



Preservation North Carolina's  
Endangered Properties Program  
*needs your help!*

**I**t's been quite a year, hasn't it? Thanks to the extraordinary generosity of our donors, so far Preservation North Carolina (PNC) has been able to ride out the unprecedented challenges of 2020. We know 2021 will also be uncertain.

This spring, we had to close the Bellamy Mansion Museum in Wilmington due to COVID-19. We lost six months of admissions, sales and other revenue during our busiest time of the year. Visitors are now safely returning, and thanks to your remarkable outpouring of support, we're back in business.

Despite the financial challenges that COVID-19 has presented this year, our work to save endangered properties statewide has been surprisingly active. We've had tremendous interest in our properties. If everything plays out with the properties under contract as of press time, this year our small properties staff will have sold 13 properties with covenants, protected 10 more with preservation easements, and acquired 3 (both through purchase and donation). *That's amazing!*

These properties are anything but run-of-the-mill. Each can be described with superlatives (one of the best, the earliest, the finest, the most important, the last remaining, etc.). Most are significantly threatened.

***This winter, we need your help with this important property work.***

We've long said that we're the animal shelter for these buildings. Each of our dogs is different. If you want a healthy pedigree dog, you can find them elsewhere; the traditional real estate market handles those pups. Our poor dogs have problems that require special attention. That means time and money. They may have long been sitting vacant and derelict. They may have a hole in the roof or a collapsed chimney. They may not have clear title. A fi e here; vandalism there.

***But they all have one thing in common. Without PNC, they might not survive to tell their stories to future generations. And we need those stories to provide the glue that binds us together as North Carolinians.***

One of the verities of revolving fund work is that "revolving funds revolve down." If these properties could have turned a healthy profit, someone else would have already snapped them up. We constantly have to replenish the fund to keep going with our work. We had to divert our fundraising attention during the complicated three-year effort to relocate our Headquarters to two freedmen's homes, for which we successfully raised nearly \$1.5 million dollars in private funds.

***It's time to get back to the never-ending task of recapitalizing the fund.*** Capital for the Endangered Properties Program supports a wide variety of needs:

- ***critical repairs*** to stabilize and secure properties while we seek a new steward;
- ***holding costs*** of insurance, basic utilities, etc., until we have a buyer; and
- in rare instances, ***legal expenses*** associated with enforcing our protective covenants or even having to buy back property—we had to do both in 2020!

NORTH CAROLINA  
**PRESERVATION**



*fall 2020*





# NORTH CAROLINA PRESERVATION

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of North Carolina, Inc.**

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**On the cover: Entry hall, Patty Person Taylor House, Franklin County, 1988.  
Photo by Tim Buchman.**

**The mission of Preservation North Carolina is to protect and promote buildings,  
sites and landscapes important to the diverse heritage of North Carolina.**

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# Behind the Curtain

## The Backstories of Our Work

By Myrick Howard

**W**e at Preservation North Carolina are legally in the preservation business “for perpetuity.” That’s a long, long time.

We have either protective easements or covenants on more than 850 properties. Most are effective “in perpetuity.” Some of those protective tools date back more than forty years, a meager down payment toward perpetuity.

Folks are surprised—and even we are surprised—by the amount of long-term work that goes on behind the scenes to operate our Endangered Properties Program. We have to track all those properties: Who owns them? Are they secure? Have any unapproved changes taken place? We have to approve alterations to the properties—in writing, in detail, in perpetuity.

When we write those agreements, we have to ponder whether the provisions will even make sense 50 or 100 years from now—much less in perpetuity.

We’ve recently taken a look at how that process is working. The stats are surprising. We have more than 200,000 digital photos of our properties in addition to several file cabinets full of slides and prints. We approve (or deny approval) for more than 50 requested changes each year, and we sign off on more than 30 re-sales annually. We have a whole wall of legal files

Blah, Blah, Blah. Is this just bureaucratic self-congratulations? Why does this matter?

Every year we have several circumstances where we have to go back to a previously protected property and try to shepherd it to a good place. Marriages, divorces, job changes, financial changes of circumstances, family illness, and more affect our properties in unexpected ways. And then, there are fires, hail storms, tornados, and other casualties.

Every year we have several circumstances where we have to go back to a previously protected property and try to shepherd it to a good place.



*Before restoration, Patty Person Taylor House, Franklin County, 1980.*

This summer we were able to conclude a four-year, behind-the-scenes reclaiming of a very important house in Franklin County. On the evening before the last presidential election, I gave a talk in Louisburg. A couple of folks asked me about what was going on with the Patty Person Taylor House. It was news to me that the house was sitting vacant.

Once featured in *Southern Living* as a preservation success story, the house was the victim of changed circumstances for the owners.

Back in 1980, Preservation NC worked with a young couple to acquire a long-vacant house from a family that was reluctant to sell it. The Georgian-style house had been placed on the National Register in 1975 and listed as having statewide significance. The couple were able to purchase it, and we placed the property under a preservation easement.

Beautifully restored in original colors and period furnishings, the late-18th century house was an icon of preservation perfection. How could it be sitting vacant? And what could we do to make sure that another period of vacancy didn't result in destruction or irreparable damage? We quickly learned that the house had been ransacked and copper wiring and HVAC tubing had been stolen. Fortunately, only one door was damaged.

Over the next four years, we had to acquire a one-half interest by generous donation, track down and serve legal notice on a missing owner, go through a legal proceeding that was postponed repeatedly by COVID, and force a sale of the property "at the courthouse door," subject to our covenants. Throughout the process we hoped and prayed that the house's exceptional woodwork didn't get damaged or stolen.



A few weeks ago, almost four years later, the property was purchased by John and Tracy Anderson, who live nearby and helped us secure the property throughout the long legal proceedings. They will no doubt be wonderful stewards for this enormously significant house. Maybe over the coming years we can continue to learn more about the history of this house and about the (probably enslaved) craftsmen who built it.

Preservation North Carolina's Endangered Properties Program has now helped save this property twice, and yet we are still newcomers to its 200-year history and only a footnote for its future, having owned it for a very short while. But without us, it would probably be gone.

There are dozens of properties where PNC has had to circle back around to and find new owners. Circumstances do change for people, who mostly have the best of intentions. Usually we try to get a new option on the property and find a new buyer to continue the work of preservation.

Sometimes it's taken nagging and cajoling. On occasion, it's taken litigation. Oh, you don't remember reading about that in the magazine? Yes, that's indeed "behind the curtain."



*With additions removed, the 18th-century plantation house returns to its original form. Staining rather than painting makes it look weathered.*

## Under Thin Disguise: An 18th-Century Original

by ERNEST WOOD / photography JOHN O'HAGAN

Southern Living, November 1987

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Through the years, we've had some folks complain that we aren't strict enough with our enforcement, and others who complain that we are too strict. Maybe that's the sweet spot. When each property and its circumstances are different, one size does not fit all.

Through the years many people have said that I should write a book about our many preservation backstories. Maybe someday I will. My first book about



*Mantel, Patty Person Taylor House, Franklin County, 1988. Photo by Tim Buchman.*

our work had the Patty Person Taylor House on the front cover. I'm so glad that it's back on track. ❀

*Myrick Howard is president of Preservation North Carolina.*



**Black Landscapes Matter** *During the August 11, 2020 Zoom Event, Kofi Boone, ASLA – Professor of Landscape Architecture at NC State University examined landscapes in North Carolina through the lens of the Black Lives Matter movement to show how Black Landscapes (could) Matter.*



# Preservation North Carolina presents

## *The Shelter Series:*

### *Virtual Programming Series about Places That Matter*

We fondly refer to PNC as “the animal shelter for old houses.” It’s a fun nickname, but a responsibility we take to heart. Right now, “shelter” has taken on so many important meanings. At its core, we believe “shelter” remains what it’s always been—a place that provides cover and protection.

Our work is focused on the houses, buildings, churches, schools, and mills that have provided cover and protection for generations of North Carolinians.

While we all navigate this challenging time, we wanted to figure out ways to stay connected to you,

Right now, “shelter” has taken on so many important meanings. At its core, we believe “shelter” remains what it’s always been—a place that provides cover and protection.





*Top: Edenton Cotton Mill Village streetscape  
Above: Rev. Plummer T. Hall House interior. Photo by Drew Trenholm, CCCC.*





 Preservation North Carolina Presents  
*Shelter Series*


## The Godette Hotel

**Sponsored by Laura Benson and  
Walt Sliva, Beaufort**

Learn more about this historic African American landmark  
 in Beaufort. Interview and Q&A with author David  
 Cecobold and Stephanie Douway (granddaughter of hotel  
 owners Henderson and Lucy Gray Godette).

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**Tuesday, July 28 at 4pm**  
**Zoom Virtual Event: Register at [presnc.org](http://presnc.org)**

so we created the Shelter Series. Over the last several months, “sheltering” has become central to our lives, the Shelter Series explores the culture, architecture, diversity and stories of the many shelters across our state.

Our series began in June with “Lost Wilmington”—the inaugural program explored Wilmington’s changing historic landscape and was based on historian Beverly Tetterton’s book, *Wilmington, Lost but Not Forgotten*. Since then, the Shelter Series has hosted programs on the Edenton Cotton Mill and Mill Village; the historic Godette Hotel in Beaufort; Black Landscapes Matter; highlighted important Preservation NC “Before and After” renovations; and showcased important discoveries at PNC’s headquarters at the Hall and Graves-Fields Houses.

We hope you’ll join us as we continue to provide some fun, distraction, cover and comfort. We are adding Shelter Series events throughout the year, please visit [www.presnc.org/shelter-series](http://www.presnc.org/shelter-series) for upcoming events and video from previous programs

If you have questions or speaker suggestions for future events, contact Clarissa Goodlett at [cgoodlett@presnc.org](mailto:cgoodlett@presnc.org). If you are interested in sponsoring a Shelter Series event, contact Shannon Phillips at [sphillips@presnc.org](mailto:sphillips@presnc.org).

We look forward to sheltering with you! 🌸

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*Honoring North Carolina's Premier Preservation Achievements:*

# Preservation North Carolina's 2019 Honor Awards

*Congratulations to the 2019 award winners!*

The RUTH COLTRANE CANNON AWARD was presented to **Rodney Swink**.

Rodney Swink grew up in Lexington and attended North Carolina State University where he received a Bachelor of Arts in Economics and a Master of Landscape Architecture. He is now the Senior Associate for Planning and Development at PlaceEconomics and is a Professor of the Practice at North Carolina State University's College of Design.

For nearly a quarter century, from 1984–2008, Rodney served as director of the North Carolina Main Street Program and Director of North Carolina Office of Urban Development. He built our state's Main Street Program into one of the nation's most respected. For decades he has been the go-to person about Downtown Revitalization. His work to get the legislature to create a Downtown Revitalization Study Commission led to the creation of the state's tax credits in 1997.

Throughout his career, he has given freely of his time to serve on numerous nonprofit boards and public commissions, including the boards of the JC Raulston Arboretum, NC Downtown Development Association, the Raleigh Appearance Commission, Scenic North



*Rodney Swink. Photo by Kevin Lord, CCCC.*

Carolina, and Preservation North Carolina, where he served as chairman of the board.

He also served as national president of the American Society of Landscape Architects.

Over the past three decades, Swink has won a variety of prestigious awards for his work in historic preservation, landscape architecture, and his humanitarian- and community-focused work. He has published a range of articles for local, state and national publications.

Beyond all that, Rodney and his wife, Juanita Shearer-Swink, have rehabbed



historic houses in the Oakwood and Brooklyn neighborhoods in Raleigh. Rodney has donated countless hours volunteering his time, doing everything from acting as a bartender at special events to helping plant trees at Preservation North Carolina's new headquarters. He is always ready with words of encouragement and praise, and he's quick to step in if he sees help is

needed. And he's met many a time with PNC's staff and board leadership over beer and nachos.

Recently, Rodney and Juanita established a Landscape Architecture Graduate Student Endowment to provide unrestricted funding for students pursuing a degree at NCSU's College of Design.

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The ROBERT E. STIPE PROFESSIONAL AWARD was given to **David Maurer**.

David Maurer's architecture firm in Raleigh is celebrating its 25th anniversary this year. His portfolio of historic renovation projects is truly impressive in its variety and range all across North Carolina. David has demonstrated a steadfast commitment to historic preservation throughout his entire career.

Back in 1997, he purchased and relocated the late-nineteenth century Norwood House in historic Moore Square to save the building from demolition. The move helped to fill in a gap in the Moore Square streetscape, while providing much needed office space for his growing firm. David Maurer is now known for similar restoration and adaptive use projects across the state of North Carolina.

The list of Maurer Architecture's notable preservation projects includes the rehabilitation of Capital Department Store and the Masonic Lodge in Smithfield, Addison Lofts in Durham, the Goldsboro Drug Company Building, and the Goldsboro Fire Station. In Raleigh, he worked on All Saints Chapel,



*David Maurer. Photo by Kevin Lord, CCCC.*

Martin Building, Carolina Trust Building, Fire Station No. Four, Raleigh Nehi Bottling Co. Building, and the H.J. Brown Funeral Director and Embalmers Building, also famous as Death and Taxes restaurant.

Beyond his firm's projects, it's David's education and advocacy work that make him such a worthy winner of the Stipe Professional Award. David Maurer routinely speaks at conferences about the tax credit process. He served on the Raleigh Historic Development Commission for over 10 years, including



six years as Chair. David also spearheaded numerous Commission projects, including a re-writing of the Guidelines, reviewing Landmark applications, and conducting a statewide commission conference.

In 2016, David began an initiative encouraging upper-level residential development in historic downtown areas. He has traveled across the state to meet with local municipalities and demystify the renovation and permitting process for property owners. His work in Lenoir, Lexington, Mooresville, Marion and Elkin

is helping to create incentives for upper-level development on a local level, such as matching grants and municipal assistance.

Throughout his career, David Maurer has directly contributed to the education of other professionals within the building industry and countless community members about protecting our historic resources. As both a professional and a volunteer, he supports preservation with genuine enthusiasm for the projects and the people behind them.

The STEDMAN INCENTIVE GRANT was awarded to the **Masonic King Solomon Lodge #1.**

In 1866, the Grand Masonic Lodge of New York established the King Solomon Lodge #1 in New Bern. The members began construction four years later on Queen Street, and the lodge was completed in 1871. Despite opposition from local white citizens, it was the first black Masonic lodge in North Carolina.

In 1920 the lodge was moved to its present location on Howard Street, in New Bern's downtown historic district. King Solomon Lodge #1 is listed in the National Register of Historic Places as part of that district.

The lodge has been used by African American masons for 149 years to promote leadership for blacks throughout North Carolina. Current lodge members serve on state and local boards, are active in local politics, serve as ministers, and many are veterans.

Today, the three-story building is in need of significant rehabilitation. A fire in 2005 caused damage to the first floor and the roof. Repairs have been made



*Masonic King Solomon Lodge #1*

and the lodge is functional, but many improvements and additional repairs are still required. Most recently Hurricane Florence caused damage, although the structure wasn't flooded

The restoration of the lodge has been planned in two phases. The Stedman Incentive Grant will help fund the first phase which focuses on the exterior. Phase One will prevent further damage to the interior. Funding will restore the cupola and windows. Phase Two will restore the interior to its 1871 appearance.

Despite the needed restoration work, King Solomon Lodge #1 is a sturdy structure. The third floor has been



repaired and is used for masonic functions. Minor construction on the second floor continues and will eventually make this a useable space for the Eastern Star.

Lodge members continue to provide

mentorship to local youth through the Knights of Pythagoras Youth. The lodge also supports the Masonic Eastern Star Queen Esther #7 which, with the lodge members, works to help mentor young women.

The L. VINCENT LOWE, JR. BUSINESS AWARD was presented to **Third Wave Housing.**

After working as the President of the Landmark Group in Winston Salem, Richard Angino formed Third Wave Housing in 2006. He and his colleague Wil Warren have pulled together a diverse, talented team of individuals and companies to make developments happen.

The firm specializes in the development of new garden-style apartments and the adaptive reuse of historic buildings into loft apartments. Their projects have included Big Chair Lofts in Thomasville, Oneida Mill Lofts in Graham, and Beal Street Square in Rocky Mount.

Big Chair Lofts was recently presented the Development of Distinction Award for Rural Community Impact by Novogradac Journal, a prestigious national award. Third Wave Housing and its partner Cohen-Esrey Development

Group converted a historic furniture mill in Thomasville into 139 affordable homes called Big Chair Lofts. The development offers similar amenities to market-rate lofts, including a two-story community space, a movie theater and a fitness center. Included in these amenities is after-school care and financial literacy courses.

Oneida Mill, the striking historic brick textile mill in Graham was scheduled to be demolished for salvage when Richard first took a look at it. He thought he could make it work, as long as the historic tax credits were available. The mill had been wrapped in aluminum siding in the 1950s, and questions were raised about whether the siding, now more than fifty years old, had achieved historic status. Richard had to remove all the siding prior to getting the property listed in the National Register, leaving the building vulnerable to the elements for months. Most developers would have walked away, shaking their heads in

disbelief. But not Richard. At Oneida Mill Lofts, Third Wave Housing again did quality affordable housing that's rich with amenities.

They continue to innovate in adaptive reuse and the creation of affordable housing across North Carolina.



*Oneida Mill, Graham. Photo by David Strevell, CCCC.*



The MINNETTE C. DUFFY LANDSCAPE PRESERVATION AWARD was presented to **Russ Stephenson** and **Ellen Longino** for the preservation of the **Isabelle Bowen Henderson House and Garden**.

Now completely surrounded by large apartment buildings and parking lots, the 1.2 acre enclave of dwellings, outbuildings and gardens at 213 Oberlin Road in Raleigh are the physical record of Isabelle Bowen Henderson's life and work. She was one of six daughters of State College Treasurer A. F. Bowen, whose home stood nearby. After studying at the Pennsylvania Academy of Art, Isabelle worked in Massachusetts where she, and the rest of the nation, became enthralled by Rockefeller's reconstruction of Colonial Williamsburg.

Isabelle returned to Raleigh in 1937 and set about designing her own Williamsburg enclave on Oberlin Road. Drawing on her mother's love of gardening and her own Arts & Crafts art education, Isabelle synthesized Colonial architectural forms with English garden designs and American folk craft traditions. Isabelle relocated the existing Victorian house back on the large lot and added a new studio.

In 1938 her front garden was first opened to the public. That same year, a full-page article in the *News & Observer* was devoted to her growing prominence as



*Isabelle Bowen Henderson House and Garden, Raleigh*

a portrait painter. She was featured in numerous national magazines, for both her garden and her portraits. In 1951, she won the National Horticultural Award, the highest award given by the National Council of State Garden Clubs.

Isabelle left the property to her sister, Phyllis Riley, at a time when cities across the nation were constructing expressways through older neighborhoods to accommodate suburban commuters. In the 1970s, the City of Raleigh proposed a five-lane arterial to widen Oberlin Road all the way from Glenwood Avenue to Western Boulevard. The road would have cut through Pullen Park and was stopped by a lawsuit by the Pullen heirs. Over the next five years the City unsuccessfully condemned the Henderson House and Gardens twice in hopes of resurrecting the west-side arterial.

We can't resist pointing out that Preservation North Carolina bought the Caveness House for its Headquarters Office in 1985 as part of the effort to stop the road.



Once again, three decades later, PNC's work has intersected with the Henderson House and Gardens. Thanks to research done for PNC's Oberlin project, we now know that the property that Isabelle Henderson acquired in 1937 was once Oberlin Village Lot #2. Lemuel Hinton, a former slave, purchased the lot in 1869 and built a house, which became the long-time home of his daughter Lemmetta and her husband Allen. Lemmetta Haywood was the sister of Eleanor Graves, and the Haywoods and the Graves have long maintained their family relationship.

Last year, the owners of the Henderson House, Russ Stephenson and Ellen Longino, were visited by Dr. and Mrs.

Lemuel Julian Haywood of California. Dr. Haywood remembered it fondly from his childhood as his grandparents' home. It was a touching homecoming.

For Russ Stephenson, the property is a family matter: Phyllis Riley was his grandmother. He lived in the guest house while he attended NC State's School of Design, and he wrote the National Register nomination himself. In 1991, he inherited the property.

Russ and Ellen continue the monumental commitment of maintaining the historic house and gardens on busy Oberlin Road. Annually they open it to the public, and proceeds from the tours go to charities.

Twelve GERTRUDE S. CARRAWAY AWARDS OF MERIT were also given to these deserving recipients:

**James and Julia Andrus for Branch Grove**, Halifax County

**The Christman Company for Cascade Saloon**, Greensboro

**Jerry and Kristi Coram for the Leonard Block and Commercial Building**, Mount Airy

**Bob and Sharon Foster for Piney Prospect**, Tarboro

**James Goodnight for 222 and 226 Princess Street**, Wilmington

**Jordan Jones and Rory Dowling for the Prince Charles Hotel**, Fayetteville

**Mayfair Street Partners for the Pepper Building**, Winston-Salem

**Northwestern Regional Housing Authority for Historic Ashe Hospital**, Ashe County

**Penland Craft House**, Mitchell County

**James Poole and David Tart for the Asheville Supply and Foundry Building**, Asheville

**Representative Stephen Ross**, Burlington

**Darrel J. Williams, FAIA**, Charlotte



# *The McGuire-Setzer House, Mocksville*



*All house images courtesy of Bradley Jaynes with Magnolia Lane Media*

**D**ennis Cudd was the best type of crazy preservationist. He wouldn't mind our saying it that way. In the 1970s he and his then-partner were among the first pioneers to buy a house for renovation in Charlotte's Fourth Ward. The Overcarsh House was an over-the-top Victorian house, and Dennis painted it pink. It then became well known as the "Pink House." He operated it as a B&B and special events facility at a time when many were wary of going into Fourth Ward. Then, a few years later, he bought and restored the Lentz Hotel in Mount Pleasant, a house that PNC relocated after demolition had begun.

His love affair with the McGuire-Setzer House in Mocksville was equally passionate. When the news came out that the house was for sale through PNC, Dennis drove to Mocksville on a Sunday morning and called to make sure that he was first in line to purchase it. He loved every square inch of the house and yard, transforming it into a very special place. In the end, he left the house to Preservation North Carolina in his will for us so we could continue our property work. Dennis Cudd was a one-of-a-kind, and the McGuire-Setzer House is, too.

This one-and-a-half story distinctive Federal-style inspired home, built between 1825 and 1835, is a gardener's secluded paradise or wonderful owner-occupied hospitality venue. With its close proximity to Winston-Salem, Statesville, Charlotte, Lexington, Salisbury, and the quaint county seat of Mocksville and its downtown "Main Street," the property is an ideal in-town



*Dennis Cudd (at left) receiving Carraway Award of Merit in 1977 from Tom Gray and Jim Dunn*

escape for those seeking privacy or as a venture attracting guests.

The McGuire-Setzer house was extensively restored and upgraded 20 years ago and has been meticulously maintained since. The exterior was expertly re-painted in 2019. The home features fascinating Federal-style interiors with four substantial mantels and a unique boxed staircase with vintage box lock. The main home features two bedrooms and 1.25 baths.

The property includes two functioning outbuildings: a small guest cottage of 367 square feet with a full bath and an operating fireplace, plus a 255 square-foot contemporary structure that was used as a commercial kitchen at one time to support a bed-and-breakfast in the Main house. The converted guest house is one of the few remaining examples of an original detached kitchen building

and lends itself to intimate living when desired or hosting guests.

The lush grounds feature multiple gardens with room for plenty more. The property is individually listed in the National Register of Historic Places. According to its nomination, it is a wonderful remaining dwelling typical of the North Carolina Piedmont during the early 19th century, and one of the few examples of this type that has not been unsympathetically altered or enlarged.

The McGuire-Setzer House is available at \$229,900. Visit [www.PreservationNC.org](http://www.PreservationNC.org) for full details. ❁



# *Oberlin: A Village Rooted in Freedom*

## wins 2 documentary film awards!



We're thrilled to announce that PNC's documentary film, *Oberlin: A Village Rooted in Freedom* won two Telly Awards for Documentary & Informational for Television and for General Documentary!

The Telly Awards was founded in 1979 to honor excellence in local, regional and cable television commercials with non-broadcast video and television programming.

Preservation North Carolina worked with digital storytellers, Moonlight Communications to produce *Oberlin: A Village Rooted in Freedom*. Funding for the film was provided by Empire Properties and

a grant from the Richard and Julia Moe Family Fund of the National Trust for Historic Preservation. The documentary film reveals how a historic preservation project has helped recover the story of a once-thriving town near Raleigh built after the Civil War by formerly enslaved and free blacks.

Congratulations to our documentary partner Moonlight Communications for this exciting win! And a special thank you to our network of friends, donors and participants who made the film possible! ❁



*PNC Headquarters. Photo by Jim Lamb, CCCC*



## Godette Hotel



**Unique redevelopment opportunity of historic African American hotel located just two blocks from the Historic Beaufort Waterfront and minutes from the Crystal Coast beaches zoned mixed use!**

Beaufort, named America's Favorite Town by Travel and Leisure and America's Coolest Town by Budget Travel, is steeped in history and offers incredible dining and shopping experiences along the waterfront.

The first floor of the hotel, built during segregation, features a large common room, kitchen and bathrooms, and smaller front space. The second floor features 14 rooms along a wide central hall. The large corner lot in this beautiful coastal town is a prime location for adaptive reuse!

The Godette Hotel was built in 1946 by Henderson Godette, Sr., a well-respected African American builder, and his sons. The Godettes had deep family roots in the region. Known as a fine builder and craftsman, Godette's work is visible in many local buildings today, including the fine Arts and Crafts-style addition and renovation at the William Nash Bell House.

During segregation it was one of few establishments in the area for African Americans to eat and stay. The Godette Hotel was the central place for many social events and celebrations of the day—serving as the community meeting place for the African Americans in Carteret county and beyond, where places to gather were limited. The Godette family made sure all who entered were welcomed and treated with hospitality.

*Price includes 3 bedroom/1 Bath Godette House adjacent to the Hotel, subject to acquisition by Preservation NC. The one-story frame house built in 1955, is 924 sf and will require total rehabilitation.*

Square Feet: 6,400; Lot Size: 0.11 acre; Zoning: Mixed Use

**Contact: Maggie Gregg, PNC Eastern Office, Tarboro, 252-689-6678, [mgregg@presnc.org](mailto:mgregg@presnc.org)**

*1400 Pollock Street  
Beaufort  
Carteret County  
\$250,000  
See (J) on map*



## Dallas Jail



108 East Trade Street  
Dallas  
Gaston County  
\$125,000  
See (A) on map

**One of the most high-profile and distinctive buildings in downtown Dallas, only 30 minutes from Charlotte!**

The Dallas Jail is a contributing structure in the Dallas National

Register Historic District, and eligible for state and federal historic rehabilitation tax credits. The jail's unique interior features include barrel-shaped corrugated metal ceilings, interesting markings on the jail walls, and a centered metal spiral staircase. The property would make an interesting themed restaurant, office, retail space or even a residence. As a locally designated landmark, the property's new buyer is eligible to apply for a 50% ad valorem property tax deferral.

The building has a structural engineering report and the current owner is undertaking approximately \$19,000 in exterior improvements, including installation of French drains, piping all downspouts away from the foundation, and fabrication and installation of new downspouts. The yard is ample enough for sensitively-designed parking.

Dallas is experiencing a boom and the property is located in the heart of the quaint Dallas Court square—the former Court House (built in 1847) is within walking distance and has been transformed into a first-class museum.

Square Feet: 5,130; Lot Size: 0.25 acre; Zoning: B-3 (Residential or Commercial)

**Contact: Ted Alexander, PNC Western Office, Shelby, 704-482-3531, [talexander@presnc.org](mailto:talexander@presnc.org)**





## Reedy Rill



**Significant Greek Revival/  
Italianate-style house on  
75 acres in picturesque  
Warren County.**

*326 Twitty Road  
Warrenton  
Warren County  
\$175,000  
See (H) on map*

Built in two phases, the earliest section was constructed sometime between 1829 and 1846 for Ann Arnold Key and Daniel Turner, the daughter and son-in-law of Francis Scott Key. Its expansion and fashionable updates were likely commissioned by Richard B. Robinson who purchased Reedy Rill in 1854. The resulting form and exuberant detail are thought to be the work of Jacob Holt, a popular builder among the area's tastemakers. Reedy Rill has been in the Twitty Family for over a century.

The house has been unoccupied for several years and will require a complete rehabilitation. This remarkable property has been listed in the National Register of Historic Places since the early 1970s and is eligible for tax credits.

Located near Lake Gaston and Kerr Lake and only an hour from Raleigh, Warrenton is admired for its charming character and remarkably preserved historic buildings.

Square Feet: 4,400; Lot Size: 75 acres; Zoning: Residential

**Contact: Cathleen Turner, PNC Piedmont Office, Durham, 919-401-8540, [cturner@presnc.org](mailto:cturner@presnc.org)**





## Selma Baptist Church

AVAILABLE FOR RESTORATION



*6109 W. Waddell Street, Selma  
Johnston County  
\$165,000  
See (G) on map*

**Stately Gothic Revival-style church on a prominent corner in the Downtown Selma Historic District; located in an Opportunity Zone!**

The Selma Baptist Church is a cross-gabled Gothic Revival-style building

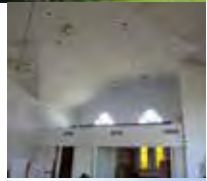
completed in 1908. The masonry structure features a bell tower entrance, tall pointed arch windows, and buttresses with rusticated stone details on the exterior. The interior is a large open sanctuary with gallery loft embellished with Classical details. A three-story office and classroom building was added in 1948. The church is eligible for historic tax credits.

The building will require a complete rehabilitation including updates to electrical, plumbing and HVAC systems, drainage repair to address flooding in the basement, window repair and water damage and leaks in the tower. The property has access to natural gas and is on city electric and water/sewer lines.

The Selma Baptist Church was constructed at the dawn of the 20th century during a period of prosperity brought on by the convergence of the North Carolina Railroad (1855) and the Wilmington and Weldon Railroad (1886) making Selma an important rail junction. Today, the Town of Selma continues to be at the crossroads of major transportation corridors including Interstate 95 to the east, US301/Pollock Street through town and adjacent to the church, and US70 to the west. It is 32 miles from Raleigh.

Square Feet: 8,630; Zoning: Transitional

**Contact: Cathleen Turner, PNC Piedmont Office, Durham, 919-401-8540, [cturner@presnc.org](mailto:cturner@presnc.org)**





## Polk House



101 Old E. US Hwy 74  
Polkton, Anson County  
\$28,000  
See (C) on map

**Situated on a small rise overlooking the quaint Town of Polkton, the Polk House is an**

**important early 19th century Federal farmhouse significant for its early architecture and as the birthplace of L.L. Polk. Less than 30 minutes to Charlotte!**

The house is best known as the birthplace and home of Leonidas Lafayette Polk (1837-1892). Polk's accomplishments are numerous but he is best known as the publisher of *Progressive Farmer*, founder of North Carolina State University and Meredith College, and the first NC Commissioner of Agriculture. The house was a rental property for many years and has been empty for quite some time. It will require a complete rehabilitation.

Just 30 minutes east of Charlotte, Polkton is also a short 30 minutes from Lake Tillery and Uwharrie National Forest. Various outdoor activities are available in the forest, including hiking, horseback riding, mountain biking, camping and water activities.

Square Feet: 1,896; Lot Size: 2 acres; Zoning: Residential

**Contact: Cathleen Turner, PNC Piedmont Office, Durham, 919-401-8540, [cturner@presnc.org](mailto:cturner@presnc.org)**

## Gordon-Brandon House



148 Bridge Street  
Milton, Caswell County  
\$32,500  
See (D) on Map

**Raised basement Greek Revival cottage on secluded wooded lot; one block from Milton commercial district and Thomas**

**Day Museum; just minutes from the renowned Virginia International Raceway and 1 hour from Raleigh!**

An unusual example of a uniquely Milton house type, the Gordon-Brandon House is a modest-scale raised Greek Revival cottage consisting of a brick lower level and a wood frame upper level containing the main entrance and ornamentation. Located at the end of N. Bridge ("Warehouse") Street, the house is set near Country Line Creek on a secluded wooded lot in the town of Milton, famous for its Antebellum architecture and home to Thomas Day, renowned 19th century free black cabinetmaker.

The Gordon-Brandon House is eligible for tax credits and was recently featured in *Business Insiders'* historic homes.

Square Feet: 1,968; Lot Size: 1.7 acres; Zoning: Residential

**Contact: Cathleen Turner, PNC Piedmont Office, Durham, 919-401-8540, [cturner@presnc.org](mailto:cturner@presnc.org)**



See [www.PreservationNC.org](http://www.PreservationNC.org) for more information

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[historicwilmington.org/legacy](http://historicwilmington.org/legacy)

### Nowell-Deitrick House



*2501 Glenwood Avenue  
Raleigh  
Wake County  
\$1,350,000  
See (F) on Map*

**Built by prominent architect, William Henry Deitrick**, as his personal residence, this home is mentioned in several publications on important Raleigh and North Carolina homes. It has a stately presence of splendid proportion

and balance, Flemish bond brick, limestone inlay, rich interior detail with beautiful light, handsome walnut study and suspended staircase. There have been only 2 owners since 1936. An impressive Raleigh landmark!

Square Feet: 3,748; Lot Size: 0.76 acre; Zoning: Residential

**Contact: Elaine Wood, REALTOR®/Broker, Berkshire Hathaway Home Services York Simpson Underwood Realty, 919-673-5881, [elaine.wood@bhhsysu.com](mailto:elaine.wood@bhhsysu.com)**



## Soundfront Inn



**The historic Chase-Bragg-Boos House (Soundfront Inn)**, built in 1828, is an impressively large, two-story, double-piled, hip-roofed frame house, sited on a large parcel with a commanding view of Pamlico Sound.

564 Sound Road  
Ocracoke, Hyde County  
\$2,000,000  
See (K) on map

*Following extensive damage sustained during Hurricane Dorian, the inn was completely restored and is more beautiful than ever!*

The house was built by Elisha Chase on a parcel of “3 acres m/l” (currently 2 acres after a will dispersal), as a home for himself and his wife. She was the granddaughter of William Howard, the colonial owner of Ocracoke—and quarter master for Blackbeard—who narrowly missed his employer’s fate by getting pardoned just two weeks before Blackbeard’s crew was captured and slaughtered in the channel right off the Soundfront Inn beach!

The property was eventually sold to the Bragg family in 1868, and became an inn in the early 1900’s, until Gary Bragg sold the property to Warwick T. and Margurette Vise Boos in 1951. They named it the Soundfront Inn and operated it as such until the 1970’s. One of the oldest houses on the island, and certainly one of the oldest inns, it is truly one of a kind on Ocracoke.

The house is turn key ready and has had regular and diligent maintenance over its lifetime. The historical aspects of the home are largely intact, with the home being primarily constructed of Southern long-leaf heart pine. Trim, windows, staircase, and floors are mostly original.

It is now a highly successful vacation rental home with a cash flow which sustains it. More pictures and information can be found at [ocracokeislandrealty.com](http://ocracokeislandrealty.com) and house number CR34.

Square Feet: 4,400; Lot Size: 2 acres; Zoning: Residential

**Contact: David Senseney, 828-284-2808, [davidsenseney@hotmail.com](mailto:davidsenseney@hotmail.com)**





**Buena Vista**

*1121 Arbor Road, Winston-Salem  
Forsyth County, \$2,390,000*

This exquisite Charles Barton Keen estate offers liveability, comfort, and privacy in a park like setting on 2.3 acres within walking distance to Reynolda House and Graylyn. Luxurious 6 bedroom, 5.1 bathrooms, main level guest suite, handsome paneled library, den, remodeled kitchen wing with breakfast room and mud room. Garage apartment (not included in sf) could be a perfect separate home office suite. Fine architectural details in inviting front hall, living room and dining room. Including a 3rd level playroom and several bluestone terraces. Characteristic of Charles Barton Keen, 1121 Arbor boasts a stunning double facade.



**Square feet: 7714 / Lot: 2.29 acres / Zoning: RS12**  
**Stewart Austin / 336.837.8924 / Stewart.Austin@goLRB.com**  
**SAustin.LRBRealEstate.com**



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**LRBREALSTATE.COM | 210 S. STRATFORD RD, SUITE 200, WINSTON-SALEM, NC 27103**



See (E) on Map

## The William C. Coker House and Gardens



**The William C. Coker House and Gardens** is the centerpiece of Chapel Hill's Franklin-Rosemary Historic District. Built in 1908 by the father of Botany in the Southeastern U.S., this estate remains a fascinating fusion of distinctive architecture and a botanically rich landscape. Built applying the early 20th century principles of Frank Lloyd Wright for residential architecture, Coker created a magnificent house that connects beautifully to the enduring landscape, including magnificent 100+ year old trees planted by Coker. A short walk from the UNC campus that Coker helped design, the property reflects the plantings seen in UNC's famed Coker Arboretum. Rare tranquility and privacy in the middle of this vibrant university community.

Owned by only 2 families since 1908, the house features exquisite interior woodwork, authentic original fixtures and Arts and Crafts details of the highest quality. Gardens restored and documented by Chip Calloway in 1980s. 4 bedrooms; 3.5 baths. Original hand-dug, stone lined well. Included in local and National Register historic districts. Easement held by Preservation North Carolina. Offered at: \$ 2,695,000



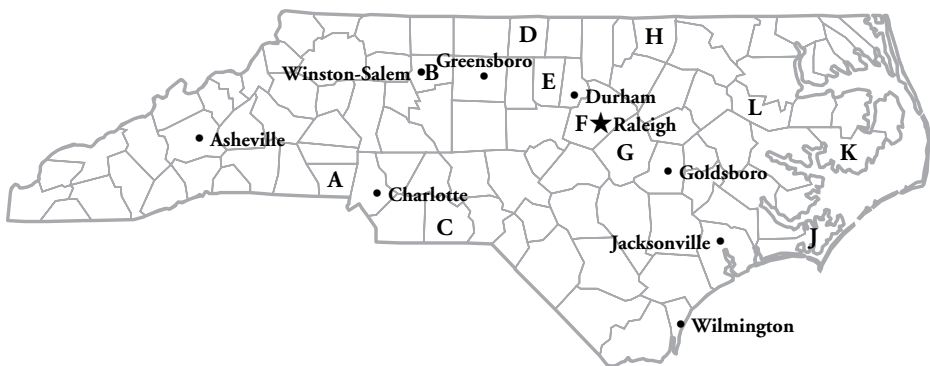
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# TAKE YOUR PLACE IN NORTH CAROLINA HISTORY



Please visit our website at [www.PreservationNC.org](http://www.PreservationNC.org) to see many more historic properties available through PNC.

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## Did You Know?

**Available for Restoration** is published by Preservation North Carolina to advertise the endangered historic buildings of the members of the Association of Revolving Funds. The historic properties listed in this section will be sold subject to protective covenants and rehabilitation agreements. The Association of North Carolina Revolving Funds, founded by Preservation NC, is the nation's first statewide association of nonprofit organizations and public agencies that purchase and sell historic properties in order to preserve them.

**The Historic Properties Emporium** section contains paid advertisements of historic

properties for sale by owners and realtors. Preservation NC strongly encourages the buyers of these properties to place protective covenants into the deed at the time of closing to ensure the preservation of the historic buildings. Preservation NC will gladly assist in formulating covenants suited to specific buildings and sites. Paid advertising is also available on Preservation NC's web site. Visit [www.PreservationNC.org](http://www.PreservationNC.org) for more information.

**Preservation North Carolina** is the only statewide nonprofit preservation organization in North Carolina. It is a membership organization dedicated to preserving and promoting buildings and sites

important to North Carolina's diverse heritage. Preservation NC provides educational opportunities and public recognition of outstanding individuals and groups in preservation. Preservation NC operates an Endangered Properties Program (the Revolving Fund) to preserve endangered historic buildings and sites.

Preservation NC's staff members travel extensively, and are frequently out of the office. Their hours are generally 9 am to 5 pm, Monday–Friday. Appointments to see properties need to be made several days in advance, since volunteers help show them.

## Tax Credits Available

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 homes (non-income producing properties), a 15% state tax credit is available for rehabilitation expenses up to \$150,000. Eligible properties



must be certified historic structures (that is, listed on the National Register of Historic Places or a contributing property in a National Register historic district), and rehabilitation work must be done in accordance with the Secretary of the Interior's Standards for Rehabilitation. The North Carolina Historic Preservation Office (NCHPO)

strongly urges owners interested in receiving tax credits to submit their rehabilitation plans for approval prior to commencement of work.

For more details, visit the NCHPO website at <http://www.hpo.ncdcr.gov/tchome.htm>, call 919-807-6570, or find NCHPO on facebook. You can also visit [www.PreservationNC.org](http://www.PreservationNC.org), call 919-832-3652, or find Preservation NC on facebook.

## Advertise Your Historic Property

Find your buyer through the Historic Properties Emporium, online and in *North Carolina Preservation*. With nearly 20,000 visitors each month, [PreservationNC.org](http://www.PreservationNC.org) is the place to reach a nationwide audience interested in

historic properties in North Carolina. *North Carolina Preservation* is the best source for showcasing your historic property for nearly 5,000 PNC members. Member discounts available, and properties protected by PNC

covenants and easements receive free online listings and discounted ads. Listing rates and terms available at [www.PreservationNC.org/advertise](http://www.PreservationNC.org/advertise)



*William T. Smith House, Cumberland County. Photo by Jim Lamb, CCCC.*



*Beallmont, Davidson County*



*Dendrochronology underway at Ingleside, Lincoln County*



*Godette Hotel, Beaufort*

**F**our of our current “dogs” exemplify the problem. Your investment in these properties *now* will help us sell them in 2021.

The 1835 Greek Revival-style **William T. Smith House** is a significant National Register property near Fayetteville. The fine house, probably constructed by talented enslaved craftsmen, bore witness to the Battle of Averasboro in the final days of the Civil War. The property was donated to PNC in 2018 after one of the original Flemish-bond chimneys collapsed from saturated ground following Hurricane Florence. Its mismatched vinyl replacement windows are failing. We’ve had lots of interest in the property, but potential buyers are intimidated by the projected renovation costs, where the chimney and windows alone will cost \$60,000. It’s become clear that we must address these problems to sell the house to someone who will complete the restoration.

Across the state in Davidson County, we’ve been working to save **Beallmont**, an early log structure that was expanded and remodeled in the mid-19th century into a cottage inspired by the publications of A.J. Downing. For several years, the significant rural National Register house was blocking the development of a large industrial park. In 2017, PNC worked with the County and the State to relocate the house. The County donated a lot and funds for relocation. However, we had to remove three chimneys which exposed major termite damage. Another \$75,000 is needed to bring it up to marketable condition. We’ll recoup much of that additional investment.

Further west, in Lincoln County, on very short notice we had to save an outbuilding associated with **Ingleside**, a donated 1818 property that we have for sale. The structure was on someone else’s land and was said to have been built prior to the Revolutionary War as the remarkable Forney family’s first home. We are doing a dendrochronology study to find out if the legend is true. If we hadn’t acted quickly, a piece of North Carolina’s colonial history would have been lost.

Down East, the **Godette Hotel** in Beaufort is a rarity. Built after WWII as a hotel for African Americans, it was the site for many life celebrations for Black residents, who under Jim Crow could not gather at segregated white lodgings. It was condemned, and demolition had already begun. PNC persuaded the Town to give us a chance to save it, and a friendly local couple loaned us the money to buy it. We now have those unrelenting holding costs until we find a buyer: interest, insurance for a vacant building in a hurricane-prone location, repairs, ground maintenance, etc. It quickly adds up. (See page 21.)

Properties like these illustrate our need for donor support. We are seeking funds from several foundations, and we hope to leverage your gift with additional funding. ***If we can raise \$25,000, we can rebuild the chimney at the Smith House immediately while we work to raise more. Please help us meet this goal.***

We know 2021 will be another challenging year. Getting these “dogs” back in good shape and into new hands will make a world of difference. **Please use the enclosed donation envelope or give online at [PreservationNC.org](https://www.PreservationNC.org).** Thank you in advance for your continued generosity for PNC!



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