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

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An Amazing Year

Your Preservation North Carolina at Work

By Myrick Howard

We’re having an exceptional—if not downright amazing—year of activity at Preservation North Carolina (PNC).

Since our last update to the membership last winter, our preservation work has been unrelenting. In those rare moments available for reflection, I readily acknowledge that busy (very busy) is just fine, especially in contrast to the Great Recession.

At the Bellamy Mansion Museum in Wilmington, an outreach program for PNC, admissions continue to set records, and the house is now open on Mondays for self-guided tours. The Azalea Festival Garden Tour brought 2,300 people through the house. A wide variety of activities kept people coming back: an art exhibit, “Wilmington Then and Now,” featuring the works of 50 artists; summer jazz series; Family Fun Day with more than 850 people; and a three-day food and wine festival. Summer Camp immersed ten rising 2nd graders (plus one from Germany) into architecture. Community programs and timely lectures for adults continue.

The Kessell History Center at Loray Mill, a much newer PNC outreach effort in Gastonia, is taking tips from the Bellamy Mansion Museum. A series of programs, called Loray Talks and sponsored by the Carrie E. and Lena V. Glenn Foundation, included presentations about the Loray strike in literature; music related to the mill, featuring choirs from four churches associated with Loray Mill; and most recently, how racial integration took place in Gastonia in the 1960s and 1970s without incident. An exceptionally diverse panel came together for a program that drew a standing-room-only crowd, just weeks after the Charlottesville confrontation.
Author Wiley Cash, a Gastonia native, started the tour for his eagerly awaited new novel, *The Last Ballad*, with a Loray Talk. The story is based on real events that happened at Loray Mill. Early reviews are enthusiastic: “Lyrical, heartbreaking, and haunting, this eloquent new novel confirms Wiley Cash’s place among our nation’s finest writers.”

Our endangered property work, our nationally recognized forte, has been off the charts! We’ve had a (perhaps record-setting) slew of property sales in the last year:

- **Houses in the Loray Mill Village in Gastonia**, a neighborhood revitalization project. PNC is borrowing more than $200,000 to complete the interior renovation of three more mill houses. In the last year, PNC has sold four more houses that are under renovation for owner-occupancy. Three were sold to a Charlotte LLC that is preparing them for resale, and another was sold to Vince Hosch, an Army veteran who plans to move in as soon as work is done.

- **The Barracks in Tarboro**, the home of William Battle, President of Rocky Mount Mills, and one of the most important antebellum houses in the state. Generously donated to PNC by Peter and Alexandra Fischinger with funds for stabilization after a major fire, thankfully contained to the back of the house. Our buyers, Chris and Meredith Henry, have moved to Tarboro from a suburb of Chicago and are already making remarkable progress.

- **The Y-Stair Apartments in Winston-Salem**, an important housing prototype for African-Americans in the early 20th century. Another donated property. As with many of our properties, it wasn’t a cakewalk. It sold after 2 ½ years of holding off condemnation and having four previous contracts fail. Our excited new buyers, Blake and Maggie Bohannon of Winston-Salem, bought the apartments with an eye toward developing them for future income for their three children. Their 5-year-old daughter was visited by the tooth fairy the night before closing, so the family is now flush with cash for redevelopment!

*Panel on Civil Rights at the Kessell History Center*
A sweet little Victorian cottage on Rowan Avenue in Spencer that was donated to PNC at the suggestion of the town’s then-planner. Again, not an easy transaction: an intrepid crew of volunteers had to clean out the house so that it could even be marketed. Our buyer, Christopher Pyron, and his family are thrilled with their new home. Christopher is a freelance graphic designer.

The last three of seven modest but deteriorated houses acquired by PNC for resale in East Durham. The buyers of the Benjamin King House, Neil and Marie Curran, were pictured in PNC’s Spring magazine. 309 Clay Street was sold to Tiffany Smiley, a nurse, and Yuri Vaysgant, a professional photographer. Those houses were fully renovated by PNC, with a loan from the A. J. Fletcher Foundation and support from Square 1 Bank. The James Blackburn House was sold as-is and will be renovated by a young craftsman, Bryce Williamson of Brooklyn, for his own home—with help from his father.

Cook’s Mill in Mebane, a small remarkably intact late-19th century grist mill. Another donated property. We are sworn to secrecy about the buyer because it’s a gift!

Beverly-Webb-Roberts-Bevans lots in Hillsborough, the site of a grand house that burned in the mid-20th century. Beautifully sited on the main street, the land was the subject of extensive development pressure. Its owner did a bargain sale to PNC so that the property could be restricted to three single-family lots with setbacks, house size limits, etc., similar to its neighbors. A new and appropriate role for PNC. One of our purchasers is a prominent NC author.

Sarah Boone Wilcox Cabin in Todd. A log cabin thought to be one of the oldest houses in Ashe County and associated with Sarah Boone, Daniel Boone’s sister. The owner wanted to make sure that the small cabin wasn’t
swept away in the county’s wave of second-home development. Gary and Cindy Barkhau of Raleigh have purchased the cabin as a getaway. Gary is a restoration carpenter who’s worked on several PNC buildings.

- **Tom’s Cabin near Cullowhee.** Built prior to 1840 near Newport, Tennessee on the old Buncombe turnpike that opened in 1827 to provide access for farmers to markets in Columbia, Greenville and Augusta and moved to its current location in the mid 1970’s where it was faithfully and meticulously restored. The charming cabin was purchased by Adam Smith of Chapel Hill, a designer of software and web applications.

- **122 Boundary Street in Lenoir.** A downtown commercial building on the verge of collapse that contributed to a National Register district. Brought to PNC’s attention by the local downtown advocates, the building has been sold to Jesse Plaster of Lenoir, an architect who plans to have commercial space on the first floor and an apartment on the second. Work began almost immediately.

- **The Clifton and Alice Champion House in Mooresboro (Cleveland County).** An 1885 brick I-house built by the local bank president and the town’s only doctor. Long vacant, termite-damaged, and with a coyote carcass in the yard (a first for PNC!). A clean-up organized as an Eagle Scout Service Project played a critical role in PNC’s selling the house. Newlyweds Lonnie Thorn and Jessica Herbst of Craryville, NY plan to renovate it for their eventual retirement.
• **Spray Cotton Mill in Eden (Rockingham County).** Preservationists have long feared that Spray Mill would become yet another salvage job. The large riverside textile mill was built on the site of the former Willson Aluminum Company where the process for making calcium carbide and acetylene was discovered, spawning a new industry for residential and industrial lighting. The buyer, Faisal Kahn of Pittsboro, plans to renovate the complex for a variety of complementary uses.

**This year PNC moved three important historic houses out of harm’s way:**

• **Branch Grove in Halifax County.** After marketing the house for eleven years with lots of interest but no taker, we faced a final ultimatum from its owner: move it or it will be burned down. A generous donor gave us the funds to relocate it and stabilize it on a new site. A tremendously significant house because of its tripartite design and its association with BB&T (Branch Banking and Trust).

Maggie Gregg (PNC’s Eastern Regional Director) put together a short time-lapse video about the move of Branch Grove to the accompaniment of Rimsky-Korsakov’s “Flight of the Bumblebee.” Within 24 hours after posting on Facebook and Instagram, the video was viewed by more than 16,000 people and shared with more than 260,000 people. It has now topped more than 40,000 views. For a smile, check it out on YouTube.

• **Beallmont in Davidson County.** The important A.J. Downing-inspired cottage was going to be destroyed for a major industrial development site. Since the project received Federal funding, the planned demolition was delaying project completion due to Section 106. The NC Historic Preservation Office recommended that Davidson County work with PNC. By giving the house, a lot, and relocation funds to PNC, the county could move forward with the project. PNC obtained a $75,000 loan from Bank of North Carolina (now Pinnacle) to build a foundation and take other measures to stabilize the house and make it more attractive for a buyer.

• **Lustron House in Raleigh.** Some might say: “from the sublime to the ridiculous.” PNC is working with the Raleigh Historic Development Commission to save Raleigh’s only surviving Lustron house, a prefab all-steel house popular in the post-World War II era. Owned by plasterer and artist George Morris who named his property Gotno Farm, it was purchased for development, and we had 30 days to remove the house. We are working to save the yard art, some of which may go to the NC Museum of Art.
PNC is working with the Raleigh Historic Development Commission to save Raleigh’s only surviving Lustron house, a prefab all-steel house popular in the post-World War II era.
Several property owners have donated preservation easements on properties that they want to make sure are preserved:

- **The Richards House in Cary**, an early 20th century house with beautiful stone detailing. The easement was given by Meritage Homes of the Carolina as part of the site review process for a large development project. The home will be renovated as part of the new subdivision.

- **Thompson-Urquhart House in Bertie County**, a fine Greek Revival house with a remarkable set of seven outbuildings. Easement donated by Molly Urquhart of Raleigh.

- **Sidney and Cora Wright Chambers House in Durham**, a fine 1920s Colonial Revival house built for a prominent Durham family. Both the seller, James Cape, and the buyer, Jonathan Garrett of Bahama, agreed to place an easement on the house. Jonathan, a sympathetic developer, will renovate the house and carve off a vacant lot next door.

- **Woodside in Milton**, one of the finest surviving examples of the work of Thomas Day, noted free black cabinetmaker. The house is now protected with five acres. PNC received the easement as part of a bargain sale transaction, partnering with a second nonprofit organization.

- **Chapel of Rest, Caldwell County**. A restored Gothic Revival, former Episcopal church in Happy Valley, overlooking the Yadkin River. Open daily for self-guided tours and home to a biannual classical music series since 1984. The chapel's cemetery contains burials dating back to 1856. The chapel's trustees wanted to assure its permanent preservation.

- **Pythian Hall, Bethania**. Built in 1909 as a two-story Masonic lodge for the Knights of Pythias, a fraternal organization, the structure was reduced to one-story and converted into Forsyth County's first high school in the 1930s. It’s now used as the headquarters for the Bethania Historical Association. The easement is one of several that PNC holds in Bethania, an early Moravian settlement on the outskirts of Winston-Salem.

- **Francis Nixon House in Perquimans County**. Built by Francis Nixon in three stages, the house started in 1818 as a side-hall plan. Shortly thereafter, a nearby coastal cottage was moved to the site and attached to the first house. Then around 1835, Nixon added a taller third structure on the opposite end, creating an unusual three-part telescopic form. The house has remained in the Nixon family for two centuries, and the family wanted to protect it prior to selling it.

- **Several small houses in NoDa**. PNC has been working with residents of trendy NoDa (North Davidson) in Charlotte to provide permanent protection to small mill houses which are threatened by a surging real estate market.
Fall 2017

Thomas Day-crafted newel at Woodside, Milton, Caswell County
For those who know our work, you may wonder why I haven’t mentioned the Rev. Plummer Hall and Graves-Fields Houses in Raleigh. We’ll do an extensive spread about that project in the next magazine.

PNC’s work is highly regarded by our peers across the country. This summer I gave presentations about our work to groups in Portland OR and Cincinnati. When I do these talks, people are always amazed at what we at PNC accomplish.

Our complex collaborative effort of outstanding staff, board, former board, property owners, members and volunteers is indeed nothing short of amazing. Thank you for doing your part.

Myrick Howard is in his 40th year as President of Preservation North Carolina. This spring he also taught the Historic Preservation Planning class at UNC for the 28th time.
PNC Buyers

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Celebrating Preservation Accomplishments

So far in 2017, PNC has had two Preservation Celebrations: an afternoon reception in May at the 1780 Oakland Plantation in Bladen County (owned by the Neisler family) and a brunch in September at the 1810 Crabtree Jones House in Raleigh (owned by Matt Hobbs and Katie O’Brien). Our thanks to the owners of each for being our hosts. In similar celebratory spirit, the Bellamy Mansion Museum in Wilmington held an Antiquity Dinner in February in the mansion’s double parlors, a five-course meal themed on local ingredients and historic recipes and prepared by Chef Dean Neff of Pinpoint.

Oakland Plantation, Bladen County

Bellamy Mansion Museum, Wilmington
The RUTH COLTRANE CANNON AWARD was awarded to Catherine Bishir. Catherine dedicated her career to documenting our state’s historic buildings and landscapes, making the study of architectural history, historic preservation, and vernacular landscapes accessible to not only students and professionals, but to audiences of all kinds. After Catherine retired from the NC Historic Preservation Office, she didn’t just sit still. She has continued to publish books, essays and articles. Working as Curator of Architecture Special Collections at NC State, she directed the creation of the website “North Carolina Architects and Builders: A Biographical Dictionary,” the go-to source for information about who designed and built North Carolina’s buildings. Her impact, ranging from documenting and recording historic properties across the state, to bringing these places into our offices and living rooms, is unmatched.
The ROBERT E. STIPE PROFESSIONAL AWARD was given to Claudia Roberts Brown. Claudia has been a champion of historic preservation in North Carolina for 38 years, from her early work as an architectural survey consultant to her long-time role as Supervisor of the Survey and National Register Branch of the State Historic Preservation Office. Claudia has often gone above and beyond the requirements of her job. Most recently, she served as a principal organizer of the 2015 Rosenwald Schools conference, and as co-chair of the 2016 Vernacular Architecture Forum (VAF) conference, both in Durham. Her role with the VAF conference was particularly notable. When the conference’s original hosting city dropped out, Claudia boldly stepped forward so the conference could come to North Carolina.

L to R: Annie Jacobs, Chair, Awards Committee; Ashley Wiggins and Dennis Lyons, Mount Lebanon #25 Masonic Lodge

The STEDMAN INCENTIVE GRANT was awarded to Mount Lebanon #25 Masonic Lodge for restoration of the lodge, which is the cornerstone of the East Tarboro community. With the goal to empower African Americans with brotherly love and unity, the Mount Lebanon #25 Masonic Lodge was formed in 1775. Today, the masons’ mission is much the same: to promote community structure and goodwill. Members visit the elderly, mentor the young, and enjoy fellowship with all. Built in the early 1900s, the lodge building has survived relocation, hurricanes, and the passage of time. The Mount Lebanon #25 Masonic Lodge is revered in the East Tarboro community, standing in remembrance of the purpose of its founders.
The MINNETTE C. DUFFY LANDSCAPE PRESERVATION AWARD WAS PRESENTED TO Southeastern Baptist Theological Seminary. Located in the heart of Wake Forest, this 25-acre quadrangle contains historic buildings, landscapes, and objects that contribute to the Wake Forest National Register Historic District. The Seminary was recognized for the care and

The L. VINCENT LOWE, JR. BUSINESS AWARD was presented to Trinity Design/Build. Founded in Durham in 2003, Trinity Design/Build has become a staple of the Trinity Park community and a one-stop-shop design and build firm for historic buildings in the Triangle and surrounding areas. Trinity Design/Build rehabilitates buildings constructed during the last century, carefully retaining their historic features and charm while updating them to be sustainable for another century. The team embraces their varied backgrounds in business, anthropology, architecture, religion, and public health to create functional, beautiful spaces, while preserving the history and architecture. Joined by a common interest, made stronger by their cooperation, Trinity Design/Build’s passion for preservation is nothing short of infectious.

L to R: Alan Spruyt, Lee Kane and Steven Thomsen, Trinity Design/Build
commitment they have taken as the steward of the historic campus and its landscape. The grounds staff preserves the historic trees and plantings on the campus, maintaining a cyclical schedule of care each season. The campus of Southeastern Baptist Theological Seminary is a historic landscape of great importance to the town of Wake Forest, its citizens, and the many graduates of Wake Forest College and the Seminary.

Twelve GERTRUDE S. CARRAWAY AWARDS OF MERIT were also given to these deserving recipients:

**Trudy and Wayne Clark**, Ocracoke Island and Everetts

**Davidson County Commissioners** for the Old Davidson County Courthouse, Lexington

**James Goodnight** for the Nehi Bottling Company Building, Raleigh

**Jan Johnson and Pat Wright** for former BB&T Bank Building, Fayetteville

**John Kidwell**, Mt. Airy

**The Original Thomas Chapel AME Zion Church Restoration Corporation**, Black Mountain

**Progressive Contracting Company** for the Sanford Buggy Company, Sanford

**Louise Price**, Eden

**Karie Seykora and Dan Coughlin** for the Joseph and Margaret Graham House, Winston-Salem

**Barry Siegal and Willard Tucker of BSC Holdings** for the Southeastern Building, Greensboro

**Michael Smith and David Stevenson**, Morganton

**Wade Toth**, Wilmington

Watch for PNC 2017 Award Winners in our Spring 2018 issue.
Wonderful Craftsman Bungalow located in Goldsboro, NC in a beautiful neighborhood, this gem is waiting to be restored to its former splendor! Located just down the street from Herman Park, home to the local Farmer’s Market, the house features 3 bedrooms and 2 baths, with the potential for other rooms to be used as additional bedrooms. A large central foyer leads to the living room with stunning windows overlooking the back yard and a huge fireplace with beautiful wood mantel. The parlor to the left makes a wonderful dining room. The house also has a large kitchen, den with built-in bookcases, and a second story sunroom. The Sol Isaacs House also retains original hardwood floors, dentil crown molding, original fireplace mantels, a large front porch, and side screened porch.

Square Feet: 3,782; Lot Size: 0.66 acre; Zoning: Residential

Contact: Maggie Gregg, PNC Eastern Office, Greenville, 252-689-6678, mgregg@presnc.org
Located just blocks from the Downtown Clinton Commercial Historic District, 307 Giddens Street is an attractive four square house that is prime for adaptive reuse as residential, office or other commercial ventures. This spacious, two-story house built in 1920 features a full length porch and attached porte cochere, with six original fireplaces, front door and transom, hardwood floors, large central hall on both stories, built-in china cabinet in the dining room, and some original two-over-two windows. The house has been covered with vinyl siding, but may retain some of the original siding beneath. The house has seven spacious, bright and airy rooms, two bathrooms and a kitchen. Clinton boasts a growing number and variety of downtown shops, restaurants, and businesses, and is home to a robust and supportive business community with the City offering ample resources to business owners to build and maintain their business. Square Feet: 2,823; Lot Size: 0.32 acre; Zoning: Office

Contact: Maggie Gregg, PNC Eastern Office, Greenville, 252-689-6678, mgregg@presnc.org
Branch Grove is a classic “tri-partite” house, a style built for leading planters in the Roanoke River Valley/Virginia–North Carolina border. Branch Grove has been relocated by Preservation North Carolina to its new parcel of over 30 acres at the intersection of NC Hwy 481 and NC Hwy 125.

Branch Grove was home to the prominent Branch family, notably Alpheus Branch, founder of Branch Bank (BB&T). The three-part design, derived from Palladian ideals, features a pedimented central section with flanking lower wings. It has a characteristic cross-hall plan with a large, formal parlor. High quality, intact Federal-style woodwork remains throughout the house. Three of the original mantels have been secured offsite. The older, smaller house at the rear features Georgian details. Branch Grove is the perfect project for the lover of early architecture.

Minutes from I-95, and only a short drive from the NC coast, Enfield offers a variety of recreational pursuits as well as easy access to industrial and corporate centers.

Square Feet: 2,350; Lot Size: 38.624 acres; Zoning: Residential

Contact: Maggie Gregg, PNC Eastern Office, Greenville, 252-689-6678, mgregg@presnc.org
Rare NC example of 1840s Picturesque Cottage with decorative lattice porch, bay window and early woodwork. Bucolic location in front of scenic pond and adjacent to conservation farmland. Excellent BBQ nearby! Charming picturesque two-story frame house with hall-and-parlor floor plan is an architectural gem in Southern Davidson County. Originally built in the early nineteenth century, a later renovation transformed it into a rare North Carolina example of a fashionable mid-nineteenth century picturesque “cottage” reminiscent of A.J. Downing’s cottage designs.

The house was moved several yards down the road to a 2.584 acre lot with access to a lovely small pond where the surrounding land on that side of the road will be protected by a conservation easement. The house will require a complete rehabilitation including structural repairs, restoration carpentry, new systems, bathrooms and kitchen.

Square Feet: 2,422; Lot Size: 2.584 acres

Contact: Cathleen Turner, PNC Piedmont Office, Durham at 919-401-8540 or cturner@presnc.org
Built and occupied by over four generations of the Tomlinson Family, Tanglewood is the finest intact farm complex in Johnston County. This Federal/Greek Revival house was built c.1835 and consists of a main two-story front and rear, two tall double-shouldered chimneys, 9-over-6 windows, and wide entry hall with winder stair. The house was enlarged in the 1870s and again in the early 20th-century resulting in a wide wrap-around porch, and several wings. This early farmstead sits on almost 3.5 acres with a collection of outbuildings ranging from an original 1830s smokehouse, a 1910 smokehouse, a c.1879 kitchen/dining room (now attached by a porch), a few early 20th-century sheds, garages, chicken coop, bell tower, a caretaker’s cottage, and a large mule barn. Tanglewood is on the Study List for the National Register and may be eligible for tax credits once fully listed. Square Feet: 3,558; Lot Size: 3.456 acres; Zoning: AR

Contact: Cathleen Turner, PNC Piedmont Office, Durham at 919-401-8540 or cturner@presnc.org
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 make ideal homes for small households. PNC is strategically acquiring vacant houses for partial or full renovation which are available for purchase. Zoning: Residential See (A) 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
Buena Vista
2020 Buena Vista Road
Winston-Salem, Forsyth County
$1,995,000
Stately Colonial revival by C. Gilbert Humphreys blends classic elegance and today’s style. Uniquely designed entry porch & rear porte cochere. Gourmet kitchen, classic formals & 8 fireplaces. Exquisite grounds originally designed by Thomas Sears featuring an in-ground pool with outdoor kitchen & pool room. Horse barn re-purposed into a lovely guest house utilizing the original interior wood. Inviting carriage house apartment also fully restored.
SF 5,453 / 1.05 acres / Built ca. 1922 / Zoning RS12
Joanne Portaro, 336 978 2940, Joanne.Portaro@goLRB.com

Buena Vista
1701 Reynolda Road
Winston-Salem, Forsyth County
$1,490,000
1923 timeless design by well known architect Charles Barton Keen, and landscape architect Thomas Sears for Lola Johnston (mother in law to Katharine Reynolds). Elegance and functionality from the gardens to the grand foyer and spacious formal rooms, chef’s kitchen, 6 fireplaces, cozy sitting rooms and enclosed heated lap pool.
SF 5,010 / 2.35 acres / Built ca. 1923 / Zoning RS30
Arlene Rouse, 336 414 1919, Arlene.Rouse@goLRB.com

Buena Vista
464 Sheffield Drive
Winston-Salem, Forsyth County
$1,395,000
The meticulous restoration of this English manor style home made it the winner of the Winston Salem Historic Preservation Award. Each detail from the hardcoat stucco, Ludowici tile roof & copper gutters to the acorn-themed shutters was tastefully renovated to the highest standards. 10 ft ceilings, fabulous kitchen, 4-car garage, guest quarters, private gardens & original fishpond.
SF 6,292 / 1.25 acres / Built ca. 1925 / Zoning RS12
Carolyn Strickland, 336 577 9009, Carolyn.Strickland@goLRB.com
The William C. Coker House and gardens, constructed in 1908, and located in Chapel Hill’s Franklin-Rosemary Historic District, is a contributing structure in the town’s earliest National Register Historic District. The home’s unique history and exceptional setting, as well as its Prairie Style architecture and intact Arts and Crafts interior woodwork, make it one of the most significant residences in North Carolina.

Characterized by a landmark White Oak, the gardens include native trees and shrubs, an arbor walk, a camellia room, a rose garden, a sunken perennial border and a woodland wildflower walk. A small public park on the 2.8± acre grounds was established in cooperation with the North Carolina Botanical Garden. Offered at: $3,500,000
4821 Wake Forest Rd, Raleigh, NC 27604
Wake County
$975,000
See (E) on map

Live and/or work in this versatile historic house on a picturesque 0.55 acre lot. House and lot are surrounded by residential Mordecai & Oakwood historic districts, Mordecai Historic Park, William Peace University, an urban farm, Person Street & Seaboard Station shops & restaurants. Walk to nearby State government & downtown offices, courts, museums.

The Georgian Revival house was designed by James Salter, architect, and built for William Grimes and Nettie Dockery Haywood in 1920-1923. It is elegant—Doric columns, an open-pedimented entrance porch, fanlight windows, grand entrance foyer, 4 of 8 French doors open into fenced yard. It is practical—front & back stairs, 5 upstairs spaces (4 bedrooms), 3.5 baths, basement, walk-up attic, 2 bay garage, parking, loop driveway. It is solid—exterior walls are brick over clay tile blocks. Square feet do not include 249 square foot enclosed side porch.

The sellers now want to downsize after raising family here since 1998. Contact Peter Rumsey for information about sellers’ improvements, needed finish work, Raleigh City Historic Preservation Agreement (covenants), mixed-use/conditional-use zoning and the exciting, vibrant neighborhood. Square Feet: 4,269; Lot Size: 0.55 acres; Zoning: NX-3-CU Neighborhood Mixed Use

Contact: Peter Rumsey, Broker/REALTOR®, Metro Digs, Inc., 919-971-4118, peter@peterrumsey.com
TAKE YOUR PLACE IN NORTH CAROLINA HISTORY

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

A  Loray Mill Village Properties
   325 S. Vance Street
   329 S. Vance Street
   212 Weldon Street
   Gastonia, Gaston County, page 25

B  Beallmont
   Linwood, Davidson County, page 23

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D  William C. Coker House and Gardens
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I  Branch Grove
   Enfield, Halifax County, page 22

See www.PreservationNC.org for more information
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.

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

See www.PreservationNC.org for more information
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. Let us know if we can help you through the process.
THE HISTORIC PRESERVATION FOUNDATION OF NORTH CAROLINA, INC.
P.O. Box 27644
Raleigh, NC 27611-7644

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