

FORM OF PROPOSAL – BID PACKAGE 02

Historic Tunstall House Renovation
Town of Apex, North Carolina

Contract: Historic Tunstall House Renovation
Bidder: Down East Preservation
Date: May 22, 2025

The undersigned, as bidder, hereby declares that the only person or persons interested in this proposal as principal or principals is or are named herein and that no other person than herein mentioned has any interest in this proposal or in the contract to be entered into; that this proposal is made without connection with any other person, company or parties making a bid or proposal; and that it is in all respects fair and in good faith without collusion or fraud. The bidder further declares that he has examined the site of the work and the contract documents relative thereto, and has read all special provisions furnished prior to the opening of bids; that he has satisfied himself relative to the work to be performed. The bidder further declares that he and his subcontractors have fully complied with NCGS 64, Article 2 in regards to E-Verification as required by Section 2.(c) of Session Law 2013-418, codified as N.C. Gen. Stat. § 143-129(j).

The Bidder proposes and agrees if this proposal is accepted to contract with the

Town of Apex

in the form of contract specified below, to furnish all necessary materials, equipment, machinery, tools, apparatus, means of transportation and labor necessary to complete the construction of

(Historic Tunstall House Renovation)

in full in complete accordance with the plans, specifications and contract documents, to the full and entire satisfaction of the laws of the State of North Carolina, and the

Town of Apex and Clearscapes, PA

with a definite understanding that no money will be allowed for extra work except as set forth in the General Conditions and the contract documents, for the sum of:

INSTRUCTIONS TO BIDDERS :

Basis of award will be the lowest total amount of the bids received for the Project and any combination of alternative(s), inclusive, that the Owner elects to accept. The Owner will consider the deduct for the Award of multiple Contracts to the same Contractor such that the lowest bid will be the sum of individual contracts (different bidders) or the sum of the individual contracts from the same bidder inclusive of deducts. The Owner reserves the right to award contracts to the lowest responsive, responsible bidder in the manner described above.

Please attach Bid Checklist on the outside of bid envelope.

If a contractor wishes to bid on more than one bid package, please adhere to the following guidelines:

- Bids for Bid Package 01 and Bid Package 02 must be submitted in separate envelopes.
- Please fill out Bid Package 03 with the Bid Package 02 proposal, if bidding both packages 01 and 02.
- Please include a separate bid bond with each package.

FORM OF BID BOND

KNOW ALL MEN BY THESE PRESENTS THAT _____
Downeast Preservation _____ as
principal, and Lexington National Insurance Corporation _____, as surety, who is
duly licensed to act as surety in North Carolina, are held and firmly bound unto the Town of
Apex as obligee, in the penal sum of Five Percent of Amount Bid (5%) DOLLARS, lawful
money of the United States of America, for the payment of which, well and truly to be
made, we bind ourselves, our heirs, executors, administrators, successors and assigns,
jointly and severally, firmly by these presents.

Signed, sealed and dated this 22nd day of May 2025

WHEREAS, the said principal is herewith submitting proposal for Renovation of the
Tunstall House, Apex, NC
and the principal desires to file this bid bond in lieu of making
the cash deposit as required by G.S. 143-129.

NOW, THEREFORE, THE CONDITION OF THE ABOVE OBLIGATION is such, that
if the principal shall be awarded the contract for which the bid is submitted and shall
execute the contract and give bond for the faithful performance thereof within ten days after
the award of same to the principal, then this obligation shall be null and void; but if the
principal fails to so execute such contract and give performance bond as required by G.S.
143-129, the surety shall, upon demand, forthwith pay to the obligee the amount set forth in
the first paragraph hereof. Provided further, that the bid may be withdrawn as provided by
G.S. 143-129.1

Downeast Preservation _____ (SEAL)

(SEAL)

Lexington National
Insurance Corporation _____ (SEAL)

(SEAL)

James F. Hanley, Attorney-in-Fact

(SEAL)

POWER OF ATTORNEY

Lexington National Insurance Corporation

Lexington National Insurance Corporation, a corporation duly organized under the laws of the State of Florida and having its principal administrative office in Baltimore County, Maryland, does hereby make, constitute and appoint:

Terrence Bagley, Jr., Brittany Adams, Paul Simson, James Hanley

as its true and lawful attorney-in-fact, each in their separate capacity, with full power and authority to execute, acknowledge, seal and deliver on its behalf as surety any bond or undertaking of \$6,000,000 or less. This Power of Attorney is void if used for any bond over that amount.

This Power of Attorney is granted under and by authority of the following resolutions adopted by the Board of Directors of the Company on February 15, 2018:

Be it Resolved, that the President or any Vice-President shall be and is hereby vested with full power and authority to appoint suitable persons as Attorney-in-Fact to represent and act for and on behalf of the Company subject to the following provisions:

Attorney-in-Fact may be given full power and authority for and in the name of and on the behalf of the Company, to execute, acknowledge and deliver any and all bonds, contracts, or indemnity and other conditional or obligatory undertakings, including any and all consents for the release of retained percentages and/or final estimates on engineering and construction contracts, and any all notices and documents cancelling or terminating the Company's liability thereunder and any such instruments so executed by any Attorney-in Fact shall be binding upon the Company as if signed by the President and sealed by the Corporate Secretary.

RESOLVED further, that the signature of the President or any Vice-President of LEXINGTON NATIONAL INSURANCE CORPORATION may be affixed by facsimile to any power of attorney, and the signature of the Secretary or any Assistant Secretary and the seal of the Company may be affixed by facsimile to any certificate of such power, or any such power or certificate bearing such facsimile signature or seal shall be valid and binding on the Company. Any such power so executed and sealed and certified by certificate so executed and sealed with respect to any bond to which it is attached continue to be valid and binding upon the Company.

IN WITNESS WHEREOF, the Company have caused this instrument to be signed and their corporate seal to be hereto affixed.



Ronald A. Frank, President



State of Maryland
County of Harford County, SS:

Before me, a notary public, personally appeared, Ronald A. Frank, President of Lexington National Insurance Corporation, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under the PENALTY of PERJURY under the laws of the State of Maryland that the foregoing paragraph is true and correct.

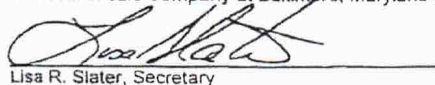
WITNESS my hand and official seal.

Commission Expires: 05/23/24


Notary

I, Lisa R. Slater, Secretary of Lexington National Insurance Corporation, do hereby certify that the above and foregoing is true and correct copy of a Power of Attorney, executed by said company, which is still in full force and effect; furthermore, the resolutions of the Boards of Directors, set out in the Power of Attorney are in full force and effect.

In Witness Whereof, I have hereunto set my hand and affixed the seal of said Company at Baltimore, Maryland this 3rd day of October, 2022.


Lisa R. Slater, Secretary

Attached to bond signed this 22 day of may, 2025

F:\Jnlis\Power of Attorney form C5 2021 with Watermark Seal

BID PACKAGE 02 BUILDING PACKAGE – SINGLE PRIME CONTRACT:

Base Bid:

Eight Hundred Fifty Seven Thousand, Three Hundred Seventy and zero Dollars(\$) 857,370

General Subcontractor:

Downeast Preservation Lic NC-82089

Plumbing Subcontractor:

SE Brabble Plumbing Lic NC-28374

Mechanical Subcontractor:

Armstrong HVAC Lic NC-22516

Electrical Subcontractor:

Evans Electric Lic NC-16592

GS143-128(d) requires all single prime bidders to identify their subcontractors for the above subdivisions of work. A contractor whose bid is accepted shall not substitute any person as subcontractor in the place of the subcontractor listed in the original bid, except (i) if the listed subcontractor's bid is later determined by the contractor to be non-responsible or non-responsive or the listed subcontractor refuses to enter into a contract for the complete performance of the bid work, or (ii) with the approval of the awarding authority for good cause shown by the contractor.

ALTERNATES:

Should any of the alternates as described in the contract documents be accepted, the amount written below shall be the amount to be "added to" or "deducted from" the base bid. (Strike out "Add" or "Deduct" as appropriate.)

Alternate No. G-01

1. Base bid: stabilize the structure, renovate the exterior of the structure. Provide full HVAC system and partial plumbing and electrical work as defined in the Drawings.
2. Alternate: Refer to the Drawings, provide full repair and reconstruction of interior elements, including all interior finishes, full mechanical, plumbing, and electrical systems.

(Add) Five Hundred Ninety-Nine Thousand, Eight Hundred Five and zero Dollars(\$) 599,805

Alternate No. G-02 Smokehouse: Construct the smokehouse per drawing A501.

(Add) Sixty Eight Thousand, Three Hundred Forty and zero Dollars(\$) 68,340

Alternate No. G-03 Barn: Construct the barn per drawing A502.

(Add) Sixty Five Thousand, Two Hundred Fifty One and zero Dollars(\$) 65,251

Alternate No. G-04 Not Used

Alternate No. G-05 Shall include Owner's Preferred Manufacturer Pine Hall Brick, Pathway series, Color Autumn.

(Add) Zero Dollars(\$) \$0

Alternate No. G-06 Shall include Owner's preferred Manufacturer Triangle Brick, Cape Cod, Engineer size.

(Add) Zero

Dollars(\$) \$0

Alternate No. G-07 Not Used

Alternate No. G-08 Not Used

Alternate No. G-09 Not Used

Alternate No. G-010 Shall Include Owner's Preferred Manufacturer and model (Barron Lighting Group, NY900C Series) for emergency & exit light.

(Add) Seven Hundred and zero

Dollars(\$) \$700

Alternate No. G-011 Shall Include Owner's Preferred Manufacturer Schlage B563R Classroom Deadbolt with full size interchangeable core, Color: Antique Brass.

(Add) Five Hundred Twenty and zero

Dollars(\$) \$520.00

Alternate No. M-01

1. Base Bid: Provide full HVAC system.
2. Damper Zones: Deduct pricing to remove the multi-zone functionality of AHU-1, AHU-2 and AHU-3.
3. Delete requirement for zone thermostats and VVT boxes listed on schedule sheet M002. Delete requirement for bypass dampers on each air handler. Each unit shall operate using a single 24-hr programmable thermostat. Location to be determined in the field during construction.

(Deduct) Fifteen Thousand and zero

Dollars(\$) 15,000

UNIT PRICES

Unit prices quoted and accepted shall apply throughout the life of the contract, except as otherwise specifically noted. Unit prices shall be applied, as appropriate, to compute the total value of changes in the base bid quantity of the work all in accordance with the contract documents.

<u>No. 01 - Wood Siding Replacement</u>	<u>Linear Foot</u>	Unit Price (\$) <u>15</u>
<u>No. 02 - Wood Sheathing Replacement</u>	<u>Square Foot</u>	Unit Price (\$) <u>50</u>
<u>No. 03 - Exterior Wood Trim and Molding Replacement</u>	<u>Linear Foot</u>	Unit Price (\$) <u>15</u>
<u>No. 04 - Interior Wood Trim and Molding Replacement</u>	<u>Linear Foot</u>	Unit Price (\$) <u>15</u>
<u>No. 05 - Ceiling/Roof Joist Replacement</u>	<u>Linear Foot</u>	Unit Price (\$) <u>35</u>
<u>No. 06 - Floor Joist Replacement</u>	<u>Linear Foot</u>	Unit Price (\$) <u>35</u>
<u>No. 07 - Wood Fascia and Soffit Board Replacement</u>	<u>Square Foot</u>	Unit Price (\$) <u>65</u>
<u>No. 08 - Exterior Wood Baluster Replacement</u>	<u>Each</u>	Unit Price (\$) <u>85</u>
<u>No. 09 - Porch Ceiling Replacement</u>	<u>Square Foot</u>	Unit Price (\$) <u>50</u>
<u>No. 10 - Historic Brick Unit Masonry Replacement</u>	<u>Each</u>	Unit Price (\$) <u>50</u>
<u>No. 11 - Historic Brick Unit Masonry Repointing</u>	<u>Square Foot</u>	Unit Price (\$) <u>40</u>
<u>No. 12 - Flashing Replacement</u>	<u>Square Foot</u>	Unit Price (\$) <u>30</u>
<u>No. 13 - Plaster Repair</u>	<u>Square Foot</u>	Unit Price (\$) <u>20</u>
<u>No. E-1 - Exit Sign</u>	<u>Each</u>	Unit Price (\$) <u>200</u>
<u>No. E-2 - Photoelectric Smoke Detector</u>	<u>Each</u>	Unit Price (\$) <u>150</u>

The bidder further proposes and agrees hereby to commence work under this contract on a date to be specified in a written order of the designer and shall fully complete all work thereunder within the time specified in the Contract Documents. Applicable liquidated damages amount is also stated in the Contract Documents.

Double Award deduction: Provide amount of deduction if single contractor is awarded both Bid Package 01 and Bid Package 02.

GS143-128(d) requires all single prime bidders to identify their subcontractors for the above subdivisions of work. A contractor whose bid is accepted shall not substitute any person as subcontractor in the place of the subcontractor listed in the original bid, except (i) if the listed subcontractor's bid is later determined by the contractor to be non-responsible or non-responsive or the listed subcontractor refuses to enter into a contract for the complete performance of the bid work, or (ii) with the approval of the awarding authority for good cause shown by the contractor.

MINORITY BUSINESS PARTICIPATION REQUIREMENTS

Provide with the bid - Under GS 143-128.2(c) the undersigned bidder shall identify on its bid (Identification of Minority Business Participation Form) the minority businesses that it will use on the project with the total dollar value of the bids that will be performed by the minority businesses. **Also** list the good faith efforts (Affidavit A) made to solicit minority participation in the bid effort.

NOTE: A contractor that performs all of the work with its own workforce may submit an Affidavit (B) to that effect in lieu of Affidavit (A) required above. The MB Participation Form must still be submitted even if there is zero participation.

After the bid opening - The Owner will consider all bids and alternates and determine the lowest responsible, responsive bidder. Upon notification of being the apparent low bidder, the bidder shall then file within 72 hours of the notification of being the apparent lowest bidder, the following:

An Affidavit (C) that includes a description of the portion of work to be executed by minority businesses, expressed as a percentage of the total contract price, which is equal to or more than the 10% goal established. This affidavit shall give rise to the presumption that the bidder has made the required good faith effort and Affidavit D is not necessary;

*** OR ***

If less than the 10% goal, Affidavit (D) of its good faith effort to meet the goal shall be provided. The document must include evidence of all good faith efforts that were implemented, including any advertisements, solicitations and other specific actions demonstrating recruitment and selection of minority businesses for participation in the contract.

Note: Bidders must always submit with their bid the Identification of Minority Business Participation Form listing all MB contractors, vendors and suppliers that will be used. If there is no MB participation, then enter none or zero on the form. Affidavit A or Affidavit B, as applicable, also must be submitted with the bid. Failure to file a required affidavit or documentation with the bid or after being notified apparent low bidder is grounds for rejection of the bid.

State of North Carolina AFFIDAVIT A – Listing of Good Faith Efforts

County of Chowan

(Name of Bidder)

Affidavit of Down East Preservation

I have made a good faith effort to comply under the following areas checked:

Bidders must earn at least 50 points from the good faith efforts listed for their bid to be considered responsive. (1 NC Administrative Code 30 I.0101)

- ☒ **1 – (10 pts)** Contacted minority businesses that reasonably could have been expected to submit a quote and that were known to the contractor, or available on State or local government maintained lists, at least 10 days before the bid date and notified them of the nature and scope of the work to be performed.
- ☒ **2 --(10 pts)** Made the construction plans, specifications and requirements available for review by prospective minority businesses, or providing these documents to them at least 10 days before the bids are due.
- ☐ **3 – (15 pts)** Broken down or combined elements of work into economically feasible units to facilitate minority participation.
- ☐ **4 – (10 pts)** Worked with minority trade, community, or contractor organizations identified by the Office of Historically Underutilized Businesses and included in the bid documents that provide assistance in recruitment of minority businesses.
- ☒ **5 – (10 pts)** Attended prebid meetings scheduled by the public owner.
- ☐ **6 – (20 pts)** Provided assistance in getting required bonding or insurance or provided alternatives to bonding or insurance for subcontractors.
- ☒ **7 – (15 pts)** Negotiated in good faith with interested minority businesses and did not reject them as unqualified without sound reasons based on their capabilities. Any rejection of a minority business based on lack of qualification should have the reasons documented in writing.
- ☐ **8 – (25 pts)** Provided assistance to an otherwise qualified minority business in need of equipment, loan capital, lines of credit, or joint pay agreements to secure loans, supplies, or letters of credit, including waiving credit that is ordinarily required. Assisted minority businesses in obtaining the same unit pricing with the bidder's suppliers in order to help minority businesses in establishing credit.
- ☐ **9 – (20 pts)** Negotiated joint venture and partnership arrangements with minority businesses in order to increase opportunities for minority business participation on a public construction or repair project when possible.
- ☒ **10 - (20 pts)** Provided quick pay agreements and policies to enable minority contractors and suppliers to meet cash-flow demands.

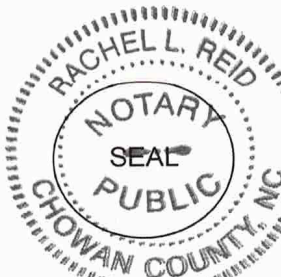
The undersigned, if apparent low bidder, will enter into a formal agreement with the firms listed in the Identification of Minority Business Participation schedule conditional upon scope of contract to be executed with the Owner. Substitution of contractors must be in accordance with GS143-128.2(d) Failure to abide by this statutory provision will constitute a breach of the contract.

The undersigned hereby certifies that he or she has read the terms of the minority business commitment and is authorized to bind the bidder to the commitment herein set forth.

Date: 5/21/2025 Name of Authorized Officer: Dawson Tyler

Signature: _____

Title: Owner



State of NC, County of Chowan

Subscribed and sworn to before me this 21 day of May 2025

Notary Public Rachel L. Reid

My commission expires June 18, 2028

CONTRACTOR QUALIFICATION REQUIREMENTS

The contractor must demonstrate successful experience with historic rehabilitation projects of similar size, scope, and complexity as the Apex Tunstall House Renovation and conforming to the [Secretary of the Interior's Standards for Rehabilitation](#) in order to be considered qualified for this project. Projects also must have been completed without significant delays due to the contractor's performance and within 5% of the project's bid except for costs due to concealed conditions discovered during construction, Designer errors and omissions, and Owner scope increases.

Contractors must complete the following list of similar projects and submit with the Form of Proposal at the receipt of bids. Bids received without this information will be considered non-conforming.

Similar Projects

3.e. List three (3) current or completed projects of similar type which most closely reflect the size and complexity of the type of work being requested for the currently proposed project within the last 10 years.

#1 –Similar - Project Name	Kadesh AME Zion
Description of Work Performed	Full restoration of 1896 church parsonage interior woodwork, doors, windows, forty foot steeple.
Location of Project	119 E. Gales St, Edenton, NC 27932
Contract Delivery Method (CM/GC)	General Contractor
Owner Name/ Representative	Robert Leath- Edenton Historical Commission
Owner Address/Phone #/Email	336-608-7700 rleath@ehcnc.org
Architect Name/Representative	David Maurer
Architect Address/Phone #/Email	919-271-7982
Contract Dollar Value	\$2,100,000
Percentage Complete	75%
Original Contract Completion Date	March 2026
Actual or Anticipated Completion Date (explain if different from original date)	March 2026
Project team: Project Executive, Project Manager, Superintendent	Project Executive- Dawson Taylor Project Manager- DeAndre Wilkins Project Superintendent- Doug King
Total value of change orders	\$35,000

#2 –Similar - Project Name	James Iredall House
Description of Work Performed	Full Exterior restoration- structural piers, foundation, rebuild double porches
Location of Project	107 E. Church St, Edenton, NC 27932
Contract Delivery Method (CM/GC)	General Contractor
Owner Name/ Representative	NC Department of Natural and Cultural Resources Laura Rogers
Owner Address/Phone #/Email	Laura Rogers laura.rogers@dncr.nc.gov 252-917-1977
Architect Name/Representative	Willard Stewart Architects- Mark Willard
Architect Address/Phone #/Email	Mark Willard 919-417-8360 mark@wscarchitects.com
Contract Dollar Value	\$294,446
Percentage Complete	100%
Original Contract Completion Date	September, 2024
Actual or Anticipated Completion Date (explain if different from original date)	October, 2024
Project team: Project Executive, Project Manager, Superintendent	Project Executive- Dawson Taylor Project Manager- DeAndre Wilkins Project Superintendent- Joe Youmans
Total value of change orders?	\$51,186
#3 –Similar - Project Name	Golden Frinks House
Description of Work Performed	Exterior & Structural Restoration
Location of Project	122 W. Peterson St, Edenton, NC 27932
Contract Delivery Method (CM/GC)	General Contractor
Owner Name/ Representative	NC Department of Natural and Cultural Resources Laura Rogers

Owner Address/Phone #/Email	Laura Rogers laura.rogers@dncr.nc.gov 252-917-1977
Architect Name/Representative	Clearscapes Architecture + Art Tim Williams
Architect Address/Phone #/Email	501 S. Person St, Raleigh, NC 27601 919 821-2775 twilliams@clearscapes.com
Contract Dollar Value	\$146,000
Percentage Complete	65%
Original Contract Completion Date	June 30, 2025
Actual or Anticipated Completion Date (explain if different from original date)	
Project team: Project Executive, Project Manager, Superintendent	Project Executive- Dawson Taylor Project Manager- DeAndre Wilkins Project Superintendent- Greg Verry
Total value of change orders?	\$20,000

Proposal Signature Page

The undersigned further agrees that in the case of failure on his part to execute the said contract and the bonds within ten (10) consecutive calendar days after being given written notice of the award of contract, the certified check, cash or bid bond accompanying this bid shall be paid into the funds of the owner's account set aside for the project, as liquidated damages for such failure; otherwise the certified check, cash or bid bond accompanying this proposal shall be returned to the undersigned.

Respectfully submitted this day of May 22, 2025

Down East Preservation

(Name of firm or corporation making bid)

WITNESS:


(Proprietorship or Partnership)

By: 

Signature

Name: Dawson Tyler

Print or type

Title: Owner

(Owner/Partner/Pres./V.Pres)

Address 307 S. Broad St

Edenton, NC 27932

ATTEST:

By: _____

Title: _____

(Corp. Sec. or Asst. Sec. only)

License No. NC 82089

Federal I.D. No. 85-0490107

Email Address: dawson@downeastpreservation.com

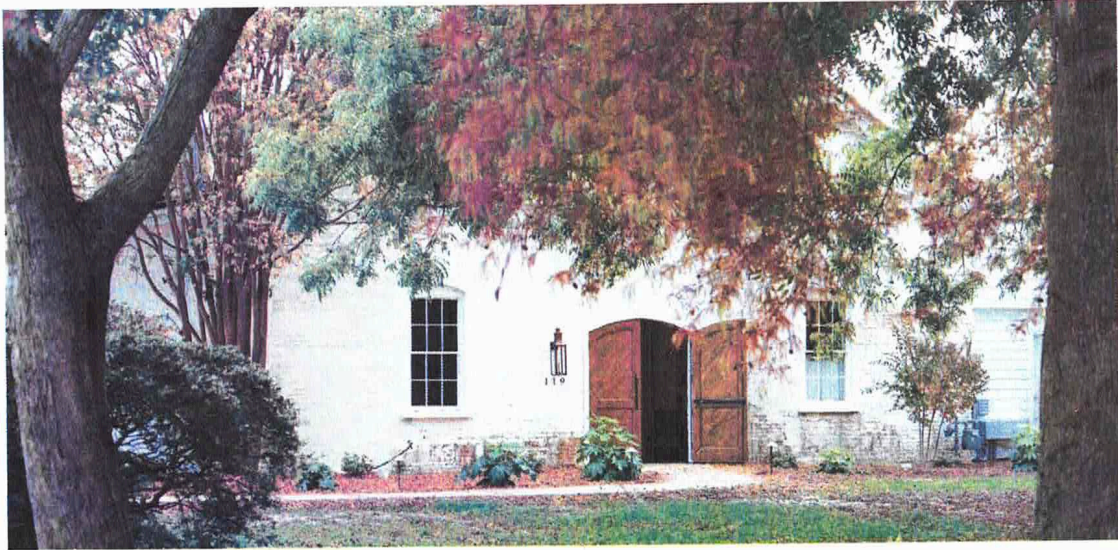
(CORPORATE SEAL)

Addendum received and used in computing bid:

Addendum No. 1 X Addendum No. 3 X Addendum No. 5 _____ Addendum No. 7 _____
Addendum No. 2 X Addendum No. 4 X Addendum No. 6 _____ Addendum No. 8 _____

DOWN EAST PRESERVATION

CONSTRUCTION OVERVIEW



We shape our buildings; Thereafter They shape us. - Winston Churchill

We believe that this quote speaks to the care and gravity by which we approach each of our construction projects and each of our clients.

DOWN EAST PRESERVATION was formed in 2015 as a different kind of construction company. Our purpose is to promote preservation and the area's history through restoration of important structures that are both privately and publicly owned. The homes, buildings, and businesses we restore tell a unique and beautiful story of generations past and this place we call home.

Our team consists of specialized and uniquely skilled craftsmen that enhance the design of the preservation process. We use a thoughtful, craft and design-based approach which allows us to maintain the original fabric of the structure.

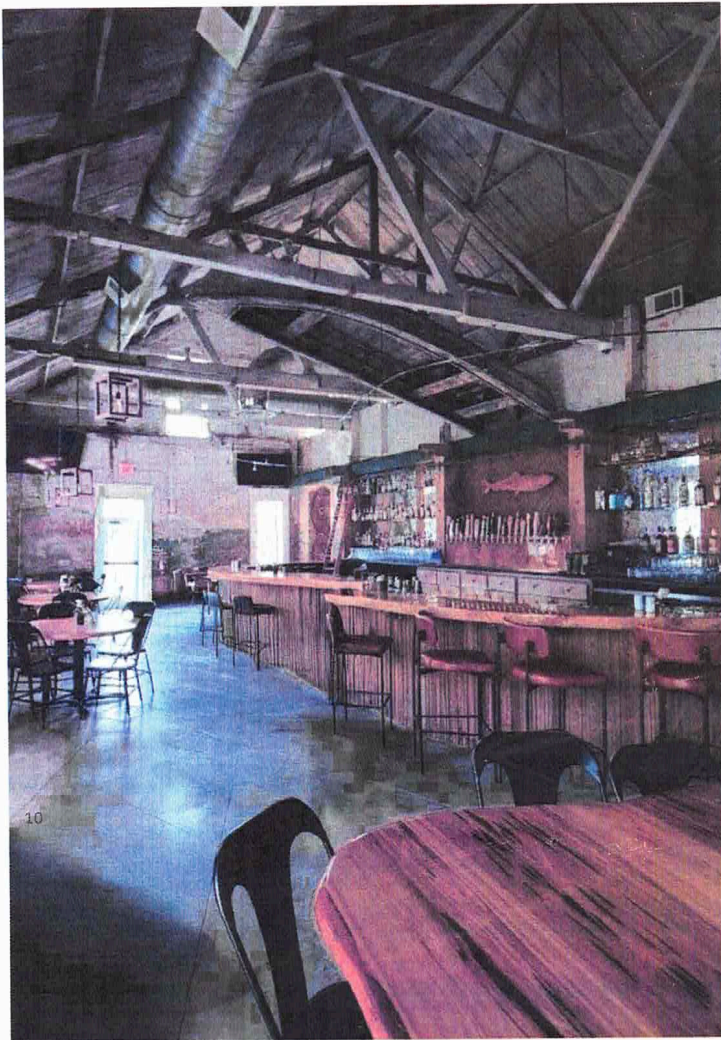
Our on-site wood shop, Down East Woodworks, offers custom cabinetry, furnishings, and wood-based art pieces which are built to be enjoyed for generations. Our master craftsmen use techniques that are based on knowledge gained from years of working on historical architecture to craft one-of-a-kind pieces. These pieces allow us to elevate a space beyond the capabilities of most contractors.

While we are proud of our company model, our specialized team, and the hard-won praise we've received, there is so much more to Down East Preservation. Increasingly, commercial and government partners are contacting us to finish out the design of their space. Clients seek out our company because they've seen the care we've taken in our restoration work. They want that same artistry applied to their places of business. Our team uses a thoughtful approach to integrate design elements and locally sourced materials that celebrate the history of the area. The result is a unique and awe-inspiring commercial space.



THE HERRINGBONE

EDENTON, NORTH CAROLINA



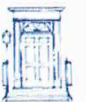
The 1898 Edenton Ice Company building is a rare surviving relic of the once thriving herring industry in Edenton and the broader Albemarle Sound region and a quintessential example of early industrialization in the American South.

Down East Preservation led an extensive design-build restoration to re-imagine the vacant former industrial complex as a thriving restaurant and gathering place for the Edenton community.

The building has been beautifully restored to its 19th century industrial roots with the open truss structure and exposed masonry walls and other surviving features such as cork wall and ceiling insulation, ceiling hooks for fish baskets, and overheads tracks continue to tell the story of the 19th century life on the waterfront.

Working from these historic cues, the Down East team designed and custom fabricated the bar, furnishings, and finishes throughout the space that creatively build upon the story of the building and the herring industry.

The project secured a local COA as well as state and federal historic tax credits.



KADESH AME ZION CHURCH

EDENTON, NORTH CAROLINA

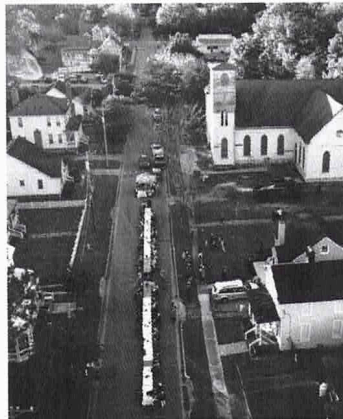


PHOTO COURTESY B. GARRETT

The perseverance of Edenton's African American community in the face of debilitating racial and economic disparity and discrimination is celebrated - through the restoration of the Kadesh A.M.E. Zion Church (circa 1897). Designed by Edenton's most prominent African American architect, Hannibal Badham Sr, and constructed by a formerly enslaved carpenter this Gothic Revival church was home to the first African American congregation in Edenton.

The restoration of the Kadesh Church is a unique partnership between the Edenton Historical Commission, the State of North Carolina, and Down East Preservation. The monumental task of reconstructing the 30-foot-tall steeple that was destroyed by a lightning strike will be one of the most unique engineering and building projects undertaken in Edenton in generations and will restore the church to its place as the tallest landmark in Edenton.

The project is being completed with a \$2million grant provided by the State of North Carolina.



COTTON MILL LOFTS

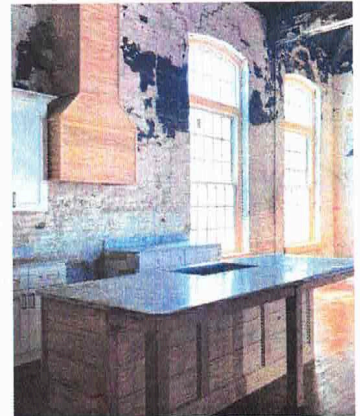
EDENTON, NORTH CAROLINA



Following the untimely death of the Edenton Cotton Mill developer, a local Edenton resident purchased the vacant and unfinished former machine shed, boiler room, and outbuildings.

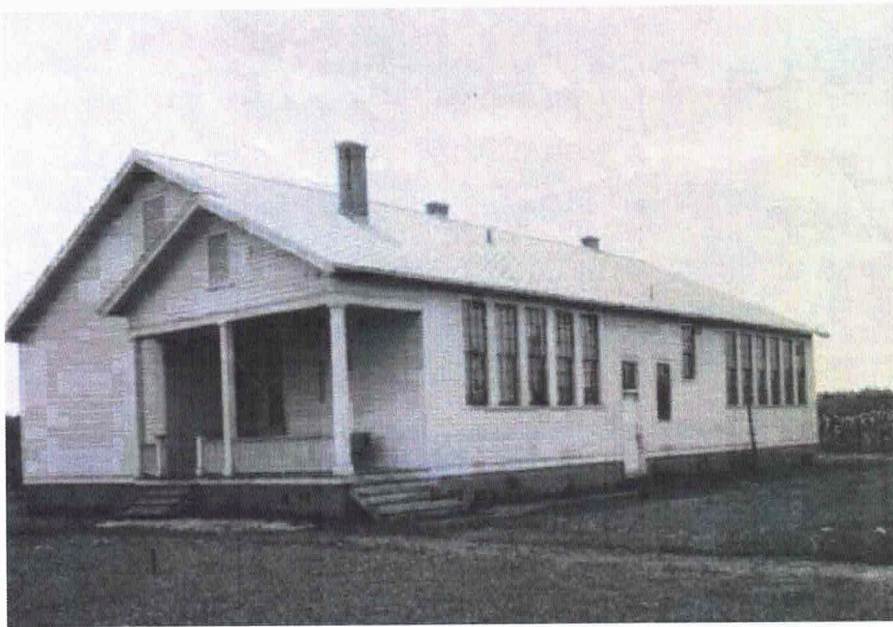
The design carefully retains the existing patina of the heavy timber structure and masonry walls and creatively integrates new loft spaces into the high volumes. The Down East Preservation team custom fabricated stairs, millwork, and finishes throughout the space.

The project secured state and federal historic tax credits.



ROSENWALD SCHOOL & PRINCIPAL'S HOUSE

ELIZABETH CITY, NORTH CAROLINA



The Rosenwald Practice School (c 1921) and Principal's House (c 1923) help to tell the story of African American public education in the south during the Jim Crow.

The restoration of these structures is a partnership between the Elizabeth city State University, the State of North Carolina, and the National Park Service. Current work by Down East Preservation on the Rosenwald Practice School (one of 813 similar facilities once found in North Carolina) includes restoration of the front porch and building exterior and removal of non-original features to return the interior to its original appearance.

Once interior renovations and exhibits are completed the rehabilitated buildings will house the Northeastern NC African American Research and Cultural Heritage Institute.

This project was completed with \$2 million in grants from the Institute of Museum and Library Services and the National Parks Service African American Civil Rights and HBCU programs.





HAYES FARM

EDENTON, NORTH CAROLINA



With 180 acres and 28 extant structures, Hayes Farm (c 1817) is one of the most intact plantation complexes in the southeast and reflects the complicated and often uncomfortable history and relationship between enslaved and free Edentonians. In collaboration with the State of North Carolina and the Elizabeth Van Moore Foundation, Down East Preservation is working on a significant multi-year design-build effort to restore the site. Current construction includes stabilization of the Gin House, preservation of the 19th century carriages and restoration of the failing carriage house, and restoration of the farm's original Dairy and Smokehouse. Design of the next phase is underway with interpretation of the Richard Cox House and restoration of the Manor House's kitchen and library. The long term vision is a historic park that enhances the lives of the citizens of Edenton and serves as a statewide and nationwide attraction for visitors.

