



*Saving Wilson's future
by preserving its past.*

PRESERVATION OF WILSON

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WHERE ARE THE STONE HOUSES?

Preservation of Wilson's Visioning Committee is working on taking inventory of the stone structures built by Oliver Nestus Freeman. Freeman who was a noted local black stone mason built many houses in Wilson County to help alleviate the housing shortage for GI's returning from war. Pictured are two houses on Nash Street which Barton College's Alysha Nutt learned about as she photographed these structures during an Independent Study with Preservation of Wilson.

Over the last year the Visioning Committee joined forces with the Properties Committee to visit the East Wilson Historic District which dates back to about 1890. They toured the Freeman Roundhouse Museum and met with Melanie Womble, the owner of many of the historic shot-



guns in the area which are currently being restored. They visited Adventure East which is part of the development work of the Wilson Community Improvement Association and they saw the great opportunity with the continuing development for Freeman Place.

As the committee began to narrow down their East Wilson focus, the stone houses continued to be in the discussion stream. Gloria Freeman, Trustee and Chair of the Committee said "We want to create a driving tour of these structures which spans the community from East to West Wilson. This will illustrate the positive influence Oliver Nestus Freeman has had on Wilson's architectural fabric. If you know of any stone houses, walls, flag poles or other structure which was built by Freeman, please let us know."

\$100,000 Revolving Fund Approved

Today we celebrate Preservation of Wilson's Trustees and Committee Members! Together they are learning first-hand the challenges of vacant and abandoned properties and the reality of restoration work in our historic districts.

At the August board meeting, the Trustees approved a motion for a \$100,000 Revolving Fund. This now moves Preservation of Wilson beyond using only Options to market and sell properties. The downside to Options is we have no control over the price and the general condition of the house and grounds.

The Revolving Fund offers the tools needed to acquire properties and begin the process of non-profit development work. This will give us an opportunity to buy and sell historic properties through direct intervention in the real estate process. We can acquire properties outright, continue to use Options, accept property donations, and work creatively to acquire historic properties. As always, the sale comes with preservation covenants.



Robert Parrott & Ann Brice prior to the Trustees Meeting

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* Our deepest sympathy to the families of those who have passed away this year.

*Thank You &
Happy Holidays!*

Continued from page 1;
Revolving Fund

Careful thought will go into the needs of the structure before purchasing and then marketing the property. Does it need to be secured? Should it be stabilized to prevent further deterioration? Should it just be held for marketing purposes? Should it be a full rehabilitation?

Last spring several Trustees visited Goldsboro and met Rob Parrott as he gave a tour of Preservation NC's work to revitalize the neighborhoods in downtown Goldsboro. It was then Preservation of Wilson knew to move forward in any type of development work, guidance was needed by those who actually had done the work before.



Preservation of Wilson's Trustees prepare for the August Quarterly Board Meeting which was held at the Wilson Visitors Center.

Preservation NC's President Myrick Howard is the national go-to resource on Preservation Revolving Funds. Under Myrick's leadership they have creatively used common real estate strategies to save more than 700 endangered historic properties. This summer Preservation of Wilson commissioned Rob Parrott to assist us with the decisions that must be made when considering acquiring properties and preparing them for sale.

The Properties Committee is taking their work seriously as they develop the guidelines to operate the Revolving Fund. They are giving thoughtful consideration to which properties are best suited for the Fund and what projects will have the greatest impact on creating an economically strong historic residential district.

Preservation NC and Historic Salisbury Foundation celebrated the 41st anniversary of their own Revolving Fund. Thanks to the bold leadership of our Trustees, Preservation of Wilson is now in the game!

2016 Barton College Day of Service

This year marked the ninth annual Barton College Day of Service. Since 2008, this program has become one of the most anticipated campus events in the community.

The program strives to help students build a foundation for the appreciation of community service which is part of the "Barton Experience." This year Preservation of Wilson hosted projects for 65 students. The students were divided into groups and set out to refresh plant beds on the 300 block of Kenan Street, reclaim the sidewalk from overgrowth at Bragg and Vance, remove small volunteer magnolia trees at Broad and Daniel, and mowed, edged and blew the right-a-way along Vance Street. Thank you Co-Chairs Liz Uditis and Robin Dubeau for organizing the day and to the following volunteers for helping out.

Kathy Bethune
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Robin Dubeau
Helpful Neighbors
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Wilson Police Department



The David Woodard House

\$20,000



**108 Gold Street
Old Wilson Historic District
ca. 1901**

**4,512 sq. ft.
.60 acres**

This Local Landmark and large two-story frame Queen Anne residence was built at the turn of the century in Woodard Circle, one of Wilson's most fashionable neighborhoods between 1897 and 1917. Notable features of the home are the Art Nouveau stained glass transom, the slender turned columns and balusters of the full front porch, and the Palladian windows in the gable. Preservation of Wilson is currently marketing this property.

The house was built by the sons of Warren and Jerusha Woodard who were large landowners in Wilson. Warren and Jerusha built a one-story house on Goldsboro Street in 1882. That house was razed between 1897 and 1903 and replaced with this house and two other impressive residences for the Woodard's three sons: Walter Farmer (1864-1923); James Edwards (1866-1915); and David Warren (1869-1922). The three Woodard brothers were the second owners of Wilson's first tobacco warehouse owning it from 1891 until circa 1900. In 1901, David Woodard married Nellie Moye of Wilson and this house was apparently built at that time. Woodard lived here until his death in 1922.

The house was then used as rental property and divided

into three apartments circa 1950. It remained apartments until renovated into offices for Legal Services of NC, Inc. in 1980. It was sold again in 2008 and work began to return it to a single family residence. The current owners now live in Tennessee and the house is part of their bankruptcy petition. The only hold up from a bankruptcy discharge is the sale of this house.

The house is located next to the Confederate Military Hospital No. 2 Museum which is part of the NC Civil War Trails. The Confederacy organized its Medical Department late in 1861 and within months, in April of 1862, the NC General Military Hospital No. 2 was established in Wilson in what was once the Wilson Female Seminary. The hospital made Wilson known outside the state of NC as it was listed as one of 21 principal hospitals in NC.

The purchase price has been reduced for a quick sale. This house requires a full rehabilitation and Historic Tax Credits are available to help ease the cost of repairs.

For additional information and photos, visit our website at www.preservationofwilson.com.

Creating an Impact

Committee work is the heart-beat of Preservation of Wilson. We are blessed to have many folks working to help move the preservation mission forward. One can serve as a Trustee, Committee Member or participate on special projects. With our strong committee structure we are able to offer ways for non-trustees to work on committees and offer an excellent way to grow and retain strong leadership.

Visioning – This committee meets 10 times a year and helps to develop a revitalization program which promotes economic development while creating safe and aesthetically pleasing neighborhoods. This group recommends short and long term goals and seeks to find solutions to issues which create roadblocks to development. A special interest to the Committee in 2017 will be the stone houses and to seek partnerships with other organizations

Properties – This committee meets 10 times a year and focuses on the real estate activities for Preservation of Wilson. Currently there are four real estate agents on the committee who help keep us current on the local market. New this year will be to oversee the Revolving Fund and Visual Improvements Matching Grant Program.

Finance – This committee meets seven times a year. They work to promote Preservation of Wilson's financial security while being wise stewards of the funds so generously donated to this organization. With the Revolving Fund now in play, this group will keep close tabs on the 2017 budget and allocating the proper funds for use in this new Fund.

Marketing – This committee meets four times a year with special called meetings as needed. They promote interest locally, regionally and nationally using the website, social media, media opportunities and other advertising methods. They look for creative ways to spread the word that Wilson has charming and affordable historic homes, an ideal location, two colleges, the state's fastest fiber-optic Internet connections available to every home, tree-lined neighborhoods, five historic districts, a

vibrant arts community and a roster of companies, the envy to many metropolitan areas.

Hospitality – Preservation of Wilson's Hospitality Committee includes those who love to entertain. This allows us to reduce our special events costs with refreshments prepared by volunteers. This committee oversees the Annual Garden Party & Fine Art Show, Letter Fests and Quarterly Board of Trustees Meetings. With direction under the leadership of Stephanie Batten this group meets as needed for now, but a more formal structure will be developed in 2017.

Art Show – This committee plans the Art Show held annually during the Spring Garden Party. Fortunately for Preservation of Wilson, some of Wilson's finest artists offer their expertise with the planning of this event. Meetings are called as needed.

Board of Trustees – Preservation of Wilson holds quarterly board meetings and each Trustee is a part of a committee. Trustees may serve for a total of six years. With a lapse of one year, a person may be reappointed.

Executive Committee – This group is made up of the President, Vice President, Treasurer, Secretary, Past President, and up to three Members-at-large. Currently all committee chairs are on this Committee which meets four times a year. They oversee the activities of all working committees to ensure harmony and balance with our goals and objectives.

How to Get Involved

Preservation of Wilson is currently forming committees for 2017.

We need you!

252-234-7694

kfb@preservationofwilson.com
www.preservationofwilson.com

Letter from the Director

As we begin the holiday season, I want to thank everyone who has been a part of Preservation of Wilson. Whether you are a donor, committee member, Trustee, one who has purchased a historic home or just someone who has a passion for historic preservation, I deeply appreciate your support. Your commitment to preservation is what makes my work very rewarding, and for this I thank you.

As we move into 2017 we will embark on new programs to strengthen our mission and encourage development. The Revolving Fund will help put us in a lead position to see results in our real estate activities and become a serious player in the field of neighborhood revitalization. New programs include the Visual Improvement Matching Grants which are open for owner-occupied homeowners. Whether it is exterior painting, window repairs, fences, porch improvements, garage doors or landscaping, we are ready to match up to \$2,000 to help you through the process.

For true success, we are encouraging partnerships with our allies. Rob Parrott and his work in Goldsboro is an excellent example of how this can be accomplished. Through Rob's leadership we are now better equipped to make development decisions. Working with the City of Wilson, Wilson County, Historic Preservation Commission, Old Wilson Neighbors Association, Habitat for Humanity and others we are ready for action. Please join us on this journey.

Best wishes this holiday season,

Kathryn Ferrari Bethune

Message from the President

Another exciting and productive year for Preservation of Wilson is drawing to a close. Our Trustees and Committee members are to be highly commended for their efforts during this year of new initiatives. We believe our group has made some decisions that will set Preservation on a path of noticeable impact in our historic communities.

Preservation of Wilson has approved the creation of a revolving fund and a matching grant program. Both of these initiatives are being studied to make sure our funds will be used for the betterment of our historic neighborhoods and, especially, used efficiently. Our January Preservation meeting will be organized around welcoming aboard new Trustees and Committee members, and to further educate ourselves with the workings and possibilities of the revolving fund. We employed a preservation consultant this past year, Rob Parrott, formerly of Preservation North Carolina, to aid us in pursuing and adopting the concept of a revolving fund. Obviously additional planning will be needed to fully implement these new programs in the coming months.

Again, a very special thanks is to be extended to our Trustees and Committee members who have taken on the rewarding tasks of these new programs. Furthermore, we welcome aboard our new Trustees and Committee members who will be asked to step forward with their ideas and energy to continue and expand these programs. Preservation is especially looking for those with the gift of leadership to step up to some open positions in the organizational structure to secure the future of our ambitious programs.

The year 2017, like previous years, offers great potential for the Wilson historic districts. We are excited by our new members and grateful to all our members, especially those who are rotating off this year, for their valuable service and guidance.

Thank you,

Buck Yelverton

If your name is not already listed, please make a gift today.

We need you!

To make a gift online visit www.preservationofwilson.com and go to Join Us.



*Saving Wilson's future
by preserving its past.*

PRESERVATION OF WILSON

YES! I would like to become a new or renewed contributor of Preservation of Wilson at the following level:

Name _____ Email _____

Address _____ City _____ State _____ Zip _____

- | | | | |
|--------------------------------------|---------------|-------------------------------------|-----------------|
| <input type="checkbox"/> Contributor | \$ 25 - \$ 49 | <input type="checkbox"/> Patron | \$ 250 - \$499 |
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(Payment may be in full or with semi-annual or quarterly billing)

If you feel you have a service which may be of value to Preservation of Wilson, please contact us. Subject to approval, your service may qualify as a contribution. Preservation of Wilson is a 501(c)(3) non-profit organization which now operates its Annual Giving Campaign under the calendar year.

Please make checks payable to Preservation of Wilson, PO Box 2741, Wilson, NC 27894-2741
or contribute online at www.preservationofwilson.com



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Mission Statement

Preservation of Wilson provides leadership in the revitalization efforts of Wilson County's unique architectural heritage. As stewards of Wilson's historic buildings, we actively promote historic, architectural, and culturally significant properties. Our efforts are to ensure that revitalized properties will contribute in the aesthetics of the community, increase the value of surrounding properties, and create a safe and welcoming environment.

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