

Available for Restoration

The Historic William T. Smith House



Price: \$60,000

Square Feet: 4,073

Lot Size: 2 acres

Zoning: Residential

**4976 Ross West Road, Averagesboro
Cumberland County**

Unique History, Attractive Interior Details!

One of three Smith family plantation houses located just east of the Cape Fear ferry crossing and located on Old Plank Road, this impressive house was built for William Turner Smith (1810-1855) and his wife Mary Campbell Smith (1814-1886) around 1834 shortly after their marriage. The house served as a field hospital for wounded troops during the Civil War's Battle of Averagesboro.

The floor plan of this impressive Federal-style home retains its two-room-over-two-room hall-and-parlor plan. Two large exterior end chimneys are of Flemish bond. The east chimney, exhibiting diamond-patterned brickwork, sadly collapsed in September 2018 as a result of Hurricane Florence but photos could be utilized to reconstruct it. A two-story pedimented portico dominates the front façade and is accented by a decorative sheaf-of-wheat balustrade. The striking first floor entrance is marked by the unusual two-door configuration, each door capped with a wide two-light transom. A wide fluted pilaster door surround adorns the entrance. The central entrance on the second floor is flanked by sidelights and a transom. Fluted pilasters on either side further accent the porch bay. A substantial Greek Revival-style two-story wing with a two-story porch on the east side was added to the south elevation just prior to Smith's death in 1855. The interior is notable for its exquisite woodwork including Federal and Greek Revival mantels, extensive paneled wainscot with crotch mahogany faux finish, winder stair with Chinese Chippendale railing, paneled doors with original hardware, bold door and window moldings, and antique built-in cabinets.

Though it retains its historic form and much of its excellent early woodwork, the William T. Smith House has undergone some alterations including the installation of replacement windows (the original windows were nine-over-nine sash), and enclosure of the two-story rear wing porch. Some structural work has been performed including restoration of siding, and construction of 22 additional foundation piers. The house will require a complete rehabilitation including some remaining foundation repairs, restoration of key architectural features and form, installation of mechanical systems, bathrooms, kitchen, restoration of the front porch. PNC is in the process of reconstructing the east chimney to its former appearance.

Located just inside the southern boundary of the Averagesboro Battlefield Historic District, it qualifies for historic preservation tax credits.



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

To make an appointment to see the **William T. Smith House**, contact:

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Financial Incentives: The **William T. Smith House** is located in the Averagesboro Battlefield 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.



Prior to chimney collapse



Directions: From Raleigh, take I-40 East toward Wilmington. Take exit 328A to merge onto I-95 South. Go 26.5 miles and take exit 70 toward SR 1811. In 11.7 miles, turn left onto Bud Hawkins Rd. At the end of the road, turn left onto US-301. Continue on 301 for 2.4 miles, then turn right onto McLellan Rd. At the end of the road, turn left onto Julian Rd. After about a mile, turn right onto Ross West Road. The property will be on the left, less than half a mile up the road.



Area Information: Located in Cumberland County in the town of Averagesboro, less than two miles from the Harnett County line, and just a short drive from Campbell University, the property is a commutable hour drive to the Research Triangle Park. Legend has it that this former port town might have become the capital of North Carolina, with the measure failing by just one vote. The historic town's landscape retains its rural civil-war character: vast fields give way to thick forests, shallow and deep ravines, and meandering creeks. The nearby John C. Smith Plantation House is under restoration by a private property owner. A Civil War museum, graveyard, and several monuments are located within a few miles of the house. For more details about the area, visit www.dunntourism.org and www.co.cumberland.nc.us.

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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