

Appendix F-2: Proposed Refinements Historic Architecture Technical Report

Durham-Orange Light Rail Transit Project



Connecting all points of the Triangle

Report Prepared by New South Associates, Inc.
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

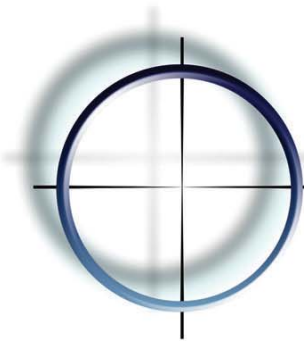
June 2018



**Supplemental Environmental Assessment
Architectural Resources Technical Report**

Attachment F-2e: Supplemental Information Requested by SHPO

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NEW SOUTH ASSOCIATES

PROVIDING PERSPECTIVES ON THE PAST

A WOMEN-OWNED SMALL BUSINESS

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

¹ Mary Beth Reed, Ellen Turco, and Scott Morris, "Supplemental Environmental Assessment Historic Architecture Technical Report, Durham-Orange Light Rail Transit Project" (Go Triangle, June 2018); Renee Gledhill-Early, "Historic Architectural Resources Technical Report, Durham-Orange Light Rail, Durham and Orange Counties, ER 12-0738," July 24, 2018.

² April M. Johnson, "Durham Documentation of African American Historic Sites Inventory and Preservation Plan 2009-2012" (Preservation Durham and National Trust for Historic Preservation, 2009).

Georgia/Headquarters

6150 East Ponce de Leon Avenue
Stone Mountain, Georgia 30083
T/770.498.4155
F/770.498.3809

South Carolina

1819 Hampton Street
Columbia, South Carolina 29201
T/803.771.7083
F/803.771.7087

North Carolina

1006 Yanceyville Street
Greensboro, North Carolina 27405
T/336.379.0433
F/336.379.0434

Tennessee

118 South 11th Street
Nashville, Tennessee 37206
T/615.262.4326
F/615.262.3338



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 Eddy 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



1207 and 1209 Rosewood Street



1209 and 1211 Rosewood Street



1213 and 1215 Rosewood Street



1215 and 1217 Rosewood Street



1219 Rosewood Street



1221 Rosewood Street



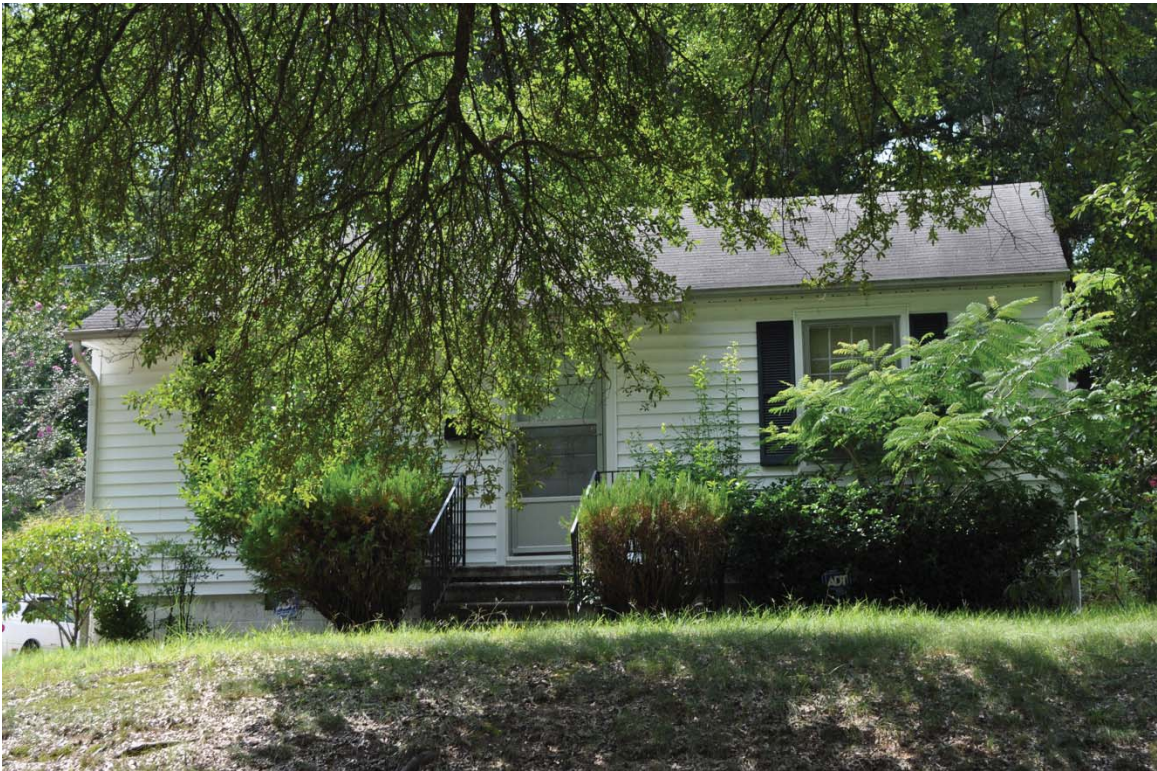
1223 Rosewood Street



1220 Rosewood Street



1214 Rosewood Street



1218 Rosewood Street



1216 Rosewood Street



1212 and 1210 Rosewood Street



1208 and 1206 Rosewood Street



1300, 1302, 1304 Rosewood Street



1301 and 1303 Rosewood Street



910 E. Lawson Street



1305 Rosewood Street.



1307 Rosewood Street.



1309 Rosewood Street



1311 Rosewood Street



1314 Rosewood Street



1312 Rosewood Street



1310 Rosewood Street



1308 Rosewood Street



1306 Rosewood Street



1304 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

