

INDIVIDUAL PROPERTY FORM FOR

Durham COUNTY

Southwest Durham QUAD

MULTIPLE RESOURCE OR THEMATIC NOMINATION

1 NAME

HISTORIC

Cleveland Street District

AND/OR COMMON

2 LOCATION

STREET & NUMBER

NOT FOR PUBLICATION
CONGRESSIONAL DISTRICT

CITY, TOWN

Durham

VICINITY OF

Two

STATE
North Carolina

CODE
037

COUNTY
Durham

CODE
063

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE	
<input checked="" type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> MUSEUM
<input type="checkbox"/> BUILDING(S)	<input checked="" type="checkbox"/> PRIVATE	<input checked="" type="checkbox"/> UNOCCUPIED	<input type="checkbox"/> COMMERCIAL	<input type="checkbox"/> PARK
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> EDUCATIONAL	<input checked="" type="checkbox"/> PRIVATE RESIDENCE
<input type="checkbox"/> SITE	PUBLIC ACQUISITION	ACCESSIBLE	<input type="checkbox"/> ENTERTAINMENT	<input type="checkbox"/> RELIGIOUS
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input checked="" type="checkbox"/> YES RESTRICTED	<input type="checkbox"/> GOVERNMENT	<input type="checkbox"/> SCIENTIFIC
	<input type="checkbox"/> BEING CONSIDERED	<input type="checkbox"/> YES UNRESTRICTED	<input type="checkbox"/> INDUSTRIAL	<input type="checkbox"/> TRANSPORTATION
		<input type="checkbox"/> NO	<input type="checkbox"/> MILITARY	<input type="checkbox"/> OTHER

4 OWNER OF PROPERTY

NAME see continuation sheet

STREET & NUMBER

CITY, TOWN

STATE

VICINITY OF

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC Durham County Courthouse

STREET & NUMBER

CITY, TOWN

Durham

STATE
North Carolina

6 FORM PREPARED BY

NAME / TITLE

Claudia Roberts Brown

ORGANIZATION

Consultant for the City of Durham

DATE

June 1984

STREET & NUMBER

301 E. Popular Avenue

TELEPHONE

919/968-1181

CITY OR TOWN

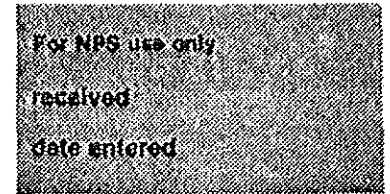
Carrboro

STATE

North Carolina

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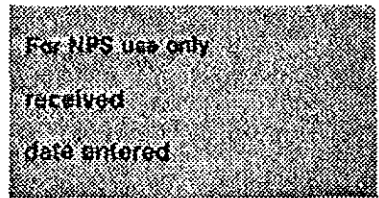
Owners' of Property

<u>Property</u>	<u>Owner *</u>
704 Cleveland St.	Sarah E. Barbee Heirs 2520 Roxboro Rd. 27704
802 Cleveland St.	William D. Strayhorn 818½ Cleveland Street 27701
806 Cleveland St.	Neal R. Bell 207 Mallard Ave., 27701
810 Cleveland St.	Mrs. Eula Noell 1007 Demerius St., 27701
812 Cleveland St.	Family Investment P. O. Box 8, 27702
818, 820, 822 Cleveland St. & 206, 208 Gray Avenue	William McCloud 612 Reynolds Ave., 27707
703 Cleveland St.	Mrs. Ruby Masser
707 Cleveland St.	Isabella Tally Heirs 108 Alston Ave., 27701
801 Cleveland St.	Ms. Mary O. McFarland 2507 W. Cornwallis Rd., 27705
803 Cleveland St.	Ms. Isabel S. Parker 2509 Carver St., 27704
807 Cleveland St.	Ms. Corinna R. Perry

*All addresses are in Durham unless otherwise noted. If no street address is given in this column, the property is owner occupied and the zip code is 27701.

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<u>Property</u>	<u>Owner</u>
809 Cleveland St.	Martin Rudin 1200 N. Mangum St., 27701
813 Cleveland St.	William D. Strayhorn 818½ Cleveland St., 27701
815 Cleveland St.	Wilma C. Rosenstein P. O. Box 8, 27702
819 Cleveland St.	Frank D. Herring, Inc. 602 Mangum St., 27701
823 Cleveland St.	Avery A. Ferguson P. O. Box 731, 17702
901 Cleveland St.	Clyde R. Byrd 2107 Wilson, 27705

7 DESCRIPTION

CONDITION

EXCELLENT

GOOD

FAIR

DETERIORATED

RUINS

UNEXPOSED

CHECK ONE

UNALTERED

ALTERED

CHECK ONE

ORIGINAL SITE

MOVED DATE N/A

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Cleveland Street District evolved as an extension of the fashionable residential neighborhood that began in the 1860s at the east edge of downtown Durham. It extends from the area that formerly was the core of that premier neighborhood, decimated first by the encroaching central business district and finally by clearance for Urban Renewal projects and thoroughfare plans. Consequently, the approaches to the district from downtown are broad streets lined by empty grass- or underbrush-covered blocks and blocks that have been cleared and redeveloped with modern buildings.

In contrast to those transitional blocks, the Cleveland Street District is filled with houses shaded by mature hardwoods that form a canopy over the streets and sidewalks. All of the buildings have front yards. The setbacks are fairly uniform and most of the yards are narrow so that the houses are closely spaced. The occasional house set further back from the street usually is situated on a larger tract than its neighbors and thus also has wider side yards. Originally, iron fences delineated many of the yards; only two of the fences survive but many of the very low concrete or brick retaining walls separating front yards from sidewalks and driveways remain. Front walks run in straight lines from the sidewalk to front porches and most of the houses have narrow driveways leading to detached garages in the rear yards.

All of the structures in the Cleveland Street District are on Cleveland Street except for two small houses on Gray Avenue that are part of a large tract containing significant houses on the title street. Cleveland Street curves to the north as it descends a gradual slope away from central Durham toward the little commercial district at the intersection known as Little Five Points. The Cleveland Street District ends in the block before Little Five Points where the building stock has been destroyed or becomes less in keeping with the integrity of the district.

All of the primary structures in the Cleveland Street District are one- to two-and-one-half-story frame houses dating from the 1880s to the 1910s. Altogether the houses in the district produce a fabric of various forms and rooflines whose texture is enriched by a broad range of applied decoration and sheathings. The predominant architectural style of the district is the vernacular Queen Anne, interspersed with the early Neoclassical and Colonial Revival styles. No houses were built in the Cleveland Street District after the early 1910s.

Several of the oldest houses in the district are two-story, one-room-deep basic house types that incorporate Queen Anne features such as applied bargeboard in the gables and segmental arched windows with pointed arched lintels. Although the ornamental bracing has disappeared from the three gables of the Holloway-Hutchins House, the segmental-arched windows and entrance transom in pointed arched surrounds suggest its 1880s construction date. At the south end of the Cleveland Street District, the Howerton-Masser House of circa 1890 combines the slender Tuscan columns and turned, urn-shaped balusters of the wraparound porch with segmental-arched windows in pointed surrounds and quatrefoil vents in the end gables. Similar treatment of basic house types persisted through the turn of the century, as indicated by the Hicks House at 823 Cleveland Street, a one-story, two-room deep form with decoratively sawn boards sheathing the attic gables and distinctive foliate spandrels at turned porch posts.

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Most of the vernacular Queen Anne style houses in this district exhibit the characteristic asymmetrical form and varied roofline. Several of the two-story houses have hip-roofed cores with gable-roofed wings, often ending in three-sided bays, projecting asymmetrically from the front and side elevations. An example of this popular vernacular Queen Anne house type is the Carver House with the typical carved and scrolled pendant brackets at the corners of the gable surmounting its three-sided bay.

The Lawrence House at 803 Cleveland Street may be classified as a Queen Anne cottage. It is in one-story, two-room-deep form with a tall hipped roof, attic gables, and a central three-sided entrance bay. The Lawrence House has a polygonal porch that follows the contour of the main facade and clipped and bracketed front corners.

One of the most distinctive houses in the district and the only one known to have been designed by an architect--in this case, for himself--is the Shingle Style Leary-Coletta House at 809 Cleveland Street, designed by Samuel Linton Leary. Its shingled elevations and ornament integrated into the overall form stand apart from the ebullient Queen Anne, miscellaneous Victorian and period revival styles surrounding it. At the time of its construction in 1891, this house was the only full-blown example of its style in Durham and one of the relatively few examples of the "pure" Shingle Style in the North Carolina Piedmont. It survives today, in spite of later alterations, as the best representative of the style in Durham.

The first hints of the Neoclassical Revival and Colonial Revival styles appeared in the Cleveland Street District in the 1890s when classical elements, such as Tuscan columns of the Howerton-Masser House, were integrated with more traditional Queen Anne features. This combination of motifs displayed in the neoclassical style houses continued into the 1900s. The late 1900s Markham House at 801 Cleveland Street is the district's most imposing example of the Neo-Colonial house that forms a transition from the highly eclectic Victorian modes to the Neoclassical Revival styles. Here, the gables above the three-sided bays and the balcony on the main facade are pedimented and all of the porch columns are in the Corinthian order. The Markham House is roughly contemporary with some of Durham's early full-fledged Colonial Revival style houses.

Elsewhere in the Cleveland Street District the Neoclassical Revival style's eclipse of the Queen Anne is evident in the disappearance of sawn ornament, the persistence of pedimented gables, Palladian motifs and other standard classical elements, and in the "regularization" of the basic forms of house built in the 1900s and 1910s. The Murdoch houses epitomize the gradual dominance of the single, self-contained shape, usually hip-roofed and with few, if any, wings. The large two-story house that A. A. Murdoch built for himself at 818 Cleveland Street still has a two-story gable-roofed wing, but it is unobtrusively placed on the side elevation flush with the end of the wraparound porch. The other two-story houses that Murdoch built next door at 820 and 822 Cleveland Street exemplify the ubiquitous foursquare in their boxy two-story forms lacking any wings and their hipped roofs with a front attic dormer. The porch supports of the Murdoch houses are box posts of uniform width or slightly tapered; most of them rest on brick plinths and some are panelled or fluted.

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Today, the appearance of the Cleveland Street District is best described as largely intact but deteriorated. Although some of the houses have replacement porch supports, most of the houses are basically unaltered. In spite of the subdivision of many of the houses into apartments, most of the owners of those houses report that the conversions entailed only the installation of kitchens and bathrooms that left most of the original details intact. The few owner-occupied houses and the rental property owned by district residents are among the best preserved. Most of the deteriorated houses are suffering from the neglect of their absentee landlords. The houses that have been vacant for any length of time, such as the Murdoch houses, have been vandalized. On the other hand, there are plans to upgrade some of the more deteriorated rental property, including the Murdoch houses which recently have been purchased by an investor who intends to rehabilitate them.

The structures, of course, are closely related to the surrounding environment. Archaeological remains, such as trash pits, wells, and structural remains which may be present, can provide information valuable to the understanding and interpretation of the structures. Information concerning use patterns, social standing and mobility, as well as structural details, are often only evident in the archaeological record. Therefore, archaeological remains may well be an important component of the significance of these structures. At this time, no investigation has been done to discover these remains, but it is probable that they exist, and this should be considered in any development of the property.

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INVENTORY LIST - CLEVELAND STREET HISTORIC DISTRICT, DURHAM COUNTY

The following inventory list includes all properties located within the Cleveland Street Historic District, keyed by number to the inventory map.

Assessment: All properties are coded to show their relative value within the district, and these assessments follow the key below.

- P - Pivotal Those properties which, because of their historical, architectural and/or cultural characteristic, play a primary, central or "pivotal" role in establishing the qualities for which the district is significant.

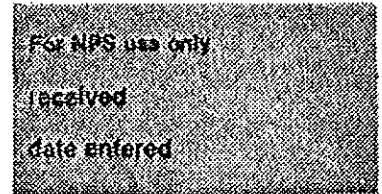
- C - Contributing Those properties which, while not pivotal, are supportive of, and contribute to, the historical architectural and/or cultural characteristics for which the district is significant.

- F.- Fill Those properties which have neither an especially positive nor an especially negative impact on the general characteristics of the district.

- I - Intrusive Those properties which have a definite negative impact on the historical, architectural and/or cultural characteristics for which the district is significant.

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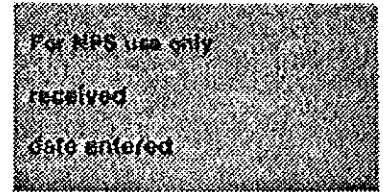
Inventory List

Cleveland Street District

- C 1. Carver House - 802 Cleveland Street The earliest known owner and probable builder of this house is Obadiah T. Carver who was first listed as its occupant in the 1903 Durham City Directory; at that time, he was a foreman in one of the local tobacco factories. By 1911 he was Brodie L. Duke's private secretary and assistant manager of the Duke Land and Improvement Company. In the early 1920s, while secretary of DL&I, he established his own firm, Carver Real Estate Company, Inc. The two-story frame house, today divided into apartments, has a hip-roofed core extended with two-story gable-roofed wings on its front and side elevations. There is a circular vent in each of these gables. The south wing ends in a three-sided bay topped with scroll brackets at the base of the gable. Except for the replacement of the original porch supports with thin metal posts and the enclosure of one end of the one-story wraparound porch, the exterior of the house is intact. The property is notable for the original wrought iron fence that encloses the yard along Cleveland and Mallard Streets.
- C 2. Morris House - 810 Cleveland Street This two-story, T-shaped frame house with a rear one-story ell has returns, patterned shingles and a lunette vent with a "keystone" in each of the attic gables. Much of the wraparound porch has been enclosed; three of the original box posts remain. Dating from early in this century, the house was occupied for many years by Mrs. Cora D. Morris beginning in the 1910s.
- C 3. Kearney House - 812 Cleveland Street. Traveling salesman J. C. Kearney moved into this narrow, boxy two-story frame house around 1910 and remained here at least until 1930. With a two-bay facade, the house is three rooms deep in a side hall plan. The house has a hipped roof, two tall interior chimneys and a one-story front porch supported by Tuscan columns on brick plinths. The irregular roofline of the porch (half is shed-roofed, the other half is flat-roofed and projects a bit more) reflects alterations to the main facade; these include removal of a three-sided bay, probably when the south door was cut upon conversion to a duplex. Replacement asbestos shingles cover the exterior.

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- C 4. Murdoch House - 818 Cleveland Street Built around 1910, the Murdoch House is one of the more imposing dwellings on Cleveland Street. Its large, slightly asymmetrical form with tall interior chimneys and spare application of decoration is typical of the period. Its identifying details include the pedimented attic dormer with a tripartite window, the trabeated entrance surround, and the deep wraparound porch with tapered box posts on brick plinths and a railing with turned balusters and molded hand rail. When A. A. Murdoch built this house, his family's nineteenth-century home-place was still standing (it has since been destroyed) in the middle of the tract, which covers more than half of the block. Murdoch was a prominent local businessman who owned City Coal and Ice Company in addition to managing his real estate and other investments. After Murdoch's death c. 1963, the house remained in the possession of his family who rented it to a series of occupants, one of whom operated it as a boarding house until 1981. Since then, the house has been empty and the target of vandals who have set it on fire several times. In spite of extensive damage, the house will be rehabilitated by its new owner who purchased the entire half-block tract from the Murdoch Estate in January, 1984.
- C 5. Houses - 820 and 822 Cleveland Street At the same time that A. A. Murdoch built his house at 818 Cleveland Street, he also built these two adjoining houses as rental property. Both of these two-story frame houses are very similar in their foursquare configuration, tall hipped roofs, sheathing of weatherboards in the first story and stained split shake shingles in the second, and side hall plans. They differ in their attic dormers and porches. Whereas 820's dormer is a single gable and its porch is full facade and hip roofed (its original posts are lost), the dormer at 822 is pedimented and the porch is wraparound with heavy, slightly tapered box posts, molded entablature and very wide and slender spandrels. In addition, 822 acknowledges its corner site with the clipped corner of the house and porch. Like the Murdoch House, these rental houses have been empty and vandalized since 1981, but soon will be renovated by the new owner.
- C 6. Howerton-Masser House - 703 Cleveland Street The careful preservation of this house and its siting on a manicured lot filled with mature trees and flowering shrubbery renders it one of the most distinctive houses on Cleveland Street. It is also noteworthy for being the only house on Cleveland to have remained owner occupied since its construction. This two-story single-pile house with triple-A roofline and one-story rear wings was constructed in the 1890s by R. T. Howerton. Howerton established the

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undertaking company of R. T. Howerton and Sons which today is Howerton-Bryan Funeral Home. The segmental arched windows and entrance with pointed arched lintels, as well as the one-story porch that wraps around three sides of the main block, are typical of popular late nineteenth century housing. The porch has a gable at the entrance bay, Tuscan columns, and a railing with balusters in the shape of urns. The relatively-intact interior retains its converted gaslight fixtures and neoclassical mantelpieces with over-mantels and bevelled mirrors. In the 1930s, the Howerton family sold the house to William E. Masser, a traveling tobacconist in whose family's possession it remains today.

- C 7. Markham House - 801 Cleveland Street Constructed some time between 1907 and 1910, this two-story frame house is a distinguishable example of the late Victorian neoclassical styling popular at that time. On the side elevations, two-story, three-sided bays extend from the large boxy core with a steeply-pitched hipped roof and tall interior chimneys with corbelled stacks. The most striking feature of the house is the one-story wraparound porch with a second pedimented tier at the entrance bay; throughout both tiers, the supports are finely detailed Corinthian columns on brick plinths. Leaded glass transoms, sidelights and rondels embellish the front entrances. Although the house is somewhat deteriorated, its exterior is completely intact and the interior is little altered. Matthew Freeland Markham, a partner in the Sneed-Markham-Taylor Company men's clothing store, had the house built and lived in it until his death in 1948. Today the house is operated as a haven for derelicts.
- C 8. Lawrence House - 803 Cleveland Street E. H. Lawrence, owner of the wholesale feed business, E. H. Lawrence & Company, had this one-story cottage constructed around 1905 and lived here until the early 1920s. A variety of decorative details typical of its Queen Anne style survives, including imbricated shingles in the gables, dentilling in the fizee of the polygonal porch which follows the contour of the main facade, and applied sawnwork on the pointed arched window lintels. Each of the corners at the ends of the main facade are clipped and capped with sawn brackets that incorporate spoolwork. Constructed as a single-family dwelling, the building has been converted into a duplex.
- C 9. House - 807 Cleveland Street A late nineteenth-century construction date for this one-story frame house with two long rear ells is revealed in the segmental arched transom at the front door, the pointed arched lintels at the entrance and all side windows, and the corbelled chimney stacks. Probably in the 1920s the house was given a bungalow "look" with a new front plane of the gable roof encompassing a full-facade porch with slightly tapered box posts on brick plinths.

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- C 10. Leary-Coletta House - 809 Cleveland Street In spite of alterations, the Leary-Coletta House remains one of the foremost late nineteenth-century architectural designs surviving in Durham. Built in 1891 by architect Samuel Linton Leary as his own home, it is the finest of the very few Shingle Style houses constructed in the city. Typical of the style are the continuity of the elevations, enhanced by the use of cedar shake shingles as the sole exterior sheathing and the subordination of decorative elements to the overall form. This latter characteristic is exemplified by the fenestration. A different attic window in each attic gable--a lunette, three small square windows under a peaked hood, and a tall, six-inch-wide slit--are whimsical details that enhance the cross gable-roofed configuration. On the south elevation, tall and narrow windows at staggered heights mark the main staircase. Even the front porch is subsumed into the basic form, recessed in a corner marked by two round-arched entrances.

Leary moved from Philadelphia to Durham to supervise the construction of the first administration and classroom building at the new Trinity College which he had designed. Apparently he built this house, presumably according to his own design, soon after he purchased the property in March, 1891; a July, 1891, mortgage deed on the property for \$1900 from Mrs. H. J. Webb of Johnston County, North Carolina, refers to "the dwelling house." Leary's promising career suffered a terrible blow late in 1891 when the five-tiered tower of his Trinity College building collapsed during construction. Although there was no conclusive proof that the fault was his, Leary was dismissed from the project, and in September 1892, Mrs. Webb was forced to foreclose the loan on the house. Leary reportedly moved to Asheville where he became a photographer. Investors A. C. Lloyd and C. C. Taylor purchased the property at the courthouse sale. They then sold it to D. W. Cole who sold it to Waller Holloday in 1905; Holloday lived here until 1921. Three subsequent owners preceded the Louis A. Coletta family, owners of the local Royal Ice Cream Company, who purchased the house in the late 1930s and occupied it until 1978. The Colettas executed all of the substantial renovations, including the reworking of the roof over the entrance porch, extending the rear one-story wing and adding a second story to it, and adding the exterior brick staircase and terrace when they divided the second story into two apartments.

- C 11. Holloway-Hutchins House - 813 Cleveland Street References in the 1891 deed of trust between Samuel Linton Leary and Mr. H. J. Webb for the Leary-Coletta House next door indicate that 813 Cleveland Street at that time was owned and occupied by S. T. Holloway, who probably had it built in the 1880s. The two-story, one-room-deep main block of the house with a triple-A roofline is enlarged with a two-story hip-roofed wing across the rear and two one-story gable-roofed rear ells. Pointed arched lintels appear at all of the windows and at the entrance, which has double doors and a two-paned transom in a segmental arch. A circa 1892 photograph reveals that the house originally

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had elaborate ornamental bargeboard bracing in all of the attic gables. The lattice work between the paired posts of the hip-roofed front porch appears to be a fairly recent addition. J. W. Hutchins succeeded Holloway here around the turn of the century. Hutchins was a butcher at the City Market until the late 1910s when he became vice president of City Ice and Coal; he died in the early 1920s. Today the house is being carefully maintained by its owner who has divided it into several efficiency apartments.

- C 12. Hicks House - 823 Cleveland Street This symmetrical one-story hip-roofed house appears to retain all of its original exterior features. Decorative boards in alternating notched and sawtooth patterns adorn the large attic gables above the front and side elevations. Sawtoothing runs at the base of the entablature, between the intricate sawn foliate spandrels at the simple, turned porch posts. The wide entrance contains double doors and transom, and four-over-four double-hung sashes fill the tall windows all around. The house is two rooms deep in a center-hall plan with two interior chimneys and a series of rear ells and sheds. The earliest known occupant of the house was grocer W. H. Hicks who lived here from around 1910 until the late 1920s.
- C 13. House - 901 Cleveland Street When this house was built at the turn of the century, the south end was one-and-one-half stories and the north end, with the projecting facade, was a single story; sometime after 1913 a full second story was added, converting the house to its present form. The house is rather austere, without any applied decoration. The porch, covered with raised seam tin, runs across the main facade and wraps around to the south elevation; it is supported by slightly tapered box posts on coursed ashlar plinths. The house was built in the first decade of this century. City directories reveal that it had a series of occupants from the late 1910s to at least the early 1930s, indicating that it may have been rental property, its status today, at an early date.
- C 14. Houses - 206 and 208 Gray Avenue These houses are identical in their one-story one-room-deep forms with triple-A rooflines, full-facade hip-roofed porches, and rear wings. They differ in their applied decoration; 208, which is a bit larger, has simple sawn spandrels at the turned porch posts and the remnants of ornamental bracing in the front gable, while 206 has more intricate foliate spandrels with sawtoothing running in between at the base of the entablature. Both of the houses, reportedly built by A. A. Murdoch as rental property, are part of the Murdoch Estate tract that recently has been purchased by an individual who plans to rehabilitate them. Tenant turnover was frequent at 206 from the time it was built; harness maker Claude A. Wicker lived in 208 from 1902 until at least 1920.

8 SIGNIFICANCE

____ NATIONAL

____ STATE

X

____ LOCAL

PERIOD		AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW				
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION		
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE		
<input type="checkbox"/> 1500-1599	<input checked="" type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE		
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN		
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<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION		
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input checked="" type="checkbox"/> OTHER (SPECIFY)		neighborhood development
		<input type="checkbox"/> INVENTION				

SPECIFIC DATES 1880-1920

BUILDER/ARCHITECT See individual entries

STATEMENT OF SIGNIFICANCE

The Cleveland Street District is among the few surviving portions of Durham's most fashionable late-nineteenth century neighborhood. As the finest early residential expression of the tremendous success of the city's young tobacco industry, the neighborhood began in the late 1860s at the east edge of the downtown area and by the 1880s was expanding down Cleveland Street. The major landholders who spearheaded the development of the district were members of some of Durham's pioneering families. Many of the city's leading industrialists, financiers, merchants, and professionals built handsome Queen Anne and classically derived period revival style houses throughout the district from the 1880s through the 1910s. Since the destruction of the earliest portions of the neighborhood in the 1960s and 1970s, the Cleveland Street District stands as one of Durham's most significant concentrations of architecturally and historically distinctive houses of their day.

CRITERIA ASSESSMENT

- A. The Cleveland Street District is one of the most intact portions of Durham's first prestigious neighborhood, the city's earliest concentration of distinctive buildings reflective of the booming local economy.
- B. Members of Durham's pioneering families spearheaded the development of the Cleveland Street District. From the 1880s through the 1910s, they sold their lots to many of the city's leading industrialists, financiers, merchants, and professionals who built their houses upon them.
- C. The Cleveland Street District is composed of noteworthy examples of the major late-nineteenth- and early-twentieth-century styles, primarily the vernacular Queen Anne and classically derived period revival styles.

The Cleveland Street District stands as a vestige of Durham's most fashionable late-nineteenth century neighborhood, originally known as the Dillard Street neighborhood. Focused initially along E. Main, Liberty, Dillard and Queen streets at the east end of the downtown area, the neighborhood has been recalled consistently through the decades as the greatest concentration of Durham's finest and most architecturally distinct homes of their day. It was Durham's most striking early residential manifestation of the tobacco boom that began after the Civil War and steadily escalated. By the early 1870s, the tobacconists and the other businessmen and professionals benefiting from the rapid expansion of the city's industrial base were exhibiting their recently-acquired wealth by constructing new houses, often convenient to their places of employment. Through the 1880s and 1890s, stylish houses, frequently replacing humbler or outmoded dwellings, were added to the earliest part of the neighborhood which was beginning to expand along Cleveland Street, also developed by pioneering Durham families.

"Gray's New Map of Durham" reveals that by 1881 houses occupied most of the lots on Dillard Street and the 300 and 400 blocks of E. Main and Liberty streets, as well as those on Roxboro and Queen streets (then named Second and Third streets, respectively) south of Liberty Street. Cleveland Street, then known as Person Street at its south end and Roxboro Road at the north end (the end included in the Cleveland Street District), ran from Liberty Street north to present-day Little Five Points just inside the first corporate limits. Its densest development naturally lay along the Person Street portion closer to central Durham, and the area included in the district contained only a half-dozen houses.

Gray's map shows that the May family's farmland reached from the east side of Cleveland Street to the north side of O'Briant Road, almost to the railroad tracks. In 1886, the May family divided this huge tract into four lots, two of which included the entire portion of the Cleveland Street District east of Cleveland Street, except for a portion near the present corner of Gray Street that appears to have been owned by the Murdoch family.

As the tobacco industry prospered and Durham's population grew and diversified, the demand for housing increased. In response, the owners of undeveloped property at the edges of the established residential neighborhoods began subdividing their land into building lots. Naturally, the more elevated and level terrain traversed by the

9 MAJOR BIBLIOGRAPHICAL REFERENCES

- "Bird's-Eye View of The City of Durham, North Carolina." Madison, Wisconsin: Rugby and Stoner, 1891.
 Durham County Register of Deeds. Durham County Judicial Building, Durham, NC
 Sanborn Map Co. "Durham, North Carolina." 1907, 1913, and 1937 series.

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY approx. 6 acres

UTM REFERENCES

A	17	689550	3985750	B	17	689850	3985600
	ZONE	EASTING	NORTHING		ZONE	EASTING	NORTHING
C	17	689750	3985930	D	17	689850	3985700

VERBAL BOUNDARY DESCRIPTION

see continuation sheet

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long-established roadways, including Cleveland Street, was the most appealing to individuals seeking lots on which to build their own houses or stylish houses for speculative resale.

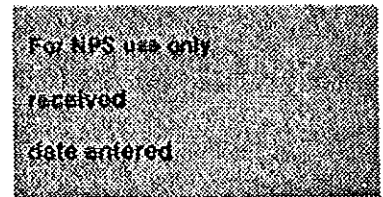
The 1891 "Bird's-Eye View of Durham" shows several houses on the west side of Cleveland Street and a few houses on the east side, apparently on lots subdivided from the four May tracts.⁴ It is difficult to tell how many of these houses are among those in the Cleveland Street District today. The Sanborn Insurance Maps, which first include the district in the 1907 series, indicate that some houses on both sides of the street were replaced during the late 1900s and early 1910s.⁵ This was the case of the old Murdoch homeplace, torn down by the Murdoch family around 1910 in order to build a more fashionable house at 818 Cleveland Street.⁶ At least three of the houses shown on the west side of the street in the Bird's-Eye View--the Howerton-Masser House at 703, the house at 807, and the Holloway-Hutchins House at 813--remain in the Cleveland Street District today.

Those individuals building houses for themselves in the Cleveland Street District during the 1880s and 1890s were among the industrialists, merchants, and professionals whose successes produced Durham's booming real estate market. Undertaker R. T. Howerton, who built his house at 703 Cleveland Street around 1890, established a funeral home which continues today as Howerton-Bryan Funeral Home, one of the largest such concerns in Durham.⁷ One of the most interesting early builders was Samuel Linton Leary, the Philadelphia architect who designed the first administration building and classroom building for Trinity College when it moved to Durham. He built the Shingle Style house at 809 Cleveland Street for himself and his family, presumably according to his own design, shortly after he moved to Durham in 1891 to oversee construction on the campus.⁸ The first of its style in Durham, the house attracted quite a bit of attention locally, but Leary did not stay long enough to learn if the design would enhance his career. Despite the inconclusive evidence as to its cause, the collapse during construction of the tower of the Trinity College building was followed by Leary's dismissal from the job and his consequential inability to make the mortgage payments on his Cleveland Street property.⁹ When the lender foreclosed on the loan in 1892, the family moved to Asheville where Leary became a photographer.¹⁰

The residential real estate market remained strong at the north and northeast edges of downtown Durham throughout the late 1890s to around 1910, the period in which the houses in the Cleveland Street District were constructed. In fact, several of those who built or purchased houses for themselves here were active real estate investors. A. A. Murdoch developed several large parcels of land throughout the city of Durham and Durham County, including more than half of the block in which he built his own home. In the immediate neighborhood, he had the houses at 820 and 822 Cleveland Street and 206 and 208 Gray Avenue built for rental, as well as five houses along Gray Avenue and Roxboro Street in the same block (just outside the district) and numerous houses in nearby blocks to the east.¹² Altogether, the early occupants of the Cleveland Street District represented a wide variety of occupations and interests, of which real estate was just one.¹³ Several merchants began their decades-long residence here in

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the early 1900s, among them M. Freeland Markham who built 801 Cleveland and was an owner of Sneed-Markham-Taylor Company, a men's clothing store; E. H. Lawrence next door at 803, owner of a wholesale feed business; and grocer W. W. Hicks at 823.

By around 1920, the Cleveland Street District was fully developed. Prosperous Durhamites desiring to construct their own houses had to look for building lots elsewhere, usually in the new streetcar and automobile suburbs. By the early 1910s, the streetcar suburb of Morehead Hill, characterized by new architect-designed houses, had become Durham's most prestigious neighborhood, in turn supplanted in the 1920s by Forest Hills and Hope Valley. Nevertheless, the Cleveland Street District retained much of its cachet for many years. Although some of the early residents chose to move to the more modern and stylish suburbs removed from the increasingly congested downtown area, many--such as the families of Obadiah T. Carver, Frederick L. Hunter, and M. Freeland Markham--remained lifetime residents.

After World War II, the district began to show signs of decline. Some of the large houses were divided into apartments by resident owners who found it difficult to maintain them as single-family dwellings; others were converted to investment property as part of estate settlements. The expanding downtown began to erode the older edges of the neighborhood and, in the 1960s, Urban Renewal wiped out almost all of the original part of the neighborhood dating from the 1870s. Although Cleveland Street was spared, many of the houses continued to deteriorate, particularly the abandoned buildings targeted by vandals. Some of the most attractive houses, however, have remained continually owner occupied and well maintained. Recent investments, prompted in part by the survival of much of the district's fabric and an increasing interest in Durham's older buildings in general, may signal the stabilization and eventual resurgence of the district and the remainder of its neighborhood.

NOTES

¹Jacob Chase, E.E., "Gray's New Map of Durham," drawn, engraved and published by W. Grady & Son, Philadelphia, 1881. A copy is in the North Carolina Room of the downtown branch of the Durham Public Library.

²Mention of the early street names are found in Durham County Register of Deeds (DCRD), Deed Book 4, page 555, and Deed Book 21, page 256; for information on O'Briant, see William K. Boyd, The Story of Durham (Durham, Duke University Press, 1925), pp. 54-55, and telephone interview with Jesse K. Griffins of Durham, February 1981.

³This tract probably is the Widow May farm mentioned by Boyd, p. 25. For its division into four lots, ranging from 9.57 to 32.5 acres, see plat recorded in DCRD, Deed Book 6, page 374. Information on the Murdoch lots was obtained in an interview with Robert H. Murdoch, Jr., in Durham, February 1981. The grantee index in the DCRD, which begins in 1881, does not list any Murdochs as the grantees of this property.

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⁴"Birds-Eye View of the City of Durham, North Carolina" (Madison, Wisconsin: Rugby and Stoner, 1891).

⁵Sanborn Map Company, 1907 and 1913 series.

⁶Interview with Robert H. Murdoch, Jr. The 1907 series of The Sanborn Insurance Maps shows the earlier house on this site.

⁷Ramsey's Durham Directory for the Year 1892 (Durham: N.A. Ramsey, Publisher); also, Merchant's Association, The City of Durham Illustrated (Durham, Seeman Printery, 1910), p. 32.

⁸DCRD, Deed Book 11, page 218.

⁹Interview with Mrs. Mary Pope Slater, February 1981, in Durham; Mrs. Slater, in her nineties, recalls when the house was built.

¹⁰John Franklin Crowell, Personal Recollections of Trinity College, N.C. 1887-1892, with preface by Charles L. Raper (Durham: Duke University press, 1939), pp. 199-200.

¹¹DCRD, Deed Book 12, page 537. Telephone interview with George Pyne, Durham, February 1984.

¹²Interview with Robert H. Murdoch, Jr. Also DCRD Plat Book 2, page 131; Plat Book 3, page 97; and Plat Book 5, page 29.

¹³Ibid.; information on all of the people listed in this paragraph was gathered from city directories.

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BOUNDARY DESCRIPTION

Per the attached map, begin at the southeast corner of 703 Cleveland Street and follow the property line along the north side of Seminary Street to the alley and then to the north along the east side of the alley to its end; then to westernmost corner of 703 Cleveland; then follow rear property lines to north corner of 807 Cleveland; then to the southeast with the line of 807 to the west corner of 809 Cleveland; then follow the back lines of 809, 813, and 815 to the north corner of 815; then follow the line of 819 Cleveland to the west corner of 819; then follow the back lot lines of 819, 823, and 901 Cleveland; at the northwest corner of 901, turn to follow the line between 901 and 905 Cleveland east to the street; then run south along the west side of Cleveland Street to the southeast corner of 901; cross Cleveland in a straight line as indicated on the map to the southeast corner of Cleveland Street and Gray Avenue; follow the south side of Gray Avenue to the northeast corner of 208 Gray; from that corner, move southwest in a straight line to the east corner of 812 Cleveland Street, as drawn on the map; follow the back line of 812 Cleveland to its south corner and thence northwest with the line of 812 to the west corner of 810 Cleveland; then follow the back lot lines as indicated to the northeast corner of 207 Mallard Street; follow the back line of 207 Mallard to the west corner of 802 Cleveland; then follow the line of 802 to its south corner; cross Mallard Street in a straight line as indicated to the east line of 707 Cleveland Street; then follow the west side of Cleveland south to the southeast corner of 703 Cleveland Street, the beginning point.