

Available for Restoration

The Historic (former) Selma Town Hall



100 Raiford Street, Selma
Johnston County

**Three Commercial Buildings for
the Price of One! Located in an
Opportunity Zone and Eligible for
Historic Tax Credits.**

Price: \$160,000

Lot Size: 0.17 acres

Zoning: Commercial

Situated on a prominent corner in Selma's downtown historic district, each building of the former Selma Town Hall displays a distinct style of commercial architecture, while offering plenty of square footage for mixed use development. Great opportunity for retail/restaurant/office on the first floor and residential or office on the second floor.

The former Bank

The stately Neoclassical Revival-style edifice on the corner of Raiford and Anderson Streets was built in 1922 as the People's Bank. In 1928 it became the Branch Bank & Trust (BB&T) until 1968 when it was donated to the Town of Selma and converted to municipal offices. Built of sand-colored brick, it features monumental cast stone Corinthian columns, a large cut-stone entrance arch with a scrolled keystone, and deep cornice crowned by a peaked parapet. The Anderson Street side displays additional ornament including a continuation of the cast stone cornice, engaged brick pilasters, and brick fretwork panels between the upper and lower windows. The exterior doors and windows are the result of a mid-century update. The main floor of the interior retains terrazzo-style floors and a large vault. Suspended ceilings currently cover up the tall heavily corniced ceiling. The staircase leads to a mezzanine floor comprised of two bathrooms and an office. The top floor contains a large open room and a smaller meeting room. **The building has approximately 1,870sf per floor.**

The former Quality Store

The two-story brick commercial building may have been built around 1950 where the Quality Store opened in 1952. It eventually served as a Town Hall annex and is connected to the bank building next door through an interior door opening. The Raiford Street facade displays two storefronts covered in large plate glass windows shaded by striped cloth awnings on the first floor and replacement sash windows on the second. The only exterior door is located on the rear elevation accessible from the parking lot. The interior is divided into several office spaces on the first floor. A wood staircase near the rear elevation door leads up to a large open space with wood floors and ceiling, and plaster walls. **The building has approximately 4,300sf per floor.**

The former House's Grocery

The former House's Grocery Store may have been built around 1920 and is located behind the bank building along Anderson Street. This two-story building displays ornamental brickwork along the cornice, and segmental arches over 2-over-4 sash wood windows. A double-row of soldier course brick divides the first and second story. The storefront is comprised of large display windows, two entry doors (one with a transom) underneath a canvas awning. A former arched door opening was enclosed and houses an air conditioner. **The building has approximately 1,040sf per floor.** The building is not connected to the two other buildings and is currently rented to a local florist.

The two Raiford Street buildings served as the Selma Town Hall for nearly fifty years until they were vacated in 2015. The former House's Grocery on Anderson Street was leased by the Town to retail businesses. There is both on street and off-street parking. The properties are located in an Opportunity Zone, on the National Register and local historic districts, and are eligible for tax credits.



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

To make an appointment to see the former Selma Town Hall 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.

Financial Incentives: The former Selma Town Hall is located on the National Register in the Downtown Selma Historic District and is 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, please contact the North Carolina State Historic Preservation Office at 919-807-6570 or at www.hpo.ncdcr.gov.



Directions: From Raleigh, take I-40 E/US-64 E. Keep right at the fork to continue on I-40 E, follow signs for Benson/Wilmington. In 8.1 miles take exit 309 for US-70 E toward Smithfield/Goldsboro. Continue on US-70 E. In 17 miles take exit 333 for SR 1003/Buffalo Rd. Turn right on Buffalo Rd (signs for Selma) in 0.2 mile. Turn right onto W Noble Street in 0.4 miles. In 1.5 miles turn left onto S Raiford Street and the properties will be on the left in 0.2 miles.

Area Information: Selma is located in one of the richest agricultural regions in America. Although farming is still prevalent in the area, the growth of Selma has been advanced in large part by its strategic location within the superb transportation network that has developed to serve the population centers along the eastern seaboard. Within easy reach of the State Capital and the highly developed and widely renowned RTP region, Selma provides quality small-town living with quick access to urban amenities. The historic central business district, known as Uptown Selma, serves as a major attraction for antique lovers and heritage tourism enthusiasts. Residents and visitors alike enjoy the quaint shops, fine eateries, cultural and entertainment offerings that make the downtown district an exciting and vital part of the town's overall charm and appeal. Johnston County is one of the fastest growing counties in the State, and the Selma area has made a significant contribution to this growth. Selma is located only 35 minutes from Raleigh and just under 2 hours to Wilmington. For more information, visit www.selma-nc.com and www.johnstonnc.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/Property/Protective-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