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Historic Preservation Commission Special Call Meeting

A G E N D A

This meeting will be virtual and conducted via Zoom

Tuesday, December 22, 2020, 6:00 PM

200 West Fifth Street
Greenville, NC 27835

- I. Call to Order
- II. Roll Call
- III. Approval of Meeting Minutes
 - 1. November 24, 2020
- IV. New Business
 - 1. Consideration of Local Landmark Designation of the J. B. Cherry – Frank Wilson Office Building, 106 East Fourth Street, to be forwarded to City Council
- V. 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, December 18, 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.

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

III. Approval of Meeting Minutes

MINUTES OF THE GREENVILLE HISTORIC PRESERVATION COMMISSION

November 24, 2020

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

Jeremy Jordan - Chairperson - *

Candace Pearce – Vice chair - *

Kerry Carlin - *

Myron Caspar – *

Roger Kammerer – *

Andrew Morehead - *

Israel Mueller -*

Justin Edwards - *

Scott Wells - X

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

Scott Wells was unable to attend due to the excavation work in front of her home that cut her internet cable.

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: Chantae Gooby asked that Agenda Item 3 be continued to a later date.

Motion made by Dr. Carlin, seconded by Ms. Pearce, to approve the agenda as amended. Motion passed unanimously

MINUTES:

Motion made by Mr. Kammerer, seconded by Ms. Pearce, to accept the October 27, 2020 minutes. 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. Minor Work COA

2020-27

1101 E. Fourth Street

Applicant: James Robbins

Project: Re-roof and repaint with like materials

2. Local Landmark Designation Consideration

Ms. Gooby presented the Local Landmark Survey and Research Report for the Walter Harrington House located at 905 E. Fifth Street. The Commission has seen this report before, and the State Historic Preservation Office (SHPO) had asked for the report to be augmented and fleshed out to better represent the property. A revised report was sent to SHPO, and SHPO now believes the house has the required integrity and significance to eligible to be a Local Landmark. The protocol is for the Commission to adopt the report as its own. At the November 24, 2020 meeting, the item and the ordinance will be brought back to Commission for consideration of forwarding the local landmark designation to City Council.

Dr. Edwards and Mr. Mueller, who are property owners, and Mr. Kammerer, who prepared the report, asked to be recused.

Motion made by Dr. Carlin, seconded by Dr. Morehead, to recuse Dr. Edwards, Mr. Mueller, and Mr. Kammerer from item number 3. Motion passed unanimously.

Motion made by Ms. Pearce, seconded by Dr. Caspar, to forward the Local Landmark Survey and Research Report and the proposed ordinance for the Walter Harrington House Local Landmark Designation to City Council. Motion passed unanimously.

3. Item 3 – Continued to a later date

4. Discussion of a December meeting

Ms. Gooby said that normally the HPC does not meet in December, but the SHPO comments for the Local Landmark Designation of the J. B. Cherry – Frank Wilson Office Building will come back to staff December 2, 2020. She stated that this could be on the agenda if the HPC chose to meet December 22, 2020.

Mr. Jordan asked that a Special Call meeting be prepared for December, and that no committee meetings be held.

Public Comment Period

Refer to page 2 of agenda for public comment guidelines. No Public Comments

Committee Reports

1. Design Review Committee – did not meet
2. Publicity Committee – met November 19, 2020
3. Selection Committee – met November 19, 2020

Approved COA/MWCOA Staff Update

Presentation given.

Discussion about the parking situation at 803 E. Third Street. Ms. Gooby said staff will address this.

6. Announcements / Other

Ms. Gooby announced that a new member has been appointed to the HPC. His name is Dr. Robert Wright and hopefully he will be able to join the Special Call December meeting.

Motion made by Ms. Pearce, seconded by Dr. Edwards, to adjourn. Motion passed unanimously.

Meeting adjourned at 7:12 pm.

Respectfully submitted,

Tony Parker

Planner I

1. Local Landmark Designation

**Local Landmark Designation – 106 E. Fourth Street
J. B. Cherry Company – Frank Wilson Office Building**

| | |
|-------------------------|---|
| Request: | Consideration of Local Landmark Designation |
| Applicant: | Drucilla and Maury York |
| Location: | 106 E. Fourth Street |
| Parcel Number: | 25337 |
| Historic Status: | Contributing |

This is a request from Drucilla and Maury York, property owners, to have the J. B. Cherry Company – Frank Wilson Office Building, located at 106 E. Fourth Street, be designated as a Local Historic Landmark.

Along with the College View Historic District, there are currently 28 local Historic Landmarks, which are individually designated because of their significance in terms of history, prehistory, cultural importance, and architecture. Examples of Local Landmarks include the Greenville Municipal Building (201 West Fifth Street), the William H. Long House (200 East Fourth Street), King Simmons Lodge (505 West 14th Street), and the Robert Lee Humber House (117 West Fifth Street).

Recommendations for Local Historic Landmark designations are made by the Historic Preservation Commission. City Council makes the final decision on which locations are given this honor. It signifies that the property is important to the heritage and character of the community and that its protection enriches all the community's residents. The following types of properties can be designated as Historic Landmarks: Buildings, Sites, Areas, and Objects.

Before recommending that a property be designated as a Historic Landmark, the commission must investigate the property's significance and find that:

1. It has special historical, prehistorical, architectural, or cultural significance and
2. It shows integrity of design, setting, workmanship, materials, feeling, or association.

Criteria for Significance

To have special significance, a property should meet at least one (1) of these criteria:

1. It is associated with events that have contributed significantly to our history.
2. It is associated with the life of a person significant in our past.
3. It embodies the distinctive characteristics of a type, period, or method of construction.
4. It represents the work of a master or possesses high artistic values.
5. It has yielded or is likely to yield important historical or prehistorical information.

Aspects of Integrity

A property has integrity if it is able to convey its significance to the observer. In other words, the significance can be seen or experienced, not just imagined.

These aspects of properties contribute to their integrity:

1. "Design" refers to the combination of elements that create the form, plan, space, structure, and style of a property, as it was originally conceived. It includes such elements as organization of space, proportion, scale, technology, ornamentation, and materials.
2. "Setting" is the property's "setting" is its physical environment (including natural or man-made features) as it relates to a property's functions, its significant role, or its design. Setting refers to the character of the place where a property played its significant role.
3. "Workmanship" is the physical evidence of the crafts of a particular culture or people during the period in history or prehistory when a property was created.
4. "Materials" are the physical elements that originally were combined to form a property. It must be an actual historic property, not a re-creation.
5. "Feeling" is a property's expression of the historical or aesthetic sense of a particular period of time. A property has integrity of feeling when its physical features together enable it to evoke a sense of its historical character.
6. "Association" is a property's direct connection with a significant event or person. It must be sufficiently intact to convey the connection to an observer.

On July 16, 2020 the Design Review Committee of the Historic Preservation Commission selected the J. B. Cherry Company – Frank Wilson Office Building to be considered for a Historic Landmark.

On October 27, 2020, the Historic Preservation Commission voted unanimously to accept the Survey and Research Report for the Walter Lancaster Harrington House as the Commission's report.

On November 2, 2020 the Survey and Research Report on the J. B. Cherry Company – Frank Wilson Office Building was submitted to the State Historic Preservation Office (SHPO).

On December 2, 2020, SHPO sent the following non-binding comments:

The J. B. Cherry Company – Frank Wilson Office Building located at 106 East Fourth Street, Greenville, NC was constructed in 1899 and represents a rare example of a modest commercial building designed and built by architect/builder Hill Carter Linthicum, of Henderson and Durham. The building possesses a high degree of integrity and is one of the most intact commercial buildings of this period remaining in Greenville.

Attachments:

Letter from SHPO

Draft Ordinance designating Walter Lancaster House as a local Historic Landmark

Survey and Research Report

The J. B. Cherry Company – Frank Wilson Office Building





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

Ramona M. Bartos, Administrator

Governor Roy Cooper
Secretary Susi H. Hamilton

Office of Archives and History
Deputy Secretary Kevin Cherry

December 2, 2020

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

RE: Proposed Designation of J. B. Cherry & Co. – Frank Wilson Office Building, 106 East Fourth St., Greenville, Pitt County.

Dear Ms. Gooby:

Thank you for submitting the report for **J. B. Cherry & Co. – Frank Wilson Office Building, 106 East Fourth 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 J. B. Cherry & Co.-Frank Wilson Office Building located at 106 East Fourth Street, Greenville, NC was constructed in 1899 and represents a rare example of a modest commercial building designed and built by architect/builder Hill Carter Linthicum, of Henderson and Durham. The building possesses a high degree of integrity and is one of the most intact commercial buildings of this period remaining in Greenville.

We feel the designation report conveys the historical and architectural significance of the house. 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 J. B. Cherry & Co. – Frank Wilson Office Building, 106 East Fourth 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

ORDINANCE NO. 21-
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GREENVILLE
DESIGNATING THE PROPERTY KNOWN AS THE J. B. CHERRY & COMPANY –
FRANK WILSON OFFICE BUILDING IN GREENVILLE, NORTH CAROLINA, AS A
HISTORIC LANDMARK

WHEREAS, the property known as the J. B. Cherry & Company – Frank Wilson Office Building, sometimes known as the J. B. Cherry & Co. – Frank Wilson Office Building, located at 106 East Fourth Street, in the City of Greenville, Pitt County Tax Parcel No. 25337, North Carolina Parcel Identification No. 4688316545, and more particularly described in Exhibit A attached hereto, is a contributing structure within the Downtown Commercial National Register Historic District, and, having been built in 1899, represents a rare example of an intact, small, and modest one-story brick commercial building constructed in Greenville; and

WHEREAS, the J. B. Cherry & Company – Frank Wilson Office Building has significant elements that are integral to historical, architectural, or prehistorical value, including but not limited to the following: The J. B. Cherry & Company – Frank Wilson Office Building has a two-bay façade with distinctive decorative brick corbelling embodying significant decorative element characteristics in brick commercial buildings in the turn of the twentieth century and 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; the building is associated with two locally important businessmen in Greenville, James Burton Cherry and Frank Wilson; the building was designed by one of the most important architects in North Carolina, Hill Carter Linthicum of Henderson, North Carolina; most of the original materials from the original construction of the building are still present; and the interior and exterior of the building remains largely unchanged from when it was built in 1899; and

WHEREAS, the said property known as the as the J. B. Cherry & Company – Frank Wilson Office Building has been deemed and found by the City of Greenville Historic Preservation Commission to be of special significance in terms of its historical, prehistorical, architectural, or cultural importance, and possesses integrity of design, setting, workmanship, materials, feeling and/or association; and the City of Greenville Historic Preservation Commission has recommended that the property be designated a “historic landmark” pursuant to Chapter 160A, Article 19, Part 3C of the North Carolina General Statutes and Title 9, Chapter 7 of the Code of Ordinances of the City of Greenville and as further defined in City Code § 9-7-2; and

WHEREAS, the North Carolina Department of Natural and Cultural Resources, Division of Archives and History, North Carolina State Historic Preservation Office has reviewed and commented on the findings and recommendation of the City of Greenville Historic Preservation Commission including the Survey and Research Report prepared by Maurice and Drucilla York; and

WHEREAS, the City Council of the City of Greenville has taken into full consideration the recommendation of the City of Greenville Historic Preservation Commission; all comments from the North Carolina Department of Natural and Cultural Resources, Division of Archives and History, North Carolina State Historic Preservation Office; all statements and information in the Survey and Research Report prepared by Maurice and Drucilla York; and the presentation to the City Council on January 14, 2021, on the question of designating the property known as the J. B. Cherry & Company – Frank Wilson Office Building as a historic landmark; and

WHEREAS, all of the prerequisites to the adoption of this ordinance prescribed in Chapter 160A, Article 19, Part 3C (Historic Districts and Landmarks) of the North Carolina General Statutes and Title 9, Chapter 7 of the Code of Ordinances for the City of Greenville have been met; and

NOW, THEREFORE, be it ordained by the City Council of the City of Greenville, North Carolina, that:

Section 1. The property known as the J. B. Cherry & Company – Frank Wilson Office Building, located at 106 East Fourth Street in the City of Greenville, North Carolina, jurisdictional area, more particularly described in Exhibit A, is hereby collectively designated a historic landmark pursuant to Chapter 160A, Article 19, Part 3C of the North Carolina General Statutes and Title 9, Chapter 7 of the Code of Ordinances of the City of Greenville. The names of the owners of the property are Maurice Clifton York and wife, Drucilla Haley York.

Section 2. The waiting period set forth in Chapter 160A, Article 19, Part 3C of the North Carolina General Statutes shall be observed prior to the demolition of the property known as the J. B. Cherry & Company – Frank Wilson Office Building.

Section 3. The owners and occupants of the property known as the J. B. Cherry & Company – Frank Wilson Office Building be given notice of this ordinance as required by applicable law, and that copies of this ordinance be filed and indexed in the office of the City Clerk, Pitt County Register of Deeds, Pitt County Tax Supervisor, and City Planning and Development Services Department as required by applicable law.

Section 4. If the owners consent, a suitable sign may be placed by the City of Greenville Historic Preservation Commission upon the property known as the J. B. Cherry & Company – Frank Wilson Office Building indicating its designation as a historic landmark.

Section 5. If the owners do not consent, a suitable sign may be placed by the City of Greenville Historic Preservation Commission upon a nearby public right-of-way indicating that

the property known as the J. B. Cherry & Company – Frank Wilson Office Building is designated as a historic landmark.

Section 6. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

Section 7. Any part of this ordinance determined by a court of competent jurisdiction to be in violation of any law or constitutional provision shall be deemed severable and shall not affect the validity of the remainder.

Section 8. This ordinance shall become effective immediately upon its adoption.

Duly adopted date to be determined.

P. J. Connelly, Mayor

ATTEST:

Valerie Shiuwegar, City Clerk

STATE OF NORTH CAROLINA
COUNTY OF PITT

I, Camillia Smith, a Notary Public for said County and State, certify that Valerie Shiuwegar personally came before this date and acknowledged that she is the City Clerk of the City of Greenville, a municipality, and that by authority duly given and as the act of the municipality, the foregoing instrument was signed in its name by the Mayor, sealed with the corporate seal, and attested by herself as its City Clerk.

Witness my hand and official seal, this the date to be determined.

Camillia Smith, Notary Public

My Commission Expires: October 25, 2023

Exhibit A

| | |
|---------------------------------|--|
| Property Name: | J. B. Cherry & Company – Frank Wilson Office Building |
| Property Location: | 106 East Fourth Street, Greenville, Pitt County, North Carolina |
| Pitt County Tax Parcel No.: | 25337 |
| NC Parcel Identification No.: | 4688316545 |
| Current Owner: | Maurice Clifton York and wife, Drucilla Haley York |
| Property Description Reference: | Register of Deeds of Pitt County in Book 250 at page 518 |

The property is further described as follows:

Situated in the City of Greenville, County of Pitt, State of North Carolina and located at 106 East Fourth Street on the plan of the City of Greenville, it being a single story brick building bounded on the north by East Fourth Street; on the east by the W. E. Hooker heirs; on the south by Lee Enterprises, Inc.; on the west by a two-story building owned by Mr. and Mrs. Theodore R. Bradshaw, and more particularly described as follows:

BEGINNING at the northeast corner of Mr. and Mrs. Theodore R. Bradshaw on the southern property line of Fourth Street in an eastern direction eleven feet, more or less, to the northwest corner of the W. E Hooker heirs, the old Post Office Building; thence, in a southern direction, following the western line of the W. E. Hooker heirs, thirty feet, more or less, to the property line of Lee Enterprises, Inc.; thence in a western direction, following the northern property line of Lee Enterprises, Inc., eleven feet more or less, to the southeast corner of Mr. and Mrs. Theodore R. Bradshaw; thence, in a northern direction following the Bradshaw line thirty feet, more or less, to the POINT OF BEGINNING.

The foregoing property further described as being shown on the tax records of Pitt County as Tax Parcel 25337 and shown on Tax Map 11, Block C, as Lot 12.

Local Landmark Report

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

106 East Fourth Street

Greenville, NC 27858



Application for Greenville Local Landmark Designation

Prepared by Drucilla and Maury York

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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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.

^v *Daily Reflector* (Greenville, N.C.), August 3, 1945; Elizabeth H. Copeland, ed., *Chronicles of Pitt County, North Carolina* (Greenville, N.C.: Pitt County Historical Society, 1982), 736.

^{vi} *King's Weekly* (Greenville, N.C.), May 12, 26, 1899; *Daily Reflector* (Greenville, N.C.), June 16, 1899; *Eastern Reflector* (Greenville, N.C.), August 25, 1899; biographical sketch of Hill Carter Linthicum, North Carolina Architects and Builders, <https://ncarchitects.lib.ncsu.edu/people/P000091>. Linthicum (1860-1919), a native of Virginia, attended Danville Military Academy and studied architecture in Baltimore. Beginning in 1878, he worked for his father's building contracting business. Hill Linthicum settled in Henderson in the early 1880s and, by 1904, opened an office in Durham. Linthicum was active in his profession, serving as vice president of the North Carolina Architectural Association. He played a key role in the establishment of the North Carolina chapter of the American Institute of Architects and served as its first president. He designed residences, commercial buildings, churches, and schools in a large portion of North Carolina.

^{vii} F. G. James, commissioner, to J. B. Cherry & Co., January 11, 1897, Pitt County Deeds, Book D-6, p. 322, office of the Pitt County Register of Deeds, Greenville, N.C.

^{viii} *Eastern Reflector* (Greenville, N.C.), June 20, 1899.

^{ix} *Eastern Reflector* (Greenville, N.C.), September 5, October 6, 1899.

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^{xi} Judgment in matter of J. R. and J. G. Moye v. J. B. Cherry, Ada M. Cherry, and others, May 30, 1916, Pitt County Superior Court Judgment Docket 22, no. 129, office of the Pitt County Clerk of Court, Greenville, N.C.; J. R. Moye, Commissioner, to J. R. Moye, et al., November 8, 1916, Pitt County Deeds, Book V-11, p. 91, office of the Pitt County Register of Deeds, Greenville, N.C.; J. R. Moye, et al. to Frank Wilson, December 22, 1916, Pitt County Deeds, Book V-11, p. 197, office of the Pitt County Register of Deeds, Greenville, N.C.

^{xii} Sanborn Map Company, *Insurance Maps of Greenville, Pitt Co., North Carolina*, May 1916, 2; Sanborn Map Company, *Greenville, Pitt County, North Carolina*, April 1923, 3.

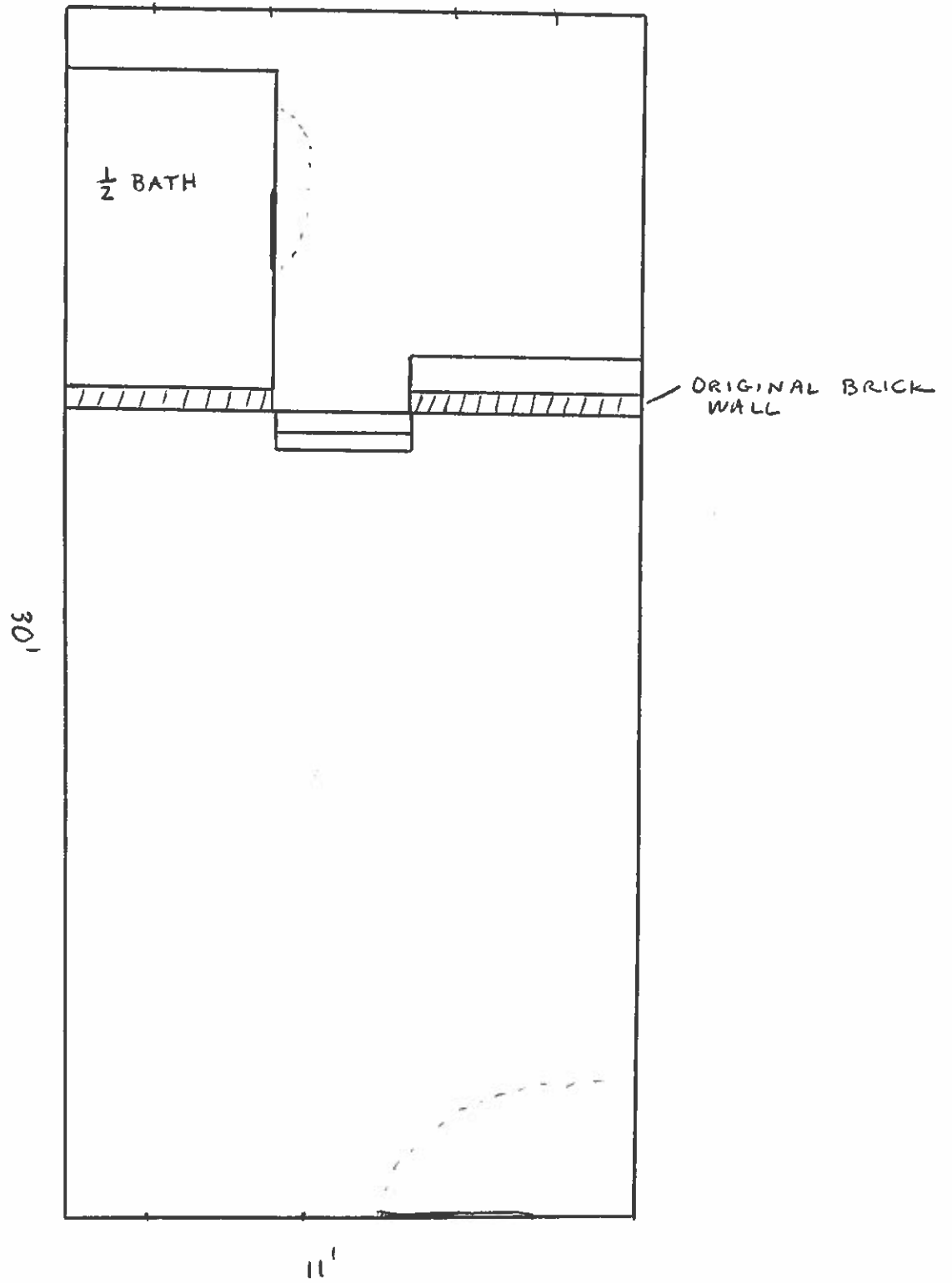
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^{xiv} Verda W. Ingle to Maurice C. York, January 13, 1990, in possession of Maurice C. York; *Miller's Greenville, N.C., City Directory*, Vol. IV, 1938-1939 (Asheville, N.C.: Chas. W. Miller, 1938), 317; *The Mullin-Kille and Daily Reflector Greenville . . . North Carolina . . . City Directory*, Vol 3. (Greenville, N.C.: The Daily Reflector and Mullin-Kille of North Carolina, 1971), 397.

^{xv} Lease of Thomas E. Wilson, et al. to Harry Earl Baxley, Jr., March 26, 1981, Pitt County Deeds, Book Z49, p. 704, office of the Pitt County Register of Deeds, Greenville, N.C.

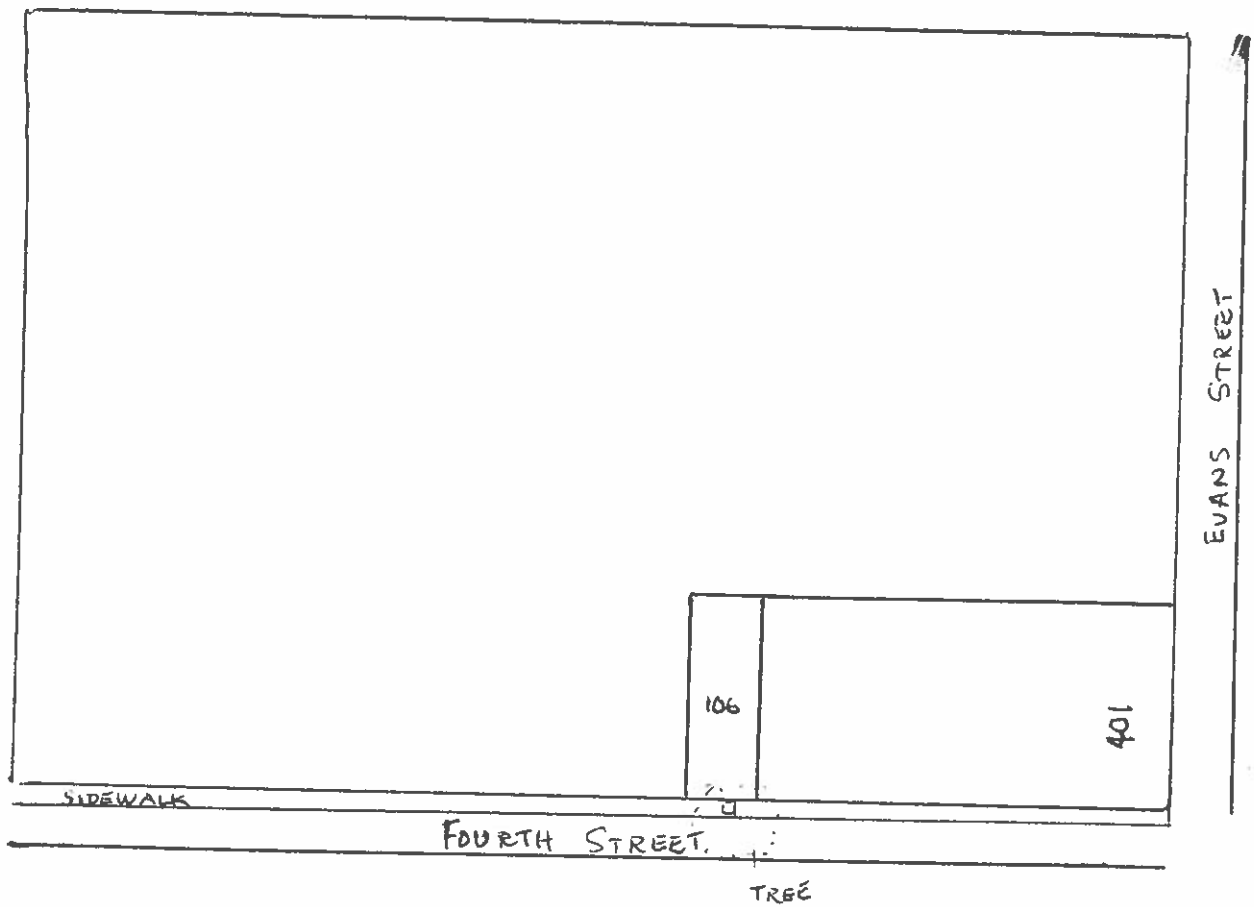
^{xvi} Petition for Partition of Lands, March 14, 1947, Special Proceedings 4804, Pitt County Superior Court, office of the Pitt County Clerk of Court, Greenville, N.C.; Will of Verda W. Wilson, August 18, 1966, Pitt County Wills, Book 14, p. 534, office of the Pitt County Clerk of Court, Greenville, N.C.

^{xvii} Thomas E. Wilson, et al. to Verda W. Ingle, November 23, 1984, Pitt County Deeds, Book V-53, p. 22, office of the Pitt County Register of Deeds, Greenville, N.C.; Verda W. Ingle and Carl S. Ingle to Maurice Clifton and Drucilla Haley York, December 19, 1989, Pitt County Deeds, Book 250, p. 518, office of the Pitt County Register of Deeds, Greenville, N.C.



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

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)

