LETTER FROM THE PRESIDENT

Unexpected: Forty Years

This year I’m celebrating my fortieth year with Preservation North Carolina.

No one could be more surprised than me that I am still in my first job. When I was in law school, my dream was to work for the new preservation revolving fund that was launched in 1976 with Jim Gray of Winston-Salem as the first Executive Director. My friends probably thought I was a little kooky to get a law degree and want to work part-time for a new nonprofit. The dean of the law school thought I was kidding. Law grads go to work for law firms.

Unexpectedly, a little more than a month after I started work, Jim Gray called me to say he was retiring and recommending that I be named executive director. Almost straight out of school, I was shocked. Jim generously offered to continue working for the fund to help raise money and work in western NC. He stayed on for seven more years. The organization could never have succeeded without that offer.
An Outpouring of Support After Florence’s Downpour

It’s no surprise that PNC’s Bellamy Mansion Museum in downtown Wilmington was damaged by the massive Hurricane Florence, which came ashore nearby in September. Wilmington received 23 inches of rain and had wind gusts of nearly 100 miles per hour.

We lost the metal roofing off the central belvedere on the mansion, and water poured into the central stairhall and soaked ceilings, walls and floor all the way down four floors to the finished basement. In the yard, the tops of the ancient magnolias were mangled.

But we were lucky, oh so lucky. Bob Lock, our Site Manager, bravely got a tarp on the belvedere before the second round of hurricane rain started, saving us from far worse damage.

Shortly after the sun came out, so did the local volunteers as well as a groundswell of support from concerned preservationists across the state and beyond. We asked for a powerful chainsaw, standing or box fans, and dehumidifiers. Mostly we needed willing hands.

The community response was heartwarming. We always say we...
cannot operate the museum without our volunteers, and that statement has never been more true. Yard debris was cleared. Furniture and artwork were moved out of harm’s way and cleaned. Every surface in the house was wiped down with a bleach solution to prevent mold. Fans and dehumidifiers, some sent by distant supporters, were set up to start the slow drying process.

Note: slow drying process. We wanted the plaster and wood to dry slowly so they wouldn’t shrink and crack further. Conversely, we needed the wall-to-wall wool carpets, custom made for the house, to dry more quickly so there wouldn’t be mold. We took two weeks to do it right. If we had opted for the commercial storm restoration contractors, it would have cost us much more—both immediately and in the long haul. Quick drying would have probably left irreparable damage to plaster and wood.

Some plaster repair was necessary, and we’ll have to repaint several walls and ceilings after humidity levels in the house have fully stabilized. The metal roof on the cupola, only about one hundred square feet, will have to be replaced.

We survived Hurricane Florence with good luck, great community support and dedicated staff. In little more than two weeks after the storm made landfall near Wrightsville Beach, the Bellamy Mansion Museum reopened for its first educational program!

The remarkable resilience of this historic building will not be a surprise for dedicated preservationists. Real plaster handles water so much better than sheetrock. If we had replaced the plaster with sheetrock, as some recommended when we restored the mansion in the 1990s, Florence would have cost us tens of thousands of dollars more.

The operable shutters worked to limit storm damage to windows. The lack of insulation in the walls meant the structure could breathe. The piece of roofing that blew off the belvedere was recent. The original roof on the mansion still remains intact, more than 150 years later!

The Bellamy Mansion has made it through a civil war, post-war occupation, arson, decades of vacancy, and over fifty named storms. The people who built the place really knew what they were doing.

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replacement value (you might say it’s irreplaceable!), was far too high to get any insurance relief.

Between actual storm damage and lost revenue from being closed, Hurricane Florence cost the Bellamy Mansion more than $30,000. It could have been ever so much worse. We have received more than $10,000 from concerned supporters, including a single donation of $5,000 from one of our amazing Bellamy volunteers! For this we are most grateful.

Friends, will you join these others to refill the coffers for the Bellamy Mansion Museum so we can go into 2019 without the lingering burden caused by Hurricane Florence? 🌈

Water damage on the Children’s Floor
More than two years ago, PNC began a journey to relocate and renovate the Rev. Plummer Hall House and Graves-Fields House on Oberlin Road in Raleigh for its own Headquarters Office. Both houses were built in the 1880s by freedmen after the Civil War, and both families were prominent in the development of Oberlin, a freestanding village of 1200 residents, including many former slaves and their descendants.

We knew that the complex redevelopment project would not be a cakewalk, but even we have been surprised by some of the unexpected twists and turns over the last two years. Some good, some not.

We projected that the project would cost $1.25 million, an ambitious fundraising goal for our small nonprofit. Early on, we received an awesome $500,000 challenge grant from an anonymous donor. Next came $100,000 each from two Raleigh foundations (Ragland and Daniels) with family connections to the houses. The owner of the Graves-Fields House, Jim Anthony of Colliers International, agreed to pay for its relocation costs. Generous donations have come from numerous other individuals and institutions. We have now raised more than $1.2 million and only have less than $45,000 to go.

And then, we were stymied by unexpected delays in the permitting of the project. Work is now finally underway with permits in hand. We hope the delay won’t run up the costs too badly.

As any preservationist knows, history gets lost when a building is demolished. While we were waiting for their rehabilitation to begin, these two houses continued to reveal their rich and complex stories. Here are a few nuggets:

One of the unexpected pleasures of the last year has been getting to know the members of the Graves, Fields and Hall families. We hope to entice them to Raleigh in the fall of 2019 for a symposium and reunion.

• Willis Graves, the brickmason who built the Graves-Fields House in the 1880s, twice ran for the state legislature. He was active in the leadership of numerous African-American organizations, such as the Emancipation Club and the North Carolina Industrial Association, a gathering of men of color in the building trades.

• Eleanor Graves, his wife, probably grew up in the house that’s listed in the National Register as the home and garden of 20th-century artist, Isabel Bowen Henderson. Located on Oberlin Lot No. 2, the house was apparently built by Eleanor’s father, Lemuel Hinton, a former slave and Oberlin leader. Her sister and brother-in-law, Lemetta and Alan Haywood, lived there for decades. The Haywood and Graves-Fields Houses share
many similar details, as the two sisters long lived down the street from each other. Father Lemuel probably helped with the construction of both. The Haywood House is now home to Raleigh City Councilor Russ Stephenson and Ellen Longino.

- Willis Graves’ mother, Viney, was an early investor in property in Oberlin, buying a large lot there in 1867. In 1881, this single woman of color, born into slavery, won a real estate case in the NC Supreme Court that served as legal precedent for years. There’s much more to be learned about Viney. She must have been quite remarkable.

- Willis and Eleanor’s son Lemuel went to Cornell in 1910 and did graduate work at Columbia. At Cornell, he was the first student to be inducted into Alpha Phi Alpha, a prominent African-American fraternity. He was a professor and businessman who was included in *Who’s Who in Colored America*. We’ve learned much about Lemuel’s life in Harlem during the Harlem Renaissance, but much research is left to be done. (Hint, hint, students of history out there.)

- Son Bill moved to Detroit where he was a prominent civil rights attorney. He was the first African-American member of the Michigan Bar Association, and he litigated numerous civil rights cases in the Michigan Supreme Court. He worked with Thurgood Marshall on at least two cases that went to the US Supreme Court, including *Shelley v. Kraemer*, the 1948 landmark case which made racially discriminatory restrictive covenants unenforceable. Bill also worked with Clarence Darrow, the nation’s most famous defense attorney, on the Sweet trials in Detroit in 1925–26, one of the most celebrated trials of the 20th century. An all-white jury found African-American doctor Ossian

Even more unexpected was finding a cache of professional photographs in the National Archives of Gene, his wife and daughter, taken while the family lived in Paris. The photos show the daily lives of African-Americans living unencumbered by racism in Paris at the peak of American segregation: at home, at the market, on the bus, in the office, and more.
Sweet not guilty of murder following one of the most eloquent defense summations in American judicial history. Darrow is said to have “melted hearts of stone.” It was truly a remarkable case—and an unexpected connection for our new headquarters.

- Graves grandson Lem Jr. (known as Gene), who grew up just down the street from his grandparents’ home, was one of the nation’s most prominent African-American journalists. He and two others were the first journalists of color to accompany a president as part of the official entourage. What an unexpected treat to find a photo in the Truman Library of Gene Graves with Harry Truman!

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- The Fields family acquired the Graves House in 1945. Spurgeon Fields, Sr., worked for the News and Observer for three decades and became the close friend and confidante of Josephus Daniels, Raleigh’s most famous citizen, in his later years.

- Granddaughter Andria Fields has been a font of information about the Fields home, including numerous photographs of the family and church activities next door at Oberlin Baptist. This fall we were able to salvage numerous cannas, a plant prized and shared by her father Gabe (Spurgeon, Jr.).

- Paint research has revealed green and darker green on the Graves-Fields House and dark brown on the Hall House. The colors are true to their 1880s origins. Gabe’s bright cannas will be a welcome burst of color.

One of the unexpected pleasures of the last year has been getting to know the members of the Graves, Fields and Hall families. We hope to entice them to Raleigh in the fall of 2019 for a symposium and reunion.

Coinciding with a tremendous upsurge in interest in the history of Oberlin village, our efforts will hopefully enhance the efforts of others. The City of Raleigh has designated Oberlin as a new local historic district. Oberlin Cemetery has just been added to the National Register. Oberlin Rising, a new sculpture by Thomas Sayre with poetry by Howard Craft, has been installed by former mayor Smedes York directly across the street from our new HQ-to-be. Another art installation is in the making for the streetscape.

Who knew what unexpected treasures this project would uncover? We’re betting that its impact is going to be exponential—and unexpected—in Raleigh, throughout North Carolina and beyond.

Please help us wrap it up with a generous gift. We are only 3% away from reaching our goal!
At Preservation North Carolina we rescue old houses.

And factory mills, schools, churches, general stores, sometimes flower bulbs, and even the occasional big pink puppy. Here’s a look at some of our rescues, restorations, unexpected joys and challenges this year.

PNC rescued 17 historic properties this year and protected 8 more with easements.

5 gifts of property were donated to PNC this year, including renowned Ingleside in Lincoln County (ceiling pictured on this page).

As of this year, our award-winning endangered properties program has saved properties in 82 counties in NC.

4,576 Acres in NC under PNC covenants or easements.


1 Big (8’ tall!) Pink Puppy (sculpture) named George rescued from a “farm” will find his new home at our headquarters site in Raleigh.

At least 1000 flower bulbs were dug up at the Hall and Graves-Fields house sites. We look forward to replanting them next spring!

389 new Preservation NC donors.

We welcomed 1 new baby to the PNC family! (Baby Olivia is the daughter of our Property Manager Dawn Williams).

Lots of Interest, An Abundance of Property Sales!

Preservation North Carolina (PNC) has had an exceptional year with the work of its Endangered Properties Program (aka “revolving fund”). That’s not entirely unexpected. Our three regional directors (Ted, Cathleen, and Maggie) cumulatively have more than a quarter-century of experience in their jobs at PNC!

Increasingly PNC has been working with local governments to dispose of surplus historic properties that are sitting idle. Back in 1979, legislation was passed to allow local governments to sell surplus historic properties to preservation organizations without having to go through a cumbersome bid process that might result in demolition. The direct sale helps facilitate important preservation results.

PNC’s work in the last year illustrates the wide variety of surplus properties owned by local governments. When we think about surplus public properties, we tend to think of schools, hospitals, municipal buildings, courthouses, and other public institutional buildings, but local governments often own properties that were acquired through tax foreclosures, urban renewal, bequests, and other unexpected sources. Putting the properties back on the tax books is a strong incentive for local governments to work with us.

Note the variety of these properties!

• Saving Arlington School in Gastonia didn’t happen overnight. The local school board originally expected to demolish the long-vacant 1920s structure. After many showings of the property, Varryl, LLC stepped forward with a creative offer.
Property Sales!

• Saving the Old Gibsonville School didn’t happen without lots of heartburn. The Guilford County Board of Education built a new school behind the historic school building in anticipation of tearing it down. The proximity of the new building placed limits on the reuse potential. Midway through the option period, the school board demanded that PNC buy the building for $10,000 or the school would be demolished. They said the building was teeming with asbestos, and major roof damage created a safety hazard for the children next door. Gulp. We bought it, knowing that we might have to tear it down ourselves. After numerous showings, Total Life Care, LLC bought it for market-rate senior apartments. The asbestos? Only one room out of more than thirty had asbestos.

• The old Lumberton Municipal Building also took a long and circuitous course to preservation. The City of Lumberton was eager to work with PNC, but the property had several impediments that had to be worked through, mainly related to parking. PNC found a buyer. Several months later the buyer had unexpected personal issues arise that impeded the preservation project. So, with a new option in hand, PNC has the property back on the market. PNC has had to resell many a property a second, third or even fourth time to find the right new steward. That’s not unexpected!

• The W. Carter Winkler House, a fine Queen Anne-style house, was owned by the Town of Wilkesboro. For years, the town and its Historic Preservation Commission worked together diligently to maintain the home, part of the Downtown Wilkesboro National Register Historic District. They decided that selling it through PNC would be best for the house. Rose and Barrin Presnell from nearby Hamptonville were thrilled to purchase this substantial house and are already rehabbing it, their most substantial renovation project yet. After the closing, Wilkesboro Mayor Mike Inscore visited the house to meet the new buyers and extended a pledge of continued cooperation on the part of the town. This is a shining example of how a community can find a suitable preservation solution for a historic surplus property.
Property Sales!

PNC has purchased several vacant surplus lots from the City of Raleigh as recipient sites for the relocation of historic houses, including the 1906 L.G. and Ida Rogers House. It wasn’t the first such purchase by Matt Tomasulo, an urban designer, and Nicole Alvarez, a designer with Clearscapes. In 2017, Matt and Nicole relocated the Gorham House, home of Raleigh’s first African-American mail carrier, to a surplus property and have renovated it into The Guest House, a new boutique hotel.

PNC has been working for the last three years to help revitalize the Loray Mill Village in Gastonia. Having sold the huge Loray Mill for a stunning renovation as luxury apartments and commercial space, PNC felt that its work wasn’t done. The mill village was languishing. Vacant houses. Slumlords. Disinvestment. So with a $500,000 loan from The 1772 Foundation of Providence, RI, PNC set out to acquire fourteen properties. Some have been sold as-is for renovation, and PNC itself is renovating others with a major grant from Wells Fargo Housing Foundation. PNC has generally avoided doing renovation itself, usually opting for selling properties as-is, but the Loray Mill Village needed a bigger investment than any one buyer could manage. In the last twelve months, PNC has sold four more houses in the mill village, adding to six others that have already been sold. All are subject to covenants that required owner occupancy.

PNC’s work is already showing a positive impact on the market in the mill village.

- In its focus area on Vance Street, PNC sold 313 S. Vance Street, one of the few two-story houses in the mill village, to M&M Property Ventures, LLC for renovation. She plans to sell the house to an owner-occupant after it’s been renovated.

- Just down the street, PNC sold 329 S. Vance Street to a first-time homebuyer. This wasn’t your run-of-the-mill (so to speak) renovation! The mill house originally on the site sustained major damage in a fire shortly before its
Property Sales!

PNC's impact in the mill village is clearly evident. The first new house in decades has been built there. Other renovations are starting up. The best evidence: PNC's houses are selling for almost 50% more than they appraised for two years ago. When property values are too low, no one wins, and the neighborhood spirals downward. The new prices are affordable for most buyers and not out-of-line with prices from the 1970s and 1980s, when the village was a proud stable neighborhood.

Over the last four decades, PNC has worked largely in rural areas to save landmarks that have, in many cases, been long vacant and therefore imminently endangered. This year PNC helped preserve several highly significant rural properties:

• Branch Grove in Halifax County will provide preservationists some of the most dramatic before-and-after photo pairings ever. As reported in an earlier issue, Branch Grove had been vacant for decades and had reached the end of the line. PNC was given an ultimatum: move it now or lose it. With a generous anonymous grant, PNC moved and stabilized the house on a new site and sold it to James and Julia Andrus of Enfield. The Andrus's have completed the renovation and are now looking for purchasers for the tripartite Federal birthplace of the founder of BB&T, the nation's 14th largest bank.

• The Purdie House, also known as Purdie Place, is an exquisite Federal-style plantation house built between 1803 and 1809. Set on a high bluff on over 45 acres on the Cape Fear River, this stately brick edifice has double galleries on both sides, facing the river and the road, with a rare original exterior stair on the riverside porch. Listed in the National Register as having statewide significance, it is one of only a few remaining plantation houses along the Cape Fear River. PNC quickly found outstanding buyers with strong preservation credentials, Andrew and Jenny Ownbey of Merry Hill. Fortunately the house was not damaged by the recent floods.
Property Sales!

• On the other hand, finding a purchaser for The Fountain in Caldwell County was not quick and easy. The house’s aluminum siding diminished its historic appearance, so potential buyers had to have vision. The 1807 house was expanded several times through its two centuries, so it reflects several architectural styles inside. It even has a few unexpected surprises, such as unusual decorative paint from the Federal period. Dalton Gebben of Zeeland, Michigan purchased it as his first home to be closer to his family.

• Most recently PNC has closed the sale of the Jones House in Milton (Caswell County) to Edward Heard, a fan of Thomas Day. This unusual early Greek Revival house with Victorian embellishment is located near the Thomas Day Home and Workshop (now museum). Its different eras of additions and remodelings make it a distinctive property, with typical Greek Revival moldings, mantels and doors; Victorian alterations; and curiously, a mantel on the second floor that displays high-style Federal ornament including dentil molding, gougework, and reeded pilasters. The sale of this house will contribute to the ongoing revitalization of historic Milton.

• Built around 1875 for William H. Moore, the Rackley-Herring-Holland House in Clinton features classic Greek Revival exterior details, overlaid with early 20th century Craftsman embellishments. The house was in need of a full renovation. Donated anonymously to PNC, the house was sold to Gerald Fuller of Melbourne, Florida, an experienced renovator who plans to use it in his travels between Maryland and Florida. The donor wanted to make sure that the prominent house was protected by covenants.

• Working in small towns is another of PNC’s fortes. This year PNC resold three properties in small towns with covenants (all three were donated) and acquired a fourth for resale.

• The four-square S. Carter Williams House in Yadkinville was built around the turn of the last century for a well-known local attorney and former mayor. Williams and his sons, Joseph Redmond and Lafayette, all served in the state legislature. The elder Williams is credited with the enabling legislation for the first bridge across the Yadkin River between Yadkinville and...
Property Sales!

Winston Salem. The house was donated to PNC by family descendants. Our buyers, Keith and Laura Pack, came from nearby. They live just a block away and had eyed the house for years. Within hours of the purchase, the Packs were underway with a sensitive renovation. Bravo!

• To most folks, the Hastings House was an eyesore on Main Street in Kernersville. A previous owner had started work and then defaulted. PNC was able to get an option on the property from the financing company and quickly found a new owner, John Wolfe of Kernersville, a veteran of renovation. A descendant of Jule Korner, builder of the renowned Korner’s Folly, John has promised a quick renovation.

• A fine Craftsman brick bungalow built by C.W. and Lucille Beasley in 1925 in Colerain (Bertie County) was donated to PNC by the Beasley family. Blocks from the Chowan River, the house needs mostly cosmetic updating. Know someone who might want a sweet bungalow in a quiet little town, close to Edenton?

Our work with properties doesn’t end with the sale. Many hours are spent each year checking up on properties and trying to work with properties that aren’t receiving proper attention. In 2017, PNC had to sign off on 42 sales of properties already under covenant or easements. We are currently reacquiring two houses that are under covenant and need special attention.

We couldn’t do this work without the generous support of our members—and especially donations of historic properties. Please help us this winter with a gift to sustain this important work! 💕

Easements: Protecting from the Unexpected

More owners of historic properties in North Carolina are preemptively protecting their beloved properties by placing them under preservation easements than ever.

We’re seeing a wave of demolitions in National Register historic districts in cities across the state. We preservationists worked for decades to make these areas great places to live, and now others want in. And they may not care a hoot about the history.

A block from my own home, a large, beautiful historic 1920s brick house in excellent condition was purchased for $1.225 million, going under contract the first day it was on the market. The buyer wanted the large lot, not the house. The house was quickly demolished to make way for a new house that will be more than twice as large. Unexpected? Yes, and downright alarming.

Sadly a previous owner of the house had approached PNC about putting the house under a preservation easement, but the couple decided to wait until returning from a sabbatical. But that year brought unexpected changes for them, and the house was sold without the easement. If only…

In 2017, PNC received preservation easements on twelve historic properties, and even more are expected by the end of 2018. Here are some from the last twelve months:
Easements

- Trish Wilson, the former chair of the Bellamy Mansion Museum board and now Treasurer of PNC’s board, had concerns about the long-term future of her own house in Wilmington. As with any home on a larger lot, the future of the DeCover House could be in jeopardy with the wrong buyer. Even in a local historic district, the 365-day demolition delay is less of a disincentive than it once was. Getting the permits to build a new house may take months, so the wait may be a mere inconvenience.

- Watson and Jane Burts, living in the historic Myers Park neighborhood in Charlotte, wanted to protect their charming Tudor Revival house from the dreaded fate of demolition and replacement, so they placed the house under protective covenants that carefully delineate the features of the house and landscape.

- Similarly, after witnessing the demolition of the beautiful Mid-Century Modern house next door to make way for two new houses, Susie Jones placed the Beaman-Jones House on White Oak Road in Raleigh under a preservation easement. She and her late husband had earlier discussed placing an easement on the property, but they opted to have the property designated as a local landmark. Realizing that landmark status only delayed demolition, Susie and her family decided that they wanted the permanent protection of an easement. The 1920s house is a particularly fine example of the Georgian Revival Style, having been built by a prominent local contractor as his own home.

- Although not subject to the same hot real estate market, the Williamson House in Hamlet was placed under a protective easement by the children of the Williamson family that had owned it for years prior to putting it on the market. Once again, this family was keen on making sure that the beautifully maintained house stayed that way.

Preservation easements can provide substantial tax benefits on certain kinds of properties. If a historic property is subject to high development pressure, its owner can take a charitable deduction for the reduction in value that occurs when such a property is subject to an easement. For instance, when a two-story building stands in the way of the development of a 30-story building, the loss in value can be substantial. On the other hand, when the development pressure is not intense, there may be little or no loss in value.
Easements

• In downtown Winston-Salem, a preservation easement on the Pepper Building helped make its reuse feasible. The fine Art Deco building sat vacant for at least three decades, while preservationists fretted about its future. The deduction from an easement that ensured its preservation helped make possible a hotel project, where the historic building accommodates the entrance, restaurant, and meeting spaces. Guest rooms are in a taller new structure being built next door. PNC was proud to work with tax adviser GBX of Cleveland and developer Mayfair Street Partners of Alpharetta, Georgia to help save this important structure. Go visit Hotel Indigo in downtown Winston-Salem, opening soon, and see for yourself!

• Nearby in downtown Winston-Salem, the Efird Building was also placed under a preservation easement by GBX. The small building, contributing to the downtown National Register historic district, would definitely have been a candidate for demolition without the easement. Plans are under development for reusing the building in a way that complements the scale and character of the historic building.

Preservation easements also made it possible for nonprofits to part with historic properties that had initially been acquired for public use. These days, museums are a tough business. Landmark house museums across the nation struggle amid financial challenges and diminished visitation. So what’s a nonprofit to do when its vision for a museum dries up? One strategy: sell it with protective covenants and declare victory. You succeeded in saving an endangered property and charting its course for the future!

• The William Hollister House in New Bern, an exceptional late-Federal house from the early 1840s, was purchased by the nonprofit Friends of Tryon Palace with a vision of restoring it and opening to the public as part of the Tryon Palace complex. The Friends group also bought the Coor-Gaston House, home of renowned Judge William Gaston, for the same purpose. The Great Recession, State budget cuts for Tryon Palace, and changing fortunes in the world of museums necessitated a reset in those plans. The Friends decided to sell the two houses subject to detailed preservation easements held by PNC. The Coor-Gaston House sold in 2013 to John Barnes and Katherine Sprang, and the Hollister House was purchased by Bill Cobb and Rachel Hall in 2018.
Please consider making a planned gift to PNC’s Headquarters Office Endowment at the North Carolina Community Foundation. This endowment will provide annual funding for the future upkeep of PNC’s Headquarters on Oberlin Road.

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.

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Easements

- When the Rutherford County Historical Society decided to sell its headquarters, the 1846 St. John’s Episcopal Church (later Trinity Lutheran Church) in downtown Rutherfordton, it placed the property under a PNC protective easement. The church is considered one of the finest examples of Greek Revival religious structures in Western North Carolina. Used for years by the local historical society as a meeting place, the diminutive chapel was sold to Phil-Tev, LLC for use as an event venue.

Easements are a great tool for bringing stability for historic properties. You might say that they eliminate (or at least reduce) the tyranny of the unexpected. Call one of PNC’s Regional Directors if you’re interested in placing a preservation easement on your historic property.

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**Before & After**

Gorham House (Guest House Raleigh), Raleigh

Two years ago, the Gorham House—built in the 1880s and owned by Raleigh’s first African American mail carrier, Arthur Gorham—was slated for demolition. But with the help of a historical commission, a remote control, and long nights and weekends filled with blood, sweat, and tears, the house got a second chance. Moved a few blocks down and transformed into a boutique hotel, by husband and wife team Nicole Alvarez and Matt Tomasulo, Guest House Raleigh now offers visitors a unique experience, blending history with bright, minimalist rooms, a downtown view, and distinctive Raleigh accents. Congratulations Nicole and Matt! (Excerpted from Walter Magazine, 10/1/18).

Where There’s a Will, There’s a Way...