

CELEBRATE A CENTURY

OCRACOKE'S COMMUNITY SQUARE 1918 - 2018

Please Donate - Join the Restoration and Endowment Campaign

PRESERVING OUR MARITIME HERITAGE ✦ ENDOWING OUR COMMUNITY'S FUTURE



Spring 2018 - Completed! The Community Square's new parking lot, wastewater upgrades, and stormwater mitigation.



Fall 2018 - Coming Next! Restoration of the 1930's era Will Willis Store & Fish House, OWWA Exhibit upgrades and replacement of dock.

The Community Square sits on the shore of Silver Lake in the heart of Ocraoke village directly across from the lighthouse, built in 1823. Early island photographs depict how life was centered around the iconic Community Store, the Will Willis Store & Fish house, the Ice Plant and the island's first generator plant.

In 1918, Amasa "Mace" Fulcher's grocery faced the harbor, appropriate for a business whose freight arrived by boat. The daily arrival of the mail boat 'Aleta,' drew most islanders from their homes and ferried passengers that enjoyed waiting at Willis Store (above).

Today, the Community Square is still a daily gathering space - stories are still

shared, common goods are still sold, and community celebrations are still held. These are important to the heart and soul of this community.

*Help Preserve
this irreplaceable community asset
by making a donation.*

Fall 2019 - Planning in Progress *All Financials as of July 2018*

Repair and Replace Main Dock **Project Estimate: \$185,000**

Scheduled - Fall 2018

Preservation and restoration of Will Willis Store & Fish House [1930], Dock and Support Structure. Upgrade OWWA Exhibit.
Project Estimate: \$235,000
Grants Secured: \$190,820 **Balance Needed: \$45,000**

Ongoing

Maintenance, Repairs, Restoration [lease income, grants, donations]

Completed - Spring 2018

Wastewater upgrades, stormwater mitigation and parking lot repaved.
Project Total: \$332,000
Funds Received: Golden LEAF Grant [\$137,000], lease income, donations
Balance Needed: \$91,000

Completed - Fall 2013

Ocraoke Foundation purchases property for the Community with 2 Loans
Purchase Price \$1.6M
Funds Received: \$1M of purchase loans repaid [donations, other].
Balance Needed to Eliminate Debt: \$600,000

**Preserving
The Community Square Means**

Preserving 5 historic buildings and the two docks

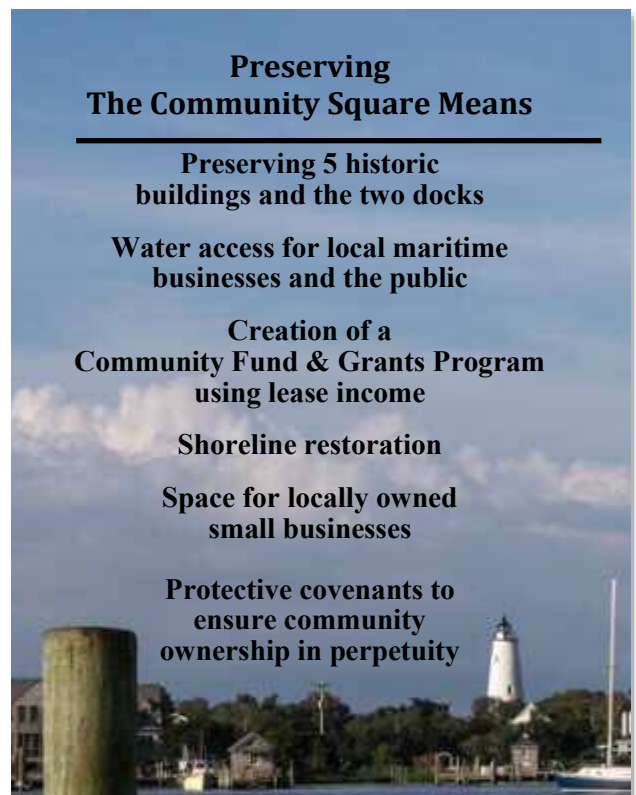
Water access for local maritime businesses and the public

Creation of a Community Fund & Grants Program using lease income

Shoreline restoration

Space for locally owned small businesses

Protective covenants to ensure community ownership in perpetuity



HISTORY OF COMMUNITY SQUARE

1918 Amasa “Mace” Fulcher builds the Community Store, #25 on the National Register of Historic Places. Mace also built a dock for freight boats, fuel, fishermen and the mailboat ‘Aleta.’

1930 Will G. Willis builds the Willis’ Fish House and Dock, #23 on the National Register of Historic Places.

1936 The Ocracoke Power and Light Company was formed, bringing electricity to the island. A generator plant and office were built next to the Community Store, along with an Ice Plant where ice was produced and sold, #21 on the National Register of Historic Places.

1936 A group of cisterns were built behind the Dixon-Williams House to pipe water, across what is now Highway 12, to the Ice Plant.

1936 A small commercial structure was built at the edge of the Willis Dock, where Ocracoke residents could pay their electric bills, and after a public water system was introduced in 1977, their water bills. #22 National Register of Historic Places.

1939 Cockle Creek is dredged by the Army Corps of Engineers and named ‘Silver Lake.’

1944 ca. A storm-ravaged Community Store is torn down and the present one is built in the same location.

1983 The William Ellis Williams House ca. 1900 is moved to the Community Square. #24 National Register of Historic Places.

1990 Ocracoke Historic District, including the Community Square, is listed on the National Register of Historic Places.



The Community Store entrance from the harbor, before the storage room moved to this end. (Photo by Martha McMillan Roberts, 1955, Standard Oil Collection, University of Louisville.)

YOUR HELP IS NEEDED

REPAY ACQUISITION LOAN & SAVE THE HISTORIC STRUCTURES

The Community Square was listed for sale in 2009. Concerned to lose the heart of the island’s maritime heritage to private development, we sought to take this valuable island asset, restore and preserve it, and put it to work for the community. After working closely with the seller, The Ocracoke Foundation was able to access two interim loans for the \$1.6M purchase in November 2013. The Conservation Fund [TCF] and a Private Donor each put up \$800,000.

As of July 2018, the \$1.6M debt has been reduced to \$600,000 with TCF fully repaid. A transition loan in partnership with TowneBank is due December 2019. Debt free ownership will allow lease income to directly benefit the Ocracoke community through a Community Fund & Grants Program and enable the continued restoration of the iconic historic structures and docks.

The impact of Tropical Storm Hermine in September 2016, followed by the record-setting flood waters of Hurricane Matthew one month later, make it clear that the 5 National Register Historic structures and 2 docks require repairs, flood mitigation, and restoration work. A century of storms has taken its toll on structures 80-116 years old.

As funds allow, each of the 5 structures and docks undergoes continuing maintenance, repairs and restoration. The most threatened structure, the Willis Store & Fish House, with surrounding support system and Dock, is scheduled to undergo major restoration in Fall 2018.

Share our story with your friends and family.

www.ocracokefoundation.org

for project details, history and great videos.



William Ellis Williams House, ca. 1900



Electric Office, ca. 1936



Will Willis Store & Fish House, 1930



Generator Plant, ca. 1936



Community Store: Rebuilt in 1950 after storm of '44.

“OFI’s multi-faceted approach to the preservation of special places like the Community Square serves as a sustainable model for other rural communities, where the potential is great but the funding is limited.

We’re honored to provide quick financial assistance for the purchase and revitalization of this beloved community hub and excited to see its transformation.”

Reggie Hall, Director, The Conservation Fund Land Conservation Loan Program

ANNUAL COMMUNITY EVENTS

Ocracoke Festival Dances
Homegrown-Handmade Markets
Square Dancing
July 4th Celebrations
Pirate Jamboree
Fig Festival Events
Latino Festival- Food Sales
OWWA Oyster Roast - Desserts
Community Dances, and more...



Photo By Candice Cobb

THE COMMUNITY SQUARE PROJECT BENEFITS

WATERFRONT ACCESS & PUBLIC USE Ocracoke is a historic maritime community. Access to the water is crucial for water-based businesses, and the enjoyment of residents and visitors. With the exception of the National Park Service property, Silver Lake is completely surrounded by private property – both commercial and residential. Our focus is ensuring that access will be available in perpetuity. The repair of the docks, piers, platforms and kayak/SUP launch will continue to provide a base for maritime business, local watermen and recreational boaters. Future generations of watermen will be assured of a base for their livelihood.

ENVIRONMENTAL STEWARDSHIP Storm water and wastewater improvements were essential to our stewardship. In 2018, with help from a Golden LEAF Grant, we completed wastewater upgrades and repaved the parking lot using water-absorbing *pervious* pavers. These costly, environmentally significant changes will vastly reduce run-off into Silver Lake to improve water quality, as well as enhance waterfront access and greenspace that is so welcoming to our residents and visitors. Enlarged shoreline platforms will enhance Outdoor Environmental Education summer classes and provide space for other events.

HISTORIC PRESERVATION Architecture is a historic community's best advertisement, a testament to the strength of its past. It keeps locals and visitors alike connected to the community, both presently and historically. This cluster of 5 National Register structures, the docks, and the shoreline are being restored and revitalized. The purpose and uses of The Community Square are the same today as they were in 1918 – goods were bought and sold, fishermen came and went, boats brought visitors and cargo, and people visited with one another. The historic town square atmosphere with its festive gatherings bring vitality and promotes a hometown feel, which is one of reasons vacationers continue to come to Ocracoke.

PRESERVED IN PERPETUITY The historic, environmental and maritime importance of the Community Square will be preserved with easements and other legal protections. The creation of an area featuring benches, picnic tables and native plants will honor those who have worked to preserve the Community Square over past decades.

ENDOWMENT FOR OCRACOKE ISLAND Since 2008, when the Ocracoke Foundation began to focus on acquiring the Community Square, the core goals were to protect, preserve and put this valuable asset to work for the community. Rather than paying \$50,000+ a year for 20 years in bank payments, once the interim loans are retired, OFI will ensure that the income from the Community Square becomes a permanent endowment for the Ocracoke community by directing rental income into a Community Fund. This can be a model for rural communities to harness their local assets for social entrepreneurship to benefit their community.



Top: The Community Store; The mail boat 'Aleta'; Hauling ice at the generator plant; 'The Bessie Virginia' freight boat. (Photos by Martha McMillan Roberts, 1955, Standard Oil Collection, University of Louisville.)

“LIKE” The Ocracoke Foundation on FACEBOOK

WWW.OCRACOKEFOUNDATION.ORG



DONATION FORM

Donor Information (Your tax receipt will be issued in this name. Please print clearly.)

Name: _____

Address: _____

City/State/Zip _____

Phone(s): _____ Email: _____

Donor Options:

I/We donate at this time the sum of \$ _____.

I/We pledge/donate the sum of \$ _____ made as follows:

Year: _____ Month: _____ \$ _____

Year: _____ Month: _____ \$ _____

Other: _____

You may list my/our name in print and on the website.

You may announce the value of my/our donation.

I/We wish to remain anonymous.

If you are paying special tribute to someone with your donation, please indicate: in memory of in honor of

Please send a letter informing the following of this gift [amount will not be included]:

To: Name/Address _____

Gift will be matched by Corporate/Company: _____ [Please attach matching gift form]

Payment Details:

Check—Please make payable to The Ocracoke Foundation—CSRP On-Line www.ocracokefoundation.org

Please call or email to inquire about “adopting” a Historic Structure and Naming Opportunities.

All gifts are tax deductible to the extent allowed under the current Federal and State tax codes.

Visit [YouTube](https://www.youtube.com/watch?v=...) to watch - “**Stories from the Square**”, featuring island locals reminiscing about times spent at The Community Square and the docks!

Also: <https://www.facebook.com/650314231789660/videos/947567688730978/>



Part 1: Melissa, Trudy and Mandy

Part 2: Kris Cahoon Noble

Part 3: John Ivey Wells & Vince Rockel

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