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## Historic Preservation Commission

### A G E N D A

**This meeting will be virtual and conducted via Zoom**

Tuesday, January 26, 2021, 6:00 PM

200 West Fifth Street  
Greenville, NC 27835

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- I. Call to Order
- II. Roll Call
- III. Additions/Deletions to Agenda
- IV. Approval of Meeting Minutes
  - 1. December 22, 2020
- V. New Business
  - 1. Minor Work COA  
2021-0004 530 Evans Street:  
Applicant: Greg Needham for Sheppard Memorial Library  
Project: Replace slate roof with like materials
  - 2. Consideration of Local Landmark Designation of the Flanagan-Wagner House,  
903 East Fifth Street, to be forwarded to SHPO
- VI. Public Comment Period – see page 4
- VII. Committee Reports
  - DRC – met on January 7, 2021
  - Selection – did not meet
  - Publicity – did not meet
- VIII. Approved COA/MWCOA Staff Update
- IX. Announcements / Other
- X. Election of Officers
- XI. 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](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, January 22, 2021 or email Tony Parker at [tparker@greenvillenc.gov](mailto:tparker@greenvillenc.gov). To speak at a public hearing, the speaker needs to complete an oath form that has to be notarized. City staff can assist with notarizing the oath form. The oath form is not required for speaking during the Public Comment Period.

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

### **PROCESS FOR SPEAKING**

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

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

### **STEPS TO JOIN THE MEETING**

**To Join by Computer:**

1. Click the meeting link you received after pre-registering or open the Zoom app (if you have downloaded it to your computer, tablet or smart phone).
2. Join a meeting using one of these methods:
  - \* Click Join a meeting if you want to join without signing in OR
  - \* Sign in to Zoom then click Join.
3. Enter the meeting ID number and your display name.
  - \* If you are signed in, change your name to match the name on your registration form.
  - \* If you are not signed in, enter a display name. Select if you would like to connect audio and/or video and click Join.

### **To Join by Telephone:**

1. On your phone, dial the teleconferencing number provided when you pre-registered.
2. Enter the meeting ID number and password when prompted using your dial pad.
3. Phone controls for participants: The following command can be entered using your phone's dial pad while in a Zoom meeting/webinar:

\*6 – Toggle mute/unmute

\*9 – Raise hand

### **How to Watch the Meeting**

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

## **PUBLIC COMMENT RULES AND PROCEDURES**

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

### **III. Approval of Meeting Minutes**

**DRAFT MINUTES OF THE GREENVILLE HISTORIC PRESERVATION COMMISSION SPECIAL CALL MEETING**

December 22, 2020

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

Jeremy Jordan - Chairperson - \*

Candace Pearce – Vice chair - \*

Myron Caspar – \*

Andrew Morehead - \*

Justin Edwards - \*

Robert Wright - \*

Kerry Carlin - \*

Roger Kammerer – X

Israel Mueller -\*

Scott Wells - \*

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

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

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

**MINUTES:**

**Motion made by Ms. Pearce, seconded by Ms. Wells, to accept the November 24, 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. Local Landmark Designation Consideration**

Ms. Gooby presented the Local Landmark Survey and Research Report for the J. B. Cherry – Frank Wilson Office Building located at 106 E. Fourth Street. On December 2, 2020, SHPO sent comments that the building has the required integrity and significance needed to be eligible for Local Landmark status. Should the Commission vote to affirm the property for Local Landmark status, the report and ordinance for the designation will be forwarded to City Council at its January 14, 2021 meeting.

**Motion made by Ms. Pearce, seconded by Dr. Carlin, to forward the Local Landmark Survey and Research Report and the proposed ordinance for the J. B. Cherry – Frank Wilson Office Building Local Landmark Designation to City Council for consideration. Motion passed unanimously.**

**Motion made by Dr. Carlin, seconded by Dr. Edwards, to adjourn. Motion passed unanimously.**

Meeting adjourned at 6:20 pm.

**Respectfully submitted,**

**Tony Parker**

**Planner I**

## **V. New Business**

### **1. Minor Work COA**

**Sheppard Memorial Library 530 S. Evans Street**

**COA 2021-0004 Minor**

**Replace Slate Roof With Like Materials**



## **2. Local Landmark Designation**

**Local Landmark Designation - 903 E. Fifth Street  
Flanagan - Wagner House**

<b>Request:</b>	Consideration of Local Landmark Designation
<b>Applicant:</b>	Dr. Ernest W. and Sara M. Larkin
<b>Location:</b>	903 E. Fifth Street
<b>Parcel Number:</b>	14352
<b>Historic Status:</b>	Contributing

This is a request from Dr. Ernest W. and Sara M. Larkin, property owners, to have the Flanagan - Wagner House, located at 903 E. 5<sup>th</sup> Street, be designated as a Local Historic Landmark.

Along with the College View Historic District, there are currently 27 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 14<sup>th</sup> 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 Selection Committee met and recommended the property owners proceed in creating a report for the State Historic Preservation Office (SHPO).

On July 27, 2020, the Selection Committee presented their recommendation for proceeding with the report to the HPC.

On January 26, 2021, the finished report will be presented to the HPC for approval to forward the report to SHPO.

**Flanagan- Wagner House**

**903 East Fifth Street**

**Greenville, NC 27858**

**Local Landmark Report**



**Dr. Ernest W. and Sara M. Larkin, Owners**

## **I. General Information**

### **HISTORIC NAME OF PROPERTY**

Flanagan-Wagner House

### **ADDRESS OF PROPERTY**

903 E. Fifth Street, Greenville, NC

**PIN #** 4688508407

**DEED BOOK & PAGE** Deed Book 3293, p. 849

**PLAT BOOK & PAGE** MB1-84

**ZONING** Residential

**Amount of land/acreage to be designated** .0253 acre

**Interior to be designated** YES

### **Property Owner's Address & Phone**

Dr. Ernest W. and Sara M. Larkin, 903 East 5<sup>th</sup> Street, Greenville, NC 27858  
252-341-6679

## **II. Abstract**

### ***Statement of Significance***

The Flanagan-Wagner House, located at 903 E. Fifth Street, Greenville, NC, is proposed for local designation because of its connection to the locally renowned Flanagan and Wagner families, and to other notable owners, and to its local architectural significance as a fine example of the Tudor Revival style in the College View District in Greenville. The house is one of the smaller houses built on East Fifth Street among the larger homes, but It is exceptionally well crafted and is the finest example of its style on Fifth Street. Built in 1938, the one-and-one-half-story brick house has numerous features on the exterior and interior which exemplify the Tudor Revival style. The house was built by Rosamond (Rosa) Flanagan Nicholson and her second husband, Tyrus Irvin Wagner and is a contributing resource in the historic College View neighborhood.

## **III. Historical**

### **Development of College View and the Harrington Family**

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

In the 1850's, it is known that William Darden Moye had a plantation on land that would become College View. His house still sits at the NW corner of Woodlawn and Third Streets. He died in 1856 and his plantation of 245 acres was sold in 1861 to Edward C. Yellowley. Edward C. Yellowley was a well-known lawyer, who built a house on the hill facing Third Street, with a long drive up to the house. He surrounded his house with vast grape arbors and fruit trees. E. C. Yellowley died in 1885 and the plantation was then owned by his nephew, J. B. Yellowley for several years.

In January 1894, J. B. Yellowley leased the E. C. Yellowley house to William Henry Harrington (1846-1918). On Dec. 14, 1895, the E. C. Yellowley plantation was sold to W. W. Leggett.<sup>1</sup> The same day, Leggett turned around and sold the 44 acres to James A. Lang.<sup>2</sup> The Lang property, across from the college, was subdivided and sold at auction to only white people on Dec. 5, 1917.<sup>3</sup> This Lang land was next to 100 acres of the Willis Johnston land, which was on the north side of the old County Road (Third Street). This land was later developed by Franklin Vines Johnston in the 1920's. The old Willis Johnston House still sits on Johnston Street.

In 1896, W. W. Leggett sold the E. C. Yellowley plantation of 137 and a half acres to W. H. Harrington and wife Mary. W. H. Harrington would soon after built a large house and farm (on what is now Summit Street). He then leased out the old E. C. Yellowley House.

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

In June 1906, W. H. Harrington offered the City of Greenville part of his land on the hill south of Fifth Street for a hospital.<sup>8</sup> The Pitt County Hospital was incorporated in August 1902, but nothing came of the hospital effort. On Apr. 14, 1908, W. H. Harrington sold 47.45 acres on the hill south of Fifth Street for \$9,490 to the NC Board of Education for the East Carolina Teacher's Training School.<sup>9</sup>

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

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

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<sup>1</sup> Pitt County Deed Book B-6, p. 157.

<sup>2</sup> Pitt County Deed Book B-6, p. 159.

<sup>3</sup> *Greenville Daily News*, Dec. 4, 1917.

<sup>4</sup> *Eastern Reflector*, May 9, 1902.

<sup>5</sup> *King's Weekly*, June 23, 1902.

<sup>6</sup> *Eastern Reflector*, Oct. 7, 1902.

<sup>7</sup> *Eastern Reflector*, Mar. 24, 1903.

<sup>8</sup> *Eastern Reflector*, June 6, 1902.

<sup>9</sup> Pitt County Deed Book Z-8, p. 466.

<sup>10</sup> Pitt County Map Book 1, p. 84.

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

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

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

William Henry Harrington, died on Jan. 18, 1918 and left two sons by his second wife, Jesse Moye Harrington and Walter Lancaster Harrington. In May 1916, before his death, W. H. Harrington divided his Yellowley land (College View) to these two sons. Walter Lancaster Harrington got 45 lots, the William H. Harrington house on Summit Street and a tenant house.<sup>13</sup> Over the years Jesse Moye Harrington and Walter Lancaster Harrington sold their lots, sued each other over lots and sold each other lots.

Walter Lancaster Harrington (1902-1978) married on Dec. 22, 1923 in Greenville, NC to Mary Gaskill Flanagan (1905-1992) dau. of Roy Chetwynd Flanagan and Helen Perkins. Walter is considered to be the developer of the College View neighborhood.

Jesse M. Harrington (1892-1942) sold his lots within College View and land beside College View was eventually bought by various other people. Franklin Vines Johnston developed the lots around Johnston Street into "Johnston Heights," built his large house there about 1923 and gave the land for the Rotary Club. The Greenville Development Company bought land adjacent to College View and developed Chatham Circle in December 1927.<sup>14</sup> (SEE: Map Book 2, p. 201).

The largest homes of notable citizens were built along Fifth Street facing the East Carolina Teachers Training School.

### **History of Flanagan-Wagner House**

According to the Pitt County Deeds, Edward G. Flanagan and his wife, Rosa Hooker Flanagan, bought 2/3 interest in Lot No. 2 in Block "E" on Fifth Street in the College View neighborhood in October 22, 1925<sup>15</sup> and the remaining 1/3 interest on Mar. 12, 1928.<sup>16</sup>

Apparently, Edward G. Flanagan and his wife, Rosa Hooker Flanagan, kept the lot to eventually build themselves a new house on the lot. However, the Flanagan's eventually gave the

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<sup>11</sup> Pitt County Deed Book N-10, p. 263.

<sup>12</sup> *Eastern Reflector*, Apr. 3, 1914.

<sup>13</sup> Pitt County Deed Book S-11, p. 121.

<sup>14</sup> Pitt County Map Book 2, p. 201.

<sup>15</sup> Pitt County Deed Book W-15, p. 581.

<sup>16</sup> Pitt County Deed Book G-17, p. 356.

lot to their daughter, Rosamond Flanagan Nicholson, for her second marriage on Mar. 25, 1937<sup>17</sup> to Tyrus Irvin Wagner.

In November 1937, T. I. Wagner obtained a building permit for a two story, eight room brick house on Fifth Street in front of the college, valued at \$9,000.<sup>18</sup>

It appears that on Dec. 25, 1939, Edward G. Flanagan and his wife, Rosa Hooker Flanagan, gave the lot to Rosamond and Tyrus Wagner, as a Christmas present.<sup>19</sup>

Rosamond (Rosa) Flanagan Nicholson's father was Edward G. Flanagan (1876-1942) the president of the Flanagan Buggy Company, Inc., the largest employer in Greenville for many years. Flanagan successfully made the transition to the automobile age by becoming Greenville's Ford dealership and in 1934 sold more Ford automobiles than any other dealer in the country. Flanagan was also president of other dealerships, served as president of the North Carolina Funeral Directors and Embalmers Association and helped both to create the State Board of Embalmers and to institute the examining and licensing of undertakers and embalmers. In June 1913, Edward was named as a director of the Standard Realty Company in Greenville, NC. From 1915 until his death Flanagan was president of the Guarantee Bank and Trust Company in Greenville (now merged with Wachovia) and a director of the Wachovia Bank and Trust Company. In 1927, he was the founder and first president of Carolina Sales Corporation of Greenville as well as a director of the Occidental Life Insurance Company and of the Reconstruction Finance Corporation of Charlotte. He served on the Greenville City School Board (1915-42) and was a charter member of the board of trustees for East Carolina Teachers College (now East Carolina University), serving as vice-chairman of the board and as chairman of the building committee. Flanagan Building was named in his honor. A Democrat, Flanagan served four terms (1927-29 and 1931-33) in the North Carolina House of Representatives and one term (1937) in the North Carolina Senate. In Dec. 1928, Edward was named a "Kentucky Colonel." In Jan. 1960, his home on Evans Street became the Greenville Art Center.

Rosamond (Rosa) Flanagan (1904-1982) was a native of Greenville, NC. In her youth she attended Fassifern School for Girls in Hendersonville, NC and Breneau College in Gainesville, GA. Rosamond married first on Oct. 12, 1926 to Joseph P. Nicholson [Div.]. She married second on Mar. 25, 1937 to Tyrus (Ty) Irvin Wagner. Rosamond spent most of her life in Greenville, NC where she was a life member of the Official Board of the First Christian Church and the Christian Woman's Fellowship. She was also a member of the Atheneum Book Club, the Colonial Dames, served on the advisory board of the Greenville Service League and was a patron of the Greenville Museum of Art.<sup>20</sup> In the 1950's. Rosamond Wagner and her brother, Charles R. Flanagan gave several valuable 17<sup>th</sup> century paintings to the NC Museum of Art in honor of their parents. In 1959, Rosamond and her brother, Charles R. Flanagan, gave their parent's home at 802 South Evans Street to the East Carolina Art Society to become the Greenville Art Center (now Greenville Museum of Art).

Tyrus (Ty) Irvin Wagner (1911-1986) was a native of Harrisburg, PA. He was a graduate of Mercersburg Academy and Duke University. While at Duke, he served as captain of the Varsity baseball team in 1935 when Duke finished first in the Southern Conference. He

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<sup>17</sup> Pitt County Marriage Records

<sup>18</sup> Daily Reflector, Dec. 1, 1937.

<sup>19</sup> Pitt County Deed Book J-23, p. 193

<sup>20</sup> Obituary, Daily Reflector, June 3, 1982.

came to Greenville, NC when he played semiprofessional baseball during the summers of 1934-36 as a member of the "Greenville Greenies" of the Coastal Plain League. In 1936, he was selected by the US Olympic Committee to be on a baseball team that toured Japan. Tyrus was employed in the automobile business in Greenville, NC from 1935 until 1967; first with John Flanagan Buggy Company and then with Wagner-Waldrop Motors, Inc. as a partner. He later worked for the Greenville Redevelopment Commission for five years. He was also past president of the Greenville Rotary Club and was a member of the First Christian Church.

According to family information, Tyrus and Rosamond entertained often in their large living room and dining room in their house on Fifth Street. When traffic on Fifth Street became a disturbance, they sold the house in 1944 to Rosamond's brother, Charles R. Flanagan and his wife Jean.

Charles Roy Flanagan (1917-1992) married in 1941 to Eugenia (Jean) McDonald Gaskins (1920-1973). Charles Roy Flanagan was vice president of the Flanagan Buggy Company, Inc. in Greenville, NC. Charles and Jean Flanagan and their two children lived in the house for 28 years.

In 1972, Charles R. Flanagan sold the house to Dr. Charles Thomson Martoccia and his wife, Carol Pridgen Martoccia. Dr. Charles Thomson Martoccia (1931-2000) was a native of Daytona Beach, FL where he attended Mainland High School. He was active in Boy Scouts of America and achieved the rank of Eagle Scout. He attended the University of Virginia where he was initiated into Phi Beta Kappa and was invited to live on West Lawn - an honor awarded outstanding students. He graduated summa cum laude with an AB in Psychology in 1950. He served as a corpsman in the US Navy at the Naval Cadet Program in Pensacola, FL. After completing his Naval duty, he graduated from the University of Florida at Gainesville with a MA and PhD degree in Psychology. Dr. Martoccia was a resident of Greenville, NC since 1961 and was a full professor in the Psychology Department at East Carolina University until he retired in July of 2000 after teaching 39 years. Carol Pridgen Martoccia (1944-2019) who is remembered in Greenville for her painting, writing, Civil War history, and genealogy and for being a second mother to nearly every child who grew up near ECU campus in the 1970s and '80s. From 1979 to 1982, Carol owned and operated "Pipe Dreams," a popular drug-paraphernalia shop in downtown Greenville, NC. The Martoccia family lived in the house for 30 years.

In 2002, Carol Martoccia sold the house to her neighbor Dr. Paul Bolin. Dr. Paul Bolin bought the house as a residence for his mother. Dr. Paul Bolin, was an Internal Medicine Specialist in Greenville, NC with decades of experience in the medical field. He graduated from University of North Carolina School of Medicine medical school in 1984. He was affiliated with Vidant Medical Center.

In 2011, Dr. Ernest and Sara Larkin bought the house from Dr. Paul Bolin.

## Chain of Title

### 1. Pitt County Deed Book W-15 , p. 581 October 22, 1925

a. Grantor: H. C. Sugg and wife, Carrie E. Sugg

b. Grantee: E. G. Flanagan and W. E. Hooker

For \$10.00 and valuable other considerations—an undivided 2/3 interest to E. G. Flanagan and an undivided 1/3 interest to W. E. Hooker, in Lot No. 2 in Block “E” of the College View property in Greenville, NC, as shown on the map in Map Book 1, p. 84 in the office of the Register of Deeds of Pitt County; Beginning at the corner of Lot No. 1 on the north side of Fifth Street, then easterly and with the line of Fifth Street 73.44 feet to the corner of Lot No. 3; then northerly with the line of Lot No. 3 150 feet cornering, thence westerly and parallel with Fifth Street, the beginning, the same being the identical lot or parcel of land that was conveyed by L. C. Skinner and wife Daisy M. Skinner to H. C. Sugg by deed dated 1<sup>st</sup> day of August 1923 and duly recorded in Book E-14, page 558 in office of the Register of Deeds of Pitt County,

### 2. Pitt County Deed Book G-17, p. 356 March 12, 1928

a. Grantor: W. E. Hooker and wife Annie Lee Hooker

b. Grantee: E. G. Flanagan and Rosa Hooker Flanagan

For \$1,200—an undivided 1/3 interest—being entire interest of W. E. Hooker, in Lot No. 2 in Block “E” of the College View property in Greenville, NC, as shown on the map in Map Book 1, p. 84 in the office of the Register of Deeds of Pitt County; Beginning at the corner of Lot No. 1 on the north side of Fifth Street, then easterly and with the line of Fifth Street 73.44 feet to the corner of Lot No. 3; then northerly with the line of Lot No. 3 150 feet cornering, thence westerly and parallel with Fifth Street, the beginning, the same being the identical lot or parcel of land that was conveyed by L. C. Skinner and wife Daisy M. Skinner to H. C. Sugg by deed dated 1<sup>st</sup> day of August 1923 and duly recorded in Book E-14, page 558 in office of the Register of Deeds of Pitt County, reference is also made from H. C. Sugg and wife Carrie E. Sugg to E. G. Flanagan and W. E. Hooker recorded in Pitt County Registry in Book W-15, page 356.

### 3. Pitt County Deed Book J-23, p. 193 Dec. 25, 1939

a. Grantor: E. G. Flanagan and wife Rosa Hooke Flanagan

b. Grantee: Rosemond Flanagan Wagner

For 10 Dollars—sell to Rosemond Flanagan Wagner and her heirs—that certain Lot being Lot No. 2 in Block “E” of the College View property in Greenville, NC, as shown on the map in Map Book 1, p. 84 in the office of the Register of Deeds of Pitt County; Beginning at the corner of Lot No. 1 on the north side of Fifth Street, then easterly and with the line of Fifth Street 73.44 feet to the corner of Lot No. 3; then northerly with the line of Lot No. 3 150 feet cornering, thence westerly and parallel with Fifth Street, the beginning, the same being the identical lot or parcel of land that was conveyed by L. C. Skinner and wife Daisy M. Skinner to H. C. Sugg by deed dated 1<sup>st</sup> day of August 1923 and duly recorded in Book E-14 at page 558 in office of the Register of Deeds of Pitt County, reference is also made from H. C. Sugg and wife Carrie E. Sugg to E. G. Flanagan and W. E. Hooker recorded in Pitt County Registry in Book W-15, page 356.

Also deed from W. E. Hooker and wife Annie Lee Hooker to E. G. Flanagan recorded in Book G-17, p. 581, of the Pitt County Registry.

**4. Pitt County Deed Book H-24, p. 22 Oct. 14, 1944**

- a. Grantor: Rosemond Flanagan Wagner and husband, T. I. Wagner
- b. Grantee: Charles R. Flanagan

For 10 Dollars and other considerations—sell to Charles R. Flanagan and his heirs—that certain Lot being Lot No. 2 in Block “E” of the College View property in Greenville, NC, as shown on the map in Map Book 1, p. 84 in the office of the Register of Deeds of Pitt County; Beginning at the corner of Lot No. 1 on the north side of Fifth Street, then easterly and with the line of Fifth Street 73.44 feet to the corner of Lot No. 3; then northerly with the line of Lot No. 3 150 feet cornering, thence westerly and parallel with Fifth Street, the beginning, the same being the identical lot or parcel of land that was conveyed by L. C. Skinner and wife Daisy M. Skinner to H. C. Sugg by deed dated 1<sup>st</sup> day of August 1923 and duly recorded in Book E-14 at page 558 in office of the Register of Deeds of Pitt County, reference is also made from H. C. Sugg and wife Carrie E. Sugg to E. G. Flanagan and W. E. Hooker recorded in Pitt County Registry in Book W-15, page 356. Also deed from W. E. Hooker and wife Annie Lee Hooker to E. G. Flanagan recorded in Book G-17, p. 581, of the Pitt County Registry. Also deed from E. G. Flanagan and wife, Rosa M. Flanagan to Rosemond Flanagan Wagner recorded in Book J-23, p. 193.

**5. Pitt County Deed Book C-41, p. 190 Aug. 18, 1972**

- a. Grantor: Charles R. Flanagan and wife, Jean G. Flanagan
  - b. Grantee: Charles T. Martoccia and wife, Carol P. Martoccia
- Being lot No. 2, Block “E” of the College View Property, as shown on map recorded in Map Book 1, page 84 of the Pitt County Registry.

**6. Pitt County Deed Book 1285, p. 194 Apr. 5, 2002**

- a. Grantor: Carol P. Martoccia (widow), of Salem, Oconee County, SC
  - b. Grantee: Dr. Paul Bolin, Jr. and wife Linda P. Bolin
- For \$10.00 and other considerations-- Being lot No. 2, Block “E” of the College View Property, as shown on map recorded in Map Book 1, page 84 of the Pitt County Registry.

**7. Pitt County Deed Book 2825, p. 384 Jan. 13, 2011**

- a. Grantor: Paul Bolin, Jr. and wife Linda P. Bolin
  - b. Grantee: Sara M. Larkin and husband, Ernest W. Larkin, III
- For \$10.00 and other considerations-- Being lot No. 2, Block “E” of the College View Property, as shown on map recorded in Map Book 1, page 84 of the Pitt County Registry.

***Construction Timeline***

- 1937-1938..Original Construction. Possibly designed by Thomas Herman, draftsman for Benton and Benton Architectural firm.
- 1938.....A single car garage was built with the house which was demolished in the 1960’s. A large storage shed was built on the 1930’s garage site in 1990’s and was torn down in 2011 to build a two-car garage.

- 1970's.....A den/sunroom was added to the back of the house. It was enlarged in 2011 and a non-functioning fireplace and chimney were replaced.
- Dec. 1991...Listed individually in the National Register of Historic Places.,,under College View.
- 2000's.....A wooden privacy fence installed. It was repaired in 2011.
- 2011.....Dr. Ernest and Sara Larkin restored the house in 2011 according to the guidelines

of SHPO State Historic Preservation Office. Exterior and interior restoration was done under the supervision of Reid Thomas, Restoration Specialist, and Scott Power, Preservation Specialist, in the Eastern Office of Archives and History. The Larkins spent over \$400,000 on the restoration of the house, including non-historic necessities and niceties. They include repairing structural problems in the roof, repairing dormer wells and installing new roof shingles. They repaired existing windows and installed a new front dormer window that was missing. They refinished the oak floors, repaired ceiling structural damage and plaster, and painted. They did minor repairs to the first floor bathrooms leaving the original ceramic tile and pedestal lavatories. They removed a wall between two small bedrooms upstairs to create one bedroom and created a new closet on a sidewall. They replaced all interior and exterior wiring and plumbing, and replaced heating and air conditioning. They rearranged the kitchen cabinets, installed new kitchen floor and installed new appliances and countertops. They enlarged the sunroom in the rear from 16'x16' to 20'x23', replaced the flat roof with a Tudor-style gabled roof and replaced the non-functioning fireplace/chimney. They indented the addition 6'' from the original house to distinguish it as an addition. They built a two-car garage on the northeast corner of the property in the rear of the house, similar in style to other garages in College View Historical District. The garage roof was shingled to match the main house. A 24'' high retaining wall was built at the sidewalk in front of the house to stop erosion. The Larkins applied and received State Tax Credit for Rehabilitating Historic Structures.

#### IV. Architectural Assessment

- ***Architectural Importance***

The Flanagan-Wagner House is locally significant because of its being one of the finest examples of the brick Tudor Revival style in Greenville, NC. The designer of the house is unknown, but it is believed that it probably was Thomas Herman, draftsman for Benton and Benton Architectural firm. Thomas Herman did other work for the Flanagan family, having remodeled the Edward Gaskill Flanagan home at 802 South Evans Street ca. 1935, now the Greenville Museum of Art.

- ***Architectural Context***

English architecture has long influenced American taste and the American Tudor Revival is among the most recognizable styles of domestic architecture. These picturesque houses, usually of brick or stone, with asymmetrical facades and dominated by a steep, multi-gabled roofs, filled entire suburban neighborhoods across the country. Whether mansion or cottage, the style peaked

during the 1920s and '30s and disappears by 1945. The Flanagan-Wagner House is a fine example of the stylistic characteristics of the Tudor Revival style.

- ***Architectural Description***

The Flanagan-Wagner House is a one-and-a-half-story brick house which has numerous features which exemplify the Tudor Revival style including a hip and multiple gable roof, decoratively patterned brickwork on the front facing chimney stack, and wood shingles in the cross gable. The asymmetrical front façade and color scheme on the woodwork are also illustrative of the style. Interior architectural elements include arched doorways with keystones and period mantelpieces carved in classical designs.

***Archaeological Comments***

- No known archaeological features.

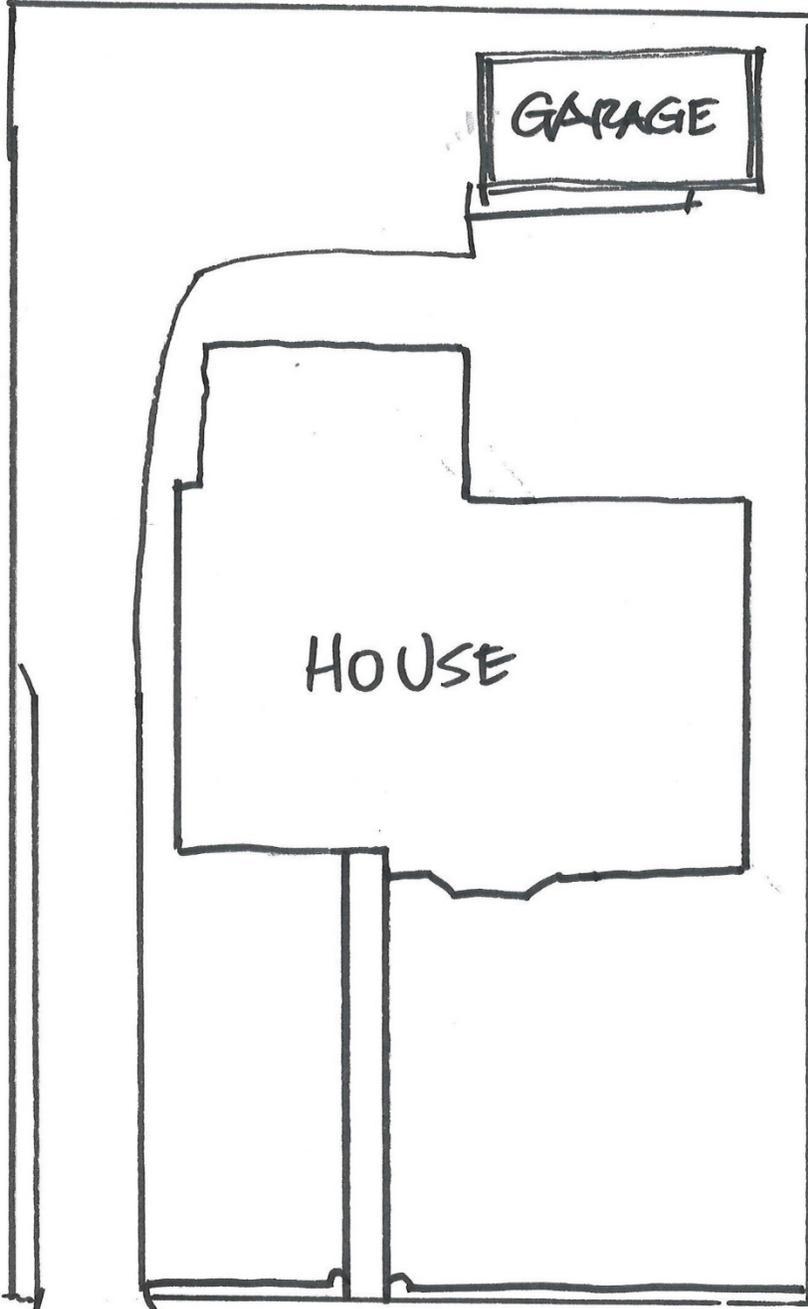
***Integrity Statement***

- **Location:** The Flanagan-Wagner House remains in its original location at 903 E. Fifth Street and is surrounded by other historic homes of the same time period.
- **Design:** Common period revival styles found in the historic College View neighborhood include Tudor, Georgian, Spanish, and Classical Revival. The Flanagan-Wagner House exemplifies the Tudor Revival style which was popular in the 1920's and 1930's. The exterior of the Flanagan-Wagner House has remained largely unchanged except the rear of the house. The one-and-a-half-story brick house has numerous features which exemplify the Tudor Revival style including a hip and multiple gable roof, decoratively patterned brickwork on the front-facing chimney stack, and wood shingles in the cross gable. Interior details include arched doorways with keystones and period mantelpieces executed in classical designs. The house may have been designed by Thomas Herman, draftsman for Benton and Benton architectural firm, who remodeled other Flanagan homes in the same time period.
- **Setting:** The house sits along the highest point along Fifth Street between Biltmore Street and Rotary Avenue. The lot was purchased by Edward G. Flanagan and wife for the placement of a possible home along Fifth Street and for its commanding view of the main entrance to the East Carolina Teachers Training school (now East Carolina University). The house sits in the middle of the narrow lot, which leaves an equal size front and back yard. A line of trees and bushes separate the lot from the west and east. A driveway comes off Fifth Street on the west side of the lot and runs around to the back of the house. The owners have a new garage and small back yard with gardens surrounding it. The backyard is enclosed by a fence. There is a later addition of a parking space in the front yard.
- **Workmanship:** Built in the Tudor Revival style, both the interior and exterior details of the Flanagan-Wagner House show a high level of craftsmanship and design. On the exterior the beautiful brickwork of the chimney and wooden shingles in the cross gable. On the interior of the house, details include arched doorways with keystones, oak wood floors, heavy paneled oak front door, period mantles, 6 over 6 windows and such small details as period decorative air vent covers. The property owners think that these features are important to the house's integrity and would like for them to be protected under this designation.
- **Materials:** Most of the materials from the Flanagan-Wagner House's original construction are still present in the house. In 2011, the owners took great care to repair and preserve all historic, contributing features to the home.

- **Feeling:** The house seems warm and inviting on the outside. The interior still appears stylish and clean looking today as it must have looked in 1938. Its feels open and comfortable for a smaller house, which makes it seem contemporary in today's architectural sensibilities. Because the house's rehabilitation was completed in 2011 as a tax credit project, care was taken to preserve the feeling of the building through the preservation of its important architectural elements.
- **Association:** The Flanagan-Wagner House is associated with the twentieth century residential development of the College View District in Greenville, NC. With most of the mansions along Fifth Street being used as fraternities and sororities, the Flanagan-Wagner House has remained as a single-family dwelling during its entire existence.

***Proposed Boundary Justification***

. The proposed boundary for Local Landmark Designation is the property's current .0253 acre parcel (PIN # 4688508407) at 903 E. Fifth Street, Greenville, NC

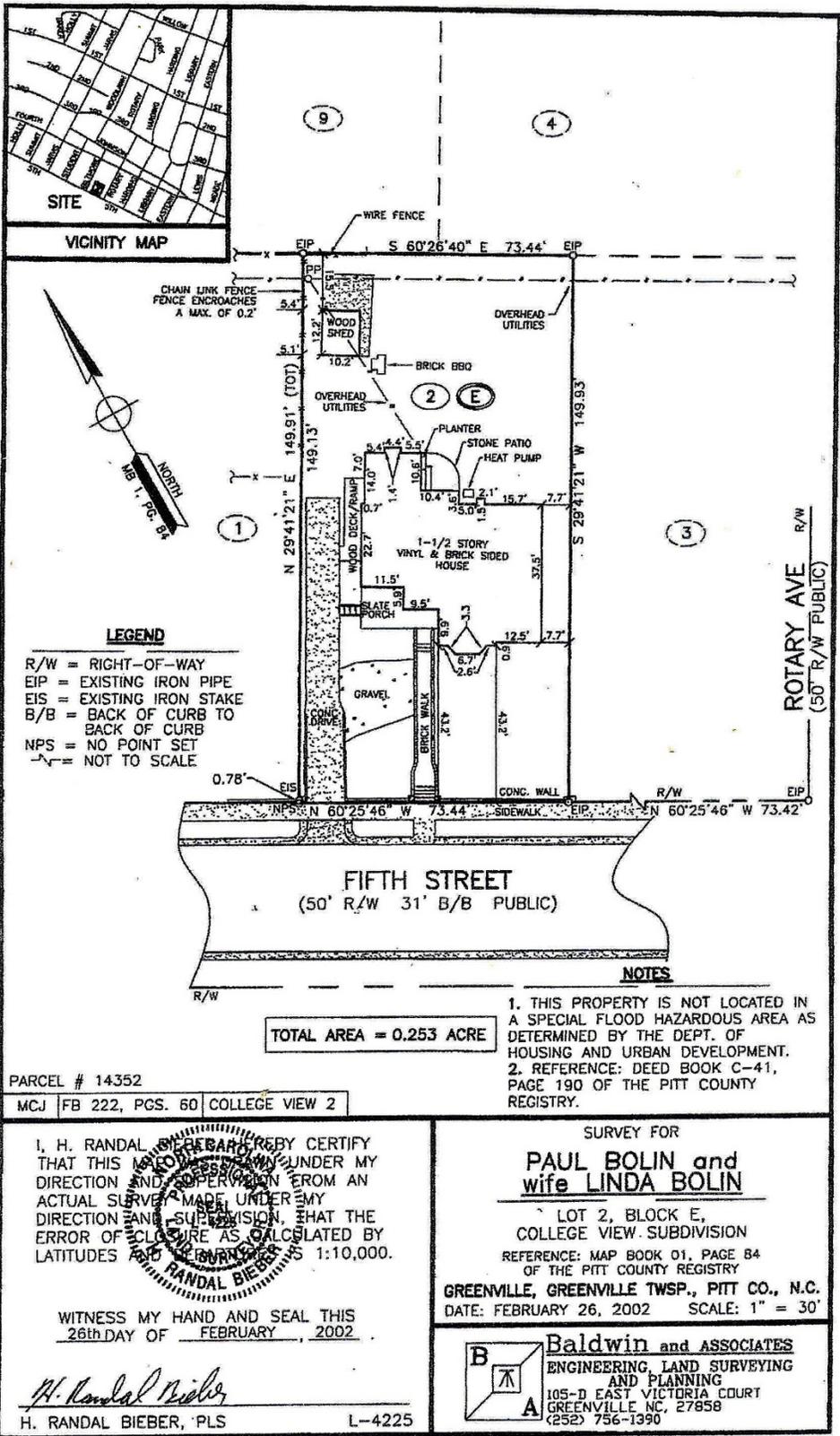


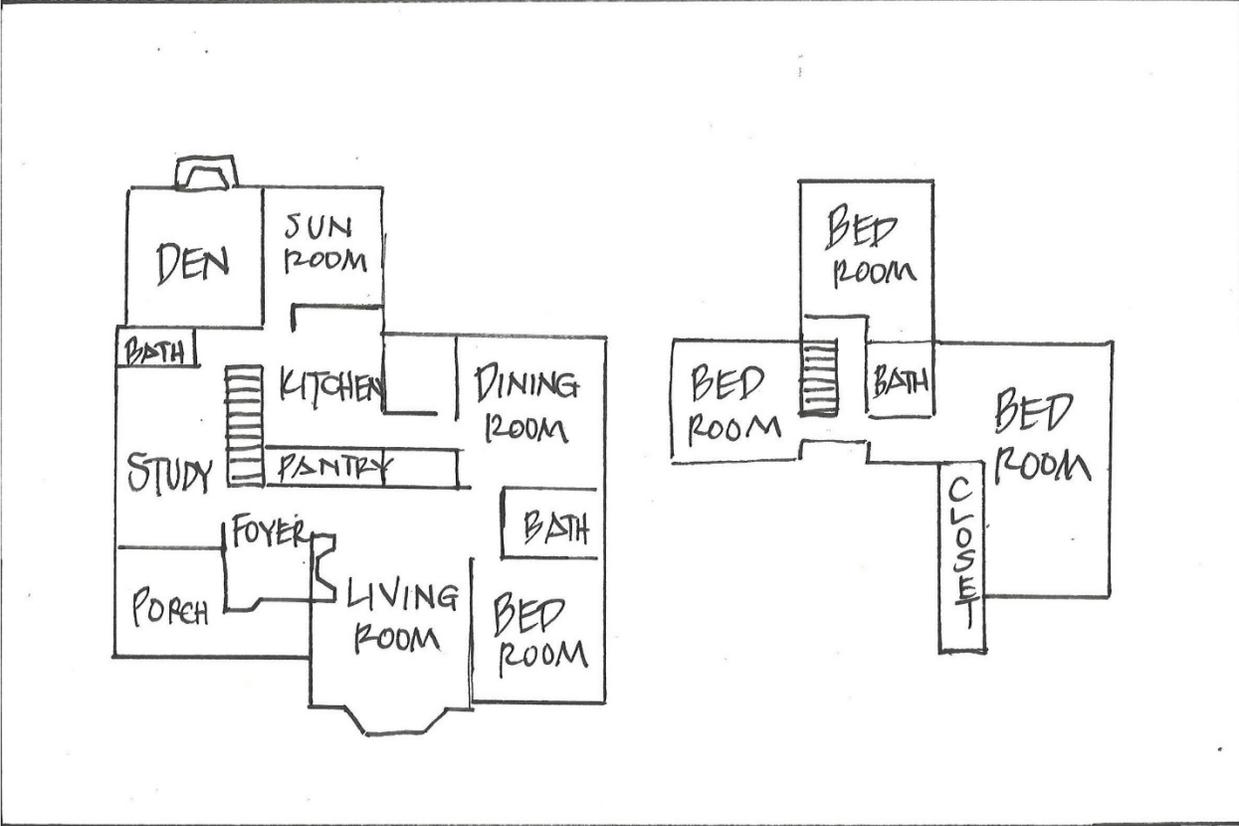
GARAGE

HOUSE



FIFTH STREET





## PHOTOGRAPHS

Photograph of the front exterior of the house looking from Fifth Street  
Photograph of a closeup of the front exterior showing detail of brickwork

Photograph of the east facade of the house showing recessed dormers

Photograph of the west facade of the house

Photograph of the rear of the house showing enlarged sunroom

Photograph of rear of the house showing the coal furnace chimney

Photograph of front entry with original oak paneled door

Photograph of the front foyer showing detail of the keystone arches and Oak floors

Photograph of the living room off the foyer showing the mantelpiece, light fixture and mouldings

Photograph looking from the dining room to the living room and butler's passage

Photograph of the Butler's passage to the kitchen. The red ceiling matches the original 1930s color.

Photograph of the Butler's passage and Butler's pantry with sliding door

Photograph of the study, left of the foyer, looking to the sunroom on the right

Photograph in the sunroom showing former outer wall window

Photograph of upstairs bedroom entrance with original air flow vent

Photograph of upstairs enlarged bedroom showing evidence of removed wall

Photograph of upstairs bedroom large cedar lined closet

## VI. Bibliography

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- **Pitt County Marriage and Death Certificates, Office of Pitt County Register of Deeds, Greenville, N.C.**
- **Pitt County Superior Court, Wills, Estate Records and Special Proceedings, Pitt County Courthouse, Greenville, N.C.**

**Flanagan- Wagner House**

**903 East Fifth Street**

**Front View**



**Flanagan- Wagner House 903**

**East Fifth Street**

**Front Facade / Brick Detail**



**Flanagan- Wagner House**

**903 East Fifth Street**

**East Façade showing Recessed Dormers**



**Flanagan- Wagner House**

**903 East Fifth Street**

**West Façade**



**Flanagan- Wagner House**

**903 East Fifth Street**

**Rear Elevation - Enlarged Sunroom**



**Flanagan- Wagner House**

**903 East Fifth Street**

**Back View with Coal Furnace Chimney**



**Flanagan- Wagner House**

**903 East Fifth Street**

**Front Entrance**



**Flanagan- Wagner House**

**903 East Fifth Street**

**Archways**



**Flanagan- Wagner House**

**903 East Fifth Street**

**Living Room**



**Flanagan- Wagner House**

**903 East Fifth Street**

**Butler's Pantry**



**Flanagan- Wagner House**  
**903 East Fifth Street**  
**Butler's Passage with Sliding Door**



**Flanagan- Wagner House**

**903 East Fifth Street**

**Enlarged Bedroom / Beam Showing Original Wall**



**Flanagan- Wagner House**

**903 East Fifth Street**

**Cedar Closet**



## Approved COA/MWCOA Staff Update

2020-17	803 E Fifth Street	MAJOR WORK COA	COMPLETE - REPLACE WINDOWS
2020-18	408 W Fifth Street	MAJOR WORK COA	INCOMPLETE - BUILD DECK
2020-20	508 W Fifth St	MAJOR WORK COA	COMPLETE - PLANT MAGNOLIA
2020-22	810 E. 3rd St.	MAJOR WORK COA	COMPLETE - REBUILD FENCE
2020-23	530 Evans St.	MINOR WORK COA	INCOMPLETE - LANDSCAPING FOR REPAIRS
2020-24	810 E. 3rd St.	MINOR WORK COA	COMPLETE - MINOR REPAIRS
2020-25	810 E. 3rd St.	MINOR WORK COA	COMPLETE - MINOR REPAIRS

**COA 2020-17**

**803 East Fifth Street**

**Replace Windows - Complete**



**COA 2020-20**

**508 West Fifth Street**

**Plant Magnolia - Complete**



**COA 2020-22**

**810 East Third Street**

**Rebuild Fence - Complete**



**COA 2020-24 & 2020-25**

**810 East Third Street**

**Minor Repairs (carport siding, roof, woodrot, replace broken pane of glass, side porch post) - Complete**

