



Promoting historic preservation
and appreciation of buildings in
the Zebulon NC area.

Preservation Zebulon, Inc.

Newsletter Summer 2018

Buy Your Murder Mystery Dinner Tickets and Support PZ

Preservation Zebulon is pleased to host our first fundraiser, "Rip Roaring Revenge" a murder mystery dinner. This will feature a seated dinner by Southland Steak House, dessert by Carter's Baking Company, beer and wine, and entertainment by a professional acting troupe with over 15 years of experience performing murder mysteries. Our event will be held at the Zebulon Women's Club on October 20 at 6 p.m.

To improve the entertainment experience, we are limiting tickets to 100 attendees. Tickets are \$75 and can be purchased on our website: www.preservationzebulon.org or by sending a check written to Preservation Zebulon to 214 E. Horton Street, Zebulon, NC 27612. Our online ticketing purchases are through Pay Pal which will incur a processing fee of \$2.50.

Attendees who are Preservation Zebulon members will receive a special gift at the event.

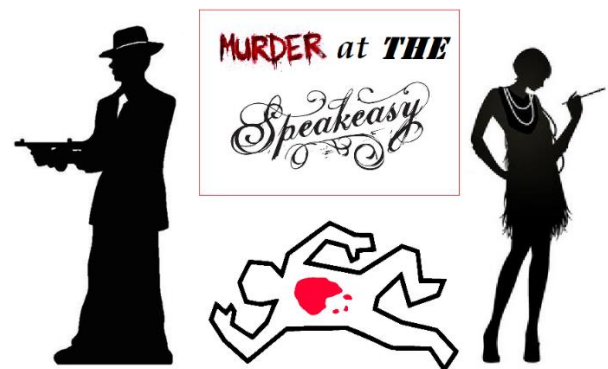
Proceeds from our fundraiser will help us with our goal to establish National Register historic districts in Zebulon.

Rip Roaring Revenge is an entertaining "murder at the speakeasy" as performed by *It's A Mystery*. The Zebulon Woman's Club will be transformed into Big Pauly's Magnolia Club.

**Come as a flapper or come as you are,
Dress as a gangster or silent screen star;
It's going to be fun – no matter the dress,
Just bring yourself, and we'll do the rest!**

We thank our corporate sponsors of this event. Lead Naming Sponsors are Mystery Lake Scuba Park, Scott and MaryBeth Carpenter, Moss Enterprises and Patricia and Elton Roberson. Corporate Event Sponsors are Whitley Galleries, Tommy Massey, US Foods, and Sycamore Crossing/Zebulon Drug. Program Listing Partners are Nomaco, Comfort Master, Massey Funeral Home and Victory Lane Oil Change. If you'd like to be a sponsor, please see our webpage or contact MaryBeth@preservationzebulon.org.

Thanks for your continuing support of Preservation Zebulon and our mission!



What is Preservation?

By MaryBeth Carpenter

Preservation protects and preserves what makes Zebulon special. It embraces the grand houses of the past, churches, government edifices, homes designed by famous architects. It includes farms, school buildings, supply shops and the corner store.

Preservation:

- Brings new life to downtowns
- Creates housing
- Conserves natural resources
- Protects public investments
- Increases tourism



The George & Neva Barbee house is on National Register of Historic Places.

Preservation Zebulon's main mission is to create one or more historic districts. These are places of distinct historic character created by their roads, buildings and trees, architectural design and landscape features. These districts may be simple or monumental, residential or commercial, and urban or rural in character and setting.

Owners of historic buildings who undertake certified rehabilitation of their properties can be eligible for state and federal tax credits. Our State Historic Preservation Office (SHPO) defines rehabilitation as: "the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values."

WHAT IS A TAX CREDIT?

A tax credit differs from a tax deduction. A tax deduction simply lowers the amount of your income which is subject to taxation. A tax credit provides a dollar-for-dollar reduction in the amount of taxes you owe. For example, if your tax bill is \$10,000, a \$4,000 credit will reduce your tax bill to \$6,000. Buildings that are eligible are "CERTIFIED HISTORIC STRUCTURES." They are either listed individually as a single building in the National Register of Historic Places or they are certified as contributing to a National Register Historic District or a Certified Local Historic District.

Preservation Zebulon advocates for the establishment of a National Register Historic District so contributing structures can earn tax credits. There are two North Carolina historic preservation rehabilitation tax incentives: those for Income-Producing Properties, and those for Non income-Producing Properties (Homeowner Credits).



Cabin and Federal era house at Bennett Bunn Plantation along with its farmland is on the National Register as an individual listing.

Income-producing tax credits are for commercial, retail, business and rental properties. They are structures such as commercial buildings, mills, industrial buildings, and apartments, placed into service to generate income and they may have a 20% federal tax credit for rehabilitations of income-producing certified historic structures. In addition,

these properties may qualify for a 15% state tax credit for up to \$10 million of expenditures for certified rehabilitations of these structures. If the rehabilitation costs exceed \$10 million, the state credit falls to 10% state tax credit for costs between \$10 million and \$20 million. There is no state credit for costs above \$20 million. That's a whopping 35% of tax credits with the federal and state credits added together.

To qualify, the historic structure must undergo "substantial rehabilitation" as defined by the IRS. This includes "hard rehabilitation costs" incurred in work upon or within existing structure and "soft costs" such as consultants fees, architects fees, etc. This does not include cost of acquisition, new additions, site work, or personal property. To qualify, all work must meet the Secretary of the Interior's Standards for Rehabilitation.

Owners of non-income producing property (homeowners) can receive a 15% state tax credit if they are in a certified historic district and they spend at least \$10,000 on their rehabilitation projects. To qualify for the credit, they must also follow the Secretary of the Interior's Standards for Rehabilitation. There is a ceiling of \$150,000 of expenditures to receive the credits. These are reviewed by the State Historic Preservation Office. There is no corresponding Federal tax credit.

2. Kitchen and bath remodeling
3. Exterior woodwork repairs and repainting
4. Roof repair or replacement
5. Window repairs
6. Floor plan changes
7. System upgrades or replacements (HVAC, Electrical and Plumbing)
8. Energy Improvements (ex. storm windows)
9. Foundation and structural repairs
10. New construction and additions (ex. decks)

What are the Secretary of the Interior's Standards for Rehabilitation?

The Standards are ten principles developed by the Secretary of the Interior in 1976 to guide work on historic properties. They are used to judge the appropriateness of the proposed work to the historic property. The Standards and the accompanying Guidelines are used by architects, property owners and managers, and developers when developing rehabilitation projects and by SHPO and the National Park Service when reviewing proposed work to a historic property. They can be accessed here:

<https://www.nps.gov/tps/standards/rehabilitation.htm>

How do I qualify?

Structures must be designated as a National Register listing, a Wake County local landmark, or be a contributing structure to a local or National Register Historic District. In Zebulon, there are only three National Register listings (Wakelon School, Bennett Bunn Plantation, and the George & Neva Barbee house). Zebulon currently has no local landmarked structures. Preservation Zebulon is working diligently to establish one or more National Register Historic Districts. If your house is considered to be a contributing structure to a historic district, then you may be eligible for the tax credits.

HOW CAN ZEBULON SECURE A HISTORIC DISTRICT?

First, a survey is taken by qualified professionals of all properties within a town and a report is given on the results. The historic preservation experts report on the number of dwellings over 50 years old that have not been significantly altered, and any structures that have significant historical impact to the county, state or nation. They also look at areas that have a high concentration of homes deemed to be still intact. Then the Town or a group pays for a consultant to draw up a nomination for an area to be



Wakelon is on the National Historic Register and will become Zebulon's first Wake County landmark this year.

Before beginning any work, either exterior or interior, building owners need to take photos of their property and describe the exterior or interior work to be done.

WHAT'S INCLUDED:

1. Repairing and repainting interiors

deemed a local or National Register Historic District. Capital Area Preservation, which partners with Wake County, reviews the application and assists the Wake County Historic Preservation Commission in sending it along to SHPO for the next stage of approval. SHPO is the final signing authority before it goes to the federal authorities for formal consideration for the district to be created.



Wakefield Missionary Baptist Church was one of several structures the consultants from New South Associates toured in August as part of their research for the survey.

This Spring and Summer, consultants from New South Associates have been conducting the survey of all structures in Zebulon. Our consultants, Ellen Turco and Jennifer Langdale, will complete their report in late August and present it to the public in October. They have assured us that enough historic homes are in this area that they will recommend a NR historic district. It will then be up to PZ to take the lead on making an official nomination for a district.

In our next issue, we will present an overview of the survey report and our next steps to secure a National Register Historic district.

MaryBeth Carpenter is Executive Director of Preservation Zebulon and a member of the Wake County Historic Preservation Commission.

August and September Walking Tours

Come take a leisurely stroll through downtown Zebulon and learn about our town's early history, formation and settlers. Preservation Zebulon presents an opportunity for the area residents to participate in Zebulon's popular walking tours. Scheduled for Saturday, August 11 and Saturday Sept. 15 at 10 a.m. Tours will include business and residential areas. Please note, tours will not include individual homes. Tours begin at corner of S.

Arendell and W. Vance Street in the parking lot across street from Whitley Furniture Galleries.

Tours start promptly and will be led by Preservation Zebulon members. There is no charge for the tour. However, donations are greatly appreciated. Tours will be cancelled in case of inclement weather.



The next Walking Tour will be September 15. Join us!

UPCOMING EVENTS

- **September 15** – Guided Walking tour of historic Downtown Zebulon, 10 a.m.
- **October 11** – Zebulon Survey Presentation, time & site TBA
- **October 20** – Murder Mystery Dinner Fundraiser, 6 p.m. Zebulon Women's Club

Our Mission

Preservation Zebulon advocates for the preservation of historic buildings and landscapes that embody important elements of the history and culture of Zebulon and promotes their conservation for the enrichment of residents and businesses.

www.preservationzebulon.org

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