The mission of Preservation North Carolina is to protect and promote buildings, sites and landscapes important to the diverse heritage of North Carolina.

If It’s Not Protected… Kiss It Goodbye

By Myrick Howard

A few months ago, I was surprised to learn that the historic 1895 Jones-Lee House in Greenville was on the chopping block, the potential casualty of new student apartments.

A sweet house—built from plans from a catalog by George Franklin Barber, a Knoxville architect who designed numerous prominent houses around the country during the late 19th and early 20th centuries through catalogs and customized mail-order plans. Barber was a favorite among industrialists and small town elites who wanted fine-and-fancy Victorian houses, but lived in a place where skilled architects were rare. He also designed churches, barns and storefronts.

Barber’s buildings could be found in Greenville, Alabama; Greenville, Mississippi; Spartanburg, South Carolina (surely Greenville, too); and yes, Greenville, North Carolina, where two of them survive. His works could be found across the state, from Elizabeth City to Asheville.

Why was I surprised that the Jones-Lee House was in imminent danger, you ask? The house had been “saved” in the early 1980s with much ado after being highly endangered.
Yup, same house. Placed on the National Register of Historic Places in 1980, the Jones-Lee House would have been one of the first Victorian houses in the state to be individually listed. Everyone knew it had been saved. But no easement or covenants had been placed on the property, and by 2018 the land was more valuable than the house.

At least the Jones-Lee House was locally designated as a landmark, so there were 365 days to figure out how to save it (again). This time the house would have to be moved...or we'd lose it for sure.

Preservation North Carolina worked with the City of Greenville to find a solution. The city sold PNC a lot next to the James L. Fleming House, another house designed by George Barber. The Fleming House is owned by the city and leased long-term to the local chamber of commerce, making it an early example of adaptive use.

PNC in turn sold the lot to Don Edwards, a preservation-friendly developer who moved the house in June and has already found new owners for the house, Jeremy Law and Kimberly Kulers, owners of SoCo Farm and Food of Wilson.

SoCo will open a downtown Greenville restaurant there. A Yelp reviewer says of SoCo: "Who would have thought to find fantastic fine-dining down a country road in Wilson, NC? It is hard not to gush about the quality of Chef Jeremy's cooking..." SoCo is going to adapt its menu to fit the historic place.

There’s a lesson here. Or two or three.

The National Register itself does not protect historic properties from demolition, alteration, mutilation, or otherwise, unless public funds are involved.

The entire Maiden Lane National Register Historic District in Raleigh was recently wiped out for (guess what?) student apartments. Adding insult to injury, the city closed the street and sold the developer the dirt under the street so he could build an even bigger complex. Bye, bye, Maiden Lane, after more than a century.
That same project also resulted in the demolition of two Oberlin Village cottages, which are increasingly rare.

The strongest public protection of property in North Carolina is local landmark or district status. Except in rare cases where a locally designated property is deemed to have statewide significance, local protection means a 365-day demolition delay. Not a demolition prohibition.

Without the 365-day demolition delay, the Jones-Lee House almost certainly would have been lost. But local landmark status alone would not have saved the house.

The best way to protect a historic property is through private deed restrictions, in the form of protective covenants or preservation easements. These are binding legal agreements that usually prohibit demolition, subdivision and insensitive alterations. Under certain circumstances, a tax deduction may be available for the donation of a permanent easement.

Easements can usually go much further in protecting a property than public protections. In addition to Preservation North Carolina, several local preservation organizations and even some public commissions are at work in North Carolina to place easements and covenants on important historic properties.

A couple of times recently, developers have sniffed around properties that are protected by Preservation North Carolina's covenants or easements, looking at demolition options. We've been able to say "move along, not here."

Let us know if you own a property that you'd like to (really) protect with a preservation easement.

Now the Jones-Lee House is safe and protected. Let's hope it's with us for way more than another thirty years.

Myrick Howard is president of Preservation North Carolina.
The years leading up to and following the 1993 closure of the Firestone Mill in west Gastonia were not kind to the community that was bound to it.

Drug activity, prostitution and other crime sullied the reputation of the roughly 500-home, 30-block neighborhood surrounding what was originally known as the Loray Mill. More and more owner-occupied residences gave way to rental properties, and real estate values sank. Short-term residents there had less reason to care about where they lived, and those who were still vested in the area struggled to fight the onslaught of apathy.

But as the multi-million-dollar redevelopment of the mill into upscale loft apartments was taking shape several years ago, a nonprofit began working to extend that revitalization farther out into the Loray Mill Historic District. Preservation North Carolina’s goal has been to kindle a fire that can be fanned in the future by the private, for-profit sector. And officials say that work is finally producing tangible results in the form of climbing property values, elevated prices on home sales, and even new construction.

On what was formerly a vacant lot at 705 W. 2nd Ave., six blocks east of the Loray Mill, a new home was recently built and sold for $200,000 in December.

“If three years ago we’d asked a builder if they had ever thought of building a home in the mill village for a $200,000 price point, we’d have been laughed at,” said Jack Kiser, a project manager for Preservation North Carolina. “The real estate market in the neighborhood is entirely different now.”

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Eric Layne, a local real estate agent and investor, has acquired several houses in the village in the past year and a half that he is now pumping money into and reselling. He said it’s not something he would have dreamed of doing until fairly recently.

“This little square is just primed for opportunity and development that’s been ignored for so many years,” he said. “I’m getting a lot of activity and buyers from people who are priced out of Charlotte. You can buy just as nice a home here for $200,000 to $300,000 less.”

Reversing a slow decline

Preservation North Carolina had a heavy role in coaxing along the mill’s rebirth, and then saw a golden opportunity to springboard off that progress.

Since 2015, the nonprofit has used low-interest loans to acquire more than a dozen different homes within the Loray village. It has already sold more than half of them 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.

Residences that in many cases had come under the watch of slumlords, and seen their values dwindle to next to nothing, are now being revitalized. For example, Preservation N.C. bought a property at 906 W. Second Ave. in 2015 for $12,000, then set about restoring it as a model home to represent its vision for the village.

Exterior historic features were preserved. But the home received modern amenities, including classic tile bathroom floors, a contemporary kitchen with...
high-end appliances, hard-surface countertops, original siding and restored windows. A front deck and back patio provide ample opportunity for relaxing outdoors, and the interior has high ceilings that make it feel roomy.

Angela Starnes, a Gastonia native and Charlotte-Mecklenburg police officer, bought the home last summer for $115,000—a dramatic increase from the $12,000 Preservation N.C. had paid for it. Almost a year later, she said she still views it as a place where she’ll live for a very long time. And she has been blown away by how much construction activity has cranked up in the neighborhood even since she moved in.

“I was confident in Preservation North Carolina’s vision for this area and knew they would get there eventually,” she said. “But I’m actually very surprised at how fast their progress has been. Things are definitely moving along pretty rapidly.”

At Starnes’ encouragement, one of her single female friends also recently bought a house on the west side of the Loray Mill. An investor has purchased the home directly across from her to renovate and update it, flip it and resell it. And beside Starnes, a couple that lives outside the area bought a downtrodden home from Preservation North Carolina and is now rehabilitating it so that their adult son can live there.

“It’s going to be redone historically like mine,” she said. “They’re stripping it all down to the studs.”

A reason to invest

Kiser said what has happened since 2015 is the before-rehab value of houses in the Loray Mill village has begun to double.

“When we started out there, depending on the condition of the properties, we could buy them for $20,000 or even below that,” he said.

A number of properties were donated to Preservation N.C., either by banks that had foreclosed on them, by Loray Mill Redevelopment, or by the city. But the nonprofit purchased one particular pair of homes for about $25,000 each.

“You couldn’t really find a more depressed real estate market,” Kiser said. “And yet things have begun to change.

“Flash forward to today, and really about anything in the mill village that needs a lot of rehab is going to cost in the high $30s and more typically in the low $40s,” said Kiser. “We’re seeing higher after-rehab sales too. One of the bigger homes we bought and resold went for $182,500.”

With respect to the home at 906 W. Second Ave. that Starnes bought, Preservation N.C. admittedly had hoped to sell it for as much $130,000. But it had to crawl before it could walk.

“The problem we were running into is we had a product with no comparable sales in that neighborhood,” said Kiser. “We had to establish the comps there.”

The template was set, however. To help make way for the Phase 2 redevelopment of the Loray Mill, Preservation N.C. moved three homes from the east to the west side of Vance Street, then renovated each of them. Last fall, the one at 329 S. Vance St. sold for $142,500.

“In terms of actual sales in the range we need, we’ve got five good sales comps in the neighborhood now, and more coming,” Kiser said.

Catalyst for growth

Preservation N.C. knows it can’t revitalize hundreds of homes in the mill village all on its own. It is striving to be a catalyst, and inspire new investors who will buy, rehabilitate and sell to new homeowners, Kiser said.

“Our goal has been to spur the for-profit sector to do what we’re doing, to buy from us and others,” he said. “If you pay $20,000 for a house and put $100,000 into rehabbing it, you’re not going to do that if you can only sell it for $60,000. So what you have to do is get the after-rehab value up, so you can sell it and make $10,000, $20,000 or $25,000 after all is said and done.”

Private rehabbers are trickling into the scene and increasingly seeing the market as a promising one, particularly for single people, and millennials buying their first home. Area real estate agent and investor Eric Layne acquired the lot at 705 W. 2nd Ave. from
Preservation N.C., built a modern new home, and made it into one of the area’s biggest success stories to date by selling it for $200,000.

Layne had been sticking to real estate deals in the nearby York Chester Historic District, but a lack of inventory prompted him to consider expanding out to the Loray village. His faith was bolstered in part by the city’s efforts to develop the Franklin Urban Sports and Entertainment District between the mill and downtown.

Layne is now rehabilitating two houses on Vance Street and one on Ransom Street. On a vacant lot at 523 W. Fourth Ave., he’s also finishing up plans to build another ‘mill house’ that will match the style of others in the neighborhood.

“For me, it started with FUSE, and then I noticed the Loray Mill is so nice,” he said. “I see it as a great advantage for people who have been living in the mill but don’t want to rent anymore. So I can give them another opportunity in the village with these bungalows I’m selling.”

Gaston County native William Barnes is a real estate agent and broker for Allen Tate Realtors. He has been helping Preservation N.C. to sell the properties it has gained control over since 2015, and said the change in the community has been undeniable. Older mill homes that might have been viewed before as too small and not worth rehabilitating are being considered in a new light.

“Folks have seen how beautifully the mill has turned out, and there’s just so much momentum,” he said. “They’re turning it into a desirable neighborhood again, so people are looking to make a home there.”

With the real estate market the way it’s been, quality homes in the price point of what the Loray village can offer now are hard to come by, especially if they’re fully restored, Barnes said. The rehab projects blazing the trail there now are preserving features such as pine flooring and fireplace mantels, and selecting modern finishes that still pair well with the eclectic feel of a 1900s mill home, he said.

“People like that,” said Barnes. “There’s just a lot of interest in the neighborhood and investors are looking at the homes and starting to buy them.”

Continuing the momentum

Since she moved in last summer, Angela Starnes said she’s been impressed with efforts to beautify the area. Preservation North Carolina used a grant to plant a series of shade trees up and down Second Avenue, she said.

In terms of crime and public safety, Starnes said she noticed more suspicious people in the area from time to time when she moved in last summer. But that changed after the first month or so, and she believes the positive activity is driving that element out.

“I know in the area not far from me, there’s still some criminal activity and a police response sometimes, but I feel perfectly safe,” she said. “I’ve put a lot of work into my yard, and I get more people stopping and telling me how pretty my grass is as much as anything.

“I wouldn’t have encouraged my friend to buy a home here if I didn’t think it was safe.”

Kiser said it’s all about building confidence in the area. Preservation N.C. also hopes to connect with people who have inherited mill village homes from their parents or grandparents, and who are interested in preserving the legacy of the properties by setting them up well for future use.

“If you’ve got a home that was grandma or grandpa’s house, you’re ready to sell, and you want to see it rehabilitated the right way and kept for home ownership, we can help with that,” said Kiser. “With the covenants we can put on a property, that’s something that is unique about selling to us and what we can do.”

Michael Barrett is a staff reporter with the Gaston Gazette in Gastonia. This article originally appeared in the Gaston Gazette on May 5, 2019.
2019 Symposium
November 7–8 | Raleigh
A Shared Legacy: Reflections on Preservation NC’s New Headquarters

Nearly three years ago, Preservation North Carolina began a journey to move its Headquarters Office to two endangered and important landmarks surviving from historic Oberlin Village, established after the Civil War as a freedman’s community. Built by former slaves, the Hall and Graves-Fields Houses vividly tell post-Civil War stories where freedmen optimistically embraced the importance of hard work and education as the means to provide a better life for themselves and their children. They are two of only five Oberlin structures listed in the National Register of Historic Places.

On November 7–8, Preservation North Carolina will hold its 2019 Fall Symposium at Shaw University in downtown Raleigh, to celebrate the renovation of our new headquarters office. We will explore topics inspired by the project, such as preservation and its role in social justice, house moving and lifting. We’ll premiere the documentary one-hour film about the headquarters project and Oberlin Village. Come network, learn, and celebrate with us!

Symposium Highlights:

☑ Tour our new headquarters at the Hall and Graves-Field Houses!

☑ BENDING THE ARC: WILLIS GRAVES JR. AND THE PURSUIT OF JUSTICE. This original short play, commissioned by Preservation NC from award-winning playwright and poet, Howard Craft, will explore the Raleigh roots of Willis Graves Jr.’s dogged pursuit of justice for African Americans as a civil rights attorney during the 1920s–1950s in Detroit.

☑ MARION S. COVINGTON KEYNOTE: President and Founder of Pittsburgh History and Landmarks Foundation (PHLF), Arthur Ziegler Jr., and PHLF Vice-President, Michael Sriprasert share how PHLF has navigated complex projects successfully. Throughout Ziegler’s fifty-plus year tenure, PHLF has been at the forefront of preservation groups that are actively engaged in both downtown revitalization and affordable housing.

Visit www.PreservationNC.org/conference for more information and to register!

We are finally headed down the path toward completion of our renovation of the Rev. Plummer Hall and Graves-Fields Houses in Oberlin for our new Headquarters Office.

It’s certainly been an interesting ride—and it’s nearly over. We continue to learn more and more about the village of Oberlin and the families who lived in these two houses. For example, we recently found a lovely remembrance of Lemuel Battle Hinton by Charles N. Hunter, who served for a while as principal of the Oberlin Graded School. Lemuel was Eleanor Graves’ father—Willis’ father-in-law. Willis and Eleanor Graves built the two-story house. The document opened up several new avenues for research and discovery.

The houses are looking good in their new (old) colors. Thank you so much for your support for this complex, but rewarding project. I think generations will thank us all on this one!
Ideal for first-time home buyers or those looking to downsize, and is walkable to parks, shopping, the recently-rehabbed Loray Mill and more!

Be a part of the revitalization of the Loray Mill Village! This charming one-bedroom, one-bath home, with a large finished bonus loft, is being beautifully rehabbed to have the best of both worlds—the character of a historic home with a completely updated interior. Built around 1902 and relocated from S. Vance Street, this mill house was altered over the years but has been restored to its original configuration. The many restored windows make the space light, bright and airy, and the front porch and deck off the kitchen provide ample opportunity for relaxing outdoors.

The Loray Mill Village National Register Historic District is an ideal place to call home. It is a walkable neighborhood, convenient to shopping, restaurants, I-85 and less than 30 minutes from Charlotte (even better: it’s only 20 minutes from the Charlotte Airport). The recently redeveloped Loray Mill is just blocks away and features both residential and commercial opportunities and future plans for a brewery, café, restaurants, fitness and spa, dry cleaners, neighborhood market and other complimentary services. Preservation NC has been undertaking an ambitious rehab project in the Mill Village, and you can be a part of it all in this beautifully rehabbed historic home! Square Feet: 878; Lot Size: .14 acres; Zoning: Residential

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

Perfectly situated near Gastonia and Charlotte, this property is ideal for an adaptive re-use office space or residence that provides the elusive combination of urban feel with small town charm! Part of the Dallas Historic District—it’s also eligible for historic tax credits!

Built ca. 1847, the Smyre-Pasour House is one of the few remaining antebellum Greek Revival-style houses in Gaston County. Set flush with the street and facing the former Gaston County Courthouse in the heart the Court Square, the yard is ample enough for sensitively designed parking. Extensive stabilization work is being completed, which will allow for easier rehabilitation and adaptive re-use. The 1973 National Register nomination describes the Dallas Historic District and Court Square as having “a quiet grouping of well-preserved commercial and residential structures around the shaded courthouse square...an idyllic small-town atmosphere recalling the slower pace of the late nineteenth century.”

Dallas is experiencing a boom, and the Smyre-Pasour House is located in the heart of the Court Square, within easy walking distance of the Gaston County Museum (the former county court house has been transformed into a first class museum). Dallas is an easy drive to Gastonia, just minutes away from Highway 321 and less than 30 minutes from Charlotte. Square Feet: 1,947; Lot Size: .33 acres; Zoning: Residential/Commercial

Contact: Ted Alexander, PNC Western Office, Shelby, 704-482-3531, talexander@presnc.org
Remarkably intact farmhouse and outbuildings on 10 acres! Located just outside of Kinston, the main house is comprised of three distinct periods of the history of the farm, including the two-story 1825 Federal hall-and-parlor plan with enclosed stair. Around 1900, the front porch was expanded to wraparound, with Colonial Revival columns. The property also includes multiple outbuildings: a c.1945 two-car garage, c.1890 cooks house with common bond chimney, c.1880 barn, c.1870 stable, and c.1880 cotton gin, and an African American cemetery. The property will include approximately 10 acres, to be determined by survey at time of sale.

The main house was built for Henry Tull who was one of the largest plantation owners in Lenoir County prior to the civil war. As his holdings expanded, the house became home to his overseer, J.W.C. Hill. In 1869, William Worth purchased the property for John Tull, Henry Tull’s son.

Located in eastern North Carolina, about an hour from Greenville and 1.5 hours to the beautiful beaches of the Crystal Coast. Kinston is a great small town that has tons of big amenities, including Mother Earth Brewery, The Chef and the Farmer (the renowned restaurant of Chef Vivian Howard featured on PBS’s A Chef’s Life), The Woodmen of the World Waterpark, a downtown business center under restoration and growing, Mother Earth Distillery, the C.S.S Neuse, and two boutique hotels—Mother Earth Motor Lodge and The O’Neil.

Square Feet: 2,023; Lot Size: 10 acres; Zoning: Residential

Contact: Maggie Gregg, PNC Eastern Office, Greenville, 252-689-6678, mgregg@presnc.org
Spacious Victorian House with 1830s wing set on a large corner lot in the Carthage Historic District. Just 20 minutes from renowned golf resorts of Pinehurst and Southern Pines! The Humber-Spencer House may be among the oldest residences in Carthage and commands a prominent location on a corner lot along stylish McReynolds Street, the main artery through the county seat that once served as the Fayetteville and Western Plank Road. Samuel Humber, a Virginia native who came to Carthage in 1870 to work for the prosperous Tyson and Jones Carriage Works, purchased an existing house built around 1830 and remodeled and enlarged it in 1880 in the Italianate style, a popular choice among successful Carthage residents. Exterior features include shingled gables, paired windows and projecting bay. Restrained Italianate mantels remain on the interior. The Humber-Spencer House is a fine example of local styles and tastes spanning two centuries. It is habitable, but will need some structural repair, most notably in the area of the Butler’s Pantry/Breakfast Room. The house will benefit from cosmetic updates, restoration of the oldest second-floor room and windows, and removal of the vinyl siding. The house and its neighbors are located in the Carthage Historic District and is eligible for tax credits. The Town of Carthage was established in 1776 and serves as the county seat of Moore County. Home to world class golf, Pinehurst and Southern Pines are only 20 minutes away. Other recreational areas include the beautiful Uwharrie Mountains where outdoor enthusiasts can enjoy boating, hiking and history/archaeology in just 40 minutes. Residents can reach the Research Triangle Park/Raleigh-Durham area or Fayetteville within an hour. Square Feet: 2,893; Lot Size: .586 acres; Zoning: Residential

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

Built c.1835, known as the oldest brick store in Warrenton. Located on prominent corner in downtown Warrenton, a Main Street town listed in the National Register offering Redevelopment Incentive Grant, Revolving Loan Program and tax credits! For over well 100 years this stately edifice has been known in Warrenton as the "Old Brick Store" earning the name as the lone survivor of several fires that ravaged the commercial district in the 19th and early 20th century. Situated on a prominent corner overlooking the courthouse, the sizable two-story building was built in the 1830s for merchant Robert Hyman of Edgecombe County by an area builder named Osborne. The Old Brick Store is a handsome transitional example of the Federal and Greek Revival styles with features from later eras such as large display windows and a fashionable metal storefront. The Old Brick Store would benefit from updated systems and bathrooms, and will need repair to historic windows and damage caused by previous leaks. A new roof was installed on the rear addition in 2016. It is a contributing structure in the National Register Historic District and is eligible for historic tax credits. It is zoned C-1 and can be rehabilitated for retail, office, or mixed-use including second floor residential. The picturesque Town of Warrenton is located near Kerr Lake and only an hour from Raleigh. Its well-preserved small town character has been rediscovered and enjoys a thriving community life. Dozens of properties are listed in the National Register of Historic Places including much of historic Warrenton, the county seat and a designated Main Street town. Only one hour to Research Triangle Park region and 1.5 hours to Richmond, VA. The Town of Warrenton offers attractive economic development incentives! Square Feet: 6,220; Lot Size: .107 acres; Zoning: Commercial

Contact: Cathleen Turner, PNC Piedmont Office, Durham, 919-401-8540, cturner@presnc.org
The Norris-Holland-Hare House is a Federal period house built around 1805 by Needham Norris, the son of Revolutionary War veteran John Norris Jr. and served as a Union field hospital during the Civil War. The original portion is Hall-and-parlor style with an enclosed staircase and has had several additions. Much of the original historic fabric remains intact, including windows, moldings, mantels, heart pine floors, stairs, and wood-paneled walls. The brick chimneys are laid in Flemish bond with bricks said to have been kilned on the property. The property was occupied until 2017 and is currently being studied for local landmark designation and will be subject to an historic preservation easement and rehabilitation agreement with Capital Area Preservation, Inc. The asking price is $60,000 for the house and two lots totaling 0.58 acres. Public Bid required. Prior to bid approval, prospective buyers must have a signed preservation easement and rehabilitation agreement with Capital Area Preservation. The high bidder prevails after clearing an additional 10 days for upset bids.

For additional information visit www.hollyspringsnc.us/norris. Square Feet: 1,904; Lot Size: .58 acres; Zoning: Residential

Contact: Paul Allen, Town of Holly Springs, 919-567-4729, paul.allen@hollyspringsnc.us, www.hollyspringsnc.us/Norris

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Renovated 1930’s Farmhouse

635 Hannah Mountain Road
Otto, Macon County
$169,900
See (A) on Map

1930’s farmhouse charmer! You’ll be impressed with the exceptional attention to detail taken in its thorough restoration. Love beadboard? This home has plenty! A painted brick fireplace adds a cozy feeling to the LR and the dining area showcases an original built-in china nook. Kitchen has craftsman-style cabinets, SS appliances and a doorway to the main-level laundry. The 1st floor hosts a bedroom and full bath with hexi tilework and high end fixtures. Upstairs is a den and another full bath, plus a bedroom w/Romeo and Juliet balcony. Great yard for kids and campfires! Board-and-batten siding, metal roof, barnwood shed, central H/A. What memories will your family add to this home’s story?

Contact: Kelly Penland, Realtor / Broker, Bald Head Realty, 828-421-7705, info@kellypenland.com

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Queen Branch Cottage

40 Queen Branch Road
Franklin
$199,900
See (G) on Map

This charming farmhouse on 8.5+ acres was built sometime after the Civil War and was completely restored by an architect and carpenter duo w/hearts for preservation. The Energy Star Certified home underwent complete renovation in 2008/09 including new plumbing, electrical, septic, well, roofing (with aged tin roof replaced over) and high-efficiency heat pump. The rare plank-style structure was updated w/the addition of framing, abundant insulation and new pier footings. The home features a LR, formal DR, kitchen, master BR and bath on main. Original staircase leads to library and 2 other sleeping rooms. Flat yard, stream and public Little Tennessee River access just across the road. Fully furnished and ready for company! Queen Branch Cottage is protected by conservation and historic preservation easements held by Preservation NC and Mainspring Conservation Trust.
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 his wife and him. She was the granddaughter of William Howard, the colonial owner of Ocracoke and quarter master for Blackbeard. Howard 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@whaleheadinn.com.
Offering a rare opportunity to invest in and afford an 1840’s historic property. In the early 1940’s the family renovated this very large single-family home by adding three upstairs guest or rental units and retaining the downstairs for their personal family residence. Current renovation will also provide an investor owner, five rental units, making it an economically feasible investment, or allowing a family to experience living in the residence while preserving the home for future generations to enjoy. The house is presently under renovation and the price may be modified based on the amount of renovation completed. The house is listed on the National Register of Historic Places and state and federal tax savings may apply.

Shelby, a great southern small town, is within a 45 minute drive to Charlotte with its universities national sport leagues, cultural and other recreational, educational, and employment opportunities. Square Feet: 5,795; Lot Size: 1.4 acres

Contact: Thompson Daniel, 336-413-1494, tgdaniel@aol.com

3199 Greenville Highway, Flat Rock $1,400,000 See (B) on Map

Rutledge Cottage Estate is an enchanting property with a main house (2906 sq ft) plus guest house (1511 sq ft) on 14.5 private acres with beautiful old growth trees, a fishing pond, and frontage on Kenmure Country Club’s Golf Course. Also included on this property are natural springs, creeks, pathways, and an abundance of flora in the historic gardens and grounds. Located in beautiful Flat Rock, NC the “Little Charleston of the Mountains”!

Square Feet: 2,906; Lot Size: 14.5 acres; Zoning: Residential

Contact: Chris Battista, 828-243-2555, cbattista@beverly-hanks.com

1516 Bahama Road Bahama, Durham County $259,900 See (C) on Map

Located in the heart of historic Bahama, this solid 1912 home is in good condition and offers spacious living room, dining room, modern kitchen, 3 bedrooms + office, 2 baths, and large heated cooled workshop.

Square Feet: 2,464; Lot Size: .578 acres; Zoning: RS-20

Contact: Ellen Dagenhart, 919-475-1719, dagnhrt@mindspring.com

1405 Laurel Mill-Centerville Road Louisburg $499,000 See (I) on Map

The Dr. Samuel Perry House, called “Oakley,” is a Greek Revival/Italianate plantation house situated near Centerville in the northeast corner of Franklin County, 11 miles north of Louisburg, NC. It was built in 1857 for Dr. Samuel Perry, a farmer and physician, by Jacob W. Holt, a master carpenter and builder. Listed on the National Register of Historic Places (1975) primarily for its architectural significance, it has 5 bedrooms, 2.5 baths and sits on 22 acres with more land available. Protected by PNC covenants, it may qualify for 50% county property tax deferment and for federal and state historic restoration tax credits. Square Feet: 4,650; Lot Size: 22 acres

Contact: Peter Andrews, 919-853-4145, peterandrews@earthlink.net
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?

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/cht/home.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 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

Mott House, Iredell County

In 2005, Preservation North Carolina worked with Lowe’s Corporation to save the historic Mott House, an exceptional house built near Mooresville around 1885 by Dr. Walter B. Mott for his son, Will. This architecturally-significant house, located on land acquired by Lowe’s for a new headquarters, had to be relocated to a new site and rehabilitated. Lowe’s provided funding for the relocation and materials for its renovation.

The house has an unusual cross-gable roof design, under which the two wings of the home are of equal size and form an X-shaped plan. The elegant entrance porch is decorated with brackets and sawnwork that were highlights of the Queen Anne style.

Lowe’s for a new headquarters, had to be relocated to a new site and rehabilitated. Lowe’s provided funding for the relocation and materials for its renovation.

The Mott House has been fully renovated and is for sale for $379,900. Contact Cristina Ann Grossu, Broker with Realty One Group at 704-230-8765.

Thanks to all who helped save this important house!

Where There’s a Will, There’s a Way...
Visit www.PreservationNC.org

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