

Available for Restoration

## The Charles T. Sinclair House



403 McReynolds Street, Carthage  
Moore County



Price: \$325,000

Square Feet: 5,437

Lot Size: approx. 2.5 acres

Zoning: Residential (RHD)

This stylishly detailed Neoclassical Revival house was built for local merchant Charles T. Sinclair and his wife Mamie in 1914 from plans by noted Raleigh architect Frank B. Simpson. Sited on a prominent location along McReynolds Street in the Carthage Historic District, the Charles T. Sinclair House offers 12 beautifully appointed rooms for use as a residence or B&B inn.

**Exquisitely Detailed, Located  
in Carthage Historic District!**



The once monumental semicircular front portico with Corinthian columns was removed several years ago and will need to be restored. Remaining original exterior features include the use of blonde brick, a porte-cochère and one-story side porch ornamented with Corinthian columns and balustrades, a double-leaf main entrance framed by an elliptical fanlight of art glass and large sidelights is repeated above and on either side by equally impressive tripartite windows topped by art glass fanlights. A balcony above the front entrance is supported by boldly proportioned Craftsman-style brackets. The roof is adorned with a front dormer, pressed metal shingles, ornamental wrought iron cresting, and tall corbelled brick chimneys.

A grand columned entrance with sweeping staircase is framed by columned arches and a lighted newel post. The large parlors with coved ceilings and elegant woodwork including pocket doors, tall mirrored mantels, wood floors throughout, and period lighting have been preserved. A sizable catering kitchen would benefit from updates. While the house is habitable with functioning HVAC and a few half baths, no full bathroom exists. Areas of deferred maintenance including some water infiltration, soffit repair, reconstruction of the front portico, repainting, and other upgrades as necessary await the new owner.

Located in the county seat of Carthage, the Charles T. Sinclair House is a 5-minute walk from the courthouse square, and minutes away from the renowned Pinehurst golf resorts and Southern Pines horse country. A contributing structure within the Carthage Historic District, the property is eligible for historic preservation tax credits.



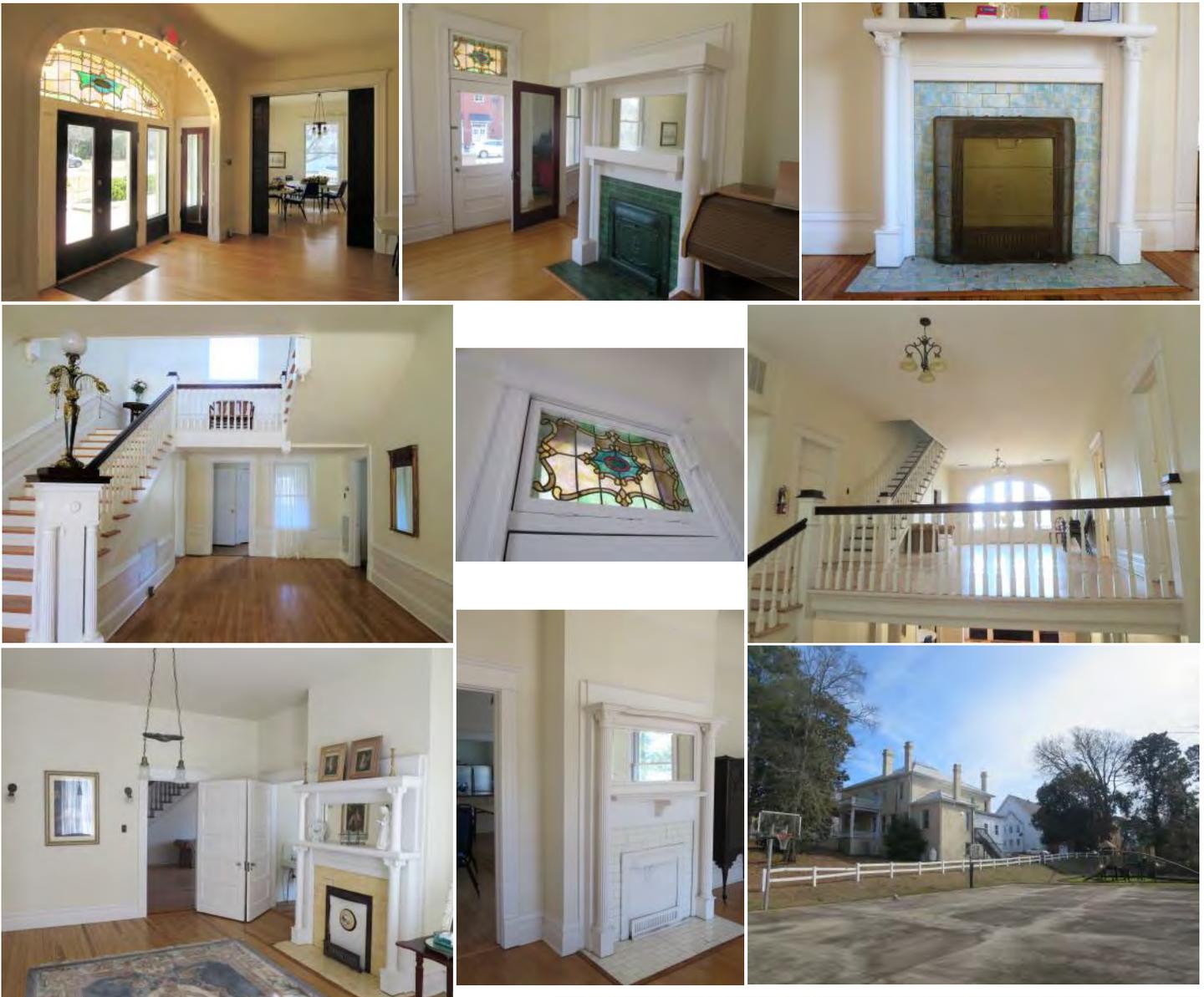
*North Carolina*  
**Preservation North Carolina**  
The Historic Preservation Foundation of North Carolina, Inc.

For more information or to make an appointment to see the Charles T. Sinclair House, contact:

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**JOIN US!** For more information about Preservation NC and other endangered properties visit [www.PreservationNC.org](http://www.PreservationNC.org).

Financial Incentives: The Charles T. Sinclair House is a contributing structure in the Carthage 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 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](http://www.hpo.ncdcr.gov).



Area Information: The Town of Carthage was established in 1776 and serves as the county seat of Moore County, which was predominantly settled by Scottish immigrants traveling up the Cape Fear valley. The success of the local buggy manufacturing, furniture, and timber industries led to the construction of many of the historic homes now found along Carthage's main streets. Home to world class golf and equestrian centers, Pinehurst and Southern Pines are only 20 minutes away. Other recreational areas include the beautiful Uwharrie Mountains where outdoor enthusiasts can enjoy boating, hiking and history/archaeology in just 40 minutes. Residents can reach the Research Triangle Park/Raleigh-Durham area or Fayetteville within an hour. For more information visit [www.townofcarthage.org](http://www.townofcarthage.org) or [www.moorecountync.gov](http://www.moorecountync.gov).



**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](http://www.presnc.org/get-help/easements-covenants).

**For general information or to join Preservation NC:**

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