Compromise and Modern-Day Preservation

By Myrick Howard

Almost three years ago, I was appointed by Raleigh Mayor Nancy McFarland to serve on the Master Planning Advisory Committee for the Dorothea Dix Park Master Plan. In the phone interview for the appointment, I was asked about my ability to compromise and work toward a broader solution for the former Dorothea Dix Hospital site.

The question was loaded with concern about whether preservationists could be flexible and collaborative. Perhaps a legitimate concern.

The hospital site has a rich and complex history. We know that Native Americans occupied the site over the centuries. From the late 18th-century to the mid-19th century, it was part of the 5,000-acre Spring Hill Plantation. At its peak in the 1830s, there were 63 slaves on the plantation, including 10 children.

In 1848, Dorothea Lynda Dix, a tireless advocate for improving the conditions for those then described as insane, came to North Carolina to lobby legislators to create a state institution where the mentally ill could receive proper care. In 1849, as a result of her influence, a legislative commission was created to locate a suitable site and construct the asylum.

In 1851, after a comprehensive search, the commission chose a location west of the city and about one mile distant, which in our opinion was best adapted to that purpose... This location has a commanding view of the city and is undulating and susceptible of improvement.

In 1856, the hospital was ready to admit its first patients. The grounds are beautifully landscaped and susceptible to improvement.

In almost three years, I have participated in the rigors and challenges of the Master Planning Advisory Committee. The staff, the implementing partners, and the community have asked us to consider a wide array of possibilities for reusing the site and protecting the historic aspects.

“The location has a commanding view of the city and is believed to be perfectly healthy. The grounds are beautifully undulating and susceptible of improvement.”

The state bought part of Spring Hill Plantation and hired the nationally renowned architect Alexander Jackson Davis to design a modern facility to accommodate the new “State Hospital for the Insane.” Davis had previously designed the NC State Capitol, several buildings on the campus of the University of North Carolina, and Blandwood in Greensboro, home of former Gov. John Motley Morehead who was on the commission. By 1856, the hospital was ready to admit its first patients.
The new hospital, largely built by slave labor, was a huge undertaking, costing $300,000 or nearly $8 million in today’s money. It was North Carolina’s largest building when it was built, and it held that distinction for many years. For most of its 156 years history, the hospital served only white patients. In 1880, Cherry Hospital in Goldsboro opened as the “Asylum for Colored Insane.”

In 2012, the last patients were moved out of Dix Hospital.

Through the decades, the imposing main building designed by Davis was treated poorly. Numerous additions created connectors reminiscent of spaghetti noodles. A fire in the 1920s damaged one wing, which had to be rebuilt. Finally in 1951, the temple-like central core of the building was demolished and replaced with a nondescript new hospital tower, designed by an engineering firm that specialized in hospitals and prisons. The remaining wings of the main building, 6/7s of its original size, were disfigured by the installation of new 1950s windows and flat roofs.

By 2005, when a new survey was done of the 300-acre property, most of the 80+ remaining buildings on the hospital campus were believed to be eligible for the National Register of Historic Places. It took a preservationist’s vision to recognize the potential of the poorly maintained historic campus.

After years of negotiation and intense political skirmishes, the City of Raleigh purchased the property from the state in 2015 and hired Michael Van Valkenburgh Associates (MVVA), one of the nation’s top landscape architecture firms, to develop a master plan for the park. The conversion of a former mental hospital to a new park would require a complete reorientation. What was for decades a closed-off place would need to be opened up.

Whenever the subject of “the buildings” was brought up, an audible sigh could be heard. What does one do with more than 1.2 million square feet of buildings, many of which were designed for specific hospital purposes, when the goal is to create a park? Usually parks are fashioned from large vacant parcels of land. By now, even the “new” and much-reviled 1951 hospital tower, plucked down in the center of A.J. Davis’ monumental design, was considered eligible for the National Register.

PNC had long advocated for the reuse of the historic buildings at Dix. In 2004 in a News and Observer Point of View article, I wrote about how the buildings could provide much-needed revenue for the development of a park on the property. In 2013 and 2018, my planning classes at UNC focused on how the buildings, and especially the main building, could be adaptively reused.

In preservation we long ago learned that not every building should or could be turned into a museum. We also perfected adaptive use and public-private partnerships to get our work done. We knew that ratty-looking buildings could once again be jewels.
A small task force of preservation-minded colleagues quietly met with MVVA to determine which buildings were worthy of special consideration. Despite National Register eligibility for most of the buildings, the reality was that a more pragmatic approach to evaluation would have to be applied. To advocate for the preservation of all buildings would seriously damage efforts to save any. Over the years, I had been asked all too often “which building [singular!] needs to be saved,” with the clear implication that all the others were expendable.

Our task force urged that about half of the square footage should be retained and renovated in order to maintain the site’s sense of being a campus. Indeed some of the other buildings would not be missed at all! Our recommendations were largely incorporated in the plan.

In preservation we long ago learned that not every building should or could be turned into a museum. We also perfected adaptive use and public-private partnerships to get our work done. We knew that ratty-looking buildings could once again be jewels. Those lessons would prove invaluable in the conversations.

Before the planning process was over, MVVA was affirmatively touting “the buildings” as a way to bring 24-hour vitality and critical revenue to the park. After more than two years of work, the new plan was adopted unanimously by Raleigh City Council. The plan calls for the renovation of more than 600,000 square feet of existing buildings.

And yes, the 1951 hospital tower will be demolished in order to respect A.J. Davis’s monumental vision. Rather than a literal reconstruction, the missing original central pavilion will be rebuilt as a sculptural feature, returning the giant temple-front to its place of prominence at the top of the hill.

If all goes well, A.J. Davis’ original main building will enter a new era as the visual centerpiece for Dorothea Dix Park. As it should.

Myrick Howard is president of Preservation North Carolina.

PNC Headquarters Update

The Hall House (top, next page) and the Graves-Fields House (bottom, next page) have both been moved onto their permanent foundations in Raleigh, and renovation work is now underway. Not a day too soon! We hope to move PNC’s Headquarters Office into these Oberlin houses early this summer. Hardly a week goes by without a fascinating discovery about them. We look forward to telling you more soon!

Rather than a literal reconstruction, the missing original central pavilion will be rebuilt as a sculptural feature.
Honor Awards

Congratulations to the 2018 award winners!

The RUTH COLTRANE CANNON AWARD was presented to Barbara Wishy and Peter Rumsey.

Starting after the Civil War and continuing into the early 20th Century, prosperous Raleighites built large and fanciful Victorian houses along wide, shady streets in Raleigh's Oakwood neighborhood. But by the end of World War II, the neighborhood had fallen into disrepair, and by 1970 the area appeared destined for urban renewal. Barbara Wishy moved to Oakwood in 1974. Barbara saw the fabulous architecture and was taken with it. It was only after she closed on the house and was on the front lawn the next morning that it hit her—“Barbara, what have you done?” Even though Barbara had never renovated a house before, she was committed. She believed that it would only take a few years for others to realize, like she did, how beautiful the areas was. Of course, it took much longer than that. When Barbara was asked to help set up a revolving fund for the Society for the Preservation of Historic Oakwood, she agreed.

Using Preservation NC’s revolving fund as a model, the society went on to restore 12 houses in Oakwood with its own revolving fund. Barbara went on to work for Preservation North Carolina, over a quarter-century, Peter Rumsey. Since becoming a Realtor in 1979, Peter has moved, restored, listed and sold historic homes in Raleigh and the Triangle, including eight homes in Raleigh’s Blount Street neighborhood. He is no stranger to historic covenants, having successfully marketed many homes with covenants, and also having placed covenants on properties he has renovated.

He is a long-time advocate for expanding the supply of affordable housing and the services for such housing. Peter understands the importance of sharing the history of a home and its community with buyers, and of connecting buyers with historic preservation resources. Most recently, as a listing agent with Metro Digs, he has successfully marketed and sold three significant Raleigh properties, all with historic covenants: Montfort Hall, the Grimes-Haywood House, and the Page-Bishir House.

Barbara and Peter have contributed much to the field of preservation in North Carolina through the decades.

The ROBERT E. STIPE PROFESSIONAL AWARD was given to Mary Pope Furr.

In well over twenty years with the North Carolina Department of Transportation, Mary Pope Furr has demonstrated uncompromising, steadfast, and outstanding commitment to the preservation of North Carolina’s historic architecture. She has been an exceptional but unsung leader in the field as she worked to protect historic resources through federal regulatory programs and creative mitigation strategies.

Much of Mary Pope’s most important work has been behind-the-scenes. Within NCDOT, she has worked consistently and tirelessly to help department engineers understand the importance of historic properties. Over the years, she has relentlessly urged them to reconsider designs and fine-tune plans to avoid adverse effects to historic properties that otherwise may have been lost due to a lack of planning and consideration of workable alternatives.

Mary Pope has also been a strong proponent for the expansion of the SHPO’s GIS mapping program, and she helped ensure funding for GIS staff in the SHPO. This program provides extremely valuable information to other governmental agencies and the public for planning purposes.

Quiet and persistent, Mary Pope Furr has helped save hundreds of historic properties across our state through her innovative work at NCDOT.
The STEDMAN INCENTIVE GRANT was awarded to the Rehoboth Church Preservation Society, Inc.

Rehoboth Church Preservation Society was incorporated in 2008 to support and preserve Rehoboth Church, a landmark near Washington County’s small town of Roper. Rehoboth, a primitive Greek Revival structure, was built about 1853 and is on the National Register of Historic Places.

Washington County is one of North Carolina’s poorest counties, and resources are limited. That doesn’t daunt the Society, which raises funds through memberships, offerings, donations, and fundraisers. The amount raised varies from year to year. The Society balances prioritized needs with fund availability and focuses on meeting annual expenses which now exceed $2,000 a year. It also works to be prepared for emergencies and long-range projects. Careful financial management, skilled volunteer work, and the occasional special donation have helped the Society address several smaller but critical needs. Though they have accomplished much in preserving the church, some important projects have remained beyond the grasp of the Society’s budget.

Electricity was not added to Rehoboth Church until the late 1950’s, and it was an improvement that promoted greater accessibility for using the church in that time. Today, the electrical system is unsafe and inadequate for modern use. Warmer months pose a particular challenge; the fragile windows cannot be opened, and there are few outlets for fans.

The Society will use the Stedman Incentive Grant to update and modernize the church’s electrical system to provide a safe and comfortable environment to host services, events and special programming throughout the year.

The L. VINCENT LOWE, JR. BUSINESS AWARD was presented to Mother Earth Brewing.

Mother Earth Brewing founders Stephen Hill and Trent Mooring were brought together by a shared love of home-grown vegetables and hand-crafted beer. Family ties made the connection even stronger when Trent married Caroline, Stephen’s daughter.

From beer-drinking conversations and taste testing, brewery tours and beer festivals, their vision evolved: make a world-class product, but keep the process local. Kinston is home for Mother Earth Brewing and its founders. Both Stephen and Trent grew up going to school in the city of fewer than 25,000 residents, and they have centered their business careers there.

The success of Mother Earth Brewing 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—now the Mother Earth Motor Lodge. Thanks to Mother Earth, there are at least two new distilleries and affordable housing for artists in historic houses.

Tourists trek to downtown Kinston for food and drink, complemented by an active arts scene. In addition to Vivian Howard’s nationally renowned The Chef and The Farmer, several new restaurants have opened nearby, including places for oysters, vegetarian selections, soul food, and more. Mother Earth has branched out to distill gin.

Between 1990 and 2010, Kinston lost 16% of its population. After Hurricane Hugo, many people wrote off Kinston as a loss. But now, the civic story is changing, thanks in large part to creative entrepreneurs like Stephen Hill and Trent Mooring of Mother Earth Brewing, which took advantage of the community’s affordable historic assets.

Rehoboth Church, Roper

Trent Mooring and Stephen Hill
Call for Nominations

Now accepting 2019 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 June 28, 2019. Visit www.presnc.org/experience/awards for information on awards and how to submit a nomination.
Gifts of Real Estate for Preservation North Carolina

Building North Carolina’s Future by Saving Its Past

Contributions of real estate, both residential and commercial, have been very important in aiding the work of Preservation North Carolina. In some cases, PNC has been able to use the proceeds of sales of donated properties for special preservation projects, operations or endowment. In other cases, only through gifts of property interests has it been feasible for PNC to preserve difficult properties (such as extremely deteriorated structures or historic properties with high land values).

Making a gift of property enables you to preserve your home, give a lasting gift to your community, and participate directly in the preservation of North Carolina’s cultural and architectural heritage. See p.31 for more information.

In the next few pages we’d like to showcase some of PNC’s recent property donations and their donors. We are grateful for their generous contributions to the work of Preservation North Carolina. These gifts will help build the legacy of North Carolina’s architectural heritage for generations to come!

John Edward Bell Shutt House, Advance Davie County

The John Edward Bell Shutt House is being donated by Brenda Zimmerman, the great-granddaughter of John Edward Bell Shutt. The land has been in her family since 1865. Ms. Zimmerman is a retired college professor with a PhD in Education and Research currently living in Somers, NY. She diligently and lovingly maintained the property since the passing of her mother Mrs. Edith Shutt Zimmerman in 2017.

Edith was a noted local historian who co-wrote the National Register nomination for the Shutt House along with Brenda in the 1990s. The house was donated to PNC so that the meticulously cared-for house and remaining land could be preserved for future generations and to maintain the Shutt family legacy.

The John Edward Bell Shutt House and its outbuildings represent an unblemished example of rural life at the turn of the century in Davie County. The house is comprised of two separate frame houses built by prominent local farmer J.E.B. Shutt and his wife, Floriona Jane Sink Shutt. The original one-and-a-half story timber frame house was built in 1885, and as the Shutt farm and business ventures grew and prospered, the larger three-bay-wide weatherboard story-and-a-half house was added in 1905. They are connected by a breezeway which provides wonderful air circulation throughout the house.

The Shutt House, located on six acres is available for purchase for $89,900. For more information, contact Ted Alexander, PNC Western Regional Director, talexander@presnc.org, 704-482-3531.
Ingleside, Lincoln County

Last 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. 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.

Built in 1817 by Daniel Munroe Forney, 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 in 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.

Ingleside is available for purchase for $875,000. For details, contact Ted Alexander, PNC Western Regional Director, talexander@presnc.org, 704-482-3531.
Rare Federal house with engaged two tier front porch
enclosed on one end and front bay containing exterior stair,
a Charleston-style rarely seen in most of Eastern North
Carolina! (Price and terms negotiable)

The Bryan Lavender House was flooded by Hurricane Florence
and the rise of the Trent River. With swift intervention and removal of drywall up to two
feet above the water line and careful drying out, the house is ready to be restored to its
former glory. Restoration will include all new plumbing, HVAC, and electrical on the first
floor. The second story did not flood.

The Bryan Lavender House was donated to PNC by John Fox and Libby Heisman of
Virginia.

The house retains original woodwork including chair rail downstairs, original detailed
three-part Federal mantel in the parlor and a two-part Federal mantel in the upstairs
bedroom, and a faux-grained door between the living and dining room. Hardware

matches the era of the house. Beautiful
heart-pine floors are throughout the
house. Side wing could be used as a den
or bedroom and is plumbed for a bath.
Back porch on this wing features a wall of
windows for natural light. Upstairs, two
bedrooms are connected by a shared bath.

The Lavender House is located in
Pollocksville, a quiet little town of 325
and is a short 20-minute drive from the
charming and historic town of New Bern.
Square Feet: 2,348; Lot Size: 0.74 acre;
Zoning: Residential

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

Rare early 19th century cotton gin in rural setting. Great potential for residential retreat or artisan use. Five minutes to charming downtown Louisburg and 45 minutes to Raleigh! The Woodleaf Cotton Gin was built around 1838 as part of the larger complex of buildings that comprised the Massenburg (Woodleaf) Plantation. Nestled among mature trees along the old farm road, the Cotton Gin is within view of the restored Woodleaf Plantation house, listed in the National Register of Historic Places since 1975. The Woodleaf Cotton Gin is a contributing structure in the Massenburg (Woodleaf) Plantation National Register nomination and is eligible for tax credits. Like the Walnut Hill Cotton Gin in Wake County, the Woodleaf Cotton Gin can be thoughtfully adapted into a rural residential or artisan retreat. The adjacent Perry House, built by a Massenburg descendant, is also available for sale and could be purchased together to create a larger residential complex. Square Feet: 2,080; Lot Size: 1.32 acre; Zoning: Agricultural

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

Perry House

Move-in ready, beautifully restored 1910’s farmhouse on 3.25 acres! Spacious rooms, gorgeous decorative metal ceilings, pocket doors, beautiful woodwork throughout. Updated systems and fresh paint. Built c.1910 by descendants of the nearby Woodleaf Plantation, the Perry House is a lovely example of a rural bungalow-style farmhouse. The wide porch with a wooded view has plenty of room for rockers. The spacious interior features stunning pressed metal ceilings in several rooms, three fireplaces with attractive mantels, and wood floors throughout. The main staircase, second floor hall and doors feature natural wood finishes providing a striking and attractive contrast to the more formal rooms. With 3 bedrooms, two baths, plenty of closets, kitchen appliances, a roomy mudroom/laundry, and a c.1930 garage all set on 3.25 acres, this is an attractive move-in ready property.

The Town of Louisburg is a charming, small town in the heart of the North Carolina Piedmont. With only a 45-minute drive to Raleigh, 40-minute drive to Durham, and 50-minute drive to Chapel Hill. Square Feet: 2,578; Lot Size: 3.25 acres; Zoning: Residential

Contact: Cathleen Turner, PNC Piedmont Office, Durham, 919-401-8540, cturner@presnc.org
Located just blocks from the Pamlico River in Historic Washington, the Henry Clay Carter House provides a unique opportunity for adaptive reuse! Historically used as a residence, the house is located in front of the library and surrounded by public parking that make this a unique opportunity for a business location. This Tudor-style brick veneer house has large rooms downstairs that bring in plenty of natural light. Wide openings throughout the downstairs emphasize the charm and character of the house and help make the space feel larger.

The house was built for Henry Clay Carter III and wife Marjorie in 1930 and features many of its original details, including hardwood floors throughout, six-over-one windows, original doors, and an arched alcove under the stairs. The house requires a complete rehabilitation, including all new systems—HVAC, plumbing and electrical, roof replacement, carpentry and plaster repairs, cosmetic updates, and updated kitchen and baths, as desired.

Washington is located on the Pamlico River in Eastern North Carolina and offers a relaxing quality of life and a little something for everyone! The beautiful, waterfront boardwalk is a charming place to stroll, sit and take in the sunrise and sunset and the vibrant historic downtown commercial district offers plenty of shopping and dining choices. Square Feet: 1,852; Lot Size: 0.12 acre; Zoning: B-1 Mixed Use

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

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Edwards-Turnage House

A short commute to Greenville, this charming farmhouse is an excellent opportunity for a hobby farm close to all of the amenities! The Edwards-Turnage House is a transitional Federal to Greek Revival farmhouse with outbuildings located on 10 acres. The house retains a high integrity of historic elements including paneled U stair and flush wide board clad walls in the central hall. The side parlors contain beautiful wide bull-nose capped chair rail and tripartite fireplace mantels. The rear ell currently contains the kitchen and one bath, along with a side porch that was enclosed in the 20th century. Outbuildings include a side gable packhouse, a large smokehouse, and a long one-story crib.

The Edward-Turnage House is dated circa 1850–1852 based on the purchase of the land by William Franklin Edwards in 1850. In 1892, Edwards sold the house to Elias Turnage whose descendants owned the house well into the 20th century.

Just a short drive from Greenville, Ormondsville retains its rural agricultural feel while being located close to amenities. Simply Natural Creamery and Strawberries on Hwy 903, both popular with Greenville residents, are located nearby. Square Feet: 2,372; Lot Size: 10.26 acres; Zoning: Residential

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

Pinehurst
$599,000
See (E) on map

An ideal adaptive reuse opportunity! A dignified assemblage of classical elements, the former Lumberton Municipal Building (Old City Hall and Fire Station) was built in 1917 during a period of economic expansion in this important 19th century trading center. Sited on a prominent corner in downtown Lumberton, the Lumberton Municipal Building is just a block and a half from the Lumber River and Riverwalk, across the street from a new performance pavilion and site of downtown arts events, and near the History Museum, and the historic Carolina Civic Center.

The Lumberton Municipal Building is in fair structural condition. The building is zoned B-1 and must be used for commercial purposes including retail, office, second floor loft apartments, etc. The Lumberton Municipal Building is a contributing structure in the National Register Historic District and is eligible for tax credits. Square Feet: 6,600; Lot Size: 0.15 acre; Zoning: B-1

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

Historic Rambler Cottage is one of the most charming properties imaginable and absolutely unique with a beautifully landscaped yard, outdoor seating areas under flowering trees and an artist studio tucked away in the garden. The interior of the home is inviting with a wide marble foyer, elegant open living and dining room with double fireplaces, cozy kitchen and breakfast area. The room off the kitchen makes a comfortable den or study and has a wet bar and access to the guest powder room. The master bedroom is on the main floor and has access to a sun nook at the rear of the house overlooking the garden.

Upstairs, there are two additional bedrooms, two more bathrooms and a wood paneled sleeping porch that would make a wonderful bedroom for children. One of a kind property in Old Town! Square Feet: 2,800-2,999; Lot size: 0.33; Zoning: Residential

Contact: Martha Gentry, Martha Gentry’s Home Selling Team – ReMax Prime Properties, martha@marthagentry.com, 910-295-7100, marthagentry.com
The Chase-Bragg-Boos House (Soundfront Inn), built in 1828, is an impressively large, two story, double-piled, hip-roofed frame house, sited on a large parcel with a commanding view of Pamlico Sound. The house was built by Elisha Chase on a parcel of “3 acres m/l” (currently 2 acres after a will dispersal), as a home for himself and his wife. She was the granddaughter of William Howard, the colonial owner of Ocracoke—and quarter master for Blackbeard—who narrowly missed his employer's fate by getting pardoned just two weeks before Blackbeard's crew was captured and slaughtered! One of the oldest houses on the island, and certainly one of the oldest inns, it is truly one of a kind on Ocracoke.

The house is turn-key ready and has had regular and diligent maintenance over its lifetime. The historical aspects of the home are largely intact, with the home being primarily constructed of Southern long-leaf heart pine. Trim, windows, staircase, and floors are mostly original. It is now a highly successful vacation rental home with a cash flow which sustains it.

The Soundfront Inn is under protective covenants held by Preservation North Carolina. Please contact Dawn Williams at dwilliams@presnc.org or 919-832-3652 x221 to request a copy of these covenants.

More pictures and information can be found at ocracokeislandrealty.com and house number CR34. Square Feet: 4,400; Lot Size: 2 acres; Zoning: Residential

Contact: David Senseney, david@hotmail.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?

Did You Know?

Available for Restoration
is published by Preservation North Carolina. There are three ways 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, 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/cht.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

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

Gifts of Appreciated Real Estate

Gifts of Appreciated Real Estate

When a historic property is donated to Preservation North Carolina, legally binding preservation covenants or easements are attached permanently to the property’s deed to protect it against undesirable demolition, development or alteration. (Gifts of non-historic properties are also welcomed by Preservation North Carolina, though we cannot ensure their future protection through preservation covenants or easements.) PNC then assumes all carrying costs including insurance. PNC seeks potential buyers who are preservation-minded, and who will understand the terms and restrictions of the covenants.

Proceeds from the sale of donated properties are first used to cover the operating costs incurred while holding the property. The remaining funds are passed either to the Endangered Properties Fund to assist with saving future endangered historic properties, or in an endowment fund to support Preservation North Carolina’s work for generations to come. If desired, the donor of a gift of real estate can designate the use of the proceeds from its sale for a specific purpose.

Methods of Donation

Methods of Donation

Once the decision is made to donate a property to Preservation North Carolina, you should consider the type of gift that best accommodates your needs. You may deed a gift of real estate to PNC in the following ways, all of which remove the value of the property from your estate for estate tax purposes:

Outright Gift — the donor transfers ownership of the property to PNC immediately. PNC takes full possession of and responsibility for the property until it is sold. Tax benefits may be realized immediately.

Partial Donation or “Bargain Sale” — the donor sells the property to PNC at a deeply discounted price. The donor can then take a charitable tax deduction of the difference between the appraised value and the sales price. PNC has saved a number of endangered historic properties in this way.

Deed of Gift Retaining a Life Estate — the property is donated subject to a life estate so the donor (and his or her spouse or heirs) has full use of the property for life. The donor takes an immediate charitable tax deduction, and a partial interest in the property passes irrevocably to PNC at the time of the donation. The donor (or beneficiary) remains responsible for all taxes, insurance and maintenance of the property while holding the life estate.

Asset to Fund a Charitable Remainder Trust — the property is sold with protective covenants and the proceeds are put into a trust to generate a fixed source of income for the donor and/or the donor’s beneficiary. The donor or designated beneficiary will receive a regular payment from the CRT throughout their lives or a designated number of years. At the expiration of the CRT, the remainder is transferred to PNC.

Bequest — the donor leaves the property to Preservation North Carolina in his or her will. PNC can supply you with sample language to make including us in your will a simple process.

Tax Advantages

Tax Advantages

Regardless of the method you choose, making a gift of property to PNC may offer substantial tax benefits, including:

• Avoiding capital gains tax on the property’s appreciated value.
• Receiving a charitable deduction from income taxes.
• Removing the value of the property from your estate for estate tax purposes.

Planned giving is a component of overall financial and estate planning. The information provided here is general and not intended to be comprehensive. Preservation North Carolina recommends that you consult your own professional advisors before entering into a planned gift arrangement.

If you plan to donate your property to Preservation North Carolina, we would greatly appreciate your talking with us about your wishes so that we may clearly understand your intentions and honor them with certainty, as well as properly thank you and acknowledge your gift during your lifetime. For more information, contact Shannon Phillips, Director of Resource Development, at 919-832-3652 or sphillips@presnc.org.
THE HISTORIC PRESERVATION FOUNDATION OF NORTH CAROLINA, INC.
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