

Preservation NC in



NEIGHBORHOOD RESTORATION TEAM PROPERTIES

Points of Interest:

- Downtown Goldsboro, led by the City, Preservation NC and the Downtown Goldsboro Development Corporation, is undergoing a major revitalization project.
- Financial assistance through tax credit opportunities, a Homeownership Program and other sources are available: www.dgdc.org for details. Also visit www.ci.goldsboro.nc.us for zoning, code and other information.
- Information, including floor plans of the houses, are available at www.presnc.org

Featured Property: Norwood House,



The Norwood House was built in 1898 by Goldsboro banker George A. Norwood as his residence next to the home of his friend and business partner M. J. Best (also currently listed on PNC's website). The Queen Anne home is a two-story frame structure with a large walk up attic that is partly finished. Its façade is distinguished by two story projecting bays, a central turret and

two differentiated gables with half and quarter round colored glass windows. The slate roof is still intact. The parlor bay on the first floor contains a window with leaded glass transom and sidelights. The porch is supported by four Doric columns. Originally, the porch was octagonal in shape. The entrance hall is dominated by a central staircase. The house originally had four rooms on each floor, including the octagonal parlor, and one finished and two unfinished rooms in the attic. In



1903 two rooms were added, one on each floor. In the 1940s the house was converted into four apartments and baths and kitchens were installed to accommodate the tenants. A two-story rear porch was enclosed and an addition was started but never finished. **PRICE REDUCED TO \$49,500!!!!**

Charles G. Smith House, 407 S. William Street



The Charles B. Smith house was built in approximately 1878. This house is three bays wide with a centrally-located staircase. The interior of the house features original mantels and a large bay window in the main sitting room. Upstairs there are three bedrooms with a centralized bathroom. There is a large addition to the first floor in the rear of the house that remains unfinished. The home was altered into three apartments in the 1960's but there remains very little to be done to bring this cozy home back to it's original floor plan. New mechanical systems—including electrical, plumbing, and HVAC— as well as new kitchen and baths will need to be installed. The house sits on a deep lot of approximately 0.30 acres. Asking

price is \$15,000 with the potential of receiving financial incentives if house is stabilized within a certain timeframe.

Nettie B. Taylor House, 408 S. John Street



Circa 1912, the Nettie B. Taylor House is a modest-sized Victorian cottage in the vernacular style. The details are simple and understated, making for a comfortable, livable space. The house is in need of complete rehabilitation including new mechanical systems and new kitchen and baths. Located in the Goldsboro Historic District, the Nettie B. Taylor House and the two others listed on page 2 located on S. John Street, are three properties within this block that

PNC will be selling with Protective Covenants and a Rehabilitation Agreement. Approximately 1,300 square feet. Asking Price: \$23,000.

Powell-Hilker House, 407 S. John S



Built around 1893, the Powell-Hilker House is a modest-sized Victorian cottage. Exterior features include decorative German siding, original handsomely turned porch posts and diamond-shaped vents in the gable ends. The interior of the house features original five panel doors, post-and-lintel mantels, and heart pine floors. The front door has two unique rounded-arch windows

above small raised panels. The full length window in the front parlor features a pocket sash; when fully opened the window extends into the wall above the ceiling, offering a secondary entrance onto the front porch. The house is in need of complete rehabilitation including new mechanical systems, kitchen and baths. Approximately 1,800 square feet. Asking Price: \$22,000

Dillon-Raiford House, 403 S. John



Built around 1890, the Dillon-Raiford House is a modest-sized Victorian cottage in the vernacular style. Three bays wide, the exterior façade features double windows and a front door surrounded by a transom and sidelights. The interior of the house features original four-panel doors, post and lintel mantels, and heart pine floors. True to the vernacular style, the details are simple and understated, making for a comfortable, livable space. The

house, as well as the front and rear porches, are covered by a standing seam tin roof in good condition. The house is in need of complete rehabilitation including new mechanical systems and new kitchen and baths. Located in the Goldsboro Historic District, the Dillon-Raiford House and the above featured house, the Powell-Hilker House, are three properties on this block that PNC will be selling with Protective Covenants and a Rehabilitation Agreement. Approximately 1,850 square feet. Asking Price: \$23,000.

"We shape our dwellings now and afterwards our dwellings shape us"
Winston Churchill

This is the quote that inspires our Neighborhood Team members to be proactive and affect the fate of the neighborhoods surrounding downtown.

2010-11 Team Members

Julie Thompson, DGDC Director

Tasha Logan, Interim City Manager

Jeff Stewart, Interim Chief of Police

Gary Whaley, Fire Chief

Neil Bartlett, Public Works Director

Ed Cianfarra, Chief Inspector

Randy Guthrie, Planning Director

Valiera Powell-Best, Community Development

Jason Queen, PNC

Jennifer Sumler, DGDC

James A. Vinson, III, Attorney

Charlie Gaylor, Resident

Kaye Scott, City Finance Director

Geoff Hulse, DGDC President

Dr. Tieshia Moore, Habitat for Humanity

Bryan-Stanton-Holmes House, 105 N.

Built in 1901 by Bela Bryan, this 1,748 square-foot house is a typical Victorian home with woodwork that is also characteristic of the period. The interior of the house features 3 Victorian mantels. The wood floors throughout the house are in reasonably good condition and the tall 4-over-4 windows let large amounts in light into every room. This house is located less than 2 blocks from the historic Union Station. The exterior of the house has been modified severely. The new owners will want to remove the brick facing and restore the original Victorian porch. The roof is in good condition and the house was recently occupied so current mechanical systems are in place. However, due to the house's age, the new owners will probably want to update the mechanical systems, including electrical, plumbing and HVAC as well as new kitchen and baths. Asking price: \$34,000



Grantham-Baker House, 106 N. Virginia

Built in 1902, the Grantham-Baker House is an attractive Victorian home with a wraparound front porch. Interior details include a side-hall floor plan with handsome interior stair, original mirrored mantels and wood floors. The rooms have lots of light, including the rear sleeping porch area that would make a great artist's studio. The House is 3,719 sq. ft. situated atop a .3 acre lot, allowing for a deep and spacious backyard. This is one of five houses within a traditionally designed neighborhood block that the City of Goldsboro and Preservation NC have recently acquired to stabilize and market for owner-occupied, single-family use. The house will require a complete rehabilitation, including all new electrical, HVAC, and plumbing systems, as well as a new kitchen and baths. The house is located in the Goldsboro Certified Historic District and is a candidate for Historic Rehabilitation Tax Credits. Asking Price: \$39,000



Stanton-Platt-Blalock House, 109 N.

Built in 1912, the Stanton-Platt-Blalock House exhibits the classic multi-gabled roof form that defines the Queen Anne style of architecture. With its clean, unadorned façade and spacious, livable floor plan, this house is the epitome of understated elegance. Interior details include spacious high-ceilinged rooms, original mantels, heart pine floors, and a very nice staircase with turned balustrade and paneled newel post. The house is situated at the top of the deep 0.28 acre lot, allowing for a spacious and private back yard. The shingled roof is in good condition; however, the Stanton-Platt-Blalock House is in need of complete rehabilitation. New mechanical systems—including electrical, plumbing, and HVAC—as well as new kitchen and baths will need to be installed. Located on North Virginia Street in Goldsboro's Historic District, the Stanton-Platt-Blalock House is one of six properties, all adjacent to one another that Preservation North Carolina has recently purchased. Approximately 3,250 square feet. Asking price \$25,000.



300 S. Virginia Street



Built in 1929, this traditional two-story home sits on the lovely large corner lot at S. Virginia Street and W. Spruce Street. The centrally-located staircase leads to 4 upstairs bedrooms with lots of closet space. The home has a large living room and a formal dining room which both boast large bay windows. There is also an enclosed rear porch. This traditional -style home has two covered, brick porches with vernacular porch supports and four-on-four windows. It has a symmetrical hipped roof. The home is approximately 2,300 square feet and sits on approximately 0.15 of an acre. Asking price: \$31,000.00.

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Hicks-Broom House, 406 N. James Street



The Hicks-Broom House, constructed in the late 19th century, possesses the simple lines of the Victorian vernacular style of architecture. The front porch spans the width of the house and retains its original posts and sawn decorative balustrade. Interior features include three bedrooms and two baths, a center hall plan, and wood floors. A complete rehabilitation is required, including all new electrical, HVAC, and plumbing systems, as well as new kitchen and baths. The house is situated on a deep spacious lot at .38 acres prominently situated in the local historic district. The house is 2,858 square feet. Additional information, including a floor plan can be found at the PNC website: www.PreservationNC.org. This house is one of four homes that the City and PNC have acquired as part of the Neighborhood Revitalization efforts within a two block area. Asking Price: \$25,000

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Traylor-Peacock House, 405 W. Mulberry



Built in 1895, the Traylor-Peacock House is a modest-sized side-hall plan Victorian with three bedrooms and two baths. Exterior features include a front porch spanning the width of the house and a multi-gabled roof with decorative shingle work and vents. Interior features include a single-run stairway with turned balustrade, mantels, and wood floors, all of which are original to the house. This charming Victorian requires complete rehabilitation, including all new electrical, HVAC, and plumbing systems, as well as new kitchen and baths. The price includes ongoing roof repair, siding repair, and structural repairs; if property is purchased prior to completion of these repairs, price will be adjusted accordingly. The 1,878 square foot house sits on a .17 acre lot. Additional information, including floor plans can be found at the PNC website: www.PreservationNC.org. Asking Price: \$12,000; includes adjacent lot (403 W. Mulberry Street).

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Barham-Graham House, 310 W. Mulberry

The Barham-Graham House was built in 1906 and has approximately 3,400 square feet and sits on approximately 0.25 of an acre. It has a wrap-around porch with a turned balustrade and a roof, with a small gable over the entrance supported by turned wood posts. The second story standing seam tin roof is gabled with a third gable in the center facing Mulberry Street. The front door has sidelights and transoms with beveled glass. A one-story bay window with a gabled roof is on the Virginia Street side of the house. The house has current electricity and plumbing however the plumbing will need to be inspected and upgraded. Asking price: \$84,000.00



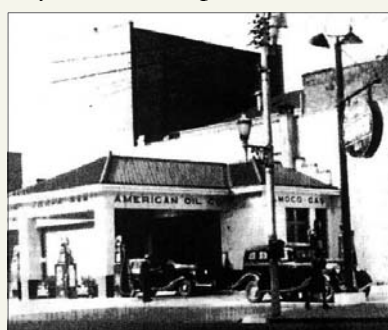
Herman C. Smith House, 214 E. Elm Street

Herman C. Smith built this spacious two story Queen Anne style house in 1910. The ambitious house has classic detailing, placing it among the finest homes built in Goldsboro during the late 19th and early 20th century. It features a large wraparound front porch with attractive Doric style columns and beautiful architectural details including paneled wainscoting, mantels, and tiled fireplace surrounds. The house was divided into apartments but very little of the original house was altered. The versatile floor plan comprising of 3,132 square feet could accommodate 3 to 5 bedrooms and several baths. Although the house suffered from its tenure as an apartment house and recent vacancy, it still retains its strong sense of history and wonderful architecture within a spacious lot of .45 acres. Asking Price: \$29,000



Historic Amoco Station, 103 W. Chestnut

Former Amoco gas station building and attached garage bays could be perfect for a small restaurant with outdoor seating. Garage interior retains its original decorative tin ceiling.



Station in Original Condition

It is only two buildings away from the newly renovated Paramount Theater, a busy performance arts center and from the soon-to-be constructed fitness and recreation center; a

61,000 square foot facility. It is also located two building apart from a new private investment resulting in nine luxury second floor apartments. It is also located within walking distance to the many amenities of the downtown area. The interior structure is 1,400 square feet but an addition made to replicate the original structure pictured above could add some interior space. The building sits on .14 of an acre leaving a lot of space for outdoor use/space. Rehabilitation Agreement and Restrictive Covenants apply.



Historic Station Today



Example of Possible Alternative for Rehabilitation.

Asking Price: \$50,000

Dorr-Stevens-Westmoreland House, 412 S.



This house was an important site in Goldsboro's African-American history. Built around 1878, this two-story, two-bay frame house was owned from 1886 until 1898 by Miss Louise Dorr. She was a Quaker teacher at Goldsboro Normal and Classical Institute, a teacher training school for blacks. Interesting are the second floor dormers on the north elevation and the clipped gable roof, elements which are unique to this building. The large wraparound porch provides a fantastic view of the tree-lined street from the desirable vantage point of the corner lot. The house has a cozy cottage



feel with sloping ceilings and beadboard walls and ceilings, some of which are hidden behind current wall coverings. The first floor is in the midst of a renovation, which the new owners can complete to their taste. The interior of the house features many original paneled doors, two cast iron clawfoot bathtubs, three vernacular Victorian mantels as well as hardwood floors. Significant closet space exists throughout, a bonus in a historic house. The 8-foot ceiling height is mitigated by tall windows of almost ceiling height, flooding light into the rooms. The asphalt shingle roof is in good condition; however, the house is in need of complete rehabilitation. New mechanical systems—including electrical, plumbing and HVAC—as well as new kitchen and baths, need to be installed. The asking price also includes a 2-story structure, pictured at right, which can be converted into a studio space, a guest house, or many other creative uses. It may have been used for teacher/employee quarters and is currently habitable, although it will need some updating. Approximately .25 of an acre. Asking price \$64,000.00

Molly Smith Thompson House, 111 N.



Built in 1901, this charming Victorian takes its name from Molly Smith Thompson, who lived in the house from 1912 through the 1960s. The exterior of the house boasts sawn decorative shingling in the front gable and a bracketed cornice encircling the structure and is an excellent example of Queen Anne architecture. The full length, spacious front porch retains its original attractive spindlework and turned porch posts. Interior details include the handsome stair with turned balustrade, and spacious, high-ceilinged rooms. A first floor bay window, a mainstay of Goldsboro architecture from the turn of the last century, looks out onto the porch from one of the main downstairs rooms. The front door is surrounded by a transom and sidelights, making



for a bright and welcoming entry, and high ceilings combined with plenty of windows throughout giving the house an open, airy feel. The standing-seam tin roof is in good condition; however, the it is in need of complete rehabilitation. New mechanical systems—including electrical, plumbing, and HVAC— as well as new kitchen and baths will need to be installed. Located on North Virginia Street in Goldsboro's Historic District, the Molly Smith Thompson House is one of five properties, all adjacent to one another, that Preservation North Carolina has recently purchased. Asking Price: \$25,000; includes the vacant, adjacent lot addressed as 113 N. Virginia Street.

200 N. Carolina Street

This beautiful house is situated prominently on the corner of Mulberry and Carolina Streets one block away from the historic Union Station. Union Station is currently undergoing a restoration effort shared by the North Carolina Department of Transportation and the City of Goldsboro to serve as a multi-modal transportation center. More information about this project can be found by going to the local newspapers archived website and search Union Station to read all recent articles: www.newsargus.com/news/archives.com. The house is a free-style, cross gabled Queen Anne styled home built in circa 1900. It is 3,525 square feet and zoned R-6. The house retains the original beautiful mantels and interior woodwork. In fact, the house itself has suffered very few modifications and retains its original historic integrity. The upper slate roof is in good condition. With few places of repair needed. The wrap around porch is covered by a standing seam tin roof. The house sits on a corner lot, 0.14 acres in size. Asking Price: \$22,000



Maxwell Family Home, 404 Park Avenue

Built in 1895, the Maxwell Family Home is a single story home that features an unfinished bonus room in the attic space. This home remains unaltered in its interior floor plan with the exception of an added kitchen to the rear. The front door is bordered by a transom and sidelights adding to its curb appeal from the exterior and natural light on the interior. High ceilings throughout allow for a maximum amount of light in the house. The large front porch also adds to the charm of this house. The home has approximately 1,946 heated square feet and sits on 0.4 of an acre. New mechanical systems—including electrical, plumbing, and HVAC— as well as new kitchen and baths will need to be installed. Asking price: \$30,000.



Neighborhood Plan Properties Sold



Goldsboro, North Carolina



A quiet, close-knit community, rich with history, the City of Goldsboro is situated on US HWY 70 about halfway between Raleigh and the coast. The City of Goldsboro was originally a railroad town incorporated in 1847 and later established itself as the County Seat in 1850. In the early 1900's, development of our Union Station led to the rapid construction of many buildings and residences that still display the historical, cultural and architectural nucleus of our heritage. Today Goldsboro consists of a comfortable population of 39,000 residents and is also home to Seymour Johnson Air Force Base. Goldsboro has everything to offer the preservation minded-enthusiast. A large inventory of affordably priced historic

homes, a variety of amenities including; cultural, educational, shopping, dining and social, all promising to captivate you. In fact, downtown Goldsboro has the widest variety of cuisine in the City from all over the globe. Some of its samplings include; Thai, Asian, Mexican, Irish, Italian and our very own North Carolina BBQ, to name just a few. The City of Goldsboro has rebuilt the Paramount Theater, a 550+ seat performing arts theater and is working with the North Carolina Department of Transportation towards a rehabilitation and reuse project of our 1909 Union Station to serve as a multi-modal transportation center. The Union Station project includes the rehabilitation of the historic station, construction of a transfer facility for our local transit provider, Gateway and a streetscape project that will affect the streets encompassing the Station property. Eventually, Union Station will serve as a hub for passenger rail service for a route connecting Raleigh and Wilmington. A recently completed Downtown Master Plan also calls for major streetscape improvements along Center Street as well as very aggressive plans to include more private and public development. All of this is located within a very walk-able area in a traditional neighborhood framework.



Neighborhood Revitalization

The City of Goldsboro, Downtown Goldsboro Development Corporation (DGDC), Preservation NC and Self Help partnered to revitalize several neighborhoods in downtown Goldsboro. The neighborhoods will be transformed into a blend of historic structures and new homes that will include historic architectural details. Homes range in size from 1,100 to 6,400 square feet and consist of a variety of architectural styles. The sold homes pictured on page 7 were either directly or indirectly sold because of the Neighborhood Revitalization effort. They have all been sold to owners that have plans for complete restorations, single-family, owner-occupied uses. Families have been attracted to the area from as far as British Columbia and Pennsylvania while others are moving from shorter distances such as Raleigh and Wilmington to live in these distinctive historic neighborhoods. The unique historic district includes residential and commercial structures dating from the mid-1800s to 1948. The District is also unique in that it is one of only three like it in the State; locally certified and recognized by the State Historic Preservation Office and the National Park Service, allowing eligible properties located within its boundaries to directly apply for rehabilitation tax credits. In North Carolina, both state and federal income tax credits are available for the certified rehabilitation of historic structures.

For more information on Historic Rehabilitation Tax Credits, contact the NC Historic Preservation Office at (919) 733-6547 or www.hpo.dcr.state.nc.us. Call DGDC, (919) 735-4959 for more general information. Visit www.presnc.org for more details on each of the homes listed within this publication. The City of Goldsboro has a Homeownership Program that provides up to \$5,000 towards downpayment of a house in our targeted neighborhood area. Certain eligibility requirements apply. For more information, download a copy of the brochure from www.dgdc.org or call the City of Goldsboro Community Development Office at (919) 580-4316