the consequences of

³ “Noland Company,” on Funding Universe Web site, www.fundinguniverse.com/company-histories/Noland-Company-Company-History, accessed April 17, 2009.

⁴ Noland Company Web site, www.noland.com, accessed May 16, 2009; Dodson, *General Assembly*, 566.

⁵ McDonogh School Web site, www.mcdonogh.org, accessed May 17, 2009.

⁶ Alexander Crosby Brown, ed., *Newport News' 325 Years* (Newport News: Newport News Golden Anniversary Corp., 1946), 133; *The Heating and Ventilating Magazine*, Jan. 1915, p. 78.

⁷ Brown, *Newport News' 325 Years*, 134.

the embargo. The overall Florida land boom collapsed in 1926, however, when the former Danish warship *Prinz Valdemar* sank and blocked Miami's harbor temporarily, and then when a hurricane struck the state. The Noland Company found an outlet for its Florida-bound supplies in its new Washington, D.C., branch.⁸

Over the next decade and a half, despite the problems of the Great Depression, the Noland Company continued to expand. By 1938, when it added an electrical supply division, it desperately needed new space to consolidate its far-flung operations, which were located in sixteen cities in the southeastern United States. The company had purchased the building complex at present-day 2600–2700 Warwick Avenue about 1936. Constructed about 1920, it was formerly the home of Newport News Lumber Yard and a furniture-manufacturing plant. By May 1938, work was about to begin on modernizing the three large buildings on the site. Lloyd Noland told the local newspaper that

General offices of Noland company will be located on the upper floors of the main building at Twenty-seventh street. The first floors of all buildings . . . will be used for showrooms, Newport News branch offices and storerooms. The first of the buildings and storage yards will be utilized as storage space for stocks.

General offices in Washington and Atlanta will be moved here. . . .
Operation of all the branches will be directed from offices in this city. . . .
Expectations are that the new headquarters will be ready for occupancy by July 1.

Noland further explained that the reason for the move was that the business had grown extensively and that further growth was projected because the firm would be carrying electrical and mill supplies in addition to its plumbing, heating, and paint products. The present and projected growth made it “necessary that we secure this additional space and larger quarters . . . especially for our general offices.”⁹

The Noland Company continued to grow during the latter years of the depression, through World War II, and into the post-war construction boom. In 1940, the company added refrigeration supplies to its product line. After the war, the Noland Company offered a growing inventory of plumbing, electrical, and other supplies to construction contractors. By 1952, the company had 25 branches and 1,000 employees, and annual sales had reached \$50 million.¹⁰

By 1946, Lloyd U. Noland, who presided over the company's growth from his headquarters offices at 2600–2700 Warwick Avenue, had risen far above his impoverished beginnings. In that year, he was treasurer of the Newport News General and Non-Sectarian Hospital Association, which operated Riverside Hospital. He was also chairman of the boards of the Virginia Engineering Company, Richmond Hotels Corporation, and Tidewater Construction Company, and a director of the Central National Bank of Richmond. He served on the boards of several other corporations, associations, and trade and civic groups and also owned Biggs Antique Company in Richmond. He had been president of the Virginia State Chamber of Commerce for two years during the Great Depression beginning in February 1934, and he served on the Newport News City Council. From 1944 to 1950, he served in the Senate of Virginia.¹¹

⁸ “Noland Company,” on Funding Universe Web site, www.fundinguniverse.com/company-histories/Noland-Company-Company-History, accessed April 17, 2009; “Florida Land Boom of the 1920s,” on Wikipedia Web site, www.en.wikipedia.org, accessed May 17, 2009.

⁹ “General Offices of Noland Company will be Established Here, \$30,000 to be Spent Modernizing Building,” *Newport News Daily Press*, May 2, 1938.

¹⁰ “Noland Company,” on Funding Universe Web site, www.fundinguniverse.com/company-histories/Noland-Company-Company-History, accessed April 17, 2009.

¹¹ Brown, *Newport News' 325 Years*, 134.

In October 1952, while on a trip to Arizona, Noland was taken ill and transported to the Mayo Clinic in Rochester, Minnesota. He died of a heart attack there on October 29. The house magazine of the Virginia State Chamber of Commerce, in an obituary, noted his many accomplishments and honors. It observed in conclusion that between the time Noland moved to Newport News in 1904 and his death, “he had risen to a dominant place in Virginia business and industry.”¹²

Lloyd U. Noland, Jr., assumed the presidency of the company and continued to guide its growth from the corporate headquarters offices on Warwick Avenue. In 1960, the industry journal *Supply House Times* naming the Noland Company the Wholesaler of the Year. During the period, the company further diversified its wholesale supply offerings, especially emphasizing central air conditioning equipment. Noland Company continued to improve its warehouse facilities and constructing new branch buildings with showrooms to display home lighting and plumbing fixtures. In 1967, the company made an initial public stock offering that enabled it to acquire electronic data-processing systems to automate paperwork and enhance inventory control. A “first in, first out” policy regarding the sale of inventory helped keep profits up during the inflationary years of the 1970s. By 1979, the Noland Company had 61 branches in 11 southeastern states, and sales reached \$272 million. The company was not immune to fluctuations in the business cycle, especially the home-construction industry, and endured periods of lower profits over the next decade. In 1987, Lloyd U. Noland III became CEO and chairman of the board. The recession of the late 1980s resulted in the closing of some branches, the laying off of employees, and in 1991 the company’s first net loss since the Great Depression. In 1995, a bold move into the Latin American market, especially with air conditioning sales, coupled with the conservative control of expenses, improved profit margins significantly. At about the same time, the company implemented technological changes to the computerized inventory control system, acquired competing firms, expanded into Pennsylvania, and made dramatic changes in staffing at both the sales and management levels. Company president Lloyd Noland III also renewed the firm’s commitment to employee training and established a multimedia training center—Noland University—in a building at 80 29th Street, a few blocks away from the Warwick Avenue building. The 29th Street building also became the company’s new headquarters office in December 1996.¹³

The Warwick Avenue building continued in use as a warehouse and offices for the Noland Company’s Credit Department and Central Data Control until December 2007, when they moved to 80 29th Street. In May 2005, WinWholesale, Inc., purchased the Noland Company. Although WinWholesale has its corporate offices in Dayton, Ohio, Noland Company continues to operate as a wholly owned subsidiary. Its corporate office moved to Dayton in January 2009. The 29th Street building today houses a regional office of the Noland Company.¹⁴

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¹² “A Friend Passes,” *The Commonwealth* 19, No. 12 (December 1952): 5.

¹³ “Noland Company,” on Funding Universe Web site, www.fundinguniverse.com/company-histories/Noland-Company-Company-History, accessed April 17, 2009; Richard B. Schrock, WinWholesale/Noland Company, Newport News, personal communication, May 15, 2009.

¹⁴ Richard B. Schrock, WinWholesale/Noland Company, Newport News, personal communications, May 15 and May 18, 2009.

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Schrock, Richard B. WinWholesale/Noland Company. Newport News, Va. Personal communications. May 15 and May 18, 2009.

Legal Owner(s) of the Property (For more than one owner, please use a separate sheet.)

Mr. Mrs.
 Ms. Miss

(Name)	(Firm)	
(Address)	(City)	(State) (Zip Code)
(Email Address)		(Daytime telephone including area code)

Owner's Signature: _____ Date: _____

•• Signature required for processing all applications. ••

In the event of corporate ownership you must provide the name and title of the appropriate contact person.

Contact person: _____

Daytime Telephone: ()

Applicant Information (Individual completing form if other than legal owner of property)

Mr. Mrs.
 Ms. Miss

Ashley Neville	Ashley Neville, LLC	
(Name)	(Firm)	
112 Thompson Street, B-1	Ashland	VA 23005
(Address)	(City)	(State) (Zip Code)
ashleyneville@comcast.net		804-798-2124
(Email Address)		(Daytime telephone including area code)

Applicant's Signature: _____ Date: _____

Notification

In some circumstances, it may be necessary for the department to confer with or notify local officials of proposed listings of properties within their jurisdiction. In the following space, please provide the contact information for the local County Administrator or City Manager.

Mr. Mrs. Dr.
 Miss Ms. Hon.

Randy W. Hildebrandt	City Manager	
(Name)	(Position)	
Newport News	2400 Washington Avenue	
(Locality)	(Address)	
Newport News	VA 23607	757-926-8411
(City)	(State) (Zip Code)	(Daytime telephone including area code)

Please use the following space to explain why you are seeking an evaluation of this property.

Potential for historic tax credits.

Would you be interested in the State and/or the Federal Rehabilitation Tax Credits? Yes No

Would you be interested in the easement program? Yes No