

Presenting

The 1907 Bank Building

aka First National Bank Building
The Bethlehem Building

Belfield-Emporia Historic District

401 Halifax Street ♦ Emporia, VA 23847
Tax Parcels 143-A-0-40, 41, 42, 43; 143-0-7



Seller:

Halifax & Baker Properties, LLC
401 Halifax Street
Emporia, VA 23847



Contact:

Robin Whitman, Listing Agent
The Pointe Realty Group (Emporia)
434-594-4457
realtorrobin79@gmail.com

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(Aligned with Avery 11072 Classic Table of Content Dividers for use with printed 3-ring notebooks.)

Welcome from Sellers – Tab 1

Hello,

If you are reading this then we would like to take this opportunity to thank you for your interest in this special building and possibilities!

We purchased it in 2011 and feel so fortunate to be part of its legacy and to have contributed to its restoration. It was a dream come true when we found ourselves with the opportunity.

It has served us well with pride of ownership and as a unique location for our businesses as well as that of our tenants.

We are now ready to pass the baton. If you are called to be the next stewards of this special property with its historic prominence and unique commercial setting – and to become part of its legacy and its future – we would welcome your offer.

Note that tenant occupancy contracts are included with this offer and we will negotiate timeframe to vacate our businesses with new owner.

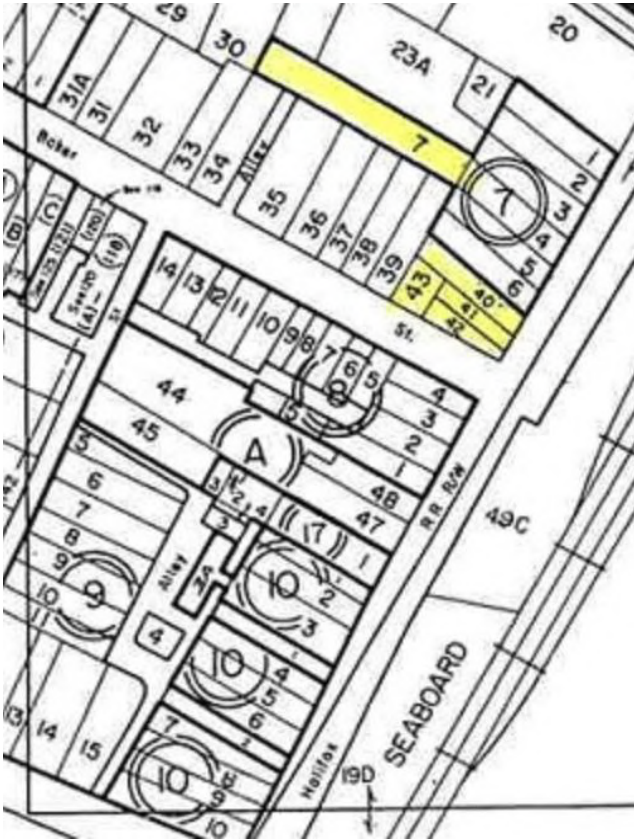
Again, we thank you and welcome your interest.

Sincerely,

Stephanie and Clements Mayes

Offering Summary – Tab 2

Halifax & Baker Properties, LLC is pleased to offer for sale the historic First National Bank building, connected properties, and parking lot located at 401 Halifax Street, Emporia, VA 23847 that are highlighted in yellow on this aerial map.



Included in this offer:

- All properties covered by Tax Parcel 143-A-0-40, 41, 42, 43
- Parking lot (7) – tax map # 143-0-7
- This property is offered AS IS with the exclusion noted below and the third floor will be cleaned out by Seller.
- All active second floor tenant contracts as well as the beauty parlor tenant contract (furnishing excluded)

Excluded from this offer:

- Picture Perfect Frame, Gift, and Flower Shop businesses and related inventory content
- Clement Mayes (CM) Photography
- Second floor office furnishings and all beauty parlor furnishing

Plans to vacate the building will be negotiated with the new owner.

The asking price based on all information provided in this Offering compilation is \$350,000.

Seller: Halifax & Baker Properties, LLC 401 Halifax Street Emporia, Virginia 23847 EIN: 87-4327735	Contact: Robin Whitman, Agent The Pointe Realty Group (Emporia) 434-594-4457 realtorrobin79@gmail.com
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Offering Narrative – Tab 3

Find supporting details in other tabs within this compilation.

Overview

Clements and Stephanie Mayes, through their LLC entity, Halifax & Baker Properties, LLC are pleased to offer the beautifully restored, historic First National Bank commercial complex located in the Belfield Historic District in Emporia, VA. This special building includes a unique business setting and active rental income – and the opportunity to be part of its legacy going forward. Please see Offering Summary - Tab 2 for a footprint of the offering.

Included in this offering is the three-story, showpiece bank building facing Halifax Street right across from the train depot, the connected one-story beauty parlor, parking lot and active professional tenant contracts for the second floor of the bank building and the operator of the beauty parlor. This encompasses a total of just over 10,000 square feet for the building space and 5940 square feet for the parking lot. There is an elevator which needs to be repaired. See Tab 4 for more details.

Excluded are the first-floor businesses in the bank building: Picture Perfect Frame and Gift Shop, Flower Shop, and Clements Mayes Photography. The Mayes who also own those businesses will negotiate a mutually acceptable timeframe to vacate those businesses or consider leasing space if that is an option.

Title History

The Mayes purchased this historic, commercial complex in 2011 from First Community Bank. The prior title holders were Shelton and Ella Seaborn. The Seaborns renamed it The Bethlehem building.

In November 2022, the Mayes formed the Halifax & Baker Properties, LLC – each being a 50% membership – and transferred title of the property to the LLC as a gift.

See Tab 4 for copies of purchase agreement of deeds.

Historic Significance

This building, constructed in 1907, is a contributing resource to the [Belfield-Emporia Historic District](#) which is listed in the National Register of Historic Places.

In 2005, the Seaborns submitted a Preliminary Information Form (PIF) for the Bethlehem Bank Building to the Virginia Department of Historic Resources (DHR) to validate its historic significance. In early 2006, they received an evaluation assessment from DHR that the building was eligible for potential inclusion in the National Register of Historic Places and the Virginia Landmarks Register.

From the Architectural Survey Form completed by DHR in 2006 and updated in 2008:

2005 PIF: *3-story, 1907 brick bank building, with continuous brick foundation, concrete floors, glass canopy over the front entrance with a 2- step stoop of concrete on a marble base and 2 metal poles, and three brick chimneys.*

Overall reported to be in fair condition, with interiors in need of repair. Vacant since 2001-2002. Remodeled in 1965.

August 2006 (with January 2008 updates): *The Bethlehem Building is located at 401 Halifax Street on the corner of Baker Street and Halifax. The three-story brick building is one of the showpieces of Halifax Street. The Bethlehem Building, formerly the First National Bank, has a corner entrance with an ornate metal and glass marquee. The single door is flanked by fluted pilasters and topped with a three-light transom. The entry is raised with two curved stone steps, and the raised foundation is coursed molded stone. Above the marquee is a segmented stone arch with the words "First National Bank." The windows along the first story are sixteen-light casements each with a single wood paneled transom and stone lintels above. The windows along Baker Street also have faux shutters. The windows along the third story are two-over-two with a stone lintel and a segmental arch with key stone over each pair of two except at the corner with only one window. There are stone sills overall, a molded cornice between the first and second stories, and engaged pilasters topped with Ionic capitals. A large metal cornice with egg and dart patterns, dentil molding, and modillions provide additional ornamentation along the parapet roof's edge.*

Mayes Restoration

After the Mayes purchased the complex in 2011, they invested \$56,910 of personal resources renovating the interior of the bank building and beauty parlor to the condition it is in today. In addition, they also received an Enterprise Zone grant of \$33,000 which was applied to the exterior façade.

Mayes Businesses – Not Included

The first floor of the bank building is the location of the Mayes' businesses: Picture Perfect Frame and Gift Shop, Flower Shop, and Clement Mayes Photography. While they have carefully preserved the historic integrity of the building such as molding and flooring, they have repurposed the original bank teller counter to serve as a retail display. They have used unique features like the vault as part of their retail display. See floor plans with business location overlays in Tab 4.

Unless other plans are negotiated with the Buyer, the Mayes plan to vacate their businesses which will include all of the setup like shelving unless negotiated to be part of the sale.

Tenants and Income

The second-floor professional suite, which has been beautifully restored, includes seven offices, a foyer area, and separate men's and women's facilities. Occupancy as of October 1, 2023 for the second floor is 57% (4/7). Rental fees includes utilities and total \$1,550 per month.

The beauty parlor, independent store front, has maintained a rental contract since 2011. The rental fee is \$550 per month and does not include utilities. The tenant pays for the utilities.

2nd floor office furnishings and all beauty parlor furniture and special equipment belong to tenants and not included except through tenant contract transfer.

The history of the second-floor rentals since 2011 is included in Tab 7.

Enterprise Zone Significance and Benefits

Source: <https://www.ci.emporia.va.us/print/3143>

When your business is ready to invest in Emporia and our workforce, we are ready to support your business through targeted investments that provide immediate

returns and long-term benefits for our citizens. Below are some of the incentives available to eligible firms relocating to or expanding in Emporia. All incentives are subject to modification, the availability of funds, and review and approval by the Emporia Economic Development Authority.

Enterprise Zone

The City of Emporia has been awarded an Enterprise Zone through the Department of Housing and Community Development that provides state and local investment incentives. These incentives include cash grants for real estate investments and job creation, along with local benefits for qualifying investments. Details and documents are below.

State Incentives

- [Real Property Investment Grant](#)
- [Job Creation Grant](#)

Local Incentives

- [BPOL](#)
- [Business Incubation Grant \(BIG\)](#)
- [Business Personal Property Grant](#)
- [Façade Improvement Grant \(FIG\)](#)
- [Machinery and Tools Investment Grant](#)
- [Real Estate Tax Abatement](#)
- [Zoning and Building Permit Fee Waiver](#)
- [Water and Sewer Tap Fee Waiver](#)

It was through the Façade Improvement Grant (FIG) listed as a Local Incentive that the Mayes received a \$33,000 matching grant to restore the outside of the building. They had already invested \$33,000 at the time for internal restoration. They applied for and were awarded the matching FIG.

We Invite You To Make An Offer

If you are called to be the next steward of this special property, with its commercial opportunity and unique setting - and become part of its legacy and its future - the Mayes invite you to make an offer! They look forward to hearing from you.

Seller: Halifax & Baker Properties, LLC 401 Halifax Street Emporia, Virginia 23847 EIN: 87-4327735	Contact: Robin Whitman, Agent The Pointe Realty Group (Emporia) 434-594-4457 realtorrobin79@gmail.com
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Plat, Floor Plans, Deeds, CO – Tab 4

Included in this section are:

- Aerial Locator Map
- Plat
- Dimensions (to be added)
- Floor Plans
 - Bank 1st Floor
 - Bank 2nd Floor
 - Bank 3rd Floor
 - Beauty Parlor
- Deeds
 - Current: Building and Parking Lot
 - Mayes Purchase: Building and Parking Lot
- Certificate of Occupancy (CO)

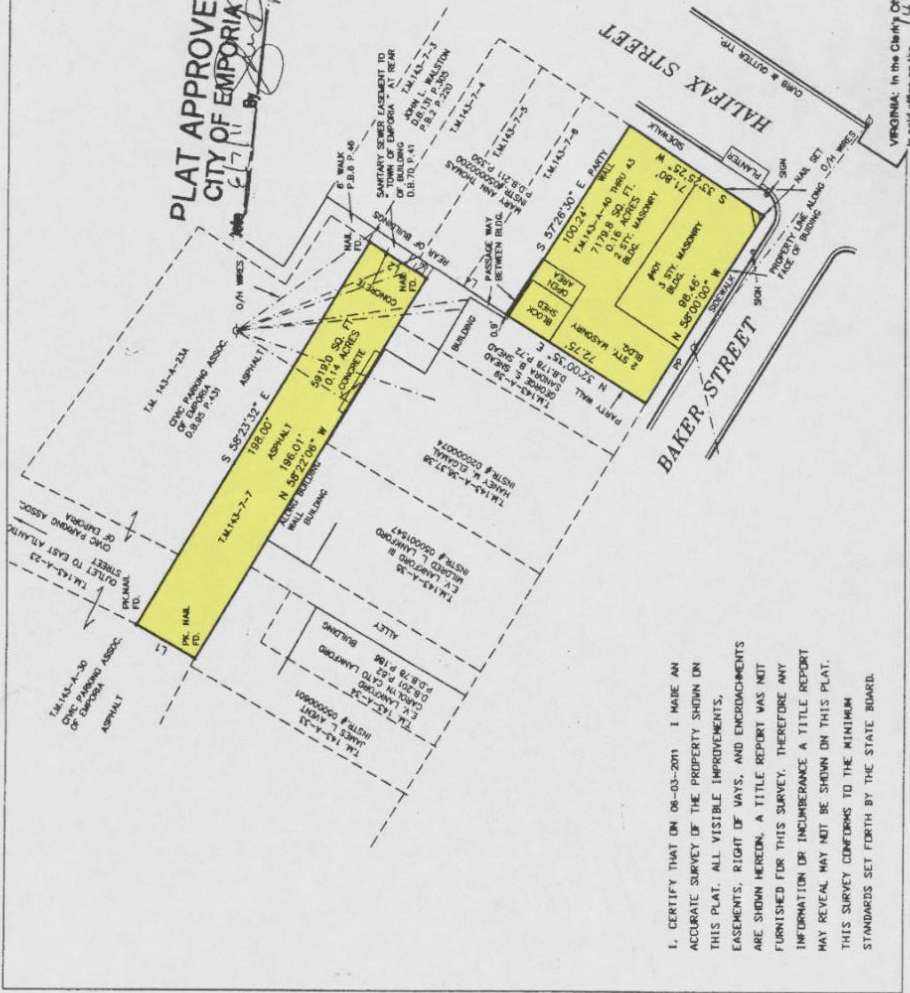
LINE	BEARING	DISTANCE
L.1	N 29°00'24" E	30.03
L.2	S 71°38'15" E	6.00
L.3	S 71°38'15" E	6.00
L.4	S 32°47'45" W	38.067

FLOOD NOTE: PANEL # 100000370
 DT. DATE: 07/07/2008
 TO BE OUTSIDE
 THE 0.2% ANNUAL CHANCE FLOOD PLAIN



PARCEL 1
 NORTH BASED ON INSTR. # 100000370

**PLAT APPROVED
 CITY OF EMPORIA**



SURVEY OF 2 PARCELS OF LAND STANDING IN THE NAME OF FIRST COMMUNITY BANK, N.A. INSTR. # 100000370	
DATE	06/05/11
APPROVED	DATE
SCALE	1" = 40'
SHEET	1 of 1
PROJECT NO.	11008

ROBERT C. WRENN, Clerk

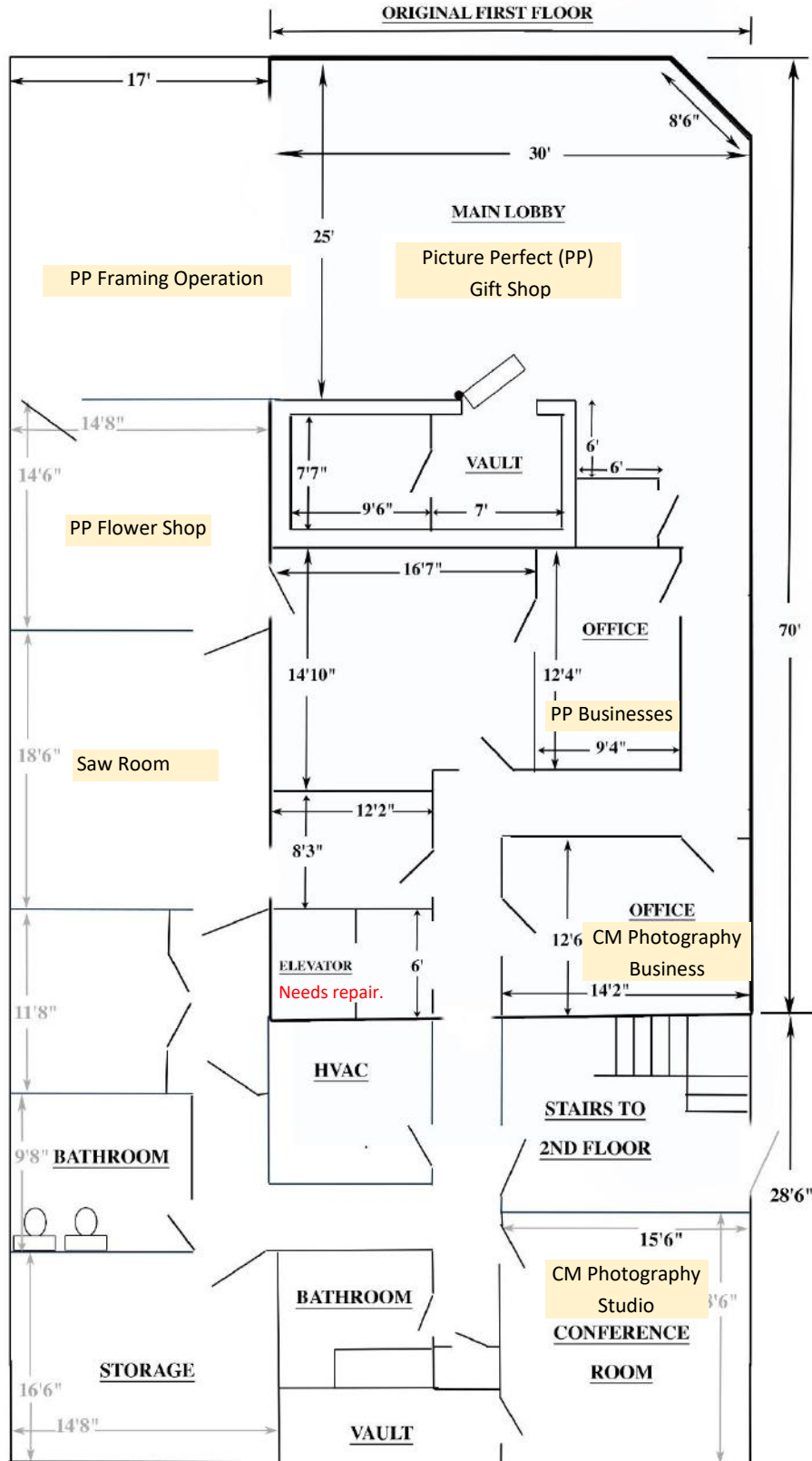
I, CERTIFY THAT ON 08-03-2011 I MADE AN ACCURATE SURVEY OF THE PROPERTY SHOWN ON THIS PLAT. ALL VISIBLE IMPROVEMENTS, EASEMENTS, RIGHT OF WAYS, AND ENCROACHMENTS ARE SHOWN HEREON. A TITLE REPORT WAS NOT FURNISHED FOR THIS SURVEY. THEREFORE ANY INFORMATION OR INCUMBRANCE A TITLE REPORT MAY REVEAL MAY NOT BE SHOWN ON THIS PLAT. THIS SURVEY CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE STATE BOARD.

Dimensions

	Length x Width	Square ft (Interior Dimension)
1 st Floor	47 ft (Halifax) x 98.5 ft (Baker)	4,629.5
2 nd Floor	29 ft x 74 ft	2,160.5
3 rd Floor	31.5 ft x 60 ft	1,890.0
	Bank Building Total	8,680.0
Beauty Parlor	21 ft x 70 ft	1,470.0
Building Total		10,150.0
Parking Lot	30.03 ft x 198 ft	5,940.0

401 Halifax Street – 1st Floor

Current Usage by Mayes' Businesses



HVAC Notes:

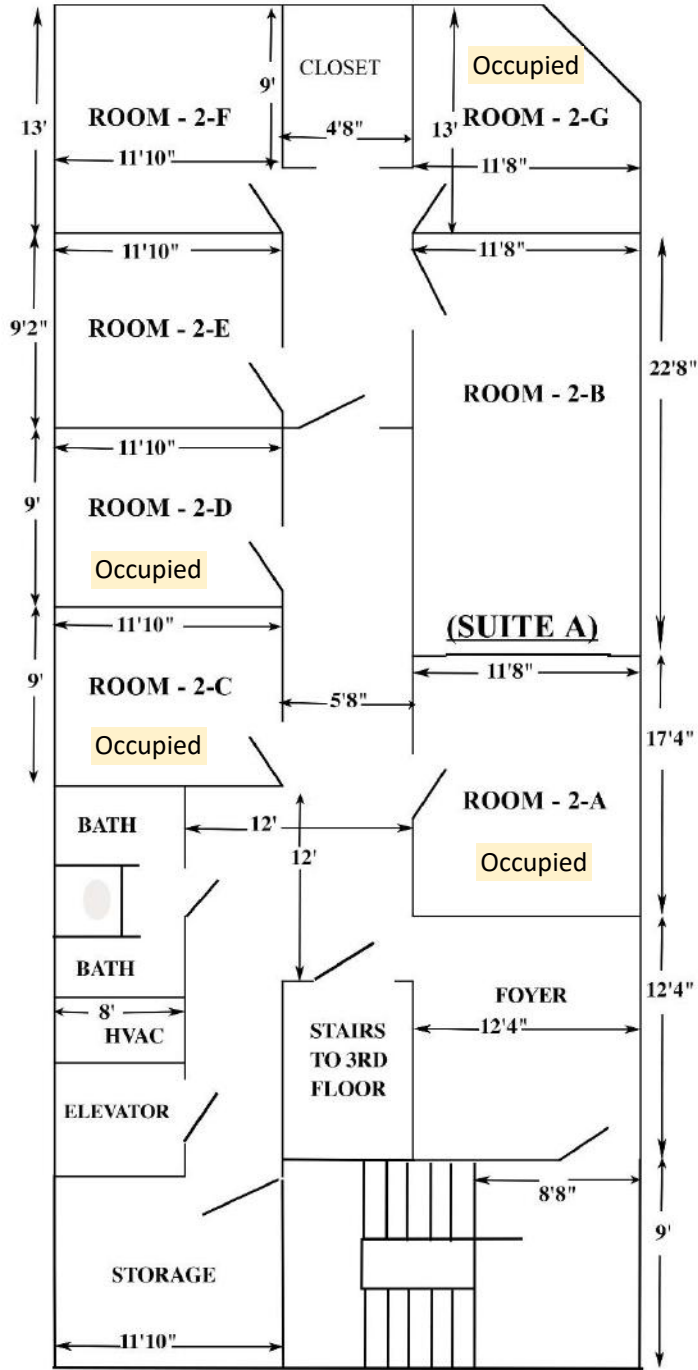
- HVAC heating serves 1st and 2nd floors.
- HVAC air conditioning serves 1st floor.

There is a second A/C for the first floor located about the Flower and Saw Room. It is in good working condition but not used.

Tenant Occupancy as of October 1, 2023

2A	10/2/2022	\$525
2C	With 2A	\$150
2D	2/5/2018	\$425
2G	9/12/2021	\$450
	Total	\$1550

**401 HALIFAX ST. - 2ND FLOOR
ROOM-OFFICE NAMING DIAGRAM**



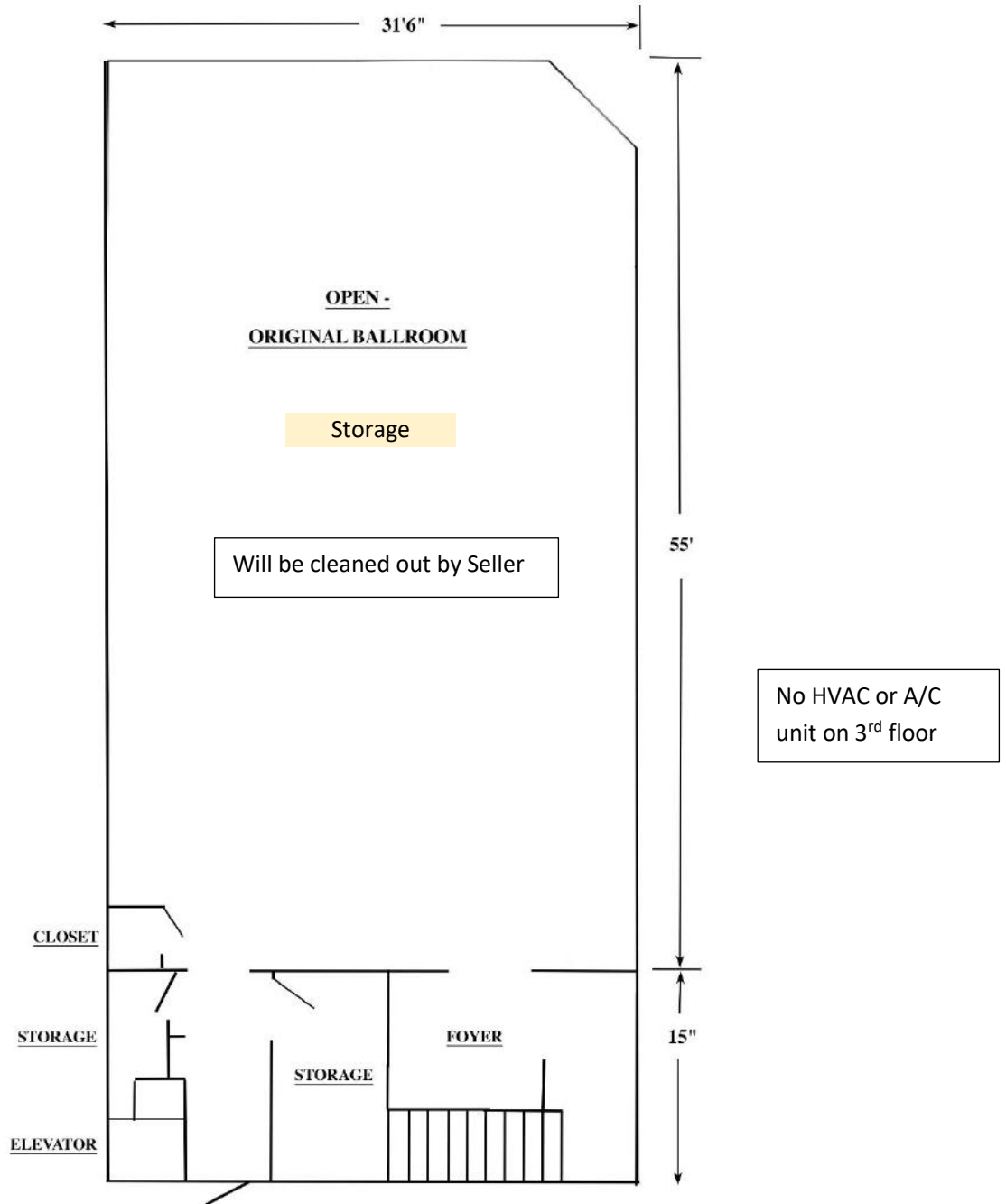
Monthly rental fee includes utilities.

HVAC Notes:

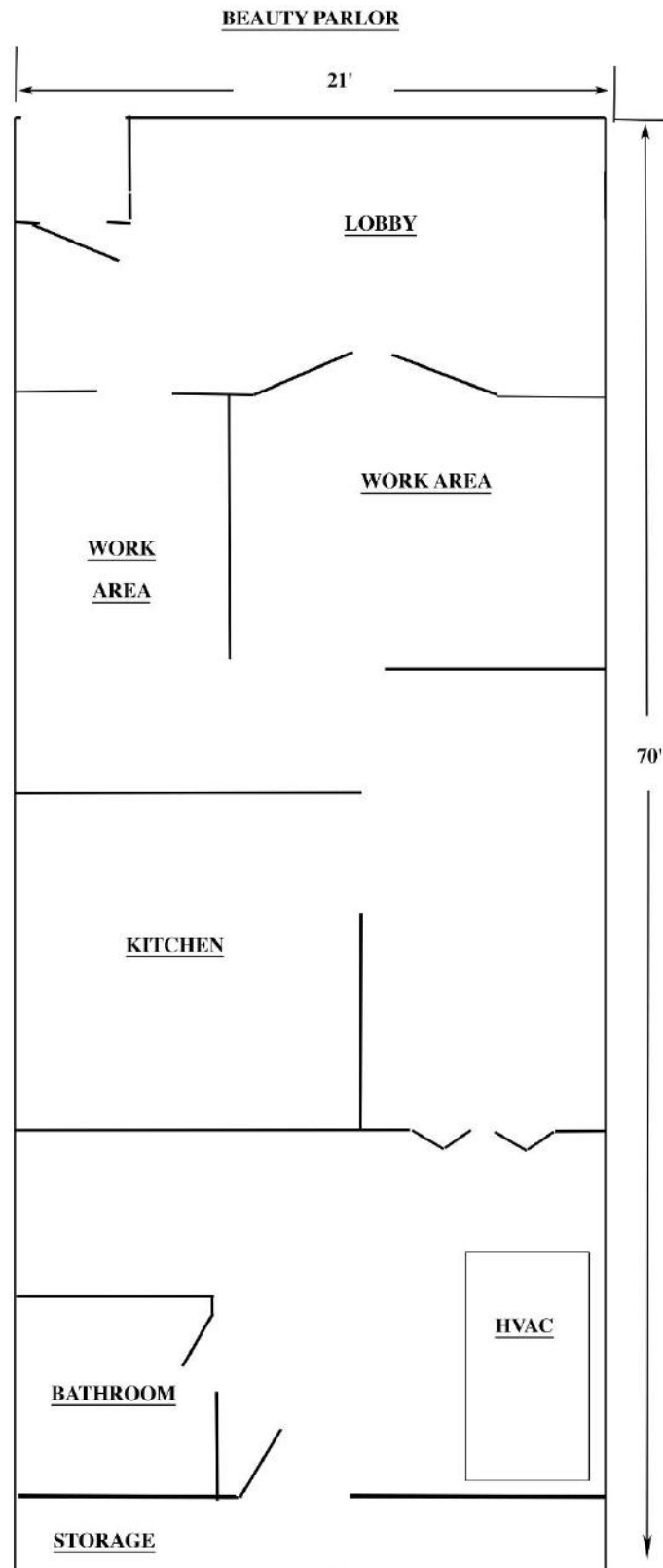
- HVAC heating serves 1st and 2nd floors.
- HVAC air conditioning serves 1st floor.

There is an independent A/C unit for the 2nd floor.

3rd FLOOR - UNFINISHED



Tenant Occupied since 2011 - \$550 per month – excluding utilities.
Tenant pays own utilities.



Deed – Current – page 1 of 2
Building and Parking Lot

CLR220001406

Return to: Halifax & Baker Properties LLC
401 Halifax Street
Emporia VA 23847

Tax Map No.: 143-A-0-40 Assessment: \$134,100.00
143-7-0-7 \$6,000.00

Consideration: Gift

Note: This conveyance is exempt from recordation taxes, pursuant to §58.1-811 (D) of the Code of Virginia, as amended.

Note: The existence of title insurance is unknown to the preparer, pursuant to §17.1-223 (B) of the Code of Virginia, as amended.

Note: Title not examined by preparer.

DEED OF GIFT

THIS DEED OF GIFT is made this 22 day of November 2022, by and between **CLEMENTS C. MAYES** and **STEPHANIE T. MAYES**, husband and wife, the Grantors herein, and **HALIFAX & BAKER PROPERTIES LLC**, a Virginia limited liability company, the Grantee herein, whose address is 401 Halifax Street, Emporia, Virginia 23847.

WITNESSETH

That for and in consideration of the sum of One Dollar (\$1.00) cash in hand paid, the receipt of which is hereby acknowledged by the Grantors, the Grantors hereby give, grant, and convey with GENERAL WARRANTY and ENGLISH COVENANTS OF TITLE unto the said Halifax & Baker Properties LLC all the following described real estate, with improvements thereon and appurtenances thereunto pertaining, to-wit:

Parcel A:

All that certain lot or parcel of land, together with improvements thereon, lying and being situate in the City of Emporia, Virginia, fronting at the corner of the intersection of Halifax Street on the eastern side and Baker Street on the northern side, containing 0.16 of an acre and being more particularly shown and described on a plat of "Survey of 2 Parcels of Land Standing in the Name of First Community Bank, N.A." surveyed and drawn by Kenneth O. Peterson, CLS, which plat is of record in the Clerk's Office of the Circuit Court of Greensville County, Virginia, in Plat Book 16 page 11.

Page 1 of 2

Prepared by -
William S. Newsome
Newsome Law Office PLLC
324 South Main Street
Emporia, Virginia 23847

Deed – Current – page 2 of 2

Building and Parking Lot

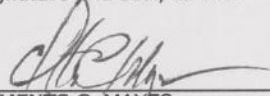
Parcel B:

All that certain concrete lot or parcel of land lying and being situate in the City of Emporia, Virginia, containing 0.14 of an acre being shown and described in detail on a plat of "Survey of 2 Parcels of Land Standing in the Name of First Community Bank, N.A." surveyed and drawn by Kenneth O. Peterson, CLS, which plat is of record in the Clerk's Office of the Circuit Court of Greensville County, Virginia, in Plat Book 16 page 11.

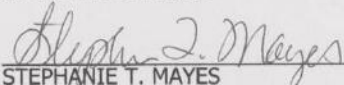
Both of the above described properties being in all respects the same as that conveyed to Clements C. Mayes and Stephanie T. Mayes, husband and wife, by deed from First Community Bank, N.A., a National Banking Association, dated 7 June 2011 and of record in the Clerk's Office aforesaid as Instrument # 110000587.

This conveyance is made expressly subject to reservations, restrictions, conditions, rights-of-way, and easements contained in duly recorded deeds, plats, other instruments constituting constructive notice in the chain of title to the property conveyed herein which have not expired by limitation of time contained therein or have not otherwise become ineffective, and to all matters visible upon inspection.

Witness the following signature and seal, to-wit:



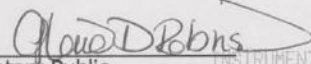
CLEMENTS C. MAYES (SEAL)



STEPHANIE T. MAYES (SEAL)

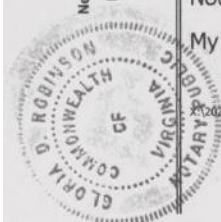
STATE OF VIRGINIA
CITY OF EMPORIA, TO-WIT:

This is to certify that the foregoing deed of gift was signed and acknowledged before me, in my jurisdiction, by Clements C. Mayes and Stephanie T. Mayes, on this 22 day of November 2022.


Notary Public
INSTRUMENT 220001406
RECORDED IN THE CLERK'S OFFICE OF
GREENSVILLE CIRCUIT COURT ON
NOVEMBER 29, 2022 AT 12:51 PM
LINDA B. EDWARDS, CLERK
RECORDED BY: ED

Notary Registration #: 293613
My Commission Expires: 7/31/2024

Prepared by -
William S. Newsome
Newsome Law Office PLLC
324 South Main Street
Emporia, Virginia 23847



2022 WSW\Real Estate\Mayes, Clements and Stephanie to Halifax & Baker Properties LLC\Deed of Gift - Commercial.wpd

Deed – Mayes Purchase – Page 1 of 2

110000587

000003

This instrument prepared by:

H. Benjamin Vincent, Esquire
VINCENT LAW FIRM PLC
109 Hicksford Avenue
Emporia, VA 23847

Tax ID #: 143-A-0-40, 41, 42, 43
143-A-7

THIS DEED, made and entered into this 7th day of June 2011, by and between **FIRST COMMUNITY BANK, N. A.**, a National Banking Association, Grantor, and **CLEMENTS C. MAYES** and **STEPHANIE T. MAYES**, at the address of 18515 Little Mill Road, Jarratt, Virginia, 23867, Grantees.

See PB 16 pg. 11

WITNESSETH: That for and in consideration of the sum of Ten (\$10.00) Dollars, and other good and valuable consideration, cash in hand paid, the receipt of which is hereby acknowledged, the said Grantor does hereby grant, bargain, sell and convey with **SPECIAL WARRANTY** unto Clements C. Mayes and Stephanie T. Mayes, husband and wife, as tenants by the entireties with right of survivorship as at common law, all the following real property, to-wit:

PARCEL A: ID#: 143 (A) 40, 41, 42, 43 Address: 401 Halifax Street

ALL that certain lot or parcel of land, together with improvements thereon, lying and being situate in the City of Emporia, Virginia, fronting at the corner intersection of Halifax Street on the eastern side and Baker Street on the northern side, containing 0.16 of an acre and being more particularly shown and described on a plat of "Survey of 2 Parcels of Land Standing in the Name of first Community Bank, N.A." surveyed and drawn by Kenneth O. Peterson, C.L.S., which plat is to be recorded with this deed as a part hereof in the Clerk's Office of the Circuit Court for Greensville County, Virginia.

PARCEL B: ID#: 143-(A)-7

ALL that certain concrete lot or parcel of land, lying and being situate in the City of Emporia, Virginia, containing 0.14 of an acre being shown and described, in detail, on the above mentioned survey plat, of record with this deed, in the Clerk's Office aforesaid.

000004

BEING the same property as conveyed to First Community Bank, N.A. by Substitute Trustee Deed dated March 16, 2010 from Kepley Brosious & Biggs, PLC, a Virginia professional limited liability company, under foreclosure proceedings vs. Shelton L. Seaborn and Ella A. Seaborn, which deed is of record in the Clerk's Office aforesaid as Instrument # 110000370.

The above described property is made subject to any easements, conditions or reservations appearing of record or that may be ascertained upon a physical inspection of the property.

IN WITNESS WHEREOF, the said Grantor has caused this instrument to be executed by its duly authorized officer the day, month and year first above written.

FIRST COMMUNITY BANK, N.A., A National Banking Association

By [Signature]

STATE OF Virginia
CITY/COUNTY OF Jarvis to-wit:

I, Lori Blevins a Notary Public of and for the jurisdiction aforesaid do hereby certify that Jeff Noble, a duly authorized officer for First Community Bank, N.A., whose name is signed to the foregoing writing, bearing date on the 7th day of June 2011, has acknowledged the same before me in my jurisdiction aforesaid this 7th day of June 2011.

My commission expires: Nov 30 2015 Registration #: 7500460

Lori Blevins
Notary Public



INSTRUMENT #110000587
RECORDED IN THE CLERK'S OFFICE OF
GREENSVILLE ON
JUNE 14, 2011 AT 01:58PM
\$202.00 GRANTOR TAX WAS PAID AS
REQUIRED BY SEC 58.1-802 OF THE VA. CODE
STATE: \$101.00 LOCAL: \$101.00

ROBERT C. WRENN, CLERK
RECORDED BY: AEW

Certificate of Occupancy

Picture Perfect Gifts and Frames

CITY OF EMPORIA

Post Office Box

CERTIFICATE OF USE AND OCCUPANCY

TYPE: Permanent

ISSUE DATE: 08-25-2020 ZONING DT

ADDRESS: 401 Halifax St. TAX MAP NUMBER: 143-A-0-40

ICC USE GROUP(S): B/M CONSTRUCTION TYPE: 5B USBC EDITION: 2012


OWNER (S): Clements Mayes
Address: 401 Halifax Street
Emporia, Virginia 23847

LEASEE: Picture Perfect Frames and Gifts
401 Halifax Street
Emporia, Virginia 23847

The building identified herein has been inspected and found to be conforming to the Uniform Statewide Building Code and the applicable sections of the City of Emporia Code of Ordinances. This Certificate is non-transferable and is issued solely to those persons and or entities identified herein. Any change to the structure, or the use or lessee voids this certificate entirely. This certificate must be displayed at or near the main entrance of the structure, at all times.

OCCUPANCY LOAD 49

INSPECTOR SIGNATURE

 DATE 8/25/2020

BUILDING OFFICIAL/FIRE OFFICIAL



Note: C/O update

Historic Significance – Tab 5

This building, constructed in 1907, is a contributing resource to the [Belfield-Emporia Historic District](#) which is listed in the National Register of Historic Places.

Included in this section are:

- 2006 correspondence from Department of Historic Resources (DHR) approving Preliminary Information Form (PIF) confirming the building was eligible in 2005 for National Registry nomination
- 2006 architectural report from Department of Historic Resources (DHR) regarding historic significance

PIF Approval Letter – DHR Staff Evaluation



COMMONWEALTH of VIRGINIA

Department of Historic Resources

Preston Bryant
Secretary of Natural Resources

2801 Kensington Avenue, Richmond, Virginia 23221

Kathleen S. Kilpatrick
Director

January 25, 2006

Tel: (804) 367-2323
Fax: (804) 367-2391
TDD: (804) 367-2386
www.dhr.virginia.gov

Mr. and Mrs. Shelton L. Seaborn
The Bethlehem
401 Halifax Street
Emporia, VA 23847

Re: Bethlehem Bank Building, City of Emporia

Dear Mr. and Mrs. Seaborn:

We are pleased to inform you, that the Evaluation Team of the Department of Historic Resources (DHR), Virginia's historic preservation office, has considered the eligibility of the **Bethlehem Bank Building** for potential inclusion in the National Register of Historic Places and the Virginia Landmarks Register. It was the opinion of the team, after careful consideration of the information submitted thus far, that the property appears to meet the National Register of Historic Places criteria for eligibility.

The next step in the evaluation process is for the State Review Board to consider the DHR staff's recommendation. The resource has been included on the Board's agenda for the upcoming meeting on Wednesday, March 8, 2006, starting at 10 a.m. (Preliminary Information Form session starts after lunch around 1:30 p.m. at DHR) to be held in the Halsey Lecture Hall of the Virginia Historical Society located at 428 North Boulevard in Richmond, Virginia. You are welcome to attend, though it is not necessary that you be present. Following this meeting, you will be notified by letter of the Board's recommendation.

The property is not listed at this stage but only recommended for continuation in the register process. Before official listing, a full nomination will need to be submitted to DHR for review. The final completed and staff-approved nomination will then go before the Boards again at which time they will vote to recommend the property for inclusion in the National Register of Historic Places and to list the property in the Virginia Landmarks Register.

If you have any questions or concerns regarding the recommendation or meeting process, please contact me at 804-367-2323, extension 115.

Sincerely,

Marc Christian Wagner
National and State Register Manager

Administrative Services
10 Courthouse Ave.
Petersburg, VA 23803
Tel: (804) 863-1624
Fax: (804) 862-6196

Capital Region Office
2801 Kensington Office
Richmond, VA 23221
Tel: (804) 367-2323
Fax: (804) 367-2391

Tidewater Region Office
14415 Old Courthouse Way
2nd Floor
Newport News, VA 23608
Tel: (757) 886-2807
Fax: (757) 886-2808

Roanoke Region Office
1030 Penmar Avenue, SE
Roanoke, VA 24013
Tel: (540) 857-7585
Fax: (540) 857-7588

Winchester Region Office
107 N. Kent Street, Suite 203
Winchester, VA 22601
Tel: (540) 722-3427
Fax: (540) 722-7535

PIF Approval Letter – DHR State Board Review



COMMONWEALTH of VIRGINIA

Department of Historic Resources

L. Preston Bryant, Jr.
Secretary of Natural Resources

2801 Kensington Avenue, Richmond, Virginia 23221

Kathleen S. Kilpatrick
Director

March 14, 2006

Tel: (804) 367-2323
Fax: (804) 367-2391
TDD: (804) 367-2386
www.dhr.virginia.gov

Mr. and Mrs. Shelton L. Seaborn
The Bethlehem
401 Halifax Street
Emporia, VA 23847

Re: Bethlehem Bank Building, City of Emporia

Dear Mr. and Mrs. Seaborn:

We are pleased to inform you, that at its March 8, 2006 meeting, the State Review Board concurred with the Department of Historic Resources (DHR) that the **Bethlehem Bank Building** is recommended eligible for nomination to the national and state registers assuming that a more substantially documented nomination fully supports the arguments presented in the PIF and/or raised in the staff and board discussions. Approval at the Preliminary Information Form level is not the formal listing stage and not a guarantee that the nomination will succeed if the documentation and argument made in the final formal nomination do not fully support the property's eligibility.

We caution you that if the staff or boards do not feel that a sufficient argument has been made for a resource, we may ask for more information or make the recommendation that the resource no longer appears to meet the criteria for eligibility. We strongly encourage you to work closely with the DHR staff as you work through the nomination process. Please feel free to contact the Tidewater Region Preservation Office at 757-886-2818 for any assistance.

The recommendation of eligibility is also subject to re-evaluation if the architectural and/or archaeological resource is significantly altered, remodeled, or partially demolished, or if further research reveals that the resource is less significant than originally proposed.

Before making a final recommendation on the resource, the DHR staff, the State Review Board, and the Historic Resources Board will need to see a fully developed nomination. The National Register of Historic Places form is used for nominating resources both to the Virginia Landmarks Register and the National Register. You may prepare the nomination yourself or hire a consultant.

Should the preparation of a nomination go forward, you will be notified prior to any formal action by the Department. Thank you for your interest in the register program.

Sincerely,

Marc Christian Wagner
National and State Register Manager

Administrative Services
10 Courthouse Ave.
Petersburg, VA 23803
Tel: (804) 863-1624
Fax: (804) 862-6196

Capital Region Office
2801 Kensington Office
Richmond, VA 23221
Tel: (804) 367-2323
Fax: (804) 367-2391

Tidewater Region Office
14415 Old Courthouse Way
2nd Floor
Newport News, VA 23608
Tel: (757) 886-2807
Fax: (757) 886-2808

Roanoke Region Office
1030 Penmar Avenue, SE
Roanoke, VA 24013
Tel: (540) 857-7585
Fax: (540) 857-7588

Winchester Region Office
107 N. Kent Street, Suite 203
Winchester, VA 22601
Tel: (540) 722-3427
Fax: (540) 722-7535

DHR – Architectural Review – Page 1 of 3

Virginia Department of Historic Resources
Architectural Survey Form

DHR ID: 109-5021
Other DHR ID: 109-0020-0013

Property Information

Property Names

Name Explanation	Name
Function/Location	Bank Building, 401 Halifax Street
Historic	First Community Bank
Historic	First National Bank
Current	The Bethlehem Building

Property Evaluation Status

DHR Staff: Eligible
This Property is associated with the Belfield-Emporia Historic District.

Property Addresses

Current - 401 Halifax Street

County/Independent City(s):	Emporia (Ind. City)
Incorporated Town(s):	<i>No Data</i>
Zip Code(s):	23847
Magisterial District(s):	<i>No Data</i>
Tax Parcel(s):	143-A-0-40, 41, 42, 43
USGS Quad(s):	EMPORIA

Additional Property Information

Architecture Setting: Urban

Acreage: *No Data*

Site Description:

2005: Located on the northwest corner of Halifax Street and Baker Street in the Belfield-Emporia Historic District section of the city. This building is currently attached to a mini-mall to the north. Parking lot to the rear of the mini-mall buildings (west and north of the bank building).

August 2006: The Bethlehem Building is situated on the corner of Halifax Street and Baker Street in the commercial district of Belfield-Emporia. This structure commands a strong presence on the corner of Halifax and Baker Streets. A sidewalk separates the building from the streets.

Surveyor Assessment:

2005 PIF: Originally the First National Bank building, and later the First Community Bank building. Now the Bethlehem Building, which will serve Emporia as a professional building with office spaces. 3rd floor served as a ballroom, and is being restored to that function.

August 2006: This structure is significant in the evolution of the development of commerce in the Belfield-Emporia Historic District. This structure is recommended as a contributing element under Criterion A for the Belfield-Emporia Historic District.

Surveyor Recommendation: *No Data*

Ownership

Ownership Category	Ownership Entity
Private	<i>No Data</i>

Primary Resource Information

Resource Category:	Commerce/Trade
Resource Type:	Bank
NR Resource Type:	Building
Historic District Status:	Contributing
Date of Construction:	1907
Date Source:	Local Records
Historic Time Period:	Reconstruction and Growth (1866 - 1916)
Historic Context(s):	Architecture/Community Planning, Commerce/Trade
Other ID Number:	<i>No Data</i>
Architectural Style:	Romanesque Revival/Richardsonian
Form:	Rectangular
Number of Stories:	3.0

August 18, 2023

Page: 1 of 3

DHR – Architectural Review – Page 2 of 3

Condition: Fair
Threats to Resource: Vacant
Cultural Affiliations: *No Data*
Cultural Affiliation Details:
No Data

Architectural Description:

2005 PIF: 3-story, 1907 brick bank building, with continuous brick foundation, concrete floors, glass canopy over the front entrance with a 2-step stoop of concrete on a marble base and 2 metal poles, and three brick chimneys.

Overall reported to be in fair condition, with interiors in need of repair. Vacant since 2001-2002. Remodeled in 1965.

August 2006 (with January 2008 updates): The Bethlehem Building is located at 401 Halifax Street on the corner of Baker Street and Halifax. The three story brick building is one of the showpieces of Halifax Street. The Bethlehem Building, formerly the First National Bank, has a corner entrance with an ornate metal and glass marquee. The single door is flanked by fluted pilasters and topped with a three-light transom. The entry is raised with two curved stone steps, and the raised foundation is coursed molded stone. Above the marquee is a segmented stone arch with the words "First National Bank." The windows along the first story are sixteen-light casements each with a single wood paneled transom and stone lintels above. The windows along Baker Street also have faux shutters. The windows along the third story are two-over-two with a stone lintel and a segmental arch with key stone over each pair of two except at the corner with only one window. There are stone sills overall, a molded cornice between the first and second stories, and engaged pilasters topped with Ionic capitals. A large metal cornice with egg and dart patterns, dentil molding, and modillions provide additional ornamentation along the parapet roof's edge.

November 2005

Exterior Components

Component	Component Type	Material	Material Treatment
Windows	Sash, Double-Hung	Wood	1/1
Roof	Flat	Asphalt	Shingle
Structural System and Exterior Treatment	Masonry	Brick	<i>No Data</i>
Foundation	Solid/Continuous	Granite	Coursed

Secondary Resource Information

Historic District Information

Historic District Name: Belfield-Emporia Historic District
Local Historic District Name: *No Data*
Historic District Significance: *No Data*

CRM Events

Event Type: Survey:Phase I/Reconnaissance

Project Review File Number: *No Data*
Investigator: Sandra Scaffidi
Organization/Company: DHR
Photographic Media: Film
Survey Date: 8/17/2006
Dhr Library Report Number: *No Data*
Project Staff/Notes:
Historic District survey
KCI Technologies, Inc., Morgantown, West Virginia
[database entry updated in 2008 by DHR's Arthur Striker]

Event Type: Rehabilitation Tax Credit

DHR ID: 109-5021

DHR – Architectural Review – Page 3 of 3

Virginia Department of Historic Resources
Architectural Survey Form

DHR ID: 109-5021
Other DHR ID: 109-0020-0013

Staff Name: DHR
Event Date: 6/28/2006
Staff Comment
No Data

Event Type: DHR Staff: Eligible

DHR ID: 109-5021
Staff Name: DHR Evaluation Committee
Event Date: 1/12/2006
Staff Comment

Carnille Bowman presenting:
Bethlehem Bank, City of Emporia, DHR File 109-5021
The resource is a 3-story, 1907 bank building on an urban lot across from the main railroad depot in the Belfield commercial area of the City of Emporia. Designed as the First National Bank by Emporia architect Marcus P. Andrews, the building shows distinctive Romanesque style, one of the most sophisticated historic buildings in the City. The resource is recommended locally significant under Criterion C (Architecture), with a period of significance of 1907 to c. 1956 (end date may be revised as research reveals better era definitions). The committee recommended individually eligible for listing at 34 points.

Event Type: PIF

Project Review File Number: No Data
Investigator: Ella A. Seaborn
Organization/Company: DHR
Photographic Media: Film
Survey Date: 11/23/2005
DHR Library Report Number: No Data
Project Staff/Notes:
No Data

Bibliographic Information

Bibliography:

Record Type: Map
Bibliographic Notes: Sanborn Map Company 1913

Record Type: DHR File Data
Bibliographic Notes: First National Bank, DHR PIF 12/19/2005

Property Notes:

Name: Ella A. Seaborn
Company 1: The Bethlehem
Address 1: 401 Halifax Street
City: Emporia
State: Virginia
ZIP: 23847
Phone 1: 434-348-3112
Surveyor Notes: Owner at time of 2005 PIF

Gallery – Tab 6

Our gallery of pictures include:

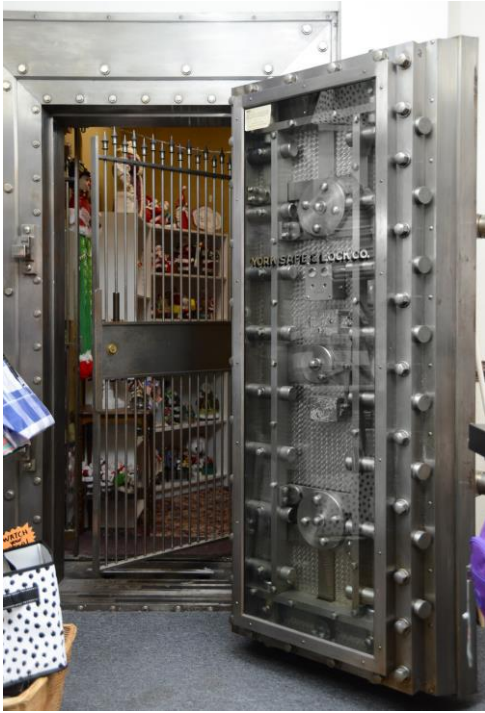
- Exterior
- Unique Features
- Interior Architectural Detail
- First Floor
- Second Floor
- Parking Lot
- Outside Views

More pictures are available upon request.

Exterior



Unique Features



Interior Architectural, Flooring, and Finishing Detail



Repurposed Teller Counters



First Floor



Main Entrance



Conference Room



Office



Workroom

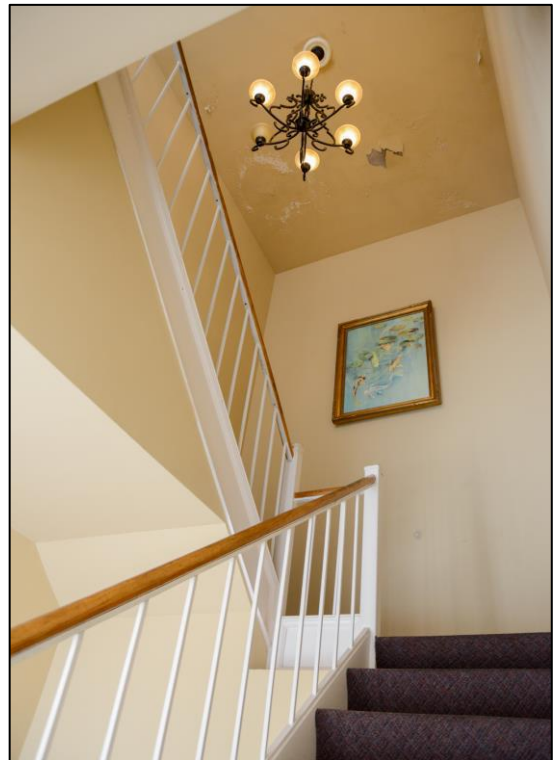
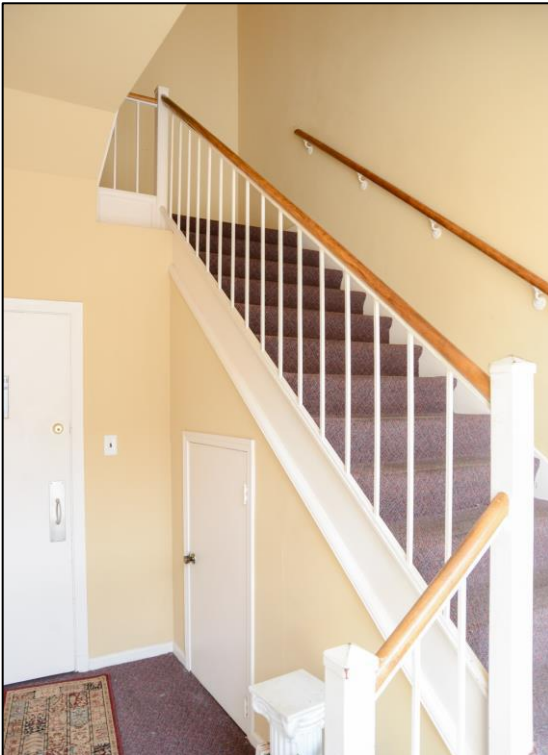


2nd Office – Misc Room



Flower Shop

Second Floor – Entrance and Stairs



Second Floor

All office furnishings belong to tenants and is not included except through transfer of contract. Furniture in the 2nd waiting room and pictures in public space are included.



Foyer – Waiting Room



Office Access Hall



Corner Office – 2G



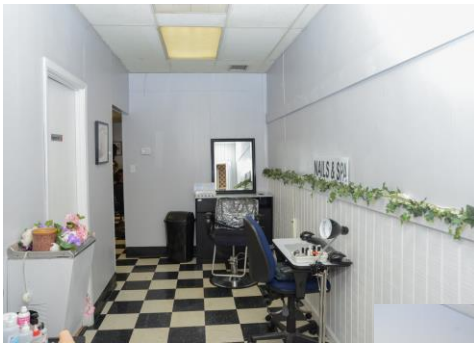
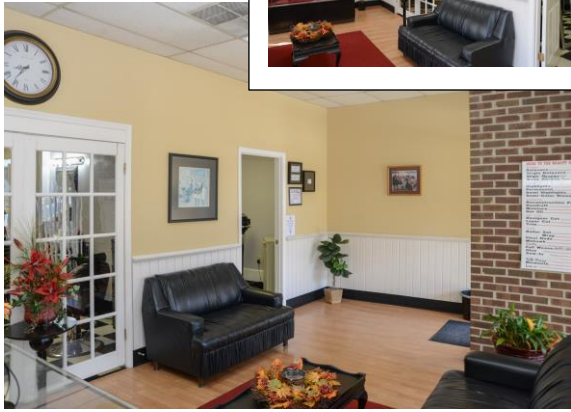
His and Her Facilities



Office – 2F

Beauty Parlor

All furnishing and special equipment belong to tenant and is not included in offering.



Parking Lot



Outside Views



Financial Data – Tab 7

Included in this section are:

- Property Tax Record – Building
- Property Tax Record – Parking Lot
- Income and Expenses
- Building Improvements
 - Personal Out-of-Pocket (\$56,910)
 - Enterprise Zone Grant (\$33,000)
- 2011 Purchase Contract (\$92,500)
- Tenant Contracts:
 - Current
 - Past

Asking Price Factors:

Asking Price	\$ 350,000
Elevator Needs Repair	Asking price takes these things into consideration.
Historic Significance Unique Setting	
Separate Storefront Option – Beauty Parlor	
Established Rental Income	
Building Improvements and Current State	

PARKING LOT

<u>Property Identification</u>	Run Dt: 1/26/2022	<u>Owner Name/Address</u>	<u>Legal Description</u>
Map #: 1437 0 7		MAYES CLEMENTS C AND STEPHANIE T	001 of 01 HALIFAX STREET
Acct #: 000005660-001		18515 LITTLE MILL RD	
Address: HALIFAX STREET		JARRATT VA 23867	
City/St:			

Occupancy:		Year Built:	0005700.000
Dwl Type:	MH/Type: /	Year Rold:	Inst#: 2011 0000587
Use/Class: PARKING AREA/COMMERCIAL/INDUSTRI		Year Bfft:	Plat Bk/Pg: PB16/ 11/
Year Assd: 2022		Condition:	Acreage: .000
Zoning: DOWNTOWN DIST		On Site Date: (RCW) 6/24/2021	Land Use:
Dist:		Review Date: ()	Total Mineral:
			Total Land: 4300
			Total Imp: 1700
			Total Value: 6000

----- Improvement Description -----		
Exterior	Interior	Site
		TOPOGRAPHY-LEVEL

----- Other Improvements Valuation -----							
Desc	Length	Width	Size	Grade	Rate	PV/Pct	Value
ASPHALT			5700	C	2.00	.85	1710
Total Imp Value							1700

----- Land Valuation -----							
M Cls	Desc	G	Size	Depth	Rate	PV/Pct	Value
S 40	COMM/INDUS	W	5700		1.00	.25	4275
Total Land Value							4300

----- Comments -----	
LAND MEAS 30X190 REAR PARKING	

Total Property Value	6000

Sec	Type	Str	Description	Area
Total Square Feet				
		Cur. Value	Prev. Value	%Chg.
Land		4300	4300	*
Improvements		1700	2300	(26%)
Total		6000	6600	(9%)
Average Price Per Acre				
Sale Date/Amount			6/14/2011	201900

Income and Expenses

Halifax & Baxter Properties, LLC 2023 Year-To-Date through September

Income		\$19,250.00
Expenses		
Cleaning & Maintenance		\$880.00
Insurance		\$574.50
Legal & Professional		\$100.00
Interest		\$1,086.38
Repairs		\$585.00
Utilities		\$6,383.84
		\$9,609.72

Halifax & Baxter Properties, LLC Income & Expenses 2021 and 2022*

	Personal Sch E	2021	LLC	2022
Income		\$25,150.00		\$36,258.00
Expenses				
Cleaning & Maintenance				\$1,307.00
Insurance				\$2,077.00
Advertising				\$201.00
Auto and Travel				\$20.00
Legal & Professional		\$1,225.00		\$900.00
Interest		\$3,918.00		\$1,835.00
Repairs		\$390.00		\$1,409.00
Supplies / Other		\$586.00		\$4,764.00
Taxes		\$1,329.00		\$1,371.00
Depreciation Expense		\$3,095.00		\$3,095.00
Utilities		\$104.00		\$8,498.00
		\$10,647.00		\$25,477.00

*From Tax Filing

Mayes Out-of-Pocket Improvements

BANK BUILDING

3rd floor cornice preservation, 3rd floor roof repairs	\$4,430
TPO membrane roof, gutter replacement	\$31,640
Air conditioning repair/cleaning and flush boiler lines	\$1,290
Carpet/linoleum/tile removal, carpeting/base coves, build-out of Picture Perfect storefront	\$4,000
Painting throughout 1st and 2nd floors	\$4,500
Asbestos Inspection & Report	\$400
Asbestos Abatement	\$1,850
Repoint brick (west wall and rear of parapet wall)	\$3,500
	<hr/>
	\$51,610

BEAUTY PARLOR

Replace all flooring w/ VCT tile, leveling, paint throughout	\$1,500
Demolition/removal of previous tile, carpet and walls	\$1,200
Addition of 8' x 8' bathroom (ADA compliant)	\$2,600
	<hr/>
	\$5,300

TOTAL **\$56,910**

Matching Grant from City

TRUTH - IN - LENDING DISCLOSURE STATEMENT

Borrower: Clements and Stephanie Mayes

Lender: City of Emporia, Virginia
201 S. Main Street
Emporia, VA 23847

1. Amount Financed (the amount of credit provided to you or on your behalf): \$33,000.00
2. TOTAL FINANCE CHARGE (the dollar amount your credit will cost you): \$0.00
3. Total of Payments (amount you will have paid after making all scheduled payments): \$0.00
4. ANNUAL PERCENTAGE RATE (the cost of your credit as a yearly rate): 0.00%
5. The loan is to be repaid subject to the conditions of the City of Emporia's Storefront Improvement Program.
6. Each monthly statement of principal and interest shall be in the amount of: \$0.00
7. THE FINANCE CHARGE BEGINS TO ACCRUE ON: N/A
8. The following amount must be paid within seven (7) calendar days of the contract closing for storefront/façade construction costs that exceed the amount financed through this loan: \$0.00
9. Documentation has been provided to the City that expenditures on repairs to the building located at 401-405 Halifax Street, Emporia, VA have equaled or will equal this amount: \$33,000.00.
10. **Late Payments.** If your loan is in default, all amounts secured by the Deed of Trust may become due and payable immediately, and you will have to pay additional expenses.
11. **Prepayment Provisions.** If you pay off early, you will not have to pay a penalty and you will not be entitled to a refund of part of the finance charges.
12. **Assumption.** Someone buying the property may, with the approval of the lender, be allowed to assume the remainder of the loan on the original terms.
13. **Insurance.** You may obtain property insurance from anyone you want that is acceptable to the Lender.
14. **Additional Information.** See your contract documents for additional information about insurance, security interests, nonpayment, default, any required repayment in full before the scheduled date and prepayment refunds and penalties.

Truth in Lending Statement

1

Belfield Grant Itemization

BID FORM					
BIDDING CONTRACTOR:			SIGNATURE:		
APPLICANT: Clements and Stephanie Mayes			DATE:		
BUSINESS NAME: Picture Perfect and adjoining commercial space			PHONE:		
ADDRESS: 401-405 Halifax			# OF SIDES: 4 - FRONT, 2 SIDES AND REAR		
#	WORK ITEM	DESCRIPTION	QTY	BRAND/MODEL*	COST
3	PNT-18	PREP AND PAINT UPPER CORNICE AND FRIEZE ACCENT #1.			\$ 3,000.00
4	PNT-19	PREP AND PAINT MID-LEVEL CORNICE ACCENT #2.			\$ 3,000.00
5	PNT-20	PREP AND PAINT METAL FLASHING ACCENT #1.			\$ 3,000.00
6	PNT-21	PREP AND PAINT WINDOW AND DOOR TRIM ACCENT #1			\$ 6,500.00
7	PNT-22	PREP AND PAINT THIRD FLOOR SHUTTERS AND ALL WINDOW SASHES AND WINDOW SOLID PANELS AND FRONT DOOR ACCENT #2			\$ 6,574.00
11	PNT-27	REMOVE GLUE RESIDUE			\$ 1,200.00
14	WIN-4	REHABILITATE EXST. WOOD-FRAMED WINDOW. SCRAPE FRAME & PRIME ALL SURFACES PRIOR TO REGLAZING.	45		\$ 9,726.00
NOTE PROVIDE BRAND AND MODEL OF ITEM BEING QUOTED IF NOT SPECIFIED IN THE DESCRIPTION					TOTAL <u>\$33,000.00</u>

Purchase Contract

DATED May 26, 2011

CONTRACT FOR THE SALE AND PURCHASE OF REAL ESTATE

NOTICE: THIS CONTRACT HAS SUBSTANTIAL LEGAL CONSEQUENCES AND THE PARTIES ARE ADVISED TO CONSULT LEGAL & TAX COUNSEL.

FOR VALUABLE CONSIDERATION OF TEN DOLLARS and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **FIRST COMMUNITY BANK (SELLER)**, whether one or more, and

*BTN
CH
5/25/11*

~~CUSTOM IMAGES, INC.~~ (BUYER), whether one or more, do hereby covenant, contract and agree as follows: CLEMENTS C. & STEPHANIE T. MAYES

1. **AGREEMENT TO SALE AND PURCHASE:** Seller agrees to sell, and Buyer agrees to buy from Seller the property described as follows:

Legal Description: INSTR#05001240
Tax Map #: 143-A-0-40,41,42,43
City of EMPORIA, County, State of VIRGINIA
Address: 401 HALIFAX STREET
EMPORIA, VA 23847

Together with all fixtures and attachments to said land except the following:
ATM machine is not included.

Property sold by this contract is called "Property".

2. **SALES PRICE:** The parties agree to the following sales price:

Purchase Price:	\$92,500.00	
Earnest Money		\$ 300.00
New Loan		\$ 78,625.00
Assumption of Loan		\$ _____
Seller Financing		\$ _____
Cash at Closing		\$ 13,575.00
Total	\$92,500.00	\$ 92,500.00

(both columns should be equal)

Enterprise Zone Benefits – Tab 8

Included in this section are:

- Overview of Enterprise Zone
- Façade Improvement Grant



Incentives

When your business is ready to invest in Emporia and our workforce, we are ready to support your business through targeted investments that provide immediate returns and long-term benefits for our citizens. Below are some of the incentives available to eligible firms relocating to or expanding in Emporia. All incentives are subject to modification, the availability of funds, and review and approval by the Emporia Economic Development Authority.

Enterprise Zone

The City of Emporia has been awarded an Enterprise Zone through the Department of Housing and Community Development that provides state and local investment incentives. These incentives include cash grants for real estate investments and job creation, along with local benefits for qualifying investments. Details and documents are below.

State Incentives

- [Real Property Investment Grant](#)
- [Job Creation Grant](#)

Local Incentives

- [BPOL](#)
- [Business Incubation Grant \(BIG\)](#)
- [Business Personal Property Grant](#)
- [Façade Improvement Grant \(FIG\)](#)
- [Machinery and Tools Investment Grant](#)
- [Real Estate Tax Abatement](#)
- [Zoning and Building Permit Fee Waiver](#)
- [Water and Sewer Tap Fee Waiver](#)

More:

<https://www.ci.emporia.va.us/print/3143>

<https://www.dhcd.virginia.gov/sites/default/files/Docx/vez/job-creation-grant-instruction-manual.pdf>

<https://www.dhcd.virginia.gov/sites/default/files/Docx/vez/2019-local-ez-management-manual.pdf>



**City of Emporia
Emporia Redevelopment & Housing
Authority
FACADE IMPROVEMENT GRANT
PROGRAM GUIDELINES**



Background:

The Enterprise Zone Facade Improvement Grant (FIG) Program is an initiative of the City of Emporia and Emporia Redevelopment and Housing Authority (ERHA) aimed at enhancing the physical appearance and economic viability of properties and businesses within the Enterprise Zone area. The City of Emporia and ERHA have allocated a total of \$25,000 for the program. A 1:1 match from the property owner or tenant is required. Grants may not exceed \$5,000 per property per fiscal year.

Program Objectives:

The purposes of the FIG are:

1. To improve the aesthetic appearance of the exterior facades of existing buildings and businesses in the Enterprise Zone area.
2. To restore the unique historic character of buildings in the Downtown District and Enterprise Zone area.
3. To encourage private investment in eligible properties and businesses.

Eligibility:

The following individuals are eligible to apply for and receive grant funds:

- Property owners of commercial, industrial, and mixed-use properties in the Enterprise Zone area.

More:

https://www.ci.emporia.va.us/sites/g/files/vyhlif3101/f/uploads/facade_improvement_grant_guidelines_-_june_2023_0.pdf

