



*winter 2021*

NORTH CAROLINA  
**PRESERVATION**



# NORTH CAROLINA PRESERVATION

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**On the cover: (former) First Presbyterian Church of Lincolnton, Lincoln County**

**The mission of Preservation North Carolina is saving places that matter to the diverse  
people of North Carolina.**

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# Preservation NC at Work

## *During COVID*

By Myrick Howard

**F**or Preservation North Carolina, as for nearly everyone, the last two years have been a rollercoaster. Like you, we've been adapting to new ways of carrying on, doing business, and responding to challenges and opportunities. We're relieved to report that we've accomplished a lot since the beginning of 2020.

In January 2020, we finally received the certificate of occupancy for our new headquarters office in two Freedmen's houses in Oberlin. Before we could even take a victory lap for the four-year project, our world changed in just a few weeks. Conversations shifted from where to hang photos to how to stay afloat. Our staff quickly adapted to working remotely.

Contradictions abound. In 2020, we had to close the Bellamy Mansion Museum in Wilmington for nearly a half year. The pause that COVID forced upon us provided time for our dedicated staff and volunteers to develop new tour options that proved invaluable when the doors were finally re-opened. In 2021, the museum has had two back-to-back record months for visitation, despite the complete absence of foreign visitors.

Oddly enough, our endangered properties work has been off the charts. In the last two years, we have concluded the sales of nineteen



Beth Yarbrough

***Ingleside, Iron Station, Lincoln County. 1818. One of the most imposing examples of antebellum architecture in the state. Donated to PNC by Caroline Clark. Buyers: Darryl Saunders and Jie Zhu, New Orleans (with Charlotte roots).***



David Strevell, Capital City Camera Club

*Ingleside, Iron Station, Lincoln County.*

properties to sympathetic purchasers subject to permanent protective covenants. Many of these properties would not have survived without our intervention. As of press time, five more are under contract, expected to close before the end of 2021.

We've accepted fifteen new preservation easements from property owners seeking to permanently protect their properties. We have also been watching for opportunities to update covenants and easements from the 1980s and 1990s with updated language, and we've been able to update four.

This year we've been working to renew the state's rehabilitation tax credits. We're optimistic about legislation currently under consideration. The credits have so far leveraged \$3.2 billion in historic rehabilitation. Yes, billion!

Two virtual annual conferences and the Shelter Series presentations have given us a new way to stay connected while staying safe. The Shelter Series has repeatedly attracted hundreds of viewers from around the state and beyond.

The first component of *We Built This: Profiles of Black Architects and Builders in NC* (our educational program consisting of a traveling exhibit, docuseries, book, and special property fund) will go public soon. The exhibit will premiere at Dix Park in Raleigh early in 2022 before traveling to the Bellamy Mansion Museum—and then around the state. We have received an outpouring of generous support for this program, and we're still working to raise the remainder. (Hint! Hint!)

We hope you will enjoy this update, relaying how the work of Preservation North Carolina has advanced despite the chaos and confusion of the last two years. You are critical to our success in so many ways. Our supporters, like you, have stuck with us through it all, for which we are most grateful.

Thank you! ❁

*Myrick Howard is the President of Preservation North Carolina.*



## *Endangered Property Sales*

# Donated Property *Gifts Keep Us Going*

**G**ifts of properties for resale have long been critical to the continued success of Preservation North Carolina. During the pandemic, several important historic properties were donated to us, which we then sold with protective covenants.

How important are these properties to our work? We received more than \$650,000 in net proceeds from the sales of donated properties in the last couple of years. Those funds have helped us keep the doors open, allowed us to build our endowment, and aided with repairs of other donated properties waiting to be sold.

We are so grateful to the donors of these properties. Their gifts truly keep us going.

If you know of properties that might be donated to Preservation North Carolina, please let us know.



***Bryan Lavender House***, Pollocksville, Jones County. c. 1825. Of particular architectural interest due to its double-tier front porch with an enclosed end and exterior stair. Donated by John Fox and Libby Heisman, Star Tannery VA. Buyers: Janet and Larry Parson, Kinston.



Nancy Winslow

**Henry-Beasley House**, Colerain, Bertie County. c. 1820. Donated by Gary and Dorothy Baskin, Virginia Beach VA. Buyers: Joseph and Brandon Howell Wilderman, Mill Spring.



Bradley Jaymes, Magnolia Lane Media

**McGuire-Setzer House, Mocksville, Davie County. 1823, 1830. A bequest from Dennis Cudd, a long-time PNC friend. Buyers Larry and Lakeysia Chambers, Charlotte.**



**Motor Company Building, Spencer, Rowan County. 1919. Donated by Sherry Lewis, Lynchburg VA. Originally a car dealership converted into theater that operated from 1937 to 1953. Buyers: The Art Planet Ateliers, LLC, Crestline CA.**



## *Endangered Property Sales*



*Drew Trenchholm, Capital City Camera Club*

***Wilkinson-Dozier House and Henry Braswell House, Conetoe, Edgecombe County. 1815, 1830. Two exceptionally detailed Federal houses. Easement updated by Ronnie Ellis. A generous bequest by his partner Earl Roberson of a percentage of the proceeds from the sale. Under contract at the time of publication.***



*Free Liberty United Christian Church, Addor, Moore County. c. 1890. Early African-American church. Donated by Mary Lou Addor and Henry A. Addor, Southern Pines. Buyer: Seeds of Hope, LLC, Durham. Documentary photo from 1993.*



## *Endangered Property Sales*

# Bargain Sales

## *A Variation of Donated Properties*

Also of tremendous importance to Preservation NC are bargain sales. A bargain sale is a sale to a charity at less than full fair market value. In the process, the reduced price provides for a tax deduction for the seller(s). Sometimes a bargain sale can be particularly helpful with highly appreciated properties.

With the Patty Person Taylor House in Kittrell, Donna Goswick donated her 50% share of the property to Preservation NC, which in turn purchased the remaining portion. As a part owner, Preservation NC had legal standing to resolve issues that left the remarkable late-18th century house vacant and



*Jim Lamb, Capital City Camera Club*

***Patty Person Taylor House, Kittrell vic., Franklin County. 1795. Notable 18th century house, owned by the sister of prominent Revolutionary War General Thomas Person. Buyers: John and Tracy Anderson, Youngsville.***



***Rufus Lenoir Patterson House, Winston-Salem. 1857. Home of major NC industrialist and political leader. Buyers: John Bryan and Rachel McKenzie, Winston-Salem.***

in jeopardy. When Preservation NC sold the property, it benefited from Donna's generous gift.

At the edge of Old Salem in Winston-Salem, the Rufus Patterson House was restored in the 1970s by Houck Medford. By 2021, he and his wife K.B. were living in Blowing Rock. The unusually large property had been subdivided into two parcels. Adjacent to the renovated Brookstown Mill (under PNC easement) and modern townhouses, the rear yard could have easily been sold separately at a substantial price. So, the Medfords sold the two parcels to Preservation NC at a much-reduced price. PNC in turn placed covenants on the property protecting the house and preventing the development of the rear lot. It then sold the property, now stripped of its development potential, to a young couple at its new market value.



## Endangered Property Sales

# Back from the Brink

Sometimes Preservation NC has to dig deep and buy a property that's in imminent danger of loss. Condemned by the Town of Beaufort, the Godette Hotel was one such property.

A landmark for African American citizens from Beaufort and surrounding areas, the hotel and its neighboring house were sitting vacant. Preservation NC negotiated with the Town to delay a demolition order and worked with the many Godette family heirs to purchase the two properties. Beaufort residents Laura Benson and Walt Sliva agreed to finance Preservation NC's purchases. With multiple heirs, title problems, USPS delays, and even the intervening death of one of the heirs, the closings were much-delayed.

Patience and perseverance prevailed. An excellent buyer experienced with property and music programming has purchased it and will renovate it as a small hotel and live music venue, true to its historic roots.



David Sirevel, Capital City Camera Club

**Godette Hotel**, Beaufort, Carteret County. 1946. Buyer: Cedar Pollock Properties, LLC, Fort Mill SC.



# A Natural Partnership

For nearly a decade, Mainspring Conservation Trust of Franklin (Macon County) has partnered with Preservation North Carolina to protect several historic buildings in the Cowee-West's Mill Historic District, part of the rural landscape of northern Macon County.

Most recently, Preservation NC sold the McCoy House, situated along the banks of the Little Tennessee River and one of the few remaining turn-of-the-century farmhouses still standing in the area. It also accepted an easement on the T. M. Rickman Store, operated as a general store, personal residence and community center from 1925-1992.

Preservation North Carolina is thrilled about this continuing partnership.



Mainspring Conservation Trust

*McCoy House, Cowee, Macon County. c. 1900. Buyers: John and Jennifer Pinkston, Hendersonville.*



*T. M. Rickman Store, Cowee, Macon County. 1895. Easement Donor: Mainspring Conservation Trust, Franklin.*



## Endangered Property Sales

# Options

## Preservation NC's Not-So-Secret Tool

Taking a page from Historic Savannah Foundation's playbook in the 1970s, Preservation NC has extensively used real estate options to do more with less money.

An option allows Preservation NC to make a deal with a property owner that sets a price, establishes a deadline for purchase, and allows PNC to visit the property with potential purchasers. Once a purchaser is ready to acquire the property, Preservation NC buys it and then immediately sells it to the purchaser with protective covenants.

Since an option doesn't require a purchase upfront, Preservation NC can work with numerous properties at the same time, without having the capital to acquire them all. It can also test the market for the property.

The properties shown on the following pages were optioned to Preservation NC and resold once buyers were in hand. We are most grateful to the former owners for working with us in this way and to the buyers for taking on the stewardship responsibilities required by the covenants.



Bradley Jaynes, Magnolia Lane Media

**Jenkins-Dunn House**, Eden, Rockingham County. An exquisite example of Colonial Revival architecture. Buyers: Fereidoon Sadri and Francine Blanchet-Sadri, Greensboro.



Jim Lamb, Capital City Camera Club

**Tanglewood Farm**, Clayton, Johnston County. The finest intact farm complex in Johnston County. c. 1835. The buyer, Tina Royals of Raleigh, and her partner Mark Seibel have already restored the house and purchased additional acreage to protect the site!



**Scarborough House**, Mount Gilead, Montgomery County. 1880s. A lovely 19th century Victorian farm house richly framed by ornamental woodwork. Buyers: Roddie and Carolynne Hobbs, Denton.



**Smithwick-Green-Clark House**, Williamston, Martin County. c. 1800. A rare surviving early nineteenth century farmhouse, retaining much of its original transitional Georgian-Federal character. Buyers: Wade and Laura Rogers, Bath.



**Dallas Jail**, Dallas, Gaston County. 1847. Unusual surviving jail in a 19th century historic courthouse square. Under contract at the time of publication.

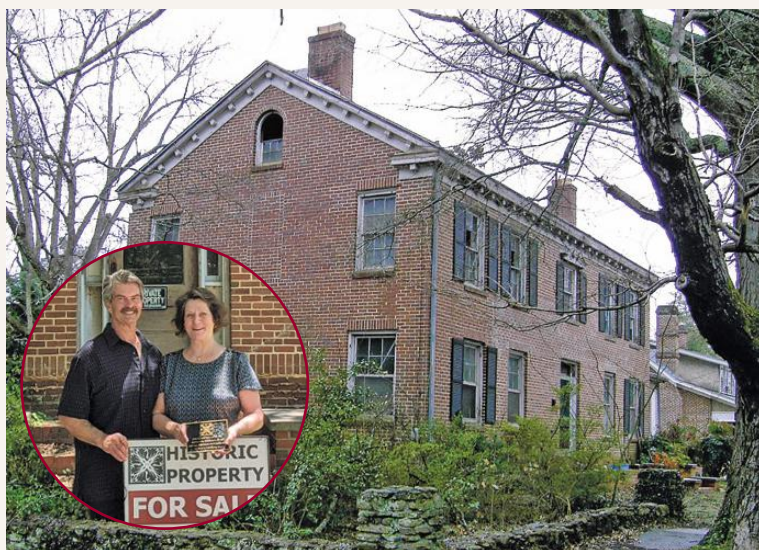


## *Endangered Property Sales*



***Reedy Rill,***  
*Warrenton,*  
*Warren County.*  
*1829, 1854. A*  
*significant*  
*Greek Revival/*  
*Italianate-style*  
*house on 76*  
*acres, with an*  
*addition thought*  
*to be the work*  
*of Jacob Holt, a*  
*popular builder*  
*among the area's*  
*tastemakers.*  
*Buyers: Rickey*  
*and Wendy*  
*Brinkley, Benson.*





**Louise Allen House and Smiley Cottage**, Warrenton, Warren County. 1840s, 1920s. Large home built in the Greek Revival style and later refashioned in the Colonial Revival style, with a 1920s guest house in the Craftsman style. Buyers: Geoffrey and Diana Holmes, Sheffield MA.



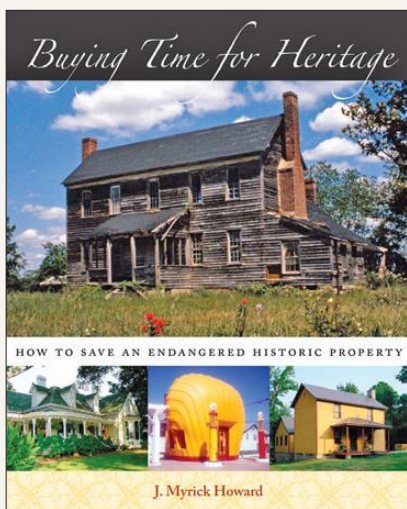
**Mayodan Hotel**, Mayodan, Rockingham County. 1891. Three-story inn, the oldest building in downtown Mayodan historic district. Buyers: Jason and Rebecca Childress, Eureka CA. 1940s documentary photo.



*Help Us Educate the Next  
Generation of Preservationists!*

# It's Time for a New Edition of *Buying Time for Heritage*

**F**ifteen years ago, Preservation North Carolina, working in conjunction with UNC Press and the Federation of North Carolina Historical Societies, published *Buying Time for Heritage: How to Save an Endangered Historic Property* by Myrick Howard.



The thesis of the book is that in historic preservation, “real estate is the name of the game.” It explains how Preservation North Carolina’s Endangered Historic Properties Program works—from options to easements to surplus properties, the very same tools that have resulted in banner years during the COVID pandemic!

*Buying Time* was well received from the outset. At its launch at the 2007 National Trust annual conference, four cases were sold out even before Myrick started his presentation to more than 250 preservationists! *Buying Time* has been used as a

textbook in numerous undergraduate and graduate preservation classes.

All 3,000 copies have sold out (with royalties to Preservation NC), and this fall new copies of the 2007 book were being offered for sale online for more than \$400 each!

Why is a new edition needed? Preservation NC has undertaken several major property programs since 2007, such as its neighborhood work in East Durham and Loray Mill Village. More than \$2 billion of mill renovation has taken place since then.

Furthermore, after years of work by the Capital City Camera Club and advances in color printing, the new edition can be much more visually exciting.



Photo by Harry Taylor

After being closed for much of 2020, the Bellamy Mansion Museum in Wilmington launched new tour offerings in summer 2021. These include a 90-minute, immersive guided tour. Happily, June and July were record months for visitation! As travel continues to open up, we look forward to increased crowds seeking an educational experience in social history and historic preservation.

Before-and-after comparisons featuring crisp, gorgeous digital images will inspire a new generation of preservationists.

Also, Myrick's graduate students at UNC have produced summaries about the work of numerous other revolving funds across the state and country. Including many of these writeups as appendices will illustrate how flexible the revolving fund tool can be.

With \$35,000, Preservation North Carolina can edit, redesign and print a new edition of *Buying Time*. Myrick has already started his end of the deal! Donors of \$500 or more will be acknowledged in the new edition; gifts may be spread over two years. When these books sell, funds will be recouped and made available for additional preservation purposes.

Please help us teach the next generation of preservationists all across the country, while telling the story of Preservation North Carolina's remarkable record for saving endangered historic properties. Thank you! 🌸



# Surplus Public Properties

Imagine a fine 1920s high school complex in the middle of a residential historic district.

If that property were put up for sale by the local school board through a traditional upset bid process, things could go very wrong. The historic school building might be demolished. The ballfields might be developed into large, hulking incompatible apartment buildings rather than serving recreational needs. Even worse, the property might be purchased by a speculator who lets it sit empty for years, waiting for the biggest bucks while the surrounding neighborhood is dragged down.

North Carolina's enabling legislation allows local governments to avoid the uncertainty of selling surplus buildings through the upset bid process. They can sell the properties through a preservation organization in a negotiated sale. That allows the local government to control the uses and plans

for the property. The historic property is then permanently protected by required preservation easements.

Since the legislation passed in 1979, Preservation NC has worked with dozens of local governments to responsibly dispose of surplus historic properties. These properties come in all flavors. Over the last two years, we have worked with local governments to find buyers for historic downtown commercial buildings, a former town hall, two African American schools, and even a 1940s Lustron house. At the time of publication, three were under contract to close by the end of 2021.

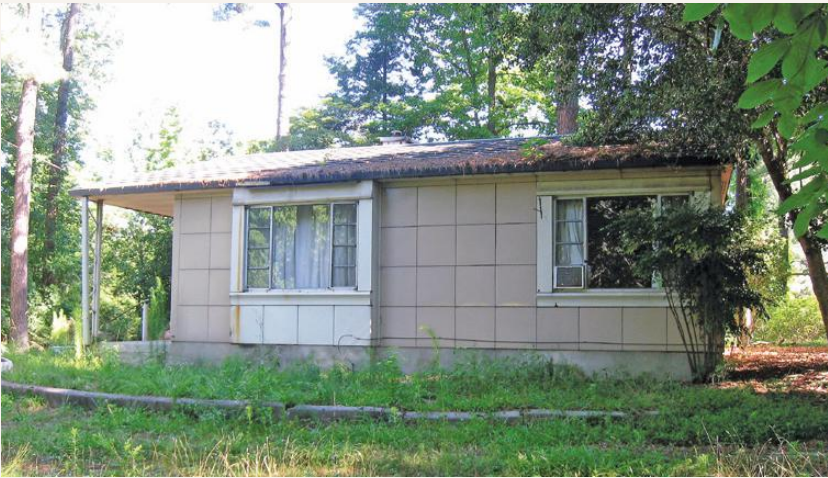
Know of a property owned by a local government that needs to be returned to the private sector with preservation restrictions? Let us know!



**Former Selma Town Hall, Selma, Johnston County. 1920-1950. Several historic buildings, including the historic 1922 People's Bank, linked together for a single user. Buyer: B2B Selma LLC, Raleigh.**



**Morrow Brothers & Heath Building**, Albemarle, Stanly County. 1891, 1922. The oldest commercial buildings in downtown Albemarle. Buyer: Washington Street Holdings, LLC, Eden.



**Lustron House** owned by George and Jessie Morris, Raleigh. 1949. One of the few surviving prefabricated Lustron houses in the Raleigh area. Buyer: Owen Gwyn, Jr., Chapel Hill. Documentary photo from 2017.

*Easements*

# Easements

## *A Property's Best Friend*

**A**s we've seen all too often during the last couple of years, buildings that we all thought were protected by local governments have become vulnerable to destruction, sometimes even setting the stage for additional losses of nearby historic fabric. It's been discouraging to watch years of preservation effort go down the tubes in one Zoom meeting!

Preservation easements are different. They are private legal agreements that specify what can and cannot be done on the property, and they are legally enforceable. They are tailored to the individual property to protect the property's historic features.

Arguably, easements are the best tool for protection! The only downside: it's one building at a time (except where multiple buildings, such as houses in a mill village, can be protected by one easement).



***Dongola (Jeremiah Graves House), Yanceyville, Caswell County. 1832. Described as "the most monumental house in Caswell County and one of the grandest in the Piedmont." Owner: Dongola Ventures, LLC, Chapel Hill.***



Preservation North Carolina is grateful to the following property owners for protecting their historic properties in perpetuity, which is a long, long time! Please let us know of properties where this one-on-one approach to preservation would be appropriate and timely.



*Oakley Grove (Mary Anne Browne House), Vaughan vicinity, Warren County. c. 1800, c. 1850s. An Italianate-Gothic Revival main block in the style of Warrenton builder Jacob W. Holt with an earlier, Federal-style wing at the rear. Easement Donor: Mike Trogdon and Stephen Cox, Timberlake. Owner: Patrick Brown. 1984 Documentary Photo.*

*Dongola and Oakley Grove have long been protected by preservation restrictions, and their owners agreed to allow Preservation North Carolina to update and strengthen the old covenants with new easements.*



*Easements*

# Where Easements Made the Difference

Sometimes a preservation easement can make the difference between saving and losing a historic building.

Tax incentives for the donation of eligible preservation easements have enabled the preservation of two small one-story buildings in Winston-Salem that survive from the days when the downtown was adjacent to the factories of R. J. Reynolds Tobacco Company. Without easements, these working-class haunts (and their stories) would disappear in the face of much larger development.

Similarly, preservation easements will permanently protect the John and Idella Mayes House in Charlotte, the Shingle-Style home of an important textile magnate designed by noted local architect Willard Rogers. Sitting adjacent to an Interstate highway ramp, directly across from the skyscrapers of downtown Charlotte, the house was “saved” once before in the 1970s; forty years later, a 365-day demolition delay would not hold up to the intense development pressures of the commercial site. This time, a preservation easement as part of a comprehensive preservation plan for the house and its adjacent parcel has resulted in permanent protection.

A different approach to easements helped save the early Griffin-White House in Pittsboro. Giving the house and funds for it to be dismantled and relocated nearby allowed the developer of the adjacent land to move forward with plans that didn’t



**622, 626 (pictured) and 632 N. Trade Street, Winston-Salem. 1920s.** Commercial buildings that supported the everyday lives of tobacco farmers and workers in the nearby factories and warehouses. Easement Donor: Trade Street Properties, LLC (structured by GBX Group, Cleveland OH).



**Griffin-White House, Pittsboro vicinity, Chatham County. 1830s.** Early Federal/Greek Revival house. Easement Donor: Blandford Frothingham, LLC, Pittsboro.



incorporate the small house. In recent years, local governments are more frequently requiring the preservation of historic properties, on-site or relocated, as a condition for rezoning. A preservation easement is part of the deal.



***John and Idella Mayes House**, Charlotte. 1902. The only surviving turn-of-the-century house in Charlotte's old Second Ward, and one of the few remaining houses along once-fashionable Morehead Street. Photos show its condition in the mid-1970s and in 2020; at both times the house was imminently threatened. Easement Donor: Morehead Street Properties LLC (structured by GBX Group, Cleveland OH).*



*Easements*

# Protected for the Long Haul



**Berry Brick House,** Hillsborough, Orange County. 1805. The earliest surviving brick residence within the original town of Hillsborough; home of noted brick mason, John Berry. Easement Donors: Kenneth and Linda Ostrand, Hillsborough.



**Nina Simone Childhood Home,** Tryon, Polk County. c. 1920. A childhood home of famed blues, gospel singer and activist, Nina Simone. Easement Donor: Dream Therapy, LLC, Brooklyn NY.



**Wildrekinde Woods,** Burnsville, Yancey County. 1984, 1987. Three vernacular structures, including a geodesic dome with frescos, on sixteen acres; built and owned by artists Bruce Greene, noted Appalachian folk musician and historian, and koreloy wildrekinde-mcwhirter, one of the few practicing fresco painters in the country. Easement donated by owners.



***Greenwood**, Chapel Hill, Orange County. 1936. Home of famed North Carolina dramatists and writers Paul Green and Elizabeth Atkinson Lay Green. Easement Donor: Debbie Hill, Hillsborough.*



***Griffis Farm**, Garner vicinity, Wake County. 1840s. Two-story Greek Revival farmhouse and detached kitchen on five acres in a rapidly developing location. Easement Donor: Revocable Living Trust of Pamela Brandon Luther, Raleigh.*



*Easements*



David Street, Capital City Camera Club

*Richmond Hill Law School, Richmond Hill, Yadkin County. 1848. Home and law school of jurist Richmond Mumford Pearson, who served as Chief Justice of the North Carolina Supreme Court from 1858 to 1878. Easement Donor: The Historic Richmond Hill Law School Commission, Inc., Booneville.*



David Street, Capital City Camera Club

*The Minnie Warren House (“The Hedges”), Highlands, Macon County. 1918. Elegant shingled Colonial Revival summer residence constructed by local builder J. Walter Reese for Miss Minnie Warren of Memphis, TN. Sited on two acres. Easement Donor: Nina Burke, Walterboro SC.*



William Woody, Asheville Citizen-Times

**Merrell-Hansen House**, Black Mountain, Buncombe County. 1955. Built by architect S. Clyde Merrell as his own home. Fine example of Mid-Century Modern architecture. Easement Donor: Mikkel Hansen Trust, Black Mountain.



David Sirevel, Capital City Camera Club

**W. J. Roberts House**, Shelby, Cleveland County. c. 1895. Imposing house with Craftsman, Colonial Revival, and English Tudor Revival characteristics. Easement Donor: Adelaide Austell Craver Trust, Shelby.



Drew Trenholm, Capital City Camera Club



## Easements



**N.H.D. Wilson House and Strudwick-Lambeth House, Greensboro.** 1859 and 1912. Two properties under one easement. 1) Italianate house built by Rev. N.H.D. Wilson and enhanced in the 1950s with materials from demolished Greensboro dwellings. 2) Colonial Revival house built by Robert C. Strudwick, judge and attorney, and designed by architect Richard Gambier. Easement Donor: Greensboro Boxwood Associates, Inc., Greensboro.



**Sparger-Harrison House, Greensboro.** 1912. Colonial Revival home of wholesale grocer James H. Sparger, and later home of Roger W. Harrison, three-term mayor of Greensboro. Easement Donor: Greensboro Boxwood Associates, Inc., Greensboro.



# 100th Anniversary of El Nido

## *California Comes to Shelby via Oklahoma City*

One hundred years ago, Dr. E. W. Gibbs built a California-style bungalow in Shelby for his wife, Maude, who long dreamed of moving West. The plans for the house came from the Aurelius-Swanson Company, a mortgage lender in Oklahoma City. A few similar houses have been spotted across the country, including one in Asheville.

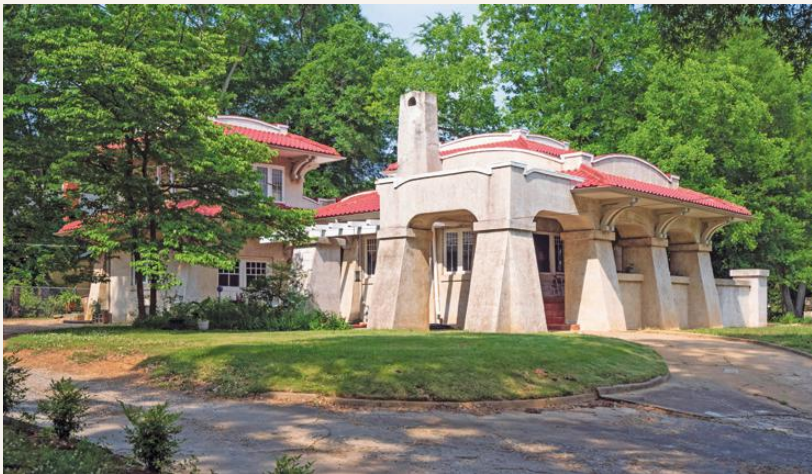
David Srevel, Capital City Camera Club



Many years later, the Gibbs’ daughter, Ray, placed a preservation easement on the house to protect her family’s legacy, and then she went a step farther. She generously left the house and all of its furnishings to Preservation NC in her will with the stipulation that it not be sold. Accompanying the gift were funds to renovate and maintain the house, but not to operate it. Additional funds were donated by Elva Gheen, a friend of Ray.

Preservation NC explored the various options available for meeting Miss Gibbs’ wishes and determined that a “resident curator” arrangement would be ideal—in effect, a long-term lease with shared responsibilities and limited public access. Preservation NC would pay for the exterior renovation, and the tenant would be responsible for the interior. The search for a resident curator concluded with the selection of Dr. Rebecca (Becky) Love, who served as Miss Gibbs’ physician in her later years. It seemed fated to happen.

The result of the partnership between Becky and Preservation NC has been a beautiful renovation of the Shelby landmark, truly a gem. Ray Gibbs would be proud.



David Srevel, Capital City Camera Club



# An Unusual Adaptive Use Opportunity

## *First Presbyterian Church of Lincolnton*



Let your imagination roam freely. How might a beautiful and historic former church complex serve new uses for the coming years?

After 206 years as a congregation, the First Presbyterian Church of Lincolnton closed its campus while starting a new mission church. The Presbytery of Western NC approached PNC and entered into an agreement in order to ensure the important campus will be preserved and able to enjoy a new life.

Individually listed in the National Register and adjacent to the West Main Street National Register district, this handsome complex was in use until COVID and has been well maintained. It is located near the historic Lincoln County Courthouse and City Hall in the center of flourishing downtown Lincolnton.





The (former) First Presbyterian Church of Lincolnton features the combined genius of two gifted and nationally recognized architects. The original Late Gothic Revival structure was constructed in 1917 and designed by noted Charlotte architect C.C. Hook, one of the first and most prolific leaders in the state's early 20th century architectural profession.

Forty years later, the 1957 mid-century restrained Gothic Revival Educational Building was designed by Harold E. Wagoner of Philadelphia, himself a Presbyterian, who is known as a prominent mid-twentieth-century American ecclesiastical architect. Wagoner designed many notable churches including such masterpieces as the Coral Ridge Presbyterian Church in Fort Lauderdale FL, the National Presbyterian Church in Washington DC, and the interior of the United States Air Force Academy Cadet Chapel near Colorado Springs.

A small non-descript utility building on the premises is now believed to have been a slave house for the David Ramsour House (ca. 1820) which occupied the property years ago. In light of this, the building will also be included for protection by PNC, and more historic research will be encouraged to get the full story behind this potentially telling piece of history.





The opportunities for this property are many, including re-use as a church, repurposing for an institutional facility, event venue, in-town housing and mixed-use space, as well as live-work or the increasingly popular co-working space. The building is eligible for both the Federal and State Historic Tax Credits.

**\$699,900**

**15,700 square feet**

**Lot Size: 0.91 acres / Zoning: Central Business**

**114 West Main Street, Lincolnton**

**Contact:**

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