



NORTH CAROLINA PRESERVATION

spring 2008

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On the cover: Volunteers help clean up the Best-Mangum House in Goldsboro. See page 3.

The mission of Preservation North Carolina is to protect and promote buildings, sites and landscapes important to the diverse heritage of North Carolina.

A Preservation Strategy for a Struggling Neighborhood

J. Myrick Howard

Many of North Carolina's historic neighborhoods are under stress. In some neighborhoods, older houses are being destroyed to make way for much larger new houses. In other communities, they are being removed because of code enforcement, drug interdiction, tax default, and other measures.



The graphic from the Downtown Goldsboro Development Corporation illustrates the momentum of the neighborhood revitalization project.

In either case, historic preservation can be an excellent tool for local governments to stabilize neighborhoods so they will be good places to live. This issue of *North Carolina Preservation* will address preservation strategies for struggling neighborhoods. Next fall we will consider how to preserve neighborhoods that are victims of excessive development.

Here's the basic dilemma for an older neighborhood in decline: If a person or family wanted to buy and renovate a house in the neighborhood for their own home, would they have a reasonable expectation of being able to recoup their investment? If the answer is no, the neighborhood is in trouble. Few homeowners will knowingly purchase a house that is going to entail a possible financial loss.

Even if qualified buyers fell in love with a particular house, could they make the purchase? Probably not, unless they had sufficient financial resources to finance the purchase and renovation without a traditional mortgage. Lenders aren't going to lend more than the projected appraised value of the renovated home.

So, if the typical "young family" can't get the financing to purchase and renovate a historic home in an older neighborhood because property values are stagnant or declining, what does that mean for the existing property owners and tenants in the neighborhood? Loss of investment. Decrease in owner-occupancy. Increase in vacant houses.

What does that mean for the local government? Loss of tax base. More crime. Higher public expenditures for code enforcement, cleanups of vacant lots, etc.

Historic preservation offers useful tools to the locality that wants to revive a declining neighborhood. The most powerful tool—design review through a historic district commission—can help protect a neighborhood from drastic changes. Preservation easements can help lock down the preservation of important community landmarks. Rehabilitation tax credits encourage reinvestment and can subsidize renovation. A revolving fund can help deal with problem properties and stimulate a failing real estate market.

The challenge for a struggling neighborhood is



to attain a sufficient level of public support, private reinvestment, and owner-occupancy. Purchasers should expect to be able to feel safe physically and recoup a modest return on their investment. That requires that a neighborhood reach a “tipping point” where property values are increasing, at least modestly.

Studies repeatedly show that local historic districts help increase and stabilize property values. Consistently property values in a city’s historic districts will increase more than those in the city as a whole. The gradual increase in property values in a local historic district allows existing long-term residents to stay put and enjoy the benefits of neighborhood revitalization. Historic preservation is much less likely to lead to extensive displacement than new construction, whether public or private.

Discussions about neighborhood revitalization efforts often come to a halt when someone throws in the word “gentrification.” They shouldn’t. The word is so imprecise (meaning different things to different people) and so full of emotional (but not factual) baggage that it’s not useful. So instead of “gentrification,” let’s focus on more concrete issues about revitalizing struggling neighborhoods.

Diversity. A poor neighborhood is not a diverse neighborhood, and a struggling neighborhood that’s in decline is getting less diverse. Preservation can be an excellent tool for enhancing racial, cultural, and economic diversity in a neighborhood. Most of North Carolina’s historic districts are far more diverse than are their suburban counterparts, and many of their residents desire diversity. In a typical North Carolina historic district, the value of the most expensive housing is often as much as 500% more than the least expensive. Big houses are flanked by small houses, and a variety of people can afford to live there and enjoy the neighborhood.

Displacement of long-term residents. Older neighborhoods don’t revitalize overnight. It’s a slow and incremental process, often taking 30 or 40 years of concerted effort. Long-term residents welcome the stability and personal security that accompany neighborhood revitalization. Tools (such as reverse mortgages) can help existing residents retain their homes in the face of rising taxes and insurance costs. Studies repeatedly show that residents of historic districts remain



Volunteers from the Seymour Johnson Air Force Base have helped clean up several vacant houses in Goldsboro in preparation for marketing the properties for resale with protective covenants.

in their homes much longer than elsewhere in a city, and they are also likely to be more involved in community and civic activities.

Increased property values.

Rising property values make stable neighborhoods. If property values don’t rise, then a neighborhood will stagnate and become a victim of disinvestment. The problem is when property values rise too quickly, and that’s usually the result of new construction in and around the neighborhood.

Preservation can encourage rising property values, while helping to prevent rapidly soaring prices that dislocate residents.

Affordability. Many of North Carolina’s older neighborhoods are more affordable than their new counterparts. Purchasers of moderate income can buy modest homes and improve them for less than the cost of a new home in the suburbs.

Many people believe that renovation is astronomically expensive. If you’re doing a made-for-television transformation (gutting rooms, rearranging spaces, installing the finest and most expensive appliances, etc.), it is. ***In reality, renovation is typically much less expensive than new construction, and you can phase work over a period of time, unlike new construction.***

The maintenance and operating costs of older homes are often less than their new counterparts, when measured over a period of years. Older houses were built to last. All too soon, their new fast-built suburban counterparts will have substantial maintenance needs. The old house will need periodic paint jobs, and roof and window repairs, while the new house may well have its roof, exterior siding, and windows completely replaced before the mortgage is paid off!

Homeownership. The most important indicator of a neighborhood’s health is the rate of homeownership. When homeownership sinks too low, a neighborhood is in trouble—financially, socially and politically. The social capital needed to maintain the fabric of the neighborhood evaporates. Churches, cultural institutions (YMCA’s, YWCA’s, etc.), schools, shops, and banks leave when homeownership rates drop, and local governments cut back on capital expenditures with the dwindling of the political base.

Wealth creation. The purchase, renovation and long-term maintenance of a home in an older neighborhood can be an excellent way for people of modest means



to build net worth, while providing a good place to live. When it comes time to send children to college or assist elderly parents, buyers of older homes in stable neighborhoods will have more equity.

Neighborhoods naturally go through ebbs and flows. The low point for a neighborhood, whether dating from the 1890s or the 1960s, often occurs when a generational change is taking place.

A neighborhood must adjust to the change in demographics that occurs when its long-time, elderly residents must leave for health and security reasons. Their homes usually have deferred maintenance, such as kitchens, bathrooms, heating systems, and structural issues that have not been addressed for years. The challenge for such a neighborhood is to attract new homeowners rather than absentee landlords when these houses are placed on the market, often by owners who need a quick sale for financial reasons.

A preservation “revolving fund,” whether operated by a nonprofit organization or a public agency or by an informal network of neighbors, can be an essential tool for neighborhood revitalization. In order to change the dynamic of a neighborhood, such a program must be able to achieve critical mass, requiring both staying power and financial resources. With 30 years of property experience, Preservation North Carolina’s Endangered Properties Program is going to be increasingly involved in neighborhood revitalization.

A Neighborhood Case Study

Since 2006, PNC has been working with the City of Goldsboro to revitalize the historic housing surrounding the downtown area. As part of the Main Street program for two decades, Goldsboro has worked to revitalize the downtown commercial district—with some stellar successes. However, the downtown was still not functioning at its highest potential in large part because the surrounding residential districts were struggling. These districts date from the mid-1800s to 1948 with a wide variety of styles and sizes.

The city realized that its tax base was drying up as it forced the demolition of condemned houses, leaving only vacant lots with no market value. It had to break the cycle, as one demolition led to another. Further, its social capital was fading away as stable residents and businesses left the downtown area.

As part of a new revitalization plan, the city contacted Preservation North Carolina about entering into a working partnership. With a no-interest loan from the city, PNC purchases derelict and vacant properties for resale as single-family residences subject to protective covenants. The city also provides a modest financial



The historic Union Depot in Goldsboro has been purchased for restoration as a multi-modal transportation facility.

incentive for owners of condemned properties to give property to PNC. The sales of donated properties help finance the project for PNC.

Buyers have several layers of protection for their new homes. The locally designated historic district provides design review for both the historic fabric and new construction. Rehabilitation tax credits are available for most of the structures.

In eighteen months, PNC and the Downtown Goldsboro Development Corporation (DGDC) have worked together to sell twelve houses for owner-occupancy; twelve more are currently available for restoration. New owners have come from as far away as Pennsylvania and California.

DGDC is actively planning special events in the area to build community among the businesses and residents, both new and old. They want to make Goldsboro feel once again like a close-knit community.

The Goldsboro project is showing substantial progress, and its spin-offs are exciting. North Carolina Railroad and NCDOT have announced the planned renovation of Goldsboro’s impressive Union Depot, located in the heart of the neighborhood, for rail passenger service.

A development team from Mount Airy plans to renovate the vacant historic factories of the Borden Manufacturing Company into the Borden Mills Lofts (www.bordenlofts.com). The project will take advantage of North Carolina’s special incentives for the renovation of historic mills, passed by the legislature in 2006.

Self-Help Ventures Fund of Durham has broken ground to build architecturally compatible, energy-efficient infill houses on vacant lots in the historic district.

The sense of newfound community pride in Goldsboro is not limited to the physical fabric of the neighborhoods. It is inspiring to be a partner in a historic preservation project in a city where homeowners, business owners, city officials and employees are so committed to making neighborhood revitalization a success.

In Goldsboro, preservation is not just a tool for a struggling neighborhood. It may turn into a valuable resource for the whole community. ❁

Myrick Howard is President of Preservation North Carolina.



Old Orchard Creek Farm 2007 Minnette C. Duffy Landscape Preservation Award

The Minnette C. Duffy Landscape Preservation Award is North Carolina's highest award presented for the preservation, restoration, or maintenance of landscapes, gardens, streetscapes, or grounds related to historic structures. The award honors the late Minnette Chapman Duffy of New Bern, whose quiet leadership contributed to the reconstruction of Tryon Palace.

Walter Clark and Johnny Burleson are old hands at fixing up historic houses. As a young man, Walter and his father restored a log cabin near Mount Airy, and Johnny has helped take care of a family home in the North Carolina Mountains. Together they completed tax credit rehabilitations on a historic house



in Cameron Park in Raleigh and another on Ocracoke Island.

With the purchase of the old Swansie Shepherd House near Lansing in Ashe County, these two have outdone themselves. The

farmhouse, built in the 1890s, had fallen into serious disrepair and the surrounding farm was neglected. They purchased the property, had it listed in the National Register of Historic Places, and undertook an extensive rehabilitation of the house.

The restoration of the house was only the beginning of the project. Walter and Johnny acquired all the land around the house and placed conservation easements on the 88-acre farm, permanently protecting the whole view shed. They also resurrected the heritage blueberry plants and apple and peach trees on the property. Each summer hundreds of people travel to Old Orchard Creek Farm to pick their own organically grown blueberries and apples. Their blueberries are served on the plates of the finest local restaurants and found in local wines.



Walter Clark and Johnny Burleson

Old Orchard Creek Farm is an outstanding example of landscape preservation—making the seamless connection between historic fabric and nature. Walter Clark and Johnny Burleson are passionately persuading others to do the same. ❁

Self-Help Ventures Fund, Durham 2007 L. Vincent Lowe, Jr. Business Award

The L. Vincent Lowe, Jr. Business Award is the highest honor presented to a North Carolina business showing vision and creativity in promoting the protection of the state's architectural resources. The award is named in memory of L. Vincent Lowe, Jr., of Wilson, a longtime friend and supporter of historic causes in North Carolina.

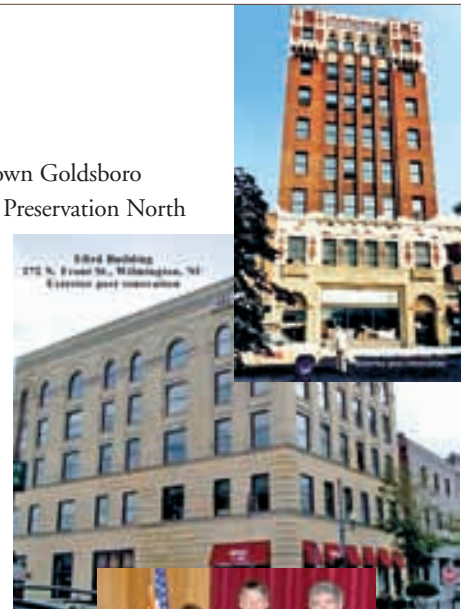
Self-Help Ventures Fund in Durham is a non-profit financial institution which started its commercial real estate development program in 1991 with a mission of catalyzing downtown revitalization across North Carolina. The organization works in challenging markets with historic buildings that other developers typically would not consider. Self-Help makes long-term commitments by renovating and holding buildings after completion, staying involved with tenants and the community at-large. Its impact on downtown revitalization through historic preservation can be seen statewide.

Its preservation projects include the 1920s Public Service Building in downtown Asheville, the (former) First National Bank building, the 1909 Temple Building both in Durham, and the 1918 Peoples Building in Rocky Mount.

In addition to commercial redevelopment, Self-Help is contributing to preservation in a residential context with the

City of Goldsboro, the Downtown Goldsboro Development Corporation and Preservation North Carolina to help revitalize Goldsboro's historic neighborhoods. Self-Help plans to build new single-family houses on three vacant lots across the street from historic homes marketed by PNC. Self-Help's houses will be designed to fit in with the scale and character of the existing historic neighborhood. If the first three houses prove marketable, Self-Help may build as many as 28 additional houses downtown within the next few years.

Self-Help has created significant revitalization momentum in downtowns across North Carolina through its restored historic buildings. ❁



(L to R) Denise Barnes, PNC Board Chairman, Evan Covington-Chavez, John Shanley, and Congressman Brad Miller



Louisburg College 2007 Stedman Incentive Grant

The Stedman Incentive Grant assists a non-profit organization in the rescue of an endangered historic and architecturally significant property. Initiated in 1975 by the late Marion Stedman Covington of Greensboro in memory of her father, this \$5,000 grant is now funded annually by the Marion S. Covington Foundation.

When the Town of Louisburg was originally surveyed, a public commons was set aside on the highest point of ground. Today, this town commons, which became famous for its oak grove, is the campus of Louisburg College.

Louisburg College is undertaking a restoration campaign over the next few years to repair and preserve its historic campus buildings. All of the buildings will require repairs to the roofs and wood eaves. There are several structural issues including repairs to the massive columns on Old Main: a four-story, brick Greek Revival building with 50 rooms that was built for Louisburg Female College in 1857.

For a little while, it looked as if Louisburg College was going to opt for replacement windows for its historic buildings. Preservation professionals, neighbors, and alumni advised the college that repairing the existing windows would be the better

alternative—economically, environmentally, and aesthetically.

With the help of the Stedman Incentive Grant, Louisburg College plans to tackle its historic windows. More than 450 windows will require sash repair or, where necessary, replacement. Additionally, more than 6,000 panes of glass need to be re-glazed. Once the repairs are complete, the windows will be scraped, primed, and painted inside and out.

To assist with the massive restoration effort, Louisburg College plans to train students, volunteers, and some contractors on the proper techniques for glazing and repairing the historic windows. Preservation North Carolina will help conduct the on-site training. ❁



Dan Becker 2007 Robert E. Stipe Professional Award

The Robert E. Stipe Professional Award is North Carolina's highest award presented to working professionals who demonstrate an outstanding commitment to historic preservation as part of their job responsibilities. In 1983, this award was established to memorialize the many contributions of Robert E. Stipe of Chapel Hill, an educator in the field of historic preservation and a mentor to a generation of preservation professionals.

For twenty-one years, Dan Becker has served as the Executive Director of the Raleigh Historic Districts Commission. This commission has a stellar reputation for the quality of its guidelines, and it is known for its imaginative and proactive attitude towards new legislation and methodologies. This high standing would not be possible without Dan Becker's visionary and steadfast leadership.

Through the years, Dan has often worked with a lean staff and worn many hats to carry out the commission's work smoothly and efficiently. His warm, but knowledgeable demeanor has enabled him to work cooperatively with property owners in historic districts, helping them to understand and appreciate the process and goals of the city's preservation program.

Dan has learned to navigate the infrastructure of city government to successfully integrate preservation goals with the

city's overall plans. He works to educate city staff in other departments about Raleigh's rich heritage and the role of city government to preserve and protect it. And he has served as a volunteer or advisor for countless private preservation projects and programs in Raleigh.

Nationally, Dan has served as a member of the Advisory Board for the National Trust's Forum program which provides services and technical publications to preservation professionals. He has also served as president of the National Alliance of Preservation Commissions. In that capacity, he was instrumental in the development of a national training project called CAMP (Commission Assistance and Mentoring Program). CAMP draws on a pool of national experts to provide solid basic training for preservation commissions and staff.

Dan's involvement in national preservation efforts has helped bring resources and expertise to Raleigh and North Carolina, while exposing the rest of the nation to the practices, professionalism and insight of one of our state's best-run preservation commissions. ❁



(L to R) Josie Stipe, Dan Becker and Fred Stipe



DeWayne Anderson 2007 Ruth Coltrane Cannon Award

The Ruth Coltrane Cannon Award is North Carolina's most prestigious preservation award presented for outstanding achievement of statewide significance in historic preservation in North Carolina. First presented in 1948, the award is named for Ruth Coltrane Cannon—the president of the North Carolina Society for the Preservation of Antiquities from 1945 to 1956—in recognition of her outstanding contributions to preservation.

DeWayne Anderson of Winston-Salem has led a long and distinguished career in the field of historic preservation and community development. A trained architect and urban planner with more than 46 years of experience, DeWayne has consistently used historic preservation as a tool to revitalize downtowns, create affordable housing, and expand economic opportunities in rural and metropolitan communities.

In 1992, DeWayne Anderson received PNC's Lowe



Maria Parham Apartments (formerly Maria Parham Hospital), Henderson, Vance Co.

Business Award for his impressive record of achievement. Fifteen years later, DeWayne continues to undertake one successful historic rehabilitation project after other. The body of his historic preservation work in North Carolina is simply without equal.

As founder and chairman of The Landmark Group in Winston-Salem, DeWayne has spearheaded development, construction and management of 77 real estate developments in eight states along with the rehabilitation of 83 National Register properties. Landmark has partnered with local governments, housing authorities and private investors on more than \$300 million worth of community development projects, mostly historic rehabilitation. DeWayne has repeatedly demonstrated how historic preservation can be used as a strategy to renew the viability of diverse older neighborhoods and downtown revitalization through adaptive reuse of individual landmarks.



Piedmont Leaf Tobacco Lofts

DeWayne has purchased numerous properties through Preservation North Carolina's Endangered Properties Program and placed preservation easements on many more. Unlike some developers, DeWayne understands the importance of protecting these properties for the long term.

Among Landmark's properties that are permanently protected by PNC's covenants or easements are Swain School in Edenton; Reidsville High School; Lenoir High School; Walker Hospital in Wilmington; Maria Parham Hospital in Henderson; Windsor High School; Rhode Island Mill in Eden and Golden Leaf Apartments in Wilson, both managed by Landmark; Mulberry Street School in Statesville, now under construction; and Mayworth School in Cramerton, which was recently purchased for rehabilitation despite a fire.

DeWayne's personal and professional commitment to preserving the past as a way to build the future has helped him rise to the top among leaders in the field of historic preservation. ❁



(L to R) Denise Barnes, PNC Board Chairman, DeWayne Anderson, and Congressman Brad Miller



2007 Gertrude S. Carraway Awards of Merit

Each year, Preservation North Carolina presents the Gertrude S. Carraway Awards of Merit to individuals and organizations that have demonstrated an outstanding commitment to promoting historic preservation. The awards have been given since 1975 and are named for the late Dr. Gertrude S. Carraway of New Bern, a leader in the successful effort to reconstruct the state's colonial capital, Tryon Palace, in New Bern.



Mary Betty Kearney of Snow Hill has long been involved in preserving Greene County's history. In the

1980s, she spearheaded efforts to restore the 1928 Calvary Memorial United Methodist Church steeple and worked to secure funding for Greene County's architectural survey. In 2000, she helped incorporate the Greene County Arts and Historical Society. When the 1840s Benjamin W. Best House was threatened with destruction in 1997, Mary Betty and her husband Ossie bought it. The house is now part of a bed-and-breakfast inn and working farm, and the Kearneys have donated an easement on the property to PNC, protecting it in perpetuity.



Claudia and Jim Bulthuis have used their resources and energies to help transform the small historic downtown of Troy in Montgomery County. They have renovated the 1893

Blair House and the 1830 Arscott House. With the partnership of the Town of Troy, Montgomery Community College, and local artists, Claudia and Jim's renovation of the 1909 Hotel Troy will bring downtown Troy a learning center focused on the arts. Claudia and Jim's unwavering enthusiasm and vision has brought a new vitality to some of the town's most significant buildings.

In the early 1980s, **Hilda and Earl Poplin** began their journey into the world of historic preservation with a complete restoration of the McElwee House in downtown Statesville. In the late 1980s, they transformed the historic Heath House in Monroe into another showplace. When the Poplins retired in 1999 to Hilda's hometown of Mount Gilead in Montgomery



County they took on the renovation of Hilda's childhood home—the 1897 Haywood Hotel. Since his election as mayor of Mount Gilead in 2003, Earl now promotes

historic preservation as a tool for revitalizing the local economy.



In early 2006, the **Historic Shelby Foundation** became aware of several houses that were under foreclosure. Taking a large

risk, the Foundation bought a house in one of the city's most depressed neighborhoods and rehabilitated it. Two Gardner-Webb University Divinity School students needing affordable housing moved into the house last winter and began community outreach. The results have been dramatic. The improvements in appearance, neighborhood cohesiveness and community-wide support all serve to demonstrate that historic preservation can be an important tool for neighborhood revitalization.



From the turn of the century until the 1960s, the Goler-Depot Street area in Winston-Salem was a vibrant, predominantly African American

community. Unfortunately, racial and social turmoil, middle-class flight to the suburbs, public disinvestment and urban renewal broke the back of this neighborhood. Now, **Goler Community Development Corporation** is executing a \$100 million revitalization plan to restore the area to its former vibrancy. Projects include a community arts park, a 79-unit affordable apartment building for seniors, and the renovation of the old Brown & Williamson Building into 77 luxury gallery lofts.

In December 2004, lightning struck the **Hoggatt House** in High Point and the subsequent fire destroyed the roof, supporting rafters and upper floor. The museum staff was determined to save the building and use the restoration process



to learn more about its history. In April 2006, the restored Hoggatt House, newly interpreted to its proper date, was reopened to the public. The High Point Museum

made the best of a tragic situation, preserving a fine example of piedmont vernacular architecture while increasing our understanding of this unique structure.



The **Single Sisters House** in Old Salem is one of the most significant buildings in the history of women's education in the United States. With assistance from the National Trust for Historic Preservation and the Save America's

Treasures Fund, Salem Academy and College has restored it to active use. This sensitive and creative rehabilitation has reinforced the commitment of Salem Academy and College to the preservation of its historic resources.



In the summer of 2003, the **Town of Apex** adopted revisions to its Unified Development Ordinance, regulating the demolition

of historic structures and providing some of the strongest protection of historic resources in North Carolina. This ordinance is already serving as a model for other communities to protect endangered historic resources in a time of rapid growth in North Carolina. Preservationists in several other towns are considering similar legislation.



Affordable housing and historic districts

are often seen as being at cross-purposes, but the **City of Wilmington** has shown how the two can be compatible with Saving Spaces, a design competition for economical infill housing units in Wilmington's historic districts. Twenty-one designs chosen by a jury included interpretations of traditional style to imaginative concepts of contemporary ideas. The competition increased public awareness of modern design

and demonstrated how good new design could be successfully incorporated in historic neighborhoods.



Since 1993, architect **David Maurer** of Raleigh has provided an innovative approach to urban restoration and adaptive-use projects. He is a firm believer that restoration and rehabilitation of historic buildings will help preserve our connection to the past.

David's work on both historic and new buildings can be seen all over Raleigh, including the J. M. Norwood House in City Market, the 1905 Wesley A. Putney House, and the Bonomo Residence. David's personal and professional commitment to quality design demonstrate how good design in historic preservation and new construction can go hand in hand.



The 1955 **Occidental Life Insurance Company Building** was the first major office building in Raleigh to be built in the International style. Despite its landmark status, the vacant

Occidental Building was threatened with demolition. Billie Redmond, president of TradeMark Properties, brought together investors, tenants and designers to revitalize the building. Raleigh architect Michael Weeks of Weeks Turner Architecture guided the sensitive renovation to showcase the quality of the original design and materials. Thanks to Billie Redmond's vision, this magnificent mid-century modern Raleigh landmark has been preserved.



Designed by architect James Fitzgibbon, the Fadum House was completed in 1950. **Nick and Julia Fountain** of Raleigh read about the house in the *News & Observer* and purchased it

in 2002. They hired architect Brian Shawcroft who had taught at the NCSU School of Design in the 1960s to renovate and add to it. Shawcroft's respectful addition is set perpendicular to the original house, gently linking old and new with a neutral hallway. In an era when "bigger" is confused with "better," Nick and Julia Fountain have shown what a sense of history, good design and scale can provide. ❁



Honor Awards 2008

Each year Preservation North Carolina's Honor Awards offer the highest recognition of individuals, groups, and organizations active in the preservation, restoration, rehabilitation or interpretation of the state's architectural environment. Members and friends of Preservation North Carolina are invited to nominate candidates in any one or more of the award categories.

The Honor Awards recognize accomplishments in one or more of the following five areas:

- Preservation:* Significant participation in the rehabilitation, restoration, and/or adaptive use of structures, sites, historic districts, streetscapes, gardens, and/or museum collections (e.g., furnishings linked to a historic structure and used in context).
- Leadership:* Significant accomplishments in preservation that reflect sustained efforts, high standards, and integrity.
- Promotion:* Increasing visibility and/or awareness of the state's historic resources.
- Philanthropy:* Financial assistance to a preservation project through gifts of money or provisions of special financing.
- Research:* Significant research or writing, published or otherwise, available to the public, that contributes or may contribute to preservation or restoration.

Award Categories

The Ruth Coltrane Cannon Award, North Carolina's most prestigious preservation award, is presented to an individual or organization that has made contributions of statewide significance to historic preservation in North Carolina. Originating in 1948, the award is named for Ruth Coltrane Cannon of Concord—president of the North Carolina Society for the Preservation of Antiquities, 1945-1956—in recognition of her outstanding contributions to preservation. The recipient receives an engraved pewter cup. The winner's name is also added to a master Cannon Cup which now includes a long list of North Carolina notables. Only one Cannon Award is presented each year.

The Robert E. Stipe Professional Award is the highest honor presented to working professionals who demonstrate an outstanding commitment to preservation as part of their job responsibilities. In 1983, this award was established to memorialize the many contributions of Robert E. Stipe of Chapel Hill, an educator in the field of historic preservation and a mentor to a generation of preservation professionals. The award recognizes career men and women who show exceptional leadership and/or dedication to the cause of preservation. Candidates for this award must demonstrate sustained involvement in, and an extra measure of devotion to, historic preservation in North Carolina. Any individual working in the field of historic preservation is eligible, such as staff of non-profit preservation organizations, architects, landscape architects, planners, teachers, contractors, consultants, and North Carolina State Historic Preservation Office staff. The recipient receives an engraved plaque and a \$500 stipend.

The L. Vincent Lowe, Jr. Business Award is the highest honor presented to a business which assists or promotes historic preservation in North Carolina. Established in 1983 as the North Carolina Business Award, the name was changed in memory of Vince Lowe of Wilson, a longtime supporter of historic causes in North Carolina, who was serving as Chairman of Preservation NC's 50th Anniversary Campaign at the time of his unexpected death in 1989. The Lowe Business Award acknowledges the involvement of the business community in preservation and recognizes businesses that have shown vision, leadership and creativity in promoting the protection of the state's architectural resources. The recipient receives an engraved plaque.

The Minnette C. Duffy Landscape Preservation Award is the highest honor given for the preservation, restoration or maintenance of landscapes, gardens, streetscapes, or grounds related to historic structures. This award recognizes the importance of the landscape in the preservation of historic structures. First presented in 1987, the award is made possible by the family of the late Minnette Chapman Duffy of New Bern, whose leadership contributed to the reconstruction of Tryon Palace. Landscape architects, preservation organizations, garden clubs, local governments, property owners or volunteers who have demonstrated outstanding leadership, research or work in landscape preservation are eligible. The recipient receives an engraved plaque and a \$500 stipend.

The Stedman Incentive Grant is awarded to recognize and assist non-profit organizations in their efforts to preserve the state's architectural heritage. Originating in 1976, the \$5,000 award is funded each year by the Marion Stedman Covington Foundation of Greensboro in memory of Mrs. Covington's father. The grant encourages and facilitates the rescue of endangered historic and architecturally significant properties in North Carolina. Only one Stedman Grant is awarded annually.

Non-profit, tax-exempt organizations that demonstrate initiative in preserving a significant structure or site are eligible for consideration. Proof of initiative includes development of a rehabilitation plan, completion of a fundraising plan, site improvements in progress, acquisition projects, or less-than-fee acquisitions, such as easements. Within one year of the award, the recipient of the Stedman Grant must submit a description of the project with copies of invoices and a report of disbursements. If the grant is used for any purpose other than that stated by the nomination form, the recipient will be liable for reimbursement to Preservation NC.

The Gertrude S. Carraway Awards of Merit are named in honor of the late Dr. Gertrude S. Carraway, a noted New Bern historian and preservationist. Presented since 1974, a maximum of twelve awards are given each year. The Awards of Merit give deserved recognition to individuals or organizations that have demonstrated a genuine commitment to historic preservation through extraordinary leadership, research, philanthropy, promotion, and/or significant participation in preservation. Each recipient receives a framed certificate.



Nomination Procedures

For each nomination, please include:

- A completed nomination form.
- A concise narrative of 600 words or less about the individual, organization or project being nominated. **Please also send a CD of the narrative in MS Word format. Narrative should be written for immediate release to the press.**
- At least nine (9) photos in jpeg or tiff format (300 dpi or greater) on a CD or (9) 35 mm color photographs of presentation quality. **The photos are used during the presentation of the award. Please make sure these are the best representatives of the nomination.**
- No more than five (5) supporting brochures, letters of support, web site articles or news clippings (clipped from periodical).
- One copy of any publication, book, or other documentation related to the nomination.
- A self-addressed, stamped envelope if nomination materials are to be returned.

Nomination materials will not be returned unless requested.

Electronic photos or 35mm photographs should illustrate the following:

- for projects—before-and-after results showing various interior and exterior views
- for programs—important sites, products and other aspects of operation
- for individuals—a good image of the nominee and photographs of work for which he or she is being nominated
- All photos should be labeled, numbered, and include a credit line for publication (use separate sheet of paper if necessary). The nominator is responsible for obtaining the photographer's permission to publish photographs in connection with awards announcements.

If this is a first-time nomination and it is not selected, it will be held over for reconsideration the following year.

For more information, contact Angela Greenfield at the PNC office in Raleigh at 919-832-3652 or e-mail at agreenfield@presnc.org.

2008 Honor Award Nomination Application

Deadline: Monday, June 30

Please include a concise narrative (600 words or less, typed, and a CD of the narrative) about the project, organization or individual being nominated, photographs and other support materials with this form.

Return nomination to: Preservation North Carolina • P.O. Box 27644 • Raleigh, NC 27611-7644 • Phone 919-832-3652.

To send via FedEx or UPS, the street address is: 220 Fayetteville Street, Suite 200, Raleigh, NC 27601.

To complete online application, visit www.PreservationNC.org and follow the instructions on the application.

Nominee: (Please enter current mailing address so winner can be notified promptly.)

Name: _____

Address: _____

City/State/Zip: _____ Daytime Phone: _____

Submitted by:

Name: _____

Address: _____

City/State/Zip: _____ Daytime Phone: _____

If you're not a member of PNC please check here for a complimentary one-year membership.

Category

Check one or more award categories for which nominee is to be considered:

- Ruth Coltrane Cannon Award
- Robert E. Stipe Professional Award
- L. Vincent Lowe, Jr. Business Award
- Minnette C. Duffy Landscape Preservation Award
- Stedman Incentive Grant
(Additional information required. See below.)
- Gertrude S. Carraway Award of Merit

Stedman Incentive Grant Applicants

If your request is for an acquisition grant, complete Part A.

If your request is for a development grant, complete Part B

Stedman Grant Part A. Request for acquisition

In your award narrative, describe how the property will be used.

What property interest does the nominee seek to acquire?

- Fee simple acquisition Easement acquisition
- Other (please describe) _____

What property interest does the nominee currently have?

- Option to purchase Owner willing to donate
- Owner willing to sell at less than fair market value
- Owner willing to sell at fair market value

How much money has the nominee already raised for acquisition?

from private sources \$ _____

from public sources \$ _____

How much more money must be raised for acquisition?

\$ _____

Stedman Grant Part B. Request for development

In your award narrative describe what preservation work has already been accomplished. Include such considerations as archaeology, historical research, architectural drawings or specifications, structural stabilization, restoration, etc.

Describe in your narrative how you plan to spend funds from the Stedman Incentive Grant.



Edward Daniels House



968 Burnside Road
Manteo, Dare Co.
See (4) on map
\$250,000

Outer Banks Living. The Edward Daniels House, one of the most intact dwellings on Roanoke Island, was constructed around 1890. It is notable for its wraparound porch w/ original sawnwork, Eastlake detailing and semi-enclosed breezeway linking the house to kitchen/dining area. Original details include: 2/2 windows, working louvered shutters, bead board paneling, and wood flooring. Requires new kitchen, updated baths, HVAC. Asbestos siding may be removed. Located in waterfront town of Manteo, county seat of Dare County—site of first English settlement in America and named for Virginia Dare, first English child born in the New World. The county encompasses approximately two-thirds of the coastline—known as the Outer Banks. Square Feet: approx. 2,400; Lot Size: 1 acre
Contact PNC Northeast Office, Edenton at 252-482-7455 or cdeviney@presnc.org

Whitsome



205 Halifax Street
Warrenton,
Warren Co.
See (O) on map
\$549,000

Whitsome (Coleman-White House) is a rare surviving example of the unique “Montmorenci School” of Federal architecture. Built 1821-24, Whitsome’s front façade features the only existing Montmorenci-style windows, a distinctive Palladian-inspired design with decorative blind arches and pilasters. The interior continues the Federal style elegance with ornate plaster medallions and cornices featuring rich acanthus, modillions, and floral designs in the hall and main parlor. Whitsome has been meticulously maintained and offers a broad rear porch and full basement. There are four bedrooms and three bathrooms. Warrenton is conveniently located near Kerr Lake and I-85 and is celebrated for its small-town charm and outstanding architectural heritage. Square Feet: 3,790; Lot Size: approx. 3 acres; Zoning: Residential
PNC Louisburg Office at 919-497-0434 or druedrich@presnc.org

Wilson-Austin-Mehaffey House



77 Broad Street
Milton, Caswell Co.
See (I) on map
\$155,000

The Wilson-Austin-Mehaffey house is a Victorian side-hall plan with two-story wrap-around porch and fanciful decorative brackets. Double-leaf front door with transom and sidelights. Entrance hall features elaborate woodwork and columns. Many original features including fireplace tile, mantels, wainscoting, paneled doors with elaborate molding, and door hardware. Mechanical systems including wiring, heating, and air conditioning installed in 1990s; new roof installed in 2000. Located in National Register District; eligible for historic rehabilitation tax credits (see page 24). Square Feet: 3,223; Lot Size: 0.37 acre; Zoning: Residential
PNC Piedmont Office, Durham at 919-682-8540 or cturner@presnc.org

Robert M. Jones Rental House



523 Holloway Street
Durham,
Durham Co.
See (L) on map
\$150,000

Built around 1910, this Queen Anne house features turn-of-the-century detailing and is substantial in size. Located in the heart of Durham’s Cleveland-Holloway Historic District, the two-story house retains many of its exterior decorative features including sawtooth shingles, fanciful bargeboard trim, pointed window lintels and three-sided bays with drop-pendant brackets. Extant interior features include original molding, wainscot and stair balustrade. Partially completed rehabilitation work includes a new roof, wiring and plumbing; exterior paint, porch and rear deck repair, and foundation repair; will require complete interior rehabilitation work. Includes living room, dining room, den/study, kitchen, four bedrooms, and three and one-half baths. Eligible for historic rehabilitation tax credits (see page 24). Square Feet: approx. 3,000; Lot Size: 0.166 acre; Zoning: RS-M
PNC Piedmont Office, Durham at 919-682-8540 or cturner@presnc.org

Garriss-Griffin House



509 S. Main Street
Lewiston-Woodville
Bertie Co.
See (Z) on map
\$269,500

Bungalow lover's delight. Built in 1927 for Dr. Frank Garriss and purchased in 1947 by Burges and Mary Griffin, this bungalow has had only minor alterations. The 1 1/2 story brick house is rich in details—wood shingles, knee brackets, battered brick posts, porte-cochere, and original windows. Interior features original plaster, wood paneled door and beveled French doors, floors, and mantels. House is habitable w/only minimal cosmetic work on interior and exterior. Also included in sale are the 1920s garage/ party house and one-story frame house (c.1850). Located in Historic Woodville Rural District. Garriss-Griffin House is 2 hours from Raleigh, Outer Banks of NC, Norfolk (Tidewater), VA, and 35 minutes from Tarboro and Greenville. Square Feet: approx. 3,000; Lot Size: approx. 3.6 acres

Martin-Bazemore House



434 Hwy 11 S.
Lewiston-Woodville
Bertie Co.
See (Z) on map
\$180,250

Rare Coastal Cottage in "Rural" Historic District. The 1 1/2 story Martin-Bazemore house features full-façade porch with engaged roof. Vacant since the 1970s, the house retains original fabric including original beaded siding, double-shouldered chimney in random common bond, molded cornice on porch, heart of pine flooring, flat paneled wainscot, paneled doors, three-part molded surrounds, and four 9/6 windows. Saved by Historic Woodville, Inc., the front portion of the house has been faithfully restored, the exterior has been completed, minor landscaping added, new electrical service and half-bath are in place. The remaining house, including circa 1820 kitchen ell, must be rehabilitated. Easy commute to Raleigh and Greenville/ECU. Square Feet: approx. 2,000; Lot Size: 0.59 acre

411 Elliott Street



Edenton, Chowan Co.
See (2) on map
\$160,000

Be part of the acclaimed Edenton Cotton Mill Village—named one of Cottage Living magazine's Top 10 Cottage Neighborhoods in America in 2007. Edenton is one of the most historic and beautiful towns in the state, and the village is within an easy walk to downtown amenities and the waterfront. The 1899 house, in essentially original condition, is one of the most spacious in the village—two stories plus rear ell. Requires complete rehabilitation: wiring, plumbing, HVAC, kitchen and baths, and minor structural repairs. In National Register District and local historic district; is a candidate for rehabilitation tax credits (See page 24). Square Feet: 2,188; Lot Size: 0.23 acre; Zoning: Residential

401 E. Queen Street



Edenton, Chowan Co.
See (2) on map
\$110,000

A village within a village. In 1995, PNC took the role of developer to preserve the intact Edenton Cotton Mill and mill village—part of North Carolina's industrial heritage. With fifty-four houses sold and six infill lots developed, PNC has been recognized for its "strong planning approach" and promotion of community among the home owners (See *American Planning Association*, November 2007 and *Cottage Living*, July/August 2007.). Constructed in 1899, the five-room, two-bath house is on a corner lot with a tree shading the front porch. The four bay façade retains two original entrances with horizontal paneled early 20th century doors and 6/6 wood windows. This is the last untouched duplex to be sold in the village; three blocks from waterfront. Requires complete rehabilitation; eligible for tax credits (see page 24). Square Feet: 1,300; Lot Size 53' x 149'

Contact PNC Northeast Office, Edenton at 252-482-7455 or cdeviney@presnc.org



East Durham Properties



208 N. Maple Street

*Durham, Durham Co.
See (L) on map
\$28,000*

Built in the 1920s, this one-story tri-gable type house has two-over-two sash windows. The front hipped porch supported by period tapered boxed posts is the perfect spot to sip a cool drink. Situated in a neighborhood that awaits the return of new life, this home also has a rare two-story front-gable garage. Historically quaint, a little gem waiting to be discovered. Contributing property in the East Durham Historic District; eligible for historic rehabilitation tax credits (see page 24). Square Feet: 1,066; Lot Size: 56'x 168'; Zoning: RU5



213 S. Driver Street

*Durham, Durham Co.
See (L) on map
\$35,000*

This 1910s house maintains its original charm with high beadboard ceilings. Features three fireplaces, hardwood floors and a large eat-in kitchen—three bedrooms, one and one-half baths. Lot includes one-car garage, storage shed and fenced yard with fruit trees. In 1930, the house was occupied by Demetrius Carlton, a mill hand. Take part in reviving this neighborhood and provide this home with some needed loving repair. This house is a contributing property in the East Durham Historic District and is eligible for historic rehabilitation tax credits (see page 24). Square Feet: approx. 1,200; Lot Size: 0.17 acre; Zoning: RU5 (2)



402 Clay Street

*Durham, Durham Co.
See (L) on map
\$25,000*

With its wrap-around porch, 402 Clay Street occupies a large corner lot convenient to downtown and the Durham Freeway. Built around 1905, the house is a two-story gable-and-wing type house with weatherboard, two-over-two sash windows and a bay window in the front gable. Wrap-around porch has Doric columns; scalloped drip course is an addition. Other features include unusual front-wing entrance and stair and one-story kitchen ell on the south side. House is in need of extensive renovation. Contributing property in the East Durham Historic District, it is eligible for historic rehabilitation tax credits (see page 24). Square Feet: approx. 2,400; Lot Size: 0.218 acre; Zoning: OI-2



John Evans House

*118 S. Driver Street
Durham, Durham Co.
See (L) on map
\$40,000*

Significant example of a Gothic Revival cottage with strong architectural impact from the tri-gable roof and flanking front gabled dormers. Original four-over-four windows have peaked lintels. The entrance has sidelights and the original siding exists under the vinyl siding. John Evans, first superintendent of the Durham Children's Home, built the house. He originally owned most of the block. His daughter, who later occupied the house, married Arthur E. Burcham, Superintendent of the Durham Hosiery Mills and on the City Council in the 1940s. Square Feet: 1,700; Lot Size: 0.23 acre; Zoning: Residential

Contact Pauli Henson, Preservation Durham; 919-682-3036 or pauli@PreservationDurham.org



See www.PreservationNC.org for more information

AVAILABLE FOR RESTORATION

Dillon-Raiford House



403 S. John Street
See (T) on map
\$23,000
Square Feet: 1,891
Lot Size: 0.16 acre

Powell-Hilker House



407 S. John Street
See (T) on map
\$25,000
Square Feet: 1,826
Lot Size: 0.24 acre

Molly Smith Thompson House



111 N. Virginia Street
See (T) on map
\$19,000
Square Feet: 3,804
Lot Size: 0.20 acre



Downtown Goldsboro Neighborhoods

PNC has partnered with the City of Goldsboro, the Downtown Goldsboro Development Corporation, and Self-Help Credit Union to revitalize several neighborhoods in downtown Goldsboro. The neighborhoods will be transformed into a blend of residential 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 including Queen Anne, Victorian, and Italianate.

Stanton-Platt-Blalock House



109 N. Virginia Street
See (T) on map
\$22,000
Lot Size: 3,250
Square Feet: 0.28 acre

401 N. George Street



See (T) on map
\$50,000
Square Feet: 3,284
Lot Size: 0.34 acre

Nettie B. Taylor House



408 S. John Street
See (T) on map
\$19,000
Square Feet: 1,366
Lot Size: 0.13 acre



Hicks-Broom House



406 N. James Street
\$32,000
See (T) on map
Square Feet: 2,858
Lot Size: 0.38

D.W. Davis House



108 N. Virginia Street
See (T) on map
\$29,000
Square Feet: 4,311
Lot Size: 0.28 acre

Grantham-Baker House



106 N. Virginia Street
See (T) on map
\$46,000
Square Feet: 3,719
Lot Size: 0.30 acre

The unique historic district includes residential and commercial structures. Goldsboro is located 55 miles east of Raleigh/Durham and has a comfortable population of 39,000 residents. Goldsboro is also the governmental seat of Wayne County and home to Seymour Johnson Air Force Base.

Live and work in a beautiful historic district and be part of the revitalization of this unique downtown!

PNC Louisburg Office at 919-497-0434 or druedrich@presnc.org

Traylor-Peacock House



405 W. Mulberry Street
See (T) on map
\$32,500
Square Feet: 1,878
Lot Size: 0.17 acre

Herman Smith House



214 E. Elm Street
See (T) on map
\$35,000
Square Feet: 3,132
Lot Size: 0.45 acre

J. J. Hatch House



107 N. George Street
See (T) on map
\$65,000
Square Feet: 3,300
Lot Size: 0.38 acre

George M. Witherington House



Vanceboro, Craven Co.
See (W) on map
\$40,000

Handsome 1894 vernacular farmhouse near the coast. One-story late Victorian house with enclosed breezeway connecting to kitchen building. Standing-seam metal roof, handmade brick chimneys, sawn work, and turned porch posts. Original interior features tall ceilings, unpainted bead board, wood floors, and mantels. Requires complete rehabilitation and new kitchen roof. Located on large rural lot with mature pecan trees, just 30 minutes from historic New Bern, a waterfront town and major tourist destination. Square Feet: 1,313; Lot Size: approx. 1.45 acres

PNC Northeast Office, Edenton at 252-482-7455 or cdeviney@presnc.org

Banks House



2310 Caratoke Hwy.
Moyock,
Currituck Co.
See (3) on map
\$120,000

A special find in the coastal county of Currituck, the Banks House is a rare local example of finely crafted early 18th century architecture. The original (front) section is a handsomely finished Georgian style house with stout brick chimneys, a hall-parlor plan and excellent raised paneled wainscot and mantels. It may have been developed in two phases in the 18th century, indicated by changes in the doubled-shouldered chimney. The large rear addition from the late 19th century makes it a more spacious and livable residence. Currituck, known for its beautiful beaches, is convenient to shopping and airports in Virginia. The lover of early architecture and coastal life will seldom see a better opportunity. Square Feet: 2,459; Lot Size: 1.04 acres; Zoning: Residential

PNC Northeast Office, Edenton at 252-482-7455 or cdeviney@presnc.org

Jones-Everett House (Swamplawn)



Martin Co.
See (Y) on map
\$99,900

Grand 1857 plantation house in impressive setting! Greek Revival-style house, features an elegant façade, deep porches, wide center hall, and Greek Revival moldings. Property includes mature trees and two period outbuildings—tenant house and commissary. Recent repairs include: foundation, sill and roof, new entrance porch, back porch repaired, new septic tank, updated electrical. Interior work and rewiring needed. Martin County is an easy commute to Rocky Mount and Greenville. North Carolina Outer Banks and Raleigh are two hours away. Square Feet: 4,180; Lot Size: 5.70 acres

PNC Northeast Office, Edenton at 252-482-7455 or cdeviney@presnc.org

Abernethy House



215 W. Eastway Drive
Charlotte,
Mecklenburg
See (D) on map
\$120,000

Historic charm in the Queen City! One of the few remaining examples of a rural farm house in Charlotte. This Colonial Revival house was moved in 2001 to the heart of the North Tryon Redevelopment area. Two-story wood frame with hipped roof, central gable dormer, shed roof wrap around porch, five bedrooms and two baths. Maintains some original mantels and trim. Zoned residential, although rezoning may occur to accommodate other compatible commercial uses. Requires extensive rehabilitation including all electrical, plumbing, and HVAC. Square Feet: 3,921+/-; Lot Size: 1.33 acres

PNC Southwest Office, Shelby at 704-482-3531 or talxander@presnc.org



Kenneth McKinnon House



St. Pauls vic., Robeson Co. See (R) on map \$112,500

Built for a Highland Scots family in the 1840s, the spacious antebellum plantation house features a distinctive porch treatment with the regionally characteristic “engaged” porch—having the upper story enclosed as bedrooms. The sturdy timber frame dwelling has a generous center-hall plan, high ceilings, and bold but simple Greek Revival woodwork including mantels. Currently habitable, it needs a thorough rehabilitation including electrical, plumbing, HVAC, kitchen, and bathrooms. Listed in the National Register of Historic Places, the house qualifies for tax credits (See page 24). Square Feet: 4,000; Lot Size: 1.5 acres; Zoning: Residential/ Agricultural

John A. McKay House



100 E. Divine Street Dunn, Harnett Co. See (Q) on map \$60,000

The McKay House, constructed in 1910 for prominent businessman John A. McKay, is one of the City of Dunn’s most important landmarks. Situated on a ½ acre lot in the downtown area, the McKay House is the only remaining structure of what was once the massive McKay complex. Individually listed on the National Register of Historic Places, the house is an excellent example of Colonial Revival detailing with all original floors and woodwork, including a beautiful stair and mantels with mirrors. The imposing two-story columned porch in the front and the enclosed porches in the rear offer a touch of Old South charm. The house is currently uninhabitable and will require complete rehabilitation within 18 months of purchase. Two outbuildings on the property; eligible for rehabilitation tax credits (See page 24). Square Feet: 4,300; Lot Size: 0.48 acre

Shem Kearney House



Franklinton vic., Franklin Co. See (P) on map \$10,000 (Structure only)

Very early house convenient to modern Triangle area. Although its precise date is not known, the beautifully crafted gambrel roof house dates from the 18th century and possibly from the colonial period. Robust, original Georgian style finish includes large raised-paneled mantels and doors, beaded ceiling joists, flush-sheathed wainscoting, and original heart pine floors upstairs. Now shingled, the house originally had beaded weatherboard siding. One of the oldest buildings in the Triangle area, it stands beside U.S. 1 and must be moved to a nearby compatible site. Square Feet: 1,800

Branch Grove



Enfield Vic., Halifax Co. See (X) on map \$9,000 (Structure only)

Unique Federal style plantation house with distinguished history! Classic “tri-partite” house, a style built for leading planters in Roanoke River Valley/Virginia-North Carolina border. Three-part design, derived from Palladian ideals, features pedimented central section w/flanking lower wings. Characteristic cross-hall plan w/large, formal parlor. High quality, intact Federal style woodwork throughout (mantels in storage). Older, smaller house at rear w/Georgian features. Perfect for lover of early architecture. Home of prominent Branch family, notably Alpheus Branch, founder of Branch Bank (BB&T). Must be relocated to suitable nearby site—property identified ranging from 5–20 acres. Convenient to Raleigh via I-95 and recreational activities. Requires complete rehabilitation. Square Feet: 3,000



AVAILABLE FOR RESTORATION

Northcott-Jordan House



607 N. Main Street
Winton, Hertford Co.
See (I) on map
\$55,000

Centrally located in a small town near the beautiful Chowan River. This large, well-built Queen Anne style residence offers a special opportunity to reclaim its original Victorian beauty. Despite neglect, the 1890s house retains the hallmarks of its style, including dramatically asymmetrical massing, irregular roof shape, wrap-around porch, and circular stained glass windows. The interior boasts an ornate stair, mantels with beveled mirrors, and oak and pine flooring. A partial rehabilitation has been completed including a new foundation and some plumbing and rewiring. Winton is 40 miles from I-95 and 60 miles from Norfolk, VA. The large lot is zoned for multi-use such as restaurant or residence. Square Feet: 2,600; Lot Size: 0.36 acre

PNC Northeast Office, Edenton at 252-482-7455 or cdeviney@presnc.org

George L. Mewborn House



NC Hwy. 58
Contenteneva vic.,
Greene Co.
See (U) on map
\$35,000

This early 20th century farmstead was the home of George L. Mewborn and called "Nehucky Farm." Surrounded by cultivated farmland, mature trees, grape arbor, and several outbuildings, the center of the farmstead is a simple two-story, hip roof house. The modest interior includes four fireplaces, wood floors, and several original light fixtures. Property includes several auxiliary farm buildings: a brick silo, two pack houses, a chicken coop, and smokehouse. Located five miles outside of Snow Hill, county seat of Greene County and near the Neoheroika Fort site, location of the most important battle of Tuscarora War of 1711-1715. Requires a full rehabilitation including kitchen, baths, new systems, and some structural repairs. Square Feet: 2,900; Lot Size: 2 acres (with additional land available); Zoning: Agriculture
PNC Northeast Office, Edenton at 252-482-7455 or cdeviney@presnc.org

312 S. King Street



Gastonia, Gaston Co.
See (C) on map
\$30,000

Own a mill house in Loray Mill Historic District! Built 1900-1904, the house is in remarkable original condition. Requires rehabilitation of electrical, HVAC, and plumbing systems. The Loray (Firestone) Mill Redevelopment Project is an exciting plan—with the collaboration of PNC, the City of Gastonia, and the Gastonia Downtown Development Association—to bring residences and businesses back into the center of Gastonia. Property is eligible for tax credits (see page 24). Square Feet: 1,018; Lot Size: 0.12 acre

PNC Southwest Office, Shelby at 704-482-3531 or talexander@presnc.org

Glencoe Mill Village Building Lots



Burlington,
Alamance Co.
See (J) on map
See listing at right for
price and lot size

Two building lots remain at Glencoe. House plans developed for *Country Living* magazine may be used or the purchaser may build a custom designed house that will fit the village streetscape. Purchaser may select their own builder. Six infill houses are completed or nearing completion. Two other lots have been sold with infill construction scheduled to begin soon.

Lot 25—\$35,000 Lot Size—0.57 acre

Lot 29—\$35,000 Lot Size—0.37 acre

Contact Carol Steele, Coldwell Banker/Howard Perry & Walston; 919-606-2226 or carolsteele@hpw.com



St. Luke's Hospital

702 Broad Street
New Bern, Craven Co.
See (W) on map
\$1,750,000



Landmark on New Bern's main street! Built in 1915, this handsome, neoclassical detailed brick edifice offers great opportunities for new uses in a thriving riverside community. Commissioned by two local physicians, architect Burret Stephens planned a "modern" hospital with classical motifs in red brick and limestone to complement New Bern's colonial heritage. Large windows and balconies can be enhanced by restoring the original balcony and arched windows of the third story. Used since 1960 for offices, it is in a NRHD and a candidate for rehabilitation tax credits (see page 24). New Bern, located on the Intercoastal Waterway, is a highly desirable location with livable downtown and superb recreational opportunities. Square Feet: 22,000; Lot Size: 0.84 acre; Zoning: Commercial
PNC Northeast Office, Edenton at 252-482-7455 or cdeviney@presnc.org

Johnson Mercantile Building

103 N. Front Street
Hamilton, Martin Co.
See (Y) on map
\$60,000



Located in the historic and picturesque Roanoke River town of Hamilton, (a National Register Historic District), the Johnson Mercantile Building offers a unique opportunity to develop a business in a quaint small-town setting. It is located less than 3 miles from the Hamilton boat ramp to the river and its recreational opportunities and is a short distance to the Fort Branch Civil War site. The store and warehouse, built in 1948 and renovated in 1980, are spacious, utilitarian masonry buildings, and the store has a new Duralast roof with a 15-year warranty. This property has been donated to Preservation NC by the owner. Square Feet: 4,430; Lot Size: 0.34 acre; Zoning: Commercial Business
PNC Northeast Office, Edenton at 252-482-7455 or cdeviney@presnc.org

Everett-Matthews Equipment Co. Building

107 Front Street
Hamilton, Martin Co.
See (Y) on map
\$25,000



The Everett-Matthews Equipment Building retains its tall, distinctive clerestory monitor roof—unique among the other buildings in Hamilton. Although significantly altered, its core is intact displaying original tongue-and-groove woodwork. Built prior to 1920, it was used as a filling station and garage. The gable end of the building originally included a covered drive-in area at the front—enclosed later for a showroom and office. Located in the small Roanoke River port town of Hamilton, the building is one of a collection of intact buildings in the HD; eligible for the rehabilitation tax credits (see page 24). Building could be utilized for a boatbuilding or repair center, canoe or kayak rental business—an establishment associated with the river. Preservation NC is working with D.G. Matthews, III, to ensure the preservation of this unique building. Square Feet: approx. 8,000; Lot Size: 0.25 acre; Zoning: Commercial Business
PNC Northeast Office, Edenton at 252-482-7455 or cdeviney@presnc.org

Lincoln/Crowell Memorial Hospital

Lincolnton,
Lincoln Co.
See (B) on map
\$100,000



Develop a Landmark! Originally constructed in 1907, the hospital has a 1926 Colonial Revival house as its centerpiece. Connected to the original building by a hyphen, the original section is believed to be extant but is surrounded by numerous additions deemed valueless for retention. Candidate for state/federal rehabilitation tax credits (see page 24). Located in one of Lincolnton's finest neighborhoods, the South Aspen Street HD. Zoned R-15, condos/townhouses would be the most acceptable and compatible use within the neighborhood. Will be rezoned. PNC is working with the Downtown Development Association of Lincolnton, Inc. (DDAL) to ensure the development is compatible with the surrounding neighborhood; proposals must be approved by PNC and DDAL. Square Feet: approx. 50,000; Lot Size: 4.72 acres
PNC Southwest Office, Shelby at 704-482-3531 or talexander@presnc.org

Double Shoals Cotton Mill

199 Old Mill Road
Lawndale,
Cleveland Co.
See (A) on map
\$475,000



Brick mill with distinguishing tower on 14+ beautiful acres along First Broad River! Built in the late 1800s, it consists of two floors, partial basement, five restrooms, six dock high doors, and two drive-in doors. Interior features include high ceilings, large windows, and characteristic wooden floors. Essentially a shell, the building is apt for a live-work space highlighting blossoming arts/crafts movement in Cleveland County. Conveniently located 6 miles north of Shelby; 38 miles from Charlotte. Requires extensive rehabilitation including all new electrical, plumbing, HVAC systems. Potential candidate for new North Carolina historic mill tax credit. Square Feet: approx. 48,500; Lot Size: approx. 14.77 acres
PNC Southwest Office, Shelby at 704-482-3531 or talexander@presnc.org

Armstrong Apartments

Gastonia, Gaston Co.
See (C) on map
\$278,000



Only minutes from downtown Charlotte via I-85, this building is a candidate for the first residential project in the revitalization of downtown Gastonia. Built in the 1920s by C.B. Armstrong as a teacherage for the Central School. First floor originally included a lobby, dining room, and manager's apartment; upper floors contained private rooms and communal bathrooms. Through adaptive reuse the building will offer downtown living in a combination of townhouses and flats that feature hardwood floors, charming interiors, and great lighting. Contributing to a National Register Historic District, the property is eligible for rehabilitation tax credits; local incentives may also be available (see page 24). Pre-development materials are available upon request. Square feet approx. 21,625; Lot Size: 0.89 acre
PNC Southwest Office, Shelby at 704-482-3531 or talexander@presnc.org

Tickle Williams House



210 S. Long Street
Salisbury, Rowan Co.
See (F) on map
\$19,000

Charming 1900s Italianate Victorian cottage features original mantels and wide floorboards. The house is structurally sound with some restoration work completed including new wiring, HVAC, and ductwork. Interior will need kitchen with cabinets, completion of bathroom, some flooring, and finishing work. House has two front parlors divided by large entry hall, large eat-in kitchen with pantry, bedroom, and nearly complete bath. National Register of Historic Places and local historic district; eligible for tax credits (see page 24). Square Feet: 1,134; Lot Size: 0.12 acre

**Contact Jack Thomson, Historic Salisbury Foundation;
704-636-0103 or historicals@historicsalisbury.org**

Payne Rice House



428 N. Ellis Street
Salisbury, Rowan Co.
See (F) on map
\$109,000

One of a pair of T-plan Italianate houses in Salisbury, the Payne Rice House dates to the 1870s. Three bedrooms, bracketed front porch posts, massive surrounds on arched windows, and on a corner lot. Retains wonderful wood flooring and original grained painted woodwork throughout. Etched ruby glass embellishes front door and a welcoming stairway leads the eye up to the 10' ceilings. On the NR and in local HD. Substantial structural repairs have been made including the replacement of the front porch. Requires complete mechanical rehab; eligible for tax credits (see page 24). Subject to protective covenants & rehabilitation agreement. Square Feet: 2,825; Lot Size: 0.31 acre

**Contact Jack Thomson, Historic Salisbury Foundation;
704-636-0103 or historicals@historicsalisbury.org**

Doctor Stokes-Arnold Snider House



324 N. Fulton Street
Salisbury, Rowan Co.
See (F) on map
\$499,000

One of Salisbury's finest houses—this classic Colonial Revival was built around 1919 by Dr. Stokes. The prominent Snider family lived there for 59 years. The house is light and bright with large windows and a commanding site. Leaded glass doors open from the living room and library to large enclosed porch. Stairway to expansive attic. Quarter-sawn oak floors. Master suite has living room. Excellent move-in condition. On the NR and in local HD. Protected by preservation covenants. Square Feet: 4,700; Lot Size: 0.53 acre

**Contact Jack Thomson, Historic Salisbury Foundation;
704-636-0103 or historicals@historicsalisbury.org**

Walters House



309 Belvedere Avenue
Shelby, Cleveland Co.
See (A) on map
\$339,000

Two-story Colonial Revival/Tudor Revival built in 1950 has side gable roof and two-story portico supported by tall narrow square columns. Other exterior features include: one-story wings on north and south with side gable roofs, Masonite siding, six-over-six windows, stucco walls, end chimneys, eight-over-eight windows, and multi-light door over panel w/ sidelights and fanlight. Interior features include: kitchen and bathrooms with ceramic tile (need updating), knotty pine panel in family room w/ large fireplace, hardwood, carpet, tile floors and 10' ceilings throughout. There are five bedrooms and three and one-half baths. Basement w/ inside and outside entrance has three rooms, bath, wood burning stove; double garage. House is situated on large lot w/ mature trees; Crepe Myrtles line the streets in the Belvedere Historic District. Square Feet: 5,764

**Contact Margaret B. Harry, 517 Forest Hill Dr., Shelby,
NC 28150; 704-481-1515 or mharry@carolina.rr.com**



J. W. Propst House



84 Corban Avenue East
Concord, Cabarrus Co.
See (E) on map
\$102,000

Mr. Propst built this Colonial Revival dwelling for his family after the turn of the last century. It was built over the standard American plan. In the mid 1950s, it was converted to four apartments that were inhabited until recently. The structure will require new heat/air conditioning units and other systems will have to be inspected and repaired as necessary. The lot is four-tenths of an acre. Corban Avenue is located three blocks from the square in downtown Concord. Square Feet: 3,000; Lot Size: 0.409 acre

Contact Piedmont Preservation at 704-782-1068 or visit www.piedmontpres.org

John Cline House



88 Corban Avenue East
Concord, Cabarrus Co.
See (E) on map
\$95,000

This two-story structure was originally built over the standard American plan as a single-family residence by one of Concord's leading business men in the 1800s. It has both Mission and Eastlake details. In the mid 1950s, the house was reconfigured into two apartments that were inhabited until recently. It will need new heat/air conditioning units and other systems will have to be inspected and repaired as necessary. Corban Avenue is located three blocks from the square in downtown Concord. Square Feet: approx. 3,000; Lot Size: 0.254 acre

Contact Piedmont Preservation at 704-782-1068 or visit www.piedmontpres.org

The McNeely-Young Building

102 S. Main Street
Salisbury, Rowan Co.
See (F) on map
Prices vary

The McNeely-Young Building, built around 1868, is a three-story Italianate commercial building in downtown Salisbury. Downtown Salisbury, Inc. (DSI) completed shell including a new storefront, fire rated stairwell to second and third floors, new roof with R-31 insulation and separate utility service to each unit. New owner will receive tax credits on work performed by DSI; eligible for additional tax credits (see page 24).



Prices:
\$289,380 for entire building (without condominium association). **First Floor**, 1,577 square feet (plus 170 sf common area)–\$118,796. **Second Floor**, 1,368 square feet (plus 170 sf common area)–\$89,204. **Third Floor**, 1,368 square feet (plus 170 sf common area)–\$99,970

DSI is receiving proposals for purchase and development. May submit proposal on entire building, floors one and two together or floors two and three together. Upper floors have separate access from the new stairwell. Second floor can be increased by 217 sq. ft. First floor must be retail use. **Proposals will be reviewed on the second Thursday of each month** until proposal is accepted. Square Feet: 4,823

Contact Randy Hemann, Executive Director, Downtown Salisbury, Inc.; 704-637-7814 or rhema@salisburync.gov

Gabriel Johnston Hotel



116 S. 4th Street
Smithfield,
Johnston Co.
See (S) on map
\$450,000

Gabriel Johnston Hotel (c.1935) in downtown Smithfield is the last of Smithfield's old hotels. A late 1930s interpretation of the Federal Revival style is evident in the stone splayed keystone lintels over the windows and Flemish-bond brickwork. It has Art-Deco style shallow pilasters. From 1963-1998, the hotel served as town offices. Requires complete rehabilitation. Roof installed in 2000, interior demo completed and asbestos abated. 3.5 story building, 40+ parking spaces. On National Register; potential tax-credits available (see page 24). Mixed use; office, retail, and residential. Square Feet: 16,000+; Lot Size: approx. 0.63 acre

Contact Chris Johnson, Downtown Smithfield Development Corporation; 919-934-0887, or DSDCChris@aol.com or www.DowntownSmithfield.com

DID YOU KNOW?

TAX CREDITS AVAILABLE

Valuable tax incentives are available in North Carolina for the rehabilitation of historic structures. Owners of income-producing historic structures who qualify for the 20% federal rehabilitation tax credits may also take a 20% North Carolina income tax credit, combining to create a 40% credit on qualified rehabilitation expenses. Additionally, a 30% North Carolina income tax credit is available for the rehabilitation of non-income producing historic structures (including owner-occupied historic residences). Eligible properties must be certified historic structures (that is, listed on the National Register of Historic Places or a contributing property in a National Register historic district), and rehabilitation work must be done in accordance with the Secretary of the Interior's Standards for Rehabilitation. The North Carolina Historic Preservation Office (NCHPO), prior to commencement of work, must approve rehabilitation work on a non-income producing historic structure. For more details, visit the NCHPO website at www.hpo.dcr.state.nc.us/credits.htm or

call the NCHPO at 919-807-6570 or PNC at 919-832-3652.

Available for Restoration is published by Preservation North Carolina to advertise the endangered historic buildings of the members of the Association of Revolving Funds. The historic properties listed in this section will be sold subject to protective covenants and rehabilitation agreements. The Association of North Carolina Revolving Funds, founded by Preservation NC, is the nation's first statewide association of nonprofit organizations and public agencies that purchase and sell historic properties in order to preserve them.

The Historic Properties Emporium section contains paid advertisements of historic properties for sale by owners and realtors. Preservation NC strongly encourages the buyers of these properties to place protective covenants into the deed at the time of closing to ensure the preservation of the historic buildings. Preservation NC will gladly assist in formulating covenants suited to specific

buildings and sites. Paid advertising is also available on Preservation NC's web site. Visit www.PreservationNC.org for more information.

Preservation North Carolina is the only statewide nonprofit preservation organization in North Carolina. It is a membership organization dedicated to preserving and promoting buildings and sites important to North Carolina's diverse heritage. Preservation NC provides educational opportunities and public recognition of outstanding individuals and groups in preservation. Preservation NC operates an Endangered Properties Program (the Revolving Fund) to preserve endangered historic buildings and sites.

Preservation NC's staff members travel extensively, and are frequently out of the office. Their hours are generally 9 am to 5 pm, Monday-Friday. Appointments to see properties need to be made several days in advance, since volunteers help show them.

I. Beverly Lake, Sr. House



416 N. College Street
Wake Forest, Wake Co.
See (M) on map
\$145,000

Built around 1925, the I. Beverly Lake, Sr. House is an unusual Craftsman bungalow with Asian-inspired details. It has wood shake siding and one-over-one windows. Details include decorative bracketed eaves and battered porch posts. Shape of house structure suggests Japanese Shinto architecture; the skirt of house flares out to provide a slightly wider appearance at the bottom. Shape repeats in window and door trim details. Dormer level is half-story. Moved from original location to avoid demolition, it is now situated in Wake Forest NR Historic District. Structurally sound, the siding, windows and doors are in excellent condition. Plumbing, electrical, mechanical systems, and interior rehabilitation is needed. Property available with protective covenants and rehabilitation agreement. Square Feet: approx. 1,500

Contact Gary Roth at 919-833-6404 or groth@cappresinc.org

Darden-Douglas House



315 W. Green Street
Wilson, Wilson Co.
See (V) on map
\$49,000

Local architect John C. Stout designed the Darden-Douglas House, which was built for E. A. Darden of the Anderson & Whitehead tobacco firm. The house was divided into upper and lower apartments. After changing ownership several times, the house was eventually purchased by James Douglas, a conductor with Atlantic Coast Line Railroad. Architectural elements include Queen Anne massing with Colonial Revival details. Interior floor plan slightly altered to accommodate upstairs apartment. Staircase newel post removed and foot of stair reversed to provide separate entry to upper apartment. First floor addition built onto rear during the same time as other alterations. Footprint of house is largely original and retains numerous original features; first floor mantels and fireplace tile work. House requires complete rehabilitation. Square Feet: 3,110; Lot Size: 99' x 110'; Zoning: B-2

Contact Preservation Wilson, P.O. Box 2741, Wilson, NC 27894-2741; 252-234-7694 or preservationwilson@bnp.com



Carter-Miller House & Farm



279 Old Rail Road
Mount Airy, Surry Co.
See (G) on map
\$1,850,000

The Carter-Miller house, built by William Carter in 1834, is listed on the National Register of Historic Places, and is under protective covenants of PNC. It is treasured for its Federal farmhouse architecture and beautiful early faux paint finishes on the mantels, stairways and doors. In early 2007, a complete restoration and two major additions were completed after years of planning and construction. A two-story ell of antique hand-cut Mount Airy granite was added to the rear of the house in the 1920's farmhouse style. A carriage house adjoins the ell, complete with cypress lap siding, heavy Dutch doors, brick floors, vaulted ceilings and old barn lights. The house overlooks an organic vineyard and an amazing guest cabin constructed from old tobacco barns. This home and farm is a truly special place, just 5 miles from historic downtown Mount Airy, and 45 minutes north of Winston-Salem. View more photos at www.presnc.org/buyproperty/central/Carter-Miller_House_HPE/Carter-Miller_House.html
Square feet: 6500+/-; Lot size 16.25 acres

Contact Karen Manfredi, owner; 336-786-0097 or kmanfredi@mac.com

Market Street Building



249 Market Street
Mount Airy, Surry Co.
See (G) on map
\$86,000

Own a piece of downtown "Mayberry." The Market Street Building is roughly 23' x 86'; first floor has original oak floors and tin ceilings. Basement floor is cement; roof and façade need work. Market Street is one block from charming historic Main Street and is full of renovation potential. Beautiful fully restored factory loft condos nearby. View more photos: <http://www.presnc.org/buyproperty/central/Square feet: 4,000>

Contact Burke Robertson, Coldwell Banker Mountain Valley Properties, 429 N. Main St, Mount Airy, NC 27030; 336-786-1900 or burke.robertson@coldwellbanker.com

King-Freeman-Speight House



1911 Governors Road
Windsor, Bertie Co.
See (Z) on map
\$375,000

The King-Freeman-Speight House, built around 1808, was home to renowned landscape artist Francis Speight, who was born on the plantation in 1896. On NR of Historic Places (1965). Detailed original molding, wainscoting and mantels throughout house; rooms have original heart pine floors and large porches with views of yard in every direction. In 2004, restoration project was completed by the current owners. A modern kitchen and two baths w/period cabinetry and fixtures were added. Insulation in walls and ceilings was maximized; solar heat is used. Copper roof, new brick underpinning and painted exterior. There are a few projects left if you want to add to this house's majesty. Other buildings include an 1850s guest cottage with bedroom, bath, living room, and full eat-in kitchen. Antebellum kitchen and old smokehouse on the grounds. Formal garden on the grounds is surrounded by mature tree lines. Preservation NC has protective covenants on historic property. Square Feet: 2,200; Lot Size: 3.08 acres; Zoning: Residential

Contact Janet Mackenzie, Albemarle Sound Realty, 121 Brayhall Road, Edenton, NC 27932; 252-209-4792 or janet@albemarlesoundrealty.com

152-154 SW Main Street



Rocky Mount,
Nash Co.
See (5) on map
\$66,250

Commercial buildings in downtown Rocky Mount built around 1905. Contributing structure in NR Historic District, making it eligible for historic tax credits (see page 24). Grants available to qualified applicants from City of Rocky Mount for façade improvements; and loan pool available for interim project financing. Building stabilized but will require interior refurbishment, including mechanicals and wiring, and restoration of first-floor store fronts, and lunette and flanking windows on second-floor front. Protective covenants require rehabilitation in accordance with Secretary of the Interior Standards. Rehabilitation agreement is required with sellers Downtown Renaissance, Inc. and Preservation Rocky Mount, Inc. Buildings are located near the train station (1902-24)-refurbished by the City of Rocky Mount and the NCDOT, and the city's new Imperial Centre for the Arts and Sciences. Square Feet: 8,800; Lot Size: 44' X 100'; Zoning: Mixed office/Retail and Residential (second floor).

Contact: Ian Kipp, Downtown Development Manager for the City of Rocky Mount; 252-972-1267 or kipp@ci.rocky-mount.nc.us or visit www.ci.rocky-mount.nc.us/downtown/

1224 Old Lystra Road



1224 Old Lystra Road
Chapel Hill, Orange Co.
See (K) on map
\$1,375,000

A landmark farm situated on a beautiful country road in south Chapel Hill, only minutes from downtown and located in the Chapel Hill/Carrboro School District. The main residence dates to 1870 and features wonderful hardwood floors, plaster walls, a great floor plan with large rooms and great expansion/renovation potential. It has two or three bedrooms, two full baths, living and dining rooms, kitchen that opens to the family room with a fireplace, and covered front and back porches.

Also on the property is a guest cottage (or ideal home office space) built in 1957 with 489 heated square feet. The cottage has a living room with fireplace, kitchen complete with dishwasher, electric range and refrigerator, full bath, covered front porch, screened porch, exterior storage, metal roof, and is heated and cooled by a heat pump. It has hardwood floors and a fireplace in the living room, a tile bath with claw foot tub, large kitchen, and screened porch.

The grounds include a fenced pasture with a huge hayloft barn and a pond. Square Feet: 2,467(main house); Lot Size: 16.1 acres; Zoning: Residential

Contact Tony Hall, Tony Hall & Associates, 311 W. Rosemary Street, Chapel Hill, NC 27516; 919-833-8500 or 800-382-0673; tonyhall@tonyhallasociates.com

See (H) on map



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The Reich House

813 South Church Street
Old Salem, Forsyth County
\$498,000



c. 1824 Historic Reich House— Restored 3 bedrooms/3½ baths, main-level master bedroom with fireplace, wood floors, large porch, updates in kitchen, gas heat and central air. Filled with beautiful original details including the Pewter-camed transoms over their front and back doors and the unique staircase detail. Adjacent to Salem College campus and convenient to downtown restaurants and North Carolina School of the Arts.

Square Feet: 2191/Lot .27/Zoning: H

Contact: Curtis Leonard - 336 779 9212; curtis@lrbrealestate.com

Christoph Vogler House

710 South Main Street
Old Salem, Forsyth County
\$799,900



Considered to be one of the finest period brick houses in the village of Salem. Built in 1797, this was the first house in Old Salem built of brick and stone. Impeccably restored, this house is a showcase of original historic details with all the comforts of today. The wide central hall with original Moravian staircase connects 3 levels of gracious living. There are 3 bedrooms, 2.2 baths, and a main-level master suite. The new kitchen has period inspired cabinetry, stone counter tops, antique pine floors and a 5'x5' fireplace as the center piece. The garden-level opens to a large brick terrace and fenced yard. For more information go to www.oldsalemhomes.com.
Square Feet: 3200/Lot .12/Zoning: H

Contact: Michael Ryden 336-779-9205; michael@lrbrealestate.com

The John Siewers House

832 South Main Street
Old Salem, Forsyth County
\$649,000



c. 1844. Built by cabinetmaker Siewers, this authentic Moravian center hall structure features solid masonry construction, split-oak shingle roof, copper guttering, and a wonderful screened porch. Inside are beautiful wide board pine floors throughout, handsome parlor and dining room, each with corner fireplace. Main level guestroom and bath with two large bedrooms on the upper level, excellent closet space, storage and full bath. The basement level features the original kitchen fireplace, two sitting rooms, a small bedroom and bath and laundry facility. The house is heated by a gas-fired boiler and has dual zone air conditioning on the main and upper floors. The highlight of this property is the famous garden designed by the late owner, a landscape historian. Square feet: 3200/Lot .38/Zoning: H
Contact: Brooke Burr - 336 779 9211; brooke@lrbrealestate.com



The Dyer House

1015 West Kent Road
Winston-Salem, Forsyth County
\$2,295,000

Designed in 1930 by the noted Philadelphia architectural firm of Meyers, Murry and Phillips, this National Register historic property is located in one of Winston-Salem's premier neighborhoods. The Tudor Revival Manor house is sited on 2.37 acres within minutes of downtown Winston-Salem, Wake Forest University, Reynolda House Museum of American Art, The NC School of the Arts, and major medical centers. Construction of solid stone with a slate roof, Indiana limestone, lead finished copper gutters, and metal paned windows is reminiscent of the grand country houses of England. From the inviting oak paneled reception hall to the grand formal rooms and into the service wing one finds the patina of original finishes and preservation. Pegged oak floors, beamed ceilings, tall baseboards, wrought iron hardware, and large bow windows with builtin seats are just a few of the many original details. The master suite has his and her baths, a dressing room and walk in closet. The large English country kitchen and butler's pantry have wood floors. The extensively landscaped private grounds include terraced, walled gardens with fountain, rare ornamental trees, thousands of spring bulbs, and a new heated greenhouse. Square feet: 8300 / Lot: 2.37 acres / Zoning: RS30

Contact: Michael Ryden 336-779-9205; michael@lrbrealestate.com

LRBREALESTATE.COM

336 779 9200

1012 GLADE ST WINSTON-SALEM NC 27101

Robert Lee Horton House



323 E. Lane Street
Raleigh, Wake Co.
See (M) on map
\$599,000

Robert Lee Horton built this Queen Anne style house in 1897. Now called the Oakwood Historic District, he was the first to buy property on this block when the state sold land to finance the building of the Governor's Mansion one block away. Its a sensitive blending of old and new. A staircase, heart pine floors, five-panel doors, grooved millwork, nearly 11' ceilings, Chinoiserie balustrade and four fireplaces are all restored. New features include a modern kitchen and bath. Floor plan is open with two porches, deck, garden and two dining areas. An office/studio/playroom has outside entrance onto the private driveway and is close to the kitchen. Pictures, floor plan and neighborhood map can be downloaded from the web site. Square Feet: 3,200; Lot size 0.11 acre; Zoning: Residential.

Contact Peter Rumsey, Prudential Carolinas, 3600 Glenwood Avenue, Raleigh, NC 27612; 919-971-4118 or Rumsey@mindspring.com or visit www.PeterRumsey.com

Edenton Cotton Mill Village House



410 Phillips Street
Edenton, Chowan Co.
See (2) on map
\$289,900

This village house has been totally restored with period light fixtures, new electrical, plumbing and HVAC while maintaining the historic integrity. There are two bedrooms, two large baths, living room, kitchen and dining room, butler's pantry, utility room with washer and dryer, sunroom, large front porch, and a large back porch which is nicely landscaped and fully insulated.

Chowan County was formed in 1670 as a precinct in Albemarle County of the Carolina Colony, and was originally called Shaftsbury Precinct. This expansive area covered several current-day counties. In 1720, the Town on Queen Anne's Creek was renamed Edenton, for Governor Charles Eden, and became the county seat in 1722. Square Feet: approx. 1,500; Lot Size: 55' x 153'; Zoning: Residential

Contact Larry Seibel; 919-815-3880 or donjrraleigh@aol.com

Judge D. A. Barnes House



625 W. Main Street,
Murfreesboro,
Hertford Co.
See (1) on map
\$349,000

The D.A. Barnes House was completed in 1875 for Judge David A. Barnes, member of NC Superior Court and aide-de-camp to General Zebulon Vance. Built by Jacob A. Holt, this Italianate Victorian incorporates Holt's signature decorative elements on porches, roofline, windows and trim. Two-story center-hall plan includes four large main rooms per floor and a front and back staircase. Original embellishments have been restored, including ornamental cornices, grained doors and marbleized fireplace surrounds. Two full baths w/claw-foot tub. Two barns, several outbuildings, and a four-seat outhouse on grounds. This small town has a historic district, a revitalized downtown, and is home to Chowan University. Norfolk, Virginia is an hour drive and Raleigh is two hours. Rehabilitation of house reflects its former glory. System upgrades include HVAC and virtually all new wiring. Rooms have new plaster, primed and ready to decorate. PNC holds protective covenants on property. Square Feet: 4,500; Lot Size: 6.5 acres; Zoning: R (Commercial possible)

Contact Elicia Revelle, Joe Murray Realty - United Country, 1309 W. First Street, Ahsoskie, NC 27910; 252-396-1244 or erevelle@joemurrayrealty.com

Tucker House



214 N. Bragg Street
Warrenton,
Warren Co.
See (O) on map
\$325,000

A wonderful 1924 Colonial Revival Cottage. Classic terraced garden designed by Charles Gillette. Main house has four fireplaces, sun room, kitchen, three full baths, living room, dining room, and family room. Two bedrooms on second floor; family room could be used as a first floor bedroom. Three outbuildings-one is guest cottage w/bedroom & full bath. Second outbuilding has small fireplace and the third is a two-bay tool shed. Walk to historic downtown Warrenton. Visit www.PaulSetliff.com for more information. Lot Size: 0.62 Acre

Contact Paul Setliff, Keller Williams Realty, 9121 Anson Way, Raleigh, NC 27615; 919-882-5644 or Paul@PaulSetliff.com



Henderson Downtown Properties



The Charles Building

200 S. Garnett Street
Henderson, Vance Co.
See (N) on map
\$295,000

Two-story building where ground floor tenant is downtown's most popular restaurant. Second story available for development.

Square Feet: 10,000
Lot Size: N/A
Zoning: B-1



O'Neil Building

234 S. Garnett Street
Henderson, Vance Co.
See (N) on map
\$160,000

Two-story building with basement. Ground floor retail space leased. Second story renovated office space with hardwood floors and tin ceiling.

Square Feet: 3,400
Lot Size: N/A
Zoning: B-1

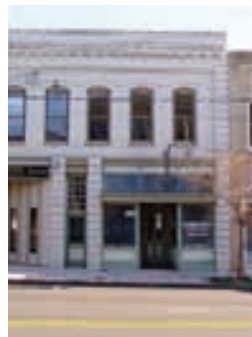


Parker-Grady Building

204/208 S. Garnett Street
Henderson, Vance Co.
See (N) on map
\$275,000

Two-story building with two ground floor retail spaces, one leased. Second story available for development.

Square Feet: 6,800
Lot Size: 0.21 acre
Zoning: B-1



Kathleen's

217 S. Garnett Street
Henderson, Vance Co.
See (N) on map
\$75,000

Two-story building with skylight and tin ceilings. Ground floor retail tenant. Second story available for development.

Square Feet: 2,400
Lot Size: N/A
Zoning: B-1



Amalfi Restaurant

210 N. Garnett Street
Henderson, Vance Co.
See (N) on map
\$550,000

Beautiful restaurant with added patio seating and private parking lot. All fixtures and equipment included.

Square Feet: 3,200
Lot Size: 0.446 acres
Zoning: B-1



Early Dawn

221 S. Garnett Street
Henderson, Vance Co.
See (N) on map
\$125,000

Two-story building with ground floor coffee shop/café. Second story available for development.

Square Feet: 2,056
Lot Size: N/A
Zoning: B-1

These properties are contributing structures in the Henderson Historic District. They are conveniently located within one block of the new library and future site of Embassy Square, a 1,000-seat performance hall with city and county offices. These buildings are eligible for tax credits (see page 24).

Contact Patricia Lenehan, The Rosemyr Corporation, P.O. Box 108, Henderson, NC 27536; 252-430-6161 or patti@rosemyr.com



Old Service Station Building

115 Breckenridge
Henderson, Vance Co.
See (N) on map
\$50,000

Free standing building leased as café.

Square Feet: 500
Lot Size: 0.05 acre
Zoning: B-1

TAKE YOUR PLACE IN NORTH CAROLINA HISTORY

HISTORIC PROPERTIES AVAILABLE FOR SALE

- A Walters House**
Shelby, Cleveland Co.
page 22
- A Double Shoals Mill**
Lawndale, Cleveland Co.
page 21
- B Lincoln/Crowell Memorial Hospital**
Lincolnton, Lincoln Co.
page 21
- C 312 S. King Street**
Gastonia, Gaston Co. *page 20*
- C Armstrong Apartments**
Gastonia, Gaston Co. *page 21*
- D Abernethy House**
Charlotte, Mecklenburg Co.
page 18
- E John Cline House**
Concord, Cabarrus Co.
page 23
- E J. W. Propst House**
Concord, Cabarrus Co.
page 23
- F Tickle Williams House**
Salisbury, Rowan Co. *page 22*
- F Doctor Stokes-Arnold Snider House**
Salisbury, Rowan Co. *page 22*
- F Payne Rice House**
Salisbury, Rowan Co. *page 22*
- F McNeely-Young Building**
Salisbury, Rowan Co. *page 23*
- G Carter-Miller House and Farm**
Mount Airy, Surry Co.
page 25
- G Market Street Building**
Mount Airy, Surry Co.
page 25
- H John Siewers House**
Old Salem, Forsyth Co.
page 27
- H Christoph Volger House**
Old Salem, Forsyth Co.
page 27
- H Reich House**
Old Salem, Forsyth Co.
page 27
- H Dyer House**
Winston-Salem, Forsyth Co.
page 27
- I Wilson-Austin-Mehaffey House**
Milton, Caswell Co.
page 13
- J Glencoe Mill Building Lots**
Burlington, Alamance Co.
page 20
- K Edward Kidder Graham House**
Chapel Hill, Orange Co.
page 32
- K 1224 Old Lystra Road**
Chapel Hill, Orange Co.
page 26
- L Robert M. Jones Rental House**
Durham, Durham Co. *page 13*
- L John Evans House**
Durham, Durham Co. *page 15*
- L 402 Clay Street**
Durham, Durham Co. *page 15*
- L 213 S. Driver Street**
Durham, Durham Co. *page 15*
- L 208 N. Maple Street**
Durham, Durham Co. *page 15*
- M I. Beverly Lake, Sr. House**
Wake Forest, Wake Co.
page 24
- M Robert Lee Horton House**
Raleigh, Wake Co. *page 28*
- N Parker-Grady Building**
Henderson, Vance Co. *page 29*
- N Amalfi Restaurant**
Henderson, Vance Co. *page 29*
- N O'Neil Building**
Henderson, Vance Co. *page 29*
- N Kathleen's**
Henderson, Vance Co. *page 29*
- N Early Dawn**
Henderson, Vance Co. *page 29*
- N Old Service Station**
Henderson, Vance Co. *page 29*
- N The Charles Building**
Henderson, Vance Co. *page 29*
- O Whitsome**
Warrenton, Warren Co.
page 13
- O Tucker House**
Warrenton, Warren Co.
page 28
- P Shem Kearney House**
Franklinton vicinity, Franklin Co. *page 19*
- Q John A. McKay House**
Dunn, Harnett Co. *page 19*
- R Kenneth McKinnon House**
St. Pauls vicinity, Robeson Co. *page 19*
- S Gabriel Johnston Hotel**
Smithfield, Johnston Co. *page 23*
- T J. J. Hatch House**
Goldsboro, Wayne Co. *page 16*
- T Dillion-Raiford House**
Goldsboro, Wayne Co. *page 16*
- T Powell-Hilker House**
Goldsboro, Wayne Co. *page 16*
- T Molly Smith Thompson House**
Goldsboro, Wayne Co. *page 16*
- T Stanton-Platt-Blalock House**
Goldsboro, Wayne Co. *page 16*
- T 401 N. George Street**
Goldsboro, Wayne Co. *page 16*
- T Nettie B. Taylor House**
Goldsboro, Wayne Co. *page 17*
- T Hicks-Broom House**
Goldsboro, Wayne Co. *page 17*
- T D. W. Davis House**
Goldsboro, Wayne Co. *page 17*
- T Grantham-Baker House**
Goldsboro, Wayne Co., *page 17*
- T Traylor-Peacock House**
Goldsboro, Wayne Co. *page 17*
- T Herman Smith House**
Goldsboro, Wayne Co. *page 17*
- U George L. Mewborn House**
Contentnea vicinity, Greene Co. *page 20*
- V Darden-Douglas House**
Wilson, Wilson Co. *page 24*
- W St. Luke's Hospital**
New Bern, Craven Co. *page 21*
- W George M. Witherington House**
Vanceboro, Craven Co. *page 18*
- X Branch Grove**
Enfield vicinity, Halifax Co.
page 19
- Y Jones-Everett House**
Oak City, Martin Co.
page 18
- Y Johnson Mercantile Building**
Hamilton, Martin Co.
page 21
- Y Everett-Matthews Equipment Co. Building**
Hamilton, Martin Co.
page 21
- Z Garriss-Griffin House**
Woodville-Lewiston, Bertie Co. *page 14*
- Z Martin-Bazemore House**
Woodville, Bertie Co.
page 14
- Z King-Freeman-Speight House**
Windsor, Bertie Co. *page 25*
- 1 Northcott-Jordan House**
Winton, Hertford Co.
page 20
- 1 Judge D.A. Barnes House**
Murfreesboro, Hertford Co.
page 28
- 2 411 Elliott Street**
Edenton, Chowan Co.
page 14
- 2 401 E. Queen Street**
Edenton, Chowan Co.
page 14
- 2 410 Phillips Street**
Edenton, Chowan Co.
page 28
- 3 Banks House**
Moyock, Currituck Co.
page 18
- 4 Edward Daniels House**
Manteo, Dare Co. *page 13*
- 5 152-154 SW Main Street**
Rocky Mount, Nash Co.
page 25





WHAT'S HAPPENING IN PRESERVATION?

Don't miss out on the upcoming events in your community and beyond! Mark your calendar and join us this year as we promote the historic preservation movement in North Carolina. Visit www.PreservationNC.org for more information.*

April 24

Preservation Celebration

*Horace Williams House
Chapel Hill, Orange Co.*

April 25

"Where Do We Go From Here?" A Retrospective on the Modern Preservation Movement, the Remarkable Contributions of Bob Stipe, and A Look Ahead

*UNC School of Government
Chapel Hill, Orange Co.*

April 26-27

May 3-4

May 10-11

Designer Show House Tour

*With Special Open House Tours of
Edward Kidder Graham House
Chapel Hill, Orange Co.*

May 3

Chatham County Preservation Excursion

*Self-guided
Register online*

October 9-11

**Preservation North Carolina
2008 Annual Conference**

*Winston-Salem, Forsyth Co.
Register Online*



****Point, Click, Preserve***

The new Preservation NC web site goes online **April 15**. Our completely redesigned site is the best source for information about historic preservation in North Carolina. You will find breaking news about endangered places, practical answers about restoring your historic property, a calendar of statewide preservation events, and more. The Marion Stedman Covington Foundation of Greensboro, whose mission is to promote historic preservation in North Carolina, has committed nearly \$300,000 over four years to PNC and UNC Greensboro's Historic Preservation and Museum Studies program. The web site improvements are just the first step in expanding PNC's outreach across the state.

For a tour of the new site after April 15, go to www.PreservationNC.org

JOIN US!

- \$2,500 Heritage Leader
- \$1,200 Cornerstone Club
- \$600 PNC Benefactor
- \$300 PNC Sponsor
- \$150 Friend of NC Preservation
- \$100 Organization
- \$65 Contributor/Household
- \$35 Individual Member
- \$20 Student

I (we) want to contribute \$_____ to help preserve North Carolina's heritage.

Name _____

Address _____

City/State/Zip _____

Day Phone _____

Check payable to Preservation NC

MasterCard, Visa, American Express or Discover (circle one)

Cardholder Name _____

Account Number _____

Amount/Exp. Date _____

Signature _____

I (and/or spouse) work for a Matching Gift Corporation and have enclosed signed matching gift form.

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Preservation North Carolina, 220 Fayetteville Street, Suite 200, P. O. Box 27644, Raleigh, NC 27611-7644

See www.PreservationNC.org for more information

Edward Kidder Graham House



Documentary photo

115 Battle Lane
Chapel Hill,
Orange Co.
See (K) on map
\$900,000

Highly significant historic house embodies the progressive spirit of North Carolina in the 20th century. Situated adjacent to UNC-Chapel Hill at the corner of Battle and Hooper Lanes in the Franklin-Rosemary Historic District, this Chapel Hill landmark was built in 1908 by Professor Edward Kidder Graham and his wife Susan. Graham served as the president of UNC-Chapel Hill from 1914 until his untimely death in 1918. During his short tenure, he greatly expanded the university's reach to all North Carolinians. Susan Graham, who held two degrees from Cornell, encouraged her husband to expand educational opportunities for women in North Carolina.

Open Houses in April/May
See page 31

Frank Porter Graham, a cousin, also lived in the house. Internationally known for his support of social justice, freedom of speech, and excellence in education, he was one of the most notable North Carolinians of the 20th century. He served as the eighth president of UNC-Chapel Hill, first president of the consolidated university system, and U.S. Senator. His 1950 campaign for reelection to the Senate is legendary.

The Edward Kidder Graham House was called "Bulrushes" for the forest of bamboo growing on the property. The house is a two-story frame Colonial Revival with wood-shingle siding, large two-over-two windows, two three-sided bays, and a large cross-gabled roof. Interior features include mantels, graceful stairway in the entrance foyer, pocket doors, and wood floors. The house will require a complete rehabilitation; eligible for historic rehabilitation tax credits (see page 24). Square Feet: approx. 3,200; Lot Size: 0.62 acre; Zoning: Residential

PNC Piedmont Office, Durham at 919-682-8540 or cturner@presnc.org



THE HISTORIC PRESERVATION FOUNDATION OF
NORTH CAROLINA, INC.

P.O. Box 27644
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