Appendix F-2: Proposed Refinements
Historic Architecture Technical Report

Durham-Orange Light Rail Transit Project

Mary Beth Reed – Principal Investigator
Ellen Turco – Historian and Co-Author
Scott Morris – Historian and Co-Author

Reviewed by HDR, Inc.
Josh Fletcher, RPA – Cultural Resources Specialist

June 2018
Attachment F-2e: Supplemental Information Requested by SHPO
MEMORANDUM

To: HDR Inc. and Go Triangle

From: Jackie Tyson, Associate Director of History

Subject: Additional Information Regarding the Proposed Glenview-Woodstock Neighborhood

Date: August 21, 2018

In a letter dated July 24, 2018, the North Carolina State Historic Preservation Office (NC SHPO) requested additional information in regards to the Glenwood-Woodstock Neighborhood in southeast Durham, a district New South Associates (New South) recommended eligible for the National Register of Historic Places (NRHP) in the report Supplemental Environmental Assessment Historic Architecture Technical Report, Durham-Orange Light Rail Transit Project.¹ The NC SHPO advised that the following report be consulted to better place the proposed district into local context: Durham Documentation of African American Historic Sites Inventory and Preservation Plan 2009-2012, by April M. Johnson.² This report was prepared for Preservation Durham in partnership with the National Trust for Historic Preservation. The NC SHPO also requested additional photographs of the district, which are attached to this memorandum.

New South has consulted the aforementioned report and offers the following additional information in regards to the Glenview-Woodstock Neighborhood.

New South recommended the Glenview-Woodstock Neighborhood eligible for the NRHP under Criterion A in the area of social history as a platted subdivision built for African

---

Americans during segregation. The following points uncovered in our initial research helped form this conclusion:

- 1949 and 1952 original plats of Glenview and Woodstock subdivisions;

- A profile of the neighborhood’s residents in 1955, revealing the subdivision was built for Durham’s African American middle- and working-class professionals, the majority of which were homeowners;

- Historical contextual information about the development of southeast Durham’s African American community;

- The neighborhood’s Minimal Traditional houses, reflecting the era’s desire for affordable small homes for Americans that desired to become homeowners; and

- Although individual houses have been altered, these are typical to the Minimal Traditional house type, with replacement siding being the most pervasive alteration in the group. Taking these alterations into account, it was our opinion that the district continues to successfully convey its significance as a late 1940s, early 1950s platted subdivision.

Our review of the Durham Documentation of African American Historic Sites report revealed a few items that we believe further cement our recommendation of eligibility, including:

- The Glenview-Woodstock Neighborhood was developed by the Union Insurance and Realty Company, “one of the largest insurance and real estate companies owned and operated by blacks in Durham.” Union Insurance and Realty Company was founded by a prominent African American entrepreneur in Durham, H.M. Michaux. The report states that Glenview was “developed for blacks to encourage more homeownership and to supply housing during the housing shortage in Durham.” ³ (a Michaux family-Manley and Eddye Michaux-resided in the Glenview-Woodstock Neighborhood, as listed in the 1955 city directory);

³ Johnson, 94–95.
- The Union Insurance and Realty Company advertised the subdivision “as modernized new homes” in the Carolina Times newspaper (the city’s African American newspaper);\(^4\)

- The report states, “Glenview contributed to the goal of increasing home ownership among blacks during a time of housing shortages and federal housing program encouraged spatial discrimination, discriminatory lending practices and the segregation of minority communities.”\(^5\); and

- A review of the inventory included in the report reveals that there are no other Minimal Traditional historically African American subdivisions in Durham that were developed for blacks by blacks.

In summary, the Durham Documentation of African American Historic Sites report provides additional information about the subdivision and we believe further bolsters the recommendation that the neighborhood holds local significance as an African American subdivision developed by a prominent local African American company with the intention of providing the opportunity for Durham’s black middle- and working-class to own their own homes. The small house movement, which the Minimal Traditional house was a part, was a significant housing trend in the country, but African Americans were not part of this national story because of segregated housing practices. It was only through local efforts and support of the community’s African American business leaders, that this opportunity for homeownership was achieved.

Sincerely,

NEW SOUTH ASSOCIATES, INC.

Jackie Tyson

\(^4\) Johnson, 216.
\(^5\) Johnson, 216.
Glenwood/Woodstock Subdivision 8/17/18

1203, 1205, and 1207 Rosewood Street

1201 and 1203 Rosewood Street
1213 and 1215 Rosewood Street

1215 and 1217 Rosewood Street
1302 Rosewood Street

1008 and 1006 E. Lawson Street
Asbury Temple United Methodist Church -
Photographs of Interior
Asbury Temple United Methodist Church
Interior Photos Taken Sunday September 23, 2018