



**Preservation
North
Carolina**

PRICE: \$142,500

Sqft: 4,811

Lot Size: 0.82 acre

Zoning: CDF



AVAILABLE FOR RESTORATION

Elaborately detailed Queen Anne Revival with remarkably intact interior, located near vibrant downtown Greenville.

FEATURES

- ✓ Local Landmark
- ✓ Spectacular Entryway
- ✓ Prime Location in Rapidly Growing Greenville, NC.

CONTACT US NOW

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J. W. HIGGS HOUSE

GENERAL INFORMATION



ABOUT THIS PROPERTY

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.

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.

REHABILITATION

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.

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. 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.



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