

Available for Restoration

Historic Reedy Rill



Price: \$175,000

Square Feet: 4,400

Lot Size: approx. 75 acres

Zoning: Residential

**326 Twitty Road, Warrenton
Warren County**

**Over 70 Acres Just Minutes from
Lake Gaston and Kerr Lake!**

Reedy Rill is a significant Greek Revival/Italianate-style house in picturesque Warren County. Built in two phases, the earliest section was constructed sometime between 1829 and 1846 for Ann Arnold Key and Daniel Turner, the daughter and son-in-law of Francis Scott Key. Its expansion and fashionable updates were likely commissioned by Richard B. Robinson who purchased Reedy Rill in 1854. The resulting form and exuberant detail are thought to be the work of Jacob Holt, a popular builder among the area's tastemakers. Reedy Rill has been in the Twitty Family for over a century.

An archival photo of Reedy Rill provides valuable evidence of the fanciful decorative woodwork that was once displayed on the exterior. Against an otherwise traditional Greek Revival form, Holt added Italianate brackets along the roof cornice, placed two-story engaged pilasters at each corner, and arranged paired porch posts linked by delicate woodwork, brackets and balustrade along the wide one-story front porch. Though much of its more exuberant decoration was lost or removed, remaining features include the engaged corner pilasters, tall graceful paired windows with arched top sashes with tracery, an elaborate front entrance with double-leaf arched panel doors, a transom and sidelights accentuated by delicate tracery within arched and circular windows, and divided by heavy brackets and molding. The low, hipped-roof is punctuated by two interior stucco chimneys, and the tall stone foundation housing a full basement is finished with scored stucco.

Reedy Rill's impressive interior begins with the remarkably well-preserved decorative paint finish in the large front entrance hall. The colorful trompe l'oeil plaster walls simulate marble blocks with a marbled baseboard. Woodwork in several of the rooms throughout the first floor is beautifully finished with a variety of faux woodgrain on doors, mantels and baseboards. Woodwork throughout the house displays a variety of patterns and elements, inspired by pattern books of the day including some familiar Jacob Holt mantels. The staircase, located in the earliest section of the house, also displays fine marbled-risers. The second floor repeats the first floor plan with four large rooms divided by a wide center hall. Doors and mantels display fine woodgrain and various paneling schemes. The kitchen and bathrooms were placed in an enclosed, full-width back porch. The basement is accessible by interior stairs below the main staircase or an outside door.

The house has been unoccupied for several years and will require a complete rehabilitation including restoration of the front porch and windows, structural repair of the rear addition (or construction of a new addition), new bathrooms and kitchen, plus new mechanical systems. The once admired winding front drive has become overgrown, though several of the ancient boxwoods survive. This remarkable property has been listed in the National Register of Historic Places since the early 1970s and is eligible for tax credits.



North Carolina
Preservation North Carolina
The Historic Preservation Foundation of North Carolina, Inc.

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

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Financial Incentives: **Reedy Hill** is listed on the National Register of Historic Places 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 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 certified historic structures (non-income producing properties), a 15% state tax credit is available for rehabilitation expenses up to \$150,000. For more information on Historic Preservation Tax Credits, contact the North Carolina State Historic Preservation Office at 919-807-6570 or at www.hpo.ncdcr.gov.



Directions: From Raleigh, take US-401 N. Turn right onto NC-1625. In 4.6 miles continue straight onto Parktown Road Exd. In 0.1 miles turn left onto NC-1600 N. In 2.6 miles turn left onto Twitty Road. The property will be half a mile down the road on the right.

Area Information: Located near Lake Gaston and Kerr Lake and only an hour from Raleigh, Warren County is admired for its picturesque scenery, charming character, and remarkably preserved historic buildings. Warren County is located along Interstate 85 and is known as a "gateway of the Carolinas." It retains an impressive collection of intact plantation houses and a variety of architecture harkening to its heyday as a center of agricultural enterprise, academies, home to leading political figures, and sulfur springs resorts that drew famous names to the area first by wagon then by train. Dozens of properties are listed in the National Register of Historic Places including much of historic Warrenton, the county seat. Only one hour to Research Triangle Park region and 1.5 hours to Richmond, VA. www.warren-chamber.org, www.warrencountync.com, and preservationwarrenton.com.



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.

For general information or to join Preservation NC:

PNC • P.O. Box 27644 • Raleigh, NC 27611-7644 • 919-832-3652 • info@presnc.org • www.PreservationNC.org