The mission of Preservation North Carolina is to protect and promote buildings, sites and landscapes important to the diverse heritage of North Carolina.
Several years ago, I wrote an article about my own adventures in purchasing and renovating a sweet 1937 English Cottage in Raleigh that had suffered the indignity of becoming a student slum. Part of the motivation for my move, besides adoring the house, was to downsize from a larger Late Victorian house.

I hadn’t been in my new home for long when I realized that I hadn’t downsized enough. The “little” cottage wasn’t so little. Its looks were deceptive. Even the county tax assessment had miscalculated its size by twenty percent.

Meanwhile, in my spare time, I helped raise the money to get Ruth Little, noted architectural historian, to write a social history for the centennial of my neighborhood in Raleigh, Cameron Park. The most notable finding from her research was that many of the larger houses of Cameron Park were built as duplexes. Often they were “discreet duplexes,” where it wasn’t evident from the street that there were two units. The neighborhood was marketed to Raleigh’s white professional class, but many of the new residents needed additional income from a rental unit to afford their big new homes. (“Big” in the context of the 1910–1940s; often, not so big in today’s market!)

Shortly after I moved in to my new home, I cast an eye toward the duplex next door. I asked the owner to let me know if he ever decided to sell it. He remembered that request last year and let me know that he was considering a sale. He kindly offered me a chance to purchase it before putting it on the market.

I love my neighborhood, and I realized that the only way to continue to downsize while staying in the neighborhood was to purchase a duplex. Smaller homes get snapped up for replacement or expansion. When I moved into the neighborhood in 1979, there were numerous houses smaller than 2,000 square feet. No more.
210 Woodburn Road, Cameron Park National Register Historic District, Raleigh
The author’s former 1937 home always fooled the eye. People commonly referred to it as a “little” house, though it had 2,600 heated square feet plus four porches (open, screened and enclosed). When it went on the market, the very first inquiry came from a prospect who wanted it for a teardown. The house sold to Jennifer Irving and David Kochman subject to protective covenants that include limits on the size of new additions.
I love my neighborhood, and I realized that the only way to continue to downsize while staying in the neighborhood was to purchase a duplex. Smaller homes get snapped up for replacement or expansion.

204/206 Woodburn Road, Cameron Park National Register Historic District, Raleigh The author’s new home, built in 1939 (with yardwork in progress). The total size of the duplex is similar in size to his former single-family home next door. The duplex was designed by Thomas Wright Cooper, a Raleigh architect who worked in a wide variety of styles.
As with many preservation matters, it’s not just about the houses. It’s also about the people who live there. House size is one of the chief components of affordability. A smaller house is less expensive to purchase and inhabit.

Further, as with many older neighborhoods, Cameron Park has had a surprisingly wide range of property values, so there’s also been a wide range of family incomes. What happens when all the houses become large? The range of incomes is lost, and small households, whether young or old, can no longer live there.

In recent years, duplexes have often been given a bad rap. In Raleigh, all too often they’ve been treated as expendable, torn down in droves and replaced with larger single-family houses, too often McMansions. This loss of density and affordability has sometimes evaded the same planners and political leaders who advocate those values.

When I tell folks that I’ve moved into the duplex next door, their reactions are interesting. Some people so get it. “That’s a brilliant idea.” Downsizing with an income stream. An excellent location to age in place.

Others look at me with something akin to pity. “Why would you do that?”

Duplexes deserve better. My new home was architect-designed in 1939. It was occupied for many years by two single relatives who were owner-occupants. The yard still retains some beautiful specimen plants from its days as a loved home, such as a huge Japanese red maple and enormous camellias.

In East Durham, our buyers have all been small households. Even after full renovations, our houses there have sold for less than half the median new house price in Durham County.
Neil and Marie Curran bought the 848 square-foot Benjamin King House in East Durham after an extensive renovation by Preservation NC. The house previously sat vacant in badly deteriorated condition.
As with many preservation matters, it’s not just about the houses. It’s also about the people who live there. House size is one of the chief components of affordability. A smaller house is less expensive to purchase and inhabit.

Craig Bethel and Julie Sikes in front of the Shaffer House after its move to Bloodworth Street in the Prince Hall Historic District in Raleigh. The 758 square-foot house may have been built by the Shaffers who lived next door (in a house that was also moved) as a residence for their daughter. As a condition for rezoning the lots on which the two houses sat, the Raleigh City Council required the developer to make arrangements for the houses to be relocated. Both were built by or for African-American families in the late 19th or early 20th century.
811 S. East Street, East Raleigh-South Park National Register Historic District, Raleigh. Located in a historically African-American neighborhood, this sweet early-20th century working class home was owned for nearly sixty years by the Montague family. It was nearly destroyed for code violations by the City of Raleigh, but the Raleigh Historic Development Commission asked for a reprieve to allow PNC to find a buyer who would renovate it under the surplus public property statute. The 920 square foot cottage is now owned by Fulton Forde, one of the entrepreneurs who owns Boulted Bread.
Preservationists all over the country are now working to preserve Lustron Houses, prefabricated enameled steel houses developed in the post-World War II era. The most popular version of these houses, built to “defy wear, weather and time,” was the two-bedroom, 1,021 square feet “Westchester Deluxe” model. Arlington VA has developed a manual for preserving Lustrons.

As advocates for retaining small historic houses, duplexes and other multi-family historic properties, preservationists have a great opportunity to promote these highly desirable properties for both aging Baby Boomers (“aging”? ouch!) and Millennials. We can even promote a new option of workforce housing for small households.
Brenda Cooke bought the long-vacant Baird Cottage in Mount Airy from PNC, which acquired it as a surplus property from the Town of Mount Airy. Brenda told The Mount Airy News: “It’s just something I’ve always wanted to do: restore an old home. When I read about it in the paper, I came out and walked around it and just fell in love with it…. It was just right for my life and my needs.”
As advocates for retaining small historic houses, duplexes and other multi-family historic properties, preservationists have a great opportunity to promote these highly desirable properties for both aging Baby Boomers (“aging”? ouch!) and Millennials. We can even promote a new option of workforce housing for small households. Small households make up nearly 70% of the American population, and that demographic is growing quickly. By 2020, Millennials will comprise 46% of the workforce. They are remaining single much longer than previous generations. According to a recent *Washington Post* article (3/1/17), “The housing market is booming for those with cash to spare—but not for millennials looking to own their first home. Overall millennials are falling behind other generations in homeownership, with first-time home buyers, who usually consist of 40 percent of the market, stuck at 34 percent. That could become damaging to this generation’s future prosperity. Housing experts say homeownership remains one of the primary ways for the middle class to build wealth.”

In the Loray Mill Village in Gastonia, where we are renovating several houses, more than 95% of the homes in the village are modest in size, lending themselves to only one or two bedrooms. Out of nearly 500 houses, fewer than twenty are two-story. The yards are also small, so the neighborhood has a tight urban feel to it. The schools in the area receive low ratings from real estate websites, so consciously attracting people without school-age children may be a good strategy to stitch the neighborhood back together and provide the future tax base and neighborhood stability to fix the schools.

In East Durham, our buyers have all been small households. Even after full renovations, our houses there have sold for less than half the median new house price in Durham County. (Statistics that will give you a sobering dose of reality: the median new home price in Apex is $404,000, and the median home value in Davidson is $493,636!) Our East Durham houses have also sold for nearly half of the median listing price for all houses on the market.

Our houses are even less expensive than heavily subsidized new condos being developed nearby—and I guarantee you the historic product will hold up better over the long haul! Preservation is sustainable, almost by definition. Our houses will soon be starting their second century.

According to the National Association of Realtors, there is “an ongoing sluggishness among both first-time buyers and a portion of entry-level buyers that can be largely attributed to one key factor: affordability.”

Renovated small historic houses (and, yes, duplexes) can help address this growing national problem.
Preservation in Progress

Beallmont in Davidson County

At the behest of the North Carolina Historic Preservation Office and with support from Davidson County, Duke Energy Foundation and Bank of North Carolina, PNC is relocating Beallmont in Davidson County, a prominent and nicely detailed mid-19th century rural landmark between Lexington and Salisbury, to avert its being demolished for a large industrial development site. The new site is only a few hundred feet away. We will start looking for a sympathetic purchaser this summer. Check its progress on our website, www.PreservationNC.org.
Preservation in Progress

Branch Grove in Halifax County

With extraordinary support from an anonymous donor, PNC is moving Branch Grove in Halifax County (near Enfield). The rural plantation house was the birthplace of the founder of BB&T and is one of the state’s most distinguished tripartite homes. The house and its earlier wing had to be moved; they would have been burned down otherwise. Exterior restoration work will continue this summer on its new site, where it will soon be for sale.

The rural plantation house was the birthplace of the founder of BB&T and is one of the state’s most distinguished tripartite homes.
The Loray Mill National Register historic district in Gastonia is located just twenty miles from downtown Charlotte, and is on its way to becoming a thriving, diverse neighborhood. Here you will find nearly 500 well-built historic mill houses with the nationally-significant Loray Mill at the center.

Although the mill and surrounding village languished for years, in 1998, Firestone donated the mill to Preservation North Carolina. After a long effort, PNC sold Loray Mill in 2012 to developers who are implementing a $75 million renovation. The revitalized mill is bringing new residents and commercial spaces, and is providing huge momentum for the neighborhood’s turnaround. Other new investments in the immediate area include Optimist Park and a proposed minor-league baseball stadium.

We are focused on creating a diverse, walkable neighborhood of homes that range from 800–1,200 square feet. The historic mill houses are of quality construction and materials, and will

<table>
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<th>Address</th>
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See www.PreservationNC.org for more information

**336 S. Vance Street**
$49,000
1,056 square feet; Lot Size: 0.13 acres

**212 Weldon Street**
$99,000
878 square feet; Lot Size: 0.14 acres

**906 W. Second Avenue**
$150,000
998 square feet; Lot Size: 0.15 acres

make ideal homes for small households. PNC is strategically acquiring vacant houses for partial or full renovation which are available for purchase. Please see those properties here *(On map).*

**Contact:**
William Barnes, REALTOR®, Broker, Allen Tate Company, 704-718-0669, William.Barnes@allentate.com

or

Jack Kiser, Project Manager, Preservation NC, Loray Mill Village Revitalization, 704-616-1862, jkiser@presnc.org
This fine, 2-story Queen Anne house has many original interior features, a view of the Brushy Mountains from the deep L-shaped porch, and is just a short stroll to downtown Wilkesboro! While the house has seen many modifications over the years, the essential integrity and character of its interior features remain, including a fine staircase and several detailed fireplace mantels. The Winkler House is poised to be an integral part of the revitalization of this charming downtown, and a detailed feasibility study has been prepared for interested buyers. Square Feet: 3,062; Lot Size: 0.24 acre; Zoning: B-1.

Contact: Ted Alexander, PNC Western Office, Shelby at 704-482-3531 or talexander@presnc.org
The Nereus Mendenhall House, also known as “The Oaks,” was relocated under threat of demolition in 1998 to a site off Penny Road near High Point. It must now find a permanent new location. This c.1830 I-house with a modified Quaker-plan interior was built by Orianna and Nereus Mendenhall who served as principal of the New Garden Friends School (now Guilford College). Features include a full facade shed porch with flush wood sheathing beneath, slightly tapered porch columns, extensive horizontal wood sheathing throughout the interior, unusual mantels with raised panel frieze, two-panel doors, and a graceful staircase in the center hall with turned newel posts. The house is of heavy mortise and tenon construction, making it an ideal candidate for a move. Please note the black and white photo is a documentary photo; the color photo shows the property in its current condition. Lot Size: N/A; Zoning: N/A.

Contact: Cathleen Turner, PNC Piedmont Office, Durham at 919-401-8540 or cturner@presnc.org
Restore a rare intact 19th century grist mill situated in a picturesque setting, just minutes from downtown Mebane! The main 2.5-story mill structure with additions is thought to be the third mill on the site and has the potential for a major “Wow!” factor! The heavy timber-framed 1880s mill is just minutes from downtown Mebane and is among the few mills that retains most of its millworks. It has been added to the National Register Study List. Square Feet: 2,900; Zoning: R-20.

Contact: Cathleen Turner, PNC Piedmont Office, Durham at 919-401-8540 or cturner@presnc.org

Corner of Cook’s Mill Road and Knollwood Falls Road, Mebane. $35,000. See (G) on map.

See www.PreservationNC.org for more information.

Cook’s Mill

Under Contract
The 1 1/2-story Haywood-Taft House is located in the picturesque Town of Mt. Gilead on a large green lot on Main Street just south of the downtown historic district and features an inviting pattern book-inspired front porch draped with carved and sawnwork ornament. The Georgian-plan interior is spacious with mantels in nearly every room, four-panel doors, plaster and wood sheathed walls and a robustly decorated stairway. An unusual slate chimney on the rear kitchen wing wall exemplifies the wealth of materials enriching the buildings in this charming Uwharrie Mountain town. Square Feet: 1,500; Lot Size: 0.75 acre; Zoning: R-8.

Contact: Cathleen Turner, PNC Piedmont Office, Durham at 919-401-8540 or cturner@presnc.org
Worthington’s Store

4260 Lee Street
Ayden
$40,000
See (N) on map

Worthington’s Store is located on a corner lot in the Ayden Historic District on Highway 11 between Greenville and Kinston. The attractive brick storefront offers a unique opportunity for adaptive reuse in the center of Eastern North Carolina’s growing microbrewery and farm-to-table restaurant industry. The exterior features decorative corbeled brickwork and original windows. Inside you’ll find pressed tin and beadboard ceilings on both the first and second stories, the original staircase, and original hardwoods on the second floor. Worthington’s Store is a contributing structure in the Ayden Historic District, and is therefore eligible for historic rehabilitation tax credits. Square Feet: 4,590; Lot Size: 0.16 acre; Zoning: Commercial.

Contact: Maggie Gregg, PNC Eastern Office, Greenville at 252-689-6678 or mgregg@presnc.org
Henry-Beasley House

Located in the town of Colerain with the Chowan River flowing nearby, this two-story, 5 bay Greek Revival home retains many attractive, original features. Built around 1820, you could live in this spacious and impressive home while you make the cosmetic updates needed. Interior highlights include original heart pine floors, elaborate window and door surrounds, and original paneling. The parlor features an ornate early 20th-century fireplace with Ionic columns, dentil moulding, and ornate detailing. There was some damage to a chimney during Hurricane Matthew not reflected in the photo that will need to be repaired.

Square Feet: 3,386; Lot Size: 0.47 acres; Zoning: Residential.

Contact: Maggie Gregg, PNC Eastern Office, Greenville at 252-689-6678 or mgregg@presnc.org

202 S. Main Street
Colerain
$95,000
See (P) on map
See www.PreservationNC.org for more information

**Clifton and Alice Champion House**
Mooresboro (B on map)
$29,900

**M. J. and Thelma Rudisill House – Structure Only**
Gastonia (C on map)
$2,500

**Arlington School**
Gastonia (C on map)
$25,000

**(former) Motor Company Building**
Spencer (D on map)
$39,900

**Harrington Law Office**
Wentworth (E on map)
$145,000

**Dunn House**
Eden (E on map)
$102,500

**McCollum Farm**
Madison (E on map)
$200,000

**(former) Lumberton Municipal Building**
Lumberton (I on map)
$39,000
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<td>Hicks-Broom House – Structure Only</td>
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<td>Hillman Barnes House</td>
<td>Henderson (K on map)</td>
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<td>Smithwick-Green-Clark House</td>
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<td>Sherrod-Best-Fleming House</td>
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<td>The Barracks</td>
<td>Tarboro (Q on map)</td>
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See www.PreservationNC.org for more information
TAKE YOUR PLACE IN NORTH CAROLINA HISTORY

See www.PreservationNC.org for more information
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Please visit our website at www.PreservationNC.org to see the many historic properties available through PNC.
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.

Did You Know?

Tax Credits Available

In North Carolina, both state and federal income tax credits are available for the certified rehabilitation of historic structures. For the rehabilitation of income-producing certified historic structures, a 20% federal income tax credit and a tier based state income tax credit are available. For the rehabilitation of owner-occupied homes (non-income producing properties), a 15% state tax credit is available for rehabilitation expenses up to $150,000. 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) strongly urges owners interested in receiving tax credits to submit their rehabilitation plans for approval prior to commencement of work.

For more details, visit the NCHPO website at http://www.hpo.ncdcr.gov/tchome.htm, call 919-807-6570, or find NCHPO on facebook. You can also visit www.PreservationNC.org, call 919-832-3652, or find Preservation NC on facebook.

Advertise Your Historic Property

Find your buyer through the Historic Properties Emporium, online and in North Carolina Preservation. With nearly 20,000 visitors each month, PreservationNC.org is the place to reach a nationwide audience interested in historic properties in North Carolina. North Carolina Preservation is the best source for showcasing your historic property for nearly 5,000 PNC members. Member discounts available, and properties protected by PNC covenants and easements receive free online listings and discounted ads. Listing rates and terms available at www.PreservationNC.org/advertise.
The Nicholas Corbett Hester House

The Nicholas Corbett Hester House in Orange County was purchased by Mimi Logothetis in December 2000, and the rehab of this historic gem has been a labor of love. In addition to earning County Landmark status with the complete rehab of the house, the Corbett Hester House is also fully off the grid. Special thanks to Jim Lamb, Capital City Camera Club, for the “after” photo.

Where There’s a Will, There’s a Way. . .

Your support for Preservation North Carolina through planned giving, such as your will or a beneficiary designation for your IRA, will help us preserve places that matter for generations to come. (Legal name: The Historic Preservation Foundation of North Carolina, Inc.)