

United States Department of the Interior
National Park Service**National Register of Historic Places Registration Form**

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of PropertyHistoric name: Higgs, Sadie D. and Jacob W., HouseOther names/site number: J. W. Higgs House / PT0627

Name of related multiple property listing:

(Enter "N/A" if property is not part of a multiple property listing)**2. Location**Street & number: 1112 Dickinson AvenueCity or town: GreenvilleState: NCCounty: PittNot For Publication: ☐Vicinity: ☐**3. State/Federal Agency Certification**

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this X nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property X meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

 national statewide X local

Applicable National Register Criteria:

 A B XC D

Signature of certifying official/Title:

Date

State Historic Preservation Officer

State or Federal agency/bureau or Tribal Government

Higgs, Sadie D. and Jacob W., House

Pitt Co., NC

Name of Property

County and State

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official:

Date

Title :

State or Federal agency/bureau
or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

- ___ entered in the National Register
___ determined eligible for the National Register
___ determined not eligible for the National Register
___ removed from the National Register
___ other (explain:) _____

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

Private:

☒

Public – Local

☐

Public – State

☐

Public – Federal

☐

Category of Property

(Check only **one** box.)

Building(s)

☒

District

☐

Site

☐

Higgs, Sadie D. and Jacob W., House
Name of Property

Pitt Co., NC
County and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☐ A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B. Property is associated with the lives of persons significant in our past.
- ☒ C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

- ☐ A. Owned by a religious institution or used for religious purposes
- ☐ B. Removed from its original location
- ☐ C. A birthplace or grave
- ☐ D. A cemetery
- ☐ E. A reconstructed building, object, or structure
- ☐ F. A commemorative property
- ☐ G. Less than 50 years old or achieving significance within the past 50 years

Higgs, Sadie D. and Jacob W., House
Name of Property

Pitt Co., NC
County and State

Areas of Significance

(Enter categories from instructions.)

ARCHITECTURE

Period of Significance

1902-1905

Significant Dates

1902-1905

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

Higgs, Sadie D. and Jacob W., House

Name of Property

Pitt Co., NC

County and State

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

See continuation sheets.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

See continuation sheets.

Higgs, Sadie D. and Jacob W., House
Name of Property

Pitt Co., NC
County and State

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

See continuation sheets.

Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested
☐ previously listed in the National Register
☒ previously determined eligible by the National Register
☐ designated a National Historic Landmark
☐ recorded by Historic American Buildings Survey # _____
☐ recorded by Historic American Engineering Record # _____
☐ recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- ☒ State Historic Preservation Office
☐ Other State agency
☐ Federal agency
☐ Local government
☐ University
☐ Other
Name of repository: _____

Historic Resources Survey Number (if assigned): PT0627

10. Geographical Data

Acreage of Property .82 acres

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: _____
(enter coordinates to 6 decimal places)

1. Latitude: 35.606432 Longitude: -77.382279
2. Latitude: Longitude:

Higgs, Sadie D. and Jacob W., House

Name of Property

Pitt Co., NC

County and State

3. Latitude:

Longitude:

4. Latitude:

Longitude:

Or

UTM References

Datum (indicated on USGS map):

☐

NAD 1927

or

☐

NAD 1983

1. Zone:

Easting:

Northing:

2. Zone:

Easting:

Northing:

3. Zone:

Easting:

Northing:

4. Zone:

Easting :

Northing:

Verbal Boundary Description (Describe the boundaries of the property.)

The boundary of the Sadie D. and Jacob W. Higgs House is shown as the heavy solid line on the accompanying map entitled "NRHP Boundary Map with Lat/Long Coordinates: Sadie D. and Jacob W. Higgs House."

Boundary Justification (Explain why the boundaries were selected.)

The boundary encompasses the full current parcel associated with the property, which is the residual portion of the original three-acre parcel purchased by Jacob W. Higgs.

11. Form Prepared By

name/title: Cynthia de Miranda

organization: MdM Historical Consultants, Inc.

street & number: PO Box 1399

city or town: Durham state: NC zip code: 27702

e-mail: cynthia@mdmhc.com

telephone: 919-906-3136

date: June 8, 2026

Higgs, Sadie D. and Jacob W., House
Name of Property

Pitt Co., NC
County and State

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A USGS map or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: Sadie D. and Jacob W. Higgs House
City or Vicinity: Greenville
County: Pitt State: NC
Photographer: Cynthia de Miranda
Date Photographed: March 13, 2026

Description of Photograph(s) and number, include description of view indicating direction of camera:

- 1 of 20: Facade, view northwest.
- 2 of 20: Façade and west side elevation, view northeast.
- 3 of 20: West side elevation showing porte cochere and juncture of two-story bay with west rear wing, view southeast.
- 4 of 20: Rear wing at west side elevation, view northeast.
- 5 of 20: Rear elevation, view southeast.
- 6 of 20: Rear elevation and east side elevation, view south.
- 7 of 20: E side elevation and façade, view west.
- 8 of 20: Center hall at first floor from front entry, view northwest.

Higgs, Sadie D. and Jacob W., House

Name of Property

Pitt Co., NC

County and State

- 9 of 20: Ceiling at center hall at first floor between entry and front stair, view west.
- 10 of 20: Center hall at first floor from first stair to back entry, view northwest.
- 11 of 20: Center hall at first floor showing back stair, view northwest.
- 12 of 20: Center hall at first floor from back stair toward front, view southeast.
- 13 of 20: Music room (front west room) at first floor, view southeast.
- 14 of 20: Sitting room (back west room) at first floor, view southeast into Music room.
- 15 of 20: Bedroom at first floor (in west wing), view northwest.
- 16 of 20: Dining room at first floor, view east.
- 17 of 20: Center hall at second floor, view northwest.
- 18 of 20: Front east bedroom at second story, view north.
- 19 of 20: Back west bedroom at second story, view northeast.
- 20 of 20: Backyard dwelling, view from the Higgs House, view north.

Paperwork Reduction Act Statement: This information is being collected for nominations to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.). We may not conduct or sponsor and you are not required to respond to a collection of information unless it displays a currently valid OMB control number.

Estimated Burden Statement: Public reporting burden for each response using this form is estimated to be between the Tier 1 and Tier 4 levels with the estimate of the time for each tier as follows:

- Tier 1 – 60-100 hours
- Tier 2 – 120 hours
- Tier 3 – 230 hours
- Tier 4 – 280 hours

The above estimates include time for reviewing instructions, gathering and maintaining data, and preparing and transmitting nominations. Send comments regarding these estimates or any other aspect of the requirement(s) to the Service Information Collection Clearance Officer, National Park Service, 1201 Oakridge Drive Fort Collins, CO 80525.

United States Department of the Interior
National Park Service**National Register of Historic Places**
Continuation Sheet

Higgs, Sadie D. and Jacob W., House

Name of Property

Pitt County, NC

County and State

Name of multiple listing (if applicable)

Section number 7 Page 1**Narrative Description: Summary Paragraph**

The Sadie D. and Jacob W. Higgs House is a two-story, frame, transitional Queen Anne-Colonial Revival-style dwelling built in 1905 in the Higgs neighborhood of Greenville in Pitt County, North Carolina. Gable-roofed bays intersect with the high hipped roof of the central block, contributing to asymmetrical massing characteristic of the Queen Anne style. The house also features a wraparound porch and rounded and three-sided, gable-roofed bays. Pedimented gables, Palladian windows with classical pilasters, and Tuscan porch columns express the Colonial Revival style. One-over-one, double-hung, wood sash light the rooms, while sidelights and a leaded-glass transom frame the double-leaf front entry. There are two single-story, hip-roofed rear wings. Weatherboard sheathes the walls, the main roof has asphalt shingles, and the porch roofing is standing-seam metal. A porte-cochere was added soon after construction. A broad center hall accesses the double-pile depth, and original interior features include two closed-stringer, center-hall stairs, a spindlework ceiling screen, decorative tin ceilings, Colonial Revival-style mantels, five-panel doors, and robust base molding.

The house faces roughly south on Dickinson Avenue at its northeast corner with Pennsylvania Avenue and on an .85-acre parcel that stretches back to Chestnut Street. The position of the dwelling on the front third of the generally flat parcel creates a roughly 40-foot-deep front yard. A few mature trees dot the side and rear yards. A backyard dwelling stands behind the house, near the center of the parcel, and helps define a rear yard. The grouping leaves roughly the north half of the parcel empty. Brick fence posts and sections of picket fencing, likely installed around 1980, line the parcel across the front yard and at a small part of the west side yard. The front and side yards and a portion of the rear yard are enclosed with temporary chain-link fencing that has been installed to secure the house during the rehabilitation period.

Narrative Description

Located less than a mile southwest of the Pitt County Courthouse and the central business district of Greenville, the Higgs House stands in the remnants of an early twentieth-century suburb centered on Dickinson Avenue. Blocks fronting that street, just east and west of Pennsylvania Avenue, were all residential in the early twentieth century. They were redeveloped in the second half of that century into a largely commercial/industrial corridor. Some early housing remains, scattered across several blocks in the vicinity. These dwellings typically have a front yard about thirty to forty feet deep, comparable to the Higgs House. Elsewhere along these several blocks of Dickinson Avenue are empty parcels, retail strip malls, warehouses, and auto-focused retail and repair shops, and a church.¹

¹ Sanborn Map Company, "Greenville, Pitt County, North Carolina," 1916, 1923, 1929, and 1929 updated through 1946; Pitt County Online Parcel Information System, 2024 Aerial Photograph, www.gis.pittcountync.gov.

**United States Department of the Interior
National Park Service****National Register of Historic Places
Continuation Sheet**

Higgs, Sadie D. and Jacob W., House

Name of Property

Pitt County, NC

County and State

Name of multiple listing (if applicable)

Section number 7 Page 2**1. Sadie D. and Jacob W. Higgs House, 1902-1905, ca. 1922, ca. 1924, 1938, ca. 1950, ca. 1978, ca. 1987****Contributing Building**

The Higgs House is a frame, weatherboarded, Queen Anne-Colonial Revival-style dwelling of two stories with two single-story rear wings, front and back porches, and a porte cochere. A high hip roof features lower cross gables that intersect at each of the four roof slopes in a pinwheel shape. The arrangement creates complicated massing characteristic of the Queen Anne style. All four gables are pedimented and feature classically derived detailing, complementing the Tuscan columns of the wraparound porch to introduce the Colonial Revival style. All windows below the eave of the main roof are one-over-one, double-hung, wood sash counterbalanced with sash cords. Those at the façade and the west elevation are flanked with louvered wood blinds affixed to the weatherboarded wall.

Three corbelled brick chimneys, later covered in stucco, rise through the roof slopes. Asphalt shingles have replaced the original slate roof at the main section of the house and the two rear wings. The wraparound front porch still has standing-seam metal roofing. The house, the front porch, the west rear wing, and the back porch all were built on a brick pier foundation; later brick infill creates a perimeter wall. The east rear wing, in contrast, has a skirt wall and uses different brick from the piers. This wing and the back porch are built over an earthen basement. A small section at the right end of the front porch is enclosed. The commodious house has four bedrooms, two bathrooms, wide center halls, and a parlor, music room, sitting room, dining room, and kitchen wing. Distinctive interior finishes include pressed tin ceilings and a pair of dogleg stairs with turned balustrades and paneled newel posts.

The house faces southeast, but for ease of description, cardinal compass points will be used in describing the façade and elevations: the façade faces south, the rear elevation looks north, and side elevations are to the east and west. The façade is asymmetrical but balanced, with a centered front entrance, a rounded, projecting, two-story bay beneath a gable at the left end of the elevation, and a second gable lighting attic space above the two bays at the center and right end of the facade. These two gables at the roofline are nearly identical. At the left, topping the curved bay, is a pedimented gable with molding at the raking and horizontal cornices, wood shingles in the tympanum, and a Palladian window with capped wood pilasters separating the three fixed-sash, wood windows below a carved wood sunburst in a round arch with keystone above the center window. Straight wood brackets are visible at the soffit of the pediment. The second gable has the same wood molding at the raking cornice but lacks the horizontal cornice to complete the pediment. The Palladian window in its shingled tympanum nearly matches that of the pedimented gable to the left, with the addition of round-arch wood-carved sunbursts over the two flanking windows as well as at the center.

The double-leaf front entry centered at the first floor of the façade has partially glazed wood doors with single lights over two raised horizontal panels. A portion of the original hand-turned, mechanical

**United States Department of the Interior
National Park Service****National Register of Historic Places
Continuation Sheet**

Higgs, Sadie D. and Jacob W., House

Name of Property

Pitt County, NC

County and State

Name of multiple listing (if applicable)

Section number 7 Page 3

doorbell survives at the interior side of the west leaf. Full-height fixed sidelights in wood frames flank the entry, and a leaded-glass transom spans the door and sidelight composition. The transom features a distinctive came pattern of overlapping diamond-shapes with curved corners at their east-west ends. At the two-story bay to the left of the front entry, three one-over-one, double-hung, wood sash windows pierce the curved walls at each story. The sash at the ground floor match the curve of the wall; those above are straight sash. A single one-over-one, wood window pierces the wall to the right of the front entry at the first floor, just before the enclosed section of the front porch at the extreme right end of the facade. An original secondary exterior door, from the front room at the right end of the porch, is obscured by the weatherboarded walls of the enclosure. That door has two vertical lights over one horizontal and two vertical raised panels. The south-facing wall of the porch enclosure has a boarded window opening. The window is not visible at the interior either, due to a later remodeling of that space into a bathroom. At the second story, two one-over-one, wood sash windows pierce the wall to the right of the curved bay.

Tuscan columns support the hipped porch roof and turned balusters support a molded rail at the balustrade. The original tongue-and-groove porch flooring and ceiling remain but are in very poor condition. A smaller gable caps the porch roof at the center of the façade, highlighting the location of the front entry sheltered by the porch. This gable features pressed tin in a geometric pattern in the tympanum, framed by flat fascia and finished with molding at the raking cornice. The full-width front porch wraps around the bay at the left to the west side elevation. Concrete steps with brick cheek walls lead up to the porch at the location of this gable, aligned with the front entry. A poured-concrete front walk extends from Dickinson Avenue to this main entry stair. A much narrower concrete path extends from the west side of the front walk near the stair, following the curve of the front porch around to the west side of the house.

The west elevation fronts Pennsylvania Avenue and comprises the two-story main section, the west side of the wraparound porch, the porte cochere addition, and the one-story west rear wing. Dominating the elevation is a pedimented gable that caps a three-sided, two-story bay at the back of the main two-story section, roughly the center of the elevation. The pedimented gable features a shingled tympanum, molded cornice and flat fascia, and round-arch wood-sash window with wood keystone in the flat wood bands of the architrave. As at the rounded bay at the facade, straight brackets adorn the soffit of the pediment. The west elevation bay has one-over-one, wood sash windows on each of its three sides at each story, excepting the south wall at the first floor. There, a partially glazed wood door with a large light over two horizontal panels leads into the house from the west end of the wraparound porch. A one-over-one, wood sash window pierces each of the two stories at the right end of the west elevation. The front porch finishes at the entry door in the three-sided west elevation bay, continuing the Tuscan columns and turned balustrade from the façade section of the porch. The porte cochere with low-pitched hipped roof extends forward (or to the west) from the north end of the porch, supported by Tuscan columns on brick piers. Under its shelter, concrete steps with brick cheek walls lead up to the porch. A curved driveway comprising dual strips of poured

**United States Department of the Interior
National Park Service****National Register of Historic Places
Continuation Sheet**

Higgs, Sadie D. and Jacob W., House

Name of Property

Pitt County, NC

County and State

Name of multiple listing (if applicable)

Section number 7 Page 4

concrete enters and exits the parcel from Pennsylvania Avenue, passing beneath the porte-cochere. The single-story rear wing has a hipped roof and holds a paired set of one-over-one windows in the room closer to the house while a single one-over-one window lights the back room.

At the rear elevation, the single-story west wing is paired with another on the east end. The double-pile, nearly twin wings have hipped roofs and molded boxed eaves. An original porch extends from the center back of the house, between the two wings and sheltering their facing side elevations. The porch extends beyond the wings and wraps around the rear elevation of the west wing. This porch has been mostly enclosed with plywood, although three turned porch columns support its roof at the open east end. The exposed rear elevation of the east wing features a single-leaf, partially glazed wood door with two vertical lights and a later exterior brick stack that cuts through the eave. The stack was clearly added after the wall had been covered with weatherboards.

On a portion of the roof of the back porch is a second-story, weatherboarded addition with flat roof that extends the interior space at the north end of the center hall. A cross-gable extends from the rear slope of the main hip roof of the house just south of the position of the addition, marking the original back wall of the second-story at the elevation's center bay. The gable has a shingled tympanum, molded cornice and flat fascia, and segmental-arched wood-sash window with plain wood architrave. The walls below this gable have been subsumed by (or removed due to) the addition; they likely formed a cutaway bay, a smaller version of the bay at the west elevation. The addition's roof has failed and water has infiltrated the space below, preventing safe access to the second-floor bathroom and the enclosed porch space below it.

The east elevation of the house comprises, from left to right, the enclosed room of the front porch, a two-story, end-gabled section, a single-story, gabled bay, and the east side of the single-story east wing. The pedimented gable at the two-story section has a shingled tympanum, molded cornices with flat fascia, and a Palladian window. As at the two gables at the façade roof, wood pilasters in the architrave separate the three windows. The center window is capped with a single-light round-arched window set in a wood architrave with wood keystone above the center window. The glass in the round-arched opening is missing, and the space is covered with plywood from the attic side. The dwelling's seventh gable tops a single-story bay behind the two-story section of the east side elevation. The pedimented gable has wood shingles at the tympanum and a large half-moon, fixed-wood-sash window. The pediment covers a three-sided bay, and straight brackets mark the soffit exposed by the cutaway, as at the façade and west side gabled bays. The east side of the hip-roofed east rear wing has three one-over-one, wood sash windows set into a weatherboarded wall with boxed eave.

The house is arranged on a center-hall plan, with two rooms off each side. The rear wings are accessed through the two back rooms—the sitting room on the west side leads into the first-floor bedroom and bathroom in the west wing, and the dining room on the east side leads into the breakfast room and kitchen in the east wing. The breakfast room is additionally accessible at its west side from the

United States Department of the Interior
National Park Service**National Register of Historic Places**
Continuation Sheet

Higgs, Sadie D. and Jacob W., House

Name of Property

Pitt County, NC

County and State

Name of multiple listing (if applicable)

Section number 7 Page 5

enclosed porch between the wings, which in turn is accessible through the dwelling's original back entry at the end of the center hall.

Most rooms feature decorative pressed-tin ceilings, some with attached cove molding. Base molding likewise occurs at the plaster walls throughout the house, generally featuring a high plinth and robust molding. All rooms, excluding bathrooms, the kitchen, and the center hall, have coal-burning fireplaces, although some mantels are missing. Original wood flooring remains but is covered in some spaces with linoleum, ceramic tile, or laminate flooring. Original interior doors are of wood and feature five recessed panels. They are set into plain, flat architraves with carved sunburst-pattern corner blocks and transom windows. Around 1923, pairs of French doors were added, flanking the fireplaces between the music room and sitting room and between the front parlor and the dining room. They replaced original doors in at least some locations in preparation for the wedding of a Higgs daughter.

The center hall is generously sized to accommodate two closed-stringer stairs on its west side and a full-length corridor on its east side. A spindled frieze separates the front of the hall from the front stair, creating a foyer-like space just inside the entry. The pressed tin ceiling throughout the space is coffered with a foliate design and egg-and-dart molding adorning the attached cove molding. The upper corners of the frieze fit nicely into the cove. The center hall features paneled wainscot on the side walls and the walls of both staircases. The plaster walls above the wainscot have a later surface finish, and some of the plaster at a section of wall at the northeast end of the hall is missing, leaving the lath exposed. The front stair is a closed-stringer dogleg stair with three flights beginning with entry from the east side. Turned balusters support a molded rail between paneled newels capped with oversized urn-shape finials. The coffered soffit of the stair complements the paneling in the hall. The back stair is a simpler, two-flight staircase with a ninety-degree turn. It shares the same decoration as the front stair, however. Both have narrow five-panel doors enclosing tongue-and-groove, beadboard-walled closet space underneath. Between the two stairs, in the west wall of the center hall, an original single-leaf interior door leads into a sitting room. Across the hall, another original interior door leads into the dining room.

From the foyer, French doors with Craftsman-style trim in the east and west walls lead into the two front rooms: the parlor and the music room, respectively. The parlor has a Colonial Revival-style mantel with Doric columns, a plain frieze, and a simple shelf with dentil molding. Closets dating to the late twentieth century have been inserted on either side of the fireplace; they are not full-height and do not disturb the decorative tin ceiling above. A medallion at the center of the ceiling is designed for an electric light fixture and is surrounded by geometric patterns in the pressed tin outlined by oval-shaped trim. Swags and wreaths fill corners formed between the oval and the ceiling's rectangular border, which is decorated with griffins, urns, cornucopia, faces, and cornerblocks. Egg-and-dart molding finishes the ceiling. The light fixture in this room is original, according to Higgs grandchild Joe

**United States Department of the Interior
National Park Service****National Register of Historic Places
Continuation Sheet**

Higgs, Sadie D. and Jacob W., House

Name of Property

Pitt County, NC

County and State

Name of multiple listing (if applicable)

Section number 7 Page 6

Goodson.² Windows pierce the two exterior walls and feature the typical flat architrave with carved cornerblocks seen throughout the house. The parlor windows also have paneled aprons. The south wall holds the single-leaf, five-panel exterior door with two glazed panels that leads into the enclosed end of the front porch. The space, as mentioned above, has been converted into a bathroom with late twentieth-century finishes, and the window and door openings visible at the exterior are covered at the interior.

The front room on the west side of the main block of the house was referred to as the music room by the family. The curved bay wall holds three curved windows with paneled aprons. The mantel is missing from the music room, although the tiled hearth and firebox surround remain, as does the iron fireplace insert. French doors have been inserted into the walls on either side of the fireplace to lead into the sitting room behind. The pressed tin ceiling in the music room features a repeating flower design, an enlarged version of which stands in for the center medallion. The walls have picture molding and base molding, and the original oak floor remains.

Behind the parlor is the dining room, which includes the space extended at the east end by the single-story, gabled bay. The room is missing its mantel, but the original tile and firebox remain intact. Like the parlor, the room has added closets flanking the fireplace. French doors allowing passage between the rooms are visible inside the closets, and Craftsman-style trim is visible behind the closet enclosure. Windows have paneled aprons, and wainscot paneling, as well as picture molding, circles the room. Linoleum tile covers the floor. An original five-panel, wood door leads into the east wing. The pressed tin ceiling features foliate designs and medallions surrounded by swags and is not obscured by the added closets.

The fourth room on the first floor of the main block of the house is the family's sitting room, located at the back on the west side of the hall adjacent to the music room. The single-leaf, partially glazed door at the west side of the wraparound porch opens into this room from an angled wall in the projecting bay. The other two walls hold one-over-one sash windows, one with apron and base molding and the other, oddly, without. The remaining walls of the room do feature the base mold. Original doors in the north and east walls lead into the west rear wing and the center hall, respectively. The windows and these two door openings all feature the original architrave with flat molding and carved sunburst corner blocks. Transoms top the two doors. In contrast, the two sets of French doors that flank the fireplace and the exterior door in the angled bay all have the later Craftsman architraves. An asbestos tile dropped ceiling obscures the surviving pressed tin ceiling above, and laminate flooring covers the original oak. A double-height, Colonial Revival-style mantel surrounding the fireplace features Ionic columns and a mirrored overmantel; the firebox, however, has been altered. The original coal burning

² Katherine Mills, "J.W. Higgs House," 1988 typescript in the Higgs House survey file, PT0637, File Room, North Carolina Historic Preservation Office, Raleigh, 5.

United States Department of the Interior
National Park Service**National Register of Historic Places**
Continuation Sheet

Higgs, Sadie D. and Jacob W., House

Name of Property

Pitt County, NC

County and State

Name of multiple listing (if applicable)

Section number 7 Page 7

firebox was removed and a brick hearth and surround added. It is possible the original tile remains below the brick.

Behind the sitting room is the single-story west rear wing, which contains a bedroom with a coal-burning fireplace, a closet with built-in dresser, and a bathroom. The cast-iron coal insert remains at the firebox, and the narrow Queen Anne mantel above it features turned colonettes on high plinths capped by reeded scrolled brackets that support a shelf. A plain frieze is below the shelf. All the doors and entries in the suite are original with the characteristic doors and architraves; those leading into the closet and bathroom lack transoms. The room has picture molding and base molding, there are aprons below the paired set of one-over-one windows, and the oak flooring remains. The built-in dresser in the closet is the full width of the room and features glass-door cabinets over two sets of four drawers. The room is lit by a single original window in the west wall, and shelves have been added to both the east and west walls. The floor is carpeted and plywood covers the ceiling. The bathroom finishes date to the last quarter of the twentieth century and include a toilet, vanity with sink, and bathtub with integrated shower.

The east rear wing adjacent to the dining room holds the kitchen and breakfast room, combined ca. 1970 into a single space separated only by a kitchen island. The only original features apparent are the windows in the east wall and the door leading into the dining room at the west end of the south wall. The original architrave and five-panel door remain there. At the east wall, the window architraves appear to be covered by plain trim, likely added along with the plywood wall paneling, linoleum or asbestos floor tiles, and drywall ceilings added during the c. 1970 interior renovation. A door added in the west wall of the east wing leads into the enclosed porch area between the rear wings. As noted above, water damage from the leaking roof of the addition above has caused the ceiling to collapse and rendered the area unsafe.

Three bedrooms, a bathroom, and a storage room occupy the second floor, all accessible from the center hall. The center hall has a coffered pressed tin ceiling, as seen at the first-floor hall, and features picture molding and base molding as throughout the rest of the house. Railings that nearly match the stair balustrades line the stairwell openings in the hall flooring. At the second floor, the railing comprise the same turned balusters and molded rail, but turned newels capped with turned wood urns replace the paneled newels of the stairs. The space at the north end of the hall is the interior of the addition at the back porch roof. The added space features a tiled floor, wood vanity with double sinks, and plywood at the walls and ceiling. In the wall along the left side of the space is an original door that leads into the original second-floor bathroom space. The area is in poor repair due to the failing roof and could not be accessed for survey. The extreme north end of the stair balustrade turns at an angle to meet the interior wall, suggesting that the original space at the end of the center hall was a three-sided bay.

**United States Department of the Interior
National Park Service****National Register of Historic Places
Continuation Sheet**

Higgs, Sadie D. and Jacob W., House

Name of Property

Pitt County, NC

County and State

Name of multiple listing (if applicable)

Section number 7 Page 8

The upstairs bedrooms all have intact Colonial Revival-style mantels and pressed tin ceilings, five-panel wood doors, and cornerblock detailing at the architraves. Windows lack the aprons seen throughout the first floor. The fireplaces on the second story are simpler overall and do not have the tiled surrounds and hearths seen on the first floor. The front bedroom on the east side has one original closet and one added closet. The mantel has fluted columns, a plain shelf, and a frieze decorated with swags and fleur de lis. The cast-iron coal insert is intact, as is most of the base mold, the picture mold, the oak flooring, and the pressed tin ceiling.

The second front bedroom on the west side of the second floor has an original closet to the left of the mantel, which features plain Ionic columns and a simply molded shelf over a frieze with swags. A door to the right of the fireplace opens to a passage between the front and back bedrooms. There is a scuttle in the ceiling to the unfinished attic in the passage between the two bedrooms. The room retains base molding, picture molding, oak flooring, and a pressed tin ceiling. The curved bay wall at the south end of the room holds three curved window openings, but the one-over-one sashes in the bays are not curved. If replacements, they are early ones featuring sashcords as seen throughout the rest of the house.

The third, or back, bedroom likewise retains original features, including pressed tin ceiling with integrated cove molding, base and picture molding, oak flooring, and mantel. It is the simplest mantel in the house, with foliated brackets holding a molded shelf over a frieze with swags. The cast-iron coal insert has been painted white. An original closet is to the left of the mantel, and its door is missing.

In the gabled roofs above the dining room and the kitchen wing is a minimally finished storage room. The room has oak flooring and plywood paneling at the underside of the roof slopes. The architrave trim around the door is the only original architectural detailing in the space.

Construction & Alterations Chronology

The house has seen few alterations. Operable, louvered shutters once flanked the windows, and the chimneys, of course, were not originally stuccoed. The French doors at the interior date to 1922 or early 1923. The porte-cochere was built after creation of the April 1923 Sanborn Map Company map of Greenville. An early collection of outbuildings appeared on Sanborns until that year, with a small garage remaining until after the May 1929 Sanborn map. The rear-yard dwelling is recalled by the family as having been built in 1938. The east end of the front porch was enclosed after the last Sanborn update in April 1946. Alterations to the kitchen wing and the bathrooms were made in the 1970s and 1980s. More details about these changes are chronicled below.

Evidence suggests that the east rear wing, which houses the kitchen and breakfast room, was originally a detached kitchen built along with the dwelling and later moved and joined to it. At the similar Jesse R. Moyer House (NRHP 1997) in Greenville, the kitchen was originally separated by a breezeway that

United States Department of the Interior
National Park Service**National Register of Historic Places**
Continuation Sheet

Higgs, Sadie D. and Jacob W., House

Name of Property

Pitt County, NC

County and State

Name of multiple listing (if applicable)

Section number 7 Page 9

was later enclosed.³ At the Higgs House, the east wing shares the same materials and details as the main house and west wing, yet the foundation differs. The east wing is also the only section of the house that stands over a basement. The original door with the characteristic sunburst-cornerblock architrave in the north wall of the dining room suggests that an earlier iteration of the back porch existed along the north wall of the dining room. If something like this was the case, the relocation of the kitchen as the east rear wing would have occurred before 1916, when the house was first depicted in the Sanborn Company map of Greenville. That map shows two rear wings.⁴

Early photos showing the façade and west elevation, said to date to about 1914, show that those elevations look substantially the same today. Operable louvered shutters are seen at the first and second stories; those are no longer extant. The corbelled brick chimneys are not yet stuccoed. There does appear to be a door on the west elevation from the wraparound porch into the family room.

The May 1916 Sanborn map of Greenville that depicts the footprint of the house for the first time also indicates some detail about the number of stories and construction materials.⁵ Notable is the lack of the porte-cochere on the west side and the fact that the rear kitchen wing appears equal in length to the west rear wing and its back porch—therefore longer than the west wing itself. The Sanborn map shows the entire area between the two wings under a porch roof that is continuous with the open porch at the back of the west rear wing. All the roofing is shown as non-combustible, most likely either slate or metal. The 1916 Sanborn also shows that the full extent of the front wraparound porch is open. Four frame outbuildings in the rear yard include a carriage house with wood-shingle roof; a narrow stable with noncombustible (likely tin) roof; a gambrel-roof stable with wood-shingle roof; and a single-bay garage fronting Pennsylvania Avenue with metal-clad walls and a noncombustible (likely tin) roof. Some outbuildings may have pre-dated the house, and none of this collection survives today.

Family lore maintains that the French doors in the parlor and music room were installed in 1922 or 1923 in anticipation of the wedding in the house of Annie Higgs to Herman H. Duncan in June 1923. Joe Goodson, a grandchild of Sadie and Jake Higgs, noted that French doors may have replaced original doors, at least in some locations.⁶ A direct connection may have existed, for instance, between the music room and the sitting room, as in the two bedrooms directly above. The door from the porch at the west elevation may have been replaced at this time as well, as it has the same architrave as the

³ Beth W. Keane, "Jesse R. Moye House," National Register of Historic Places Nomination, 1997, 7.1.

⁴ Sanborn Map Company, "Greenville, Pitt County, North Carolina," 1916.

⁵ Sanborn Map Company, "Greenville, Pitt County, North Carolina," 1916.

⁶ Mills, 5; Louise Duncan, Greenville Historic Preservation Commission, "Addendum to Survey and Research Report for the J.W. Higgs House," 1992. Katherine Mills interviewed a number of Higgs family members for the report, often citing those interviews as sources for her history; she also may have referred to a typescript history researched by Charles Kavanaugh and Richard Duncan in 1981. Louise Duncan married a grandchild of Jake and Sadie Higgs in 1954. She credits sources for some items in her addendum but not all. She refers to a notebook kept by "Mama Higgs;" to information from Higgs grandchildren Joe Goodson and Richard Duncan; and other family papers.

**United States Department of the Interior
National Park Service****National Register of Historic Places
Continuation Sheet**

Higgs, Sadie D. and Jacob W., House

Name of Property

Pitt County, NC

County and State

Name of multiple listing (if applicable)

Section number 7 Page 10

French doors rather than the original doors. The April 1923 Sanborn shows changes in the footprint, depicting the entire space between the two rear wings as interior, rather than as a porch.⁷ An open porch at the back of the house edges the back of the west rear wing and the newly enclosed porch between the wings. On this map, the rear kitchen wing does not extend past the back porch. This depiction matches the appearance in 2026 before the rehabilitation.

The May 1929 Sanborn map depiction shows that the porte-cochere had been added by that date, but that the east end of the front porch had not been enclosed. The stables and carriage house behind the dwelling had been removed, but the small garage at Pennsylvania Avenue remained. By the April 1946 update, the garage is gone and the 1938 building that survives today in the rear yard appears and is marked as a frame dwelling with non-combustible roof. There is a parenthetical note written next to the building; it is not legible in the digital reproduction of the map. The east end of the front porch is still not enclosed.⁸

The main roofing, now asphalt, is recalled by family as having previously been slate and replaced around 1947.⁹ However, the Sanborn updated through 1949 does not record this detail, showing all the roofing at the Higgs House as still being either slate or tin.¹⁰

After the 1975 death of Sadie Higgs, who outlived her husband, the Higgs heirs rented out the house.¹¹ Around 1978, a pair of food service instructors at East Carolina University, along with a third partner, restored the house and converted it for use as a 70-seat restaurant. The partners hired a professional chef and staffed the eatery with college-student servers.¹² Mills notes in her report that "the wall between the kitchen and the breakfast [room was] knocked out to enlarge the kitchen...to accommodate restaurant facilities" around 1978.¹³ Upgrades to the heating system were made in 1982 when a gas furnace was installed. Air conditioning systems were installed on both stories at the same time. In 1987, the heirs sold the house, and it was put into use as a group home for the elderly. Alterations to the bathrooms were completed in the 1970s and/or 1980s, but details have not been identified. Removal of the missing mantels post-dates 1988; their absence is not noted either in "J.W. Higgs House," a 1988 typescript by Katherine Mills, or in David Black's 1991 "Jacob W. Higgs House Survey and Research Report." The latter describes the music room mantel as "the most ornate" in the house, "being a mirrored, bow-front oak mantel." Mills records that "some of the details of the

⁷ Sanborn Map Company, "Greenville, Pitt County, North Carolina," 1923.

⁸ Sanborn Map Company, "Greenville, Pitt County, North Carolina," 1929; Louise Duncan, "Addendum to Survey and Research Report for the J. W. Higgs House," 1992, PT0627, North Carolina Historic Preservation Office, Raleigh. Duncan noted in her 1992 addendum that "There were stables and other buildings [in the back yard] but they were torn down to build [the existing outbuilding] 54 years ago" in 1938.

⁹ Duncan, 1.

¹⁰ Sanborn Map Company, "Greenville, Pitt County, North Carolina," 1929 updated through 1946.

¹¹ Mills, 7.

¹² "Taste theory goes on the table," *Raleigh News & Observer*, October 12, 1978

¹³ Mills, 3-4, 7.

**United States Department of the Interior
National Park Service****National Register of Historic Places
Continuation Sheet**

Higgs, Sadie D. and Jacob W., House

Name of Property

Pitt County, NC

County and State

Name of multiple listing (if applicable)

Section number 7 Page 11

fireplaces include ionic and doric columns, a reeded pilaster, light wood carving on the frieze, an overmantel with a mirror, and beautiful tiles of cream and blue." The chimneys were stuccoed before the Mills typescript or the Survey and Research report were prepared.¹⁴

2. Dwelling, 1938, Noncontributing Building

Behind the house stands a single-story, side-gabled, frame dwelling with galvanized metal siding and roofing. The south-facing elevation has later T-111 plywood siding. Three six-over-six, double-hung, wood windows and two more of the same are evenly spaced across the north and east elevations, respectively. The south elevation, which faces the main house, has two door openings flanking a window at the center bay. The five-panel door at the west end of the south elevation is a reused interior door from the main house. The door on the east end has been removed from its opening, and the window at the center is just a single six-over-six, double-hung, wood sash. The two bays at the east end of the south elevation both feature concrete-block stoops. The west elevation has a six-over-six, double-hung, wood window at the south end and a plank door at the north end. The plank door opens to a small storage room filling the northwest corner of the building. The space has wood flooring, wood partition walls, and no ceiling.

A room the full depth of the building occupies the east end of the interior space. The room has flush-board sheathing on the walls and ceiling, a deep shelf on triangular wood brackets on the east wall, a patched stovepipe hole on the north side wall, and carpeting on the floor. A wide opening in the room's west wall opens to the middle interior space, equal in size to the first. Finishes here are later and consist of plywood on the walls and ceiling and carpeting on the floor. The southwest corner of the building has been remodeled into a bathroom dating to the last quarter of the twentieth century.

Elder Hemby built the dwelling, according to Higgs grandchildren Joe Goodson and Richard Duncan.¹⁵ No information about Hemby has been located, but the Higgs grandchildren noted that he was Black.

Integrity Statement

The Sadie D. and Jacob W. Higgs House retains all seven aspects of integrity: location, setting, design, materials, workmanship, feeling, and association.

The house remains on its original site and retains integrity of location. The property is an early suburban dwelling on a corner parcel that stretches the full depth of the block between parallel streets. The parcel is relatively flat and dotted with large shade and smaller ornamental trees. Poured-concrete front walk, driveway, and walk connecting the front and side porch entrances all remain. Historic photographs show that the basic appearance of the site is the same as today, accounting for

¹⁴ Mills, 3-4.

¹⁵ Duncan, 1.

**United States Department of the Interior
National Park Service****National Register of Historic Places
Continuation Sheet**

Higgs, Sadie D. and Jacob W., House

Name of Property

Pitt County, NC

County and State

Name of multiple listing (if applicable)

Section number 7 Page 12

the growth (and overgrowth, death, and removal) of vegetation over time. The integrity of the dwelling's immediate setting as a suburban residential property, therefore, is intact. The wider setting of the block and the larger neighborhood is less intact, having gone through a period of redevelopment in the twentieth century that shifted the character of the neighborhood from completely residential toward mixed with industrial and commercial properties.

The house is a transitional architectural style that employs designed elements—including irregular massing, balanced asymmetry, and detailing—of both the Queen Anne and Colonial Revival styles. Many of these elements remain, including original gabled ends, cutaway and curved bays, open porches, turned balusters, classical porch columns, and Palladian window groupings at the exterior and paneled doors, carved corner blocks, staircases with turned balustrades and paneled newels, mantels with classical decorative elements, and highly decorative pressed-tin ceilings. The original spatial organization inside the center-hall-plan home also remains intact. The dwelling therefor retains a high degree of integrity of design.

The retention of so many original architectural features means that a significant amount of original material also remains, including wood weatherboards and shingle siding; wood porch columns and balustrade; counterbalanced double-hung wood windows; tongue-and-groove porch flooring and ceilings; wood floors; pressed-tin ceilings; plaster walls; paneled wood doors; stairs with turned balustrades, paneled newel posts capped with turned wood urns, and paneled siding; wood mantels; and ceramic tile at hearths and surrounds. Likewise, these original architectural features express workmanship from the period. Many of the elements composing the house are mail-ordered components commonly available at the time but rarely produced with this level of quality today. The integrity of materials and workmanship is therefore intact.

The dwelling's fine expression of the transitional Queen Anne-Colonial Revival design grounds it in the turn-of-the-twentieth-century period, and the building's clear expression as a dwelling standing in a large yard convey the suburban residential ideal of that period. The property therefore retains the aesthetic and historic sense of stylish suburban architecture of that period, therefore retaining integrity of feeling.

Finally, the Higgs House is the element expressing the distinctive Queen Anne-Colonial Revival style for which the property is significant. The dwelling's complicated massing, textural detailing, varied rooflines, and curving and angular wall surfaces express the Queen Anne style, with the classically derived pediments, Palladian windows, and Tuscan columns telegraph the evolution to the Colonial Revival style. Both styles were popular at the turn of the twentieth century, and their combination in a single dwelling indicates the transition between styles. The house therefore retains integrity of association with these architectural trends and expression.

United States Department of the Interior
National Park Service**National Register of Historic Places**
Continuation Sheet

Higgs, Sadie D. and Jacob W., House

Name of Property

Pitt County, NC

County and State

Name of multiple listing (if applicable)

Section number 7 Page 13 **Statement of Archaeological Potential**

Insert text from OSA here, if applicable; note that a 1992 comment on the local designation report by Dolores Hall states "Don't bother to say anything about archaeological potential. There is probably nothing left of the outbuildings at the Higgs House....so unless they tear down the houses or extant outbuildings, that's it."

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Sadie D. and Jacob W. Higgs House

Name of Property

Pitt County, NC

County and State

Name of multiple listing (if applicable)

Section number 8 Page 14

Statement of Significance

The Sadie D. and Jacob W. Higgs House is an excellent and highly intact example of the transitional Queen Anne-Colonial Revival style popular at the turn of the twentieth century in the newly developing residential suburbs of Greenville in Pitt County. The period of significance is 1902-1905, the original construction period of the house. The house is locally significant under Criterion C in the area of Architecture.

History

Greenville has its origins in the eighteenth-century Pitt County seat of Martinsborough. By the late nineteenth century, the renamed town claimed nearly two thousand citizens. The tobacco industry and the railroad drove growth, and locals capitalized on the demand for goods and services.¹⁶ Jacob (Jake) Wilson Higgs (1862-1959), a Halifax County native, arrived in Greenville in 1884 to work in the bookstore of his uncle, J. Ben Higgs.¹⁷ Jake Higgs opened and operated several mercantile businesses, both retail and wholesale. He established a clothing store, Higgs and Mumford, in 1890 and later ran the Greenville Supply Company, a wholesale general and grocery business, with his brothers Edward, Joseph, and Sydney. The brothers also helped establish the Higgs-Taft furniture company, the Greenville Textiles Mill, and two local banks. The ca. 1916 brick Higgs-Taft store building survives at 701 Dickinson Avenue in the Dickinson Avenue Historic District (NRHP 2007).¹⁸ In 1898, Jake Higgs married Sadie Dixon (1879-1975) of Rocky Mount and the couple settled in Greenville.¹⁹

The retail and wholesale businesses, manufacturing, and banking enterprises Jake Higgs participated in would not be the full extent of his influence on the development of early Greenville. In the 1890s, the Higgs brothers purchased 132 acres near the Atlantic Coast Line rail depot, subdivided the land into a residential development, and kicked off construction by building houses for themselves. The neighborhood became known as "Higgs." In 1895, Jake Higgs purchased another three acres south of his lot in the Higgs neighborhood and along the plank road (today's Dickinson Avenue).²⁰ From 1902 through 1905, Jake and Sadie erected and outfitted a house for their family in the still-developing Higgs

¹⁶ Edwards-Pitman Environmental, "Stantonsburg Road/Tenth Street Connector, Greenville, Pitt County," Historic Architectural Resources Survey, prepared under a subcontract with Kimley-Horn and Associates for NCDOT, 2007, 13-14, 35.

¹⁷ Jacob Wilson Higgs, "Find a Grave Index, 1600s-current, www.FindaGrave.com; David Black, "Jacob W. Higgs House Survey and Research Report," (ca. 1991) in the survey file PT0627, North Carolina Historic Preservation Office, Raleigh; Duncan, 1.

¹⁸ Edwards Pitman Environmental, 35-36; Black, 9-10.

¹⁹ Ancestry.com, *North Carolina, U.S., Marriage Records, 1741-2011* [database on-line] (Provo, UT, USA: Ancestry.com Operations, Inc., 2015); Ancestry.com, *1900 United States Federal Census* [database on-line] (Lehi, UT, USA: Ancestry.com Operations Inc, 2004).

²⁰ Black, 4, 10.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Sadie D. and Jacob W. Higgs House

Name of Property

Pitt County, NC

County and State

Name of multiple listing (if applicable)

Section number 8 Page 15

neighborhood that matched the size and finish of the finest dwellings in the nearby Skinnerville neighborhood, now part of the Skinnerville-Greenville Heights Historic District (NRHP 2005).

An architect's or published plan for the house has not been identified. Here again, family lore contends that the Sadie and Jake Higgs may have used the latter, a published plan.²¹ However, the house shares some features in common with the architect-designed Novella and Jesse Moye House (NRHP 1997) of the same period in the Skinnerville-Greenville Heights Historic District (NRHP 2005). Both houses feature the same transitional architectural style and include a similar set of popular details: Palladian window groups in gables; cutaway gabled bays with straight brackets at the soffits; Tuscan porch columns; two center-hall stairs with paneling and paneled newel posts; and ceiling screen dividing the foyer from the stair in a center hall. Herbert Woodley Simpson, a New Bern-based architect, is documented as the Moye House architect. Simpson had studied in Baltimore with W. Claude Frederic in the late 1880s and established his practice around 1891. He had a number of significant commissions in Greenville, including the 1907 Jarvis Memorial Methodist Church, building at the 1909 campus of the Teachers Training School, and the 1902 Masonic Building (not extant).²² Another notable connection between the houses is that Novella Moye was a sister of Jake Higgs.²³

A number of details about construction of the Higgs House are preserved in the family history. Family lore variously dates construction period to either 1902-1903 or 1903-1905, although some documents, discussed below, show that the interior was not complete until as late as 1905.²⁴ Higgs lore holds that the lumber—dried naturally for a year before use—came via the narrow-gauge lumber railroad from the Beaufort County Lumber Company mill in Shelmerdine, roughly fourteen miles southeast of Greenville. The mill, run by W. A. West, was a backbone of the economy of that bustling village.²⁵ Back in Greenville, the foundation sills for the house were reportedly treated with coal tar on the building lot. This process involved building large vats on site to submerge the lumber in a heated mixture of coal tar to waterproof and preserve it. The sills soaked for days, then dried for a year before used in construction.²⁶

²¹ Mills, 2.

²² Keane, 8.6; Janet Seapker and Catherine Bishir, "Herbert Woodley Simpson Building List" North Carolina Architects and Builders Website, www.ncarchitects.lib.ncsu.edu.

²³ Duncan, 1.

²⁴ Duncan, 1; Charles Kavanaugh and Richard Duncan, "Historical Data, J. W. Higgs House, 1112 Dickinson Avenue," Higgs House (PT0627), North Carolina Historic Preservation Office, Raleigh.

²⁵ Duncan, 1; Kavanaugh and Duncan, 1; Roger Kammerer, "Shelmerdine and Calico," *Greenville Times / Pitt's Past*, (NC Microforms at East Carolina University), April 15-28, 1987, 10; U.S. Geological Survey, "1904 Map of Ayden," viewed online March 27, 2026 at <https://pastmaps.com/map/ayden-pitt-county-nc-usgs-topo-1904?div=1830818#11.56/35.3861/-77.3147>. Kammerer notes that the Beaufort County Lumber Company operated a narrow-gauge railroad between Shelmerdine and Greenville, with spurs reaching out to the surrounding timberlands. Five train engines pulled logs from the surrounding area back to Shelmerdine, and the sixth went back and forth to Greenville. The daily train carried up to twenty passengers and mail in addition to any lumber sold to town.

²⁶ Mills, 2; Duncan, 1.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Sadie D. and Jacob W. Higgs House

Name of Property

Pitt County, NC

County and State

Name of multiple listing (if applicable)

Section number 8 Page 16

Interior finishes are said by the family to have been ordered from several suppliers around the country. Correspondence from the McClamroch Mantel Company in Greensboro includes a November 1904 cover letter noting that a catalog had been recently sent in answer to an inquiry. A second letter dating to January 1905 seeks to finalize purchase of a mantel, quoting pricing, discounts, and shipping details.²⁷ A 1981 house history by two family members notes that it was the music room mantel, no longer extant, that was purchased from McClamroch. That history also notes that the Baltimore firm Morgan Millwork Company supplied the newel posts on the stairs and that the doors, windows, and leaded glass transom were purchased and shipped from a supplier in Chicago.²⁸

The slate and tin roofing and the tin ceilings were installed by Sadie's father, George R. Dixon (1850-1935), and her brother, Howard Dixon (1885-1937), both of Rocky Mount.²⁹ The elder Dixon is listed in the 1880 federal census as a tin smith and as a sheet metal shop operator in his obituary.³⁰ The slate roof was leaking around 1947 and, without Sadie's father or brother to repair it, the family replaced it with asphalt shingles.³¹

In 1905, the family moved in, according to handwritten notes by Sadie Higgs.³² The sidewalk that once existed in front of the house had an inscription of "1905" in the concrete, which some in the family take to be a record of completion of the dwelling.³³ It may, of course, simply be the date of the sidewalk's construction. Certainly, both events may have happened in that year. Dickinson Avenue has since been widened, however, destroying the early sidewalk and its inscription.

Daughter Annie Higgs Duncan recalled that the house was not quite complete when the family took up residence.³⁴ Spaces planned for bathrooms were not yet outfitted as the city did not have a plumbing system at the time. Likewise, Sadie and Jake Higgs had the house wired for electricity in anticipation of a municipal power system. Family histories note that the first power and water bills paid by the family date to 1908.³⁵

The early house history notes that a "large barn with three doors which opened and closed on metal tracks" and housed "equipment and feed for the livestock" stood on the land before the house was

²⁷ Photocopies of the letters are in the survey file for the Higgs House (PT0627) at the North Carolina Historic Preservation Office, Raleigh.

²⁸ Kavanaugh and Duncan, 1.

²⁹ Duncan, 1; Black, 10; "George R. Dixon III," (Greensboro) News & Record, December 23, 1935; and Ancestry.com, *North Carolina, U.S., Death Certificates, 1909-1976* [database on-line], (Lehi, UT, USA: Ancestry.com Operations Inc, 2007).

³⁰ Ancestry.com, *1880 United States Federal Census* [database on-line] (Lehi, UT, USA: Ancestry.com Operations Inc, 2010); and Ancestry.com, *North Carolina, U.S., Death Certificates, 1909-1976* [database on-line] (Lehi, UT, USA: Ancestry.com Operations Inc, 2007).

³¹ Duncan, 1; Mills, 3.

³² Duncan, 1.

³³ Mills, 1.

³⁴ Duncan, 1.

³⁵ Kavanaugh and Duncan, 2.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Sadie D. and Jacob W. Higgs House

Name of Property

Pitt County, NC

County and State

Name of multiple listing (if applicable)

Section number 8 Page 17

built, a testament to the property's former agricultural use.³⁶ It is likely the gambrel-roofed building seen on Sanborn maps from 1916 and 1923. Sadie and Jake had a stable built before 1916 to house their daughters' pony and cart, and it appears to have stood north of the barn. A carriage house was also constructed before 1916 as was an automobile garage. The barn, stable, and carriage house remained in the rear yard until sometime between the spring of 1923 and spring of 1929. The automobile garage was removed between 1929 and 1946.³⁷ The dwelling that currently stands in the rear yard was built by Elder Hemby according to Higgs grandchildren, Joe Goodson and Richard Duncan.³⁸ He was likely an African American employee of the family, but no information about him has been located other than the family recollection that he built the dwelling. The agricultural use of the surrounding land gave way to residential development around the time the Higgs family built their house here. The 1916 Sanborn map shows that houses fronting Dickinson Avenue were frame, of one to two stories in height, and generally stood toward the front of the lot. Several had wraparound porches and most had rear wings to expand interior space, like the arrangement at the Higgs House.

Jake and Sadie Higgs lived in the house from its construction until their deaths in 1959 and 1975, respectively. The heirs then leased the dwelling—first as housing, later for restaurants. It stood vacant for a period in the late 1980s, before its 1987 sale to Bishop Arizona Hartsfield and James Anthony Brown of the Selvia Chapel Free Will Baptist Church.³⁹ They converted the dwelling and outbuilding to provide housing for the elderly.

Context: Transitional Queen Anne/Colonial Revival-style Dwellings

The Queen Anne style dominated residential architecture in the three decades between 1880 and 1910. The style favored complicated, asymmetrical massing and lively decoration. Gabled dormers and bays enriched rooflines and extended and varied wall planes. Full-width porches often wrapped around one or both corners of the façade. Wood shingles with curving or pointed ends enlivened gable ends and dormer walls, carved brackets and turned spindles accented porch columns, and turned balustrades added curves to porch railings. The more restrained Colonial Revival style also came into fashion in the later decades of the nineteenth century but only bypassed the Queen Anne style in dominant popularity around 1910. The Colonial Revival style far outlasted Queen Anne in popularity, remaining in heavy use through the middle of the twentieth century. It looked back to classically derived elements, simplifying both massing and decoration in contrast to the whimsical Queen Anne style. While not necessarily symmetrical, Colonial Revival-style houses presented balanced facades. Classical columns and pilasters, front-entry fanlights, modillioned or denticulated cornices, and Palladian windows decorate Colonial Revival-style houses. For a number of years just after the turn of

³⁶ Kavanaugh and Duncan, 2.

³⁷ Sanborn Map Company, "Greenville, Pitt County, North Carolina," 1929 updated through 1946.

³⁸ Duncan, 1.

³⁹ Duncan, 2.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Sadie D. and Jacob W. Higgs House

Name of Property

Pitt County, NC

County and State

Name of multiple listing (if applicable)

Section number 8 Page 18

the century, a hybrid style emerged that combined the two styles and accompanied the shift in popularity.

The transitional style was popular in Greenville only in the first several years of the twentieth century, so examples are relatively few. Modest one- and two-story versions have predominantly Queen Anne features—varied roof forms and complex massing—combined with a single element of the Colonial Revival, such as a set of Tuscan porch posts or a pediment at a gable. A single-story example stood at 210 S. Pitt Street in the Skinnerville-Greenville Heights Historic District (NR2005) and featured a vernacular gable-front-and-wing form combined with Doric columns and a pediment over the central entry bay at the front porch. The house is no longer extant, but was documented in the nomination for the NRHP district. A modest two-story example at 300 Contentnea Street is similar. The larger house has hipped and gabled roofs, a wraparound porch, and a two-story rear ell. Slender Doric columns support the porch roof and bring the Colonial Revival-style element to the otherwise plain vernacular Queen Anne house.⁴⁰

The transitional style, naturally, is better expressed in high-style examples, where detailing can proliferate. In Greenville's turn-of-the-twentieth-century, white residential neighborhoods, high-style transitional Queen Anne-Colonial Revival-style houses were the exception rather than the norm. A small concentration occurs in the Skinnerville-Greenville Heights Historic District, (NR2005). The individually NRHP-listed, architect-designed Novella and Jesse Moyer House (NRHP 1997), along with the Elmira and Edward Ficklin House and the Clare-Baker House, all stand on Martin Luther King Jr. Drive (formerly West 5th Street).

The 1903 Moyer House, built for a sister of J. W. Higgs, has much in common with the Higgs House. The Queen Anne style dominates the massing of both houses, but they also present balanced facades with centered entrances and gabled dormers to counter the visual weight of two-story, gabled bays. Both houses have center halls with dramatic main staircases matched by secondary back stairs, and both feature spindle screens in the front portion of the center hall, creating a foyer with a strong Queen Anne feeling. The houses are not twins, however, as the thoroughly angular Moyer House lacks contrasting geometry of the rounded bay at the Higgs House. The Higgs House, additionally, expresses more of the Colonial Revival style with classical pilasters in the Palladian windows and pediments at the gables. Architect H. W. Simpson of New Bern designed the Moyer House and has been speculated as the architect of the seemingly related Higgs House.⁴¹

⁴⁰ Cynthia de Miranda, Jennifer Martin, and Sarah Woodard, "Skinnerville-Greenville Heights National Register of Historic Places Nomination," 2005, <https://files.nc.gov/historic-preservation/nr/PT2000.pdf>, 7.43. A number of smaller Queen Anne cottages in the same district have replacement porch posts, a common phenomenon across the state. Some may have featured classically derived columns in lieu of Queen Anne-styled turned versions. With these more modest versions of the transitional style, the Colonial Revival influence could easily be diminished with an update such as replacement posts.

⁴¹ Duncan, 1.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Sadie D. and Jacob W. Higgs House

Name of Property

Pitt County, NC

County and State

Name of multiple listing (if applicable)

Section number 8 Page 19

A couple of blocks to the west stands the 1902 Elmira and Edward Ficklin House at 508 Martin Luther King Jr. Drive, another high-style transitional example. The high-hip house is substantially enlivened with projecting two-story, gabled bays, a conical tower, and inset porches. It also features weatherboard siding, shingled gables and balustrades, and patterned slate in the tower's conical roof. Classical columns occur at both stories to introduce Colonial Revival-style elements: fluted Ionic pairs at the first floor and fluted pairs with plain caps at the second story. The asymmetrical façade exhibits some balance with an inset second-story porch and projecting cutaway bay at the west complementing the tower and projecting bay at the east. A gabled portico at the center of the façade completes the Colonial Revival-style balance within the overall Queen Anne asymmetry. The classical elements temper the Queen Anne massing and detailing, but the Victorian-era style still dominates at this house.

Between the Ficklin House and the Moye House at 422 Martin Luther King Jr. Drive, stands the 1907 Clare-Baker House, an altered version of the transitional style that retains original massing and some detailing while suffering materials replacement and additions. The two-story, hip-roofed frame dwelling has projecting gabled bays at each elevation. The front-facing pedimented gable displays a shingled tympanum and Palladian window grouping and shelters a semicircular, two-story porch. The fluted Ionic columns that once supported the porch roof and pedimented gable have been replaced with plain vinyl columns. Extant pilasters at the front door are unfluted with high fluted plinths and Corinthian caps. The Clare-Baker House has also been attributed to H. W. Simpson. The house has been substantially altered with addition of vinyl siding, window replacement, removal of original Queen Anne-style turned balustrade, and addition of a deck at the rear with treated wood railings at the roof of the first-floor wraparound porch. While the Clare-Baker House may have been a transitional example with a more dominant Colonial Revival feel than other dwellings noted here, alterations have watered down the original effect of the dwelling's architectural design choices.

The transitional Queen Anne-Colonial Revival style was a bridge between two popular styles that dominated residential architecture in Greenville before the Craftsman style and bungalow house type came into vogue in the 1920s. Few examples were built in Greenville, and most are attributed to New Bern-based architect H. W. Simpson. The examples here illustrate that the typical execution included a house with Queen Anne massing that used a combination of architectural motifs from both the architectural styles. These combinations included both exterior and interior decoration. The Moye House and especially the Ficklin House tend more toward the Queen Anne styles, while the Clare-Baker House, before its integrity was compromised, leaned more into the Classical Revival style. The Higgs House, in contrast, is an intact representation of a balanced execution of the style, applying classical pedimented gables, Tuscan columns, Palladian window groups with classical pilasters to a dwelling with the characteristic varied and asymmetrical massing of the Queen Anne style. Turned balusters, shingled wall areas, and turned spindlework screens also telegraph that style. The house is an embodiment of changing architectural styles employed by white families of means who wished to reinforce their social standing in the application of specific decorative elements and organization of space within their homes.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Higgs, Sadie D. and Jacob W., House

Name of Property

Pitt County, NC

County and State

Name of multiple listing (if applicable)

Section number 9 Page 20

Bibliography

Ancestry.com. *1880 United States Federal Census* [database on-line]. Lehi, UT, USA: Ancestry.com Operations Inc, 2010.

Ancestry.com. *1900 United States Federal Census* [database on-line]. Lehi, UT, USA: Ancestry.com Operations Inc, 2004.

Ancestry.com. *1910 United States Federal Census* [database on-line]. Lehi, UT, USA: Ancestry.com Operations Inc, 2006.

Ancestry.com. *North Carolina, U.S., Death Certificates, 1909-1976* [database on-line]. Lehi, UT, USA: Ancestry.com Operations Inc, 2007.

Ancestry.com. *North Carolina, U.S., Marriage Records, 1741-2011* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2015.

Black, David. "Jacob W. Higgs House Survey and Research Report." Ca. 1991. In the survey file for the Higgs House (PT0637), File Room, North Carolina Historic Preservation Office, Raleigh.

Duncan, Louise, for the Greenville Historic Preservation Commission. "Addendum to Survey and Research Report for the J.W. Higgs House," 1992. In the survey file for the Higgs House (PT0637), File Room, North Carolina Historic Preservation Office, Raleigh.

Edwards-Pitman Environmental. "Stantonsburg Road/Tenth Street Connector, Greenville, Pitt County." Historic Architectural Resources Survey, prepared under a subcontract with Kimley-Horn & Dixon III. (Greensboro) *News & Record*. December 23, 1935.

De Miranda, Cynthia, Jennifer Martin, and Sarah Woodard. "Skinnerville-Greenville Heights National Register of Historic Places Nomination," 2005. <https://files.nc.gov/historic-preservation/nr/PT2000.pdf>.

Horn and Associates for NCDOT, 2007. In the survey file for the Higgs House (PT0637), File Room, North Carolina Historic Preservation Office, Raleigh.

"Jacob Wilson Higgs." Find a Grave Index, 1600s-current. www.FindaGrave.com.

Kammerer, Roger. "Shelmerdine and Calico." *Greenville Times / Pitt's Past*. NC Microforms at East Carolina University, April 15-28, 1987, 10.

Kavanaugh, Charles, and Richard Duncan. "Historical Data, J. W. Higgs House, 1112 Dickinson Avenue." Higgs House (PT0627), North Carolina Historic Preservation Office, Raleigh.

Keane, Beth W. "Jesse R. Moye House." National Register of Historic Places Nomination, 1997.

Mills, Katherine. "J.W. Higgs House." 1988 typescript. In the survey file for the Higgs House (PT0637), File Room, North Carolina Historic Preservation Office, Raleigh.

Pitt County Online Parcel Information System. 2024 Aerial Photograph. www.gis.pittcountync.gov.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Higgs, Sadie D. and Jacob W., House

Name of Property

Pitt County, NC

County and State

Name of multiple listing (if applicable)

Section number 9 Page 21

Sanborn Map Company. "Greenville, Pitt County, North Carolina." 1916, 1923, 1929, and 1929 updated through 1946.

Seapker, Janet, and Catherine Bishir. "Herbert Woodley Simpson Building List." North Carolina Architects and Builders Website, www.ncarchitects.lib.ncsu.edu.

"Taste theory goes on the table." *Raleigh News & Observer*, October 12, 1978.

U.S. Geological Survey. "1904 Map of Ayden." Viewed online March 27, 2026 at <https://pastmaps.com/map/ayden-pitt-county-nc-usgs-topo-1904?div=1830818#11.56/35.3861/-77.3147>.

National Register of Historic Places Continuation Sheet

Higgs, Sadie D. and Jacob W., House

Name of Property

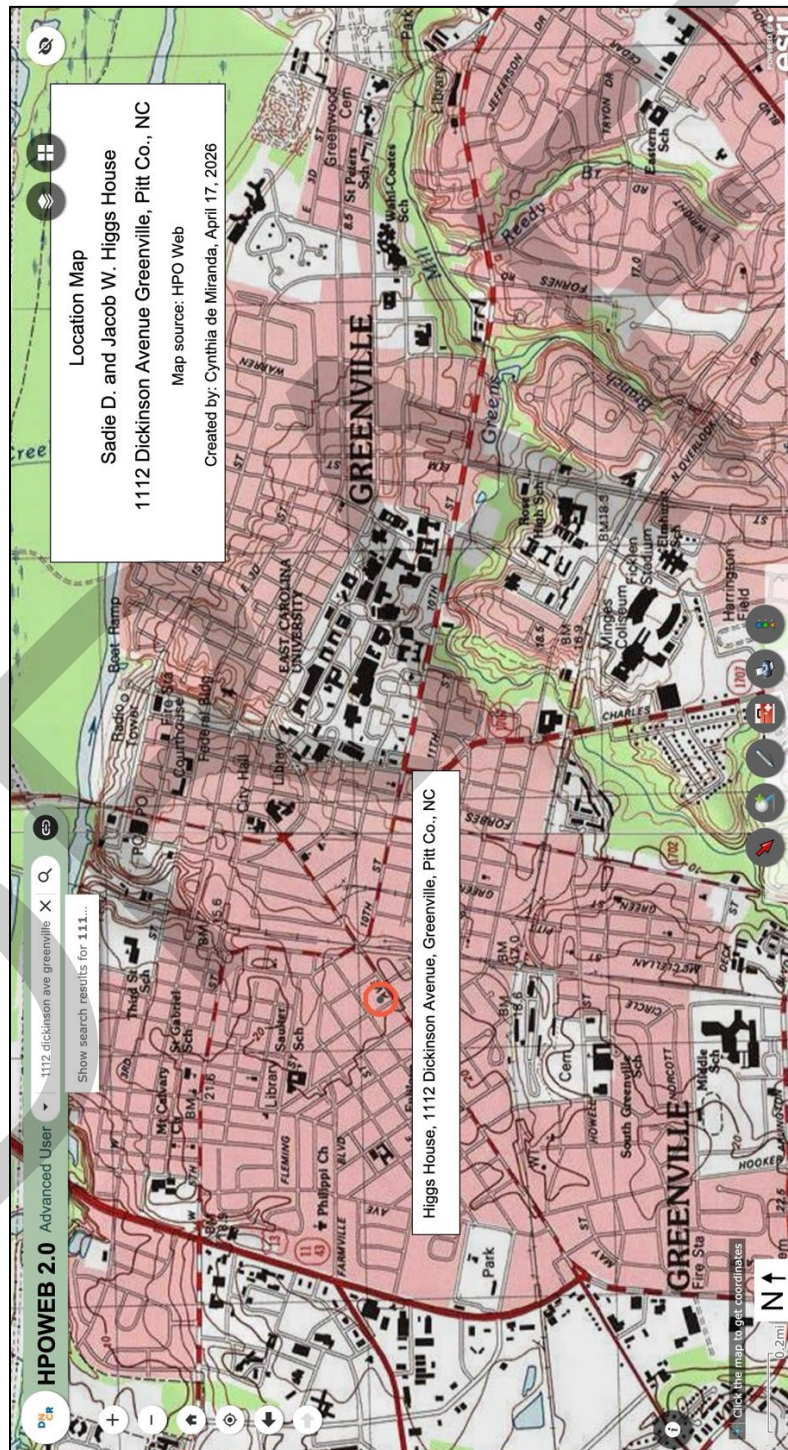
Pitt County, NC

County and State

Name of multiple listing (if applicable)

Section number 10 Page 22

GEOGRAPHIC DATA



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 10 Page 23

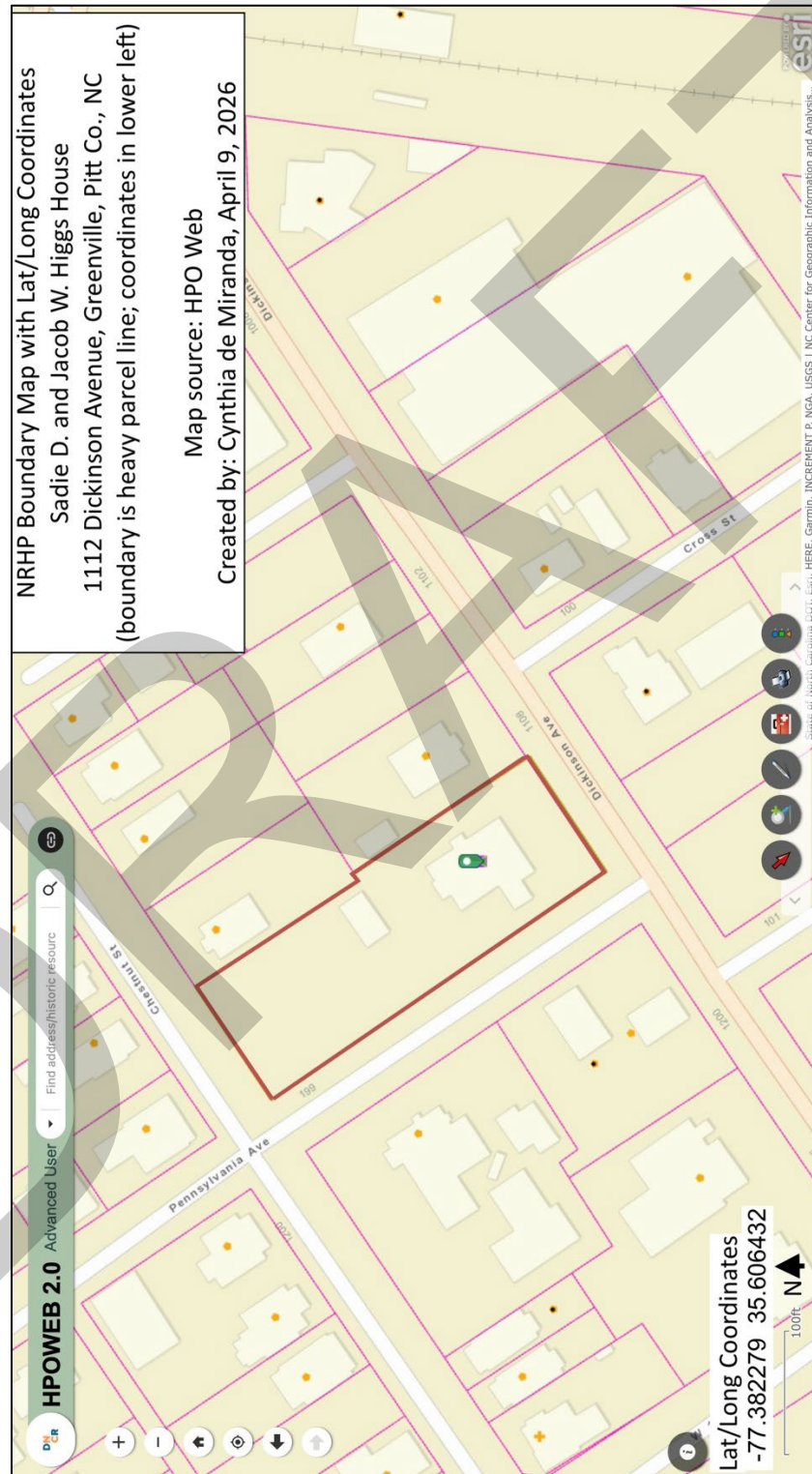
Higgs, Sadie D. and Jacob W., House

Name of Property

Pitt County, NC

County and State

Name of multiple listing (if applicable)



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 10 Page 24

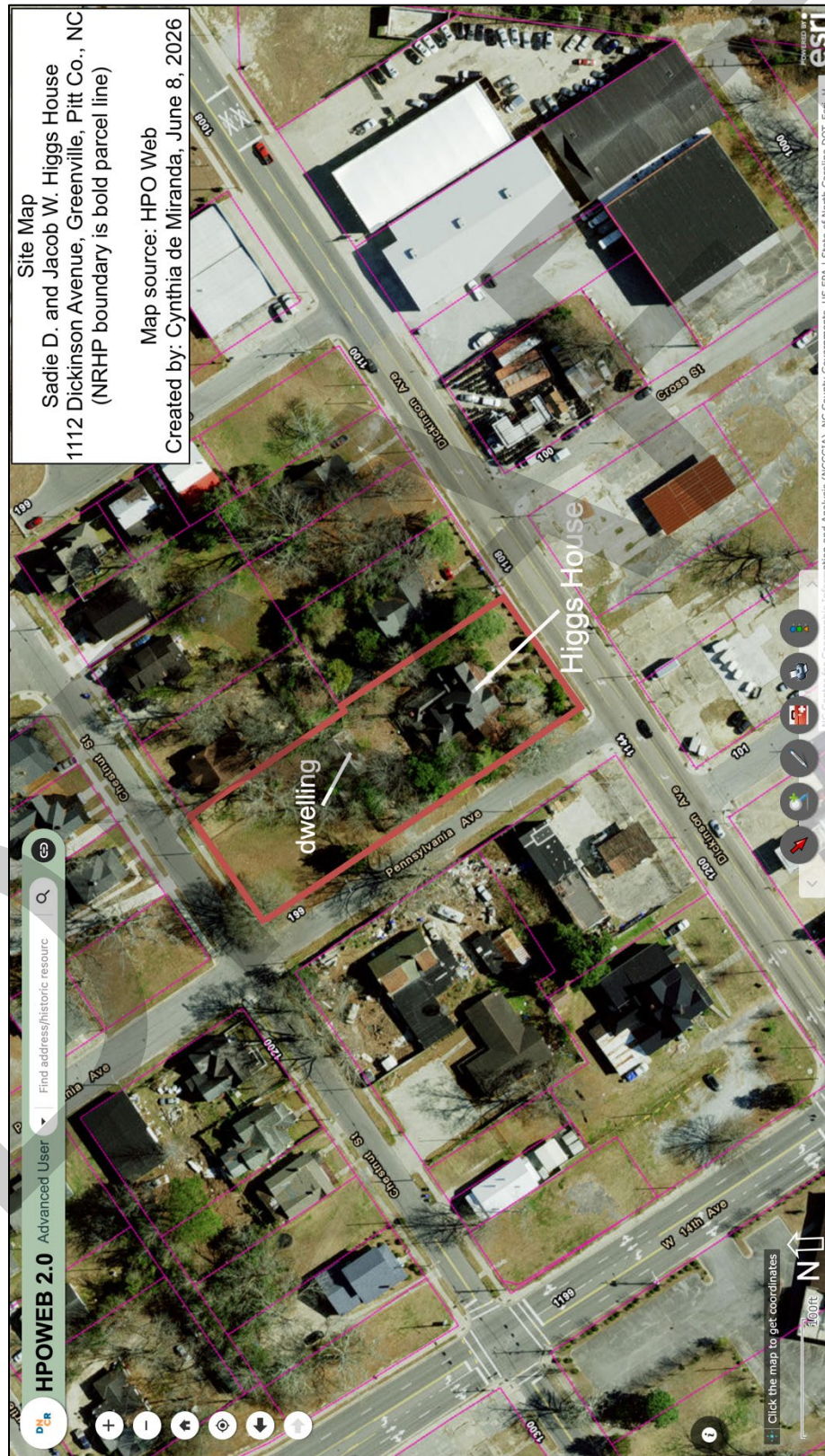
Higgs, Sadie D. and Jacob W., House

Name of Property

Pitt County, NC

County and State

Name of multiple listing (if applicable)



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 10 Page 25

Higgs, Sadie D. and Jacob W., House

Name of Property

Pitt County, NC

County and State

Name of multiple listing (if applicable)



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Higgs, Sadie D. and Jacob W., House

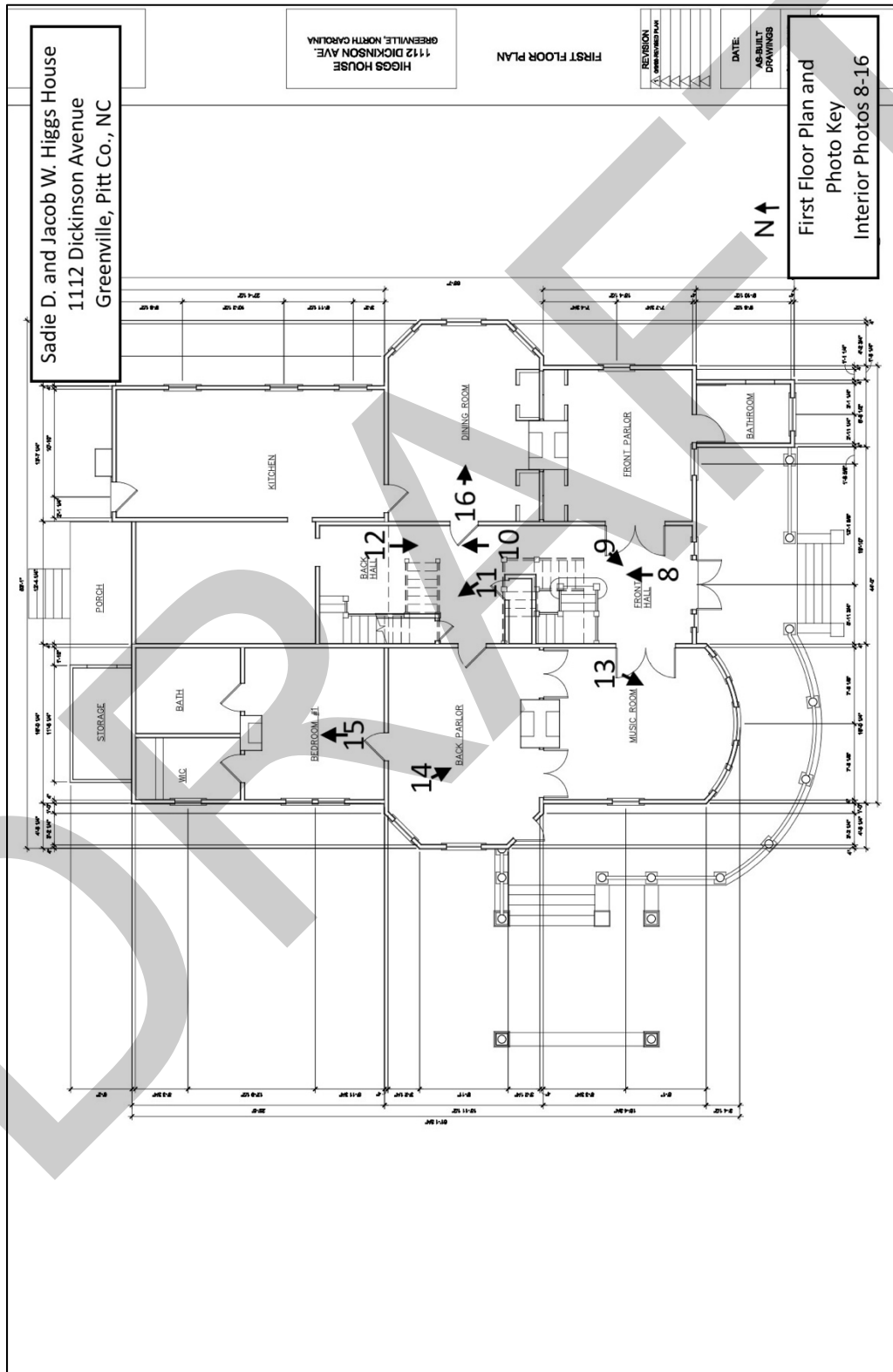
Name of Property

Pitt County, NC

County and State

Name of multiple listing (if applicable)

Section number 10 Page 26



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 10 Page 27

Higgs, Sadie D. and Jacob W., House

Name of Property

Pitt County, NC

County and State

Name of multiple listing (if applicable)

