



**TAYLOR
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ASSOCIATES, INC
*Historic Preservation and Community
Development Specialists*

SURVEY REPORT

Greenville Phase I Historic Resource Survey



August, 2010

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INTRODUCTION

The following report summarizes the findings of a historic resource survey carried out between January and August, 2010, under the joint auspices of the North Carolina State Historic Preservation Office (“HPO”) and the City of Greenville, North Carolina (“City”). The City wished to investigate in depth the historic and architectural character of one ca. 35-acre residential neighborhood east of the downtown and adjacent to the campus of East Carolina University, and to initiate the investigation of nine residential neighborhoods and a series of scattered sites throughout the community.

Following appropriate procurement methods, the consulting firm of Taylor & Taylor Associates was selected to complete the project. This firm meets the professional qualification standards of 36 CFR 61 and David L. Taylor, one of the firm’s principals, carried out all aspects of the project.

The HPO was represented by Scott Power of the Eastern Field Office of the HPO. The City was represented by Seth Laughlin of the City Planning Department and the staff liaison to the City Historic Preservation Commission. The invaluable assistance of both individuals throughout the project is acknowledged.

In addition, local historians Stan Little, also of the HPO, and Roger Kammerer were consulted on several occasions and selflessly provided their insights to assist with the gathering of local history data. Their assistance is acknowledged as well.

The Consultant was provided with maps of all properties associated with the project. The

Consultant made two presentations in the course of the project. The first was an introductory presentation to the Historic Preservation Commission at its January, 2010 meeting and the second, at the conclusion of the project, was held at the Commission's July, 2010 meeting. At the latter event, the Consultant conducted a Community Preservation Workshop, discussing historic preservation and its role in the community development process, explaining the difference between National Register and local ordinance historic districts, and also focusing on financial incentives available for preservation projects in North Carolina. In addition, the Consultant presented a PowerPoint presentation with visuals of representative historic preservation projects elsewhere and also including visuals from the survey project. The Consultant prepared a press release for this event which was provided to the City well in advance of the workshop.

PROJECT OVERVIEW

As noted above, this project involved the investigation of a number of diverse areas and individual properties within the city of Greenville. An intensive-level survey was carried out for the East Fifth Street Historic District. A “windshield” survey was carried out for the other neighborhoods and individual survey forms were completed for the various scattered sites throughout the community.

The survey recorded individual resources dating from the last quarter of the nineteenth century through the middle decades of the twentieth, including domestic, institutional (both public and religious), and industrial properties. The residential neighborhoods investigated in the course of the survey span the same general period of development.

Architectural styles reflected in the survey include Gothic Revival, Colonial Revival (including Georgian Revival and Cape Cod), Craftsman (including Bungalows and period cottages reflecting Craftsman stylistic influences), Art Deco, Tudor Revival, Ranch, and Neo-Colonial Revival (dating from the 1960s and after and typically entirely different from the Colonial Revival-style design of the 1920s and 1930s). Beyond these formal styles, some buildings reflect no specific identifiable architectural style.

Property types which appear in the properties surveyed include:

- Single-family domestic architecture
- Multi-family domestic architecture (including duplexes and apartment buildings)
- Domestic Dependencies
- Religious architecture
- Commercial architecture
- Industrial architecture

- Bridge
- Cemetery
- Recreational resources
- Public safety structure

The following pages describe the various individual resources and neighborhoods investigated in the course of the survey:

NEIGHBORHOODS

East Fifth Street Historic District (HPO Site Number PT0619):

An intensive-level historic resource survey was carried out for the East Fifth Street Historic District, which is a neighborhood lying along both sides of East Fifth Street immediately east of the East Carolina University Campus. It is a built-out residential area containing high-style domestic architecture dating from the 1920s and thereafter and was home to Greenville business and community leaders as well as to faculty of the university.

The area encompasses several early subdivisions including Wilson Acres (1927), a subdivision of lands owned by the L. B. Garriss Estate (1948), and a further subdivision of a portion of Wilson Acres (1948).

In addition to East Fifth Street, the neighborhood includes portions of Maple, Ash, S. Elm, and S. Oak Streets. All streets are paved and sidewalks are found throughout. The neighborhood is well maintained and includes mature shade trees and well-tended lawns.

Architectural styles in the neighborhood include Colonial Revival, Cape Cod, Tudor Revival, and Ranch. These styles are reflective of the decades of primary development of the neighborhood, which extended from the 1920s through the 1960s. Many appear to have been architect-designed, but few designers were identified in the course of the project.

Properties typically exhibit a substantial front-yard setback. The buildings in the district are characteristically of wood frame construction, finished in brick, wood siding, stucco, and in later non-historic finishes including vinyl siding. Buildings range from one to 2½ stories in height, with

gabled and hipped roofs. Most are built on foundations of brick, concrete block or poured concrete. Some of the properties in the neighborhood have porches or classically-derived porticos. Detached garages—historic and non-historic—are found in the area, along with garages integrated into the original design of their respective property.

The neighborhood represents two of the property types set forth in the National Register Bulletin “Historic Residential Suburbs: Guidelines for Evaluation and Documentation for the National Register of Historic Places.” These are *Early Automobile Suburbs, 1908 to 1945 and Post World War II* and *Early Freeway Suburbs, 1945 to 1960*. The area exhibits a high degree of physical integrity and appears eligible for the National Register under Criterion A for community planning and Criterion C for architecture. It was placed on the National Register study list in 2004.

Brook Valley (PT2247)

This is a built-out single-family residential neighborhood which first developed in the late 1950s and 1960s. Located in Greenville’s southeastern quadrant, the neighborhood is anchored by the Brook Valley Country Club, which was established in 1966 and incorporates an Ellis Maples-designed 18-hole golf course. The website for Greenville-area subdivisions (www.greenvillemove.com) notes, “Brook Valley is one of Greenville's premier luxury golfing communities. Stately traditional and neo-eclectic style homes are situated on heavily wooded and lavishly landscaped lots. Many of these custom built homes offer stunning views of the fairways. A very extensive neighborhood, amenities include a stunning clubhouse and charming pool with tennis court.”

Brook Valley lies south of East Tenth Street and is bisected by railroad tracks. The older sections of the neighborhood, south of the railroad, retain mature shade trees while the newer sections, in the area of Carnoustie Drive, have more open lots. The entry points to the neighborhood are marked with brick entry portals capped with pineapples and bearing plaques identifying the subdivision.

The neighborhood is characterized by meandering streets, all of which are paved and are generally curbed. Uniform setbacks are found throughout. Building lots are irregular in form, generally rectilinear or triangular. The naming of the streets appears to purposefully harken back to the British Isles, the acknowledged home of golf. Streets south of the tracks include King George Road, York Road, and Scottish Court. North of the tracks are the country club and golf course, along with streets including Paddington and Kensington Drive, Bloomsbury Road, Oxford Road, Windsor Road, Churchill Drive, Hampton Circle, Winchester Drive, and Dundee Lane.

Brook Valley homes are primarily two stories in height, built on foundations of concrete block or poured concrete and are gable- or hip-roofed. The houses are of frame construction finished in brick, stucco, and aluminum and vinyl siding. The aforementioned website notes that the average square footage of homes in the neighborhood is 2,589 s. f., with 1,970 s. f. being the smallest and 4,030 s. f. the largest. Most have attached garages. Architectural styles in the neighborhood include variants of the Ranch and Neo-Colonial Revival style, Cape Cod, and at least one A-frame.

The majority of construction in Brook Valley post-dates 1960 and was likely spurred on by the 1966 establishment of the golf course. The median age of the properties in the neighborhood is less than fifty years and at this time it is not recommended for inclusion on the study list.

Brookgreen (PT2248)

Brookgreen is a single-family residential neighborhood located southeast of downtown Greenville, east of South Elm Street, and immediately north of East Fourteenth Street. It was laid out by Brookgreen Realty Company in 1948 and its development history spanned the ensuing thirty years. The subdivision consists of a series of blocks, designated A through F on the original plat, each of which contain multiple building lots. Block A contains 35 lots, Block B, 25 lots, Block C, 30 lots, Block D, 29 lots, and Block E, 17 lots, for a total of 136 building lots.

The building lots are larger than many in subdivisions of this era, accounting for the more substantial scale of many of the homes in the neighborhood. The natural landscape includes tall, mature shade trees. All properties in the subdivision are very well maintained.

The entrances to the subdivision are designated by brick entry portals capped with masonry bowls containing fruit; the portals bear the name of the subdivision on a metal plaque. The streets in Brookgreen include the following: Airlee Drive and Brookgreen Avenue (which access the neighborhood from East Fourteenth and South Elm Street, respectively), East, West, and North Longmeadow Road, Rutledge Road, Orton Drive, and Garden Circle.

The architecture of Brookgreen includes Colonial Revival style homes along with Ranch-style and Tudor Revival-style architecture, as well as Neo-Colonial Revival-style domestic architecture from the 1960s. The residences in the area appear to be wood frame construction, finished in brick, wood, stucco, shingles, and in later non-historic siding. The website www.greenvillemove.com records that the median size of homes in this area is 3,218 s. f., with the largest being 4,500 s. f. and the smallest 2,322. The website continues, "The prestigious neighborhood of Brookgreen conveniently lies close to East Carolina University and the

Dowdy-Ficklen Stadium. Stately ranch and traditional homes line shady streets in this well-established neighborhood, and many homes feature attached wings. Quite an extensive and impressive community, Brookgreen is also very close to Elm Street Park and to the main arteries in town.”

This is among Greenville finest residential subdivisions among the many which developed during the post-World War Two decades. Brookgreen exhibits a high degree of physical integrity and appears eligible for the National Register under Criterion A for community planning and Criterion C for architecture. It is recommended for inclusion on the study list and a comprehensive historic resource survey should be an integral part of the preservation planning for the neighborhood.

College Heights/Green Springs (PT2249)

This neighborhood consists of a primarily residential area of one- and two-story homes located east of downtown Greenville, north of West Fifth Street, and west of Greenwood Cemetery. Portions of two subdivisions are found within the neighborhood: the College Heights Subdivision and the Green Springs Subdivision.

The College Heights portion was platted in 1934 and was subdivided from property referred to on the original plat as the James Brown Plantation. At that time, Brown also retained ownership of the area north of East Second Street and west of Hickory Street. When the subdivision was platted, the lands belonged to J. Hicks Corey. The Green Springs portion of the neighborhood west of College Heights, was laid out in 1946; at that time the plat noted that the new subdivision was owned by the James Brown Heirs. Both were outside the city limits when first developed.

The neighborhood name suggests its proximity to East Carolina University, formerly East Carolina Teacher’s College, whose campus is several blocks to the west. The “Heights” naming seems to ascribe more grandeur to the site than is actually present.

Most of this neighborhood developed as a working-class neighborhood beginning in the 1930s and continuing thereafter for decades. The area has long been anchored by St. Peter’s Roman Catholic Church, located at the neighborhood’s eastern edge, and its associated parochial school, located west of Beech Street. In addition to the north side of East Fifth Street, this neighborhood includes portions of East Fourth, Third, and Second Streets which are intersected by Beech, Sycamore, Laurel, and Hickory Streets. North of East Second Street are modern multi-family residential developments.

The streets in the neighborhood are paved and curbed and sidewalks extend along some areas. College Heights/Green Springs is divided into long, narrow building lots, characteristically with frontages of 70 feet and depths of approximately 150 feet. Street widths average 60 feet.

The College Heights Subdivision contains 117 building lots, divided into 9 blocks designated A through L. Blocks A and B each contain 10 lots, Blocks D, E, G, H, J, and K contain 12 lots each, Block C contains 5 lots, and Blocks F, I, and Y contain 6 lots each. Green Springs contains Blocks A through P, located on both sides of East Fifth Street containing more than 130 lots.

This neighborhood contains examples of modestly-scaled and -detailed domestic architecture including Craftsman-inspired houses, vernacular cottages, cottages with Tudor-inspired simulated half-timbered finishes, and Ranch-style derivatives. None of these appear individually to meet the National Register Criteria for Evaluation. In addition, some earlier buildings have been replaced by more modern construction, including multi-tenant apartment buildings on East Fifth and East Third Streets. With reference to the historicity of the neighborhood, the St. Peter's Catholic School complex constitutes a major non-contributing element, as does a modern playground at East Third and Beech Streets.

Taken as a whole, the neighborhood is architecturally undistinguished, does not possess integrity as a cohesive historic architectural unit, and does not appear to meet National Register Criteria for Evaluation. It is not recommended for placement on the study list.

Colonial Heights (PT2250)

Colonial heights is a single-family residential subdivision whose development history dates from the early 1950s. Its naming reflects the long span of continued interest generated by the American Centennial of 1876 which gave rise to the Colonial Revival style of architecture and the decorative arts. The earliest section was platted in June, 1953 and its original plat was prepared by Greenville engineers Henry L. and Thomas W. Rivers. It lies south of East Tenth Street and its primary access arteries from East Tenth Street are Monroe and Hamilton Streets, Williams Avenue, and Cedar Lane, the latter of which marks the neighborhood's eastern boundary. The original plat of Colonial Heights consists of 101 lots arranged in seven blocks, A through G, with Blocks A, B, C, F, and G at the outside perimeter and Blocks D and E on the interior. Each of the blocks contains multiple building lots: A: 19 lots, B: 14, C: 6, D: 17, E: 13, F: 16, and G: 16. Later subdivisions adjoining the original area to the south expanded the neighborhood significantly and created Polk Avenue, Eden Place, Rose Street, Crockett Drive, and Tryon Drive. Some access points into the neighborhood are marked by non-historic ground-mounted wood signs bearing the name of the subdivision.

The original subdivision's street naming honors heroes from the American colonial and early republican era, including Jefferson, Jackson, Monroe, Madison, Franklin, and Hamilton.

The streets in Colonial Heights have a 50-foot right-of-way. Jefferson Drive is one of the longest streets in the neighborhood and originally terminated at the southwest corner in Madison Circle, a cul-de-sac in Section A which contains six lots. Jefferson Drive was later extended southward with the expansion of the neighborhood. Jackson Drive is U-shaped and intersects twice with Jefferson Drive. Between the eastern and western portions of Jackson Drive, Franklin Street curves to intersect with Jefferson Drive. Newer streets in the neighborhood include Polk and Tryon Drives, Eden Place, South Wright Road, and Crockett Drive.

The building lots in Colonial Heights are generally rectangular in plan. Lot frontages vary from approximately 40 feet to some corner lots with a frontage of 125 feet. Depths range from approximately 150 feet to more than 250 feet. A 30-foot building setback requirement is consistent throughout the subdivision.

This is not a neighborhood characterized by distinguished domestic design, but it does represent residential design preferences from the 1950s and thereafter. Architectural styles in the neighborhood include some variants of the Colonial Revival along with Ranch-style homes and vernacular cottages representing no particular architectural style.

The neighborhood represents the property type *Post World War II and Early Freeway Suburbs, 1945 to 1960*, as set forth in the National Register Bulletin "Historic Residential Suburbs: Guidelines for Evaluation and Documentation for the National Register of Historic Places." The area exhibits a high degree of physical integrity and appears eligible for the National Register under Criterion A for community planning, as a planned subdivision with construction covenants and Criterion C for architecture, containing examples of the architectural styles popular during its Period of Significance which would run from 1953 until 1961, corresponding to its original development and conforming to the National Register 50-year guideline. The more recently-developed areas south of the original plat may not meet the National Register 50-year guideline, but this would be determined by a comprehensive historic resource survey which should be an integral part of the preservation planning for the Colonial Heights neighborhood, which is recommended for placement on the study list.

Forest Hill (PT2251)

Also known as Forest Hills, as it sometimes appears in public documents, this neighborhood consists of a single-family residential subdivision south of downtown Greenville which is bounded

on the south by Southeast Greenville Boulevard, on the east by South Elm Street, and on the north of a small segment of East Fourteenth Street. The neighborhood was laid out in 1954 and the original plat recorded 5 blocks designated A through E. Block A contains 11 lots, Block B, 7 lots, Block C, 16 lots, Block D, 6 lots, and Block E, 24 lots, accounting for a total of 64 building lots in the subdivision.

Forest Hills contains portions of Berkley Road, South and West Overlook Drive, South Elm Street (with a distinctive boulevard), Treemont (a/k/a Tremont) Drive, Fieldside Street (named for its proximity to the East Carolina University stadium), Rosewood Drive, Birch Street, Circle Drive, and Forest Hills Drive. Most streets have a 50-foot right-of-way and the 1954 plat indicates a required front-lot setback of 30 feet. Utility easements ten feet in width are scattered along the sides and rear of the lots in the neighborhood, an attempt to keep overhead wiring to a minimum—an innovative planning technique in the early 1950s—although overhead wiring is present.

The architecture of Forest Hills includes Colonial Revival and Ranch-style houses, characteristic of the era of the 1950s and 1960s during which much of the neighborhood developed. Homes are one- and two-stories in height, of wood frame construction, and are finished in brick, wood siding and in more modern non-historic siding, typically of vinyl. Roof forms include both the gable and the hipped.

Forest Hills represents domestic development in Greenville during the decades following the original platting of the neighborhood in the early 1950s. The neighborhood also represents *Post World War II and Early Freeway Suburbs, 1945 to 1960*, one of the property types set forth in the National Register Bulletin "Historic Residential Suburbs: Guidelines for Evaluation and Documentation for the National Register of Historic Places." Forest Hills exhibits a high degree of physical integrity and appears eligible for the National Register under Criterion A for community planning and Criterion C for architecture. It is recommended for inclusion on the study list and a comprehensive historic resource survey should be an integral part of the preservation planning for the neighborhood.

Glen Arthur (PT2252)

Variously spelled "Glenn," this area lies just south of downtown Greenville between Tenth and Fourteenth Street, Clark Street, and Charles Blvd. Within the confines of these four perimeter streets are Eleventh, Twelfth, and Thirteenth Streets, S. Pitt Street, S. Greene Street, S. Washington St., Evans Street (which is a major north-south artery which serves as the demarcation street for the "East" and "West" designation of the numbered streets), Forbes Street, Cotanche Street, and

Glenn Arthur Street.

The Glen Arthur neighborhood was formerly part of the 135-acre farm acquired in 1883 by Ben and Sarah Patrick which was known early on as Green Hill Farm. Local history reports that Mrs. Patrick refused to live in the house when it was o because it was too far out of town. The c. 1883 Patrick farmhouse presently stands at the corner of Tenth Street and Charles Blvd. It was moved c. 1990 from its original site at the southwest corner of Fourteenth Street and Charles Blvd.--the present-day site of the Harris Teeter Shopping Center-- and has been converted for office use

In 1901, the farm was acquired by Louis Chesterfield Arthur (1864-1935), a native of Bedford County, Virginia, who renamed it "Glen Arthur." In 1892 he married Ellen Ficklen, a member of a prominent Greenville family. Louis Arthur became a community and business leader who was active in the insurance and real estate business and served as a member of the Pitt County Board of Education for about thirty years. Arthur was remembered in his later years as being a gentleman farmer, growing his own vegetables and selling them from a horse-drawn cart.

The neighborhood was part of the larger community which was known as "South Greenville." The early years of the twentieth century marked a period of growth in Greenville as the community became a center for the cotton, corn, and tobacco market. With this industrial and commercial development came the need for additional workers' housing. A portion of the Glenn Arthur farm northwest of the farmhouse was laid out into building lots. It was still many blocks from the heart of the community but, close to the warehouse area, it became a popular neighborhood for Greenville's working class families. Houses were built side-by-side on long, narrow building lots, significantly different from the spacious lots laid out in Greenville suburbs following World War Two.

Greenville's population more than doubled from 4,101 to 9,194 between 1910 and 1930 and many of Glen Arthur's Craftsman-style cottages appear to date from this twenty-year span. The neighborhood remains a middle-class district to this day.

The Glen Arthur neighborhood is characterized by modestly-scaled and -ornamented domestic architecture, primarily of wood construction and generally 1 to 1½ stories in height. A small number of properties are finished in stucco. Within the Glen Arthur area are vernacular cottages, gabled ells, Craftsman-style cottages and Bungalows, and the occasional cottage with late-nineteenth-century Victorian trim. Examples of historic repetitive house types are found in the neighborhood, suggestive of a healthy tradition of speculative development. Home ownership

may be at a far lower level in Glenn Arthur than in other Greenville neighborhoods, indicated both by the condition of some of the properties and by the presence of “FOR RENT—STUDENT HOUSING” throughout the area. An area near West Thirteenth and South Pitt Streets contains newer housing and the area near Tenth and Clark Streets remains part of the warehouse district.

As noted above, the “Glen Arthur” farmhouse presently stands on a large corner lot at 300 West Fourteenth Street, a reminder of the days when it anchored a modest farm. Fourteenth Street has been widened to four lanes and the landmark farmhouse is in the midst of a busy commercial district.

The physical condition of the domestic architecture in Glen Arthur runs the gamut from well-maintained to boarded-up and seemingly abandoned. This is a somewhat fragile neighborhood, but one which nonetheless clearly reflects small-scale domestic neighborhood development in Greenville prior to World War Two. The area does seem eligible for the National Register under Criterion C for architecture, with the presence of modest Craftsman-style cottages and Bungalows on nearly every street. It is recommended for placement on the study list.

Greenville Country Club Neighborhood (PT2253)

This neighborhood consists of a 1961 subdivision, Country Club Heights, laid out under the seal of engineer Roger L. Mann, Jr. Along with the Greenville Country Club and its golf course. The golf course occupies the majority of the area's c. 290-acre area. It consists of 17 building lots adjacent to the Greenville Golf and Country Club. At the time of its platting, it was surrounded by the golf course to the north and by lands owned by the Peed Heirs. The only street in the subdivision is Country Club Drive, which enters the subdivision from the northeast and runs westward. Country Club Drive has a 50' right-of-way and terminates in a cul-de-sac beyond the club house. A 30-foot building setback is uniform throughout.

The country club was established in 1923 in a then-rural area well outside the Greenville corporate limits. Portions of the present club house may date from the organization's early years but its existing appearance is of a modern Neo-Colonial Revival-style design, augmented by large expanses of paved parking, a pool, and tennis courts. The residential neighborhood developed in the 1960s and construction continued into the first decade of the twenty-first century. Its architecture includes both Ranch-derived residences and more substantial estate-scale non-historic domestic architecture. The neighborhood does not appear to meet National Register criteria due to its age and it is not recommended for placement on the study list.

Lakewood Pines (PT2254)

Lakewood Pines is a built-out single-family residential neighborhood which lies west of Evans Street in the southwestern quadrant of the city of Greenville. It was owned by R. C. Stores, III and was laid out in 1946 and consists of four blocks, A through D. Block A contains 10 lots, Block B, 14 lots, Block C, 11 lots, and Block D, 19 lots. The streets in the neighborhood all bear the name “drive,” likely to suggest the non-urban--and therefore desirable--original character of the subdivision to potential buyers. Within the neighborhood are Poplar, Lakewood, Pine View, and Dogwood Drives. Lindell Drive, at the southern edge of the neighborhood, was not part of the original plat. Brick entry portals define the primary entry points to the neighborhood.

The website for Greenville-area subdivisions (www.greenvillemove.com) notes, “in the very heart of town is the charming, established subdivision of Lakewood Pines. This neighborhood is in an ideal location and is close to everything. Traditional and ranch style homes are nestled in a wooded, private setting. Many of the trees in this neighborhood create a shady arched canopy over the streets.”

The building lots in Lakewood Pines are generally rectilinear; some corner lots are triangular. Frontages vary, but the typical lot has a frontage of 100 feet or more. While setback requirements do not appear on the original subdivision plat, nearly uniform setbacks are found throughout the neighborhood. All streets are paved, typically without curbs. The wooded landscape of the neighborhood is one of its most obvious characteristics, creating a sylvan atmosphere for the entire subdivision.

The neighborhood has as one of its development factors the post-World War Two construction of a substantial Dupont plant south of Greenville in neighboring Lenoir County; Lakewood Pines catered to the management of this facility. Architectural styles in Lakewood Pines include variants of the Colonial Revival and Ranch styles, characteristic of the late 1940s-1960s development period. Houses are one and two stories in height, likely of wood frame construction, and are finished in brick, wood siding, and aluminum and vinyl siding. The aforementioned website records that home sizes average 2,191 s. f; the largest in the neighborhood has an area of 3,040 s. f., while the smallest is 1,786 s. f in area.

Lakewood Pines as a whole exhibits a high degree of pride of ownership, with well tended, landscaped yards and houses in excellent states of repair. The Lakewood Pines Neighborhood Association serves as the neighborhood’s advocate. At the time of the survey, a proposed commercial development along Evans Street, the neighborhood’s eastern boundary, posed a significant threat to the otherwise unimpaired integrity of the neighborhood.

Lakewood Pines represents *Post World War II and Early Freeway Suburbs, 1945 to 1960*, one of the property types set forth in the National Register Bulletin "Historic Residential Suburbs: Guidelines for Evaluation and Documentation for the National Register of Historic Places." The neighborhood exhibits a high degree of physical integrity and appears eligible for the National Register under Criterion A for community planning and Criterion C for architecture. Just as the evaluation of 1920s neighborhoods by preservationists in the 1970s and early 1980s (now clearly deemed eligible for study and registration) presented obvious issues because of their temporal proximity, the evaluation of architecture from the 1950s and early 1960s, "relics from the recent past," poses similar challenges. Lakewood Pines is recommended for inclusion on the study list and a comprehensive historic resource survey should be an integral part of the preservation planning for the neighborhood.

Rock Springs (PT2255)

This neighborhood consists of a single-family residential area lying generally between East Fourteenth Street and East Tenth Street, south of the East Carolina University campus. The area was platted in 1940, under the name "Rock Springs Park," under the ownership of J. H., F. L., and M. K. Blount and J. C. Lanier. It lies along a portion of Greene Mill Run, which flows through portions of five lots at the eastern edge of the neighborhood. Within the neighborhood are East and West Rock Springs Road, Edgewood Circle, and a portion of East Fourteenth Street. The original subdivision was platted into six blocks, A through G, containing a total of seventy-seven building lots of varying size. The neighborhood also includes eleven lots on the south side of East Fourteenth Street. Building setbacks of 30' and 40' are set forth in the original plat.

Public records indicate that most of the neighborhood was built up in the decades between the original 1940 subdivision and the 1960s. It contains well-preserved examples of architectural styles in vogue during this period. Among these are the Colonial Revival, Cape Cod, Tudor Revival, and Ranch style. Buildings are both one and two stories in height, finished in brick, wood, and stucco, with gable roofs. Most are built on foundations of concrete block or poured concrete. All properties in the neighborhood are very well maintained.

Dependencies found in the Rock Springs neighborhood include detached garages and utility sheds. Some properties have attached garages, characteristic of the design of residential architecture during this period. In some cases, carports are present. The neighborhood is graced by mature vegetation including well-landscaped yards and shade trees. All streets are paved; there are no alleys.

The neighborhood represents two of the property types set forth in the National Register

Bulletin "Historic Residential Suburbs: Guidelines for Evaluation and Documentation for the National Register of Historic Places." These are *Early Automobile Suburbs, 1908 to 1945* and *Post World War II and Early Freeway Suburbs, 1945 to 1960*. The area exhibits a high degree of physical integrity and appears eligible for the National Register under Criterion A for community planning and Criterion C for architecture. It is recommended for the study list and an intensive-level historic resource survey should be integrated into the preservation planning for the area.

Valley Grove/Higgs (PT1418)

This consists of a large, ethnically-diverse, mixed-use neighborhood west of downtown Greenville, whose eastern boundary is formed by Dickinson Avenue and the western by S. Memorial Drive, both of which are major commercial arteries. Dickinson Avenue extends southwestward from the heart of the community and S. Memorial Drive is part of one of the outer traffic loops which encircle Greenville. Farmville Blvd. and Douglas Ave. form parts of the neighborhood's northern boundary. The railroad crosses through the southernmost reaches of the neighborhood, and to the east accesses the historic industrial areas upon which the neighborhood's early residents depended for their employment.

This neighborhood developed as Greenville's commercial and industrial base grew in the late nineteenth and early twentieth century. As noted in "The Architectural Heritage of Greenville, North Carolina," the area was developed by three brothers, Edward B., Jacob W., and Joseph Sydney Higgs, local business leaders who were prominent in the retail and banking community in Greenville. Much of the area has always borne their name. The growth of Greenville as a tobacco center was somewhat constricted by the lack of housing, and in 1898 the Higgs brothers acquired thirty acres west of the downtown and had the land laid out into building lots. They advertised their new neighborhood in the local newspaper and offered financing to those who wished to build in the new development. The brothers and other members of the Higgs family built their own homes in the neighborhood as well.

The growth of the neighborhood spanned several decades, and two additional plats were filed in 1910, encompassing lands in the Farmville Boulevard and Manhattan Avenue areas and in the area of Watauga Street. An additional tract, south of Dickinson Avenue, was laid out into building lots in the 1920s.

The new neighborhood, not yet part of the incorporated city of Greenville, was described in newspaper accounts as being in "West Greenville." The turn of the twentieth century witnessed the construction of substantial residences along Dickinson Avenue, some of which were for Higgs family members and others of which were for other prominent business and community leaders.

Many of these have been demolished or significantly altered.

By far, the vast majority of the historic housing stock of this area consists of modestly-scaled and simply-detailed cottages, characteristically of wood construction, built on foundations of brick and finished with gabled or hipped roof forms. Many of these properties represent some variant of the Craftsman style. Also included among these are 2-story side-gable-roofed vernacular houses, some with exposed rafter tails typical of the Craftsman style. There are also repetitive building types throughout the area, suggesting speculative development or the use of mass-produced identical workers' housing.

The area west of Line Avenue contains a significantly different type of domestic architecture from the rest of the neighborhood. Along streets such as North Village Drive, Arbor Street, and Line Avenue are Ranch-style derivatives from the 1940s and after.

The largest single tract in the neighborhood is at the corner of Moye Blvd. and Ballpark Street. Here is the 1957 Guy Smith Stadium (PT2186), a historic recreational facility including a baseball field with a grandstand, other playing fields, swimming pools, associated parking, and picnic and playground areas.

In pockets in the Village Grove/Higgs neighborhood new construction is interspersed with the historic cottages and Bungalows from the 'teens, '20s and '30s. One example of such development occurs at the corner of Spruce and Skinner Street, where a series of single-story double houses, appearing to date from the 1970s or 1980s has been built.

As noted above, much of Dickinson Avenue and other parts of the neighborhood have been redeveloped for non-historic commercial use, incorporating warehouse and heavy industrial buildings. Aerial views illustrate many vacant lots which, according to historic fire insurance maps, formerly contained residences.

In addition to its repertoire of domestic architecture, also within the Village Grove/Hicks neighborhood are institutional properties including churches and schools, notable among which is the former West Greenville Grammar School (PT1450) at Chestnut and Manhattan Streets. At the corner of North Skinner and Myrtle Streets is the Fire/Rescue Drill Tower (PT2179), an early 1940s brick structure erected for the training of firefighters.

Although this neighborhood is fragile and has seen more than its share of architecturally incompatible development, it nonetheless does contain a significant and locally-important

concentration of historic domestic architecture dating from the end of the nineteenth century and well into the early decades of the twentieth. It appears to meet National Register Criterion C for architecture, and a comprehensive historic resource survey should be part of the preservation planning for the area. It is recommended for the Study List.

INDIVIDUAL SCATTERED SITES SURVEYED

In addition to the above neighborhoods, the following individual resources were investigated in the course of the project:

Roxy Theater, 629 Albemarle Avenue (PT1425)

This is one of Greenville's few Art Deco-style buildings and is one with strong links to the community's African American community. The purely twentieth-century Art Deco style bears the name of the 1925 Exposition Internationale des Arts Décoratifs et Industriels Modernes (International Exposition of Modern Industrial and Decorative Art) which was held in Paris. Architecturally, the style often employs strong stepped forms and sweeping curves, along with zig-zag and chevron patterns, and the sunburst motif. It found favor in the design of skyscrapers, bus and train depots, and movie houses large and small across the country. The building was built for the Roxy Theatre, Inc., the stockholders of which were Jasper L. Tripp, Roy L. Tripp, and J. R. Cullifer. Roxy is a name borne by many theaters built from the 1920s and after. Jasper Tripp soon sold his shares to his partners and in December, 1951 the corporation was dissolved and the property was leased to the Booker T. Theater Corporation of nearby Rocky Mount. J. R. Cullifer eventually regained ownership and in 1961 he sold the theater to John Warner, who owned it until 1970. It is conditionally recommended for the Study List but an examination of the integrity of its interior would be needed before it could be considered for the Study List. It also offers the potential for designation as a local landmark.

Agnes Fullilove School (PT 1450), 1600 Chestnut Street

This is a 2-story Colonial Revival-style school building finished in red brick trimmed with light-colored stone, with a symmetrical façade incorporating a centered entrance recessed within a 3-bay semi-circular-arcaded loggia. Fenestration is primarily flat-topped, with multi-light sash, set on stone sills and capped with soldier course brick lintels. The building is trimmed in a variety of stone including quoins at the corners, four urns atop a parapet at the center of the building, and four circular discs with allegorical themes, including an open book bearing the Latin inscription "Vincit Omnia Veritas," which translates to "Truth Always Wins." Above the entryway is an arcaded corbeled table of stone, trimmed with a dental band. A gymnasium addition has been erected on the rear elevation. A name stone across the parapet bears the inscription "West Greenville

Grammar School." Another plaque on the building notes that it is the work of Wilson, Berryman, and Kennedy Architects, and was built by C. B. West, under the administration of J. L. Little, the Chairman of the local Board of Education. The architect was known for the design of a number of school buildings in this part of the state in the 1920s, and the contractor was a major local builder. In 1958 the building was renamed the Agnes Fullilove School, honoring a teacher who had taught in Greenville from 1926 to 1967 and was Principal of this school building for 25 years during that period. The school has been converted for use as a community social service center. It was placed on the Study List in 1984. It also offers the potential for designation as a local landmark.

College View Apartments (PT 2175) , 2310 east Tenth Street

This is a complex of duplexes dating from shortly after World War II. Although an obvious example of post-war multiple housing, the application of non-historic finishes to nearly every one of the buildings has compromised the integrity of the complex as a whole.

E. Tenth Street Commercial Strip, 2711-2735 E. Tenth Street (PT 2176)

This is a 1952-1962 one-story commercial strip and among the community's first commercial developments outside of the downtown. All storefronts have been altered and the building does not appear to meet National Register Criteria for Evaluation.

Greenwood Cemetery (PT2177), East Fifth Street

One of the city's earlier burial grounds, Cherry Hill Cemetery, had been deeded to the community in 1872 by Tilghman Cherry. By the 1920s Cherry Hill was full and the City paid \$10,000 for 101 acres formerly owned by James Burns; that purchase would become Greenwood Cemetery. It is a substantial municipal cemetery with brick entry gates bearing plaques with the name, Greenwood Cemetery, and the date, 1926. The entry gates are of brick and are capped with stone, and incorporate cast iron gates and some cast iron fencing. Other fencing enclosing the cemetery is of chain link. Paved roadways with curbs traverse the cemetery, which is landscaped with mature vegetation including shrubbery and trees. Monuments within the cemetery include a full range of forms, including blocks, tablets, obelisks, cross-vault obelisks, most of which represent production monuments rather than the work of traditional carvers. Some memorial statuary is in the cemetery and concrete benches remain in varying conditions. According to the City website, the City acquired this cemetery on November 8, 1924, at which time 101 acres were purchased. The website notes that there are various sized lots in the cemetery including single grave, 2-grave, 4-grave, and 8-grave areas. A section for American Legion Post 39 veterans is located in the cemetery. The website implies that the cemetery is completely full, noting "there are no interment spaces available for sale at Greenwood Cemetery." This is 1 of 4 City-owned cemeteries; the others

are Brownhill, Cherry Hill, and Homestead Memorial Gardens. The cemetery is maintained by the City Public Works Department. It does not appear to meet National Register Criteria Considerations for cemeteries.

Dickinson Street Railroad Bridge (PT 2178)

This is a single-span deck truss bridge of metal which carries the Norfolk and Southern Railroad over Dickinson Avenue. The slope of the roadway beneath the bridge suggests that it was likely built to eliminate a dangerous grade crossing. The bridge is supported by a series of concrete abutments, with Art Deco trim, including a series of railings above the level of the street and curvilinear abutments. Its Art Deco-style design is locally distinctive and it is recommended for the Study List under Criterion C for *engineering*. It also offers the potential for designation as a local landmark.

Fire/Rescue Drill Tower (PT2179), cor. Myrtle and West Skinner Streets

This is a distinctive 5-story red brick-finished practice tower, 18 feet square and 60 feet tall, with a crenellated roofline. The structure has a metal access door at the ground level. The side walls are penetrated by window openings; the windows on the first story have been enclosed with brick, and those on the upper stories are enclosed with heavy screening. An exterior fire escape of metal extends from the second story to the fifth story on one elevation. This structure was built with a \$5,000 donation from Miles Otho Minges, the owner of the local Pepsi-Cola Bottling Company. The building was completed in 1942 and initially served as a drill tower for use by other fire companies from this part of the state, who formerly had to travel to Wilmington for similar training. It is recommended for the Study List and also offers the potential for designation as a local landmark.

Freeland Filling Station (PT2180), 1508 Dickinson Avenue

This distinctive Mission-style filling station was built by John G. Clark and opened for business in February, 1936 under the management of Ray Moore. Leon "Pete" Freeland leased the station after Moore and operated it for the next 32 years. It features a stuccoed finish and a tile roof, incorporating a service canopy and 2 service bays with overhead garage doors. The supports for the service canopy incorporate stylized curvilinear brackets on the interior corners. A 1-story shed roofed addition, finished in T-111, is at the rear of the building. This was built as a Sinclair Service Station, the only one of its kind in Greenville to market this particular brand of petroleum products. It is a locally distinctive example of roadside architecture and while it retains many of its original defining characteristics, it has been altered and does not appear to meet National Register Criteria for Evaluation but would be a contributing element in a potential Higgs Historic District.

(former) **Rose High School** (PT 2181), 1100 S. Elm Street

This is an educational complex which dates from the 1950s, with a variety of additions made between the 1950s and the present. It was the former Rose High School, named for long-time school Superintendent Julius C. Rose, who was the Superintendent of the city schools prior to the combination of the city and county schools into one system. Rose served as Superintendent of Schools from 1920 to 1967, and this building had been in the planning stages since the 1930's. It replaced the Greenville High School on 5th Street, and its first Principal was O. E. Dowd. When this building became a middle school, its name was changed to Eppes, which was the name of the African-American High School which burned in 1970. That school honored Charles Montgomery Eppes (1858-1942), who was born to slaves in Halifax, North Carolina and came to Greenville in 1903, after serving as Principal of schools in Wilmington and Wilson, North Carolina. He was the Superintendent of the African-American School System in Greenville from 1903 until his death in 1942. One significant addition was made in 1969 from designs by the architect Dudley and Shoe, and was built by contractor J. Leo Hawkins. The new high school serving the community was built in 1992 on Arlington Rd. Various additions and alterations have compromised its historic architectural integrity.

Elmhurst School (PT2182)

This is a 1-story educational building finished in blonde brick, with a U-shaped façade on the West Berkley Rd side. The building is characteristic of 1950's school architecture, with little architectural detail. Large expanses of windows provide natural light into the interiors. Associated with this school is an adjacent playground. This school occupies a 19-acre campus. The original portion of the school dates from 1955 but it has been added to and does not appear to retain sufficient integrity for consideration for the Study List.

Bilbro Warehouse, 1013 Dickinson Avenue (PT 2183)

This was historically used as a wholesale grocery warehouse operated by A. Tyson Bilbro, Cecil O. Bilbro, R. Bruce Bilbro, and William Octavius Bilbro and operated as the Greenville Wholesale Co. It consists of an L-shaped interconnected complex of brick buildings generally lacking in any notable architectural detail. The 5-bay Dickinson Avenue façade features a "boomtown" front and contains several overhead loading doors at truck-bed height and one bay recessed behind the plane of the others; one of the loading bays has been altered with the insertion of a single door. The loading bays are slightly recessed behind the plane of the main façade and are capped with brick corbeling. Capping the façade (which is of painted brick) is a flat parapet which incorporates a soldier course brick band. The unpainted brick secondary elevations are not remarkable and include unbroken brick side walls with bay spacing defined by brick pilasters and on the rear a 5-bay loading area shielded by a flat marquee canopy of metal. Physical

evidence suggests that additions have been removed from at least one side elevation of the original structure. The degree of alteration has precluded its eligibility for the National Register.

Greensprings Park, 2500 East Fifth Street (PT 2184)

According to a May 14, 1955 article in the "Daily Reflector," this community facility began as a Greenville Women's Club project in 1951 under the presidency of Mrs. R. P. Rogers; the club dated from 1917. The park was developed under the direction of Greenville Street Superintendent C. K. Beatty on land given to the community by several anonymous donors. It is a City-owned park, and consists of a 1.5-mile greenway which is part of the South Tar River Greenway and which extends from this park along Green Mill Run to the Tar River and then westerly along the south bank of the Tar River. The park is bisected by Green Mill Run and includes hiking and walking trails and pavilions. This park and other similar facilities are supported by the Friends of Greenville Greenways, a nonprofit, all-volunteer, organization that fosters awareness of the importance of greenways, advocates for their use, and solicits funding for their development and construction within Greenville and Pitt County. It does not appear to meet National Register Criteria for Evaluation.

Standard Supply Building (PT 2185), 524 West Tenth Street

This is a vernacular commercial/warehouse building of brick, located along the railroad tracks at the corner of West Tenth and Railroad Streets. The façade is 3 bays in width, with bay spacing defined by unadorned brick pilasters. Three storefronts are on the first story, each boarded up with plywood. Fenestration on the upper façade includes paired flat-topped 6/6 windows in each of the bays. The north side elevation is penetrated by 6/6 sash as well; the south elevation is solid. Some windows have been bricked-in. In the 1920s, the R. E. Ricks Transfer Company, a moving company owned and operated by Reuben Ricks, operated from this building. It was vacant through part of the 1930s and by 1947 was the home of Standard Supply, a plumbing wholesaler managed for years by George W. Smith. The company was listed in Greenville city directories as being wholesale distributors of plumbing and heating supplies. The building is devoid of notable architectural detail, has been subjected to major alteration, and does not appear to meet National Register Criteria for Evaluation.

Guy Smith Stadium (PT2186), 2113 Myrtle Avenue

This is a 1957 municipal stadium, named in honor of Guy Smith (1906-1975), who was president of the Greenville Baseball Club. Among other features, it contains 2 lighted baseball fields, dugouts, a picnic shelter, a youth baseball field, batting cages, and associated adjacent surface parking. In 2004, Greenville was recognized as having one of the 50 best recreation and parks departments in the US and was designated as North Carolina's winner of the title

"Sportstown USA" by "Sports Illustrated." It appears to meet National Register Criterion A for *recreation* and a C for *architecture*, as a municipal recreational facility dating from the 1950s; it is recommended for the Study List. It also offers the potential for designation as a local landmark.

McGowan-Thompson House (PT2187), 1017 Chestnut Street

This is a 2-story gable-end-oriented residential building with a wrap-around veranda on the façade and on a portion of the side elevation, retaining the original Eastlake style turned wood posts and a turned spindle wood upper balustrade. The veranda rests on a brick foundation which is likely an early replacement of the original. The façade is dominated by a 2-story bay window capped with an overhanging gable roof with partial returns of the cornice, trimmed with curvilinear sawn Italianate-derived brackets and drip pendants. The main entrance is on the façade beside the bay window; one non-historic additional access door is on the façade. Fenestration is flat-topped, with both 6/6 and 2/2 sash. The building was converted into apartments and at the time of the survey was owned by a religious organization. It is thought to be the southern wing of a larger building which served as the Greenville Male & Female Institute, founded in 1881 by Methodists of the Washington District. A more in-depth discussion of the property is found in "The Architectural Heritage of Greenville, North Carolina," pp. 73-74, which also suggests that the building was moved from Dickinson Avenue. It has been significantly altered, apparently moved from its original location, and does not appear to meet National Register Criteria for Evaluation.

House, 1011 Chestnut Street (PT2188)

This is a vacant and deteriorated c. 1900 vernacular residence with an L-shaped façade and a hip-roofed porch supported by turned wood posts; the original porch railing has been replaced with a railing of 2 x 4 wood members. The main body of the house is hip-roofed and a 2-story gable-end-oriented section on the façade creates an L-shaped footprint for the main house. The principal roof and that of the veranda are finished in standing-seam metal. Fenestration is flat-topped, with 2/2 sash and modest surrounds. Some openings on the first floor have been covered with plywood sheets. A 1-story ell extends from the rear of the house. Parged chimneys rise from one of the hips of the main roof and from the corner and the ridgeline of the rear ell. It does not appear to meet National Register Criteria for Evaluation.

Webb Grain Elevators (PT 2189), c. 1320 North Green Street

This is an agricultural/industrial complex consisting of a modern metal building and a series of agricultural storage facilities, including grain bins with conical roofs, all of which is dominated by a substantial multi-story grain elevator of masonry construction. As noted on the wikipedia.org website, grain elevators are buildings or complexes of buildings for storage and shipment of grain. They were invented in 1842-43 in Buffalo, New York, by Joseph Dart, Jr., a local merchant and

Robert Dunbar, an engineer. Using the steam-powered flour mills of Oliver Evans as their model, they invented the marine leg, which scooped grain out of the hulls of ships and elevated it to the top of the marine tower. Older grain elevators and bins often were constructed of framed or cribbed wood and were prone to fire. Grain elevator bins, tanks and silos are now usually constructed of steel or reinforced concrete. Bucket elevators are used to lift grain to a distributor or consignor where it flows by gravity through spouts or conveyors and into one of a number of bins, silos or tanks in a facility. When desired, the elevator's silos, bins and tanks are then emptied by gravity flow, sweep augers and conveyors. As grain is emptied from the elevator's bins, tanks and silos it is conveyed, blended and weighted into trucks, railroad cars, or barges and shipped to end users of grains (mills, ethanol plants, etc.). Prior to the advent of the grain elevator, grain was handled in bags rather than in bulk.

The subject property was formerly part of the Fred Webb operation. Webb (1918-2009) was born in Edgecombe County and graduated from N. C. State University in 1939 with a degree in Agriculture. After service in World War Two, he started his career in the grain business in Elizabeth City. He was with Continental Grain Company for a short time before launching an agricultural commodity merchant company of his own in Greenville, d/b/a Fred Webb, Inc. The firm also had subsidiary interests in cotton business and agricultural land development. Fred Webb became the largest private grain dealer on the east coast, operating over 50 locations in North Carolina, Virginia and Maryland. He was Charter President of the NC Grain Dealers Association and served on the Board of Directors of the National Grain Dealers Association. As the first President of the South East Grain Association, his career spanned many changes in the grain business. His original grain elevator received ear corn still in the shuck. With the advent of grain combines, he fulfilled his vision by designing and building a state of the art grain elevator. He built the subject property, beginning as a 250,000 bushel elevator in 1957, and expanded the original 250,000 to over 2.5 million bushels. His elevator was capable of blending 50 different bins simultaneously and at the same time dried 3 different commodities and also load out or unload by railroad or truck. He was an innovator in the government storage era by being the first in the grain business to store grain in warehouses and on the ground. (Information from Wilkerson Funeral Home webpage)

It has been altered and added to and does not appear to meet National Register Criteria for Evaluation.

Highway Department Office (PT2190), 1704 N. Greene Street

This is a Colonial Revival-style government office building built during the Depression for the state highway department, likely under the WPA or a similar federal-funding program. The Colonial Revival style was among the favorite styles employed during the Depression for

federally-funded public works projects such as this. The subject property incorporates a symmetrical 5-bay façade with a centered entry through a semi-circular-arched recessed entryway enframed within a corbeled brick frontispiece capped with a stone keystone. The entrance incorporates 10-light double doors, above which is a semi-circular fanlight with delicate, attenuated mullions. The façade incorporates forward-projecting hip-roofed side wings on both the north and south corners. The slope of the roof on the façade is penetrated by a centered triangular center gable with louvered vents, while that on the rear features two such gables. Fenestration is flat-topped, with 1/1 sash. This building has served as the local district office for the state Department of Transportation, Division of Highways. The Division Two office plans, designs, builds, and maintains the state highway system for Beaufort, Carteret, Craven, Greene, Jones, Lenoir, Pamlico, and Pitt counties. The building represents public architecture from the 1930s, likely associated with one of the New Deal construction programs, and is recommended for the Study List. It also offers the potential for designation as a local landmark.

Transportation Department Service Yard (PT 2191), 1722 N. Memorial Drive

This is a sprawling 29-acre complex of detached public works buildings built of wood frame, masonry (brick and concrete block) and metal, including metal-sided sheds, garages, offices, and storage buildings. A substantial amount of paved and unpaved surface parking is used for the state-owned fleet of highway maintenance vehicles, which range in size from pick-up trucks to heavy equipment, tank trucks, and road-building machinery. Much of the area is enclosed with chain-link fencing. The property is immediately west of the railroad, in a primarily industrial area in close proximity to the municipal airport. The facility serves as the service yard for the North Carolina Department of Transportation. Pitt County records date the facility to 1952, but the appearance of individual buildings suggests a span of construction extending nearly to the present. The facility does not appear to be historically or architecturally notable and fails to meet National Register Criteria for Evaluation.

Vann's Hardware (PT 2192), 1314 N. Greene Street

This is a non-historic commercial building, which, according to County records, was initially constructed in 1924 and was rebuilt in 1974. It consists of an interconnected complex of buildings of concrete block and wood construction. The building nearest to the public right-of-way is set at 90 degrees to the N. Greene Street and incorporates a hipped roof in its design, penetrated by paired semi-circular louvered dormers, along with a rearward-projecting hip-roofed ell. Fenestration is flat-topped with sliding glass windows. Formerly Vann's Hardware, the property is now a metal and roofing retailer. The complex is undistinguished historically and architecturally and does not meet National Register Criteria for Evaluation.

Farmer's Warehouse (PT 2193), 900 N. Greene Street

This substantial warehouse complex appears to have been built in several stages. It occupies a large corner tract in a commercial/industrial section of the city. The main original façade is principally of red brick with a loading door and an overhead garage door along with conventional doors. A portion of the façade is finished in stucco. The facade incorporates a 1-step parapet along the roofline with tile coping. Other sections of the building are finished in smooth-dressed concrete block and in non-historic vertical metal siding. A "ghost" sign on the façade identifies the building as the Farmer's Warehouse, listing the names of proprietors David Eastwood, Tommy Elks, and a third name which cannot be read. Historically, this was a tobacco warehouse operated by the Tripp family, including Harvey, Jasper, June, and W. Arthur Tripp. Jasper Tripp was also associated with the construction of the Roxy Theater on Albemarle Street, a movie house which served Greenville's African-American citizens. The building has undergone significant alteration, the placement of non-historic siding, etc. and does not appear to meet National Register Criteria for Evaluation.

Miles O. Menges House (PT 2194), 2508 E. Tenth Street

1½-story Ranch-inspired residence finished primarily in red brick, with a central pavilion flanked by somewhat shorter side wings. Extending across the façade is a glassed-in porch which is supported by decorative wrought iron posts. A substantial painted brick fireplace chimney penetrates the roofline. Fenestration is flat-topped, with exterior fixed shutters. This was the home of Miles O. Minges, a community leader for decades. He came to the City in 1923 and joined other members of his family in a soft drink partnership. In 1934 he began negotiations with Pepsi-Cola and in 1935 assumed the local bottling franchise. Among his most important community contributions was his 1940 donation of \$5,000 to build a fire training tower which is still used by the City. City directories identify him as President of the Pepsi-Cola Bottling Company in Greenville and by 1964 he was listed as Chairman of the Board. This house was listed for sale at the time of the survey, and may be threatened with commercial development. It is architecturally undistinguished and does not appear to meet National Register Criteria for Evaluation.

Free Will Baptist Church (PT 2196), 114 East Eleventh Street

This was erected as the Freewill Baptist Church, under the pastorate of the Rev. W. H. Laughinghouse. The congregation at first met in homes until this house of worship was erected in 1916. Additions were made in 1927 and 1948; the congregation moved to a new church in 1974. Among the pastors who succeeded Rev. Laughinghouse was the Rev. Robert B. Crawford, who served the congregation in the 1940s and 1950s. The building is a red brick Gothic Revival-style church with a corner entry tower with a pyramidal peak. Lancet-arched windows, including plain

windows and windows glazed with religious art glass. Non-historic siding has been applied to wood surfaces and it does not appear to meet National Register Criteria for Evaluation.

Complete Survey List by Survey Site Number

Individual Properties

SSN	Property Name and Location	Town/vicinity
PT0626	Dr. William Isler Wooten, Sr. House	Greenville
PT1425	Roxy Theatre	Greenville
PT1450	Agnes Fullilove School	Greenville
	NW corner Chestnut Street and Manhattan Avenue	
PT2096	John and Johnetta Spilman House	Greenville
PT2097	George H. Clapp, Jr. House	Greenville
PT2098	W. Vance Overton House	Greenville
PT2099	Cledith Oakley House	Greenville
PT2100	Alton Tucker Duplex	Greenville
	also 415 Ash Street	
PT2101	John Rivers Service Station	Greenville
PT2102	Landmark Apartments	Greenville
PT2103	Mack G. Smith House	Greenville
PT2104	William H. Taft House	Greenville
PT2105	Matthew R. Long House	Greenville
PT2106	House	Greenville
PT2107	Milo H. Smith House	Greenville
PT2108	House	Greenville
PT2109	Robert Neal House	Greenville
PT2110	Ione Hooker House	Greenville

PT2111	Lydia Wooten House	Greenville
PT2112	Dr. Melvin Hoot House	Greenville
PT2113	David Evans House	Greenville
PT2114	Edward Batchelor House	Greenville
PT2115	House	Greenville
PT2116	Joseph S. Moyer House	Greenville
PT2117	Meredith Cavendish House	Greenville
PT2118	Carl Adams House	Greenville
PT2119	J. Wilton Tetterton House	Greenville
PT2120	Lydia Wooten House	Greenville
PT2121	Rachel B. Moore House	Greenville
PT2122	Addie VanDyke House	Greenville
PT2123	William H. White House	Greenville
PT2124	John A. Collins House	Greenville
PT2125	Matthew Long House	Greenville
PT2126	S. Lyman Ormond House	Greenville
PT2127	Carlisle Lupton House	Greenville
PT2128	Robert A. Fountain House	Greenville
PT2129	Edwin D. Griffith House	Greenville
PT2130	William H. Collier House	Greenville

PT2131	Dr. Moulton Massey House	Greenville
PT2132	J. Key Brown House	Greenville
PT2133	Charles Skinner House	Greenville
PT2134	Nathaniel Beard House	Greenville
PT2135	Earl Hollar House	Greenville
PT2136	Double House	Greenville
PT2137	Beulah Hale House	Greenville
PT2138	Wiley Dunn House	Greenville
PT2139	James A. Piver House	Greenville
PT2140	Ernest W. Wells House	Greenville
PT2141	Otto C. Cozart House	Greenville
PT2142	Bernard Sandick House	Greenville
PT2143	Robert W. Fennell House	Greenville
PT2144	Michael Martin House	Greenville
PT2145	Carl E. Whitfield House	Greenville
PT2146	Calvin Edwards House	Greenville
PT2147	Roscoe L. King House	Greenville
PT2148	House	Greenville
PT2149	Richard Evans House	Greenville
PT2150	House	Greenville

PT2151	Rev. Thomas Davis House	Greenville
PT2152	William S. Corbitt, Jr. House	Greenville
PT2153	Calais Sheppard House	Greenville
PT2154	W. Banks Cozart, Jr. House	Greenville
PT2155	Roland B. Farley House	Greenville
PT2156	Julian J. White, Jr. House	Greenville
PT2157	Vance Harrington House	Greenville
PT2158	Rev. Richard Gammon House	Greenville
PT2159	J. Louis Fleming House	Greenville
PT2160	Double House	Greenville
PT2161	House	Greenville
PT2162	Alice Strawn House	Greenville
PT2163	House	Greenville
PT2164	Tibbats-Hasket Double House	Greenville
PT2165	Hon. S. Eugene West House	Greenville
PT2166	Kappa Delta House	Greenville
PT2167	Hon. William S. Stafford House	Greenville
PT2168	Lewis W. Herring House	Greenville
PT2169	I. Jackson Edwards House	Greenville
PT2170	J. Gillis Riddick House	Greenville

PT2171	House	Greenville
PT2172	Jonathan Overton House	Greenville
PT2173	John B. Kittrell House	Greenville
PT2174	Claude D. Ward House	Greenville
PT2175	College View Apartments	Greenville
PT2176	E. Tenth Street Commercial Strip	Greenville
PT2177	Greenwood Cemetery	Greenville
PT2178	Dickinson Street Railroad Bridge at crossing of railroad tracks	Greenville
PT2179	Fire/Rescue Drill Tower cor. Myrtle and W. Skinner	Greenville
PT2180	Freeland Filling Station	Greenville
PT2181	Rose High School	Greenville
PT2182	Elmhurst School	Greenville
PT2183	Bilbro Warehouse	Greenville
PT2184	Greensprings Park	Greenville
PT2185	Standard Supply Building also addressed as 1001-1003 Railroad Street	Greenville
PT2186	Guy Smith Stadium	Greenville
PT2187	McGowan-Thompson House	Greenville
PT2188	House	Greenville
PT2189	Webb Grain Elevators at W. Gum Road along railroad	Greenville
PT2190	Highway Department Office, 2nd District	Greenville

PT2191	Transportation Department Service Yard	Greenville
PT2192	Van's Hardware	Greenville
PT2193	Farmer's Warehouse	Greenville
PT2194	Miles O. Menges House	Greenville
PT2195	Leonard M. Ernest House	Greenville
PT2196	Free Will Baptist Church	Greenville
PT2230	J. Claude Gaskins House	Greenville
PT2231	J. Royce Jones House	Greenville
PT2232	Thomas Wilson House	Greenville
PT2233	E. Coy Avery House	Greenville
PT2234	W. Vernon Tyson House	Greenville
PT2235	George Wilkerson House	Greenville
PT2236	William Goodwin House	Greenville
PT2237	Jack Howard House	Greenville
PT2238	Harry Forbes House	Greenville
PT2239	House	Greenville
PT2240	Dallas Clark House	Greenville
PT2241	J. Hicks Corey House	Greenville
PT2242	R. Connor Merritt House	Greenville
PT2243	I. Jackson Edwards, Jr. House	Greenville

PT2244	Elmo Dupree House	Greenville
PT2245	George Lautares House	Greenville
PT2246	James E. Phelps House	Greenville

Districts / Neighborhoods / Areas

DSSN	District	N	NR date	SL	SL date	DOE	DOE date	Local	Survey Only
PT0619	East Fifth Street Historic District (Greenville)				6/10/2004				
PT2247	Brook Valley Neighborhood (Greenville)							X	
PT2248	Brookgreen Neighborhood (Greenville)								X
PT2249	College Heights/Green Springs Neighborhood (Greenville)							X	
PT2250	Colonial Heights Neighborhood (Greenville)								X
PT2251	Forest Hill Neighborhood (Greenville)								X
PT2252	Glen Authur Neighborhood (Greenville)								X
PT2253	Greenville Country Club Neighborhood (Greenville)								X
PT2254	Lakewood Pines Neighborhood (Greenville)								X
PT2255	Rock Springs Neighborhood (Greenville)								X
PT1418	Village Grove/Higgs Neighborhood (Greenville)								X

METHODOLOGY

This survey project was carried out using customary research methods. As noted above, the Consultant was provided with a series of maps illustrating the various areas and individual properties to be investigated. The initial step in the process was the gathering of photographic documentation of all of the properties to be surveyed. This was accomplished using a Canon digital SLR 12-megapixel camera. Photographs were all taken from the public rights-of-way.

With respect to the East Fifth Street area, every property in this neighborhood was photo-documented, along with dependencies. Multiple photos were taken in some cases, illustrating secondary elevations and details. The same can be said for the twenty-three individual scattered properties which were surveyed on an individual basis.

In the case of the nine neighborhoods which were windshield surveyed, representative streetscape views were taken throughout each neighborhood. In addition, photos were taken of properties which characterize each neighborhood as a whole.

Local historical research was carried out using both the Verona Joyner Langford North Carolina Collection at East Carolina University's Joyner Library and the local history collection of the Sheppard Memorial Library, the community's public library. The digital holdings of NC LIVE were consulted, particularly that website's collection of Sanborn Fire Insurance Maps. Pitt County public records were investigated and copies of relevant historic plat maps were submitted with the survey materials. OPIS, the Internet-based property assessment website, was used to ascertain dates of construction for many of the surveyed properties. When OPIS dates were missing, inconclusive, or

apparently in error, a “circa” date was provided.

In order to provide as much contextual data as was feasible, city directories were consulted to identify original and early owners of the properties in the East Fifth Street survey area which was investigated at the intensive level. Historical data on the individual scattered sites was gathered from the above-referenced collections. In-depth investigation of individual properties in the nine neighborhoods which were windshield surveyed would be a function of a future intensive-level historic resource survey in each neighborhood.

Following the gathering of field data, the Consultant assembled individual survey forms for all of the East Fifth Street area properties and for the 23 individual survey sites. Neighborhood survey forms were developed for the 9 windshield survey neighborhoods. This component of the survey was accomplished using the survey database developed by the HPO which records primary information on each property.

In addition to the HPO survey forms, the Consultant prepared continuation sheets for each resource, containing embedded images gathered in the course of the fieldwork. In some cases a single image was embedded and in others more than one image appeared on the respective continuation sheet. In the case of the neighborhoods, continuation sheets contained both streetscape views and images of individual properties.

Each property was assigned an SSN number and each of the finished survey forms was delivered in labeled envelopes to the HPO. A CD containing all of the survey data and all of the images gathered in the course of the project was also provided.

RECOMMENDATIONS

In addition to the recordation of historic resources, one of the stated purposes of this project was to identify individual properties and neighborhoods which may be eligible for listing in the National Register of Historic Places. The process of National Register designation typically encompasses an intensive-level historic resource survey and some of the recommendations below would fall with the long-range preservation planning for the city. In North Carolina the first formal step in this process is to have a property placed on the National Register Study List by the HPO's National Register Advisory Committee. Owner consent issues--typically issues of public education--must also be faced in the National Register process.

The National Register of Historic Places is the official federal-level list of properties which are significant in American history, architecture, archaeology, engineering, and culture.¹ Properties listed in the National Register may be recognized for their significance on a national, state, or local level. All of the properties recommended below for placement on the Study List would likely be significant on a local level. The National Register recognizes several distinct types of properties:

- ☐ individual buildings
- ☐ districts
- ☐ structures
- ☐ objects
- ☐ sites

The National Register sets forth four Criteria for Evaluation with respect to potential designation. National Register policy requires that one or more of the criteria must be met in order for a property to be listed. The Criteria evaluate properties which:

¹Complete information on the National Register is contained in several U. S. Department of the Interior Bulletins. The general introductory National Register Bulletin is Bulletin 16A, "How to Complete the National Register Registration Form," from which this information is taken.

- A: are associated with events that have made a significant contribution to the broad patterns of our history
- B: are associated with the lives of persons significant in our past.
- C: embody the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction
- D: have yielded, or may be likely to yield, information important in prehistory or history

In addition to the above factors, *historic integrity* must be present in order for a property to be eligible for the National Register. The National Register defines integrity as “the authenticity of a property’s historic identity, evidenced by the survival of physical characteristics that existed during the property’s prehistoric or historic period.” Historic integrity consists of the composite of the following qualities:

- ◆ location
- ◆ design
- ◆ setting
- ◆ materials
- ◆ workmanship
- ◆ feeling
- ◆ association

As stated in National Register policy, “not only must a property resemble its historic appearance, but it must also retain physical materials, design features, and aspects of construction dating from the period when it attained significance.”

Keeping in mind that the following recommendations will likely cover multiple years of

preservation planning for Greenville, and using the above National Register discussion as a point of reference, the following properties are recommended for placement on the National Register Study

List:

- East Fifth Street Historic District (PT0619; placed on the Study List in 2004)
- Roxy Theater (PT1425); contingent upon evaluation of the interior
- Agnes Fullilove School (PT1450; placed on the Study List in 1984)
- Fire/Rescue Drill Tower (PT2179)
- Dickinson Avenue Railroad Bridge (PT2178)
- Guy Smith Stadium (PT2186)
- Highway Department Office (PT2190)
- Village Grove/Higgs Neighborhood (PT1418)
- Glen Arthur Neighborhood (PT2252)
- Colonial Heights Neighborhood (PT2250)
- Lakewood Pines Neighborhood (PT2254)
- Forest Hill Neighborhood (PT2251)
- Rock Springs Neighborhood (PT2255)
- Brookgreen Neighborhood (PT2248)

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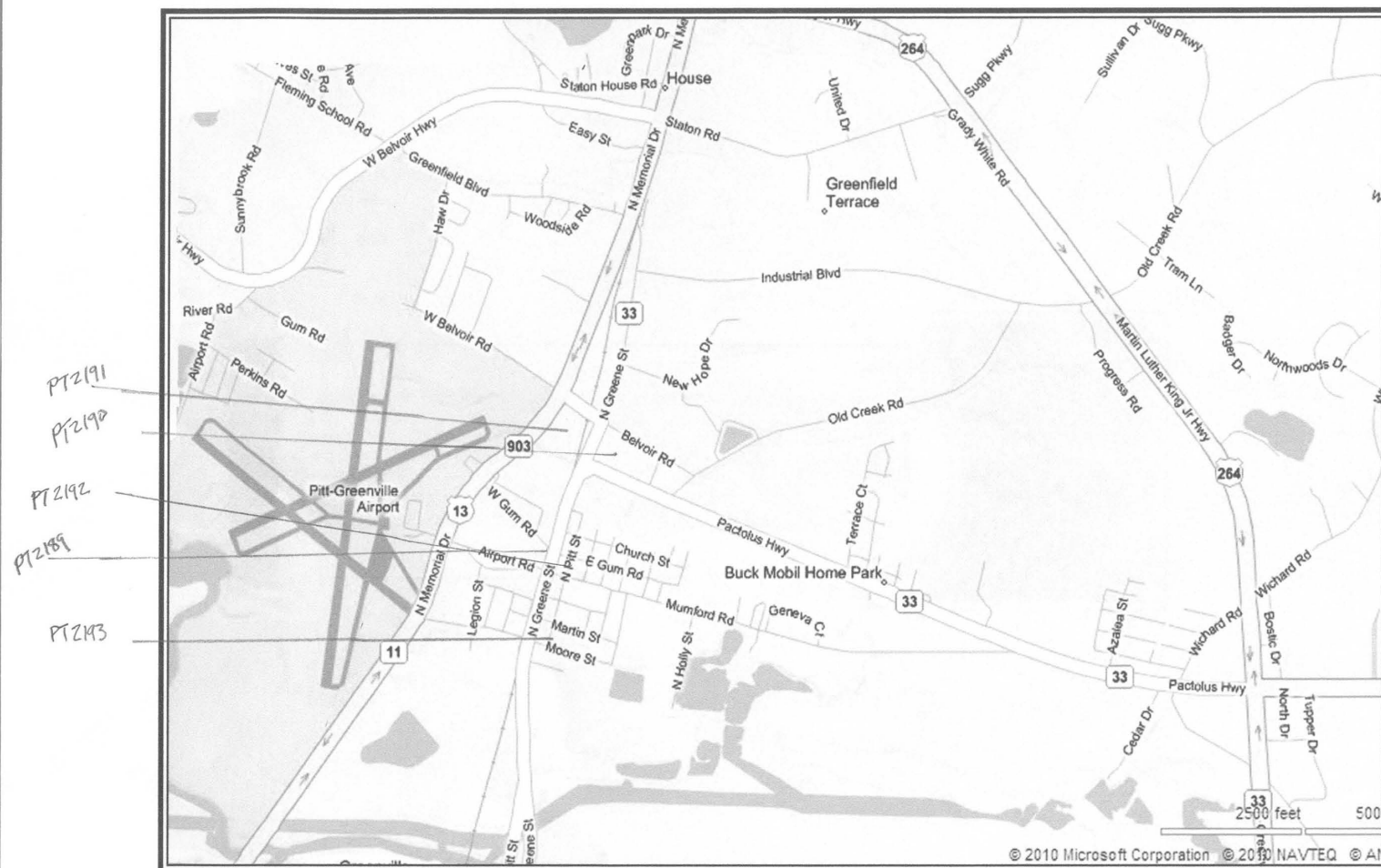
North Carolina Collection, Joyner Library, East Carolina University.

Sheppard Public Library, Greenville, North Carolina.

MAPS OF AREAS SURVEYED



Map of the central segment of the city, depicting resources recorded in the course of this survey



Map of the northern segment of the city, depicting resources recorded in the course of the survey.



