

Elegant Office Space in The Historic Councill House of Hickory



- Three story beautifully restored historic Queen Anne style Bed & Breakfast in the heart of Hickory, NC
- 6,903 Total SF with 400 SF Garage (Includes 765 SF heated but unfinished)
- Built in 1902. Restoration began in 1998.
(Please see attached Information on Councill House)
- Located on the corner of 2nd Street NE (Hwy 127) and 3rd Ave NE, diagonally across from the SALT Block.
- Zoned for Office & Institutional
(For development of institutions of higher learning and medical hospitals allowing for small-scale offices)
- Tract 1 with house is approximately ½ acre and offered at \$595,000
- Tract 2 is approximately ½ acre and is offered to buyer of Tract 1 at \$100,000
- Please see aerial map on next page with proposed lot line showing Tract 1 & 2

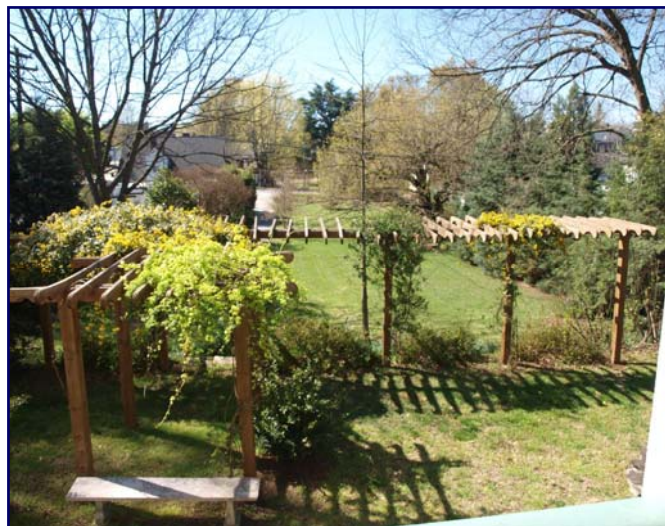


Demographics	1 Mile	3 Mile	5 Mile	Average Daily Traffic Count
Population	7,878	36,644	70,431	26,000 on Hwy 127
Avg. Income	\$52,648	\$60,894	\$62,277	5,400 on 3rd Ave NE

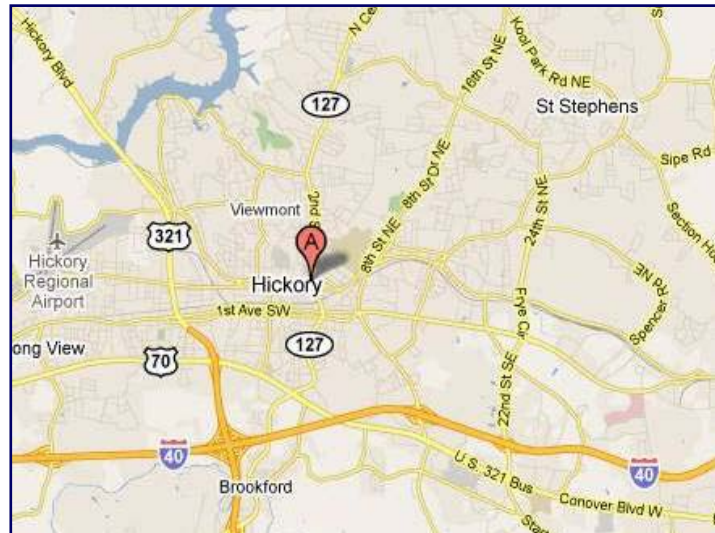
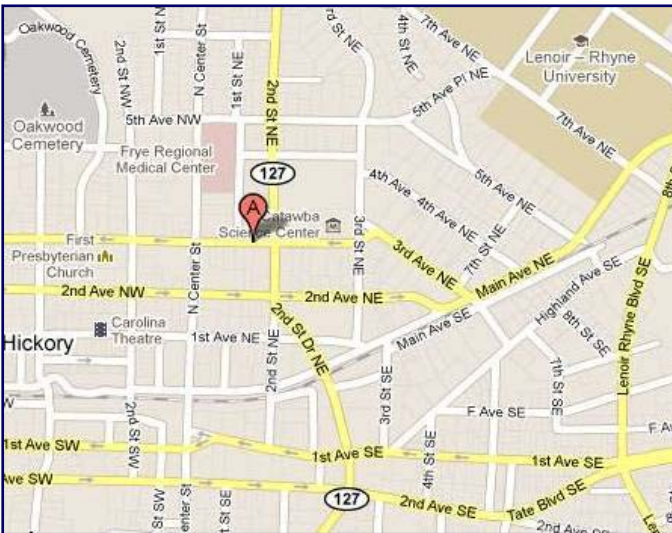








The Historic Council House of Hickory



Information on the Councill House, Circa 1902

William Ballard Councill and his wife and family moved to Hickory in 1899 from Watauga County. In late 1901, they purchased a large lot in the one hundred block of 3rd Avenue. At the time, the Councill's lot occupied most of the entire block.

He began his career as a lawyer in Boone in 1881, served a term in the NC State Legislature in 1896, and was elected as a District Superior Court Judge in 1900 and served until 1910. His portrait hangs in the 1924 Courthouse in Newton, NC. He went into private law practice until he was elected to the NC State Senate in 1912. His wife, Elisabeth Coffey Councill, was very active in many community activities and was instrumental in establishing the local Red Cross.

According to From Tavern to Town, the Councill House is one of the two finest examples of Queen Anne-style homes remaining in Hickory. It was built with an irregular plan with multiple receding and projecting walls. It has a number of Victorian characteristic features, including an octagonal tower capped by a dome roof, sawn ornamentation, a wrap-around porch, corbelled interior chimneys, differing sheathing materials, pebbledash and timber, and wooden shingles. Interior finishes include original hardware, oak wainscot, paneled doors, 2 sets of 9 foot pocket-doors, and 7 fireplaces. (The 8th fireplace was removed at some point) There are 2 highly ornamental terra-cotta mantels, as well as 5 classically inspired mantels with beveled mirrors and fluted columns. One mantle in the upstairs corner bedroom with the octagonal tower features a mirror with the letters "ABC" scratched into it. The Councill's youngest son, Alan, scratched his initials in the glass sometime around 1910.

The floor plan was altered in 1940 when, after Judge Councill died, his widow and daughter converted the home to 4 apartments. They lived in one apartment and rented the others to teachers and nurses. At that time, the interior staircases were removed from the house and put on the front and back porches as access to the apartments. The house remained 4 apartments for the next 58 years. In 1997, the Talbert's purchased the home from the Councill's daughter, and in 1998 began the restoration of the structure.

When the Talbert's purchased the home, Huffman House Movers came in to do some structural work. They raised the house up with wooden beams, leveled it, and put in new concrete and cinderblock support columns underneath, at intervals, which support the house. The perimeter beams were reinforced, and any damaged joists were replaced.

*The home was updated with new electrical service, new plumbing, and three energy-efficient heating/cooling systems. (1 per floor) Each has a programmable thermostat.

*Insulation was added to the floor, attic area, and some walls.

*Custom storm windows, made to appear as flat glass panels, were commissioned and attached to the windows. They are operational and have screens, but do not obstruct the beauty of the original windows – some with the original glass still in them.

*Vent-free gas logs, and gas coal, were installed into the fireplaces in the two front parlors and den. Two of the sets have remote controls.

*The Neptune hot water heater was installed to adequately heat volumes of water so that 5 showers could be supplied at the same time.

*The home was treated for termites in 1997, and has a contract with Andy's Exterminating Company for regular annual inspections.

*The home features original oak and heart-pine floors, with the exception of the kitchen. A new solid maple floor, including joists, was installed in 1998.

*The ceiling heights are approximately 11' 2" on the first floor, and 10' on the second and third floors.

*The two-car garage has a concrete floor and automatic garage doors with remotes.

*The home was featured in the HGTV program "If Walls Could Talk", a tape of which is in the TV in the kitchen to view.

Currently the home features:

First Floor: Living Room, Dining Room, Den, Study, Kitchen,
Master Bedroom, Master Bath, and Powder Room

Second Floor: 5 Bedrooms, 5 Baths, and Study

Third Floor: 2 Bedrooms, 1 Bath, and Den