

Available for Restoration

The Historic J.W. Higgs House



1112 Dickinson Avenue, Greenville
Pitt County

Located just beyond the Dickinson Avenue Historic District, a vibrantly revitalized area near downtown Greenville, the circa 1905 J.W. Higgs House is one of the last remaining historic houses located in one of Greenville's oldest neighborhoods.



Price: \$149,900

Square Feet: 4,811

Lot Size: 0.82 acre

Zoning: CDF

**Elaborately Detailed Queen Anne Revival
With Remarkably Intact Interior!**



The two-story frame transitional Queen Anne Revival with asymmetrical two-story bay, wrap around porch, two one-story rear ells, and seven cross gables sits on a large lot with a historic outbuilding. Within walking distance of local shops, breweries and fantastic restaurants, the J.W. Higgs House is a significant local landmark with incredible interior woodwork from Baltimore, leaded glass from Chicago, and mantels from McClamrock Mantel Company in Greensboro. It's prime location between the campus of East Carolina University and ECU Health Medical Center in the growing community of Greenville provides a unique opportunity for a multitude of adaptive reuses.

The house features a spectacular entryway with ornate pressed tin ceiling and impressive stair with two sets of risers leading to a central landing, detailed wainscoting, elaborate newel posts, and turned Eastlake spindlework.

The J.W. Higgs House will require complete and sensitive rehabilitation, including a new roof, replacement of systems, and restoration of important architectural features. Local landmark designation provides for a 50% property tax deferral with required yearly application process.

The City of Greenville Town Council approved demolition of the J.W. Higgs House in January 2024, and a 365-day delay of demolition was issued March 26, 2024 by the Historic Preservation Commission. Buyers will need to work collaboratively with Preservation North Carolina, the City of Greenville staff, and the Historic Preservation Commission on restoration to ensure significant progress is made before the demolition delay deadline.



North Carolina
Preservation North Carolina
The Historic Preservation Foundation of North Carolina, Inc.

For more information or to make an appointment to see the J.W. Higgs House, contact:

Maggie Gregg, *Regional Director* • 252-563-5288 • mgregg@presnc.org

JOIN US! For more information about Preservation NC and other endangered properties visit www.PreservationNC.org.

Financial Incentives: The J.W. Higgs House is not currently listed on the National Register of Historic Places but may be eligible for listing. If listed, it would become eligible for historic preservation tax credits. In North Carolina, both state and federal income tax credits are available for the certified rehabilitation of historic structures. For the rehabilitation of this income-producing certified historic structure, a 20% federal income tax credit and a 20% state income tax credit are available. Local incentives may also be available. For more information on Historic Preservation Tax Credits, please contact the North Carolina State Historic Preservation Office at 919-807-6570 or at www.hpo.nc.gov.



Directions: From Raleigh, take I-440 E. Use exit 14 toward US-64 E/US-264 E/Wilson/Rocky Mount/Greenville/I-495 N. In 18.7 miles, continue onto I-795 S/US-264 E, and then continue onto US-264 E in 4.5 miles. Stay on US-264 E for 9.5 miles and then continue onto I-587. In 3.7 miles, continue onto US-258 S, and onto I-587. In 9.5 miles continue onto John P. East Memorial Hwy and then continue onto Stantonsburg Road in 0.8 miles. In 2 miles continue onto W 10th Street/Farmville Blvd and then turn right onto W 14th Avenue in 0.2 miles. Turn left onto Dickinson Avenue in 0.2 miles and the property will be on the left in 465 feet.



Area Information: Located in the heart of Eastern NC, Greenville is home to East Carolina University and ECU Health Center, and has a vibrant and growing population (currently 90,000). The Dickinson Avenue Historic District and Uptown Greenville are home to many popular restaurants, breweries, and shops. This popular area is located adjacent to the Town Common, which runs along the Tar River and provides access for boating and kayaking, and also hosts many festivals and live music events. Visit www.greenvillenc.gov, www.pittcountync.gov and www.visitgreenvillenc.com for more information.

Preservation North Carolina is a statewide, private, non-profit membership organization that protects and promotes the architectural heritage of North Carolina. Through its Endangered Properties Program it acquires and sells endangered historic buildings. Preservation North Carolina sells all properties with protective covenants and a rehabilitation agreement to ensure that the historic buildings will be renovated and that they will be protected from demolition and unsympathetic changes in the years to come. For samples of these legal documents visit www.presnc.org/get-help/easements-covenants.

For general information or to join Preservation NC:

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