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Historic Preservation Commission

A G E N D A

This meeting will be virtual and conducted via Zoom

Tuesday, November 24, 2020, 6:00 PM

200 West Fifth Street
Greenville, NC 27835

- I. Call to Order
- II. Roll Call
- III. Additions/Deletions to Agenda
- IV. Approval of Meeting Minutes
 - 1. October 27, 2020
- V. New Business
 - 1. Minor Work COA
 - 2020-27: 1101 E. 4th Street
 - Applicant: James Robbins
 - Project: Re-roof and repaint with like materials
 - 2. Local Landmark Designation – Consideration of Local Landmark Designation of Walter Lancaster Harrington House, 905 East Fifth Street, to be forwarded to City Council
 - 3. Discussion of Jones-Lee House
 - 4. Discussion of a December meeting
- VI. Public Comment Period – see page 4
- VII. Committee Reports
 - 1. Design Review Committee – Did not meet
 - 2. Publicity Committee – Scheduled for November 18, 2020
 - 3. Selection Committee – Scheduled for November 18, 2020
- VIII. Approved COA/MWCOA Staff Update
- IX. Announcements / Other
- X. Adjournment

How to Participate in a Virtual Historic Preservation Commission Meeting

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

VIRTUAL MEETING FORMAT

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

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

PRE-REGISTRATION

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

To register, please call the Planning Division at 252-329-4116 no later than 5 pm on Friday, November 20, 2020 or email Tony Parker at tparker@greenvillenc.gov. To speak at a public hearing, the speaker needs to complete an oath form that has to be notarized. City staff can assist with notarizing the oath form. The oath form is not required for speaking during the Public Comment Period.

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

PROCESS FOR SPEAKING

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

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

STEPS TO JOIN THE MEETING

To Join by Computer:

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

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

2. Join a meeting using one of these methods:

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

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

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

To Join by Telephone:

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

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

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

*6 – Toggle mute/unmute

*9 – Raise hand

How to Watch the Meeting

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

PUBLIC COMMENT RULES AND PROCEDURES

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

IV. Approval of Meeting Minutes

DRAFT MINUTES OF THE GREENVILLE HISTORIC PRESERVATION COMMISSION

October 27, 2020

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

Jeremy Jordan - Chairperson - *

Candace Pearce – Vice chair - *

Kerry Carlin - *

Myron Caspar – *

Roger Kammerer – *

Andrew Morehead - *

Israel Mueller -*

Justin Edwards - *

Scott Wells - X

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

Scott Wells asked to be excused due to illness. Jeremy Jordan excused her from the meeting.

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

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

ADDITIONS/DELETIONS: None

MINUTES:

Motion made by Roger Kammerer, seconded by Andrew Morehead, to accept the September 22, 2020. Motion passed unanimously.

City Attorney Donald Phillips read the following statement:

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

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

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

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

New Business

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

2020-0022: 810 E. Third Street

Applicant: Dennis Marshall of Dependable Contractor

Project: Fence

Chantae Gooby delineated and discussed the subject property. This project was partially started for a privacy fence. She shared several photos of the fence in its former and current state. The fence along East 3rd Street was built in 2008. She showed pictures of the new sections of fence facing E. 3rd Street and along the western property line and the inside of the new fence. The original gate and two posts facing Rotary Avenue are still in place. She showed a picture of the property as seen from the Rotary Club building. The fence will most likely have to be connected to the carport because it most likely sits on the rear property line. Since most of the fence has been removed and is a different design, the fence is being treated as new construction. The DRC met with the applicant, Dennis Marshall with Dependable Contractors, who had started the work and did not know a COA was needed. Two members of the DRC recommended approval and one member recommended denial. The section of the fence facing 3rd Street should be reduced to 3 feet in height as per Design Guidelines for side yards. Staff recommends the portions of the fence that have not been installed shall be in like style/height of the fence that has already been installed. The fence gate facing Rotary Avenue should in the same style as the new gate facing 3rd Street, but can be 6' in height due to that section of the fence being in the backyard. There has already been some repairs made so staff approved a minor work for those repairs and a second minor work has been approved for repairs to be done in the future.

Israel Muller asked if there was a COA for the 2008 fence.

Chantae Gooby answered no.

Dennis Marshall spoke in favor of the application. He stated the original fence was deteriorated, and he tried to keep the new fence aesthetically pleasing and close to the original.

Candace Pearce asked if he could put the "points" on the fence.

Dennis Marshall said he could and that he planned to paint the fence as well.

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

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

Mr. Jordan asked if there is any discussion.

Ms. Pearce asked if the applicant could bring the side fence into compliance by cutting it down to 3 feet.

Dr. Morehead asked if the portion of the fence Ms. Pearce referenced was back yard or side yard. The fence would look visually worse if it were cut to 3 feet while the rest of the fence remained at 6 feet.

Mr. Marshall said the new section of fence was about 5.5 feet.

Mr. Mueller asked if the new section of the fence was considered side yard rear or back yard.

Ms. Gooby said the fence facing 3rd Street was side yard. The fence along the side of the house would be considered side yard until it passed the back wall of the house. Then it would be considered a back yard.

Ms. Pearce suggested that the whole fence remain at the current height.

Dr. Caspar said the applicant could cut the side fence down to 3 feet.

Ms. Pearce said she agreed with Dr. Morehead that trying to come into compliance with the side yard fence transitioning to the back yard fence would not be visually appealing.

Mr. Mueller asked if the HPC would be setting a precedence for future fences by allowing the height to stay at 5.5 feet.

Mr. Jordan agreed but pointed out that the Design Guidelines uses the word “generally” when discussing fence heights.

Ms. Pearce said the commission has more leeway with non-contributing structures. She asked if they could approve the “side yard” portion of the fence under a variance.

Mr. Phillips reminded the commission that the public hearing was already closed without consideration of a variance. Regarding precedence, he said there may always be a question of precedence, however each property is to be evaluated on its standing of facts. He did not recommend proceeding with a variance in fairness to the applicant.

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

Motion made Mr. Kammerer, seconded by Dr. Edwards, that all provisions applicable for remote quasi-judicial hearings have been followed. Motion passed unanimously.

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

Motion made by Mr. Kammerer, seconded by Dr. Carlin, to adopt the Findings of Fact. Motion passed unanimously.

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

Motion made by Mr. Jordan, seconded by Mr. Kammerer, that the requested proposal is congruous with the special character of the landmark or historic district and that the Applicant’s Application for the Issuance of a Certificate of Appropriateness should be approved with the following conditions: 1. “Points” must be added to the new fence (constructed and unconstructed) to match the previous “points” on the fence that was located along the western property line. 2. The fence must be painted to match the trim of the house. Motion passed unanimously.

Mr. Jordan affirmed the COA was approved with additional conditions.

2. Minor Work COAs

2020-23: 530 Evans Street, Sheppard Memorial Library

Applicant: Greg Needham, Library Director

Project: Removal of landscaping to repair water leak and waterproof the basement

2020-24: 810 E. Third Street

Applicant: Dennis Marshall of Dependable Contractor

Project: Repair carport siding in one area, roof repair to carport, small storage shed replace wood rot with like materials

2020-25	810 E. Third Street
	Applicant: Dennis Marshall of Dependable Contractor
	Project: Replace small piece of broken siding, repair broken pane of glass in rear window, repair side porch support post with like material
2020-26	807 E. Third Street
	Applicant: James Kesler
	Project: Repair broken brick and repaint with like color

3. Local Landmark Designation Consideration

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

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

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

Motion made by Ms. Pearce, seconded by Dr. Carlin, to adopt the Local Landmark Survey and Research Report for the Walter Harrington House as the Historic Preservation Commission’s report. Motion passed unanimously.

4. Consideration of the Survey and Research Report for 106 E. Fourth Street

Ms. Gooby presented the Local Landmark Survey and Research Report for the J. B. Cherry & Co. – Frank Wilson Office Building located at 106 E. 4th Street. The report was prepared by Maury and Drucilla York, the owners of the property. The Commission is asked to adopt the report as its own, and determine if the report should be forwarded to SHPO for further review.

Mr. York stated that he and his wife believe this is a historic property, which is one of few buildings that is intact in the downtown commercial area.

Motion made by Mr. Kammerer, seconded by Dr. Morehead, to adopt the Survey and Research Report for the J. B. Cherry & Co. – Frank Wilson Office Building as the Historic Preservation Commission’s report. Motion passed unanimously.

Public Comment Period

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

Committee Reports

1. Design Review Committee – met October 7, 2020 to discuss COA 2020-22
2. Publicity Committee – did not meet

3. Selection Committee – did not meet

Approved COA/MWCOA Staff Update

No presentation given.

6. Announcements / Other

Motion made by Roger Kammerer, seconded by Kerry Carlin, to adjourn. Motion passed unanimously.

Meeting adjourned at 7:12 pm.

Respectfully submitted,

Tony Parker

Planner I

V. New Business

1. Minor Work COA

**2020-27 - 1101 E. Fourth Street
Re-roof and repaint with like materials**



2. Local Landmark Designation

**Local Landmark Designation - 905 E. Fifth Street
Walter Lancaster Harrington House**

Request:	Consideration of Local Landmark Designation Dr.
Applicant:	Dr. Justin Edwards and Israel Mueller
Location:	905 E. Fifth Street
Parcel Number:	10087
Historic Status:	Contributing

This is a request from Dr. Justin Edwards and Israel Mueller, property owners, to have the Walter Lancaster Harrington House, located at 905 E. 5th 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 14th Street), and the Robert Lee Humber House (117 West Fifth Street).

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

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

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

Criteria for Significance

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

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

Aspects of Integrity

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

These aspects of properties contribute to their integrity:

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

On October 23, 2018, the Historic Preservation Commission selected the Walter Lancaster Harrington House to be considered for a Historic Landmark.

On January 30, 2019, the Survey and Research Report on the Walter Lancaster Harrington House was submitted to the State Historic Preservation Office (SHPO).

On July 30, 2020, SHPO asked for the Survey and Research Report on the Walter Lancaster Harrington House to be augmented and re-submitted.

On September 3, 2020, the augmented report was re-submitted to SHPO.

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

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

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

Attachments:

Letter from SHPO

Draft Ordinance designating Walter Lancaster House as a local Historic Landmark

Survey and Research Report

Walter Lancaster Harrington House





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

Ramona M. Bartos, Administrator

Governor Roy Cooper
Secretary Susi E. Hamilton

Office of Archives and History
Deputy Secretary Kevin Cherry

October 2, 2020

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

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

Dear Ms. Gooby:

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

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

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

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

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

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

Sincerely,

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

Kristi Brantley
Local Preservation Commissions/CLG Coordinator

CC: Commission Chair

Enclosure

ORDINANCE NO. 20-
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GREENVILLE
DESIGNATING THE PROPERTY KNOWN AS THE WALTER LANCASTER
HARRINGTON HOUSE AND GROUNDS IN GREENVILLE, NORTH CAROLINA, AS A
HISTORIC LANDMARK

WHEREAS, the property known as the Walter Lancaster Harrington House, located at 905 East Fifth Street, in the City of Greenville, Pitt County Tax Parcel No. 10087, and more particularly described in Exhibit A attached hereto, is a contributing structure within the College View National Register Historic District and the College View Local Historic District, and having been built in 1924, represents an intact example of a nicely detailed, early twentieth century one-and one-half-story Arts and Crafts brick bungalow, constructed of blonde bricks with a five-bay front façade and an unusual central dormer with dual gables; and

WHEREAS, the property known as the Walter Lancaster Harrington House and Grounds has significant elements that are integral to historical, architectural, or prehistorical value, including but not limited to the following: The Walter Lancaster Harrington House was built for Walter Lancaster Harrington, who co-owned and developed much of College View and whose family lands became part of the East Carolina University campus; the house was designed by one of the most important architects in North Carolina, Architect Hill Carter Linthicum of Henderson, North Carolina; the house is the finest and largest example of brick bungalow style in College View; the house is located on highest point along East Fifth Street to overlook the main entrance to the East Carolina Teachers Training School (now East Carolina University); both the interior and exterior of the house show a high level of craftsmanship and design; most of the original materials from the original construction of the house are still present; the house is associated with the twentieth century residential development of the College View District; and the exterior of the house remains largely unchanged from when it was built in 1924; and

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

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

WHEREAS, the City Council of the City of Greenville has taken into full consideration the recommendation of the City of Greenville Historic Preservation Commission; all comments from the North Carolina Department of Natural and Cultural Resources, Division of Archives and History, North Carolina State Historic Preservation Office; and all statements and information in the Survey and Research Report prepared by Roger Kammerer and the presentation to the City Council on December 10, 2020, on the question of designating the property known as The Walter Lancaster Harrington House and Grounds as a historic landmark; and

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

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

Section 1. The property known as the Walter Lancaster Harrington House and Grounds, located at 905 East Fifth Street in the City of Greenville, North Carolina, jurisdictional area, more particularly described in Exhibit A, is hereby collectively designated a historic landmark pursuant to Chapter 160A, Article 19, Part 3C of the North Carolina General Statutes and Title 9, Chapter 7 of the Code of Ordinances of the City of Greenville. The names of the owners of the property are Dr. Justin Reid Edwards and Israel Roberto Mueller.

Section 2. The waiting period set forth in Chapter 160A, Article 19, Part 3C of the North Carolina General Statutes shall be observed prior to the demolition of the property known as the Walter Lancaster Harrington House and Grounds.

Section 3. That the owners and occupants of the property known as the Walter Lancaster Harrington House be given notice of this ordinance as required by applicable law, and that copies of this ordinance be filed and indexed in the office of the City Clerk, Pitt County Register of Deeds, Pitt County Tax Supervisor, and City Planning and Development Services Department as required by applicable law.

Section 4. That if the owners consent, a suitable sign may be placed by the City of Greenville Historic Preservation Commission upon the property known as the Walter Lancaster Harrington House and Grounds indicating its designation as a historic landmark.

Section 5. That if the owners do not consent, a suitable sign may be placed by the City of Greenville Historic Preservation Commission upon a nearby public right-of-way indicating that the property known as the Walter Lancaster Harrington House and Grounds is designated as a historic landmark.

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

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

Section 8. That this ordinance shall become effective immediately upon its adoption.

Duly adopted this 14th day of December, 2020.

P. J. Connelly, Mayor

ATTEST:

Valerie Shiuwegar, City Clerk

STATE OF NORTH CAROLINA
COUNTY OF PITT

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

Witness my hand and official seal, this the 14th day of December, 2020.

Camillia Smith, Notary Public

My Commission Expires: October 25, 2023

Exhibit A

Property Name:	Walter Lancaster Harrington House
Property Location:	905 East Fifth Street, Greenville, Pitt County, North Carolina
Pitt County Tax Parcel:	10087
Current Owner:	Dr. Justin Reid Edwards and Israel Roberto Mueller
Property Description Reference:	Register of Deeds of Pitt County in Book 3298 at page 849

The property, is further described as follows:

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

Situated in the City of Greenville, County of Pitt, State of North Carolina and located at 905 East Fifth Street, it being located at the northwest corner of the intersection of East Fifth Street and Rotary Avenue and more particularly described as follows:

That certain lot or parcel of land lying and being in the town of Greenville, North Carolina, in what is known as the College View Subdivision, and being Lot No. 2 in Block "E" of said Subdivision, as survey and plotted by J. B. Harding, plat of which is of record in the office of the Register of Deeds in Pitt County; reference to which hereby made for a more perfect description, and

BEGINNING at the southeast corner of Block "E", the intersection of Fifth Street and Rotary Avenue, running westwardly along the north side of Fifth Street 73.44 feet to a stake; thence northwardly, parallel with Rotary Avenue, 150 feet to a stake; thence eastwardly 73.44 feet to a stake; the westward boundary of Rotary Avenue; thence southwardly along the western boundary of Rotary Avenue 150 feet to the BEGINNING;

This being the identical property described in a Deed from Walter L. Harrington to Mary Gaskill Harrington, dated March 19, 1925, and recorded in Book N-15, at page 594, in the office of the Register of Deeds in Pitt County.

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



Application for Greenville Local Landmark Designation

Prepared by Roger Kammerer

August 2020

HISTORIC NAME OF PROPERTY

Walter Lancaster Harrington House

ADDRESS OF PROPERTY

905 E. Fifth Street, Greenville, NC

PIN #4688508463

DEED BOOK & PAGE Deed Book 3293, p. 849

PLAT BOOK & PAGE MB1-84

ZONING Residential

Amount of land/acreage to be designated .04 acre

Interior to be designated YES

Property Owner’s Address & Phone

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

1. Abstract

Statement of Significance

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

Archaeological Comments

No known archaeological features.

Integrity Statement

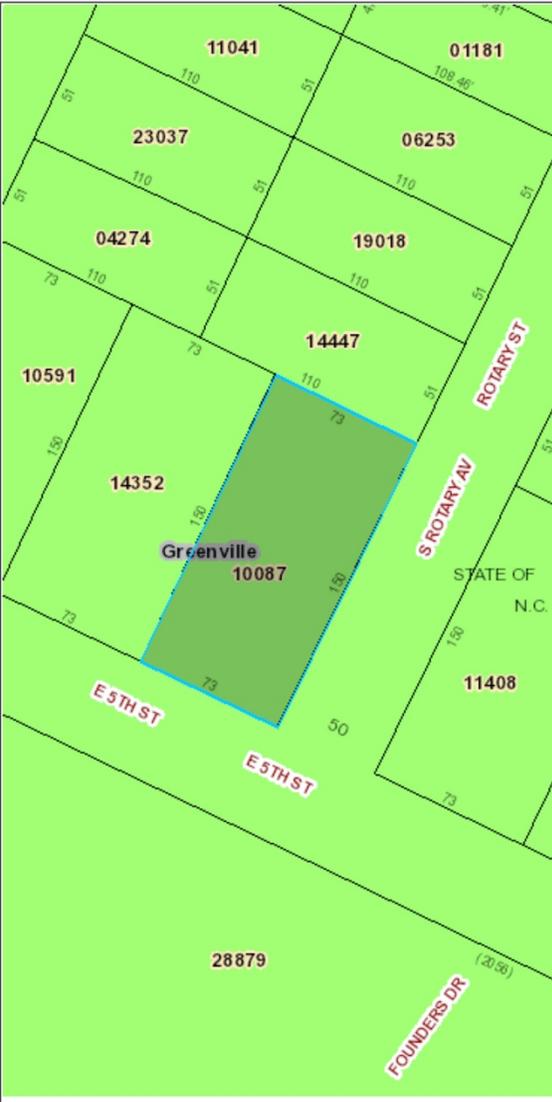
- **Location:** The Walter Lancaster Harrington House remains in its original location at 905 E. Fifth Street and is surrounded by other historic homes of the same time period.
- **Design:** The house exemplifies the Craftsman Bungalow style which was popular in the mid 1920’s. The College View District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

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

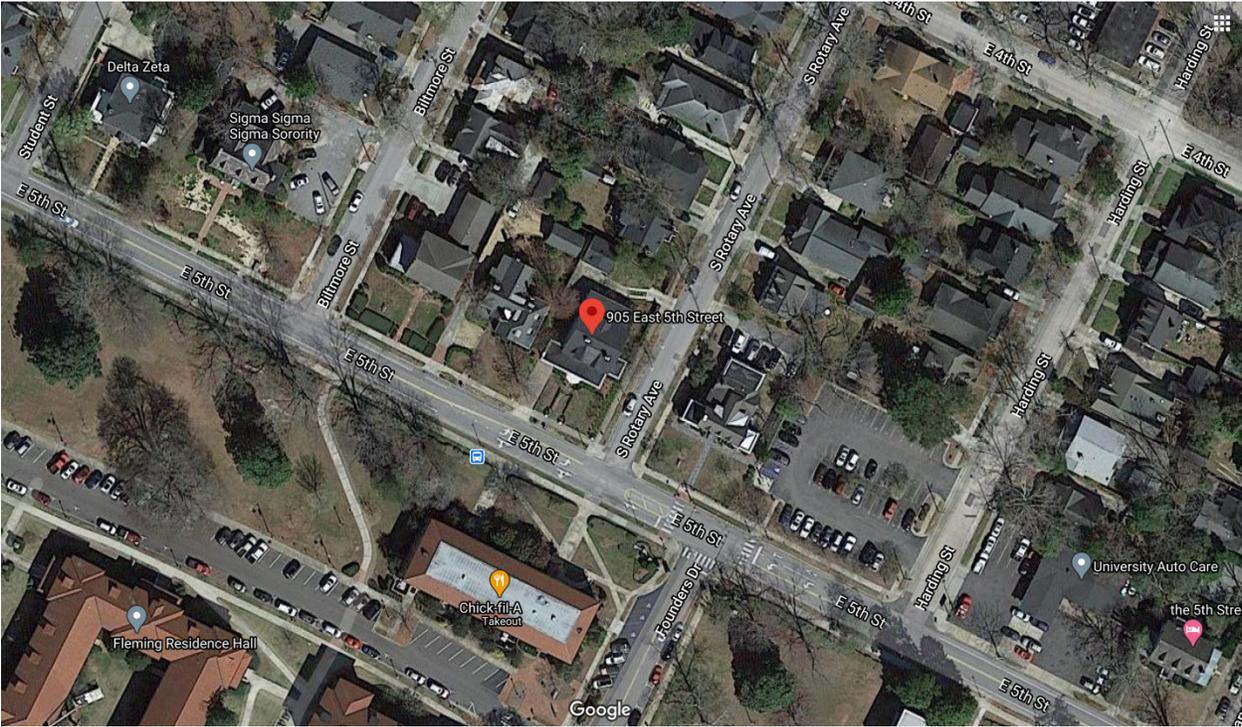
- **Workmanship:** Both the interior and exterior details of the Walter Lancaster Harrington House show a high level of craftsmanship and design. On the interior of the house a center hall stair illustrates a common Craftsman design with square newels and balusters. In contrast, the mantels depict designs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

II. MAPS AND FLOOR PLANS

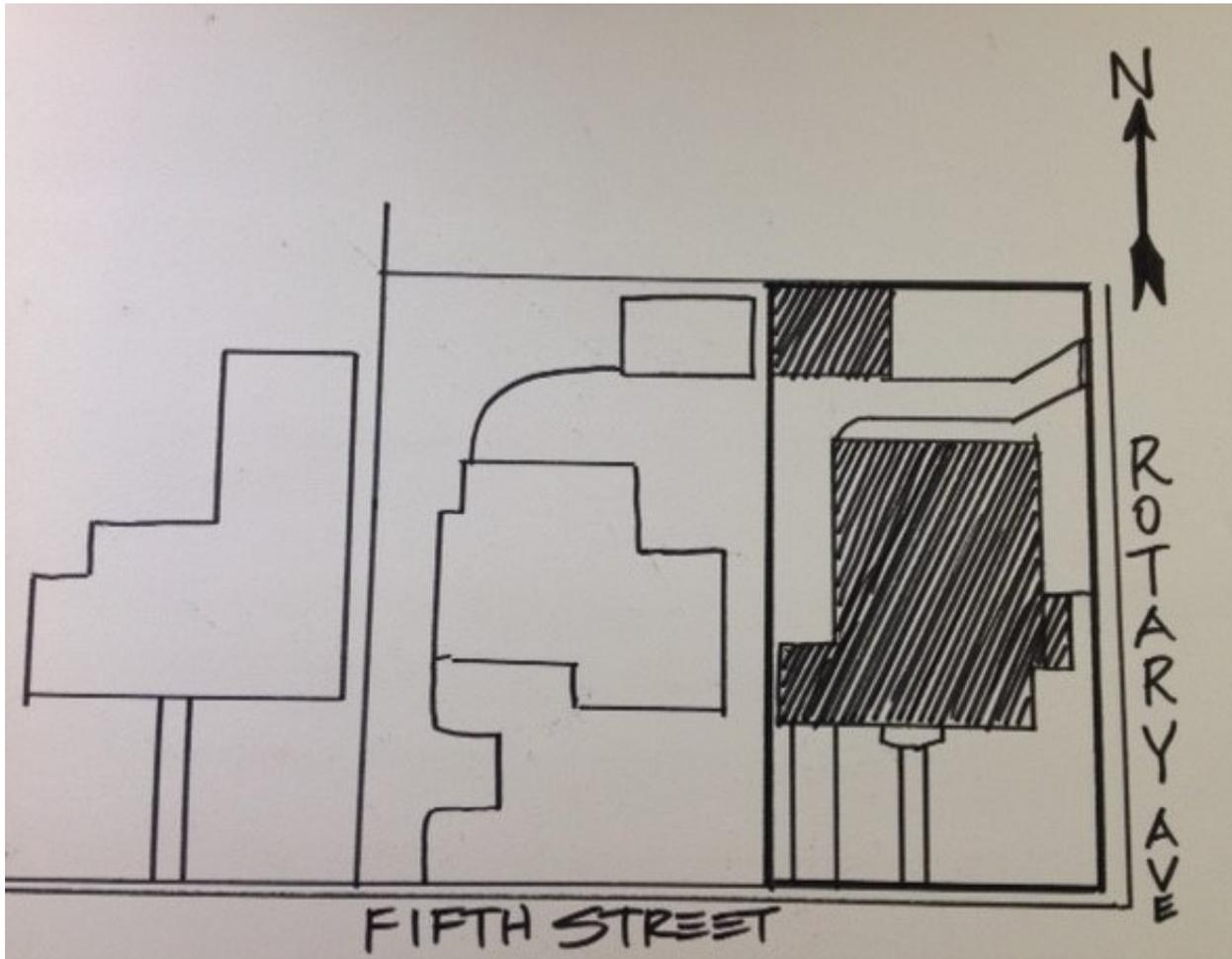
Pitt County Tax Map

 <p>Pitt County Government Greenville, North Carolina www.pittcountync.gov</p> 																																																																											
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<p>Disclaimer: This tax record is prepared for the inventory of real property within Pitt County and is compiled from recorded deeds, plats, tax maps, surveys, and other public records. Users of this data are hereby notified that the aforementioned public primary information sources should be consulted for verification. Pitt County assumes no legal responsibility for the information contained herein.</p> <p>Copyright © 2020, Pitt County, North Carolina.</p>	<p>PLEASE NOTE: The parcel information is updated nightly and reflects current property values.</p> <p>Printed: 8/20/2020 8:06:04 PM</p>																																																																										

Aerial Survey Map

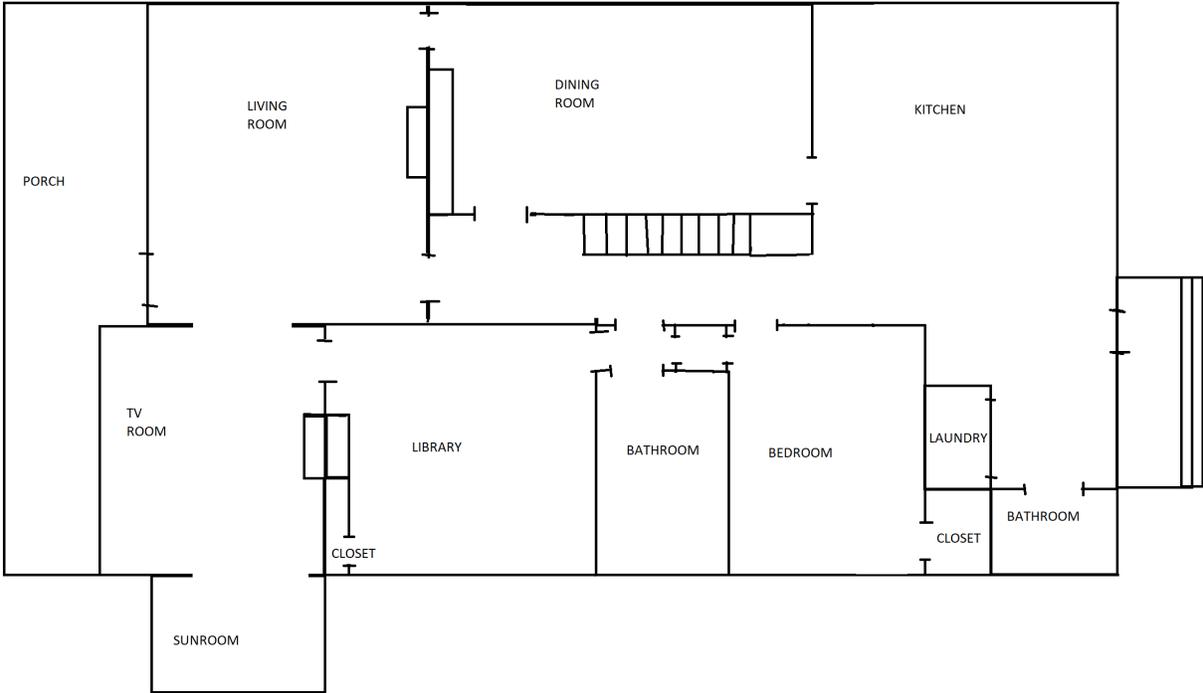


Plat Map

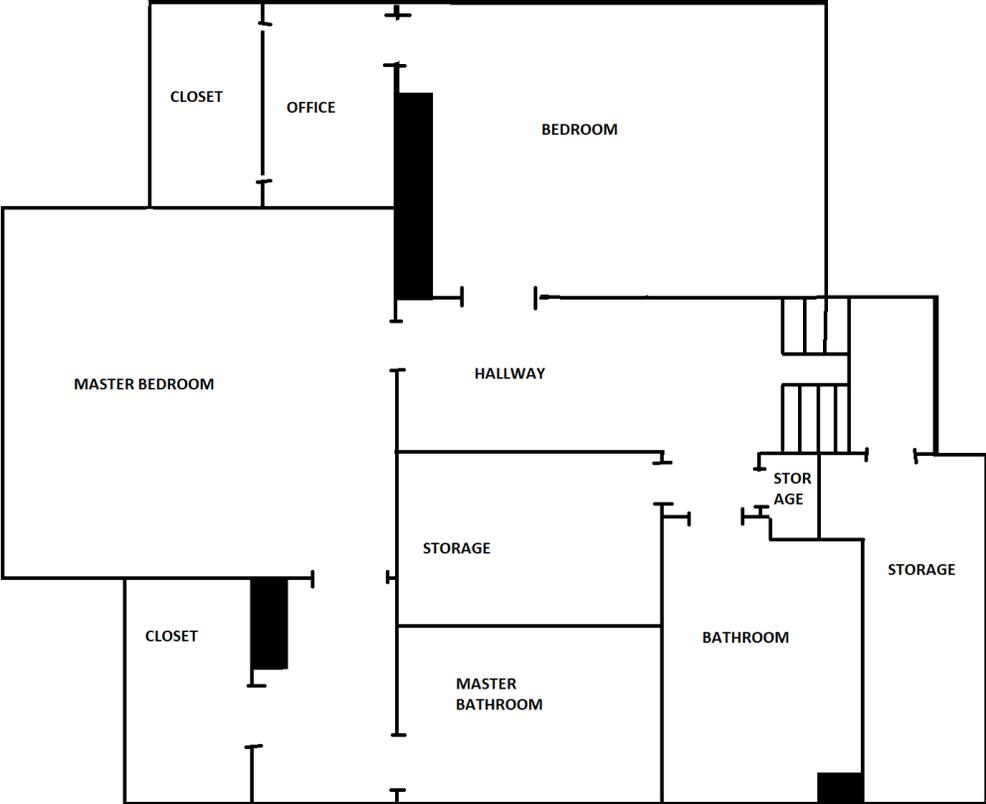


Architectural Drawings:

First Floor Layout



Second Floor Layout



III. Architectural Assessment

- ***Architectural Importance***

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

- ***Architectural Context***

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

- ***Architectural Description***

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

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

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

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

- ***Landscape***

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

Construction Timeline

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

IV. Historical

Development of College View and the Harrington Family

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

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

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

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

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

¹ Pitt County Deed Book B-6, p. 157.

² Pitt County Deed Book B-6, p. 159.

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

⁴ *Eastern Reflector*, May 9, 1902.

⁵ *King's Weekly*, June 23, 1902.

⁶ *Eastern Reflector*, Oct. 7, 1902.

⁷ *Eastern Reflector*, Mar. 24, 1903.

⁸ *Eastern Reflector*, June 6, 1902.

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

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

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

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

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

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

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

History of the Walter L. Harrington House

William Henry Harrington, died on Jan. 18, 1918 and left two sons by his second wife, Jesse 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.¹⁴ Over the years Jesse Moye Harrington and Walter Lancaster Harrington sued each other over lots and sold each other lots.

⁹ Pitt County Deed Book Z-8, p. 466.

¹⁰ Pitt County Map Book 1, p. 84.

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

¹² *Eastern Reflector*, Apr. 3, 1914.

¹³ Pitt County Map Book 2, p. 201.

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

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

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

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

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

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

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

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

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

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

Chain of Title

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

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

b. Grantee: Mary Gaskill Harrington, of Pitt County

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

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

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

¹⁷ Pitt County Map Book 1, p. 84.

¹⁸ *Daily Reflector*, Oct. 15, 1924.

¹⁹ *Daily Reflector*, Jan. 19, 1925.

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

²¹ *Daily Reflector*, May 27, 1932.

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

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

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

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

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

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

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

a. Grantor: Marie E. Ridder

b. Grantee: Richard J. Ridder

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

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

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

- a. Grantor: Richard J. Ridder and wife, Cheryl Walker-Ridder
- b. Grantee: N. Wayne Campbell and wife, Bonnie M. Campbell
“Being all of lot No. 3, Block “E” of College View Subdivision, as shown on map recorded in Map Book 1, page 84 of the Pitt County Registry.”

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

- a. Grantor: N. Wayne Campbell and wife, Bonnie M. Campbell
- b. Grantee: Paul Bolin, Jr. and wife Linda P. Bolin
“Being all of Lot No. 3, Block “E” of the College View Subdivision as shown on map recorded in Map Book 1, Page 84, of the Pitt County Registry.”

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

- a. Grantor: Paul Bolin, Jr. and wife Linda P. Bolin, of Pitt County
- b. Grantee: Stephen B. Hill, Trustee for Mary Abigail Hill 2009 Revocable Trust
“Being all of Lot No. 3, Block “E” of the College View Subdivision as shown on map recorded in Map Book 1, Page 84, of the Pitt County Registry.”

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

- a. Grantor: Stephen B. Hill, Trustee for Mary Abigail Hill 2009 Revocable Trust
- b. Grantee: Justin R. Edwards
“Being all of Lot No. 3, Block “E” of the College View Subdivision as shown on map recorded in Map Book 1, Page 84, of the Pitt County Registry.”

V. Photographs

Fig. 1: Front Façade of House



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



Fig. 3: Eastern Front Facade showing Sunroom



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



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



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



Fig. 7: Exterior Façade of the Garage



Fig. 8: Exterior of the Rear of the House



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



Fig. 10: Interior Photograph of the Front Door



Fig. 11: Interior Photograph of Floors in Front Room



Fig. 12: Photograph of the Floor in the Sunroom



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



Fig. 14: Photograph of Downstairs Mantel



Fig. 15: Photograph of Downstairs Mantel



Fig. 16: Photograph of the Staircase Looking Upstairs



Fig. 17: Photograph of the Staircase Landing Upstairs



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



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



VI. Bibliography

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VII. Approved COA/MWCOA Staff Update

2019-12	803 E. 4th St	Minor Work COA	INCOMPLETE - REPAIR WOOD ROT
2019-19	403 Maple St.	Major Work COA	INCOMPLETE - NEW FENCE
2019-20	403 Maple St.	Minor Work COA	INCOMPLETE - TREE REMOVAL & REPLACEMENT
2019-22	402 S. Eastern St	Major Work COA	INCOMPLETE - ATF WINDOWS
2019-23	403 Maple St.	Major Work COA	INCOMPLETE - RELOCATE TOOL SHED
2019-24	403 Maple St.	Minor Work COA	INCOMPLETE - REPAIR SHUTTERS
2020-17	803 E. Fifth Street	Major Work COA	INCOMPLETE - REPLACE WINDOWS
2020-22	810 E. 3RD St.	Major Work COA	INCOMPLETE - FENCE
2020-25	810 E. 3RD St.	Minor Work COA	INCOMPLETE - MINOR REPAIRS
2020-27	1101 E. 4th St.	Minor Work COA	INCOMPLETE - RE-ROOF REPAINT