

30 & 30 ½ Blake Street, Philip Simmons Property



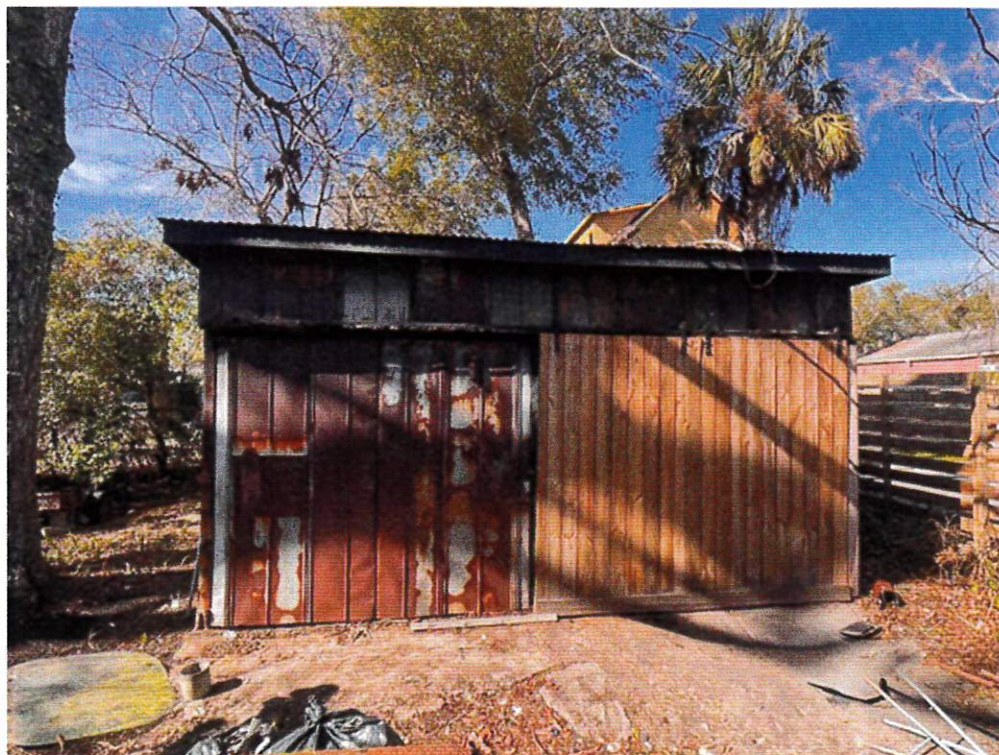
30 Blake Street (two-story house) – Front façade



30 ½ Blake Street (one-story cottage) – Front Façade



30 ½ Blake Street (one-story cottage) – East façade

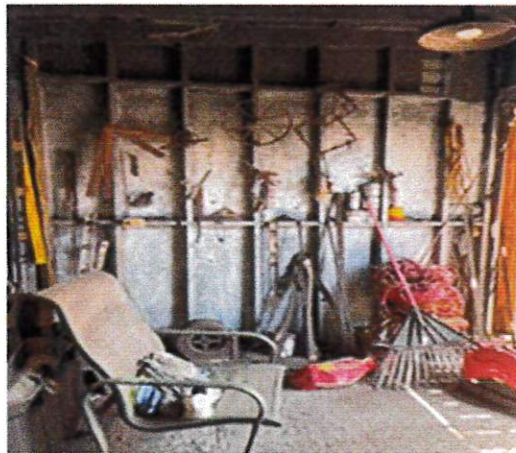
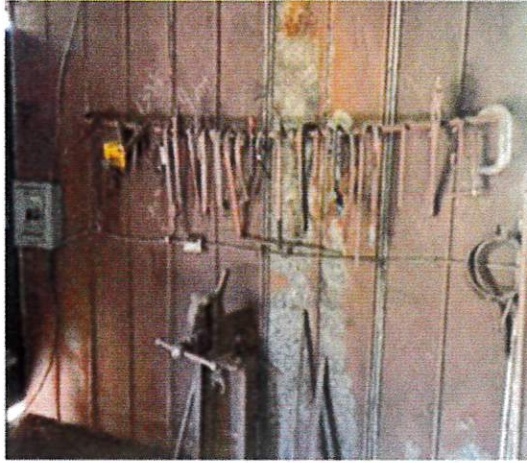


Philip Simmons' Workshop -- Front Façade



Philip Simmons' Workshop – West Façade



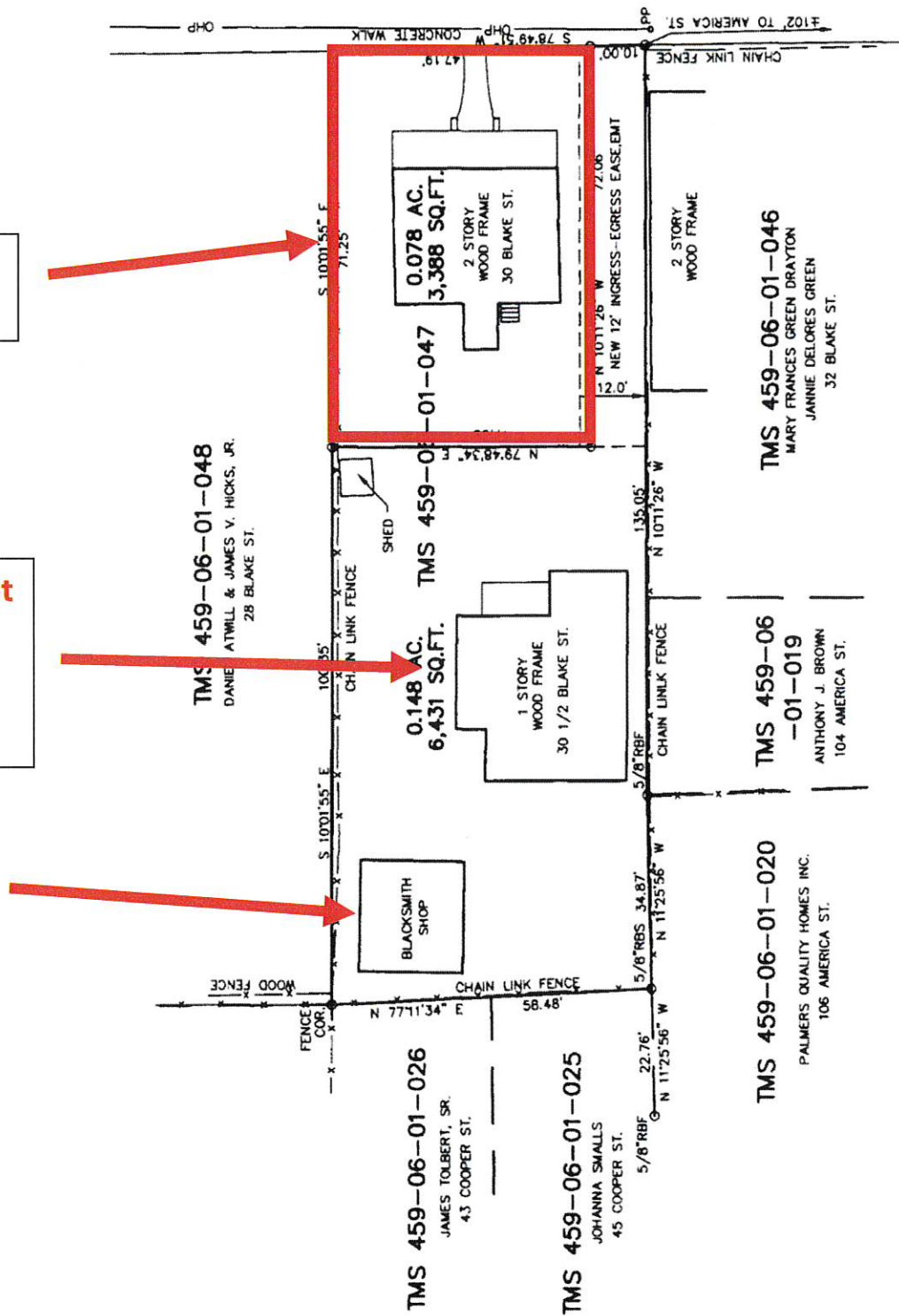


Philip Simmons' Workshop Interior

**30 Blake Street
(1876)**

**30 ½ Blake Street
(1946)
House and
Museum**

**Workshop
(1967)**



Plat DF, pg. 188, 2006, 30 & 30 ½ Blake Street

Zoning

- DR-2F: Diverse Residential zoning districts allow one-family detached dwellings, one-family attached dwellings, two-family dwellings, and multi-family residential dwellings
- Old City Height Districts: 2.5-3
- Subdivision: Eastside
- Neighborhood Council: Eastside
- Residential short-term rental category: SR CAT 2
- Historic Materials Demolition Purview
- Flood zone AE10

Ownership

- 30 Blake Street: Elmer Gilliam, President/CEO of Simmons Foundation
- 30 ½ Blake Street: Philip Simmons Foundation

30 Blake Street Assessed Value

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Property Information

Current Owner:
 GILLIAM ELMER
 1700 BICKETT BLVD
 RALEIGH NC 27608

Property ID 4590601047
Physical Address 30 BLAKE ST
Property Class 130 - RESID-DUP/TRI
Plat Book/Page /
Neighborhood 261204 PB04 East Side, Hampstead Mall
Plat Acres 0.0800

Legal Description: DESCRIPTION -30 BLAKE

Sales History

Book	Page	Date	Grantor	Grantee	Type	Deed	Deed Price
A629	179	5/10/2007	SIMMONS PHILIP	GILLIAM ELMER		Ge	\$10
P068	009	1/1/1959		SIMMONS PHILIP		Ge	\$0

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Value Info

Legal Residence: N **LR Pct:** 0 **Homestead:** N
AgUse: N **ATI 25Pct Exemption:** N

	Land	Improvement	Total
Market Value	\$300,300	\$279,200	\$579,500
Capped Value *	\$122,823	\$126,601	\$249,423
Taxable/Use Value **	\$122,823	\$126,601	\$249,424

Total Assessed: \$14,970

Value History

	2024	2023	2022	2021
Market Value	\$429,100	\$429,100	\$429,100	\$429,100
Capped Value *	\$216,890	\$216,890	\$216,890	\$216,890
Taxable/Use Value **	\$216,890	\$216,890	\$216,890	\$216,890
Assessed Value	\$13,020	\$13,020	\$13,020	\$13,020

30 1/2 Blake Street Assessed Value

RETURN	SIMILAR SALES	NEW SALES SEARCH	TAX INFO	ADDITIONAL PROPERTY INFO	PRINT
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Property Information

Current Owner:
SIMMONS FOUNDATION INC
PO BOX 21585
CHARLESTON SC 29413-1585

Property ID 45906010701
Physical Address 30 BLAKE ST
Property Class 905 - VAC-RES-LOT
Plat Book/Page /
Neighborhood 261204 PB04 East Side; Hampstead Mall
Plat Acres 0.0100

Legal Description: DESCRIPTION -TAXABLE PORTION (5% BUILDING AND LAND TAXABLE PER D.O.R.)

Sales History

Book	Page	Date	Grantor	Grantee	Type	Deed	Deed Price
0001	638	8/1/2008	SIMMONS PHILIP	SIMMONS FOUNDATION INC		Ge	\$500,000
P068	009	1/1/1959	NOT SUPPLIED	SIMMONS PHILIP		Ge	\$0
XXX	LETTER	1/1/1900		NOT SUPPLIED		Ma	\$0

RETURN	SIMILAR SALES	NEW SALES SEARCH	TAX INFO	ADDITIONAL PROPERTY INFO	PRINT
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Value Info

Legal Residence: N **LR Pct:** 0 **Homestead:** N
AgUse: N **ATI 25Pct Exemption:** N

	Land	Improvement	Total
Market Value	\$0	\$0	\$0
Capped Value *	\$0	\$0	\$0
Taxable/Use Value **	\$0	\$0	\$0

Total Assessed: \$0

Value History

	2024	2023	2022	2021
Market Value	\$0	\$0	\$0	\$0
Capped Value *	\$0	\$0	\$0	\$0
Taxable/Use Value **	\$0	\$0	\$0	\$0
Assessed Value	\$0	\$0	\$0	\$0

30 & 30 ½ Blake Street Timeline

- Approximately 1820: Thaddeus Sobieski purchased lot 90 in Hampstead, which included 30 Blake Street.
- 1825: David Ball purchased a parcel of land in trust for Rebecca Bell Payne.
- **1876: A two-story wood building was constructed at 30 Blake Street by the Payne-Gruber family.**
- 1917: Mamie Margaret Bevis purchased 30 Blake Street then sold it to Kate Welch one month later.
- 1921: Kate Welch sold 30 Blake Street to John A. Rink, who then sold it to D. W. King
- 1944: D. W. King sold 30 Blake Street Elizabeth H. Brown.
- **1946: A one-story frame dwelling was constructed at the rear of the lot.**
- 1959: Elizabeth H. Brown sold 30 Blake Street to Philip Simmons.
- Approximately 1959: The property was divided into two, 30 Blake Street and 30 ½ Blake Street.
- 1959-2007: Philip Simmons maintained both 30 and 30 ½ Blake Street, adding multiple additions to 30 ½ Blake Street.
- **1967: A workshop was constructed on the rear of the property.**
- 1992: The Philip Simmons Foundation was formed.
- 2007: Philip Simmons sold 30 Blake Street to his grandson, Elmer Gilliam, for \$10.00 and “love and affection.”
- 2008: The Philip Simmons Foundation purchased 30 ½ Blake Street from Philip Simmons for \$500,000.

History of 30 & 30 ½ Blake Street

Around 1820, Thaddeus Sobieski purchased several lots in the northern part of Hampstead. In 1825, he sold a large parcel of land that included 30 Blake Street to David Ball in trust for Rebecca Bell Payne. Rebecca and her husband, Robert Keith Payne, passed the property to their daughter, Maria Torance Payne Gruber, and her husband, George H. Gruber. When George H. Gruber passed away, 30 Blake Street passed to Maria and their son, George W. Gruber.

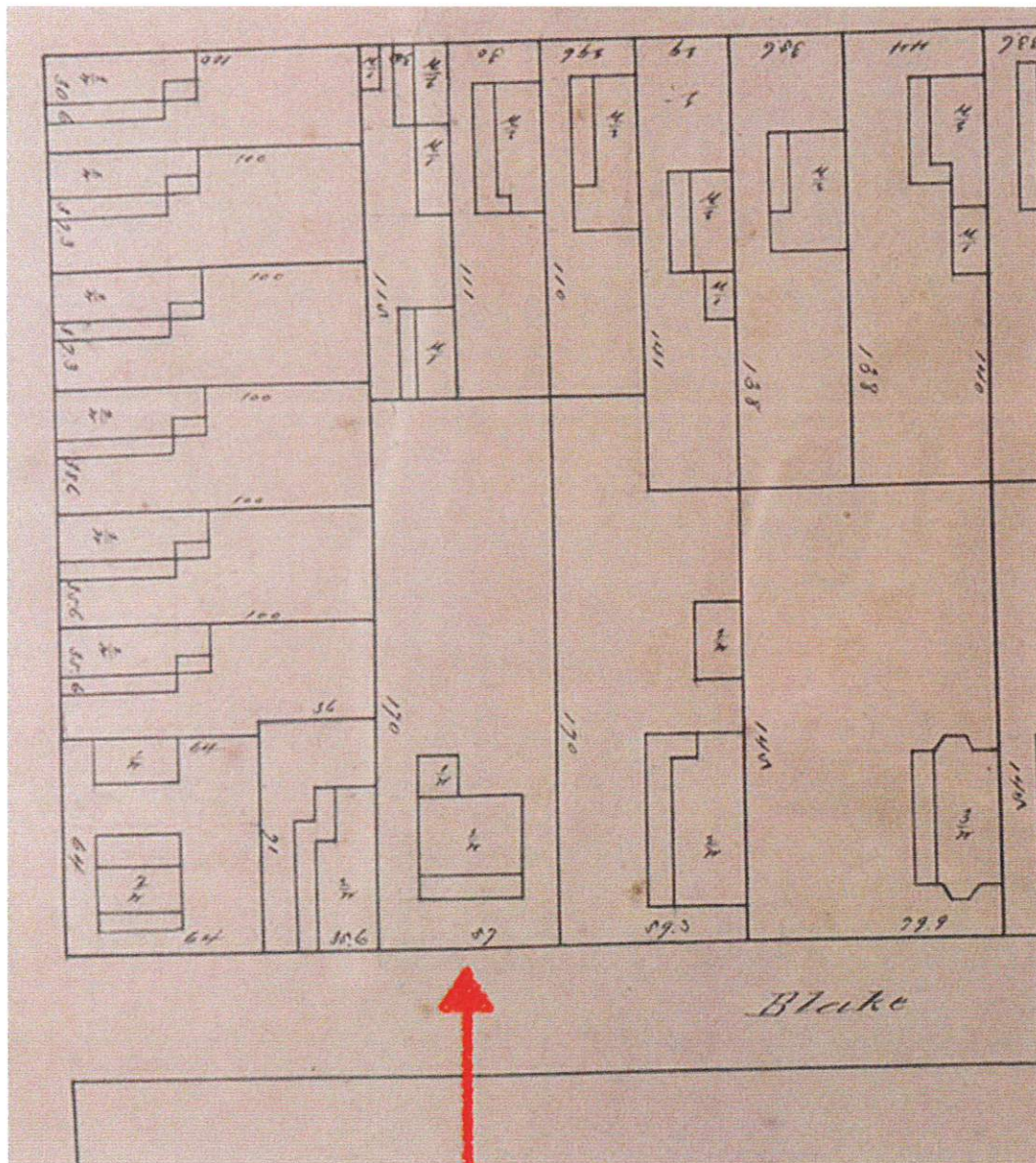
According to the 1870 *Ward Books Tax Assessments*, 30 Blake Street was vacant, and by 1876, a two-story wood building had been constructed, according to the 1876-1879 *Ward Books*. Shown on a city plat in 1882, a one-story addition was added on the north-east corner. Later, a larger addition across the entire northern length of the house was added and differentiated from the original hip roof by its shed roof.

The property was sold to Mamie Margaret Bevis in 1917, who then sold the property to Kate Welch one month later. In 1921, Kate Welch sold the property to John A. Rink, and in 1944, Mr. Rink sold the property to D. W. King. Between 1917 and 1944, the property experienced many changes, including the removal of a rear stable and outbuilding sometime before 1929 and the addition of an auto garage built before 1944.

Starting in 1944, the property was repeatedly sold between Elizabeth H. Brown and Adele C. Brown. During this time, the house was used as a single-unit rental. In 1946, Elizabeth H. Brown pulled a building permit to build a one-story frame dwelling in the rear of the lot, intended to be a one-family dwelling with two rooms.

Philip Simmons purchased 30 Blake Street for \$7,350 from Adele C. Brown, and it was around this time that the lot was divided into two properties, 30 Blake Street and 30 ½ Blake Street. 30 Blake Street was split into a duplex, and Mr. Simmons rented it out. During his ownership, Philip Simmons maintained maintenance on the property, including repairs, the addition of a gate in 1977, and the addition of a concrete path leading to the porch of 30 Blake Street. A bathroom addition was added either shortly before or during Philip Simmons' ownership due to the splitting of the house into a duplex. In 2007, a permit was approved to build a bathroom addition on the rear of 30 ½ Blake Street, as well as a ramp to access it. Another addition was made on the rear of the building, and an office was added to the side of the front porch.

1882 Plat, the First Depiction of the Completed House at 30 Blake Street



1967 Sanborn Map

