This summer Preservation North Carolina was the recipient of a remarkable gift from Caroline Clark and her family: Ingleside on 5.75 acres in burgeoning eastern Lincoln County.

The gift also included generous funding for maintaining the property for three years, after which time PNC will sell it to a sympathetic purchaser subject to protective covenants that ensure the house’s permanent protection.

Nominated to the National Register of Historic Places in 1972 as having statewide significance, Ingleside is one of the finest antebellum Federal-style houses in North Carolina.

Born in 1784 near Lincolnton, Daniel Munroe Forney was a planter who served as a major in the War of 1812, a member of the US House from 1815-1818 (succeeding his father), and a NC Senator from 1823-1827. In 1817 he married Harriet Brevard, the same year that he built Ingleside. In 1820 he was appointed by President James Monroe as a commissioner to develop a treaty with the Creek Indians. The 1830 census indicates that Forney held 38 slaves.

Historic photo of Ingleside in the 1890s
Forney was the oldest son of General Peter Forney, a NC Senator, US Congressman from 1813–15, and builder of iron works. His grandfather, Jacob Forney, was a French Huguenot who came to Lincoln County around 1754 from Alsace and served in the French and Indian War and in the Revolution.

Family legend says that the elegant brick house was built as a wedding present and designed (at least in part) by Benjamin Latrobe, architect of the United States Capitol. The capitol was under construction while Forney was a Congressman. The staircase was modeled after Owen Biddle’s *Young Carpenter’s Assistant* patternbook, and the main parlor resembles the east room of the White House.

After his father’s death in 1834, Forney moved to Alabama, selling the house and 867 acres to James Anderson. Other members of the Forney family also moved to Alabama, where they became quite prominent. Forney died in 1847. His nephew represented Alabama in the US House from 1875 to 1893.

In 1871, Anderson sold the home to Willis E. Hall. The Hall family gave “Ingleside” its name and owned it until 1947. The home was then purchased in 1951 by David Clark Sr. as a wedding gift to his wife Katherine Goode Clark. Their daughter Caroline donated the property to PNC.

We are most grateful to the Clark family for their decades of stewardship of this significant house and for their exceptional generosity to donating the house to Preservation North Carolina. We will be working closely with the Lincoln County Historical Association to make sure that the house continues to be well loved and maintained for generations to come. ✨

*Myrick Howard is president of Preservation North Carolina.*

If medals were awarded for sheer numbers of historic buildings surveyed, I reckon I would make the podium. It has been quite a ride, taking off in a 1967 Camaro in 1979 to inventory farmsteads in Monroe County, Illinois, and landing in the 1990s in Charlotte, North Carolina, where I have a historic preservation consulting firm. Architectural surveys for academic research, private clients, and government agencies have taken me across the eastern half of United States, where I have pondered and recorded the stories of American buildings, from the bespoke to the run-of-the-mill. But architecture aside, these surveys have told their own particular stories: of roads taken; destinations reached; and people encountered along the way.

I owe this career to an act of congress. The National Historic Preservation Act of 1966 (NHPA) was the engine of the modern preservation movement. It created the National Register of Historic Places, and directed states to open preservation offices and prepare inventories of historic properties. These
architectural surveys continue on, updating the earliest accountings and organizing the latest ones organized around new topics. At the federal level, Section 106 of the act called for government agencies to take into account the effects of their undertakings on historic properties and archaeological sites. All federally funded or licensed work—from highway projects, to airport expansions, to the renovation of military bases—now trigger Section 106 review, which frequently requires architectural and archaeological surveys to identify potentially endangered resources. In 1980, Congress amended NHPA to bring city and county governments into the act as sponsors of architectural surveys for local purposes. Thus with legal roles to play at all levels of government, architectural surveys became the bedrock of preservation planning.

In 1979 I was a graduate student in historical geography at the University of Illinois. I studied with John Jakle, who instilled in me an appreciation for everyday, human landscapes—what geographers label “cultural landscapes.” While I did learn about high-style architecture and designed landscapes, the focus was on the history of ordinary buildings and places. Commonplace buildings and landscapes reflect cultural, social, and economic patterns of events as well as individual actions. In his book of travels, The Old Ways, James Mcfarlane portrays a companion to whom “history and geography are consubstantial. Placeless events are inconceivable, in that everything that happens must happen somewhere, and so history issues from geography in the same way that water issues from a spring: unpredictably and site-specifically.” Mcfarlane might have been describing an historical geographer. So within the bounds of government contracts with regulated scopes of work and tight deadlines, I have brought the perspectives of an historical geographer to architectural surveys.

While architectural surveys are usually conducted by trained professionals with academic bona fides and disciplinary points of view, the surveys themselves are inherently methodological. The work almost inevitably demands two machines—a car and a camera. The cars (one pickup, too) came and went, but the camera remained the same until the arrival of the digital age: a Olympus OM-1 loaded with Kodak film. Known for its warhorse dependability, gleaming metal top plate, and satisfying “click,” the OM-1, like all cameras of its day, operated with tangible levers, gears, and springs. More often than I wish to recall, it tumbled off the hood of my car as I pulled away from some surveyed farmyard. But not to worry, the OM-1 took a licking and kept on clicking.

No matter the perspective or on-line prep work, all architectural surveys are voyages of discovery and every new project is terra incognita. The unknowns concern architecture and just about everything else—the people, the places to eat or stay, the roads, the weather.

During the 1990s, I gradually, and with some trepidation, embraced digital technology, which changed architectural surveys forever. Digital cameras, websites, geographic information system (GIS) mapping, and cell phones all made fieldwork more efficient, less expensive, and safer. I put away the mechanical OM-1 for an electronic Nikon and shelved the rolls of 36-exposure Kodak film for memory cards that stored many hundreds of photographs. The quotidian chores of survey photography no longer included that obligatory first shot on each roll of film identifying the specific project and roll number. The costs of buying and processing film were erased from survey budgets and the burden of organizing stacks of contact prints lifted. The planning and preparation for fieldwork also improved, as I searched friendly preservation websites for the locations of previously inventoried historic properties and downloaded the maps of survey areas. I completed architectural survey forms electronically as part of a customized database, and the ream of survey forms that once filled office space quit the scene. How times had changed since that first project in 1979, when I stapled thumbnail photos to 5-x-7 inch survey cards.

But no matter the perspective or on-line prep work, all architectural surveys are voyages of discovery and every new project is terra incognita. The unknowns concern architecture and just about everything else—the people, the places to eat or stay, the roads, the weather. For instance, while conducting a survey of bridges in Minnesota, I quickly realized that I was in a distant land. I dined at the Sons of Norway Lodge in Fargo, North Dakota, where English was evidently the second language. Swedish bakery shops filled the Main Streets of southeastern Minnesota, and in Faribault, a sign told me that every Tuesday was “Cookie Day.”
Another poster read, “Taxidermy and Cream.” Incongruously, along a lonely stretch of highway in the northern reaches of the state, a concrete bridge bore graffiti with a terse expletive about one “Gustav.” Our bridge survey concluded along the Lake Superior coast, where I was caught in a snow storm in the middle of May.

The inaccessibility of a survey site heightens the sense of exploration. I have been lowered under a Yadkin River bridge on a crane called a “hydra platform,” and have ridden in an SUV rigged with steel wheels along an abandoned rail line in the Smoky Mountains. During one prohibitively hot, July afternoon—before cell phones—the truck I was driving became embedded in sand far off the beaten path at Fort Bragg, North Carolina. After fruitless attempts to gain traction for the wheels, and some professional soul-searching about architectural integrity, I finally freed the pickup using planks from a ruinous tenant house.

Architectural surveyors are outsiders, with cameras. John Stilgoe, in his collection of essays, *Outside Lies Magic,* describes the “dark curiosity” of locals who are suspicious of strangers taking pictures. Not long ago, a resident followed me down the street threatening to “call the law” as I inventoried a textile-mill village. I was taking photos from a public street, so my actions were entirely legal. Yet, as Stilgoe notes, people often feel confused and threatened when an outsider starts documenting as significant something that they take for granted. Locals, like the mill-village resident, can also harbor suspicions about possible criminal activity as well as legitimate feelings of helplessness and anger towards agents of impersonal authority.

Depending on the scale of the project, our surveys may be announced in local newspapers, and involve formal letters of introduction as well as appointments with police and other government officials. Few large inventories go by without my attending a delicious church barbeque to introduce myself and earn trust. Architectural surveys usually call for get-togethers with property owners to gain historical information; access to private property; and, ideally, views of interiors. The great majority of such meetings have been positive—many remarkably so, given that I may have arrived on the doorstep unbidden. I am reminded that once during a survey of a pristine, antebellum farmhouse in the North Carolina piedmont, an especially cordial owner greeted me at the door with a silver salver of Bloody Marys. It was 10 o’clock in the morning.

Although I start each architectural survey as an outsider—at best as a guest—I might finish with a familiarity that borders on intimacy. A 1987 survey of East Wilson, North Carolina, a historic African American community, brought out the local press, which branded the scores of shotgun houses as “neo-slave cabins” and “sad throwbacks to an era of legal and social inferiority.” However, the oldest inhabitants of East Wilson disagreed. Although the label “shotgun house” defining the traditional, narrow, three-room dwelling is part of the Southern idiom and scholastic architectural literature, long-time residents of East Wilson found it disparaging. In fact, they had invented fresh, descriptive labels, calling the gable-front houses, “endways” (facing gable end to the street), and the later, 1920s models with low hip roofs and exposed rafters, “bungabuilts,” after the

popular bungalow style of the time. These houses had not been rude shacks for the downtrodden. In the face of Jim Crow and obdurate racial discrimination, residents had raised families and built purposeful lives in these endways and bungabuilts.

Familiarity with a place is also captured in moments or impressions that linger in memory from a survey long ago: the bittersweet landscape of empty, half-remembered farmhouses; the ubiquity of basketball hoops on small tobacco farms in the North Carolina coastal plain; the smell of wood smoke from a tenant house in December; treasured encounters with folks who recollected the old ways.

Among the most profound changes in architectural surveys since I began my career in 1979 has been the loss of those treasured individuals. How many souls can now recall working a tobacco farm with mules, or living in a cotton-mill village that was owned by the mill?

While searching the files of early architectural surveys, I have occasionally come across penciled notes of interviews with people who have such memories, or with deep and abiding attachments to places now lost or forever changed. Such files are valuable primary resources, not just for these occasional transcripts, but for the sites plans and photos that offer rare historical and architectural information. Modern architectural surveys often play different roles. When performed to update previous inventories, they reveal how specific properties have changed over time and the efficacy of preservation initiatives. When recording new properties, they are unprecedented accounts of resources that were categorically excluded from surveys when my career began, like the mid-century modern ranch house and postwar suburb. The field notes from these surveys await the next generation of investigators.

I do understand that I will never receive a medal for the thousands of properties I surveyed. The reward in large measure has been a sense of professional accomplishment: the gratification of successfully completing architectural inventories that have advanced the mission of the NHPA. There have been the personal rewards, too. The work itself has cultivated ways of seeing, questioning, and listening—what folklorist Henry Glassie calls “habit of attention”—that inevitably deepens my encounters with places and those who inhabit them. The prize has never been about the numbers.

Richard L. Mattson, Ph.D., is a preservation consultant with Mattson, Alexander, and Associates, based in Charlotte.


*P.S. The “Abandoned Farmhouse” on page 5, known as Danielhurst, has since been renovated by its owner, Peter Heffley. PNC holds covenants. Photo by Watson Brown.*

**In case you missed it...we’ve postponed our 2018 Annual Conference until March 20–22.**

Many of our friends, venues and locations in Wilmington and Wrightsville Beach are still recovering from damage caused by Hurricane Florence. We want to give them some time to rebuild and get back to normal, so we decided to postpone the Preservation NC Annual Conference until March. We’ve confirmed our speakers and venues, and are pleased that the conference schedule and venues will remain largely unchanged. Registration is currently open for the rescheduled March 20–22 conference.

We hope that you will join us March 20–22 in Wrightsville Beach/Wilmington. It will be a tremendous opportunity for us to show our support for one of North Carolina’s great historic cities.

For conference information including schedule, registration, and accommodations, please visit [www.presnc.org/conference](http://www.presnc.org/conference).
Angela Starnes wasn’t even considering her hometown when she began looking to buy a house earlier this year. She wanted to move out of her apartment in Fort Mill, South Carolina, while not adding too much to her work commute as a Charlotte-Mecklenburg police officer. She certainly didn’t anticipate relocating to the same general area where she grew up in Gastonia.

Then her real estate agent clued her in to a model home that had been renovated by a nonprofit, as part of a larger effort to revitalize the Loray Mill village in Gastonia. And once Starnes stepped inside the bungalow, there almost wasn’t enough room to contain her enthusiasm.

“I was super impressed with what they had done on the inside,” she said. “I don’t even think I looked at another house after that.”

A market for success

The residence Starnes has moved into at 906 W. Second Ave. is no mansion. It offers slightly more than 1,000 square feet on a single floor, with one bedroom and one bathroom. It reflects the character of most of the roughly 500 mill homes within the 30-block village, which were built by Loray’s owners between 1900 and the 1930s, and rented to the families that made up its teeming workforce.

But in real estate, size doesn’t always matter. Preservation North Carolina, which works to salvage historic properties across the state, expects Starnes’ new home to serve as a beacon in an emerging success story. The group believes the modestly sized homes and small yards within the village will be popular purchases in a market aimed at millennials and empty nesters.

“We are close to seeing 70 percent of American households as one- or two-person,” said Preservation North Carolina President Myrick Howard, citing census data and recent trends. “Fairly soon, 50 percent of American households will be one-person. There is a market out there, I think, and we’re one of the ones crazy enough to test it out.”

Sparking revitalization

The recent redevelopment of the Loray Mill itself into an upscale residential and commercial hub triggered an effort to spread that revitalization to the surrounding neighborhood. Preservation North Carolina had a heavy role in coaxing along the mill’s rebirth, and now sees a golden opportunity to springboard off that progress.

Since 2015, the nonprofit has used low-interest loans to acquire 16 different homes within the Loray village. It has already sold six to owners who agreed to restrictive covenants on the properties, such as assuring they will live in and not rent out the houses, and that they will preserve certain architectural features.
A block of Vance Street has received the most attention to date. Preservation N.C. has already acquired and sold three homes there, and is renovating three more.

Residences that in many cases had come under the watch of slumlords, and seen their values dwindle to next to nothing, are now being rekindled. Preservation N.C. bought the property at 906 W. Second Ave. in 2015 for $12,000, and Starnes just purchased it for $115,000.

Howard admitted they were hoping to sell the home for as much as $125,000 or $130,000. But based on their experience successfully restoring mill houses in places such as Edenton and near Burlington, they know this is part of the routine. It’s harder to get a good appraised value on a restored home when there are no higher-priced sales nearby for an appraiser to point to.

“Your first one is the problem when it comes to appraisals,” said Howard. “With that house, we made a conscious effort to put in really nice finishes, because we needed to show what this could all be. It was really an aspirational thing for us.”

‘Long-term deal’

Preservation N.C. is renovating most of the homes it is acquiring to varying degrees. It is selling some as-is, though still attaching covenants to them.

“We're not trying to have the neighborhood become pricey. We’re trying to have it be stable,” said Howard. “This ought to be a good, stable working-class neighborhood. And when you get down to it, the working class is going to basically be millennials.”

Starnes isn't in that specific demographic, but she still fits a desired mold as a one-person household. Since her husband's untimely death several years ago, she has envisioned something small and manageable. And the fact that she grew up just a few blocks away on Third Avenue, before graduating from Ashbrook High School in 1991, made a move to the Loray Mill village all the more fitting.

“I literally walked these streets when I was little, to places like Moss Drug and the YMCA,” she said. “I don't have any plans for this to be a quick turnaround. This home is a long-term deal for me.”

Starnes is aware of the hesitation some people have with buying a home in a neighborhood that’s still in recovery. But she points to success stories such as the formerly downtrodden NoDa community in Charlotte.

“The only way to get there is to put money into an area,” she said.

Howard said as downtown Gastonia continues to become more of a destination, it will help make the nearby housing market more desirable. The city’s development of the Franklin Urban Sports and Entertainment District will only help to connect downtown with the Loray Mill village, he said.

“We’re still a long way from where we want to be,” he said. “But I’m very encouraged about the way things are going.”

Michael Barrett is a staff reporter with the Gaston Gazette in Gastonia. This article originally appeared in the Gaston Gazette on July 8, 2018.
Branch Grove Preservation Celebration

On September 8, PNC hosted a Preservation Celebration at Branch Grove near Enfield in Halifax County.

PNC worked to save and preserve the historic house—the birth place of BB&T founder Alpheus Branch, for over a decade! The celebration showcased the fully renovated house to the public for the first time and was catered by our friends at The Hen & The Hog in Halifax.

Branch Grove is a great example of how PNC works to save North Carolina’s special places. Without our years of experience and determination to find a preservation solution, Branch Grove would be gone—wistfully remembered in old photos.

The beautifully renovated home is now for sale with nearly 40 acres. Interested buyers should contact realtor Nancy Winslow at 252-813-1096, or nancywinslow@kw.com. Check out before and after images of Branch Grove on the last page of the magazine.

Save the Date:
Ingleside Preservation Celebration

Tour Ingleside (from our cover page article and the nearby Mecklenburg County Ingleside!) on Sunday, December 2. Visit www.PreservationNC.org for tickets and details.
### Gordon Brandon House

**Address:** 4976 Ross West Road  
**Location:** Dunn  
**Price:** $60,000  
**See (G) on map**

#### Stately Federal-style house with exquisite woodwork once served as a field hospital during the Civil War! Only 15 miles from Campbell University.

The William T. Smith house was built circa 1835 and served as a field hospital for wounded Union troops during the Civil War's Battle of Averasboro. Extensive archaeological studies have revealed a rich architectural history. The house is a two-story, single-pile frame house with a side-gable asphalt shingle roof flanked by two Flemish bond chimneys with diamond-pattern brickwork. A two-story pedimented portico dominates the front façade and is accented by a decorative sheaf-of-wheat balustrade. The house will need a compete rehabilitation. Located just inside the southern boundary of the Averasboro Battlefield Historic District, it qualifies for historic preservation tax credits.

Located in Cumberland County in the town of Averasboro, less than two miles from the Harnett County line, and just a short drive from Campbell University, the property is a commutable hour drive to the Research Triangle Park.

- **Lot Size:** 2 acres  
- **Zoning:** Residential

**Contact:** Cathleen Turner, Regional Director, Preservation NC, Piedmont Office,  
919-401-8540, cturner@presnc.org

### William T. Smith House

**Address:** 148 Bridge Street  
**Location:** Milton  
**Price:** $32,500  
**See (E) on map**

#### Raised basement Greek Revival cottage on secluded wooded lot; one block from Milton commercial district and Thomas Day Museum; just minutes from Internationally renowned Virginia International Raceway!

An unusual example of a uniquely Milton house type, the Gordon-Brandon House is a modest-scale raised Greek Revival cottage consisting of a brick lower level and a wood frame upper level containing the main entrance and ornamentation. Located at the end of N. Bridge (“Warehouse”) Street, the house is set near Country Line Creek on a secluded wooded lot in the Town of Milton, famous for its antebellum architecture and home to Thomas Day, renowned 19th century cabinetmaker. Nearby is the last remaining tobacco factory in Milton. The house is eligible for tax credits.

The Gordon-Brandon House is in Milton, NC, a charming village (est. 1796) near the Virginia line that flourished in the early 19th century as a center for Dan River planters, tobacco warehouses, industry and artisans such as famed cabinetmaker Thomas Day. Milton is located at the intersections of Highways 62 and 57 near the banks of the Dan River on the North Carolina – Virginia border and is 12 miles from Danville, VA, about 2 miles from the world-famous Virginia International Raceway, and only an hour from Raleigh/Durham.

- **Lot Size:** 1.7 acres  
- **Zoning:** Residential

**Contact:** Cathleen Turner, Regional Director, Preservation NC, Piedmont Office,  
919-401-8540, cturner@presnc.org
A Mid–century Modern masterpiece in East Charlotte, in a serene setting with a rich history associated with the arts landscape of Charlotte!!

One of only a few dozen prime examples of high style Mid-century Modern architecture in Charlotte, the Cohen-Fumero House was designed by noted architect Murray Whisnant, a fellow of the American Institute of Architects and a graduate of the NCSU School of Design, and constructed by Gus Vinroot in 1960 being completed in 1961. Upon its completion for owners and artists Herb Cohen and Jose Fumero, the house quickly became and remained throughout their ownership as a center of the creative and social life of the artistic community in Charlotte. Prominent regional, national and international guests included NC painter Phillip Moose, author Jan Karon, Italian sculptor Arnolde Pomadoro and countless well-known and respected artists representing a wide diversity of disciplines.

The house was designed as a “serene” place that would serve as an appropriate background for work, to display the owners artwork and its suitability for entertaining.

Designated as a local historic landmark, the house is eligible for a 50% ad valorem property tax deferral. The property is potentially eligible for National Register listing.

1,728 square feet

Lot Size: .75 acres / Zoning: Residential

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

Great opportunity with redevelopment happening just across the street in Spencer's Park Plaza!

Join the revitalization of one of NC’s most walkable small town Main Streets! The historic (former) Motor Company Building (locally known as the Spencer Theatre) was built around 1919 and is located in the heart of Spencer’s National Register District. It is waiting on a renewed purpose and is an easy walk to nearby shops, adjoining historic neighborhoods, churches, the library and parks. The NC Transportation Museum is within view!

Spencer is a forward-thinking North Carolina Small Town Main Street City that offers the many pleasantries and amenities of a small village atmosphere, yet it is within easy access to I-85 and larger nearby urban centers such as Charlotte (45 minutes), Winston-Salem (45 minutes), and Greensboro (one hour).

7,250 square feet

Lot Size: 0.166 acres / Zoning: Commercial/Central Business

Contact: Ted Alexander, PNC Western Office, Shelby, 704-482-3531, talexander@presnc.org
### Sol Isaacs and Paul Borden Houses

**Two spacious Craftsman bungalows in downtown Goldsboro historic district, just 1 hour from Raleigh!**

Goldsboro is a convenient 20 minutes from I-40 and I-95, one hour from New Bern, only 1.5 hours from Wilmington, and less than 2 hours to several of North Carolina’s beautiful beaches.

#### Sol Isaacs House
- **Address:** 801 Park Avenue
- **Price:** $65,000
- **See:** (J) on map

Located just down the street from Herman Park, home to the local Farmer’s Market, the house features 3 bedrooms and 2 baths, with the potential for other rooms to be used as additional bedrooms. A large central foyer leads to the living room with stunning windows overlooking the back yard and a huge fireplace with beautiful wood mantel. The Sol Isaacs House also retains original hardwood floors, dentil crown molding, original fireplace mantels, a large front porch, and side screened porch.

The property will need a complete rehabilitation including updates to all systems, kitchen and baths, new roof, and cosmetic updates. The property is currently on the Goldsboro condemnation list.

- **Size:** 3,782 square feet
- **Lot Size:** .66 acres / Zoning: Residential

**Contact:** Maggie Gregg, Regional Director, Preservation NC, Eastern Office
- **Phone:** 252-689-6678, mgregg@presnc.org

#### Paul Borden House
- **Address:** 305 W. Mulberry Street
- **Price:** $85,000
- **See:** (J) on map

The Paul Borden House was built around 1920 and is a spacious Craftsman bungalow which has been stabilized with most of the exterior work completed! It is only two blocks from Union Station and walkable to downtown Goldsboro businesses, restaurants and shops. The house features handsome Craftsman details, original brick (from the Borden Manufacturing Company), and the original slate tile roof on the front half of house (new asphalt roof with warranty on the rear). The interior is framed-in but is really a blank canvas, ready to become your dream home!

- **Size:** 3,839 square feet
- **Lot Size:** 0.41 acres / Zoning: Central Business District

**Contacts:** Judith McMillen, Broker, Berkshire Hathaway Home Services - McMillen & Associates Realty, 919-921-1883, judith@themcmillengroup.com

or Maggie Gregg, Regional Director, Preservation NC, Eastern Office
- **Phone:** 252-689-6678, mgregg@presnc.org

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### C.W. and Lucille Beasley House

**Wonderful brick bungalow in the small town of Colerain with tons of potential! Move in and make it your own!**

Close to the Chowan River and only 20 miles from Scotch Hall Preserve Golf Course—a waterfront Arnold Palmer Signature Golf course with resort style swim pavilion, marina, kayaking ponds, paddleboards, fishing and more! This charmer is also close to the beautiful and historic town of Edenton, NC. Edenton is home to three National Historic Landmarks, one of which is the state’s oldest courthouse, built in 1767 and still in use. Recently recognized by Forbes.com as one of America’s Prettiest Towns, Edenton is a vibrant downtown with unique shops, eateries, and a variety of other businesses.

The house was built for C.W. and Lucille Beasley in 1925 and has remained in the family since. It features 5 bedrooms, 2 bathrooms, beautiful hardwood floors throughout, an original majolica tile bath upstairs, large fenced in yard, and wide wraparound front porch.

- **Size:** 2,503 square feet
- **Lot Size:** .5 acres / Zoning: Residential

**Contacts:** Nancy Winslow, REALTOR®, Keller Williams Points East
- **Phone:** 252-813-1096, nancywinslow@kw.com

or Maggie Gregg, Regional Director, Preservation NC, Eastern Office
- **Phone:** 252-689-6678, mgregg@presnc.org

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See [www.PreservationNC.org](http://www.PreservationNC.org) for more information.
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.

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.

The historic mill houses are of quality construction and materials, and will make ideal homes for small households.

Zoning: Residential
See (A) on Map

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

John Watson House

128 Pet Burwell Road
Warrenton
$985,000
See (H) on Map

Respectfully restored in 2003, the house includes 7 bedrooms and 7 ½ baths. It currently operates as a Magnolia Manor Plantation B&B wedding venue. The estate can be best viewed on our website ncbarnwedding.com that contains many images and videos. While the wedding business generates annual sales in excess of $300K, the property is priced for its residential value only at $985,000 without consideration for its proven business potential. Turn-key options available.

7000 square feet; Lot size: 13 acres

Contact: Gardner Reynolds Fonville Morisey Realty/ Legacy Farms and Ranches of NC
919-749-3177/ greynolds@fmrealty.com www.legacyfarmsandranchesnc.com
Magnolia Manor Plantation Bed and Breakfast Website: www.ncbarnwedding.com
Clarendon Hall, built in 1842 retains its rare combination of Federal and Greek Revival architecture in a pristine 56+/- acre setting in Yanceyville. The two-story brick home’s elegant façade includes double door entrances on both levels, each decorated with fretwork lintels with central cartouches. The three-bay entrance porch features Doric posts and an upper balustrade set with turned urns. The interior features a grand staircase and fine paneling and mantels attributed to Thomas Day. $450,000

The Moore-Gwyn-Ewalt House

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. Outbuildings & pond. $1,750,000

Both Yanceyville properties are protected by covenants held by Preservation North Carolina

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The Coker House and Gardens Constructed in 1908 and located on 2.8 acres in Chapel Hill’s Historic District, “The Rocks” is a contributing structure in the town’s earliest National Register Historic District. Its unique history and exceptional setting, Prairie Style architecture and Arts and Crafts interior woodwork, make it one of the most significant residences in North Carolina. Characterized by a landmark White Oak, the gardens include native trees and shrubs, an arbor walk, a camellia room, a rose garden, a sunken perennial border and a woodland wildflower walk. $3,500,000

Experience the Virtual Tour at ncestates.com
The Beaman-Jones House is an elegant 1920's Georgian Revival Home in one of the most desirable neighborhoods in Raleigh. Built by prominent contractor John E. Beaman as his personal residence, it showcases both his success at the time and his good taste. The house features top quality workmanship and finishes including deep cornices and wainscoting throughout, nearly 10 foot ceilings in the formal areas on the first floor and 9 foot ceilings upstairs. The generous entrance hall with arch is flanked by a massive living room and good sized dining room with original crystal chandelier and centerpieces. The first floor also includes a breakfast room, library/sunroom, a wood paneled den, butler's pantry and car-in-office. The original carriage house, as well as granite carriage step stones are still intact. After the stock market crash of 1929 Mr. Beaman sold the White Oak residence before ever moving in. The next owner, in 1945, rented the house during the depression. The Jones family, the third owners, purchased the house in 1965 and rented five children and two of their grandchildren there. This property has much of its original features and is an iconic example of a 1920's Georgian Revival. Square feet: 4600; Lot size:.60 acres
Contact: Adam W. Jones, 919-622-2559, Mill House Properties adam@millhouseproperties.com http://www.millhouseproperties.com

2120 White Oak Road
Raleigh, NC 27608

Price: $1,595,000

See (L) on Map

Please visit our website at www.PreservationNC.org to see many more 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/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 in North Carolina Preservation. With nearly 20,000 visitors each month, PreservationNC.org is the place to reach a nationwide audience interested in historic properties in North Carolina. North Carolina Preservation is the best source for showcasing your historic property for nearly 5,000 PNC members. Member discounts available, and properties protected by PNC covenants and easements receive free online listings and discounted ads. Listing rates and terms available at www.PreservationNC.org/advertise

See www.PreservationNC.org for more information

Branch Grove, Enfield, Halifax County

Branch Grove, the birthplace of Alpheus Branch, founder of BB&T, is an extremely fine 1848 Federal tripartite house (with an earlier 1790s Georgian wing). Placed on the National Register in 1982, the highly significant house was rented to tenants from the 1880s to the early 1980s then sat vacant for decades. PNC marketed the house for eleven years with great interest, but was challenged with finding a suitable new site for the house. In 2016, PNC faced an ultimatum on the house: move it or it will be burned down. At the final hour, PNC received an extremely generous anonymous donation to relocate the house and stabilize its exterior. Following the move to its permanent location, Preservation North Carolina partnered with award-winning preservation construction company, Andrus & Company to complete the renovation. Since its relocation, Branch Grove has been transformed by Andrus & Company. The beautifully renovated home is now for sale for $750,000. Interested buyers should contact realtor Nancy Winslow at 252-813-1096, or nancywinslow@kw.com.
THE HISTORIC PRESERVATION FOUNDATION OF NORTH CAROLINA, INC.
P.O. Box 27644
Raleigh, NC 27611-7644

Visit www.PreservationNC.org

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