Small Houses
deserve respect, too

Every time a small historic house in my neighborhood goes on the market, I dread the outcome. Will it remain a small house or will it get super-sized, usually with ungainly results?

We’ve watched small houses in Raleigh get scraped away, blown up in size, or overwhelmed by new additions. Contractors race to beat out homeowners to buy them for their speculative value.

People respond with a sigh: well, it was just a small house.

We need to be preserving small houses, too—as small houses.

On the cover: Edenton Mill Village

The mission of Preservation North Carolina is to protect and promote buildings, sites and landscapes important to the diverse heritage of North Carolina.
Household sizes have been plummeting in the United States for decades. The average American household has 2.5 persons. In 1970, only 17 percent of the U.S. population was living alone. By 2012, the proportion of single-person households increased to 27.4 percent. The share of households that are married couples with children has halved since 1970, from 40 percent to 20 percent.

According to the US Census:
- Households and families have gotten smaller over time.
- Married households tend to be older and make up a smaller share of all households.
- Living alone has become more widespread at both ends of the age spectrum.

Households consisting of either single persons or married couples without children now exceed 56%. The fastest category of households in America is singles, and by 2030, single-person households will be in the majority.

In the real estate market, single professional females are the largest demographic of property purchasers. They average two children per household. Baby boomers, often looking to downsize, constitute the second largest group of buyers.

So if households are getting smaller, shouldn’t we be focused on retaining the small historic housing that attracts this fast-growing demographic?

House size is perhaps the biggest determinant of affordability. A small house costs less to purchase and less to maintain.

Retaining a mix of larger and smaller houses provides a broader assortment of household choices and incomes. An important index of a neighborhood’s diversity is the range of its home values. In many older neighborhoods, the span between the least expensive and the most expensive homes may be as much as 1000%, meaning that people of different income levels live compatibly together. That range is lost when the small houses become large houses through major additions.

Historically, duplexes were common in our early 20th century neighborhoods, often occupied by different generations of the same family. These duplexes would be perfect alternatives for the small households of the future. In Raleigh, many duplexes have been torn down and replaced with larger single-family houses, at a time when the city is worried about the availability of affordable housing.

Another small-house type that we are quickly losing is the Mid-Century Modern (MCM) house. Often MCM houses are small and on large lots, making them ideal candidates for teardowns. Two large new houses can be built on a subdivided lot, replacing the small 1950s or 1960s home.

Some suggestions for how to preserve small historic houses:
- Make sure that older neighborhoods and MCM subdivisions are designated as either local historic districts (where there’s demolition control and design review) or neighborhood conservation overlay districts (where the height, setbacks, and size of new construction is controlled).
- Get ahead of the issue by locally designating important small houses, especially bungalows and MCM structures.
- Protect properties with preservation easements or covenants that limit the expansion of existing houses.
- Make sure that elected officials, planning and historic commissions, and developers know that we value our small homes as an asset to be retained. (Developers can make their money by renovating, but not expanding, the existing houses or by going elsewhere in the community.)

Without protection, our state’s small houses will remain perpetually vulnerable.

Over the last two decades, PNC has been able to help preserve a
number of small houses that might otherwise have been destroyed or expanded beyond recognition.

In the mill villages of Edenton and Glencoe, PNC’s covenants limit the expansion of the mill houses. In Glencoe, additions may not exceed the greater of 400 square feet or 55% of the home’s size as of 1999, the date of the declaration of covenants. The modest percentage of growth has allowed the addition of a master bedroom suite or den, ensuring their livability while retaining the small size of the house. The small size of mill houses is part of their historical integrity.

The 1949 Henry Kamphoefner House in Raleigh, an important Mid-Century Modern house associated with NC State’s College of Design, has been under a PNC easement since 1996. PNC worked with new buyers to design a compatible modern wing on the house without destroying its integrity. Meanwhile, small nearby homes have been demolished and replaced with towering new houses.

In addition to PNC’s easement, the Kamphoefner House is multiply designated; it’s on the National Register of Historic Places (no real protection, but a testament to its significance) and a Raleigh Historic Landmark (providing additional protection).

This winter Nick and Julia Fountain placed a preservation easement on the nearby Fadum House, another MCM landmark with NCSU associations. Through their stewardship, the Fountains have assured that this landmark will survive as a small house with a modest addition. It is also multiply designated.

Small houses can be a tremendous benefit to our communities as we welcome the smaller households of the future. Once again, preservation can lead the way into the future by recognizing an unsung asset and trumpeting its value.
PNC 2014 Awards

Congratulations to the 2014 Honor Awards and Carraway Awards of Merit Winners!

The RUTH COLTRANE CANNON CUP was awarded to Richard Hunter of Warrenton, for a lifetime of dedication to historic preservation in his native Warren County and beyond. In addition to restoring the Fitz-Mordecai-Plummer House as a home for himself and his wife, Mary, he was also instrumental in saving the Jacob Holt House, helped found Preservation Warrenton and served on the board, and was also on the board of the local historic district commission and Cherry Hill Historical Foundation. For more than three decades, Richard has been a tireless advocate for historic preservation as a force for community revitalization in Warren County.

LeAnn Pegram was awarded the ROBERT E. STIPE PROFESSIONAL AWARD for her many years of service as a planner in Winston-Salem and Forsyth County. Over her career, LeAnn has worked on numerous projects, including the implementation of an Historic Marker Program, working with members of the African-American community to preserve St. Philips Church in Old Salem (the oldest extant African-American church in NC), and developing guidelines for local historic landmarks, just to name a few.

Sarah Woodard David, 2014 Honor Awards Committee Chair, with LeAnn Pegram and Rodney L. Swink, Chair of the Preservation NC Board of Directors. Photo courtesy of Elizabeth Marsh. Inset: One of the many projects tackled by LeAnn Pegram, 2015 Robert E. Stipe Professional Award Winner.

Rex Houston Todd of Garner, 2014 L. Vincent Lowe, Jr. Business Award recipient. The L. VINCENT LOWE, JR. BUSINESS AWARD was given posthumously to Rex Houston Todd of Garner. Rex had a tremendous impact in Garner. He leveraged funds to rehabilitate over 150 homes, helped establish the Garner National Register Historic District, helped relocate the historic 1910 Garner Depot to its original track-side location, and led the ten-year effort to save and adaptively use Old Garner High School as senior housing and the Garner Performing Arts Center. Tragically, Rex was killed in an automobile accident in April 2014. Despite the dreadful heartbreak of his untimely death, his legacy will live on. Many communities across North Carolina and the South are better off because of his work to save key landmarks as affordable housing. Tonya Haddock with The Landmark Group accepted the award in his memory.

The STEDMAN INCENTIVE GRANT went to the non-profit group the Historic Neely School Foundation. The grant will aid in the restoration of the Neely School, founded in 1908 by Jonas and Caroline Neely as a school for African-American children in southern Rowan County. A group of alumni and descendents have united to preserve the building and turn it into a museum with a picnic area, playground and nature trail.

LeAnn Pegram, 2014 Honor Awards Committee Chair, with Rodney L. Swink, Chair of the Preservation NC Board of Directors. Photo courtesy of Elizabeth Marsh.

The MINNETTE C. DUFFY LANDSCAPE PRESERVATION AWARD was given to Raleigh City Cemeteries Preservation, Inc., for the group’s work with the City of Raleigh to care for three of Raleigh’s City Cemeteries: Raleigh’s oldest cemetery, City Cemetery; Mount Hope Cemetery, a city-owned African-American cemetery, and O’Rorke-Catholic Cemetery, established in 1858. The group is working with the city to implement a strategic plan, has led walking tours, and has even worked on the restoration of fragile historic monuments as well as fences and stone walls.

Glen Choga Lodge

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

The Tornado Building, Hamlet
Joel Lane Museum House, Raleigh
The Bahnson House, Winston-Salem
Dr. John Haley, Wilmington
Elon University for the Cable School, Elon
Asheboro Hosiery Mills and Cranford Company Complex, Asheboro
The Table, Asheboro

Jim Smith and Pam Troutman, Raleigh
The Barker House, Oxford
West End Mill Works, Winston-Salem
Jayne and Richard Hunnicutt, Macon County
Crafting Lives by Catherine Bishir, Raleigh
The Capital City Camera Club, Raleigh

More information can be found about the 2014 Gertrude S. Carraway Awards of Merit winners on our website.

We are now accepting nominations for the 2015 Honor Awards and Carraway Awards of Merit!
For more information, visit www.PreservationNC.org/experience/awards.
**See [www.PreservationNC.org](http://www.PreservationNC.org) for more information**

### Aunt Vonnie West House and (former) West’s Mill Post Office

48 West Mill Road  
Covee, Macon County  
$35,000  
See (A) on map

This sweet 1936 gabled tin roof house with gingerbread trim would make an excellent mountain retreat. Nestled within the Nantahala National Forest, this charming house is only about 2.5 hours from Atlanta and Knoxville and is situated on 1.1 acres of land near a beautiful creek that will be protected with a conservation easement. The house was recently used as a local food co-op and would make an excellent residence, small boutique inn or commercial space. Accompanying this charming house is a 1920 former post office, which is waiting on a renewed purpose. Up to 8 additional adjacent protected acres are available for purchase. Square Feet: 1,510; Lot Size: 1.1 acres; Zoning: None.

**Contact:** Ted Alexander, PNC Western Office, Shelby at 704-482-3531 or talexander@presnc.org

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### Webbley

403 S Washington Street  
Shelby  
Price $1,599,000  
See (B) on map

More commonly known as the Governor O. Max Gardner House, Webbley was the home of one of NC’s most prominent 20th century public leaders. O. Max Gardner enjoyed a distinguished career that included service as State Senator, Lieutenant Governor and Governor from 1929-33. The house has hosted visits from President Roosevelt and President Truman and every Governor of NC but one since 1880. Originally built in 1852 in the Italianate style, it was thoroughly oversized in the early 20th century into the grand Colonial Revival structure with monumental Neo Classical detailing. The massive full-height colonnaded portico supported by fluted Ionic columns perfectly captures the grandeur and grace of the Old South’s architecture. It was completely restored in 1989, and was operated as a successful 4-star bed and breakfast for many years. It currently serves as a law office for O. Max Gardner, III, the grandson of Governor Gardner. With an update of the now 25 year old improvements, the house would make a resplendent residence, office or bed and breakfast. Square Feet: 11,000; Lot Size: 2.44 acres; Zoning: RO-CU.

**Contact:** Ted Alexander, PNC Western Office, Shelby at 704-482-3531 or talexander@presnc.org
This remarkably intact early 1800s tobacco farm features a variety of attractive and interesting features. The original two story log house is constructed of hand hewn square-notched logs, and two additions have created quite a bit of living space and an interesting blend of styles. Interior features include an elegant Federal mantel, board and batten doors as well as hand-planed two panel doors and a post and lintel mantel in the parlor. Outside, on 10 picturesque rolling acres, are several early outbuildings, including a rare log slave house believed to be from the early 19th century. The house will require extensive rehabilitation, but its unique displays of craftsmanship in the backcountry are well worth it. Square Feet: 1,935 Lot Size: 10 acres; Zoning: Agricultural.

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

McCollum Farm

400 McCollum Road
Madison
$200,000
See (F) on map

This remarkably intact early 1800s tobacco farm features a variety of attractive and interesting features. The original two story log house is constructed of hand hewn square-notched logs, and two additions have created quite a bit of living space and an interesting blend of styles. Interior features include an elegant Federal mantel, board and batten doors as well as hand-planed two panel doors and a post and lintel mantel in the parlor. Outside, on 10 picturesque rolling acres, are several early outbuildings, including a rare log slave house believed to be from the early 19th century. The house will require extensive rehabilitation, but its unique displays of craftsmanship in the backcountry are well worth it. Square Feet: 1,935 Lot Size: 10 acres; Zoning: Agricultural.

Contact: Cathleen Turner, PNC Piedmont Office, Durham at 919-401-8540 or cturner@presnc.org
This late-19th century church was constructed around the time the new town of Keyser was established on the Raleigh to Augusta Air Line. The name was changed to Addor in 1918. Situated in the sandhills region among native longleaf pine, this church would make the perfect artist retreat or weekend getaway—only ten miles from Pinehurst or Southern Pines resorts. The church has sustained few changes during its long history including the addition of asbestos shingles and replacement front doors. The interior remains largely open space with wood floors, diagonal tongue and groove wainscot, and an octagonal apse on a raised platform, separated by a railing supported by turned balusters, and topped by a tongue and groove ceiling covered in brilliant blue paint. This rear section may have been added in the early 20th century. Decorative features are simple yet attractive including variations of tongue and groove wainscot, ceilings, and a striking tower featuring pointed arch vents, metal shingle roof covering and an octagonal spire. The Free Liberty Church will require a complete rehabilitation including all new systems and some restoration carpentry. Square Feet: 1,500; Lot Size: 0.315 acres; Zoning: R-30.

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

### Available for Restoration

#### Old Gibsonville School

**401 E. Joyner Street**  
Gibsonville  
$15,000  
See (G) on map

**Constructed in 1924 in the Colonial Revival-style, the Old Gibsonville School is a stately two-story building situated in a park-like setting on the edge of Gibsonville’s quaint downtown only a mile away from Elon University. It is ideal for market-rate residential or other uses compatible with the adjacent new elementary school. Designed by Burlington architect Gustav Larsen, the school initially consisted of front five bays with a stair tower at either end. Two-story wings were added in the 1930s and the school was remodeled in the 1960s. Another two-story wing was added to the rear north wing. Several original features remain on the interior including wood floors, transom windows over several of the classroom doors, closets with doors that open vertically, plaster walls, and bathroom and water fountain fixtures on the second floor. The building will require a complete rehabilitation including structural repairs, new roof, all new mechanical systems. The school is listed in the National Register.**


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

#### Free Liberty United Christian Church

**151 Hammond Road**  
Addor  
$30,000  
See (I) on map

**The late-19th century church was constructed around the time the new town of Keyser was established on the Raleigh to Augusta Air Line. The name was changed to Addor in 1918. Situated in the sandhills region among native longleaf pine, this church would make the perfect artist retreat or weekend getaway—only ten miles from Pinehurst or Southern Pines resorts. The church has sustained few changes during its long history including the addition of asbestos shingles and replacement front doors. The interior remains largely open space with wood floors, diagonal tongue and groove wainscot, and an octagonal apse on a raised platform, separated by a railing supported by turned balusters, and topped by a tongue and groove ceiling covered in brilliant blue paint. This rear section may have been added in the early 20th century. Decorative features are simple yet attractive including variations of tongue and groove wainscot, ceilings, and a striking tower featuring pointed arch vents, metal shingle roof covering and an octagonal spire. The Free Liberty Church will require a complete rehabilitation including all new systems and some restoration carpentry. Square Feet: 1,500; Lot Size: 0.315 acres; Zoning: R-30.**

**Contact:** Cathleen Turner, PNC Piedmont Office, Durham at 919-401-8540 or cturner@presnc.org
Move this fine Greek Revival House to prevent its demolition and then turn it into a lovely home! The house displays a variety of interesting architectural features including mortise and tenon construction, wide overhanging eaves, corner fluted pilasters and molded caps, six over six windows with wide beaded architrave and molded backbands, and a fine six-paneled door with transom and sidelights. The entire house is covered in a well-maintained standing seam metal roof. The house sits on land very near I-85 that is being developed into a corporate park and must be moved within the next few months.

Square Feet: 2,950.  
Contact: Cathleen Turner, PNC Piedmont Office, Durham at 919-401-8540 or cturner@presnc.org

217 College Street  
Oxford  
$45,000  
See (M) on map

This grand residence has all of the features needed for an impressive, expansive home: it just needs some TLC! The Colonial Revival beauty with some Queen Anne characteristics has a gracious parlor with tall ceilings, pocket doors, simple yet classical mantels, period light and bathroom fixtures, in addition to a beautiful entrance crafted by Robert Morgan, Sr., a talented local builder. The house is situated on a rise along College Street in Oxford, called “the most beautiful village in the state” as early as 1830, it is now only 45 minutes from RTP. There is also a charming playhouse and substantial garage with an apartment as well as the space for a beautiful garden.  
Square Feet: 3,700; Lot Size: 0.66 acres; Zoning: R-15.  
Contact: Cathleen Turner, PNC Piedmont Office, Durham at 919-401-8540 or cturner@presnc.org

95 Old Poplar Creek Road  
Henderson  
$10,000  
See (N) on map

Move this fine Greek Revival House to prevent its demolition and then turn it into a lovely home! The house displays a variety of interesting architectural features including mortise and tenon construction, wide overhanging eaves, corner fluted pilasters and molded caps, six over six windows with wide beaded architrave and molded backbands, and a fine six-paneled door with transom and sidelights. The entire house is covered in a well-maintained standing seam metal roof. The house sits on land very near I-85 that is being developed into a corporate park and must be moved within the next few months.  
Square Feet: 2,950.  
Contact: Cathleen Turner, PNC Piedmont Office, Durham at 919-401-8540 or cturner@presnc.org
Available for Restoration

The Martin-Bazemore House is a rare example of a coastal cottage, ready and waiting for someone to finish its rehabilitation. The 1 ½ story, side-gable, five bay frame house is one of the oldest houses in Bertie County. Vacant since the 1970s, the house retains a great deal of original fabric including some beaded siding, one surviving double-shouldered chimney in random common bond, molded cornice on the porch, heart of pine flooring, flat paneled wainscot, paneled doors, three-part molded surrounds, and four 9/6 windows. Thanks to Historic Woodville, Inc., a great deal of work has been done to the house and to the site including new plantings and a privacy fence. The exterior of the house has been completely rehabilitated with a new roof, a new foundation, chimney and porch repair, exterior paint. In addition, there is new wiring and a new half bath in place. Most importantly, the entrance hall and two front rooms of the house have been meticulously restored. The remaining house is a blank canvas—with multiple possibilities. Square Feet: 2,000; Lot Size: 0.59 acres; Zoning: Agricultural.

Contact: Claudia Deviney, PNC Northeastern Office, Edenton, at 252-482-3531 or cdeviney@presnc.org

Want to buy what might be the oldest remaining private residence in Raleigh? Nathaniel “Crabtree” Jones is thought to have built his fine, well-proportioned Federal-style plantation house on a hill near Crabtree Creek in the late eighteenth or early nineteenth century. It retains the details expected in a prominent house of its day: massive chimneys, molded weatherboarding, three-part mantels, flat-panel wainscot, six-panel doors, and more. In the mid-19th century, a substantial addition was built, providing spacious, well-lit rear rooms. This rare house was designated a local landmark in 1967 and placed on the National Register in 1973. PNC moved the house in early 2014 to prevent its demolition, and the house has retained its NR status. Designated as a Raleigh Historic Landmark, the property taxes are reduced by 50%. Square Feet: 3,448; Lot Size: 0.46 acre; Zoning: Residential.

Contact: Robert Parrott, PNC Headquarters Office, Raleigh at 919-832-3652 x230 or rparrott@presnc.org
West Building/ former Cobb Hotel

409 N. Queen Street
Kinston
$12,000
See (R) on map

stores along Queen Street destroyed by a fire in 1895, this two-story brick commercial building and others were constructed in the heart of Kinston’s central business district at the turn of the twentieth century when the town experienced explosive growth as the prime tobacco and cotton market for eastern North Carolina. Remarkably many of those early buildings survive today as the town is poised for another period of growth and revitalization. The West Building has served the community in a variety of ways over the years including a boarding house/hotel complete with claw foot tubs and bead board on the second level. Located across the street from the Arts Center of Kinston, this would make a great live/work space for an artist. Kinston is less than 30 minutes from Greenville and only 1.5 hours from Raleigh and NC’s beautiful Crystal Coast. The building will require a complete rehabilitation including a new roof. Square Feet: 5,200; Lot Size: 0.06 acre; Zoning: Commercial.

Contact: Claudia Deviney, PNC Northeast Office, Edenton at 252-482-7455 or cdeviney@presnc.org
Historic Haybob Family Farm
160 Hihah Way
Dobson, Surry County
$799,000
This 1937 Haybob Farm, a beautiful country retreat with historical significance. In 1990, a former tobacco executive disassembled, reconstructed and relocated the original log cabin composed of hand-picked chestnut & pine timber from Winston-Salem to its current 162 acre site in Surry County. Property includes main house, guest house, 4 stall horse barn, tack barn, mechanics shop, 2 pig parlors, greenhouse infrastructure, multiple sheds and 4 ponds. Possibilities are endless: agricultural, winery, family compound, estate lots, etc. Tax credit eligibility established.
Square feet: approx. 3129 / Lot: .37 Acres / Zoning: RS12
Brooke Burr / 336.779.9211 / brooke.burr@golRR.com
Buena Vista LRBRealEstate.com
Credit: Curtis Leonard / 336.779.9212 / curtis.leonard@golRR.com
Credit: BUena Vista LRBRealEstate.com

Curtis Leonard / 336.779.9212 / curtis.leonard@golRR.com

B. E. Hunley House
161 Hyde Avenue
Winston-Salem, Forsyth County
$535,000
The B.E. Hunley House is a classic colonial revival structure that sits prominently on a double city lot at a high point in the West Highlands neighborhood. The property has been lovingly maintained by the owner who has resided here since 1968. The grounds are private, and have the touch of a master gardener. Behind the guest house lies the perfect perister rose garden for those springtime soirees. Or watch the croquet game on the south lawn from the sun room. Living is easy here with great old house features like plaster moldings, fireplaces, original tiled baths, and big windows. There are many rooms for entertaining and 4 bedrooms, 4 1/2 baths with an adjoining sitting/ nursery in the master suite. Southern living at its best.
Square feet: approx. 3715 / Lot: 65 acres / Zoning: R59
Michael Ryden / 336.779.9205 / michael.ryden@golRR.com
MHunley.LRBRealEstate.com

West End
633 Summit Street
Winston-Salem, Forsyth County
$579,000
Grand Colonial Revival in Historic West End. This home has floor to ceiling windows, elegant moldings, and hardwood floors throughout. Large master suite with period look remodeled bath and working fireplace. Six additional fireplaces throughout. Carriage house perfect for guests or your very own man cave. Finished third floor would make a great playroom. Huge main level laundry room. Beautiful wrap around porch. Close walking distance to shops and restaurants of downtown.
Square feet: approx. 5226 / Lot: 0.22 acre / Zoning: RS12
Molly Hauss / 336.971.9084 / molly.hauss@golRR.com
MHaus.LRBRealEstate.com

Local Agents. Local Knowledge.
One House At A Time
Join revitalization efforts in Greensboro’s historic Glenwood Neighborhood, a diverse and vibrant community just minutes from downtown and adjacent to UNCG. Three classic Craftsman bungalows are now available for purchase from the Preservation Greensboro Development Fund. For more information contact Benjamin Briggs at 336-272-5003 or b briggs@blandwood.org.

Historic Properties Emporium
Paul Setliff
919-637-7129
Paul@PaulSetliff.com
Learn More at PaulSetliff.com

810 Haywood Street
3BR ▴ 1BA ▴ $50,500
812 Haywood Street
2BR ▴ 2BA ▴ $56,500
904 Haywood Street
2BR ▴ 1BA ▴ $61,500

803 W. Sixth Avenue B
Efird-Skidmore House
Gastonia (C on map)
$45,900
Norwood (E on map)
$49,900

Mayodan Hotel
Mayodan (F on map)
$134,000

Bryan-Stanton-Holmes House
Goldboro (K on map)
$25,000

Taylor-Pope House
Magnolia (Q on map)
$84,900

Smithwick-Green-Clark House
Williamston (U on map)
$39,900

Flyway Farms
Knotts Island (W on map)
$800,000

See www.PreservationNC.org for more information
TAKE YOUR PLACE IN NORTH CAROLINA HISTORY

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

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 of historic significance in North Carolina. It is published by Preservation North Carolina.

Tax Credits Available

Valuable tax incentives are available for the rehabilitation of historic structures. Owners of income-producing historic structures qualify for the 20% federal rehabilitation tax credit. 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. We are working on restoring the North Carolina historic preservation tax credit program.

For more details, visit the NCHPO website at http://www.nchpo.ncdcr.gov/choose.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. Membership 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.

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

There’s an easy way to make a generous planned gift to Preservation North Carolina without having to revise your will…or even consult a lawyer.

Make Preservation North Carolina the beneficiary for your IRA, 401(k) or other retirement account. Doing it is simple. All you have to do is simply fill out the beneficiary change form with your bank or investment advisor. No need to touch your will.

If you spend your entire IRA (etc.) during your lifetime on your own needs, PNC doesn’t get anything. If there’s anything left in the account when you pass away (or in planned giving parlance, “when the gift matures”), then it goes directly to PNC without having to go into your estate and through probate.

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IRAs (etc.) are tax-deferred (vs. tax-exempt) tools, so an individual beneficiary would have to pay taxes on the income. Therefore, by setting up PNC as your beneficiary, your IRA will go to PNC, not the IRS.

Sound good? It is. Thanks for your support!

Let us know if we can help you through the process. Call Myrick Howard 919-832-3652 x 231 or Shannon Phillips 919-832-3652 x 229. PNC’s legal name is The Historic Preservation Foundation of North Carolina, Inc., and its tax-ID number is 56-1145386. It is a 501(c)3 public charity.