

Available for Restoration

The Historic Thomas Reynolds House



NEW PRICE \$16,500
Price: ~~20,000~~
Square Feet: 1,290
Lot Size: 0.35 acres
Zoning: R-12

**206 Williams Court, Warrenton
Warren County**

The historic Thomas Reynolds House, locally known as Reynolds Tavern, is an intriguing Boom Era house thought to have been the home of prominent cabinet-maker Thomas Reynolds who came to Warrenton in 1804. Warren County's economic success created a wealthy planter class with cosmopolitan tastes drawing several professionals and tradesman to Warrenton in the early 19th century. Alongside the impressive high-style town houses, modest-scale dwellings and shops were built for the merchants, professionals and tradesmen who catered to them. Thomas Reynolds was among the many craftsmen who arrived from Petersburg, Virginia and within months was advertising for an apprentice. His location on Bragg Street near Market Street would have put him right next to the bustling activity of Main Street on busy postal routes from Petersburg, and the Halifax and Salisbury lines. He continued to run a successful business advertising for another apprentice as late as 1833. In recent years research indicated that the structure may have served as a tavern, however it appears as a residential dwelling in the 1896 Sanborn Map.

Though the front elevation and first floor have been remodeled over the years, the rear elevation exhibits much of its early character. Interior and exterior early 19th century features include the stone foundation, roof dormers, winder stair, nine-over-nine sash windows, door and window surrounds, boxed eaves, flush gable ends, and a large stuccoed center chimney. The second floor retains early wide wood floors and views of the mortise-and-tenon construction.

The building will require a complete rehabilitation including structural/foundation work, restoration carpentry, and all new systems. A contributing structure in the Warrenton National Register District, the Reynolds Tavern is eligible for tax credits. The Town of Warrenton offers revitalization and economic development incentives including the Revolving Loan Program, Downtown Redevelopment Incentive Grant, and the Awning Program: www.warrenton.nc.gov/page/bus_home.



**Early Home of Prominent
Cabinet-Maker Thomas Reynolds!**



North Carolina
Preservation North Carolina
The Historic Preservation Foundation of North Carolina, Inc.

For more information or to make an appointment to see the Thomas Reynolds House contact:

Cathleen Turner, Regional Director • 919-401-8540 • cturner@presnc.org

JOIN US! For more information about Preservation NC and other endangered properties visit www.PreservationNC.org.

Financial Incentives: The **Thomas Reynolds House** is a contributing structure in the Warrenton Historic District and is eligible for tax credits. 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 certified historic structures (non-income producing properties), a 15% state tax credit is available for rehabilitation expenses up to \$150,000. For more information on Historic Preservation Tax Credits, please contact the North Carolina State Historic Preservation Office at 919-807-6570 or www.hpo.ncdcr.gov. The Town of Warrenton also offers revitalization and economic development incentives including the Revolving Loan Program, Downtown Redevelopment Incentive Grant, and Awning Program: www.warrenton.nc.gov/page/bus_home.



Directions: From Raleigh: take US-401 N toward Rolesville and Louisburg for 31 miles. In 31, miles turn right onto US 401 Hwy N. In 18 miles, turn right onto E Macon Street. In 300 feet, turn left onto N Bragg Street. In 350 feet, turn right onto Williams Court and in 150 feet the property will be on the left.



Area Information: The picturesque Town of Warrenton is located near Kerr Lake and only an hour from Raleigh. Its well-preserved small town character has been rediscovered and enjoys a thriving community life. Formed in 1779, Warren County is located along Interstate 85 and is known as a "gateway of the Carolinas." It retains an impressive collection of intact plantation houses and a variety of architecture harkening to its heyday as a center of agricultural enterprise, academies, home to leading political figures, and sulfur springs resorts that drew famous names to the area, first by wagon then by train. Dozens of properties are listed in the National Register of Historic Places including much of historic Warrenton, the county seat, which is a designated Main Street town. Only one hour to research Triangle Park region and 1.5 hours to Richmond, VA, the Town of Warrenton offers attractive economic development incentives. For more information visit www.warren-chamber.org, www.warrenton.nc.gov/page/bus_home and www.preservationwarrenton.com.

Preservation North Carolina is a statewide, private, non-profit membership organization that protects and promotes the architectural heritage of North Carolina. Through its Endangered Properties Program it acquires and sells endangered historic buildings. Preservation North Carolina sells all properties with protective covenants and a rehabilitation agreement to ensure that the historic buildings will be renovated and that they will be protected from demolition and unsympathetic changes in the years to come. For samples of these legal documents visit www.presnc.org/get-help/easements-covenants.

For general information or to join Preservation NC:

PNC • P.O. Box 27644 • Raleigh, NC 27611-7644 • 919-832-3652 • info@presnc.org • www.PreservationNC.org