I’ve often described North Carolina as a state of contradictions. The land of Jesse Helms and Terry Sanford. The “most purple state” in the nation. In this year’s election, our rural areas were solid red, and urban areas were as blue as could be.

When Preservation North Carolina (PNC) launched its revolving fund back in 1975, its strategic focus was to work with rural and small-town endangered properties. Funding came mainly from the state’s cities. Jim Gray, the fund’s first executive director, occasionally joked that PNC was “a Robin Hood organization.” Forty years later, that focus continues.

At our Greensboro conference in September, Dr. Allen Parnell spoke about our state’s “Disruptive Demographics.” While NC is growing by leaps and bounds, half of its counties are losing population. You could hear an audible gasp from the audience when Dr. Parnell noted that if the area east of I-95 were a state, it would be the second poorest in the country. And that was before Hurricane Matthew devastated the region—again!

Our work in rural and small town North Carolina is more important than ever. We are bringing in new investment, new blood, new opportunities, and new social capital to places that sorely need it. We are marketing places that matter.

The contradictions continue. Forty years ago, who would have thought that a brewery and upscale restaurant would be helping to revitalize downtown Kinston, a town badly damaged by Hurricane Floyd? Wineries are now the biggest industry in the Yadkin Valley, where years ago you couldn’t have even purchased a bottle of wine. Even our weather is contradictory. This fall we’ve simultaneously had flooding in the east and forest fires in the west.

PNC is like “the little engine that could.” We continue to be deeply focused on making North Carolina a better place to live by saving our state’s most endangered and significant properties, many of which are in rural areas or small towns.

Enjoy taking a look at what our “little engine” has done in the last year. And then, please, please, please send us a contribution to help us move forward into 2017 for another year of profound impact.

Myrick Howard
President
Saving Major North Carolina Landmarks

It’s always a tragedy when an important historic house is damaged by a major fire. And then, when it’s determined that the fire was likely started by a refrigerator, the heartbreaking deepens.

The Barracks in Tarboro is one of North Carolina’s most important antebellum homes. Designed by William Percival, an English-born architect, the sumptuous 1858 Italian Villa was built for William S. Battle, a planter and manufacturer. (There’s that contradiction, again.) Battle was President of Rocky Mount Mills, one of the state’s earliest cotton mills, as well as owner of a large cotton plantation.

The Barracks has been under PNC’s protective covenants since 1986. When Peter and Alexandra Fischinger bought the house in 1997, it was a social-capital coup for Tarboro. Peter, a medical doctor with a research doctorate, had been a noted cancer researcher, having formerly served as the deputy director of the National Cancer Institute and director of the National AIDS Program. Alexandra, a native of France, sang in operas and recitals. They moved their extensive collection of antiquities and art from their chalet in Normandy, France, to Tarboro.

In February 2016, the Barracks suffered a major fire. Fortunately, thanks to the work of five different fire departments, the blaze was mainly confined to the rear one-story wing.

The Fischingers decided to donate the house and a substantial portion of the insurance proceeds to Preservation North Carolina for its stabilization. This exceptionally generous donation will preserve the renowned house and provide PNC funding to continue its important work in places like Tarboro, where historic preservation equals economic development.

Nearby, PNC sold another important Edgecombe County landmark, Coolmore Plantation, just outside Tarboro. Built in 1858-61, the house and its similarly-styled outbuildings were designed by Baltimore architect E. G. Lind for Dr. Joseph J.W. and Martha Powell. Designated a National Historic Landmark in 1978, Coolmore is an exceptionally fine Italianate plantation house.

In 1994, Coolmore was generously donated to PNC. After considering numerous options, PNC signed a long-term lease with Joe and Janet Spiers for its stewardship. Joe is a descendant of the Powells who built it. The Spiers took superb care of the property for two decades. In 2016, PNC sold the property to another Powell descendant for stewardship. McCutchan Jones and his wife, Anya, a native of Poland, will be returning to Tarboro to take care of this remarkable landmark.

With an exceedingly generous anonymous contribution, PNC will soon begin relocation of Branch Grove in Halifax County to a nearby parcel, where its exterior will be restored. After years of near-misses in finding a new buyer, PNC looks forward to reviving this important landmark and finding a buyer to cherish the boyhood home of Alpheus Branch, founder of Branch Banking and Trust Company (BB&T), now the nation’s 12th largest bank.

With another generous anonymous gift, PNC this year stabilized and restored the exterior of the Paul Borden House in Goldsboro, which had suffered from years of neglect and a major fire. Borden belonged to one of NC’s most important manufacturing families. PNC is looking for a purchaser to complete the interior work on this neighborhood landmark near downtown Goldsboro.
Saving Rural and Small Town Treasures

The Smith-Simmons House in Stokes County (near Mount Airy) struck a chord with many lovers of rural historic houses. David and Diane Hodges of Erwin (see cover photo) rose to the top of the many potential purchasers of this charming house, built in the late 19th century and enlarged in 1908. It’s a good thing that David and Diane are patient (one of the trademark traits of preservationists) because the title search revealed a six-figure lien lingering from an unsettled estate. The closing had to be delayed for months until a solution for the lien could be found.

What started as a generous donation to PNC ended up as a $5,000 expense, but the house was saved and the Hodges are going to be great assets for the rural area. Our work is complicated and solution-oriented—another reason why we need your support this winter!

The Taylor-Pope House in Magnolia (Duplin County) is emblematic of the challenge that PNC often faces: finding a buyer for a prominent house in a small town (population 959) in a struggling region. Fortunately, Jessica Melton from Connecticut fell in love with the early 20th-century house and the town. Yet again, the closing took many months, this time because of the challenges of getting financing for renovating such a house. Jessica has jumped right in, and work is underway.

The Guthrie-Parkhill House in Southport was literally attached to the local Episcopal church. When the church decided to expand, the house had to go away. Again, literally. PNC found a superb purchaser, Jon Maroto of New York City, who was willing to buy a lot and relocate the house. Jon, who has Southport connections, is the co-owner of the Flair New York in SoHo, a well-known home furnishings store. He’s off and running with the renovation, with his uncle as contractor.

Historic Woodville, Inc., rescued and stabilized the Martin-Bazemore House in Bertie County. The small (but mighty) local organization then engaged PNC to find a buyer for the house under protective covenants. Once again, we faced the challenge of a weak market. Rural Bertie County is the state’s poorest county. But that didn’t deter Anne Ward of Grimesland who has bought this jewel and will complete its restoration.

Saving the Brown-Watkins House in Oxford was a race against two clocks. The front porch on the house was barely hanging on. We nervously watched weather reports about summer thunderstorms, hoping not to see footage of a collapsed porch. Also watching the house were town officials who agreed to hold off on demolition to give PNC a last chance to find a buyer to stabilize the property. An additional challenge: the long-vacant house was packed with decades of treasures and trash. We found a terrific buyer, Beverly Nichols of Raleigh, whose contractor, Don McLean, started work immediately after its purchase. The house will once again be a jewel on Oxford’s iconic College Street.
Saved: More Rural and Small Town Treasures

For many decades, the Aunt Vonnie West House and West’s Mill Post Office in Macon County were at the center of the tiny mountain community of Cowee-West’s Mill. Aunt Vonnie taught for 50 years in the Cowee schools. When she returned to West’s Mill, she worked to support that community by teaching, helping her neighbors, and assisting her postmistress mother. For a third time, PNC worked collaboratively with the Mainstream Conservation Trust (formerly, The Land Trust for the Little Tennessee, Inc. – LTLT) to find buyers for a local landmark. Our buyers, Darlene and Dan Carey of Florida, started work immediately after their purchase.

As so often happens, PNC learned about the Efird-Skidmore House in Norwood (Stanly County) from a previous PNC property owner (our growing family of preservationists). An earlier owner started renovation of the prominent 1919 house, but faltered, leaving the house in jeopardy. After many showings of the house, Craig Harris and Suzanne Stewart of Florida saved the day by purchasing this fine Classical Revival house and insuring its future.

PNC acquired the Hager House in Lincoln County through a generous donation by Eddie and Jayne Hager. The charming rural Victorian house, long ago covered with aluminum siding, required a special eye to appreciate it. Its location, less than 15 minutes from the Charlotte airport, gave it a little advantage. Andy and Laurie Morrison of upstate New York saw its potential and purchased the house. Renovation is already underway.

Woodlawn Mill in Mount Holly, built in 1906, was the first mill in Gaston County to be served with electricity. Despite its significance, times weren’t good for the mill which sat vacant near downtown. Part of the mill had already been destroyed, and its owners agreed to donate the mill to PNC rather than demolishing the remainder. PNC was able to entice Lehigh Holdings, LLC, a Charlotte partnership, to take on its stabilization and renovation, most likely taking advantage of NC’s special tax credits for vacant industrial buildings.

It’s not a good sign when a downtown building is for sale for $5,000, and even then, the price is negotiable. That’s a sign that the local economy is hurting and/or the building is in rough condition. Or both. The West Building (former Cobb Hotel) in downtown Kinston is directly across the street from the local arts council, just down from a newly renovated luxury boutique hotel, and near the now-famous Chef and the Farmer Restaurant and Mother Earth Brewery. Though we couldn’t even get $5,000 for the building, we did find a great buyer, Johnathan Hughes, a local contractor who has undertaken several renovation projects in the downtown area.

A heart-warmer: Boy Scouts and volunteers (Griffin Benfield’s Eagle Scout Service Project, Troop 100 from Shelby) helping to clean up the Dr. Clifton and Alice Champion House in Mooresboro (Cleveland County), preparing the house for marketing. The property is for sale. (See page 18.)
Some Urban Neighborhoods Share the Same Challenges

PNC’s work on the charming Benjamin King House in East Durham is about to wrap up, and the house, PNC's fifth renovation of a vacant house as part of Project RED (Revitalize East Durham), will soon go on the market. Now others are doing sympathetic renovations in the neighborhood. PNC’s houses in East Durham have helped push market values into a sustainable range, after the neighborhood suffered years of neglect. The project was launched with a loan from the A. J. Fletcher Foundation of Raleigh.

House Number Six in PNC’s Project RED will also go on the market soon after a full renovation: 309 Clay Street in East Durham, a late Victorian cottage. A pleasant surprise was the discovery of many original interior beaded board walls, long ago covered up with cheap “wood” paneling. This project is being supported by a generous grant from Square 1 Bank.

Earlier this year, PNC owned fourteen properties in the Loray Mill Village in Gastonia as part of a neighborhood revitalization program launched during the summer of 2015 with a generous Program-Related Investment from The 1772 Foundation. Fourteen! We are now down to nine. Five houses have sold as-is for renovation as owner-occupied dwellings, and two more are under contract. We’re off to a great start, marketing these small houses for small households, a huge demographic often ignored in the conventional real estate market.

In October we opened our fully renovated “model house” to the public. This house illustrates the dilemma of a small-city working class neighborhood. The house sold in 1975 for $12,000 ($54,687 in 2016 dollars), and PNC purchased it in 2015 for $12,000. When homes do not appreciate (or worse, actually depreciate), homeownership rates plummet, and neighborhoods lose their vitality as absentee landlords fail to invest in their future. PNC is trying to reverse that trend in the Loray Mill Village.

Our first buyer in the Loray Mill Village, Brian Miller of Louisburg is an enthusiastic advocate for the project. Brian’s grandmother lived in the mill village, and he has many fond memories of the place and plans to eventually retire there. Within months of his purchase, he had repaired and painted the exterior of his home-to-be.

In downtown Raleigh, the real estate market is going gangbusters, threatening stranded historic structures. The Gorham and Shaffer Houses, both built by the family of Raleigh’s first African-American postal carrier, were slated for demolition. In partnership with the Raleigh Historic Development Commission, PNC purchased two nearby city-owned lots and resold them to new purchasers so the two houses could be moved. Matt Tomasulo and Nicole Alvarez have acquired the Gorham House (left), and Craig Bethel now owns the Shaffer House (right). The houses will be moved this winter.
Loved and Protected by Sympathetic Owners

Preservation easements are a great tool for permanently protecting a property. In the last year, several property owners voluntarily placed preservation easements on their properties in order to prevent unsympathetic changes (including subdivision) and to ensure proper maintenance. Let PNC know if you seek to place a preservation easement on your own home or other property that you own.

Trish Wilson is rightfully proud of her home, the DeCover House in Wilmington, a fine example of Eastlake Style. Trish was concerned that someday her lot might be subdivided to the detriment of the house, so she proactively placed the property under a PNC preservation easement to ease her mind. Trish’s preservation roots go deep; she’s the Chairman of the Board of Directors of the Bellamy Mansion Museum in Wilmington.

The Conservation Fund acquired Flyway Club in Currituck County to protect waterfowl habitat along the Currituck Sound. The lodge was built in 1920 by Ogden Reid, editor of the New York Herald Tribune, and his wife, Helen, president and chairman of the Herald Tribune, to host hunting excursions for friends and associates, as well as to serve as a family retreat. The Conservation Fund collaborated with PNC to find a buyer and protect the property with a preservation easement. The new purchasers, Michelle and Paul Dowdey of Stanfield, plan to carefully refurbish the lodge and its magnificent barn.

A Big Step for PNC—As We Look Ahead

After seventeen years, PNC sold its 37.5% interest in the Briggs Hardware Building in downtown Raleigh to its long-time partner, the A. J. Fletcher Foundation, which sought to consolidate ownership in the building. When the partners bought the rapidly deteriorating building in 1997, renovated it, and moved their offices there, downtown Raleigh was a ghost town, especially at night. All of the neighboring properties were vacant. Investing $3+ million in the landmark was a wild leap of faith. And it worked. Now, PNC is looking for a new opportunity to save an endangered historic building for its offices.

Members of PNC’s board of directors exhibit remarkable dedication to the cause of historic preservation. With quarterly meetings spread across the state, board members commit time, talent and resources to guiding the work of PNC. Many of PNC’s projects take years to reach full fruition, so patience is important. For example, the board has been talking about “Loray” (first the mill, then the mill village) since 1992! Thanks to our board for its commitment! (See the inside cover for a list of members.) Bottom: a meeting in Mount Airy in August. Right: accepting a check from Ernest Sumner of the Community Foundation of Gaston County in Gastonia in October.
Another Superb Year at the Bellamy Mansion Museum in Wilmington

The statistics for last year tell the story, and the year-end numbers for 2016 promise to be even better! Photographs confirm why.

Attendance: 24,444
Volunteers: 185
Volunteer Hours: 7000+
Educational and Public Events: 51
Special Event Rentals: 27
Total budget: $372,000 (2016)

A New Outreach Opportunity for PNC

Thanks to the generosity of Rick and Susan Kessell, PNC this fall opened the Alfred C. Kessell History Center in Loray Mill in Gastonia. What started in 1999 with a vision for a static history room in Loray Mill morphed through the years into a more ambitious history center. We took our cues from what has worked so well at the Bellamy Mansion Museum: developing a facility rich with programming about the complex history of the site. We also worked closely with UNC’s Digital Innovative Lab which, among other things, created a huge digital archive about Loray Mill. One great advantage for the Kessell History Center: the space is free, thanks to the developers of the mill. No paint jobs, no roof repairs, no utility costs.

The Bellamy Mansion (which was long vacant and badly fire-damaged) and Loray Mill each represent major preservation victories, and both have multifaceted histories that lend themselves to programs with modern-day relevance. Our first year of monthly programs at the Kessell Center, called “Loray Talks,” has been funded by the Carrie E. and Lena V. Glenn Foundation of Gastonia. We are indeed excited about this opportunity.

If you haven’t visited the Bellamy Mansion Museum recently, make a point of doing so. It’s a fascinating place with a complex multifaceted history. Our thanks to the superb staff, volunteers and board of the Bellamy Mansion!
The Loray Mill National Register historic district in Gastonia, one of the largest of its kind in the country, is located just twenty miles from downtown Charlotte, and is well-positioned for a bright future. The neighborhood includes nearly 500 well-built historic mill houses with the nationally-significant Loray Mill at its center.

The village has languished for years, especially since the mill’s closure in the 1990s. In 1998, Firestone donated the mill to Preservation North Carolina and 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 will provide huge momentum for the neighborhood’s turnaround. Other new investments in the immediate area include Optimist Park, the planned ArtSpace, 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 has begun to strategically acquire vacant houses for renovation which will be available for purchase later this year. In addition to those properties, there are also 5 historic houses available for rehab.

Contact: Jack Kiser, Project Manager, Preservation NC, Loray Mill Village Revitalization, 704-616-1862, jkiser@presnc.org

305 S. Liberty Street
$35,000
1,112 square feet; Lot Size: 0.16 acres
See (D) on map

313 S. Vance Street
$35,000
1,794 square feet; Lot Size: 0.1 acres
See (D) on map

Gastonia
$150,000
See (D) on map

906 W. 2nd Avenue, built around 1902, is your chance to be a part of the revitalization of the Loray Mill Village without lifting a finger! This charming 1 bedroom, 1 bathroom home was altered over the years but has been fully restored and rehabilitated with great attention to detail. Modern amenities include classic tile floors in the bathroom, a contemporary kitchen with high-end appliances, hard surface countertops, built-ins and more! Original siding, mantel, flooring and restored windows remain. High ceilings make the space light, bright and airy, and both a deck and front porch provide ample opportunity for relaxing outdoors.

Contact: Jack Kiser, Project Manager, Preservation NC, Loray Mill Village Revitalization, 704-616-1862, jkiser@presnc.org

See www.PreservationNC.org for more information

See www.PreservationNC.org for more information
111 Champion Street
Mooresboro
$19,900
See (C) on map

This late 19th century brick beauty can once again be a point of pride in the small community of Mooresboro! Enjoy an idyllic setting nestled among the rolling foothills of western North Carolina, only an hour from Asheville or Charlotte, as you admire the many original elements that remain in the house. Believed to have been built around 1885 with handmade brick fired on the property, the Champion House is an outstanding example of an I-house. Square Feet: 1,812; Lot Size: 1 acre; Zoning: Agricultural.

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

2 Courthouse Square
Wentworth
$145,000
See (F) on map

The Harrington Law Office is a remarkably intact Colonial Williamsburg-inspired law office built during the patriotic fervor of the mid-1970s. It is located in picturesque Wentworth, a bucolic village that has served as the county seat for Rockingham County since 1785. The three-story structure is in good condition and would make an excellent location for those looking for a unique work experience. Wentworth is just 40 minutes from Greensboro and less than an hour from Winston-Salem. Square Feet: 1,584; Lot Size: 0.40 acre; Zoning: Office & Institutional.

Contact: Cathleen Turner, PNC Piedmont Office, Durham at 919-401-8540 or cturner@presnc.org
The Josiah Crudup House is an architecture-lover's dream and is only 45 minutes from Raleigh or Durham! This rare, exquisitely detailed early 19th century house retains its early tripartite form and lavish yet refined ornament. The central block of rooms flanked by the wing rooms showcase richly detailed woodwork and decorative paint, while the later additions provide ample room for contemporary uses including kitchen and baths. Dramatically sited on high ground off US 1, the Josiah Crudup House is an easy commute to Raleigh or Durham and only 20 minutes to Kerr Lake. The house requires a complete rehabilitation and is eligible for historic rehabilitation tax credits. Square Feet: 4,680; Lot Size: 3.06 acre; Zoning: R-30.

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

This stately Colonial Revival was built in 1928 and retains many original features. This spacious and symmetrical home could be lived in while you make the needed repairs! It is located within a historic district in the charming town of Eden, commutable to both Greensboro and Winston-Salem. Designed by Virginia architect J. Bryant Heard, sweeping interior spaces include a gracious entry hall highlighted by a long staircase with curved newel, large openings into the living and dining rooms, a Butler's pantry and kitchen, and an adorable half-bath off the back hall. Three bedrooms and a full bath make up the second floor. A finished attic with full bathroom was a whimsical addition in the 1960s and is accessed by a metal spiral staircase. The historic Dunn House is a contributing structure in the Central Leaksville Historic District, and is eligible for historic rehabilitation tax credits. Square Feet: 2,661; Lot Size: 0.28 acre; Zoning: R-6.

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

818 Jay Street
Eden
$102,500
See (F) on map

3856 US Highway 1 South
Kittrell
$94,000
See (M) on map

See www.PreservationNC.org for more information
This picturesque rural farmhouse was built early in the 19th century with successive stylistic updates by generations of the same family. The 1870 tower addition distinguishes the Cheatham Family Farm house as a rare example of the Italian Villa style in Granville County. With spacious rooms and a lovely landscape, this 19th century gem will make a fine country retreat. It is less than an hour to RDU, 1 hour to Raleigh, 30 minutes to Durham or Wake Forest, just minutes from charming downtown Oxford, and 3 miles from Vance-Granville Community College. There are numerous opportunities for recreation, as this historic farmhouse is located between Falls Lake and Kerr Lake. More acreage is available for purchase, if desired (at an additional price). Square Feet: 3,828; Lot Size: 1.01 acre; Zoning: A-R.

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

This unique property consists of two adjacent waterfront lots inside the Town of Hertford. One lot contains the historic Mathews-Jacocks House, a transitional Federal/Greek Revival house with a Victorian era addition on the rear. It was originally a side-hall plan, but was converted into a central hall with a double-tier engaged porch and unusual Victorian-era gable piercing the roofline. The other lot is vacant and could allow for additional properties, or simply additional outdoor space to enjoy the waterfront views! There is also a historic (contributing) c.1920 garage/barn, resulting in an interesting blend of styles. The property requires a complete rehabilitation, but is eligible for historic rehabilitation tax credits. Square Feet: 2,388; Lot Size: 2.44 acres; Zoning: Transitional Residential District.

Maggie Gregg, PNC Eastern Office, Greenville at 252-689-6678 or mgregg@presnc.org
The Barracks is an impressive and architecturally significant property, located on a large lot in the charming and historic small town of Tarboro. The house was built by architect William S. Percival, for William Battle, a prominent NC citizen, and owner of Rocky Mount Mills. The house retains a high level of integrity, and includes such features as the original stained glass in the rotunda, four original and ornate chandeliers that have been electrified, elaborate parquet flooring, plaster mouldings, fluted Corinthian columns in two of the parlors, a large gilded mirror, and original mantels; 3 marble and 4 wooden. The property suffered a fire in early 2016, and the damage can be seen in the photographs. Many, many original features remain in this outstanding property. The property is individually listed on the National Register and eligible for historic rehabilitation tax credits. It could become a B & B, and would then be eligible for federal and state income-producing tax credits. The first two photos were taken by Watson Brown, the last photo shows the property in its current condition. Square Feet: 8,063; Lot Size: 1.25 acre; Zoning: Residential.

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

See www.PreservationNC.org for more information
ADOPT THIS HOUSE! The New Bern Preservation Foundation is offering the historic Mill Manager’s House at 907 N. Craven Street for FREE to SAVE the building from being demolished! IT MUST BE MOVED! The circa 1900 frame house has 7 rooms, a side hall plan with an intact stair case. It is offered for free for rehabilitation to someone who will relocate the building at his/her expense. Square Feet: 2,850; Lot Size: N/A

Contact: New Bern Preservation Foundation, 252-633-6448 or info@newbernpf.org

The Moore-Gwyn-Ewalt House, a classic Federal style attributed locally to a design by Thomas Jefferson was originally constructed in 1790 for Samuel Moore, a successful tobacco planter. The current owners added 2 flanking wings in 1995 housing 2 additional master bedrooms, a kitchen, family room & 2 offices. The 200 +/- acres of fields & managed forestland give the Moore-Gwyn-Ewalt House the appropriate landscape for its period & history, including the formal boxwood gardens & a fenced garden. Outbuilds & pond. $1,750,000

Contact: Diane Lea • 919.614.0838 • diane.lea@me.com • www.ncstates.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.
**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 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/所带来的.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

Talk about a rural revival!

The exemplary restoration of the Rev. Seth Speight House in Greene County (near Snow Hill) by Sarge and Ellen Russell (who bought it in 2006) beautifully illustrates what PNC does: we save places important to our state’s heritage by finding new stewards to love and take care of them.

Long-vacant rural house + Great buyers = Transformation!

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.)