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Historic Preservation Commission

A G E N D A

This meeting will be virtual and conducted via Zoom

Tuesday, October 27, 2020, 6:00 PM

200 West Fifth Street
Greenville, NC 27835

- I. Call to Order
- II. Roll Call
- III. Additions/Deletions to Agenda
- IV. Approval of Meeting Minutes
 - 1. September 22, 2020
- V. New Business
 - 1. Major Work COA
 - 2020-0022: 810 E. Third Street
 - Applicant: Dennis Marshall of Dependable Contractor
 - Project: Fence
 - 2. Minor Work COA
 - 2020-23: 530 Evans Street, Sheppard Memorial Library
 - Applicant: Greg Needham, Library Director
 - Project: Removal of landscaping to repair water leak and waterproof the basement
 - 2020-24: 810 E. Third Street
 - Applicant: Dennis Marshall of Dependable Contractor
 - Project: Minor repairs, carport siding in one area, roof repair to carport, small storage shed wood rot
 - 2020-25: 810 E. Third Street
 - Applicant: Dennis Marshall of Dependable Contractor
 - Project: Replace small broken siding, repair broken pane of glass in window, repair side porch support post
 - 2020-26: 807 E. Third Street
 - Applicant: James Kesler
 - Project: Repair broken brick, repaint with like color
 - 3. Local Landmark Designation – Consideration of the Survey and Research Report for the Walter Lancaster Harrington House, 905 East Fifth Street

4. Consideration of the Survey and Research Report for the J.B. Cherry & Co.- Frank Wilson Office Building, 106 East 4th Street, to be forwarded to the State Historic Preservation Office (SHPO) for review

VI. Public Comment Period – see page 4

VII. Committee Reports

1. Design Review Committee – Recommended approval - COA 2020-0020
2. Publicity Committee – Did not meet
3. Selection Committee – Did not meet

VIII. Approved COA/MWCOA Staff Update

IX. Announcements / Other

X. Adjournment

How to Participate in a Virtual Historic Preservation Commission Meeting

Due to the COVID-19 virus and the risk to the public that could arise from in-person meetings, the City is converting this Historic Preservation Commission meeting to a remote electronic format pursuant to North Carolina General Statute 166A-19.24.

VIRTUAL MEETING FORMAT

The virtual Historic Preservation Committee Meeting will be conducted using the Zoom Webinar platform. You can participate in this virtual meeting using a computer, tablet, or telephone. Participation on Zoom is only required if you are going to make public comments during the public hearing. Otherwise, you can view the meeting streamed live on GTV9

http://greenville.granicus.com/mediaplayer.php?publish_id=13 or Channel 9 on the local Suddenlink cable line up on your television.

PRE-REGISTRATION

PRE-REGISTRATION IS REQUIRED FOR ALL INDIVIDUALS (INCLUDING, BUT NOT LIMITED TO, ALL ATTORNEYS, APPLICANTS, PROPERTY OWNERS, WITNESSES, AND NEIGHBORS) WISHING TO SPEAK AT THE HISTORIC PRESERVATION COMMISSION MEETING.

To register, please call the Planning Division at 252-329-4116 no later than 5 pm on Friday, October 23, 2020 or email Tony Parker at tparker@greenvillenc.gov. To speak at a public hearing, the speaker needs to complete an oath form that has to be notarized. City staff can assist with notarizing the oath form. The oath form is not required for speaking during the Public Comment Period.

After registering online, you will receive a confirmation email containing information about joining the meeting. After registering via the phone, staff will provide you the phone number to call into the meeting. To ensure that you will be recognized, your Zoom profile name should be the same as your registration name.

PROCESS FOR SPEAKING

Speakers will be given access to speak at the appropriate time during the meeting.

- Only those that have pre-registered online or with the City's Planning Division will get the opportunity to speak. Your name will be called at the appropriate time for you to speak. Speakers will be queued to speak in the order they registered.
- If you would like to speak on an item and did not pre-register, please notify the Planning Department at 252-329-4116 prior to the scheduled meeting so that the item can be rescheduled and you have an opportunity to register to speak in advance.

STEPS TO JOIN THE MEETING

To Join by Computer:

1. Click the meeting link you received after pre-registering or open the Zoom app (if you have

downloaded it to your computer, tablet or smart phone).

2. Join a meeting using one of these methods:

- * Click Join a meeting if you want to join without signing in OR
- * Sign in to Zoom then click Join.

3. Enter the meeting ID number and your display name.

- * If you are signed in, change your name to match the name on your registration form.
- * If you are not signed in, enter a display name. Select if you would like to connect audio and/or video and click Join.

To Join by Telephone:

1. On your phone, dial the teleconferencing number provided when you pre-registered.

2. Enter the meeting ID number and password when prompted using your dial pad.

3. Phone controls for participants: The following command can be entered using your phone's dial pad while in a Zoom meeting/webinar:

*6 – Toggle mute/unmute

*9 – Raise hand

How to Watch the Meeting

- Watch live on the City's GTV9
- http://greenville.granicus.com/mediaplayer.php?publish_id=13
- Channel 9 on local Suddenlink cable television lineup

PUBLIC COMMENT RULES AND PROCEDURES

1. An individual wishing to address the Commission during the Public Comment Period shall register electronically in the above mentioned fashion prior to the opening of the meeting.
2. The Public Comment Period shall not exceed a total of thirty minutes, unless the Commission, by majority vote, extends this limit.
3. Each individual will be allowed no more than three minutes for comments, unless the Commission, by a majority vote, extends this time.
4. Any item which is the subject of a public hearing conducted at the same meeting shall not be discussed during the Public Comment Period.
5. If the thirty minutes allocated to the Public Comment Period has not expired after the individuals who have registered have spoken, individuals who have failed to register before the meeting may speak during this comment period and will speak following those who have registered in advance. If time remains the Chair will ask if any other individuals desire to address the Commission during this comment period. An individual wishing to speak shall raise his or her hand to ask to be recognized by the Chair. After being recognized by the Chair, the individual shall state his or her name, address and the topic to be addressed. If permitted to speak, the individual shall limit his or her comments to the same three minutes limit.
6. The Chair shall act as official timekeeper. When an individual has thirty seconds left in their time to speak, the Chair will state "Thirty Seconds." The individual will need to bring their comments to a close. When time expires, the Chair will announce "Time Up." At that point, the individual must stop talking and return to their seat or leave the meeting room. No additional comments will be permitted or accepted once time has expired.
7. No action will be taken on matters raised during the Public Comment Period. If matters discussed require action by the Commission, the Chair will request staff to review and provide a recommendation at the next meeting.

IV. Approval of Meeting Minutes

DRAFT MINUTES OF THE GREENVILLE HISTORIC PRESERVATION COMMISSION

September 22, 2020

The Greenville Historic Preservation Commission met on the above date at 6:00 pm via Zoom.

Jeremy Jordan - Chairperson - *

Candace Pearce – Vice chair - *

Myron Caspar – *

Andrew Morehead - *

Justin Edwards - X

Kerry Carlin - *

Roger Kammerer – X

Israel Mueller -*

Scott Wells - X

The members present are denoted by an “*” and the members absent are denoted by an “X”.

PLANNING STAFF: Chantae Gooby, Chief Planner; Les Everett, Assistant Director of Planning and Development Services; Tony Parker, Planner I

OTHERS PRESENT: Donald Phillips, Assistant City Attorney; Kelvin Thomas, Communications Specialist

ADDITIONS/DELETIONS: None

MINUTES:

Motion made by Mr. Caspar, seconded by Ms. Pearce, to not accept the July 28, 2020 minutes as written. Voting in favor: Caspar, Pearce and Morehead. Voting in opposition: Mueller, Jordan and Carlin. Mr. Phillips advised that according to *Robert’s Rules of Order* in the case of a tie the chair’s vote decides. The motion failed.

Mr. Caspar said the minutes did not have the staff findings of fact in them.

Mr. Phillips referenced *Robert’s Rules of Order* that minutes are defined as what business was conducted. The findings of fact are not part of the minutes.

Motion made by Mr. Mueller, seconded by Dr. Carlin, to accept the July 28, 2020 minutes as written. Motion approved 5:1. Voting in opposition: Caspar.

Motion made by Dr. Morehead, seconded by Dr. Carlin, to accept the August 25, 2020 minutes as written. Motion passed unanimously.

City Attorney Donald Phillips read the following statement:

Pursuant to North Carolina General Statute 160A-388 and Section 4, H. of the Historic Preservation Commission’s Rules of Procedure:

H. Conflict of Interest. No member of the Historic Preservation Commission shall participate in either the discussion or vote on any certificate of appropriateness in any manner that would violate the affected persons’ constitutional right to a fair and impartial decision maker. Prohibited conflicts include but are not limited to a member having a fixed opinion prior to hearing the matter and not willing to consider changing his or her mind; undisclosed ex parte communications with the person before the Commission, any witnesses, staff or other Commission members; a close familial, business or other associational relationship with the affected person; or a financial interest in the outcome of the matter before the board. On any other matter before the Commission where such decision by the Commission shall be in an advisory capacity only, no member shall participate in the discussion or vote on such advisory matters where the outcome on the matter being considered is reasonably likely to have a direct, substantial, and readily identifiable financial impact on the member. Decisions on either a request for recusal by a member or objections by a person appearing

before the board shall be decided by a simple majority vote. A member so disqualified will not be counted or included in the count to determine the appropriate voting majority for the issue before the Commission and will not negate a quorum of the Commission.

If a Commission member has had an ex parte communication that needs to be disclosed at this time.

As a reminder, as members of the Commission conversations among yourselves during the discussion periods of this meeting and your committee meetings are NOT ex parte communications.

New Business

1. Major Work Certificate of Appropriateness (COA) – For additional materials related to this item please refer to the file located in the Planning Division of the Planning and Development Services Department

2020-0020: 508 W. Fifth Street, E. B. Ficklen House, Local Landmark

Applicant: Riley C. Lee

Project: Plant a memorial tree in the west side of the front yard to the south of the retaining wall.

Ms. Gooby delineated and discussed the subject property. She stated no character-defining aspects of the area will be disturbed. The tree will be consistent with the surrounding area and the placement is consistent with similar landscaping elements on the site. The tree will be a dwarf magnolia tree. City arborist Kevin Heifferon reviewed the request and has no concerns. Three members of the DRC recommended approval. Staff recommends approval.

Ms. Lee spoke in support of the COA. She is doing this to honor a sorority sister who had passed away unexpectedly. Ms. Lee reached out to the parents of the deceased who immediately suggested a dwarf magnolia.

Mr. Jordan then closed the public hearing and read the following statement:

“The Commission will now deliberate as to the findings of fact to adopt and whether additional findings of fact are required. The Commission will also begin its deliberation as to whether to approve the Application and issue a Certificate of Appropriateness or deny the Application and deny the Certificate of Appropriateness.”

Mr. Jordan then asked if there is any discussion of the COA by the commission. Hearing none he then explained that the procedures for voting were a little different since the commission is meeting virtually. Mr. Jordan said he would read the directives and when he needed a motion he would ask for one.

Mr. Jordan then proceeded: Do I have a motion that Notice has been properly given in conformance with N.C.G.S. § 166A-19.24 (Session Law 2020-3) and that all provisions applicable for remote quasi-judicial hearings, particularly subsection (f) have been followed?

Motion made Ms. Pearce, seconded by Dr. Morehead, that all provisions applicable for remote quasi-judicial hearings have been followed. Motion passed unanimously.

Mr. Jordan asked: Do I have a motion to adopt the Findings of Fact as presented by City Staff?

Motion made by Mr. Mueller, seconded by Ms. Pearce, to adopt the Findings of Fact. Motion passed unanimously.

Mr. Jordan asked: Is there a Motion to Approve, Approve with Reasonable Conditions, or Deny the Certificate of Appropriateness?

Motion made by Ms. Pearce, seconded by Dr. Carlin, that the requested proposal is congruous with the special character of the landmark or historic district and that the applicant’s application for the Issuance of a Certificate of Appropriateness should be approved. Motion passed unanimously.

Mr. Jordan affirmed the COA was approved with no additional conditions.

2. Minor Works COA

2020-19: 113 S. Harding Street

Applicant: Brandon Tate

Project: Repair roof and replace shingles with like materials

2020-21: 404 S. Rotary Ave.

Applicant: Beverly Harris

Project: Paint house with approved colors

3. Upcoming Training Opportunities

Ms. Gooby said that for the foreseeable future City Council has mandated that all meetings be virtual, therefore no face to face workshops have been scheduled. There are options, she said, and reminded the commission that they had spoken about the Design Review Committee (DRC) or a smaller group of people working together to come up with ideas for improving the methods and reporting of reviews.

Ms. Gooby said the CLG training has been finished and submitted. Preservation North Carolina is having a virtual conference October 14-16, 2020.

Ms. Gooby referenced changes related to NCGS-160D. The North Carolina General Statutes have been rewritten so that cities and counties function under the same rules and standards. There are aspects of the statutes that will be pertinent to the HPC and will be brought to the commission in the future.

Ms. Gooby presented a draft form for the DRC to use for its recommendations.

Mr. Jordan asked if there were workshop dates.

Ms. Pearce suggested the DRC get together face to face to work on procedures.

Dr. Morehead suggested having the full commission workshop in early December.

Mr. Caspar asked that the full commission supply the DRC with ideas.

Mr. Jordan asked Ms. Gooby to compile the suggestions from the commission for the DRC.

Ms. Pearce said the DRC would set up a time when they could meet and work through the ideas to bring to the commission workshop.

Public Comment Period

No speakers present.

Committee Reports

Design Review Committee met via email regarding COA 2020-20 (memorial tree)

Publicity Committee – did not meet

Selection Committee met to discuss the Local Landmark application for the Minges House located at 2000 Pinecrest Drive. It recommended the applicant proceed with the nomination process.

Dr. Carlin was assigned to the Selection Committee.

Approved and Minor Works COA Updates

Ms. Gooby provided pictures and description of Minor Works and COAs that had been completed.

Announcements / Other Comments

Mr. Caspar thanked Ms. Pearce for helping abate a parking situation.

Adjournment

Motion made by Mr. Caspar, seconded by Dr. Morehead, to adjourn. Motion passed unanimously.

Meeting adjourned at 7:43 pm.

Respectfully submitted,

Tony Parker

Planner I

V. New Business –

1. Major Work COA

COA 2020-00222: 810 E. 3rd Street

Request:	After-the-fact COA – partially constructed fence
Applicant:	Dennis Marshall
Location:	810 E. 3 rd Street
Parcel Number:	14265
Historic Status:	Non-contributing
Attachments:	1. Site Photos 2. Supplemental Materials 3. Location map of property

The Commission should consider this request based upon general conformance with the *Design Guidelines*.

Description: Built shortly after WWII (1948), this modest example of a postwar Colonial Revival style house is consistent in design to other houses built on the fringes of the district during the late 1940s. The house is covered with vinyl siding.

Project Analysis: The privacy fence that was on the property was deteriorating. The applicant started to construct a new privacy fence using some of the original posts. The fence section that runs parallel to E. 3rd Street was constructed circa 2008 and was attached to the section of the fence that runs along the western property line. The 2008 section was shorter in height. The newly constructed fence (partial) has a consistent height and style. New fencing has not been built along the rear property line and along Rotary Avenue.

From the *Design Guidelines* (shortened to include only those that apply):

<u>Chapter</u>	<u>Title</u>	<u>Pages</u>
4	Fences and Walls	87 - 89

7. If a new fence or wall is to be constructed, the design must be based on accurate documentation of a historic fence or wall, or must be a new design compatible with the historic character of the building and the district.

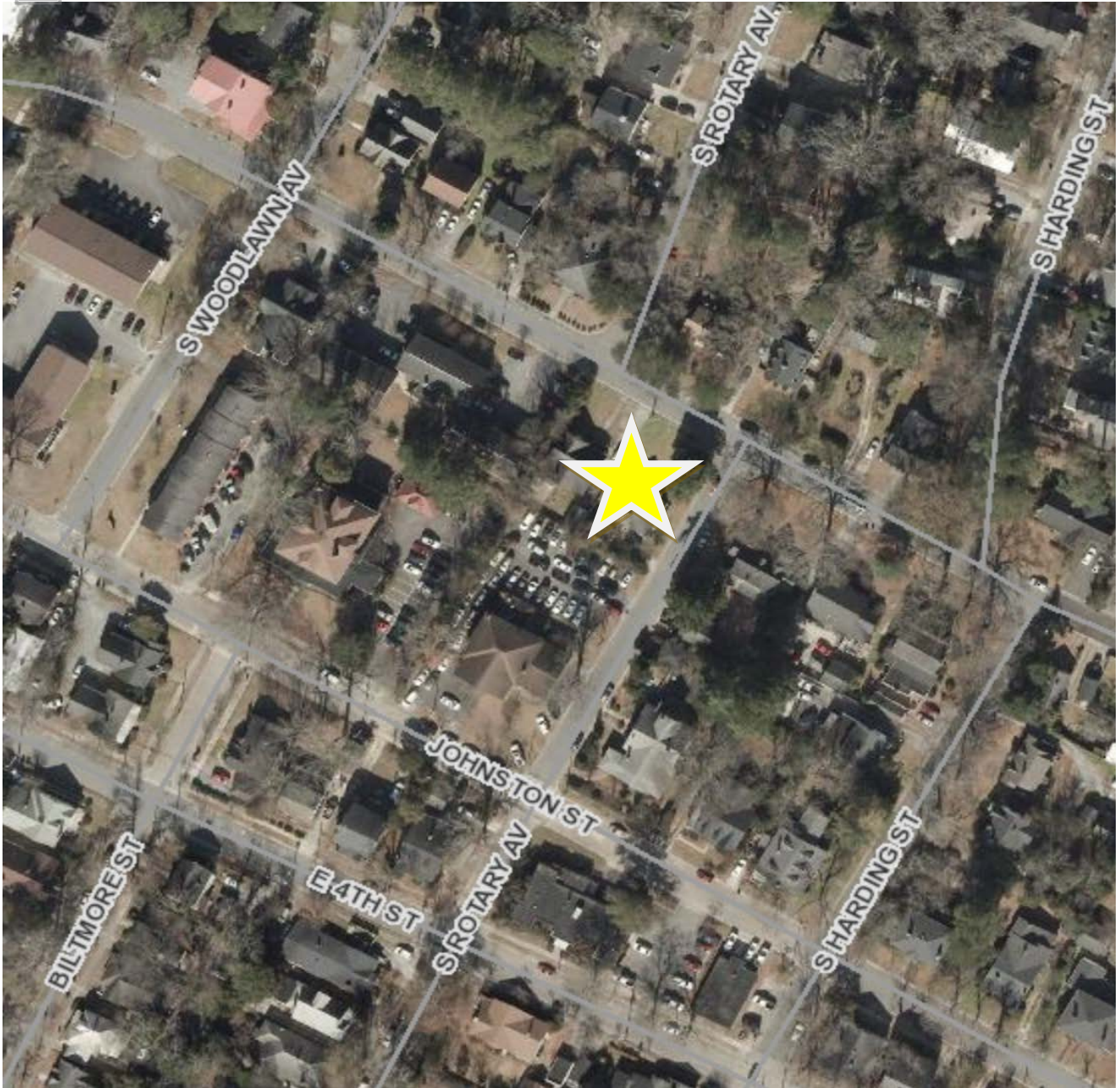
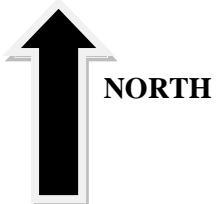
9. Generally, new fences or walls should be constructed to follow property lines and not to abut existing structures.

10. Fences along right-of-ways shall be setback three (3) feet from the interior edge of the sidewalk or three (3) feet from the interior edge of the right-of-way, whichever is greater.
11. Front and side yard fences generally shall not exceed three (3) feet in height. Special exceptions may be considered for institutional properties. When measuring fence height, consider all fence elements including posts.
12. Rear yard fences shall not exceed six (6) feet in height and may not extend forward of the rear wall of the structure.
13. Elements or details must not be added to a fence or a wall in an attempt to create a false historical appearance.
17. Fences or walls may not be used to screen front yards. Privacy fences must be limited to side and rear yards. If possible, use wooden privacy fences to screen parking areas, mechanical equipment, or other intrusive site features on residential properties.

Staff Findings: The fence generally follows the guidelines with regard to placement, height, and does not screen the front yard. There are no added elements or details to create a false historic appearance.

Design Review: The Design Review Committee members met on October 10, 2020 with the applicant and reviewed the COA application. Two members of the DRC recommend approval and one member recommended denial.

LOCATION MAP



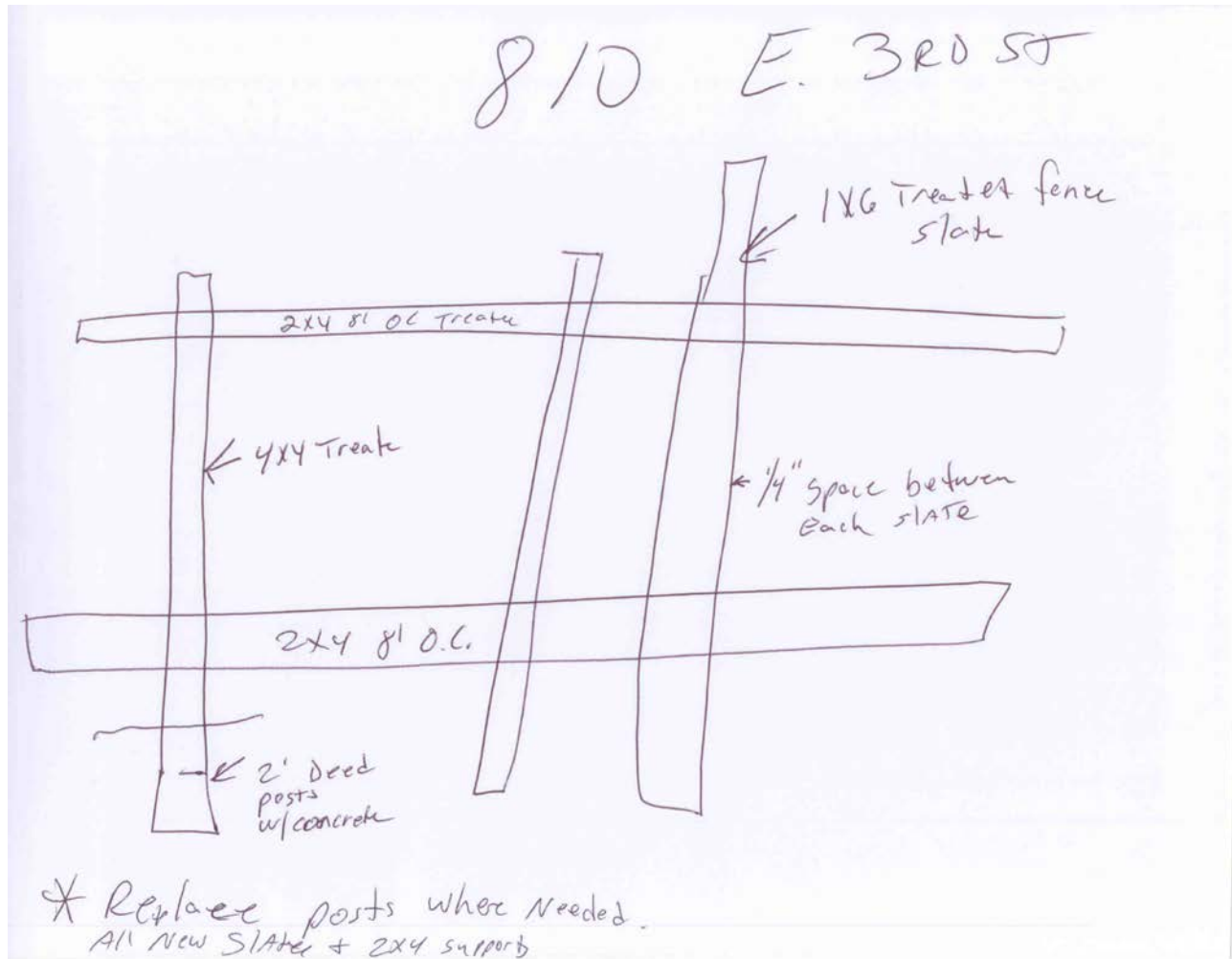
OLD FENCE (REMOVED) ALONG THE WESTERN PROPERTY LINE



SECTION ADDED c. 2008



DRAWING OF THE FENCE CONSTRUCTION



SIDE YARD ALONG E. 3RD STREET



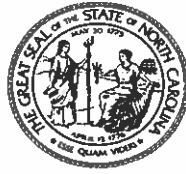
REAR YARD ALONG ROTARY AVENUE



REAR YARD ADJACENT TO ROTARY CLUB



3. Local Landmark Designation – Harrington House



North Carolina Department of Natural and Cultural Resources
State Historic Preservation Office

Ramona M. Bartos, Administrator

Governor Roy Cooper
Secretary Susi E. Hamilton

Office of Archives and History
Deputy Secretary Kevin Cherry

October 2, 2020

Chantae M. Gooby, Chief Planner
P.O. Box 7207
Greenville, NC 27835

RE: Proposed Designation of **Walter Lancaster Harrington House, 905 E. Fifth St., Greenville, Pitt County.**

Dear Ms. Gooby:

Thank you for submitting the report for **Walter Lancaster Harrington House, 905 E. Fifth St., Greenville, Pitt County.** We have reviewed the information in the report and offer the following comments in accordance with North Carolina General Statute 160D-946 (formerly 160A-400.6).

The Walter Lancaster Harrington House located at 905 E Fifth Street, Greenville, NC was constructed in 1924 and represents an intact example of a nicely detailed, early 20th century Arts and Crafts Bungalow located in the College View Historic District. More importantly, it was the home of Walter Lancaster Harrington, one of Greenville's leading citizens whose family lands became part of the East Carolina University campus and the College View neighborhood. Given the preserved state of the house and its association with the Harrington family, it appears to be a good candidate for local landmark designation.

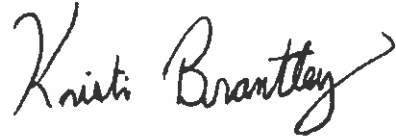
We feel the designation report conveys the historical and architectural significance of the house. We have shared recommendations with staff to perform a minor change to the report. With this change, the designation report should provide the Greenville Historic Preservation Commission and the City Council adequate information to determine the building has the requisite special significance and integrity for landmark designation.

Landmark designation means the community recognizes properties within the historic district are worthy of preservation because of their special significance to the local community. Any substantial changes in design, materials, and appearance to these properties is subject to the design review procedures of the preservation commission.

Thank you for the opportunity to comment on the report. Please note, our comments are advisory only and therefore, non-binding. Once the governing board has received a recommendation from the Greenville Historic Preservation Commission, it should proceed in the same manner as would otherwise be required for an amendment to the zoning ordinance. Once the decision has been made, please return a completed copy of the enclosed form to our office.

This letter serves as our comments on the proposed designation of the Walter Lancaster Harrington House, 905 E. Fifth St., Greenville, Pitt County. Please contact me at or Kristi.brantley@ncdcr.gov (preferred) 919-814-6583 should you have any questions about our comments.

Sincerely,

A handwritten signature in black ink that reads "Kristi Brantley". The signature is written in a cursive style with a long, sweeping tail on the letter "y".

Kristi Brantley
Local Preservation Commissions/CLG Coordinator

CC: Commission Chair

Enclosure

Walter Lancaster Harrington House
905 E Fifth Street, Greenville, NC



Application for Greenville Local Landmark Designation

Prepared by Roger Kammerer

August 2020

HISTORIC NAME OF PROPERTY

Walter Lancaster Harrington House

ADDRESS OF PROPERTY

905 E. Fifth Street, Greenville, NC

PIN #4688508463

DEED BOOK & PAGE Deed Book 3293, p. 849

PLAT BOOK & PAGE MB1-84

ZONING Residential

Amount of land/acreage to be designated .04 acre

Interior to be designated YES

Property Owner’s Address & Phone

Dr. Justin Reid Edwards and Israel Roberto Mueller, 905 E Fifth Street, Greenville, NC 27858
252-717-3232

1. Abstract

Statement of Significance

The Walter Lancaster Harrington House is proposed for designation because of its local architectural significance as the finest example of the brick bungalow style in the College View District in Greenville. Being built in 1924, the large one-and-one-half-story house, built with blonde bricks, was thoroughly modern in appearance when it was built, unlike any other style of home built on Fifth Street. The other point of significance is that the home was built for Walter Lancaster Harrington (1902-1978), the man who co-owned and developed much of the College View District.

Archaeological Comments

No known archaeological features.

Integrity Statement





- **Location:** The Walter Lancaster Harrington House remains in its original location at 905 E. Fifth Street and is surrounded by other historic homes of the same time period.
- **Design:** The house exemplifies the Craftsman Bungalow style which was popular in the mid 1920’s. The College View District is full of variations of modest bungalow style homes, but the Walter Lancaster Harrington House is the largest example in the district. The exterior of the Walter Lancaster Harrington House has remained largely unchanged. The house was constructed of blonde-brick with a five-bay front façade and an unusual central dormer with dual gables.
- **Setting:** The house sits on probably the highest point along Fifth Street on the eastern corner of Fifth Street and Rotary Avenue. The lot was chosen by Walter Lancaster Harrington, from

the dozens he owned, for the placement of his mansion among others along Fifth Street and for its commanding view of the main entrance to the East Carolina Teachers Training school (now East Carolina University). The site also contains a matching two-car garage built in 1924, which is also built with blonde brick and has projecting beams the same as the house.

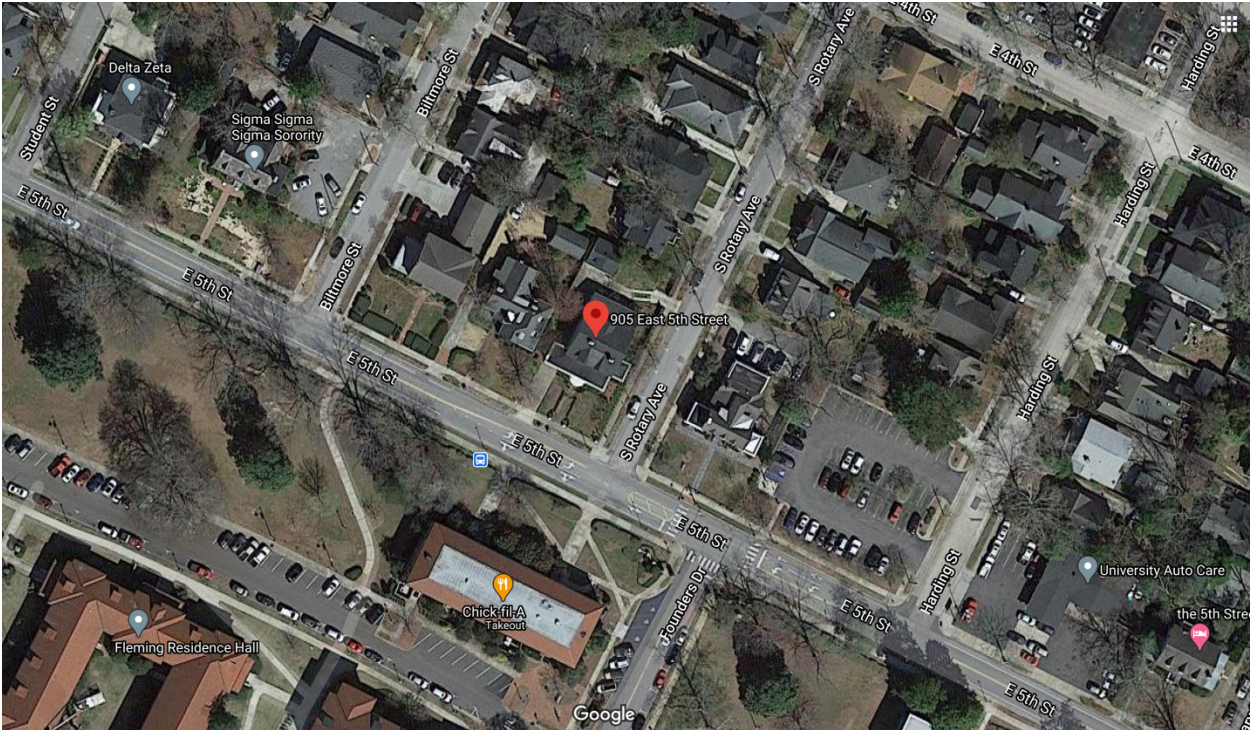
- **Workmanship:** Both the interior and exterior details of the Walter Lancaster Harrington House show a high level of craftsmanship and design. On the interior of the house a center hall stair illustrates a common Craftsman design with square newels and balusters. In contrast, the mantels depict designs more illustrative of the Colonial Revival style.
- **Materials:** Most of the materials from the Walter Lancaster Harrington House's original construction are still present in the house. Original details include 11-foot ceilings throughout first floor, original wood floors, staircase with square newels and balusters, and original mouldings throughout the house. The house windows are all original and are 6-over-1 double hung wood windows, typical of the Craftsman style. The sunroom still has its original casement windows.
- **Feeling:** The house still appears as modern looking today as must have looked in 1924. Its clean lines and bold brick work make it seem contemporary in today's architectural sensibilities.
- **Association:** The Walter Lancaster Harrington House is associated with the twentieth century residential development of the College View District in Greenville, NC. With most of the large mansions along Fifth Street being used as fraternities and sororities, the Harrington House has remained as a single-family dwelling during its entire existence.

II. MAPS AND FLOOR PLANS

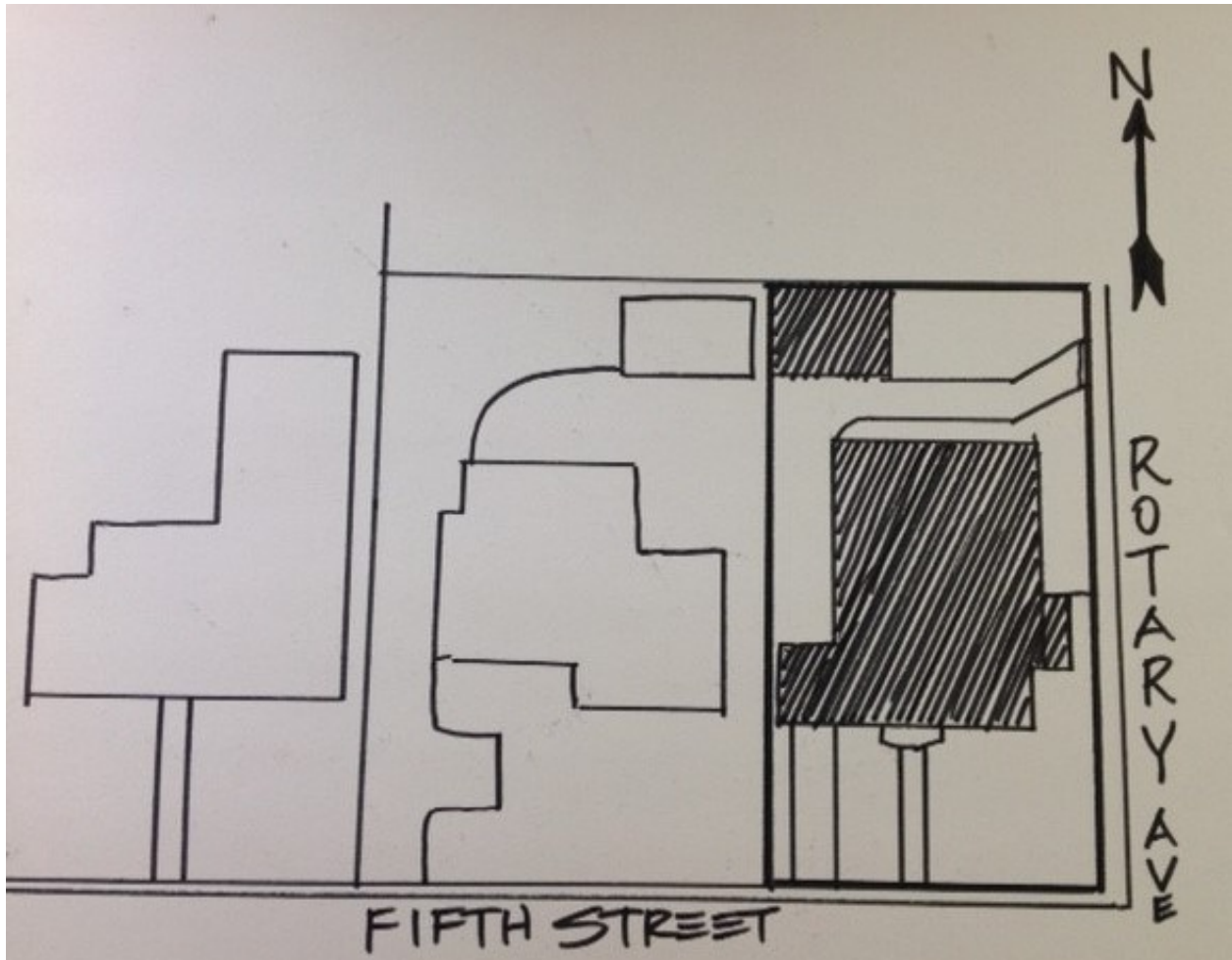
Pitt County Tax Map

 <p>Pitt County Government Greenville, North Carolina www.pittcountync.gov</p> 	
	<p>Parcel: 10087 More Info: 10087 Physical Address: 905 E FIFTH ST Owner Name: EDWARDS JUSTIN REID OwnerAddress1: MUELLER ISRAEL ROBERTO OwnerAddress2: 905 E FIFTH ST OwnerAddress3: City / State / Zip: GREENVILLE NC 27858 NC PIN: 4688508463 Subdivision / Section / Phase: COLLEGE VIEW Prior Legal Description: COLLEGE VIEW Block / Lot: E 3 Tract: Building Number / Unit: Acres: 0.24 Current Owner: 003858 00295 Deed/Document: Map Book: 1-84 Deed / Document Date: 11/2019 Deed / Document Sales Price: \$0 Building Type / Use: SFR CONST(SFR) Number of Buildings: 1 Year Built: 1924 Total Living Area: 3325 Building Value: \$337,580 Extra Features Value: \$2,640 Land Value: \$33,000 Total Current Market Value: \$373,220 Total 2019 Market Value: \$373,871 Municipality: GREENVILLE Township: GREENVILLE Fire Service District: INSIDE MUNICIPALITY Census Tract: 100 Neighborhood: 004053 Elementary School: Wahl-Coates ES Middle School: C M Eppes MS High School: J H Rose HS</p>
<p>Disclaimer: This tax record is prepared for the inventory of real property within Pitt County and is compiled from recorded deeds, plats, tax maps, surveys, and other public records. Users of this data are hereby notified that the aforementioned public primary information sources should be consulted for verification. Pitt County assumes no legal responsibility for the information contained herein.</p> <p>Copyright © 2020, Pitt County, North Carolina.</p>	<p>PLEASE NOTE: The parcel information is updated nightly and reflects current property values.</p> <p>Printed: 8/20/2020 8:06:04 PM</p>

Aerial Survey Map

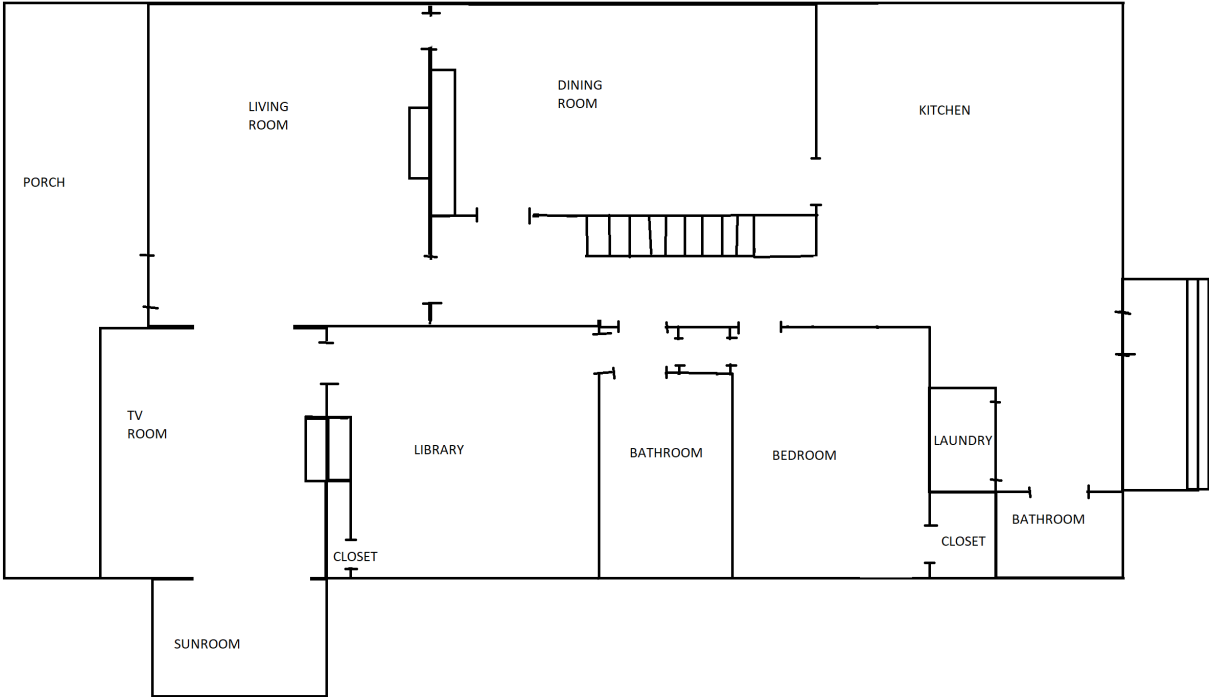


Plat Map

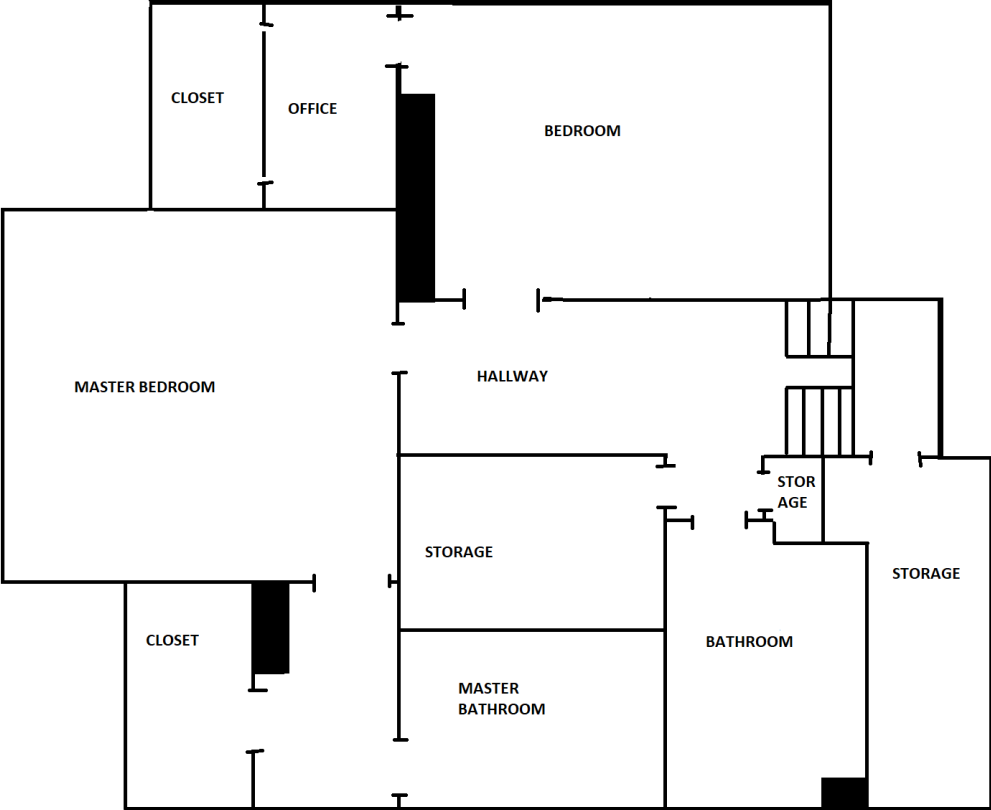


Architectural Drawings:

First Floor Layout



Second Floor Layout



III. Architectural Assessment

- ***Architectural Importance***

The Walter Lancaster Harrington House is locally significant because of its being the largest example of the brick Craftsman Bungalow style in Greenville, NC. The designer of the house is unknown, but was built by Ballard & Ballard, leading building contractors in Greenville between 1920-1927. Though built in 1924, the construction of the house with its bold pillars in blonde brick, large overhang and porch-cochere exudes modernity.

- ***Architectural Context***

The Craftsman Bungalow style house grew out of the Arts & Crafts movement of the late 19th Century. Typically, this style of house was built between 1910-1930 and offered home ownership to all income levels in rapidly expanding cities. They were designed with one and one-half stories, were rectangular in shape, had offset front entrances and long, low pitched roofs with overhanging bracketed eaves. They had generous windows, wide engaged porches, informal interior spaces and a basement. The Walter Lancaster Harrington House meets these stylistic characteristics. The College View neighborhood is crammed full of various types of bungalows which matched the economic level of their owners.

- ***Architectural Description***

The full width front porch extends to form a porte-cochere on the west elevation. The east elevation has a sun porch with original casement windows. The porch cornice is ornamented with protruding room beams or “vigas” and a wrap-around trellis which is original to the house. The front porch has a semi-circular set of brick steps, which is an unusual feature of Craftsman style homes. The most unique feature of the house is its unusual double-dormer window with two gables and an intervening flat cricket roof. The front door is trabeated by double windows and a large transom window. The interior of the house has a central hall stair with typical Craftsman square rail balusters and newel posts. The house windows are all original and are 6-over-1 double hung wood windows, typical of the Craftsman style. When it was built in 1924, the house was outfitted with the most modern conveniences of the time when it was constructed. It was wired with knob-and-tube wiring and had a coal burning boiler in the basement with steam radiators for heat in each room, both downstairs and upstairs. Coal-burning fireplace inserts are present in all of the house’s four fireplaces. Cooling in the summer was provided with a whole-house belt driven electric fan in the attic, which is still present. A handsome grate lines the air register where the large electric fan operated.

The house underwent extensive restoration and remodeling in the 1980’s by one of the previous owners as evidenced by an open kitchen that was made by closing in a rear porch and supporting a large kitchen ceiling using knee-wall in the attic. One of the upstairs bedrooms has been remodeled to add a full bath upstairs and a hall closet. Much of the original plaster, picture moldings and trim detail in the home are still present and in good condition. The original mantels in the front parlors are simple, but are more reminiscent of the Colonial Revival style than Craftsman. All of the wood floors in the house are original (a mixture of white oak, fir and yellow pine) including the stair treads. The kitchen floors have been replaced and fixed storm windows were added to some windows during the remodeling

that happened in the 1980's. The house has a working basement that has been unmodified with the exception of the disconnection of the original charcoal boiler system and installation of central heating and air. The original cast iron boiler is still present in the basement. A paved driveway was added during the renovations and the original wooden steps from the driveway up to the front porch were replaced with a painted set of brick steps.

A double car garage, which sits to the rear (northwest) of the main house, is in good condition and is listed as a contributing structure in the National Register of Historic Places Continuation document for the College View Historic District. Built at the same time as the house, the garage exhibits the same blonde brick and protruding beams as the house, but the original trellis has been removed. A pitched roof was added in the 1990's by Dr. Paul Bolin to replace the original flat roof. The original portals have been fashioned with pull-up doors.

- ***Landscape***

The house sits back on the narrow lot, which leaves a large front yard and a small back yard. A line of trees and bushes separate the lot from the west. A driveway comes off Fifth Street on the west side of the lot and runs around the house and exits on Rotary Avenue. The owners have a strip of gardens running along the east side of the lot and gardens on each side of the driveway in the back yard. The backyard is enclosed by a fence.

Construction Timeline

- **1924.....Original Construction by Ballard & Ballard, general contractors.**
- **1980's.....The house was remodeled by one of the previous owners. An open kitchen was created by closing in a rear porch and supporting a large kitchen ceiling using knee-wall in the attic. One of the upstairs bedrooms was remodeled to add a full bath upstairs and a hall closet.**
- **1990's.....A pitched roof on the garage was added by Dr. Paul Bolin to replace the original flat roof.**
- **2009-2015 Stephen B. Hill, Trustee for Mary Abigail Hill, had the entrance to the front driveway widened.**
- **2018..... Dr. Justin Edwards replaced the back gate to the exit onto Rotary Avenue.**

IV. Historical

Development of College View and the Harrington Family

To understand the property that would become College View, you must remember the old County Road since the 1700's was Third Street going East, crossing Town Branch turning slightly South, crossing what is now midway of the block of Summit and Jarvis Streets, to Johnston Street (the last remaining part of the old County Road). The County Road continued East joining what is now Fifth Street a little before what is now Elm Street. The Harrington land was located south of the old County Road.

In the 1850's, it is known that William Darden Moye had a plantation on land that would become College View. His house still sits at the NW corner of Woodlawn and Third Streets. He died in 1861 and his plantation of 245 acres was sold in 1861 to Edward C. Yellowley. Edward C. Yellowley was a well-known lawyer, who built a house on the hill facing Third Street, with a long drive up to the house. He surrounded his house with vast grape arbors and fruit trees. E. C. Yellowley died in 1885 and the plantation was then owned by his nephew, J. B. Yellowley for several years.

In January 1894, J. B. Yellowley leased the E. C. Yellowley house to William Henry Harrington (1846-1918). On Dec. 14, 1895, the E. C. Yellowley plantation was sold to W. W. Leggett.¹ The same day, Leggett turned around and sold the 44 acres to James A. Lang.² The Lang property, across from the college, was subdivided and sold at auction to only white people on Dec. 5, 1917.³ This Lang land was next to 100 acres of the Willis Johnston land, which was on the north side of the old County Road (Third Street). This land was later developed by Franklin Vines Johnston in the 1920's. The old Willis Johnston House still sits on Johnston Street. In 1896, W. W. Leggett sold the E. C. Yellowley plantation of 137 and a half acres to W. H. Harrington and wife Mary. W. H. Harrington would soon after built a large house and farm (on what is now Summit Street). He then leased out the old E. C. Yellowley House.

In May 1902, W. H. Harrington extended Fifth Street east 400 yards to connect to a road he built from Fifth Street to the County Road (about where Summit Street now sits).⁴ By June 1902, the County Road from the East was built to meet up with Fifth Street, so now it extended Fifth Street from near Elm Street to Reade Street.⁵ In October 1902, a new wooden bridge was being put over Town Branch at Fifth and Reade Streets.⁶ In March 1903, the local newspaper said they had finished the new part of Fifth Street through the W. H. Harrington property and stated "it was a nice street."⁷

In June 1906, W. H. Harrington offered the City of Greenville part of his land on the hill south of Fifth Street for a hospital.⁸ The Pitt County Hospital was incorporated in August 1902, but nothing came of the hospital effort. On Apr. 14, 1908, W. H. Harrington sold 47.45 acres on

¹ Pitt County Deed Book B-6, p. 157.

² Pitt County Deed Book B-6, p. 159.

³ *Greenville Daily News*, Dec. 4, 1917.

⁴ *Eastern Reflector*, May 9, 1902.

⁵ *King's Weekly*, June 23, 1902.

⁶ *Eastern Reflector*, Oct. 7, 1902.

⁷ *Eastern Reflector*, Mar. 24, 1903.

⁸ *Eastern Reflector*, June 6, 1902.

the hill south of Fifth Street for \$9,490 to the NC Board of Education for the East Carolina Teacher's Training School.⁹

In 1909, W. H. Harrington gave the City of Greenville a deed for land at Fourth Street and Town Branch for the city to build a bridge over Town Branch.

In May 1910, W. H. Harrington had a survey map done by Dresbach & Clark of his farm to be divided into a large neighborhood to be called "College View" and by April 1916, W. H. Harrington hired J. B. Harding, civil engineer, to lay off "College View" into a block grid pattern of numerous lots.¹⁰

On Apr. 1, 1913, W. H. Harrington, Jesse M. Harrington and Walter L. Harrington gave to the City of Greenville the streets of College View from Yellowley's Branch to Student's Avenue, between Fourth and Fifth Streets. This included Holly Lane, Summit Avenue, Jarvis Avenue and Student's Avenue. Each of the Avenues were 50 feet wide.¹¹

In Apr. 1914, the City of Greenville authorized R. D. Harrington to open up a street from Fourth Street to Fifth Street in front of the Teachers Training School.¹²

In the design layout of this new neighborhood, W. H. Harrington's home was in the middle of Summit Avenue (now Street). According to the newspaper the house was auctioned off; and it appears a new large house was built and placed in the old County Road site to face Summit Street. The old E. C. Yellowley House, was turned to face Fourth Street (it burned in 1969). The first Addition to College View was dated Nov. 17, 1923 (SEE: Map Book 1, p. 192). The Second Addition was dated Nov. 17, 1923 (SEE: Map Book 1, p. 192). The Third Addition was dated February 1925 (SEE: Map Book 2, p. 138). The Fourth Addition was dated February 1925 (SEE: Map Book 2, p. 134). The Fifth Addition was dated January 1926 (SEE: Map Book 2, p. 174).

Lots within College View and land beside College View were eventually bought by various other people. Franklin Vines Johnston developed the lots around Johnston Street into "Johnston Heights," built his large house there about 1923 and gave the land for the Rotary Club. The Greenville Development Company bought land adjacent to College View and developed Chatham Circle in December 1927.¹³ (SEE: Map Book 2, p. 201). The largest homes were built along Fifth Street facing the East Carolina Teachers Training School.

History of the Walter L. Harrington House

William Henry Harrington, died on Jan. 18, 1918 and left two sons by his second wife, Jesse Moyer Harrington and Walter Lancaster Harrington. In May 1916, before his death, W. H. Harrington divided his Yellowley land (College View) to these two sons. Walter Lancaster Harrington got 45 lots, the William H. Harrington house on Summit Street and a tenant house.¹⁴ Over the years Jesse Moyer Harrington and Walter Lancaster Harrington sued each other over lots and sold each other lots.

⁹ Pitt County Deed Book Z-8, p. 466.

¹⁰ Pitt County Map Book 1, p. 84.

¹¹ Pitt County Deed Book N-10, p. 263.

¹² *Eastern Reflector*, Apr. 3, 1914.

¹³ Pitt County Map Book 2, p. 201.

¹⁴ Pitt County Deed Book S-11, p. 121.

Walter Lancaster Harrington, b. Oct. 29, 1902 in Greenville, NC, d. June 26, 1978 at his home in Greenville, NC; married on Dec. 22, 1923 in Greenville, NC to Mary Gaskill Flanagan, b. April. 24, 1905, d. Nov. 29, 1992 in Greenville, NC, dau. of Roy Chetwynd Flanagan and Helen Perkins.

Walter spent two years at college and returned to Greenville, NC where he had some farming interests. He began his automotive career as a dealer for Star-Durant-Hupmobile in Greenville prior to becoming as Chevrolet dealer. He later worked as Secretary/Treasurer of White Chevrolet Company for 35 years and was president at the time the business was sold to Phelps Chevrolet in 1965.

In Sept. 1921, Walter L. Harrington sold 75 acres to the East Carolina Teachers Training School on the eastern border of the school on Fifth Street.¹⁵ The deed was supposedly lost and rerecorded in Dec. 1923.¹⁶

In 1924, Walter Lancaster Harrington chose to build his house on Lot 3, Block E, along Fifth Street across from the entrance to East Carolina Teachers Training School, as shown on the map of College View.¹⁷ In Oct. 1924 the *Daily Reflector* carried an advertisement for Ballard & Ballard which stated they were building Walter Harrington's residence.¹⁸ In Jan. 1925, Walter L. Harrington moved into his new home.¹⁹

On March 19, 1925, Walter L. Harrington signed over the house and lot to his wife, Mary Gaskill Harrington.²⁰ He probably did this to protect the house from being taken for his debts during difficult economic times.

The address of his home changed over time, being listed as 804 E. Fifth Street in the 1920's and as 904 E. Fifth Street in 1930's, to 905 E. Fifth Street much later.

In 1932, Walter Lancaster Harrington was head of the Greenville Lions Club.²¹

It appears from the Pitt County deeds that Walter L. Harrington sold his last College View lot in 1951. Walter retired from the automotive business in 1965. He was past secretary-treasurer of the NC Automotive Dealers Association, was founder and past president of the Pitt County Automotive Dealers Association, and was a member of St. Paul's Episcopal Church.²²

Walter L. Harrington died in 1978 and his wife followed in 1992. They were both buried in old Episcopal Church Cemetery, now a part of Cherry Hill Cemetery, Greenville, NC.

Chain of Title

1. Pitt County Deed Book N-15, p. 594 March 19, 1925

a. Grantor: Walter L. Harrington, of Pitt County

b. Grantee: Mary Gaskill Harrington, of Pitt County

'For love and affection--"That certain lot or parcel of land lying and being in the town of Greenville, North Carolina, in what is known as the College View Subdivision, and being

¹⁵ Pitt County Deed Book X-13, p. 320.

¹⁶ Pitt County Deed Book S-14, p. 550.

¹⁷ Pitt County Map Book 1, p. 84.

¹⁸ *Daily Reflector*, Oct. 15, 1924.

¹⁹ *Daily Reflector*, Jan. 19, 1925.

²⁰ Pitt County Deed Book N-15, p. 594.

²¹ *Daily Reflector*, May 27, 1932.

²² Obituary, *Daily Reflector*, June 27, 1978.

Lot No. 3 in Block "E" of said Subdivision, as surveyed and plotted by J. B. Harding, plat of which is of record in the office of the Register of Deeds of Pitt County; reference to which is hereby made for a more perfect description, and BEGINNING at the southeast corner of Block "E," the intersection of Fifth Street and Rotary Avenue, and running westwardly along the north side of Fifth Street 73.44 feet to a stake; thence northwardly, parallel with Rotary Avenue, 150 feet to a stake; thence eastwardly 73.44 feet to a stake; the westward boundary of Rotary Avenue; thence southwardly along the western boundary of Rotary Avenue 150 feet to the BEGINNING; this being the identical property described in a Deed from Walter L. Harrington to Mary Gaskill Harrington, dated March 19, 1925, and recorded in Book N-15, at page 594, in the office of the Register of Deeds of Pitt County."

2. Pitt County Deed Book M-48, p. 531 Oct. 15, 1979

a. Grantor: Mary Gaskill Harrington, widow, of Pitt County

b. Grantee: Richard J. Ridder and wife, Marie E. Ridder

"That certain lot or parcel of land lying and being in the town of Greenville, North Carolina, in what is known as the College View Subdivision, and being Lot No. 3 in Block "E" of said Subdivision, as surveyed and plotted by J. B. Harding, plat of which is of record in the office of the Register of Deeds of Pitt County; reference to which is hereby made for a more perfect description, and BEGINNING at the southeast corner of Block "E," the intersection of Fifth Street and Rotary Avenue, and running westwardly along the north side of Fifth Street 73.44 feet to a stake; thence northwardly, parallel with Rotary Avenue, 150 feet to a stake; thence eastwardly 73.44 feet to a stake; the westward boundary of Rotary Avenue; thence southwardly along the western boundary of Rotary Avenue 150 feet to the BEGINNING; this being the identical property described in a Deed from Walter L. Harrington to Mary Gaskill Harrington, dated March 19, 1925, and recorded in Book N-15, at page 594, in the office of the Register of Deeds of Pitt County."

3. Pitt County Deed Book 172, p. 531 Mar. 31, 1980

a. Grantor: Marie E. Ridder

b. Grantee: Richard J. Ridder

"Quit Claim Deed--That certain lot or parcel of land lying and being in the town of Greenville, North Carolina, in what is known as the College View Subdivision, and being Lot No. 3 in Block "E" of said Subdivision, as surveyed and plotted by J. B. Harding, plat of which is of record in the office of the Register of Deeds of Pitt County; reference to which is hereby made for a more perfect description, and BEGINNING at the southeast corner of Block "E," the intersection of Fifth Street and Rotary Avenue, and running westwardly along the north side of Fifth Street 73.44 feet to a stake; thence northwardly, parallel with Rotary Avenue, 150 feet to a stake; thence eastwardly 73.44 feet to a stake; the westward boundary of Rotary Avenue; thence southwardly along the western boundary of Rotary Avenue 150 feet to the BEGINNING; this being the identical property described in a Deed from Walter L. Harrington to Mary Gaskill Harrington,

dated March 19, 1925, and recorded in Book N-15, at page 594, in the office of the Register of Deeds of Pitt County.”

4. Pitt County Deed Book 185, p. 708 July 7, 1988

a. Grantor: Richard J. Ridder and wife, Cheryl Walker-Ridder

b. Grantee: N. Wayne Campbell and wife, Bonnie M. Campbell

“Being all of lot No. 3, Block “E” of College View Subdivision, as shown on map recorded in Map Book 1, page 84 of the Pitt County Registry.”

5. Pitt County Deed Book 373, p. 139 July 5, 1992

a. Grantor: N. Wayne Campbell and wife, Bonnie M. Campbell

b. Grantee: Paul Bolin, Jr. and wife Linda P. Bolin

“Being all of Lot No. 3, Block “E” of the College View Subdivision as shown on map recorded in Map Book 1, Page 84, of the Pitt County Registry.”

6. Pitt County Deed Book 2682, p. 84 Oct. 19, 2009

a. Grantor: Paul Bolin, Jr. and wife Linda P. Bolin, of Pitt County

b. Grantee: Stephen B. Hill, Trustee for Mary Abigail Hill 2009 Revocable Trust

“Being all of Lot No. 3, Block “E” of the College View Subdivision as shown on map recorded in Map Book 1, Page 84, of the Pitt County Registry.”

7. Pitt County Deed Book 3293, p. 849 Jan. 28, 2015

a. Grantor: Stephen B. Hill, Trustee for Mary Abigail Hill 2009 Revocable Trust

b. Grantee: Justin R. Edwards

“Being all of Lot No. 3, Block “E” of the College View Subdivision as shown on map recorded in Map Book 1, Page 84, of the Pitt County Registry.”

V. Photographs

Fig. 1: Front Façade of House



Fig. 2: Front Western Façade Showing Porch-cochere and Overhangs



Fig. 3: Eastern Front Facade showing Sunroom



Fig. 4: Photograph of the Eastern Side of the House Showing Sunroom, Fence and Exit on Rotary Avenue



Fig. 5: Detail of the Overhang on Porch-cochere



Fig. 6: Photograph of the Exterior of the Front Door



Fig. 7: Exterior Façade of the Garage



Fig. 8: Exterior of the Rear of the House



Fig. 9: View of the Back Yard Showing Exit onto Rotary Street



Fig. 10: Interior Photograph of the Front Door



Fig. 11: Interior Photograph of Floors in Front Room



Fig. 12: Photograph of the Floor in the Sunroom



Fig. 13: Photograph of the Dining Room (note Butler's Ring in Floor)



Fig. 14: Photograph of Downstairs Mantel



Fig. 15: Photograph of Downstairs Mantel



Fig. 16: Photograph of the Staircase Looking Upstairs



Fig. 17: Photograph of the Staircase Landing Upstairs



Fig. 18: Photograph of Floor of the Master Bedroom Upstairs



Fig. 19: Photograph of Original Attic Fan Vent Grill in Upstairs Ceiling



vi. Bibliography

- *Carolina Home & Farm and Eastern Reflector* (Greenville, N.C.)
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- Cotter, Michael, ed., *The Architectural Heritage of Greenville, North Carolina*. Greenville, N. C.: The Greenville Area Preservation Association, 1988.
- *Daily Reflector* (Greenville, N.C.)
- Greenville, N. C. City Directories. [various publishers]. Issues used: 1926, 1936-1937, 1938-1939, 1940-1941, 1942-1943, 1944-1945, 1947-1948, 1949-1950, 1951-1952, 1954-1955, 1956-1957, 1958-1959, 1960-1961, 1962-1963, 1964-1965.
- *Greenville Daily News* (Greenville, N.C.)
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- Pitt County Superior Court, Wills, Estate Records and Special Proceedings, Pitt County Courthouse, Greenville, N.C.
- Sanborn Map Company, Maps, Greenville, N.C. 1923, 1929.

4. Consideration of J. B. Cherry & Co. – Frank Wilson Office Building

CHECKLIST FOR SUBMITTING A LOCAL DESIGNATION REPORT TO THE NC HPO

Yes No N/A	General Information	Guidelines Reference	Comments
<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	• Common and Historic Names for Property	• General Information 1.1	
<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	• Physical Address or Location	• General Information 1.2	
<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	• Tax Parcel Identification Number (PIN)	• General Information 1.3	
<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	• Current Owner(s) Name(s)	• General Information 1.4	
<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	• Current Owner(s) Mailing Address	• General Information 1.5	
Yes No N/A	Abstract	Guidelines Reference	Comments
<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	1. A clear summary statement of the property's special character/significance and degree of integrity.	• Abstract 2.1	
<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	2. A clear explanation regarding why the property is being proposed for designation.	• Abstract 2.1	
<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	3. A concise statement of what buildings, interior features and portion of land are proposed for designation.	• Abstract 2.2.	
Yes No N/A	Historic Background/Context	Guidelines Reference	Comments
<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	• A description of the property's history that clearly focuses on its special character and integrity.	• Historic Background 3.1	
<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	• Chain of title (if the property's significance is associated with a significant individual)	• Historic Background 3.1	
<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	• Date(s) of original construction. Chain of title may also be used to provide evidence of construction date.	• Historic Background 3.2	
<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	• Date(s) of all additions and/or alterations	• Historic Background 3.3.	

LOCAL DESIGNATION REPORT SUBMITTAL CHECKLIST

CHECKLIST FOR SUBMITTING A LOCAL DESIGNATION REPORT TO THE NC HPO

Yes No N/A	Assessment	Guidelines Reference	Comments
<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<p>A complete description of the property's historic, prehistoric, architectural and/or cultural significance for one or more of the following reasons:</p> <ul style="list-style-type: none"> • Association with a historic event • Association with a historically significant individual • Its architectural style or its type of construction or engineering • Its archaeological potential 	<ul style="list-style-type: none"> • Assessment 1.1 	
<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<ul style="list-style-type: none"> • A complete architectural description of the property. 	<ul style="list-style-type: none"> • Assessment 1.2 	
<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<ul style="list-style-type: none"> • A description of any elements that contribute to the property's archaeological significance. 	<ul style="list-style-type: none"> • Assessment 1.3 	
<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<p>A complete and thorough evaluation of the property's</p> <ul style="list-style-type: none"> • Integrity of design • Setting • Workmanship • Materials • Feeling • Association • Location <p>Fully accounting for all alterations to the property, including those which detract from the property's significance.</p>	<ul style="list-style-type: none"> • Assessment 1.4 	
<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<ul style="list-style-type: none"> • A clear and complete description and justification of the proposed designation boundaries for the property should be included in the narrative. • A Proposed Designation Boundary Map should also be included (see Supporting Documentation (5.4)) 	<ul style="list-style-type: none"> • Assessment 1.5 	

CHECKLIST FOR SUBMITTING A LOCAL DESIGNATION REPORT TO THE NC HPO

Yes No N/A	Supporting Documentation	Guidelines Reference	Comments
<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Digital photographs that clearly demonstrate the current overall condition of the property <ul style="list-style-type: none"> • At least 1 digital image of each elevation • At least 1 digital image of each interior proposed for designation • Supporting photographs that clearly highlight architectural features • At least one photo of the site that provides context • Digital images of the property should be submitted to the Local Government Coordinator via email or Dropbox 	<ul style="list-style-type: none"> • Supporting Documentation 5.1(a-d) 	
<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<ul style="list-style-type: none"> • A sketch floor plan of the building(s). It does not have to be professional or to scale but should clearly demonstrate the arrangement of spaces. 	<ul style="list-style-type: none"> • Supporting Documentation 5.2 	
<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	A site plan (does not have to be to scale) showing: <ul style="list-style-type: none"> • Property's location • Location of primary structures • Location of outbuildings • Location of all major landscape features • Proposed designation boundaries 	<ul style="list-style-type: none"> • Supporting Documentation 5.3(a-e) 	
<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<ul style="list-style-type: none"> • A plat or tax map, including the tax appraised value of the property • A map clearly outlining the proposed designation boundaries for the property. Map should include a title that defines it as the Proposed Designation Boundary Map, road labels and a North arrow 	<ul style="list-style-type: none"> • Supporting Documentation 5.4 	
<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	<ul style="list-style-type: none"> • Any other information the local governing board deems necessary 	<ul style="list-style-type: none"> • Supporting Documentation 5.5 	

CHECKLIST FOR SUBMITTING A LOCAL DESIGNATION REPORT TO THE NC HPO

Yes No N/A	Bibliography/Source Citations	Guidelines Reference	Comments
<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<ul style="list-style-type: none"> All reports should include a bibliography and source citations. Reports submitted without a bibliography will be considered incomplete 	<ul style="list-style-type: none"> 6.1 	

Local Landmark Report

J. B. Cherry & Co.-Frank Wilson Office Building

106 East Fourth Street

Greenville, NC 27858

I. General Information

1. Common and Historical Property Names
J. B. Cherry & Co.-Frank Wilson Office Building
2. Physical Address or Location: 106 East Fourth Street, Greenville, NC 27858
3. Tax Parcel Identification Number (PIN): 4688316545
4. Current Owner(s) Name(s): Maurice C. and Drucilla H. York
5. Current Owner(s) Mailing Address(es):
2001 East Fifth Street, Greenville, NC 27858
6. Appraised Value (a copy of the most recent tax card will suffice)
\$22,468 (see attached copy of tax card)

II. Abstract

1. A clear summary statement of the property's significance and degree of integrity in two to three sentences. Why are you proposing designation for this property?

The J. B. Cherry & Co.-Frank Wilson Office Building, constructed in 1899, exemplifies Greenville's shift from frame to masonry commercial structures following devastating fires at a time when the town was thriving as a center of tobacco warehousing and processing. It is associated with prominent businessmen of the late nineteenth and early twentieth centuries and is a rare example of a modest commercial building designed and built by architect/builder Hill Carter Linthicum, of Henderson and Durham. Little changed since its construction in 1899, the building possesses a high degree of integrity and is one of the most intact commercial buildings of this period remaining in Greenville.

2. A concise statement of what buildings and portions of land are to be included in the designation. Is it all of the legal parcel(s) historically and currently associated with the building(s) or only a portion? The land area included should be, at minimum, that which is historically associated with and which continues to provide historic context for, the building(s) for which designation is proposed.

The building occupies the easternmost eleven feet of the of the parcel of land historically associated with it and all of the parcel currently associated with it, and is the only building on the parcel.

III. Historic Background

1. A narrative of the property's history that focuses on points relevant to the significance and integrity criteria. A chain of title should not be included unless you are claiming that the property is significant for its association with a historically significant person—and then only those deeds directly related to that person.

The office building built in 1899 for J. B. Cherry & Co. and later owned by Frank Wilson reflects Greenville's robust growth as a center of tobacco warehousing and processing and around the turn of the twentieth century. Tobacco was reintroduced as a cash crop in Pitt County in the late 1880s. The construction of a branch line of the Wilmington and Weldon Railroad through Greenville in 1890 fostered the development of the tobacco industry. R. J. Cobb opened the Greenville Tobacco Warehouse in 1891 and O. L. Joyner and Alex Heilbronner soon opened the Eastern Tobacco Warehouse. Rountree, Brown and Company's Planters Warehouse and Star Warehouse commenced operation in 1895. All were frame structures. Greenville's population grew from 912 in 1880 to 2,565 in 1900.ⁱ

Disastrous fires in the commercial district in the late nineteenth century resulted in the replacement of frame buildings with masonry structures that could resist fire. Following a fire in 1878, a conflagration in 1896 destroyed more than twenty buildings, including stores on Evans Street, the opera house, and the John Flanagan Buggy Company. Damages were estimated at \$100,000.ⁱⁱ On the evening of May 4, 1899, a fire that broke out in the shop of tailor Paul Metrick, located above a saloon next to the building at the southeast corner of Evans and Fourth Streets, caused the destruction of fifteen buildings along Evans and Fourth Streets, including twenty stores and offices, the King House hotel, and the post office. Among the victims were clothier Frank Wilson, whose business was located in a building owned by Mrs. D. L. James and Miss Lillian Cherry; two buildings owned by J. B. Cherry & Co.; and the brokerage business of Walter B. Wilson.ⁱⁱⁱ

The victims were among Greenville's most prominent business people. James Burton Cherry (1840-1905), raised on a farm in Pitt County, served as clerk of the Pitt County Superior Court for four years beginning in 1864. He was treasurer of Pitt County from 1874 until 1890 and from 1898 until shortly before his death. Concurrently, Cherry was involved in several mercantile firms before joining J. R. and J. G. Moye in forming J. B. Cherry & Company, and remained in business with them until his death.^{iv} Frank Wilson (1866-1945) began his dry goods and clothing business in 1893, on the west side of Evans Street. Known as the "King Clothier," he continued this firm until his death. He was a member of Greenville Masonic Lodge, No. 284, and Jarvis Memorial Methodist Church. He and his wife, Verda Waldrop Wilson, had seven children: Frank Jr., Joseph Grayson Waldrop, Walter Howard, Thomas Eugene, Verda Waldrop, Martha Elizabeth, and Charles Herbert.^v

Reconstruction work began quickly, and the burned properties were replaced with masonry buildings. *King's Weekly* reported on May 26 that Burwell Riddick had been hired to build five stores and that Hill Carter Linthicum, a prominent architect and builder from Henderson and Durham who was in town to construct a brick tobacco factory for the Strauss Brothers, had contracts to construct three buildings for J. B. Cherry, Dr. D. L. James, Mrs. S. A. Cherry, and Miss Lill Cherry. One of these buildings was a two-story brick structure at the southeast corner of Evans and Fourth Streets (401 Evans Street) that would house Frank Wilson's clothing business; it is likely that another one was the small,

one-story building located at 107 East Fourth Street (now 106 East Fourth), which abutted the rear of the corner store and shared a single lot with it.^{vi} J. B. Cherry & Co. had acquired the lot in January 1897.^{vii} According to the *Eastern Reflector* of June 20, 1899, work was progressing in almost all of the district affected by the fire and that some of the new stores had been raised to the second story.^{viii} In early September, J. B. Cherry & Co. installed cement pavement in front of the corner store it had built for Frank Wilson, and by early October Wilson had opened his store for business.^{ix} It is likely that the building behind Wilson's store had been completed by this time. To the east, J. J. Perkins hired Burwell Riddick to build three small brick buildings on the site formerly occupied by the post office; by January 1900, Dr. Charles O'Hagan Laughinghouse had established his office in the one adjacent to 107 East Fourth Street.^x

An important transition in the lot and two buildings on the corner of Evans and Fourth Streets took place beginning in 1916. J. R. and J. G. Moye, who owned a two-thirds interest in the building occupied by Frank Wilson's clothing store and the office building behind it, had a disagreement with Mrs. Ada M. Cherry, who had a life estate interest in the remaining one-third of the property, and other members of her family. Because it was impossible to divide the property, it was offered for sale on July 3, 1916, and J. R. and J. G. Moye paid \$18,300 for the lot and two buildings. In December, the Moyes then sold the property to Frank Wilson.^{xi} Wilson constructed a small addition to the rear of the office building at 107 East Fourth Street between the time he purchased it and 1923.^{xii}

The building at 106 East Fourth Street has had many uses. One of the earliest occupants was H. Bentley Harris, district manager of the Mutual Life Insurance Company of New York.^{xiii} After Frank Wilson purchased the building, his brother Walter used it as an office for his mercantile brokerage business. After Walter's death in 1932, Frank Wilson used the building as a tailoring shop. Between the late 1930s and the early 1970s, the business was known as the Sutorium.^{xiv} Harry Baxley, an architect, leased the building for two years beginning in March 1981.^{xv}

After Frank Wilson's death in 1945, his widow, Verda, inherited a life estate in the corner store on Evans Street and the office building on Fourth Street. Following her death in 1968, her children inherited both buildings.^{xvi} In 1984, Verda W. Ingle purchased the building at 106 East Fourth Street from her siblings. In 1989, she and her husband Carl sold the building to Maurice C. and Drucilla H. York, the present owners, who have leased it to more than a half dozen businesses over the past thirty years.^{xvii} Throughout the building's 120-year existence, owners have made no significant changes to the front façade of the building.

2. Date(s) of original construction (use "circa" and a year if the exact year is unknown).
The report may need a chain of title to help prove or substantiate the original construction date.

1899

3. Date(s) of all additions and/or alterations (use "circa" and a year if the exact year is unknown)

circa 1917-1923

IV. Assessment

1. A full description of the property's historical, prehistorical, architectural, and /or cultural importance (significance) for one or more of the following specific reasons:
 - a. its association with a historic event
 - b. its association with the life of a historically significant person
 - c. its architectural style or its type of construction or engineering
 - d. its archaeological potential

The J. B. Cherry & Co.-Frank Wilson Office Building is associated with two locally important businessmen in Greenville, James Burton Cherry and Frank Wilson. More important, it is a rare example of a modest commercial building designed and constructed by Hill Carter Linthicum, an architect of statewide significance. It is locally important as one of the most intact masonry commercial buildings remaining in Greenville from the turn of the twentieth century, a period buoyed economically by a robust tobacco industry and characterized by the replacement of frame commercial buildings by brick ones following devastating fires.

2. A complete architectural description of the property. For architecturally significant properties, the description should focus on the elements that define the building's design.

Located on the south side of East Fourth Street just off Greenville's principal historic commercial thoroughfare, Evans Street, the J. B. Cherry & Co.-Frank Wilson Office Building, designed by the Durham architect Hill. C. Linthicum, stands as a rare example of a small, modest one-story brick commercial building constructed during 1899 in this thriving tobacco town. It features a remarkably intact two-bay façade with distinctive decorative brick corbelling. Initially built as a one-room office measuring approximately 11 feet by 20 feet, it was enlarged by approximately 10 feet at the rear by the addition of a smaller room between 1917 and 1923.

Although diminutive in scale, the front façade embodies significant decorative elements characteristic in brick commercial buildings at the turn of the twentieth century. Both bays, a front entrance and window, are capped by a brick segmented arch composed of two courses of rowlock bricks that are mirrored on top by another segmented arch, another single but corbelled course of rowlocks. The segmental arch within each bay is framed. The entrance bay typically includes a three-light transom and a door featuring an expansive single glass pane above two horizontal flat panels. The window contains its original two-over-one light double sash. A cement surface coats the sill. In the upper façade, decorative brick corbelling mimics an entablature with architrave, frieze, and cornice accented respectively by a brick dentil row, two panels, and a sawtooth row. Each panel features dog-tooth brickwork, and plain truncated

pilasters with two-tiered brick corbel drops flank these elements. The parapet is capped by two rows of corbelled coursing.

The rear elevation exhibits the original unpainted brickwork and repeats the façade's two-bay fenestration pattern. However, here each bay features a double-sash window and a shallow but simple brick segmental arch with two rowlock courses. These windows contain two-over-two-lights. Today, a heat and air unit replaces the lower sash in the southwest window. A boxed cornice with attached aluminum gutter system supports the run-off from the building's sloping front-to-back flat roof. A recently installed modern membrane roof with flashing fully protects the structure.

The building's modest proportions and character carry through on the interior. Plain painted brick walls laid in 1:6 American bond frame three sides of the principal room. Its floor is pine. Two steps centrally placed within the rear partition wall provide access to the circa 1917-1923 addition that now includes a small room and an enclosed half bath. The beaded wainscot is a recent addition as well as the bamboo flooring and tile flooring in the half bath.

3. A description of any elements that contribute to the property's archaeological significance. A brief archaeological comment should be included in every report. If no known archaeological features are present at the current time, a statement to that effect will suffice.

There are no known archaeological features associated with this property.

4. A complete and thorough evaluation of the property's integrity of design, setting, workmanship, materials, feeling, and association, fully accounting for alterations and changes to the property, including those which detract from or do not contribute to the property's significance.

The front façade of this building appears to be unaltered since the time of its construction. Especially in light of the fact that the corner store with which it always has been associated has been renovated and designated as a local landmark, the building at 106 East Fourth Street, when viewed from the sidewalk east of the structure, seems to transport the viewer to another era. Unfortunately, the buildings to the east of 106 East Fourth Street, also constructed in 1900, have been drastically altered. Upon entering the building, the brick walls on either side and the pine flooring in the front section, most of which is original, also gives occupants a feeling of antiquity. The rear room has been altered over the years, but is complimentary in appearance to the front room. The rear façade has experienced some alterations, including the addition of a window heating and air conditioning unit in the west window. Various electrical and mechanical systems in the alley adjacent to the rear of the building detract somewhat from its appearance, but the rear façade still evokes the feeling of the period in which it was constructed.

- V. Supporting documentation (attached)
1. Digital photographs that clearly show the overall property in its current condition.
 - a. Front facade
 - b. Streetscape
 - c. Rear facade
 - d. Interior, front door open
 - e. Interior, from front room
 - f. Interior, front door closed
 - g. Interior, entrance to addition
 - h. Interior, rear room
 - i. Interior, half bath in rear room
 2. A sketch floor plan of the building(s).
 3. A site plan (preferably but not necessarily drawn to scale).
 4. Plat or tax map, including the tax appraised value of the property.
 5. Bibliography/Source Citations (below)

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Pitt County Wills

Superior Court Judgment Dockets

Superior Court Special Proceedings

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Deeds

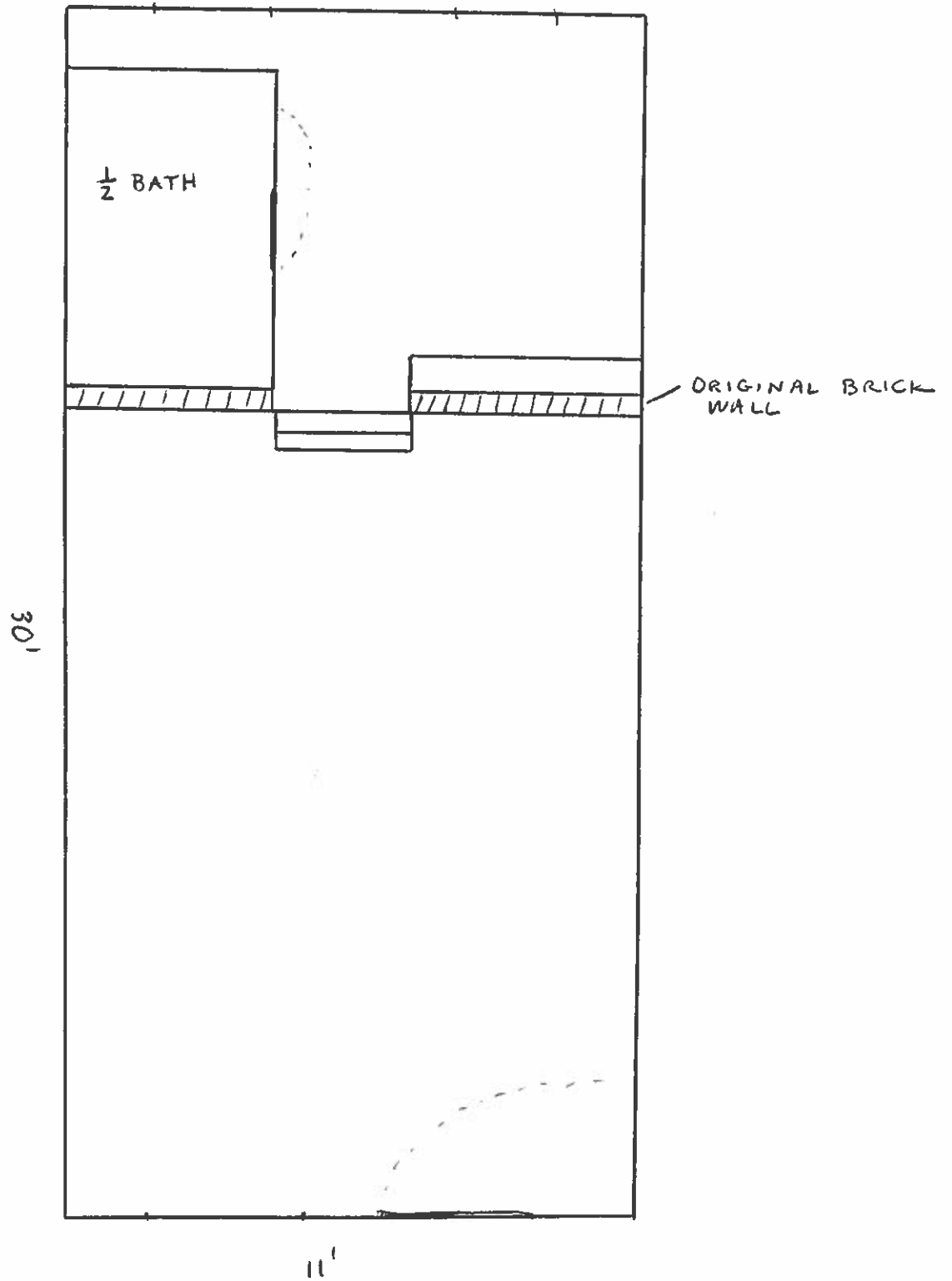
Sanborn Map Company. Maps of Greenville, N.C., 1891, 1900, 1916, 1923.

ⁱ Michael Cotter, ed., *The Architectural Heritage of Greenville, North Carolina* (Greenville, N.C.: Greenville Area Preservation Association, 1988), 7, 10-11; 1900 Aggregate Census Population Data for Pitt County, Part 1, Digital Collections, J. Y. Joyner Library, East Carolina University, <https://digital.lib.ecu.edu/census/about.aspx>.

ⁱⁱ Cotter, *Architectural Heritage of Greenville*, 9-10. A fire insurance map published in 1891 shows that brick buildings had been built along much of Evans Street between Fifth and Fourth Streets. See Sanborn Map Company, *Sanborn Fire Insurance Maps of Greenville, N.C.*, 1891, 4.

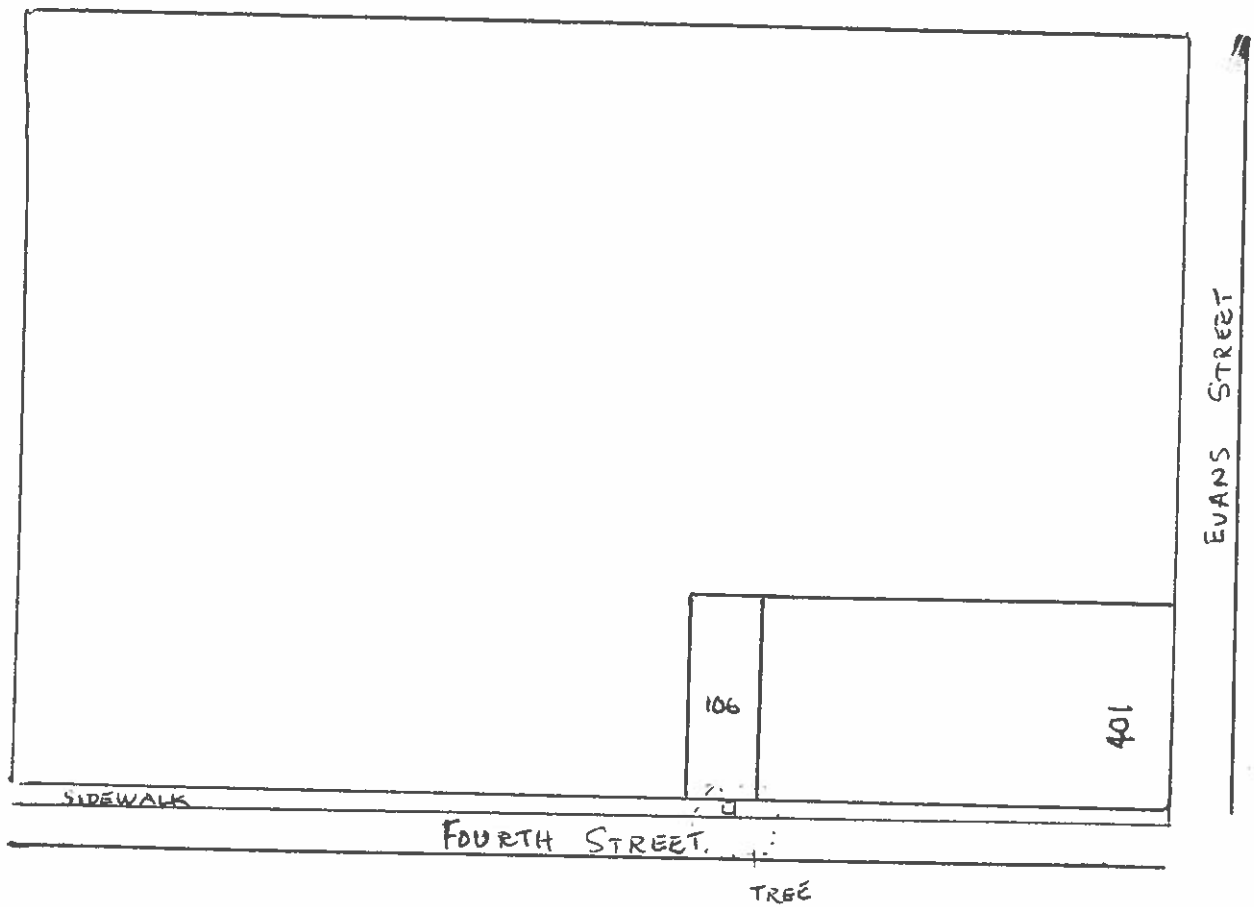
ⁱⁱⁱ *The Eastern Reflector* (Greenville, N.C.), May 9, 1899.

^{iv} Henry T. King, *Sketches of Pitt County: A Brief History of the County, 1704-1910* (Raleigh, N.C.: Edwards & Broughton Printing Company, 1911), 252.



SKETCH FLOOR PLAN
106 EAST 4th STREET
GREENVILLE, N.C.

NOT TO SCALE



SITE PLAN, 106 EAST 4TH STREET
GREENVILLE, N.C.

NOT TO SCALE

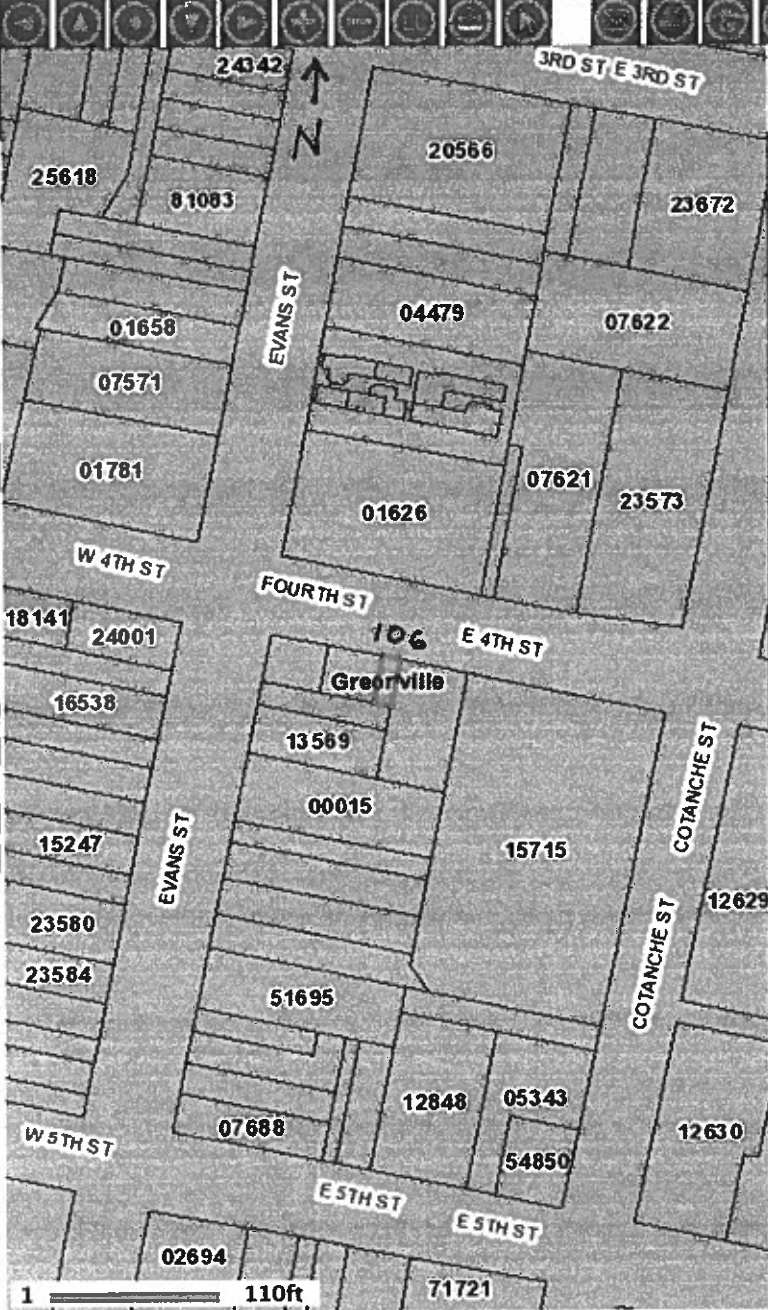


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Values are frozen during the appeals process.

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Parcel: 25337
More Info: 25337
Physical Address: 106 E FOURTH ST
Owner Name: YORK MAURICE C
OwnerAddress1: YORK DRUCILLA H
OwnerAddress2: 2001 EAST FIFTH STREET
OwnerAddress3:
City / State / Zip: GREENVILLE NC 27858
NC PIN: 4888316545
Subdivision / Section / Phase:
Prior Legal Description: 106 E FOURTH ST
Block / Lot: 11X30
Tract:
Building Number / Unit:
Acres: 0.01
Current Owner Deed/Document: 000250 00518
Map Book: 23-50
Deed / Document Date: 12/1989
Deed / Document Sales Price: \$18,000
Building Type / Use: COMM CONST(COMM)
Number of Buildings: 1
Year Built: 1920
Total Living Area: 330
Building Value: \$13,768
Extra Features Value: \$0
Land Value: \$8,700
Total Current Market Value: \$22,468
Total 2019 Market Value: \$14,533
Municipality: GREENVILLE

Map Views

Main Map

Parcel Search

Owner

Address

Parcel Number

E-911 Address Search

Address

Table of Contents

Map Layers

106 E 4th Street
Front Façade (a)



106 E. 4th Street
Streetscape (b)



106 E. 4th Street
Rear Façade (c)



106 E. 4th Street
Interior, Front Door Open (d)



106 E. 4th Street
Interior, From Front Room (e)



106 E. 4th Street

Interior, Front Door Closed (f)



106 E. 4th Street
Interior, Entrance to Addition (g)



106 E. 4th Street
Interior, Rear Room (h)



106 E. 4th Street

Interior, Half Bath in Rear Room (i)



Approved COA/MWCOA Staff Update

Approved COA/MWCOA & Staff Updates

App. #	Address	TYPE	Status
2019-12	803 E 4 TH St	MW	INCOMPLETE – Repair Wood Rot
2019-19	403 Maple St	COA	INCOMPLETE - Fence
2019-20	403 Maple St	MW	INCOMPLETE – Tree removal
2019-22	402 S Eastern St	COA	INCOMPLETE – ATF Windows
2019-23	403 Maple St	COA	INCOMPLETE – Relocate Shed
2019-24	403 Maple St	MW	INCOMPLETE – Repair Shutters
2020-17	803 E 5 TH Street	COA	INCOMPLETE - Windows

2019-06 205 S. Eastern St.

Repaint Structure



**2019-21 213 S. Library Street
Replace Shingles, Repaint, Reinstall Fence**



2020-07 305 S. Eastern Street

Repaint



2020-05 401 S. Rotary Avenue
Repair Wood Rot, Paint



**2019-10 / 2019-15 402 S Eastern Street
Repair Roof / Repaint**



**2020-15 603 E 5th Street
Gutter & Downspout**



**2019-10 803 E 5th Street
Repair Brick Steps & Retaining Wall**



**2019-04 901 E 5th Street
Reroof With Like Materials**

