Available for Restoration

The Historic Mayodan Hotel

303 W. Main Street, Mayodan
Rockingham County

Available for Restoration

Price: $134,000
Square Feet: 6,100
Lot Size: 0.48 acre
Zoning: C-1 (Commercial)

Perfect for a B&B!

Unique 3-story inn in picturesque Mayodan! Situated in a prime downtown location near the scenic Mayo River, the Mayodan Hotel has played a prominent role in town with its origins as a modest two-story home to the Lewis family and gradually evolving into its current 26 rooms. Archival photographs, extensive history, floor plans, and a hotel feasibility study are available to assist in rehabilitation project.

Since its origins as a modest two-story house, the Mayodan Hotel has been central to the history of this picturesque River town. The house and over 300 acres was sold in 1891 by the Lewis family to the Piedmont Land and Manufacturing Company which would develop the area into a town to support its Mayo Mill operation. During this period, the property would serve as the first post office, a boarding house, and site of services for the Moravian Church until its construction. By 1912, the property was known as the “Mayodan Hotel” and had greatly expanded to include several more guest rooms, dining services, and a double front porch. The third floor was added by 1920. Owned by Washington Mills for many years, the property was sold to the Holt family in 1955 who continued to rent out rooms until the 1990s.

For many years the Mayodan Hotel has served as a hub of community activity and the site to many important local functions and visits by notable North Carolinians. Its historical use as a hotel can once again become a reality as new industry and recreational tourism in the area grows and demand for hotel rooms increases. The potential exists to transform this 3-story Victorian-era inn into a boutique hotel, bed and breakfast inn, and/or special events/catering facility. Built in several stages, the building has over 6,000 square feet and 26 rooms and 4 bathrooms. The main section has three stories with two-story wings. The building is in good structural condition and would benefit from an updated heating and air conditioning system, removal of asbestos shingles and repair of clapboard siding underneath, restoration of the 3-story porch, and re-working some of the existing rooms to accommodate additional bathrooms for overnight lodging purposes. Archival photos and floor plans are available to assist with the development of rehabilitation plans along with a hotel feasibility study demonstrating a need for an increase in local overnight lodging facilities and special events venues.

This property has been used as a residence for the last 30 years and has only been renovated/maintained on the first floor. The second and third floors will require a complete rehabilitation and up fits to make it an operating inn (or other compatible use). The historic hotel is a key property in the newly designated Downtown Mayodan National Register Historic District. This positions the property for eligibility for state and federal tax credits toward its rehabilitation! The property is also located in an Opportunity Zone and local incentives may also be available.

For more information or to make an appointment to see the Mayodan Hotel, contact: Cathleen Turner, Regional Director • 919-401-8540 • cturner@presnc.org

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

From Greensboro, take US 220 North for 24.2 miles. Take 220 Bus North for 2.5 miles to W. Main St. Turn right on S. Market, and take the third left onto W. Decatur St. Continue straight onto 2nd Ave. Turn left onto W. Main St.

From Winston-Salem, follow I-40 Bus East to US 158 East towards Stokesdale. Continue on 158 East for approximately 17 miles. Follow NC 65 East/65 North for 4 miles to US 220 North. Continue straight onto 220 North for about 6 miles. Following signs for Madison, take the NC 704 exit to 704 West. Turn right on S. Market St. Take the third left onto W. Decatur. Continue straight onto 2nd Ave, and take a left on W. Main St.

Area Information: Named after the two rivers that converge nearby, Mayodan is a rural town located just south of the Virginia border. The town's rich textile mill heritage is still visible today, as the town is home to several textile and manufacturing companies. The nearby Mayo river is one of the best whitewater rafting locations in the Piedmont, and offers numerous other recreational opportunities. The town is slated to be part of the future I-73 corridor. Learn more at [www.townofmayodan.com](http://www.townofmayodan.com) and [www.co.rockingham.nc.us](http://www.co.rockingham.nc.us).

Financial Incentives: The Mayodan Hotel is listed on the National Register of Historic Places as a contributing building in the Mayodan Downtown Historic District and is therefore eligible for historic preservation tax credits. In North Carolina, both state and federal income tax credits are available for the certified rehabilitation of historic structures. For the rehabilitation of this income-producing certified historic structure, a 20% federal income tax credit and a 20% state income tax credit are available. Local incentives may also be available. For more information on Historic Preservation Tax Credits, please contact the North Carolina State Historic Preservation Office at 919-807-6570 or at [www.hpo.ncdcr.gov](http://www.hpo.ncdcr.gov).

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

For general information or to join Preservation NC:

PNC • P.O. Box 21644 • Raleigh, NC 27611-7844 • 919-832-3652 • info@presnc.org • [www.PreservationNC.org](http://www.PreservationNC.org)

September 2016