

# Appendix F-2: Proposed Refinements Historic Architecture Technical Report

## Durham-Orange Light Rail Transit Project



*Connecting all points of the Triangle*

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Acronyms and Abbreviations	
Acronym	Definition
AOE	Assessment of Effects
APE	Area of Potential Effects
DEIS	Draft Environmental Impact Statement
D-O LRT	Durham-Orange Light Rail Transit
DPAC	Durham Performing Arts Center
FTA	Federal Transit Administration
NEPA	National Environmental Policy Act
NC	North Carolina
NCCU	North Carolina Central University
NCRR	North Carolina Railroad
NHPA	National Historic Preservation Act
NRHP	National Register of Historic Places
ROD	Record of Decision
ROMF	Rail Operations and Maintenance Facility
NC SHPO	North Carolina State Historic Preservation Office
SL	State Study List

## Management Summary

The *Historic Architectural Survey Report for the Durham-Orange Light Rail Project, Durham and Orange Counties, North Carolina* was completed in March 2015 (Brown 2018). This current report summarizes the results of a supplemental architectural survey conducted for the Proposed Refinements. The Durham-Orange Light Rail Transit (D-O LRT) project covers approximately 17.7 miles between Durham and Chapel Hill. The Previous Design (as documented in the 2016 Amended Record of Decision) has been refined to include the following: revised station designs to reflect the use of two-car trains; addition of (and revisions to) bicycle and pedestrian facilities to improve access to stations and parking areas; changes in the locations of the Traction Powered Substations (TPSS); proposed improvements associated with joint development opportunities; minor modifications to the track alignment and the surrounding roadway network; and minor shifts in the station locations, based on changes in the track design. The majority of the Proposed Refinements are minor and are found in developed areas.

As part of this supplemental architectural survey, three tasks were completed: 1) a Phase I reconnaissance-level survey of individual buildings and districts in the revised Area of Potential Effects (APE) for historic architecture; and 2) National Register of Historic Places (NRHP) evaluations for possibly eligible resources identified during the Phase I supplemental survey.

The Phase I reconnaissance-level survey of the revised APE documented five newly identified historic resources: Oakwood Park Neighborhood, Eastwood Park Neighborhood, 5606 Wendell Road, Asbury Temple United Methodist Church (DH 3964) and the Glenview/Woodstock Neighborhood (DH 3965). Asbury Temple United Methodist Church and the Glenview/Woodstock Neighborhood underwent a Phase II intensive evaluation to assess NRHP eligibility. Both are recommended eligible for the NRHP. Oakwood Park Neighborhood, Eastwood Park Neighborhood, and 5606 Wendell Road are recommended not eligible for the NRHP, and no further work is recommended for these resources.

## 1. Introduction

### 1.1 Description of the Proposed Refinements

This report supplements the 2015 Draft Environmental Impact Statement (DEIS) supporting documentation entitled, *Historic Architectural Survey Report for the Durham-Orange Light Rail Project, Durham and Orange Counties, North Carolina* (Brown 2015) and the *Architectural History Survey Addendum for the Durham-Orange Light Rail Transit Project NCCU Station Refinement* (Brown 2016). Since the issuance of the Amended Record of Decision (ROD) in 2016, refinements have been proposed to the Durham-Orange Light Rail Transit (D-O LRT) project in Durham and Orange Counties (Figure 1-1). The majority of the Proposed Refinements are minor and are found in developed areas. This technical report summarizes the results of a supplemental historic architecture survey and makes recommendations for National Register of Historic Places (NRHP) eligibility.

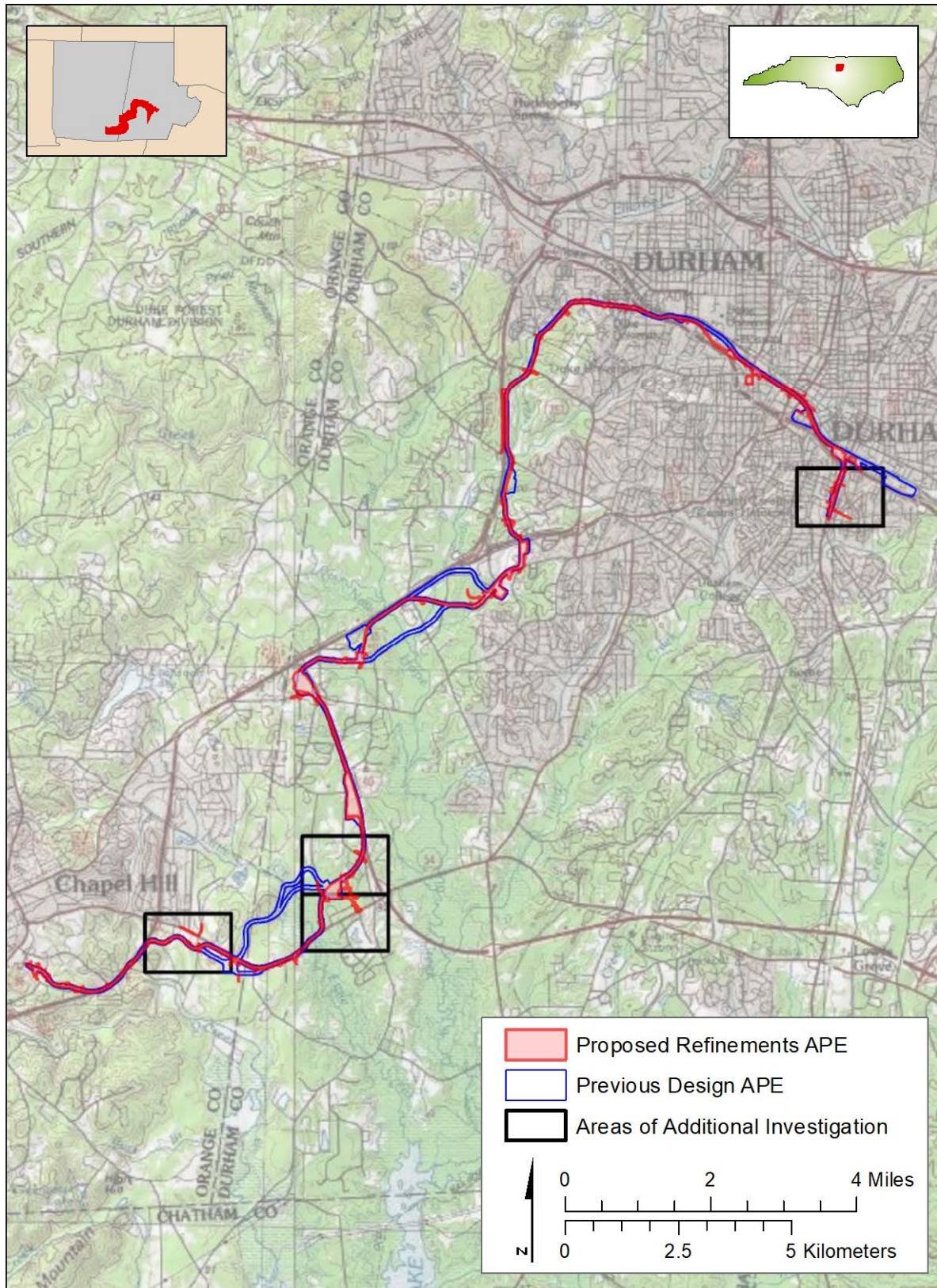
The Proposed Refinements have been incorporated into the Previous Project Design based on the following:

- Advancements in design since the Amended ROD, including the recommendations from a value engineering workshop; and
- Responses to public comments and stakeholder feedback on the previous National Environmental Policy Act (NEPA) documentation and the Amended ROD.

The Proposed Refinements include the following changes:

- Revised station designs to reflect the use of two-car trains (rather than three-car trains discussed in the Amended ROD);
- Addition of (and revisions to) bicycle and pedestrian facilities to improve access to stations and parking areas;
- Changes in the locations of the Traction Powered Substation (TPSS);
- Proposed improvements associated with joint development opportunities;
- Minor modifications to the track alignment and the surrounding roadway network
- Minor shifts in the station locations, based on changes in the track design; and
- Addition of a light rail station at Blackwell/Mangum Streets and a pedestrian/bicycle signature civic space that would span Pettigrew Street, the light rail tracks, NCR tracks, and Ramseur Street approximately mid-block between Blackwell Street and Mangum Street.

Figure 1-1. Project Location in Durham and Orange Counties, North Carolina



Source: 30 Minute Topographic Quadrangles Southwest Durham (1983), Northwest Durham (1982), and Chapel Hill (1982), North Carolina



## 2. Methods

The APE for historic architecture was revised as a result of the Proposed Refinements. This technical report contains the results of a supplemental historic architecture survey and recommendations for NRHP evaluations.

### 2.1 Reconnaissance Survey

Revised APE maps were created for 13 segments of the Project Corridor where adjustments and other changes had been made (Figures 2-1 to 2-4). The Proposed Refinements expanded the APE by a total of 75 acres. The refinements included shifts to track alignment or right-of-way (ROW), new roadway configurations or road improvements, and the addition of bicycle and pedestrian facilities. A desktop analysis of these 13 segments was conducted to determine if resources 45 years of age or older were present. Tax parcel data for Durham and Orange counties; Google Earth and other aerial imagery; and the HPOWEB, the North Carolina State Historic Preservation Office's (NC HPO) GIS website, were reviewed. As a result of the desktop review, individual resources and several possible historic districts were identified for reconnaissance-level documentation. One property, 5606 Wendell Road, was inadvertently omitted from the 2015 report (Brown 2015) and was added to the list of resources to be surveyed as part of this supplemental study.

The architectural historian visited individual buildings and neighborhoods over 45 years of age to conduct field assessments. County tax parcel data was used to estimate construction dates. In neighborhoods, sampling of buildings within each cluster were photographed rather than every building. The objective of the field assessment was to get an overview of the neighborhoods sufficient to assess whether intensive-level survey and NRHP evaluations were merited. Upon returning from the field, the data collected was entered into a table that included identifying information for each building or neighborhood, a brief description, and recommendations for additional evaluation, if any. This table, corresponding photographs, and locations of the revised APE are attached as Attachments F-2.a and F-2.b.

### 2.2 Intensive Survey

As a result of the reconnaissance survey, two resources were identified for intensive survey and NRHP evaluation: the Asbury Temple United Methodist Church (DH 3964) and the Glenview/Woodstock Neighborhood (DH 3965). These resources were previously surveyed, so new survey site numbers were assigned by the NC HPO. A site visit was made to document each resource. Durham County tax parcel data was used to determine the age and ownership history of the resources. Historic Farm Service Agency aerial photographs were viewed at UNC Libraries (<http://library.unc.edu/data/gis-usda/>). Sanborn Fire Insurance Maps for 1950 were accessed at the North Carolina Maps website (<http://web.lib.unc.edu/nc-maps/index.php>), an online collection of maps from the North Carolina State Archives. A summative history and brief historic context for each resource was developed from published resources. The Asbury Temple United Methodist Church historian was interviewed and provided the history of the church. The history, architecture, and social significance of the Asbury Temple United Methodist Church and the Glenview/Woodstock Neighborhood were evaluated within their respective contexts according to the established NRHP criteria (see section 3).

Figure 2-1. Revised APE for Historic Architecture with Resources for Reconnaissance and Intensive Survey, 1 of 4

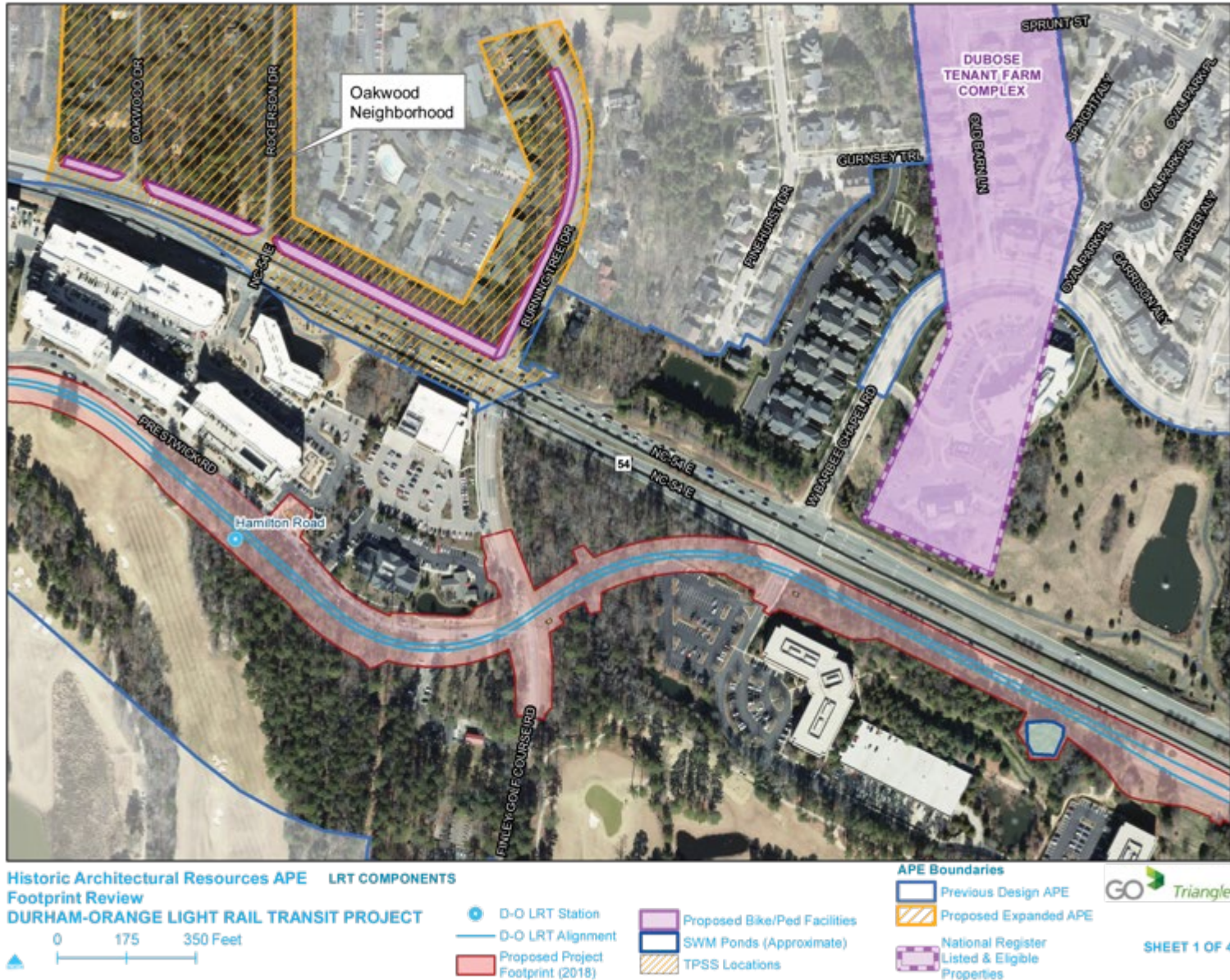


Figure 2-2. Revised APE for Historic Architecture with Resources for Reconnaissance and Intensive Survey, 2 of 4



Historic Architectural Resources APE LRT COMPONENTS  
Footprint Review  
DURHAM-ORANGE LIGHT RAIL TRANSIT PROJECT



- D-O LRT Station
- D-O LRT Alignment
- Proposed Project Footprint (2018)
- TPSS Locations

- APE Boundaries
- Previous Design APE
  - Proposed Expanded APE

Figure 2-3. Revised APE for Historic Architecture with Resources for Reconnaissance and Intensive Survey, 3 of 4



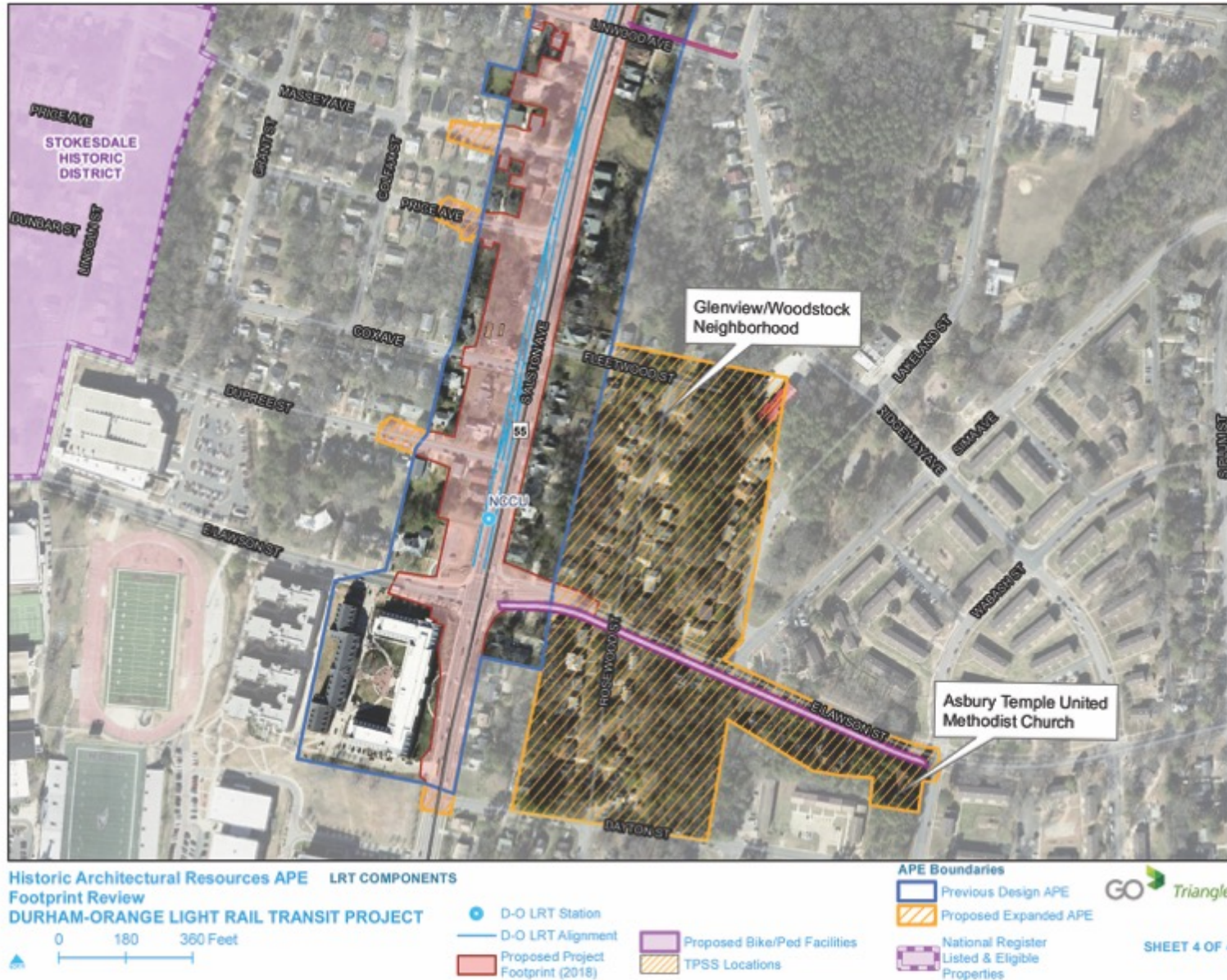
Historic Architectural Resources APE LRT COMPONENTS  
Footprint Review  
DURHAM-ORANGE LIGHT RAIL TRANSIT PROJECT



-  D-O LRT Station
-  D-O LRT Alignment
-  Proposed Project Footprint (2018)
-  TPSS Locations

- APE Boundaries**
-  Previous Design APE

Figure 2-4. Revised APE for Historic Architecture with Resources for Reconnaissance and Intensive Survey, 4 of 4



### 3. National Register of Historic Places Evaluations

#### 3.1 Asbury Temple United Methodist Church (DH3964)

Name	Asbury Temple United Methodist Church
NC HPO Survey Site No.	DH 3964
Address	1120 E Lawson Street, Durham
PIN	0830-06-29-6307
Date of Construction	1954
Recommendation	NRHP Eligible Under Criterion A and B

Figure 3-1. Photograph of Asbury Temple United Methodist Church (DH 3964)



##### 3.1.1 History

The Asbury Temple congregation was organized in 1947 by Reverend R.C. Sharpe, who moved to Durham from Greensboro. Under the authority of the North Carolina conference of the Methodist Church, he founded this church. The church first met in a location on Fayetteville Street called Sharpe’s Memorial, named after the Reverend’s father. Later, the church was named Cosmopolitan Methodist and was noted for having an inter-racial congregation. With the construction of the current building in 1954, the church was renamed Asbury Temple (*The Carolina Times* 1973) (Figures 3-1 and 3-2).

As a mid-sized Southern city with a strong African American middle-class and many established black businesses and institutions, Durham witnessed a number of significant events centered around the fight for civil rights and racial equality in the mid-twentieth century. In 1935, the Durham Committee on Negro Affairs was established to register black voters and encourage African Americans to run for local elected office. In 1953, Rencher Nicholas Harris was the first black candidate elected to the city council. The 1959-1960 school year saw the integration of the all-white Brogden Junior High School by eight African American students, but it was not until the 1970-1971 school year that a court order fully integrated Durham’s public schools.

Figure 3-2. Location of Asbury Temple United Methodist Church (DH 3964)



Source: Bing Maps Hybrid 2018

Figure 3-3. 1962 Photograph of Students Picketing the Royal Ice Cream Company



Courtesy: *Durham Herald Sun*.

North Carolina’s Civil Rights Movement’s earliest non-violent sit-in protest took place in Durham, and Asbury Temple played an essential role in the planning and execution of this sit-in. The church was a meeting place for a group of young Durham civil rights activists known as ACT and, led by Asbury Temple pastor Douglas E. Moore (Wise 2002:131), held a sit-in on June 23, 1957 at Durham’s Royal Ice Cream Company (1000 N. Roxboro Street; demolished in 2006) (Figure 3-3). This event took place three years prior to the better-known Greensboro lunch counter sit-ins, which are often credited as the quintessential sit-in protests of the Civil Rights era.

Reverend Moore, a resident of the segregated McDougald Terrace public housing complex, built in 1953, was a civil rights leader and a strong proponent the desegregation movement in Durham during the 1950s (Hill Directory Company 1958). He had studied theology at Boston University, where he was a classmate of Martin Luther King, Jr. (Wise 2002:131). Prior to the Royal Ice Cream sit-in, he had petitioned the City Council for an end to segregation at the Durham Public Library and the Carolina Theater. Moore also attempted to gain admission to Durham’s all-white Long Meadow Park swimming pool and was denied (*The Durham Morning Herald* 1957).

On June 23, 1957, a group of young African American activists, Elizabeth Clyburn, Vivian Jones, Virginia Williams, Claude Glenn, Jesse W. Gray, and Melvin Willis, and their leader Reverend Moore, ordered ice cream in a segregated, “whites only” section of the Royal Ice Cream Company and were arrested for and convicted of trespassing (Figure 3-4). The protestors became known as the “Royal Seven.” They appealed to the Superior Court, but an all-white jury upheld the conviction within 24 minutes (*The Carolina Times* 1957). The Royal Seven then lost a subsequent appeal to the State Supreme Court. Their efforts ended with an unsuccessful attempt to have the case heard by the United States Supreme Court, which declined to hear it (*The Herald Sun* 2013). The protest was a notable action during the early days of the Civil Rights Movement (Gallagher et al. 2017). According to the current church historian, the Asbury Temple Church



served as a meeting place during preparations for the sit-in, establishing this building as a landmark of Durham’s Civil Rights Movement (Mary Jones, Personal Communication 2018). The Asbury Temple congregation sold the building in 1991 and reorganized as New Creation United Methodist. Charity Christian Fellowship continues to use the historic church as a place of worship.

**Figure 3-4. Members of the Royal Seven Praying with Reverend Moore in 1957. Virginia Williams is Wearing Glasses.**



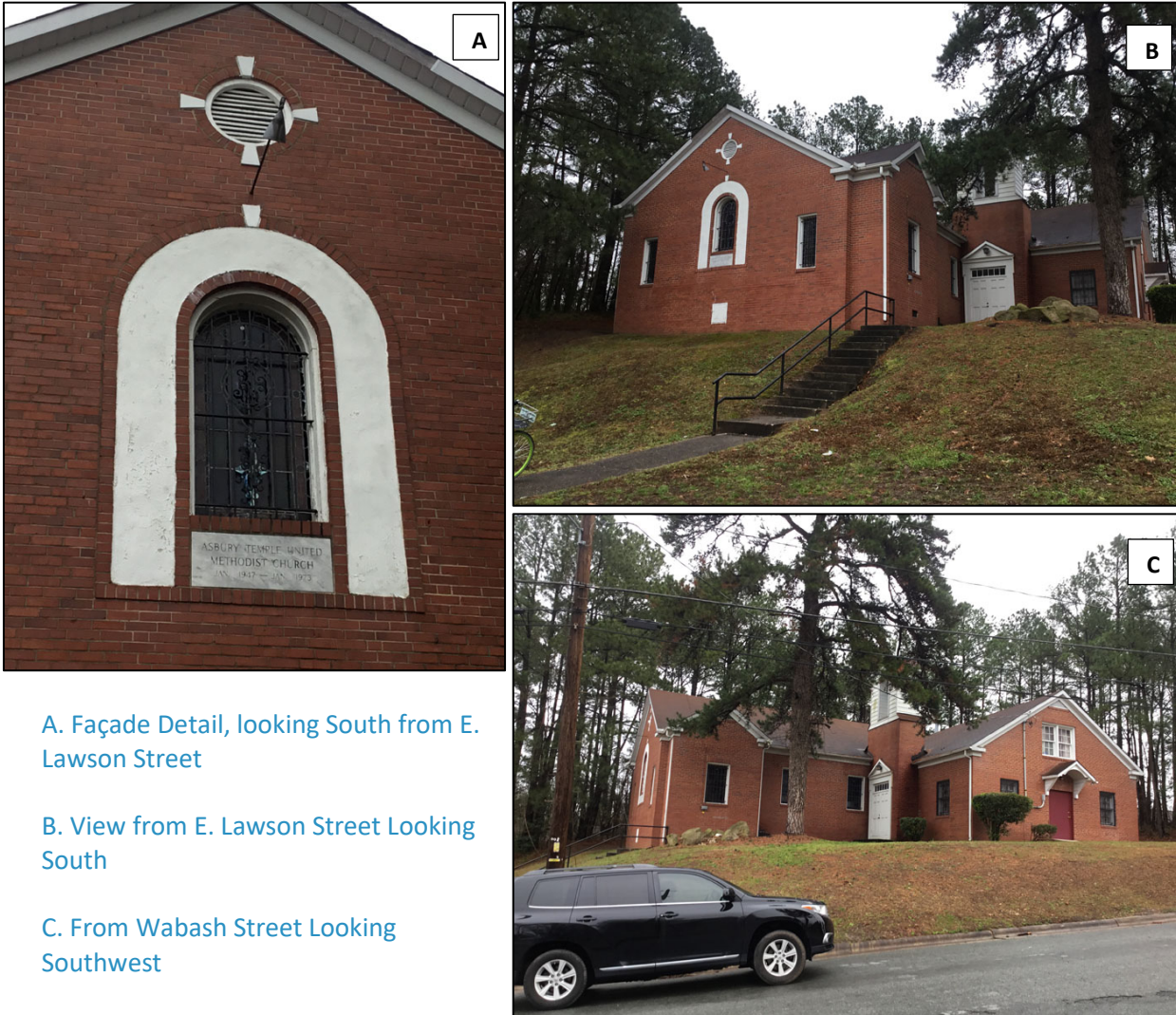
Courtesy: Durham Public Library

### 3.1.2 Description

The Asbury Temple United Methodist Church sits on a 0.543-acre parcel at the southwest corner of E. Lawson and Wabash streets in Durham. The church was erected in 1954. In the 1950s, Southeast Durham was the center of African American life, home to residential neighborhoods such as Hayti, Stokesdale, and the McDougald Terrace public housing complex, as well as educational and social institutions such as the North Carolina College for Negroes, Hillside Park High School, Lincoln Hospital, the Algonquin Tennis Club, and a number of nationally prominent black-owned businesses.

The L-shaped building sits on a concrete slab foundation, and the exterior is clad with a brick veneer (Figure 3-5). The massing consists of two wings with end-gabled roofs covered in asphalt shingles. The building’s primary entrance is located at the join of the two wings, at the base of a brick-clad tower. This distinctive corner tower is topped by an arched belfry and steeple. Two wooden paneled doors serve as the church’s entrance; these doors are topped by a transom of divided lights and a simple pediment. The sanctuary of Asbury Temple is located in the north-facing wing. A fixed, round-arched stained-glass window located on the sanctuary’s north façade is surrounded by a wide concrete hoodmold and flanked by smaller rectangular stained-glass windows. Beneath the sill of the central round-arched window rests a granite block engraved with “Asbury Temple United Methodist Church” and dates of the church’s founding (January 1947) and a rededication ceremony (January 1973). Reportedly, the church

Figure 3-5. Photographs of the Asbury Temple United Methodist Church



A. Façade Detail, looking South from E. Lawson Street

B. View from E. Lawson Street Looking South

C. From Wabash Street Looking Southwest

underwent renovations shortly before the 1973 rededication. Other than the installation of the engraved stone, there is no evidence to suggest that there were major changes to the property's exterior design during these renovations (*The Carolina Times* 1973). A gable-roofed projection extends from the northeast corner of the sanctuary. The shorter, east-facing wing of the church is accessed on the east side by a plain wooden door covered by a projecting entry gable. Windows on this wing are six-over-six double-hung wood sashes.

### 3.1.3 Integrity

In order to be individually eligible for the NRHP, a property must possess several, and usually most, of the seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association. The Asbury Temple United Methodist Church remains on its original site in a historically African American neighborhood. The church retains its setting and feeling as a church constructed in the mid-twentieth century to serve the nearby residential neighborhood. The church retains its original form, massing, materials, and evidence of historic workmanship such as the stained-glass windows. Though the congregation associated with Civil Rights leader Reverend Douglas Moore no longer meets in the building, integrity in the areas of location, setting, design, and feeling allow the church to communicate its local significance to the Civil Rights Movement.

### 3.1.4 NRHP Evaluation

In order for religious properties to be eligible for the NRHP, they must meet Criterion Consideration A and derive primary significance from architecture or artistic distinction or historical importance. Asbury Temple meets Criterion Consideration A because its primary significance lies within the area of local social history for its association with the Civil Rights Movement in Durham.

Properties associated with events that have made a significant contribution to the broad patterns of American history are eligible for the NRHP under Criterion A. As a meeting place central to the planning of the Royal Ice Cream Company sit-in, the building played a significant role in the history of Durham's Civil Rights Movement. The sit-in was an influential event in the course of the Civil Rights Movement. It sparked future protests across the state such as the Greensboro sit-ins, which began in 1960. The Asbury Temple United Methodist Church is recommended eligible the NRHP in the area of local social history. The recommended period of significance is 1957, the year in which the Royal Ice Cream Company sit-in was planned there by the Royal Seven.

Properties can be eligible for the NRHP under Criterion B if they are associated with persons significant within community, state, or national historic contexts. Asbury Temple United Methodist Church is associated with Reverend Douglas E. Moore, a significant person in Durham's history as a local Civil Rights Movement leader. In order to be eligible under Criterion B, the building must be associated with an individual's productive life. Moore's leadership of the Royal Ice Cream Company sit-in is widely known and documented, as is the participation of his fellow congregants from Asbury Temple. Moore organized other social justice activities in Durham; however, the Royal Ice Cream sit-in planning and action could be considered his most impactful work. As the building most associated with Reverend Moore during his productive life, the building is recommended eligible under Criterion B. The recommended period of significance is 1957, the year in which Reverend Douglas E. Moore planned the Royal Ice Cream Company sit-in from the church.

Properties may be eligible for the NRHP under Criterion C if they embody the distinctive characteristics of a type, period, or method of construction, or represent the work of a master, or possess high artistic value. Asbury Temple United Methodist Church is an L-shaped building with a corner tower at the join of the

two wings. The few details present on the building are not distinctive of any architectural style. Asbury Temple United Methodist Church is recommended not eligible under Criterion C.

It is unlikely that additional study of this property would yield any unretrieved data not discoverable through informant interviews and documentary sources. Therefore, Asbury Temple United Methodist Church is recommended not eligible for the NRHP under Criterion D.

### 3.1.5 NRHP Boundary Justification

The recommended NRHP boundary corresponds with the 0.543-acre legal parcel (PIN 0830-06-29-6307). The parcel includes the church and the modest amount of surrounding land historically associated with it (see Figure 3-2).

## 3.2 Glenview/Woodstock Neighborhood

Name	Glenview/Woodstock Neighborhood
NC HPO Survey Site No.	DH 3965
Address	Rosewood Street, Durham
PIN	multiple
Date of Construction	Circa 1949-1968
Recommendation	NRHP Eligible Under Criterion A

Figure 3-6. Photograph of Glenview/Woodstock Neighborhood (DH 3965)

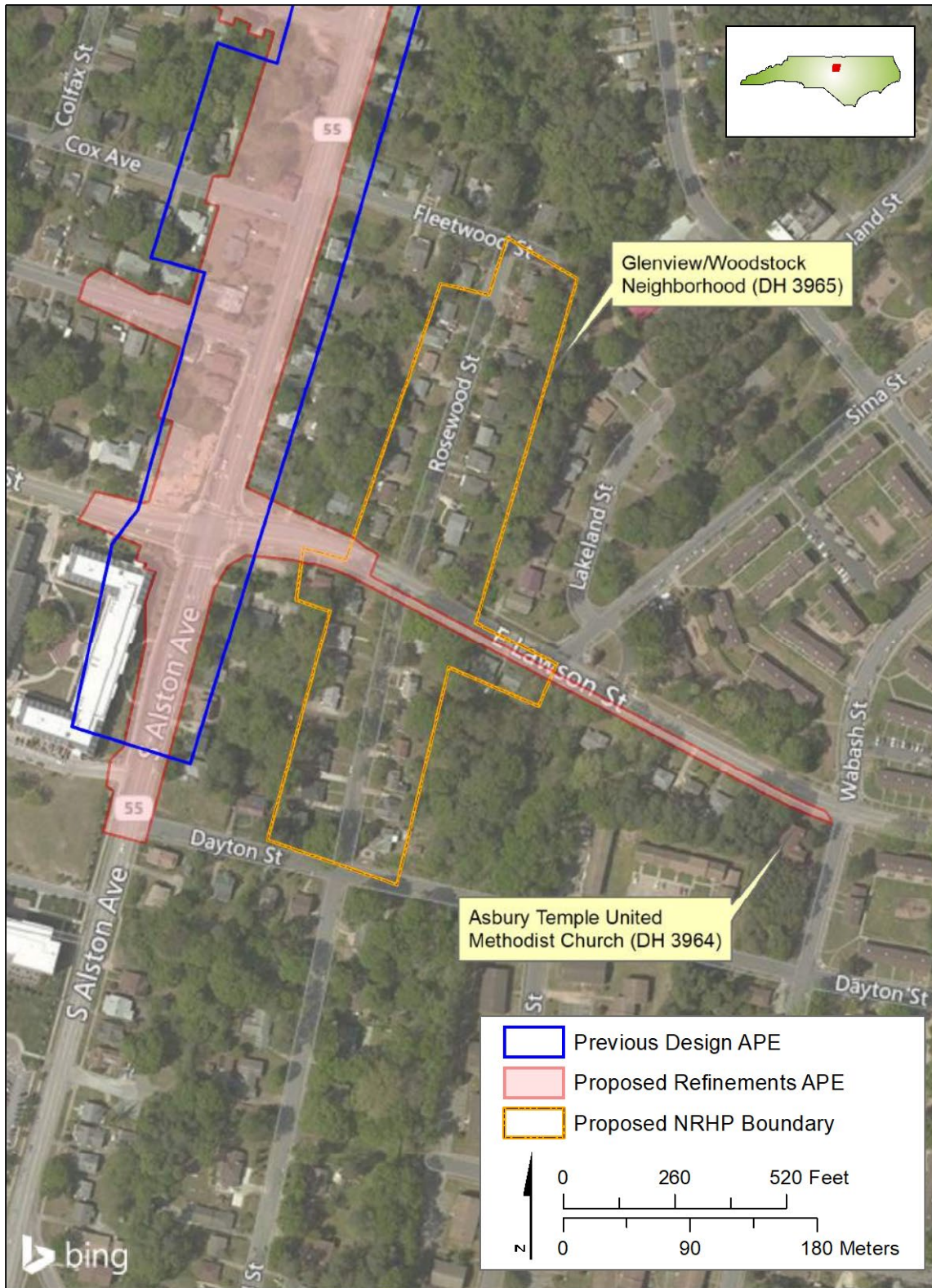


### 3.2.1 History

The Glenview/Woodstock Neighborhood consists of two small subdivisions on the north and south sides of E. Lawson Street, east of the North Carolina Central University (NCCU) campus. Glenview was platted in 1949 and contained 22 parcels on Rosewood Street south of E. Lawson Street, which was named Braswell Street at the time (Figures 3-6 and 3-7). Woodstock, on the north side of E. Lawson Street, was platted by the Triangle Construction Company of Durham in 1952 (Figure 3-8). Woodstock contained 17 buildable lots.

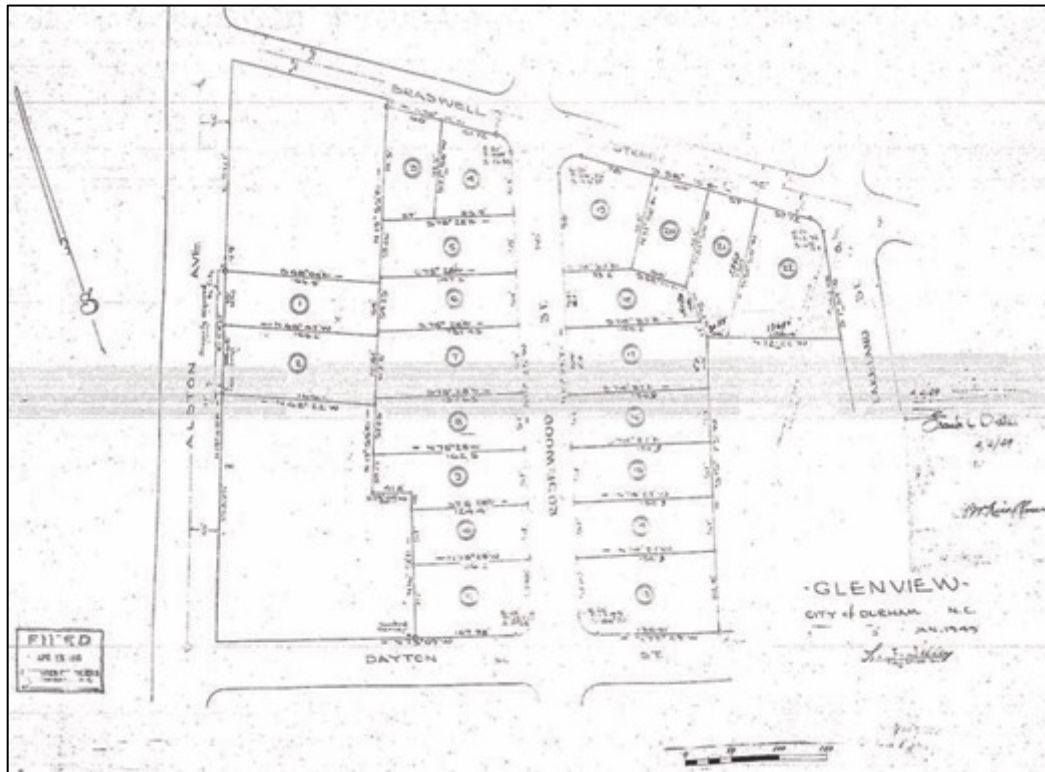
In the late 1940s and early 1950s when Glenview/Woodstock was built, Durham was rigidly segregated by race. Its residential and commercial neighborhoods, schools, and churches existed within the last decade of the “separate but equal doctrine” that had been the law in the American South. From segregation emerged a number of prominent African American institutions, and Durham was known nationally as a center of black education and commerce, and as a city with a vibrant black cultural life.

Figure 3-7. Location of Glenview/Woodstock Neighborhood (DH 3965)

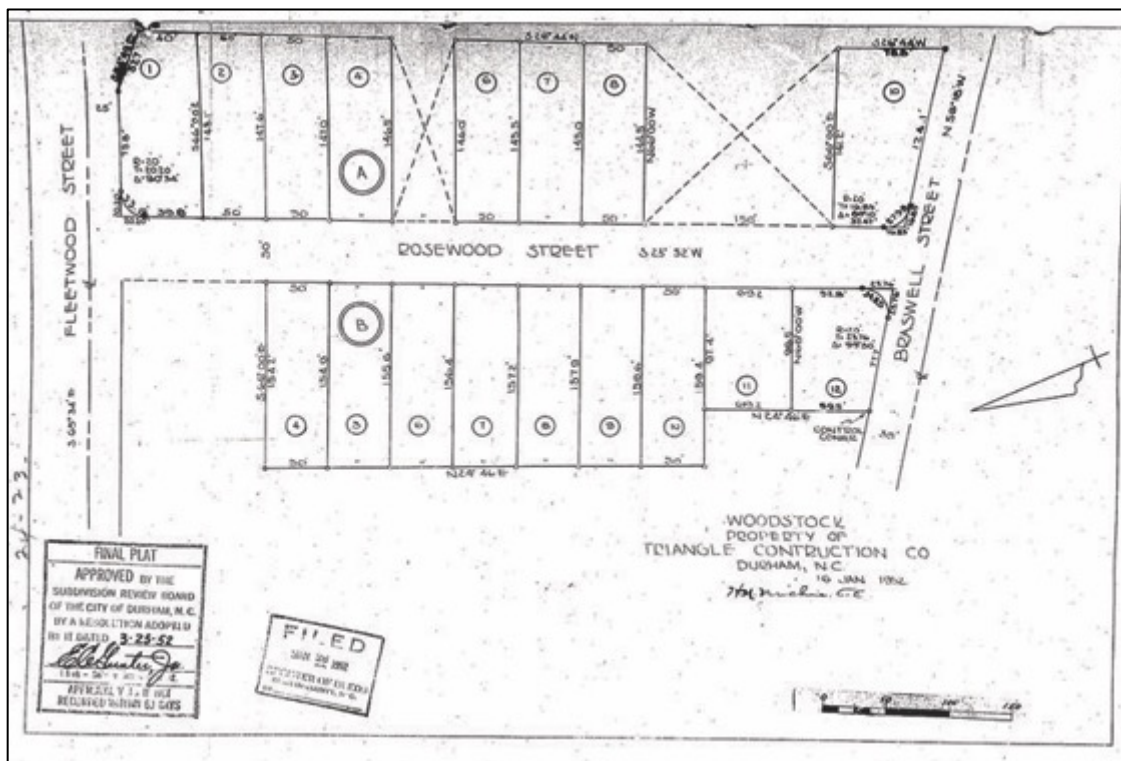


Source: Bing Maps Hybrid 2018

Figure 3-8. Historic Plats of the Glenview and Woodstock Neighborhoods



A. 1949 Plat of Glenview



B. 1952 Plat of Woodstock

In the first half of the twentieth century, Durham’s African American community was centered in southeast Durham around the residential neighborhoods such as Hayti, Stokesdale, and the McDougald Terrace public housing complex. It also included the North Carolina College for Negroes, which was established in 1910 and became NCCU in 1969. The community had its own hospital, Lincoln Hospital (1901-1976), and public school. Hillside Park High School, which became the James A. Whitted School in 1950, was a modern brick school for African American children built in 1922 in the 200 block of Umstead Street. Adults in southeast Durham could have worked for any of the prosperous African American-owned businesses headquartered there, such as the Mechanics and Farmers Bank and the North Carolina Mutual Life Insurance Company. These companies were located on Parrish Street along Durham’s “Black Wall Street,” so named after the famous financial district in New York City. By the end of World War II, Durham held the title as “Capital of the Black Middle Class” (Anderson 1990:54).

It is within this physical setting and historical context that the Glenview/Woodstock Neighborhood was built for the city’s black middle-class professionals. Historical city directories and aerial photographs show the neighborhood was complete by 1955 (Figures 3-9 and 3-10). The 1955 *Hill’s City Directory* listed the names and occupations for each address and indicated if the occupant was a homeowner or renter (Table 3-1). The residents of Rosewood Street were employed by the city’s major African American- owned businesses, the NC Mutual Life Insurance Company and the Mechanics and Farmers Bank, and were teachers in Durham’s public schools and at North Carolina College, which bordered the neighborhood’s west side. A policeman, a doctor, nurses, social workers, and tobacco industry workers were the other occupations listed in the directory. Of the 32 houses listed on Rosewood Street in 1955, 27 of them were owner occupied, a detail that illustrates the level of homeownership within Durham’s black middle class. Lending practices during this period were highly discriminatory against African Americans. The federally-secured mortgages that fueled the post-war housing boom were not made in black communities due to the practice of “red-lining” (Digital Scholarship Lab 2018). The locally-owned Mechanics and Farmers Bank made most of the early mortgages in the Glenview/Woodstock Neighborhood.

**Table 3-1. Residents of Rosewood Street in 1955**

Address (Rosewood Street)	Resident	Occupation	Homeowner
1201	John H and Lydia Betts	Clerk, NC Mutual Life Insurance Co; Nurse, City County Health Department	Yes
1203	John and Hortense McClinton	Auditor, NC Mutual Life Insurance Co.; Welfare Worker, County Welfare Department	Yes
1204	Cornelia Wagstaff	Widow	No
1205	Joseph and Eva Meddling	Attendant, Veterans Hospital; Teacher	Yes
1206	Thomas and Marie Vaughn, Jr.	Truck Driver	No
1207	Charles and Eva Ray	Teacher, State College	Yes
1208	Percy H and Margaret Blount	Tailor, Van Straaten’s	Yes
1209	John E and Lillie T Hunter	City Policeman	Yes
1210	Hubert H and M Carrie Coleman	Public School Teacher; Stenographer, NC Mutual Life Insurance	Yes

Table 3-1. Residents of Rosewood Street in 1955

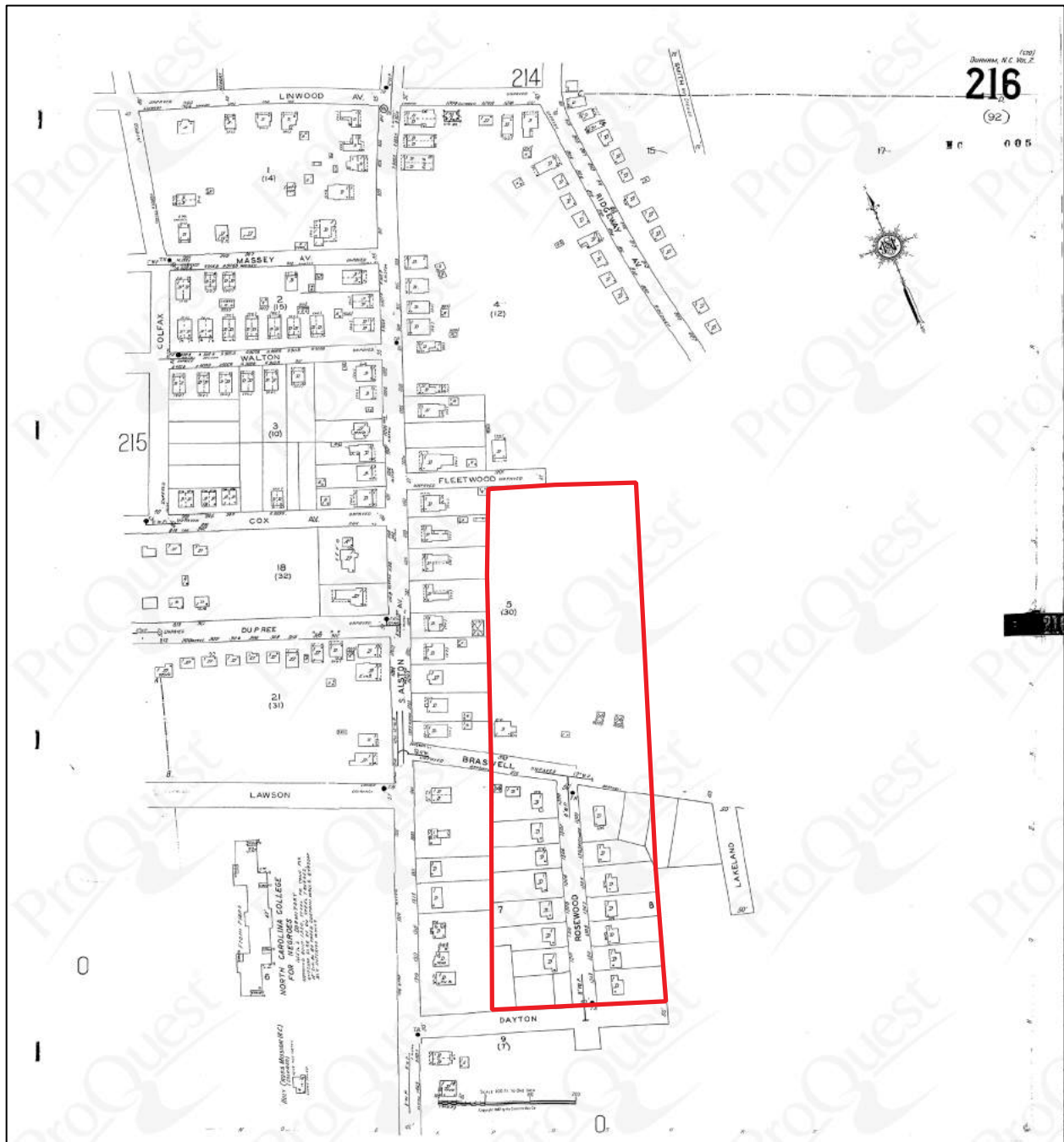
Address (Rosewood Street)	Resident	Occupation	Homeowner
1211	George T and Marian H Thorne	Assistant Business Manager NC College; Office Secretary, NC College	No
1212	Mrs Sallie E Harris	Widow and Public School Teacher	Yes
1213	Mrs Virgie J Davis	Public School Teacher	Yes
1214	Thomas M and Lillian Davis	Public School Teacher; made, Duke University	Yes
1215	Frank A and Mamie V Alston	Public School Teacher	Yes
1216	Samuel and Minnie McCullough	Tobacco worker, Ligett and Myers	Yes
1218	Mrs Minnie H Wilson	Teacher, James A Whitted School	Yes
1220	Manley and Eddy Michaux	Dyeman, Gann Hosiery Mill; Public School Teacher	Yes
1223	Robert L and Helen B Battle	Public School Teacher; Office Secretary, NC Mutual Life	Yes
1300	Mrs Katie Poole	Widow; Cashier, Center Theater	No
1301	William D McNeil		Yes
1302	William D and Mary G Jones	Cafeteria Worker, Duke University;	Yes
1303	Ilon O and Rosemary Funderburg	Cashier, Mechanics and Farmers Bank; Case worker, Family Services	Yes
1304	Ray and Clara Thompson	Instructor, NC College	Yes
1305	Richard K and Olga N Barksdale	Teacher, NC College	Yes
1306	Leon V and Maria B Creed	US Air Force; Worker, NC College	Yes
1307	Roy G and Ida T Trice Jr	Machine Operator, Liggett and Myers	Yes
1308	Robert and Dorothy Collie	Tobacco Worker, Liggett and Myers	Yes
1309	Henry and Helen Garner Jr	Tobacco Worker, Liggett and Myers	Yes
1310	John and Lucille Coone	Chauffeur	Yes
1311	Alphonso and Grace A Cooke Jr	Assistant manager, Donut Shop	Yes
1312	Walter E and Antonnette Ricks	Branch Manager, Mechanics and Farmers Bank	No
1313	Robert E and Julia B Dawson	Physician	Yes

Source: Hill's City Directory, Durham, North Carolina, 1955

The Glenview/Woodstock Neighborhood is a collection of modest two-bedroom Minimal Traditional houses, a style nationally prevalent in the post-World War suburban landscape. The style was widely popular due to its traditional appearance and low cost. Minimal Traditional-style houses are small in scale, simple in form, and employ limited architectural motifs based on colonial or classically inspired precedents. While the side-gabled form is most common, front-gabled and L-shaped examples were also constructed. Side gable roof overhangs were typically eliminated, and entry stoops were erected in lieu of a full front porch. Their simplicity made the homes quick and efficient to build, a benefit as the Baby Boom progressed and housing stock was needed quickly (Wagner 2010:8;100).

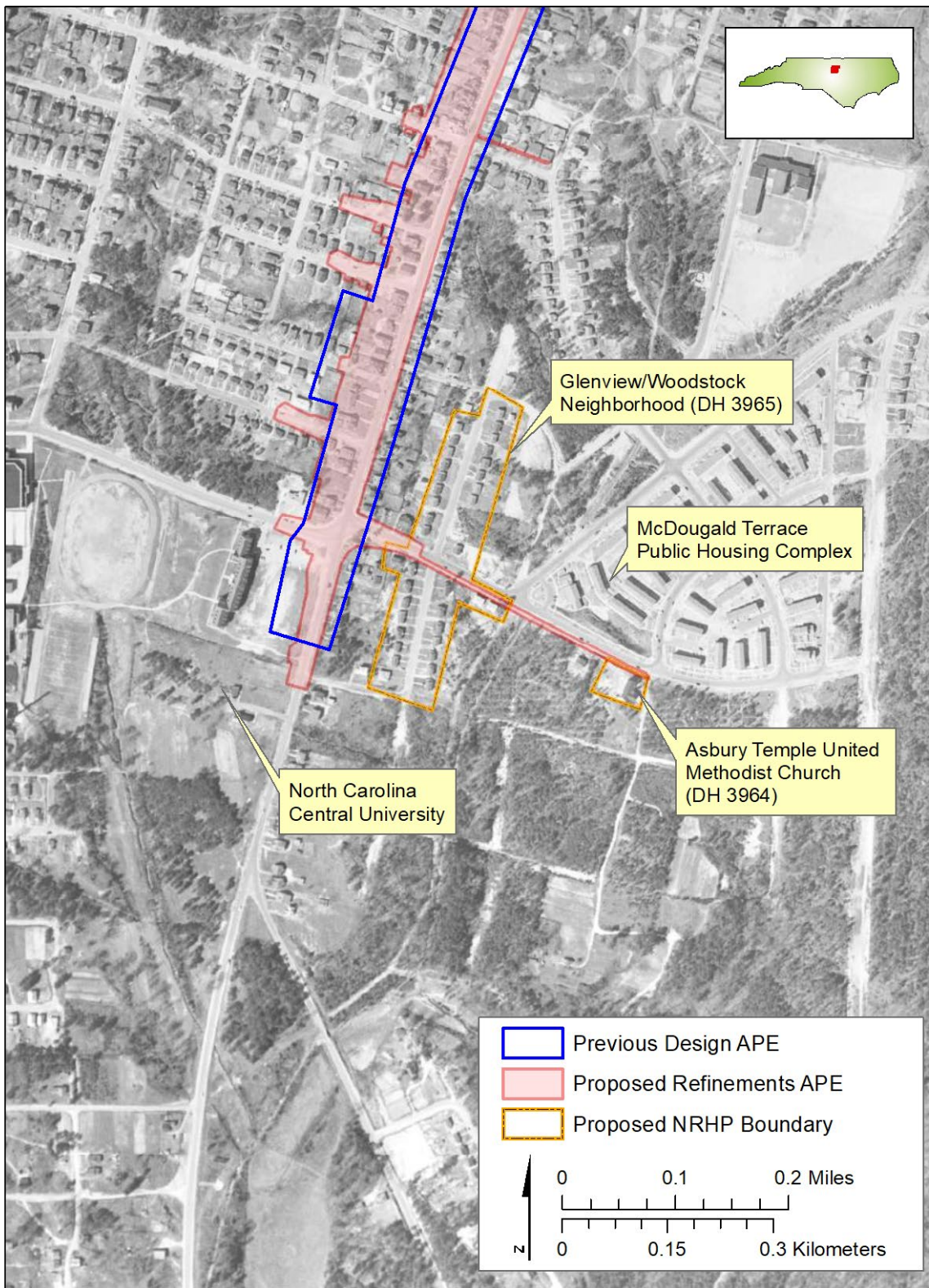


Figure 3-9. 1950 Sanborn Fire Insurance Map showing houses completed on Rosewood Street South of Brasswell (now E. Lawson Street)



Red Line indicates approximate recommended boundary of the Glenview/Woodstock district. The houses on Rosewood Street north of E. Lawson were not yet constructed.

Figure 3-10. 1955 Aerial Photograph of Durham Showing Completed Glenview/Woodstock Neighborhood



Source: UNC Chapel Hill Library, USDA Aerial Imagery (1955)

Hundreds of Minimal Traditional and Ranch-style were built across Durham in the 1930s, 1940s and 1950s. The one-story linear Ranch house replaced the Minimal Traditional style in popularity beginning in the 1950s. The Northgate Park community north of I-85 in Durham contains the city’s largest concentration of Minimal Traditional dwellings. The Northgate Park Historic District (DH 3509) was placed on the state NRHP Study List in 2015. The Study List application describes the neighborhood as “significant because of its primarily post-war housing with a decidedly middle and working-class inventory. This separates it from other neighborhoods in Durham, which were designed for a wealthier population” (Preservation Durham, Inc. 2015). The Glenview/Woodstock Neighborhood was born of the same circumstances as Northgate Park: the need for quality, affordable, middle-class housing in the post-war era. The neighborhood stands out due to its origins as a platted African American subdivision within the larger black community of Southeast Durham, in a city that was sharply segregated along racial lines.

### 3.2.2 Description

The Glenview/Woodstock Neighborhood is a historically African American residential subdivision in Southeast Durham, just east of NCCU, a historically black public university (Figures 3-11 to 3-13). The neighborhood contains 36 lots on the east and west sides of the 1200 and 1300 blocks of Rosewood Street between Dayton Street and Fleetwood Street. Rosewood Street runs north-south parallel with S. Alston Avenue, which serves as the eastern boundary of the NCCU campus. East of Glenview/Woodstock is the 1949 Asbury Temple United Methodist Church and the 360-unit McDougald Terrace housing complex, built in 1953 for Durham’s African American residents. There are no original garages on the lots, but each house has a driveway indicating the neighborhood was constructed when most families owned a private automobile. Mature oak trees line both sides of Rosewood Street providing shade for the street and grassy front yards. Concrete walkways lead from the street to the dwellings. There are no sidewalks.

Minimal Traditional-style houses built after 1948 and prior to 1955 make up virtually all of Glenview/Woodstock’s historic housing stock. The exceptions are three brick veneered Ranch houses (1216 Rosewood, 1006, and 1008 E. Lawson) and one brick and frame Split Ranch (1218 Rosewood). The Minimal Traditional-style houses are modest one-story dwellings around 1,200 square feet in size. They are rectangular in form with side-gable and hipped roofs. Some have gabled wings on the side or rear elevations. The houses have flush side eaves and central entries with stoops, which are characteristic of the style. Vinyl siding and replacement windows are prevalent, but a few examples of original divided light windows remain. Foundations are either concrete block or brick. The roofs are covered with composite shingles.

### 3.2.3 Integrity

In order to be individually eligible for the NRHP, a property must possess several, and usually most, of the seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association. The Glenview/Woodstock Neighborhood possesses integrity of location and setting. It is situated in Southeast Durham, a historically African American community that began its development after the Civil War. The neighborhood is a small, platted, mid-twentieth-century subdivision in the midst of earlier housing and important community institutions. The Glenview/Woodstock Neighborhood as a whole retains its original design in the form of the street plan and lot sizes created by the plats of 1949 and 1952, and the uniformity of house types. Materials and workmanship alterations made to many of the individual dwellings do not substantially detract from the overall historic feeling of the neighborhood, as the rhythm of the streetscape and scale and massing of the houses remain. The neighborhood retains its strong associations with mid-twentieth-century, middle-class black life in Durham.

Figure 3-11. Photographs of the Glenview/Woodstock Neighborhood, 1 of 3



A. West Side of Rosewood Street South of E. Lawson

B. West Side of Rosewood Street North of Dayton Street



C. East Side of Rosewood Street North of E. Lawson



Figure 3-12. Photographs of the Glenview/Woodstock Neighborhood, 2 of 3



A. 1205 Rosewood Street



B. 1215 Rosewood Street



C. 1302 Rosewood Street

Figure 3-13. Photographs of the Glenview/Woodstock Neighborhood, 3 of 3



A. 1306 Rosewood Street



B. 1110 E. Lawson Street

### 3.2.4 NRHP Evaluation

Properties associated with events that have made a significant contribution to the broad patterns of American history are eligible for the NRHP. The Glenview/Woodstock Neighborhood is an early 1950s suburban neighborhood built for African Americans within the larger historically black community of Southeast Durham. Residents worked in a variety of professions within the community. Virtually all of the residents owned their homes. The neighborhood's plan and housing stock mirrors that of hundreds of post-war neighborhoods built across the state. What makes the Glenview/Woodstock Neighborhood historically significant is that it illustrates how Southeast Durham continued its development, which began after the Civil War, as the nexus of black life in the decades prior to the end of legal racial segregation. The physical appearance of the neighborhood mirrors that of white occupied middle-class subdivisions, yet the community derives its local significance as a platted subdivision built for African Americans during segregation. For these reasons, the Glenview/Woodstock Neighborhood is recommended eligible under NRHP Criterion A in the area of local social history. The recommended period of significance is circa 1950-1968, which spans from the approximate date of construction of the earliest house to fifty years before the present.

Properties can be eligible for the NRHP under Criterion B if they are associated with persons significant within community, state, or national historic contexts. While the Glenview/Woodstock Neighborhood was home to middle-class professionals, including doctors, teachers and business executives, it is not known to be linked with a specific person of local, state, or national significance. For this reason, the Glenview/Woodstock Neighborhood is recommended not eligible under NRHP Criterion B.

Properties may be eligible the NRHP under Criterion C if they embody the distinctive characteristics of a type, period, or method of construction, or represent the work of a master, or possess high artistic value. Districts may be eligible under Criterion C if its parts represent a significant and distinguishable entity whose components may lack individual distinction. Physically, the Glenview/Woodstock Neighborhood is a typical post-World War II residential subdivision consisting almost exclusively of Minimal Traditional houses. While the neighborhood is physically intact with the exception of the loss of some original building materials, its historic significance is not derived from its plan or design, or the types of houses found there. Larger and more intact examples of this type of post-war Minimal Traditional neighborhoods exist in Durham, such as Northgate Park, and across the state, that better embody the type. The Glenview/Woodstock Neighborhood is recommended not eligible under Criterion C.

It is unlikely that additional study of The Glenview/Woodstock Neighborhood would yield any unretrieved data not discoverable through informant interviews and documentary sources. Therefore, the Glenview/Woodstock Neighborhood is recommended not eligible for the NRHP under Criterion D.

### 3.2.5 NRHP Boundary Justification

The recommended NRHP boundary includes the parcels on Rosewood Street created by the 1949 and 1952 subdivisions of land for the Glenview and Woodstock developments. The parcels are on the east and west sides of the 1200 and 1300 blocks of Rosewood Street between Dayton Street and Fleetwood Streets in Durham (see Figure 3-5). The recommended boundary also includes 910, 1004, 1006, 1008 E. Lawson Street on the south side of the road. The recommended boundary encompasses a concentration of historically related and architecturally similar houses. 1311 and 1313 and S. Alston Avenue were included in the 1949 Glenview plat but are not included within the recommended district boundary because they are altered properties that face S. Alston Avenue and are visually disconnected from the concentration of historic houses along Rosewood and E. Lawson Streets.

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