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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Regional Offices and Staff

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Preservation+Innovation

By Myrick Howard

Anyone who is following the demographic statistics about North Carolina can’t help but be concerned.

Between 2010 and 2016, Mecklenburg County (Charlotte) added 133,908 residents and Wake County (Raleigh) increased by 125,711. Recently an entire National Register historic district in Raleigh was wiped out for new apartments.

At the same time, 49 out of 100 NC counties lost population. Losing population can result in the loss of businesses, reductions in property values (there goes the retirement plan!), and dispirited civic morale.

North Carolina was not alone. The majority of counties nationwide have lost population since 2010, according to recent estimates from the U.S. Census Bureau. In 27 states, half or more of the counties lost population between 2010 and 2014.

Can preservation help? Maybe.

For years, Don Rypkema, preservation economist and writer, has argued that our modest historic downtown buildings provide ideal incubator spaces for new businesses.

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businesses. They are affordable and adaptable. New local coffee shops, shared workspaces, and food trucks are popping up in unlikely places in small towns, precursors to larger projects.

For their new book, *Our Towns: A 100,000-Mile Journey into the Heart of America*, James and Deborah Fallows visited hundreds of towns, large and small, and have some encouraging observations. Some young entrepreneurs are leaving the larger cities because of their high expenses and settling into smaller towns to create new startup businesses. Younger Americans are often choosing where they want to live on the basis of quality of life factors, and smaller towns sometimes fit the bill.

What if you could live in a place that has a good local coffee shop, an unusual or innovative school (public or private, including community college), is open to diversity in all forms, has local beer and farm-to-table offerings, and is affordable? Sounds like nirvana to 20- or 30-somethings, the core of the future workforce.

One of the necessary ingredients for success in the Fallows’ observations is having a strong civic story about why the community is succeeding. Preservation can definitely play a strong role in that story.

Success begets success. Tourists trek to downtown Kinston for food and drink, complemented by an active arts scene. Several new restaurants have opened nearby, including places for oysters, vegetarian selections, soul food, and more. Mother Earth has branched out to distill gin.

There’s a new vodka distillery in town. In their own words: “Social House Vodka is a new, handcrafted and gluten-free vodka with roots in Raleigh and distilled in Kinston. Founded by close friends and experienced trailblazers within the restaurant, hospitality and spirits industries, Cary Joshi, Mark Mullins and G Patel set out...”

By now, everyone has probably heard about the recent successes in historic downtown Kinston, instigated in large part by a brewery and a restaurant, each of which were founded by natives who came home. The success of Mother Earth Brewing, founded by Stephen Hill, has led directly to two new lodgings (a boutique hotel in a former bank building and a motel in a retro-fitted former Holiday Inn…and I mean “retro”), at least two distilleries, and affordable housing for artists in historic houses. Chef Vivian Howard of The Chef and the Farmer restaurant has become an icon for the farm-to-table movement through a national public television show.

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four years ago to activate the power of friendship and create a premium vodka made from farm-to-flask in North Carolina…

“The trio searched for sites across South Carolina, Virginia and North Carolina to establish their distillery…to produce their premium spirits. After evaluating several possibilities, they selected a century-old, abandoned [historic] power plant in Kinston.”

Meanwhile, the smART Kinston City Project Foundation is actively recruiting pioneering artists of all genres to relocate to Kinston and help build its creative economy. Relocated artists live and work in restored historic homes in the Arts & Cultural District, a diverse and walkable neighborhood just next to downtown.

Kinston, you might ask? After Hurricane Floyd, Kinston was being written off as a total loss. Between 1990 and 2010, Kinston lost 16% of its population.

But now, the civic story has changed, thanks in large part to a few creative entrepreneurs who took advantage of the community’s affordable historic assets. People are hearing a new story about Kinston.

It’s not just about tourism. Local folks are enjoying a renewed quality of life: new civic vibe, new jobs, young people coming back to town, and more.

Elsewhere in North Carolina, one finds other pockets of innovation in historic buildings in smaller towns and cities.

Durham, once the red-headed stepchild of the Triangle, is attracting high-tech businesses—and young techies—from places like New York and Silicon Valley. The food and beer scenes in Durham are attracting national attention. Nearly all of the restaurants, breweries and co-working spaces (yes, we do still have to work!) are in old buildings.

In Rocky Mount, historic Rocky Mount Mills is being renovated and branded as the Brew Mill, an incubator for brewing. Of course, new restaurants are following. Headlines from recent news articles about the mill include: “Events to promote MLK speech movie,” “International festival to showcase Diversity,” “Brewery owner to compete in entrepreneur contest,” and “Durham brewer to set up shop at Mills.” Those are all headlines from just one week! How’s that for a new civic vibe.

It’s more than just food and drink. A major local business, Envolve Vision, was about to leave Rocky Mount, and the mill renovation kept them in town. “Envolve Vision’s leaders conducted a far-reaching search for a new location but were attracted by the Rocky Mount Mills’ scenic campus and live-work-play amenities that should help Envolve Vision attract top-notch talent to the company in a highly competitive market.”

The mill village at Rocky Mount Mills is being renovated for high-quality rental housing, offering an affordable alternative for young professionals and small families. Talk to anyone who’s from Rocky Mount or grew up there, and you will hear optimism and pride in their town, a very different message than a decade ago.
Community colleges in counties like Nash, Rockingham, and Surry are adding certification programs in brewing and/ or fermentation to support new local businesses.

Mount Airy developer and native Gene Rees has received national attention for his work in renovating buildings in and around downtown Mount Airy. The downtown group there boasts: “where our urban living is enhanced by arts, entertainment, local wine, and our Traditional Music roots. Fostering a diverse variety of small businesses flavored with authentic dining experiences, Mount Airy is a true Southern Town with all the charm of Mayberry.” Want a hip historic urban loft in downtown Mount Airy? You can get one. Some younger natives are opting to stay in Mount Airy rather than move to more expensive Winston-Salem. Retirees, too.

Diversity and authenticity are critical characteristics of successful communities, according to the Fallows. Fifty years ago, Jane Jacobs, the legendary urban observer, said the same thing.

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Maybe our state’s old buildings can inspire even more innovation and help reverse the demographic trends that threaten to leave our smaller towns and rural areas behind.

Myrick Howard is president of Preservation North Carolina.

Update on our New Headquarters

Since we mailed out the year-end magazine about our plans to relocate and renovate two historic houses in the freedmen’s village of Oberlin, we have received over $250,000 in additional gifts, putting us at 90% of our goal of $1,250,000! We are working hard to raise those last funds.

We continue to learn more and more about the Graves-Fields and Hall Houses as well as the families who lived in them. We recently received a copy of an elegant and poignant recollection about Oberlin written around 1950 by Lemuel Graves, who lived in Oberlin for most of his life before moving to Harlem in the 1930s. One of his granddaughters living in Seattle found it this week. (See page 10.)

We’ve done a lot of work to prep the houses for their moves, and most of the surprises have been in our favor (i.e., damage that’s not as bad as we imagined). We hope to move the houses in April. Before they move, we’re doing all of the needed structural repairs, so we’ll be ready to start roughing in mechanical systems as soon as they are put in place. Wasting no time!

We’re even going to prime the Graves-Fields House before the move. Paint research by David Black shows that the taller of the two houses was originally green, green (darker) and green (even darker).

Two more Oberlin houses have been torn down in the last month, making our project all the more timely.

If you haven’t supported our project financially, please consider doing so. If you have already made a gift, thank you so very much!

Help us hit our goal so we can wrap up this meaningful project with success.
A recollection about Oberlin written around 1950 by Lemuel Graves, who lived in Oberlin for most of his life before moving to Harlem in the 1930s:

So this is Oberlin—or was Oberlin—for it is gone, merged into a growing metropolis at a loss of its distinctive character caught in the whirlpool of progress.

A Negro town [formed] not of necessity or compulsion, but possessed of vitality and charm. It produced artisans and artists: doctors, lawyers, dentists, teachers, preachers—at a rate above the average of the city as a whole, and above the average of the state that contained it.

I was born there in the dear, dear days of long ago.
Character, training, security, no crime. [Perhaps these last words were to provide an outline for more. Punctuation added.]

Save the Date!

October 17-19
Wrightsville Beach/Wilmington

Preservation North Carolina 2018 Annual Conference

Preservation + Innovation
New Ideas Must Use Old Buildings—Jane Jacobs

Jane Jacobs famously said—“Old ideas can sometimes use new buildings. New ideas must use old buildings.” She was right—Innovation and Preservation go hand in hand. This year we’ll explore the ways entrepreneurs, architects, builders, chefs, restaurateurs, brewers, and other innovators are establishing their new ideas in old buildings. From Kinston to Greensboro, small towns and not-so-small towns alike, folks are putting innovation to work and bringing new life to historic buildings and spaces.

Come network, learn, and be inspired by the creative ways innovation is shaping North Carolina’s historic landscape.

It won’t be hard with the beach as a backdrop! That’s right—you’ll also enjoy some R&R (rescues and restorations) at our conference hotel, the beautiful mid-century Blockade Runner Beach Resort. You can book your room right now and take advantage of our great conference rates. And we couldn’t be at the beach without visiting the historic treasures in nearby Wilmington (including our own Bellamy Mansion)!

Visit www.PreservationNC.org for conference information and to book your room!
Honoring North Carolina’s Premier Preservation Projects:
Preservation North Carolina’s
2017 Honor Awards

Congratulations to the 2017 award winners!

The RUTH COLTRANE CANNON AWARD was presented to Susan Kluttz. Long before Susan Kluttz was appointed Secretary of Cultural Resources by Governor Pat McCrory in 2012, we at Preservation North Carolina knew her as a preservationist.

Back in 1984, PNC sold the derelict 1859 Kluttz Drug Store on the square in downtown Salisbury to a partnership consisting of Susan and her husband Bill and their distant cousins, George and Margaret Kluttz. These preservation allies renovated the building using the Federal rehab tax credits for mixed-uses: retail on the first floor, an office on the second, and a loft on third-floor. Mixed use was groundbreaking in 1984. The renovation served as a model for Main Street communities statewide—and it still does, 30+ years later.

Susan also served as Salisbury’s mayor until 2011, becoming the city’s longest serving mayor. She served with then-Mayor Pat McCrory of Charlotte as founding members of the North Carolina Metropolitan Mayors Coalition. When McCrory was elected governor, he appointed Susan Kluttz as the only Democrat in his cabinet.

In 2014, when the handwriting on the wall indicated that the tax credits would not be renewed by the legislature, Secretary Susan Kluttz stepped forward as a tenacious advocate. As Secretary of Cultural Resources, Susan went on a 69-stop Historic Tax Credits “Awareness Tour” across the state. By visiting buildings that had been revived by the tax credits, Susan brought media and political attention to the impact of the tax credits on local economic development and job creation. When Susan Kluttz started her tour, historic tax credits were not a part of the statewide legislative conversation. By the end, the credits had been mentioned in over 1,200 media articles and editorials from across the state. With all that attention, historic tax credit legislation was overwhelmingly passed the State House in 2015 and ratified by the Senate in the concurrence process. The tax credits now continue to lift communities across the state.

The ROBERT E. STIPE PROFESSIONAL AWARD was given to Benjamin Briggs. Benjamin Briggs, a native of High Point and a lifelong member of the High Point Friends Meeting, has led the largest local historic preservation organization in North Carolina for nearly 12 years. During that period, Preservation Greensboro has grown tremendously, increasing the power of preservation for the surrounding community. Benjamin’s preservation career accomplishments span a much longer time period and are equally impressive and diverse.

Benjamin graduated from North Carolina State University in 1989 with a B.A. in Multi-Disciplinary Studies (Architecture and Sociology) and followed that with a master’s degree in Historic Preservation from Boston College in 1996. By 1999, he was leading the Historic Preservation Technology Program at Randolph Community College. Benjamin has assisted in the application of tax credits for an income-producing property; he’s completed numerous Conservation Plans, Historic Structure Reports and Condition Assessment Reports on buildings in and around central North Carolina.

Benjamin has been an active long term member of Preservation North Carolina and their Association of Revolving Funds, Vernacular Architecture Forum and the National Trust for Historic Preservation, including ushering in Preservation Greensboro Incorporated as a National Trust Partner.

And he practices what he preaches, having personally restored two homes for resale and his own residence, a house built in 1843 that has been in his family for six generations.
The MINNETTE C. DUFFY LANDSCAPE PRESERVATION AWARD was presented to Friends of Oberlin Village for the Oberlin Cemetery.

Historic Oberlin Village represents the longest surviving and most intact Reconstruction-Era freedman’s colony in Wake County. Oberlin Cemetery was established in the heart of the village behind the Oberlin School, the village’s central meeting place. About 600 individuals are believed to have been buried in Oberlin Cemetery, but only 145 scattered monuments of stone and concrete have survived.

During the slower winter months, the Dellingers continue to refine the facility and the business model. The Dellingers take their role as stewards of the history of this important site seriously. The Laboratory Mill has taken a challenging building type—a vacant mill building in a rural setting—and turned it into a remarkably successful venture.

The STEDMAN INCENTIVE GRANT was awarded to the Clay County Communities Revitalization Association.

In the late 1990s, the Clay County Courthouse sat forlorn and neglected on the town square in the center of Hayesville. The courthouse and square seemed to reflect the economic downturn of this small town, comprised of empty storefronts, cracked sidewalks, and broken windows. With the help of HandMade in America, a group of community activists formed an all-volunteer organization called Clay County Communities Revitalization Association.

As the organization grew, it took on the exterior renovation of the county’s historic 1888 Courthouse and significant enhancements to the courthouse square. In 2007, two years after completion of the exterior restoration, Clay County Government moved to the new courthouse.

CCCRA’s “Friends of the Historic Courthouse” was organized in 2010 and adopted the slogan “Bring It Back to Life.” Fundraising activities were begun in earnest, with proceeds earmarked for the Historic Courthouse project. In 2013 and 2014, Clay County Government allocated $50,000 for preservation work to be overseen by CCCRA. It became evident that CCCRA would need a long-term lease for the courthouse if grants of any consequence were to be obtained and used for assistance with a government-owned building. With the assistance of state Senator Jim Davis, legislation was approved. The Commissioners agreed to enter into a 20 year lease with the CCCRA for the Historic Courthouse and Courthouse Square in 2016, provided that the ownership could be transferred to the Town of Hayesville.

The Town was more than willing to assume ownership, and the deed was transferred in January 2017. When completed, the vision is to offer upstairs space for events, musical performances, receptions and exhibitions. The downstairs will provide several spaces for retail and CCCRA’s office.

The L. VINCENT LOWE, JR. BUSINESS AWARD was presented to The Laboratory Mill near Lincolnton. When John and Cyndi Dellinger bought The Laboratory Mill from Preservation North Carolina on the last day of 2007, the mill had been vacant for more than two decades. The Dellingers spent the next 6 years, 6 months and 24 days renovating it.

John and Cyndi Dellinger set out to develop the mill into a special events venue. They visited nearly every mill renovation job within hours of Lincolnton to learn about successes and pitfalls. It took the first six months just to clear out the trees and brush enough to see the mill.

Now, The Laboratory Mill is booked solid for at least a year ahead. Every year during the slower winter months, the Dellingers continue to refine the facility and the business model.

The Dellinger's take their role as stewards of the history of this important site seriously. The Laboratory Mill has taken a challenging building type—a vacant mill building in a rural setting—and turned it into a remarkably successful venture.
Because its ownership was diffuse, belonging to “the people of Oberlin Village” rather than to a church congregation or nonprofit organization, no particular group was responsible for its upkeep. The Friends of Oberlin Village was founded in 2011 to act as the guardians of the sacred site. Since then community and university groups and individuals have spent thousands of hours raking, cleaning, surveying, and promoting the cemetery as the heart and soul of Oberlin Village. The Friends of Oberlin Village’s future goals for the cemetery are to secure a dedicated vehicular access from Oberlin Road into the cemetery, map and mark the many unmarked graves, restore damaged grave monuments, and construct a series of walkways through the cemetery.

2017 Carraway Awards of Merit winners. Photo by Tammy Cantrell.

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

Betty Wright, Mount Airy
Jocelyn Lynch for the Burgwin-Wright House Garden, Wilmington
Appalachian Barn Alliance, Mars Hill
Pauli Murray Center for History and Social Justice, Durham
Paul Fomberg, Raleigh
Stewart Gray, Davidson
Self-Help Ventures Fund for Revolution Mill, Greensboro
Speas Vinegar Company building, Charlotte
Jim and Jeff Daniels for the Goldsboro Drug Company Building, Goldsboro
Dr. Jeffrey Childers for Gourd Hollow, Spring Hope
Matt Hobbs and Katie O’Brien for the Crabtree Jones House, Raleigh
Larry Carver for the John Watson House, Warrenton

Call for Nominations

Now accepting 2018 Preservation North Carolina Awards Nominations!

Preservation North Carolina’s Honor Awards are now open for nominations. The awards recognize outstanding people, projects, businesses and organizations in the field of historic preservation in these categories:

Gertrude S. Carraway Awards of Merit (up to 12 given each year); the Minnette C. Duffy Landscape Preservation Award; the L. Vincent Lowe, Jr. Business Award; the Stedman Incentive Grant; the Robert E. Stipe Professional Award; and the Ruth Coltrane Cannon Award.

The deadline to nominate is May 28, 2018. Visit http://www.presnc.org/experience/awards/ for information on awards and how to submit a nomination.
Barnett Carr House

6960 S Hwy NC 41
Wallace
$50,000
See (J) on map

Just 45 minutes from the coastal city of Wilmington, the Barnett Carr House is an impressive two-story Victorian house with many original details and loads of potential. Located in Duplin County, the heart of eastern North Carolina's wine industry, the potential may be available to purchase additional acreage separately in order to be used as a winery, lovely bed and breakfast, or event center!

An earlier federal two-room house was built on the site by Barnett Carr (1795–1880) and dates to the early 19th century. It was first expanded by Jacob Obed Carr (1840–1914) sometime in the mid 19th century, who added four rooms to the front of the first story, and two rooms above making it a two-story structure. In the late 19th century, Snyder Hiram Carr made further additions to the house, adding two more rooms upstairs and the Victorian porches, being the configuration that exists today.

There are four large bedrooms upstairs, the potential for a master bedroom downstairs, and a large sun room that could make a beautiful light-filled kitchen. The property has been vacant for many years and suffered significantly from neglect. The property will need a complete rehabilitation including carpentry and cosmetic repairs, installation of all new systems (plumbing, electrical and HVAC), and updates to the existing bath and kitchen.

Located about 45 minutes to Wilmington and 1.5 hours to Raleigh, Wallace is home to a charming downtown, many prosperous industries and an active Chamber of Commerce. Square Feet: 3,234; Lot Size: 1 acre; Zoning: Residential

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

Tull-Worth-Holland House

808 Academy Heights Road
Kinston
$130,000
See (J) on map

Remarkably intact farmhouse and outbuildings on 10 acres! Located just outside of Kinston, the main house is comprised of three distinct periods of the history of the farm, including the two-story 1825 Federal hall-and-parlor plan with enclosed stair. Around 1900, the front porch was expanded to wraparound, with Colonial Revival columns. The property also includes multiple outbuildings: a c.1945 two-car garage, c.1890 cooks house with common bond chimney, c.1880 barn, c.1870 stable, and c.1880 cotton gin, and an African American cemetery. The property will include approximately 10 acres, to be determined by survey at time of sale.

The main house was built for Henry Tull who was one of the largest plantation owners in Lenoir County prior to the civil war. As his holdings expanded, the house became home to his overseer, J. W.C. Hill. Elegant Federal period detailing includes a mantel with a deep cornice and scallop detailing, which is repeated in the chair rail and mantel in the parlor. In 1869, William Worth purchased the property for John Tull, Henry Tull's son.

Located in eastern North Carolina, about an hour from Greenville and 1.5 hours to the beautiful beaches of the Crystal Coast. Kinston is a great small town that has tons of big amenities, including Mother Earth Brewery, The Chef and the Farmer (the renowned restaurant of Chef Vivian Howard featured on PBS’s A Chef’s Life), The Woodmen of the World Waterpark, a downtown business center under restoration and growing, the minor league Down East Wood Ducks who play in historic Grainger Stadium, Mother Earth Distillery, the C.S.S Neuse, and two boutique hotels—Mother Earth Motor Lodge and The O’Neil. Square Feet: 2,023; Lot Size: 10 acres; Zoning: Residential

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

Idyllic retreat just 30 minutes from Greensboro!
The McCollum Farm is a remarkably intact early 19th century tobacco farm situated in the rolling foothills of Rockingham County. The original tall two-story log house is thought to have been built in the 1820s, but could be earlier according to some historians. It is constructed of hand-hewn square-notched logs. A one-and-a-half story addition of similar construction was built in the 1840s next to the earliest section creating two rooms on the first floor separated by a center hall. A two-room rear ell was added to the back of the 1840s section around 1904 creating even more space. The 1820s interior features an elegantly detailed Federal mantel, a primitive post-and-lintel mantel on the second floor, a winder staircase enclosed by a finely crafted board-and-batten door, and an interesting closet under the stairs with a board-and-batten door secured by an early intact wooden rim lock.

The log house will require extensive rehabilitation in the 1820s section including foundation work and new flooring, ceiling repair, and the installation of mechanical systems including electrical, plumbing and HVAC. The 1840s side with rear ell is habitable, but will benefit from cosmetic updates and possibly some system upgrades.

The house and some of the outbuildings are available with five acres of land. More property is available at an additional cost. The house is currently being rented. The house was added to the National Register Study List. Square Feet: 1,935; Lot Size: 5 acres; Zoning: Agricultural

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

PRICE CHANGE

C.N. West General Merchandise

Don't miss this potential live-work opportunity in the beautiful North Carolina mountains! The C.N. West General Merchandise building was built around 1927 by Clyde and Minnie West using materials from the Old West Brothers Store which, at the time, was located across the street. The two-story frame structure would be ideal for retail, arts or studio space on the ground floor with a live-in area on the second. The downstairs was recently used as a pottery studio.

The property is adjacent to the recently rehabilitated Aunt Vonnie West House and Post Office, Rickman’s General Store, and the Cowee School and Community Center.

The property is also listed as a contributing structure in the Cowee-West’s Mill National Register Historic District, including five outbuildings: root cellar, garage (with apartment above), log barn, wood shed, and barn. All of the buildings will require complete rehabilitation and all are contributing structures, making them eligible for rehabilitation tax credits.

Cowee is about 2 1/2 hours to Atlanta, 2 1/2 hours to Knoxville, less than two hours to the many attractions in Gatlinburg and Pigeon Forge, and less than 45 minutes to Cullowhee, the home of Western Carolina University, and Cherokee. The area is beautifully situated in the Nantahala National Forest, the largest of NC’s four National Forests. There are a wide variety of activities for visitors to enjoy, including whitewater rafting, camping, biking and horseback riding on over 600 miles of trails. Square Feet: 2,668; Lot Size: 1 acre

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

20 West Mills Road
Franklin
$39,900
See (A) on map
Seeman House

Exuberant display of elaborate woodwork; picturesque setting on a hill among some of the finest homes in Warrenton! Early 20th century homage to some of Warren County’s finest 19th century houses. It’s exuberant display of elaborate interior and exterior features run the gamut of Georgian, Federal and Greek Revival styles. Built in 1932 by Janice and Peter Seaman, who were in the lumber business and the latter a skilled woodworker, the Seaman House is a testament to their appreciation of architectural refinement. Decades of neglect have resulted in severe water damage, collapsed floors and collapsed rear wall. The house will need all new electrical, plumbing and HVAC systems, structural repair, roofing, a new kitchen and bathrooms. The house is located in the Warrenton National Register historic district and may be eligible for tax credits.

Though the property is overgrown, the house and outbuildings fading, it doesn’t take much imagination to see the beauty and quality of the estate. The outstanding woodwork and spacious well-laid out rooms within a stately house situated on a slight rise with mature trees and boxwoods calls out to be preserved.

Warrenton is about a 1-hour drive from Raleigh via US Routes 1 or 401; an hour from Durham via I-85 and about two hours from Richmond, VA via I-95 to I-85. Square Feet: 3,100; Lot Size: 0.07 acre; Zoning: Residential

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

307 Halifax Street
Warrenton
$30,000
See (G) on map

Lustron House

314 Haywood Street
Raleigh
$191,000
See (F) on map

Restore Raleigh’s only surviving Lustron house to its sleek mid-century splendor! Fewer than 2500 Lustron homes were built between 1947 and 1950 to answer America’s post-WWII housing shortage.

The Raleigh Lustron was manufactured in 1949 and is the Desert Tan two-bedroom Deluxe Winchester model featuring prefabricated enameled metal-panel walls and roof; aluminum tripartite casement windows, built-in pass-through metal China cabinet, bedroom vanity, and trellis downspout porch post. Moved from Gotno Farm on Buffalo Rd. to a super-convenient downtown Raleigh location. Assembly required.

Square Feet: 1,020; Lot Size: 0.09 acre; Zoning: Residential

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, Preservation NC 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. Preservation NC is strategically acquiring vacant houses for partial or full renovation which are available for purchase. Prices will be adjusted as additional renovation work is completed on properties. Zoning: Residential

See (B) on map

Contact: William Barnes, REALTOR®, Broker, Allen Tate Company, 704-718-0669, William.Barnes@allentate.com
or
Jack Kiser, Project Manager, Preservation NC, Loray Mill Village Revitalization, 704-616-1862, jkiser@presnc.org

This Western Stick Bungalow, c. 1916, is filled with charm. Located in Wilson, 45 minutes to Raleigh and walking distance to downtown with its arts-driven revitalization efforts, this home is a real contender to Raleigh’s escalating real estate market. Three bedrooms, 2 baths, formal dining and living rooms, just over 9’ceilings, 3 fireplaces, large kitchen, sunroom and hardwood floors. Permanent stairs to attic not counted as livable space, but the possibilities are endless. Stabilization work and new electric completed. Square Feet: 2,244; Lot Size: 0.3 acres; Zoning: Residential

Contact: Kathryn Ferrari Bethune, Preservation of Wilson, www.preservationofwilson.com, 252-234-7694 or 252-230-9189, kfb@preservationofwilson.com

The historic Baird House was restored by John Kidwell, the recipient of the Gertrude S. Carraway Award of Merit in 2012 with all the modern amenities! Featuring living room & dining with gas coal fireplace, gorgeous kitchen with all appliances remaining, granite counters, large laundry, 5 bedrooms, 3 full baths, screened porch, wrap around front porch, PLUS new plumbing, roof, electrical, foam insulation, HP/CA with gas piggy back, wainscoating, 3/4” maple floors, tile and so much original character left! Square Feet: 3,300; Lot Size: 1.1 acres; Zoning: Residential

Contact: Alison Johnson, Rogers Realty and Auction, 336-789-2926, alisonjohnson@realtor.com, www.rogersrealty.com
In 1858, William Montfort Boylan built Montfort Hall on land overlooking downtown Raleigh that was formerly his father’s plantation. Designed by William Percival, it features an entry with a central gallery dominated by four Corinthian columns. The gallery is partially lighted by a cupola containing a stained glass oculus with light passing through a large circular opening in the floor of an upper gallery. Listed on the National Register of Historic Places, the property is located in the Boylan Heights local historic district and is subject to a Historic Preservation Agreement with Preservation North Carolina. Restored as a residence after it was used as a church from 1958 to 1978, the property is now in need of repair and updating. Early elevations and floor plans show a side porch that later was enclosed and opened to an adjacent space (back left) reconfigured to include a bath and closet (not shown here). Square Feet: 6,000; Lot Size: 0.99 acres; Zoning: R-10

Contact: Peter Rumsey, Realtor, Metro Digs, Inc., Raleigh, at 919-971-4118, peter@peterRumsey.com.
TAKE YOUR PLACE IN NORTH CAROLINA HISTORY

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

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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 (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

Before & After

The William Cobb House, Pitt County

In 1995, young Jason and Lisa Ecker acquired and relocated the historic William Cobb House (c. 1820) and outbuildings in Pitt County near Penny Hill. The fine Federal-style house would have been destroyed had the Eckers not moved it. The project was daunting, but the Eckers persisted and did an exquisite restoration job. They now have children of college age and are in the process of restoring another important house for their home. Jason has gained a regional reputation as a fine contractor and craftsman. Bravo, Jason and Lisa.

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. Let us know if we can help you through the process.