

Available for Restoration

The Historic Smyre-Pasour House



Price: \$125,000

Square Feet: 1,947

Lot Size: 0.33 acre

Zoning: B3 (Residential/Commercial)

**113 N. Holland Street, Dallas
Gaston County**

Only 30 Minutes to Charlotte!

Built c.1847, the Smyre-Pasour House is one of the few remaining antebellum Greek Revival-style houses in Gaston County. It is a one-story, five-bay frame house with a three-bay wide addition on the north side with identical finishing. A brick exterior end chimney is at either end of the original block and the property features boxed eaves. The addition was a schoolroom, and stretched the façade to its current eight-bay configuration. With the house being flush to the street, it gives the effect of row-housing, a somewhat unusual characteristic in small southern towns. The house faces the former Gaston County Courthouse on the Court Square which is being transformed into a first-class museum. The yard is an ample-size for sensitively designed parking. A granite mounting block still remains in front. The property also includes a small brick well house which is an important contributing structure and one of the best surviving examples of such an antebellum structure in North Carolina.

Preservation North Carolina, in conjunction with the local Landmarks Commission, is undertaking an extensive stabilization project which will allow for easier future rehabilitation and adaptive re-use. The house would make a great retail or office space, or a fine residence for those looking for an urban feel within the charm of a small southern town.

Dallas is well-situated and within an easy drive to both Gastonia and Charlotte. The 1973 National Register nomination describes the Dallas Historic District and Court Square as being "a quiet grouping of well-preserved commercial and residential structures around the shaded courthouse square" and "an idyllic small-town atmosphere recalling the slower pace of the late nineteenth century." Downtown Dallas retains much of this atmosphere to this day.



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

For more information or to make an appointment to see the **Smyre-Pasour House**, contact:
Beth Yarbrough Gilleland Realty, Inc. • 704-813-8945 • bethyarbrough@charter.net

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

Financial Incentives: The **Smyre-Pasour House** is a contributing structure in the Dallas National Register 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 Charlotte, take I-85 S toward Gastonia. In 18.2 miles take exit 17 for US-321 N. In 0.1 miles, turn left onto US-321 N/N Chester Street and continue to follow US-321 N. Take exit 12A in 2 miles to merge onto NC-275 E/NC-279 E/W Trade Street toward Dallas. In 0.7 miles turn right onto N Holland Street. The property will be on the right in 187 feet.

Area Information: Dallas, incorporated in 1863, is the oldest incorporated town in Gaston County. Dallas was named for George Mifflin Dallas, who was the U.S. Vice President in 1846 when Dallas was established. Designated originally as the County Seat, it remained so for 64 years until 1911. The Old Courthouse, renovated in 1868 after a fire, still stands in the main square of the town and serves as City Hall. The spacious, well-kept older homes together with neat, modern, new homes mark Dallas as principally a residential town rather than an industrial one. Visit www.dallasnc.net/page/homepage, www.visitgaston.org/neighborhoods/dallas-gaston-county.html and www.gastongov.com/ for more information.



.....

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