

Available for Restoration

The Historic Dr. G.T. Sikes House



**3541 Bruce Garner Road, Wake Forest
Granville County**



Price: \$140,000

Square Feet: 3,324

Lot Size: 1.14 acre *

Zoning: Residential

**Late Victorian With Spacious
Rooms and Ornate Woodwork!**

Considered one of the most ornate Victorian residences in the area, the Dr. G.T. and Maggie Sikes was built around 1900 and later sold to Sallie and Bruce Garner in 1932, in whose family it has remained ever since. The tall two-story façade presents all manner of Victorian embellishment. The multiple gables are lined with molded cornices interrupted by corner blocks in the style of dentil molding. The gable returns envelope pressed tin shingles punctuated by ocular windows with carved arrows giving the appearance of a compass. Fanciful vergeboards with pendants anchor delicate arches and spool-work. The cutaway bay projection is further ornamented with carved stars applied to the pendant brackets. The full façade one-story porch stretches from the south bay across the front and around the north side of the house to the rear kitchen addition. Elegant yet simple round porch posts are topped by elaborate jigsaw brackets.

The interior of the Sikes House is a mixture of simple period appointments and unexpected ornamental details, with remarkably long sturdy pine board wood floors. The double front doors offer tall glazing above molded decorative panels. The entrance hall is filled with rich dark-stained wood details contrasted by tall plastered walls and beaded tongue-and-groove wainscot and ceiling. The delicate turned balusters and molded railing of the staircase is anchored by sturdy newel posts. The main parlor to the left of the entry hall offers Victorian exotic-revival design themes. The large open room with tall windows in the projecting bay is accented by a plaster coved ceiling that creates a dramatic, dome-like sense of an endless ceiling. Popular in the late 19th-century, the look was often combined with gilded elements that are still evident in the period wallpaper. Molded trim and bullseye plinth blocks mirror the exterior features and outline the coved plasterwork. The exotic flair continues with arched mantel friezes.



Tall two-over-two windows light the long hall featuring a plaster arched opening from the entry foyer to the kitchen. A French door opens into the dining room with an elegant plaster coved ceiling and mantel with arched frieze. The kitchen is located in a side-gabled structure that provides plenty of space for today's entertaining. The first floor has five large rooms, a hallway and full bathroom. The second floor has three large rooms with closets and a narrow room (that suggests a side hall) that may be a suitable bathroom location.

The house needs a complete rehabilitation including new kitchen and baths, plaster repair, mechanical upgrades, exterior woodwork restoration and paint. The house is on well and septic, which need repair and/or upgrades. The foundation was redone with concrete block at some point.

**Additional 1 acre parcel with several dilapidated outbuildings is available for \$75,000. Dr. Sikes' former office is on a neighboring parcel and may be available for someone to move onto the house parcel.*



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

To make an appointment to see the Dr. G.T. Sikes House contact:

Cathleen Turner, Regional Director • 919-401-8540 • cturner@presnc.org

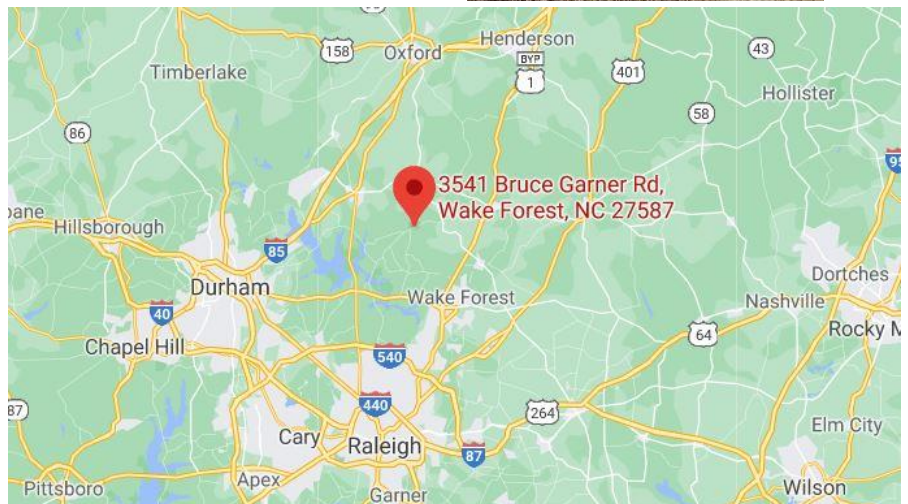
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Financial Incentives: The **Dr. G.T. Sikes House** is not currently listed on the National Register of Historic Places but may be eligible for listing. If listed, it would become eligible for historic preservation tax credits. In North Carolina, both 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.



Directions: From Raleigh, take US-1 N/ Capital Blvd. Take a left onto Jenkins Road. In 1.6 miles, turn right onto Thompson Mill Road. Take a slight right onto Bud Smith Road in 0.5 miles. In 1 mile, turn left onto Woodland Church Road and then take a left onto Graham Sherron Road in 2.3 miles. In another 2.3 miles, turn left onto Bruce Garner Road, and in 0.2 miles turn right to continue on Bruce Garner Road. The property will be 282 feet on the left.

Area Information: Celebrating its 275th anniversary this year, Granville County was formed in 1746. It was established thirty years before the signing of the Declaration of Independence and was named in honor of the second Earl of Granville, Lord John Carteret. Granville County brings together the best of small-town living and easy access to metropolitan amenities. The property is located close to 5 lakes, including Falls Lake and the Tar River, to enjoy fishing, boating, and scenic views. Commuting to Durham (22mi) and Raleigh (25 mi) is quick and easy! For more information, visit www.wakeforestnc.gov, visitgranvillenc.com and www.granvillecounty.org.



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:

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