

**North Carolina Department of Natural and Cultural Resources
State Historic Preservation Office**

Ramona M. Bartos, Administrator

Governor Roy Cooper

Secretary D. Reid Wilson

September 7, 2021

Heather Carpini
S&ME, Inc.
134 Suber Road
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hcarpini@smeinc.com.

Re: Rehabilitate 312 East Umstead Street to create Harriet's Place Apartments, Durham, Durham County, ER 21-0219

Dear Ms. Carpini:

Thank you for your letter of July 20, 2021, transmitting the Historic Structure Survey Report (HSSR), "Historic Structure Survey, Durham HUD, Harriet's Place, Durham County, North Carolina, S&ME Project No. 212250, SHPO ER No. 21-0219" prepared by S&ME. We have reviewed the HSSR and offer the following comments. We apologize for the delay in our response and any inconvenience it may have caused.

The report bolsters the previous determination of eligibility under Criterion A for its association with the Hayti Neighborhood and Civil Rights and Feminist movements in Durham as well as under Criterion C for architecture. As stated in our letter of May 24, 2021, we reiterate our concurrence with this determination for the reasons listed in the report.

We note that the HSSR also argues for eligibility under Criterion B for the property's association with prominent leaders in the Civil Rights Movement who resided here during the same time frame that they participated in local events. However, the report does not provide adequate context to establish whether the YWCA is the property that best exemplifies the activities for which these local leaders achieved prominence.

While we believe that there is potential for the property to be eligible under Criterion B, additional research would be required before we could concur. We have determined that the level of investigative research required to successfully follow your line of reasoning and associate the property with multiple persons is extensive and better suited to a future National Register nomination. Therefore, we recommend that the HSSR be revised to note the potential for eligibility under Criterion B with further investigation needed, which will not be performed in the course of developing this HSSR.

The above comments are made pursuant to Section 106 of the National Historic Preservation Act and the Advisory Council on Historic Preservation's Regulations for Compliance with Section 106 codified at 36 CFR Part 800.

Thank you for your cooperation and consideration. If you have questions concerning the above comment, contact Renee Gledhill-Earley, environmental review coordinator, at 919-814-6579 or environmental.review@ncdcr.gov. In all future communication concerning this project, please cite the above-referenced tracking number.

Sincerely,



for Ramona Bartos, Deputy
State Historic Preservation Officer

cc Kimberly Nagle, S&ME
Sarah Zinn, City of Durham
Lenwood Smith, DHUD

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Historic Structure Survey
Durham HUD
Harriet's Place
Durham County, North Carolina
S&ME Project No. 212250
SHPO ER No. 21-0219

PREPARED FOR:

City of Durham
Community Development Department
516 Rigsbee Avenue
Durham, North Carolina 27701

PREPARED BY:

S&ME, Inc.
134 Suber Road
Columbia, South Carolina 29210

July 2021



Historic Structure Survey Durham HUD – Harriet’s Place Durham County, North Carolina

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City of Durham
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516 Rigsbee Avenue
Durham, North Carolina 27701

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Columbia, South Carolina 29210

S&ME Project No. 212250
SHPO ER No. 21-0219

A handwritten signature in cursive script that reads "Heather L. Carpini".

Heather L. Carpini, M.A.
Principal Investigator

Authors: Monica Hendricks, M.A and Kimberly Nagle, RPA

July 2021



Management Summary

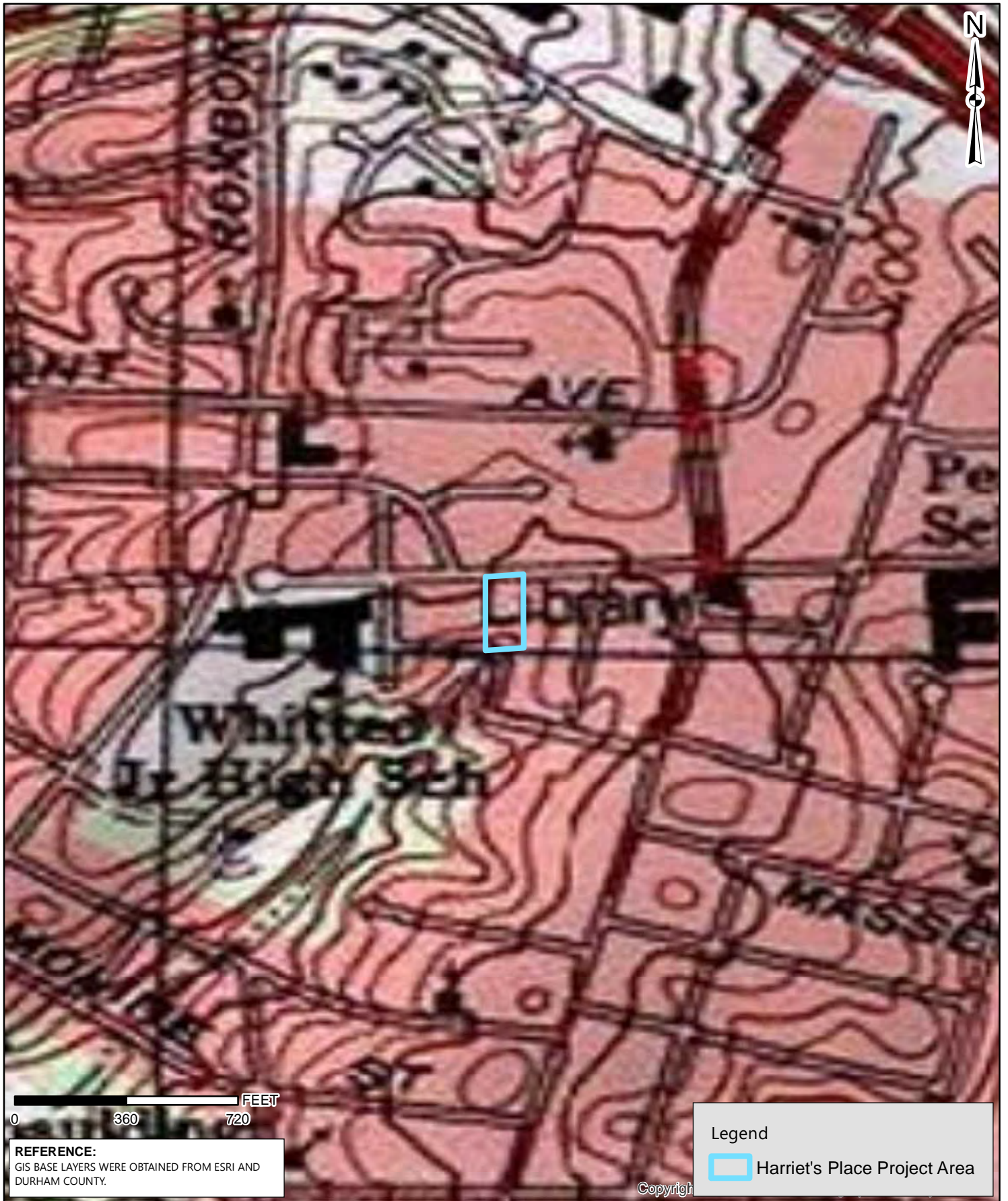
On behalf of the City of Durham, S&ME, Inc. (S&ME) has completed a historic structure survey for the proposed rehabilitation of 312 East Umstead Street to create Harriet’s Place Apartments, in Durham, Durham County, North Carolina (Figures 1.1 and 1.2). The project parcel is approximately 0.543-acre in size and is located at 312 East Umstead Street, and contains the former Harriet Tubman YWCA building (DH2861), which was constructed in 1953 to replace an earlier YWCA building. The proposed project is planning on using funding from the United States Department of Housing and Urban Development (HUD).

In response to a January 26, 2021, letter forwarded to the North Carolina State Historic Preservation Office (SHPO) by the State Clearinghouse, the SHPO requested that a survey of the property be conducted to determine the National Register of Historic Places (NRHP) eligibility of the property (Gledhill-Early, letter to Richard Valzonis with the City of Durham, March 16, 2021; Appendix A). This report addresses the comments in the March 2021 response letter and evaluates the properties for NRHP eligibility.

Fieldwork for the project was conducted on April 1 and 2, 2021. This work included taking exterior photographs and representative interior views of 312 East Umstead Street. Additional research was conducted to identify structures with comparable historic and architectural contexts; resources matching this criteria within Durham, Durham County, and adjacent counties were photographed.


As a result of the investigations, one previously recorded aboveground resource were evaluated for National Register eligibility. The former Harriet Tubman YWCA building (DH2861), a three-story, brick masonry structure that was designed in the International style, was constructed in 1953 to replace an earlier YWCA building. It is recommended eligible for the NRHP under Criterion A, for its association with both the civil rights movement and the Feminist movement in Durham, as well as being a focal point of the Hayti Neighborhood; under Criterion B, for its association with Virginia William and Mary Clyburn, members of ACT, whose actions attributed to the advancement of blacks and the Civil Rights Movement while residing at the Harriet Tubman YWCA; and under Criterion C, as a representative example of the use of the International architectural style, with the adaptation of the mid-century modern style to a local community building and the flexibility of the design to meet the required parameters of the project.

Drawing Path: T:\ENV\Projects\2021\212250_City of Durham HUD Projects\3 - Harriet's Place\Working_Documents\GIS\Figure 1-1 - Topo.mxd plotted by KNagle 05-04-2021



REFERENCE:
 GIS BASE LAYERS WERE OBTAINED FROM ESRI AND DURHAM COUNTY.

Legend

 Harriet's Place Project Area

SCALE: 1 IN = 416.67 feet
 PROJECT NO: 212250
 DRAWN BY: HLC
 DATE: 5/4/2021

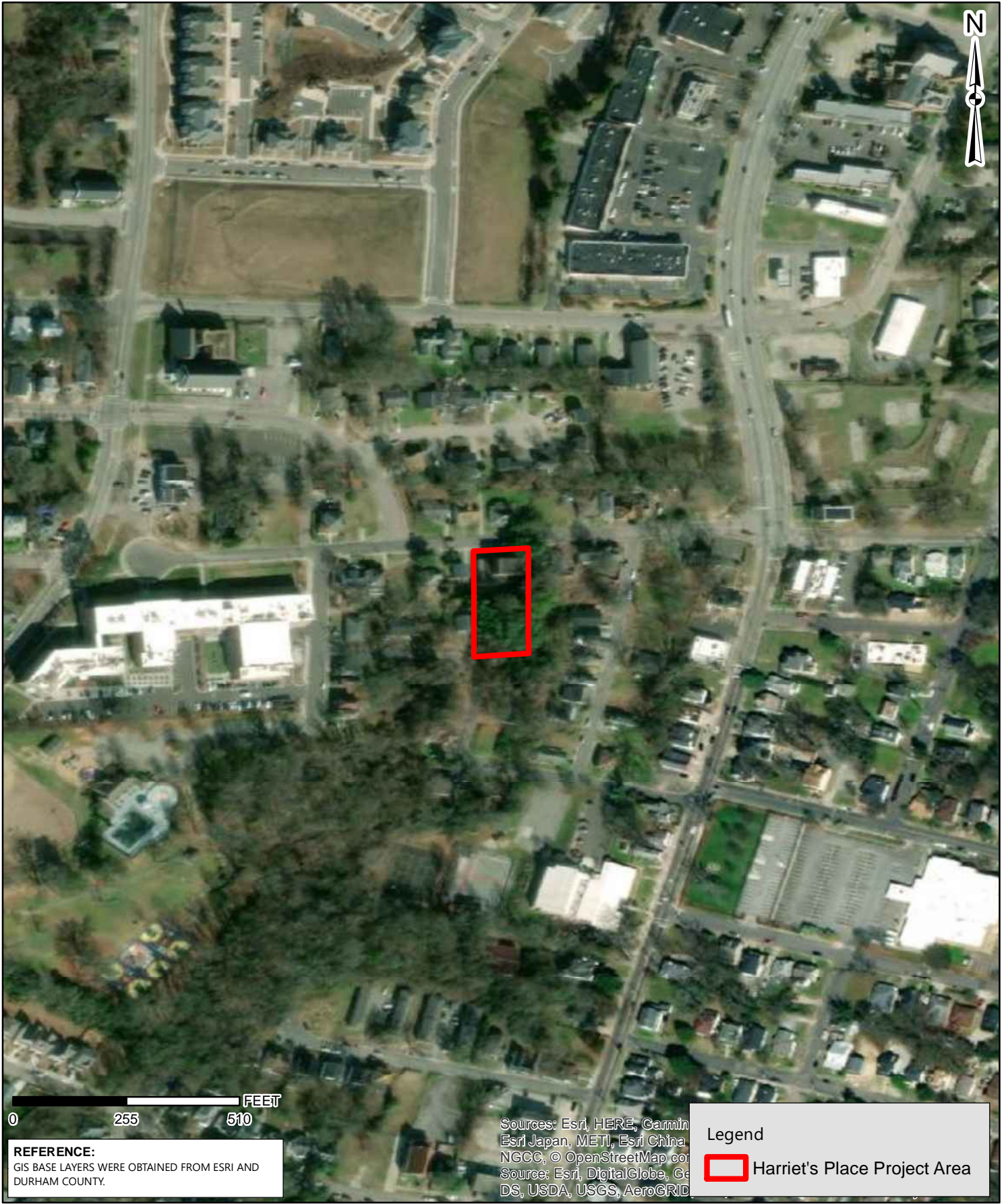


Topographic Map
 Harriet's Place, 312 East Umstead Street
 Durham, Durham County, North Carolina

EXHIBIT NO.

1.1


Drawing Path: T:\ENV\Projects\2021\212250_City of Durham HUD Projects\3 - Harriet's Place\Working_Documents\GIS\Figure 1-2 - Aerial.mxd plotted by KNagle 05-04-2021



REFERENCE:
GIS BASE LAYERS WERE OBTAINED FROM ESRI AND DURHAM COUNTY.

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Source: Esri, DigitalGlobe, GeoEye, IGN, Aerogrid, GEBCO, USDA, USGS, AeroGRID

Legend

 Harriet's Place Project Area

| | |
|-------------|--------------------|
| SCALE: | 1 IN = 291.67 feet |
| PROJECT NO: | 212250 |
| DRAWN BY: | HLC |
| DATE: | 5/4/2021 |



Aerial Map
Harriet's Place, 312 East Umstead Street
Durham, Durham County, North Carolina

EXHIBIT NO.
1.2



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1.0 Introduction

On behalf of the City of Durham, S&ME has completed a historic structure survey for the proposed rehabilitation of 312 East Umstead Street to create Harriet’s Place Apartments, in Durham, Durham County, North Carolina (Figures 1.1 and 1.2). The project parcel is approximately 0.543-acre in size and is located at 312 East Umstead Street, and contains the former Harriet Tubman YWCA building (DH2861), which was constructed in 1953 to replace an earlier YWCA building. The proposed project is planning on using funding from HUD.

In response to a January 26, 2021, letter forwarded to the SHPO by the State Clearinghouse, the SHPO requested that a survey of the property be conducted to determine the National Register of Historic Places (NRHP) eligibility of the property (Gledhill-Early, letter to Richard Valzonis with the City of Durham, March 16, 2021; Appendix A). This report addresses the comments in the March 2021 response letter and evaluates the properties for NRHP eligibility.

Fieldwork for the project was conducted on April 1 and 2, 2021. This work included taking exterior photographs and representative interior views of 312 East Umstead Street. Additional research was conducted to identify structures with comparable historic and architectural contexts; resources matching this criteria within Durham, Durham County, and adjacent counties were photographed.

Heather L. Carpini, M.A., served as Principal Investigator; fieldwork and historical research was conducted by Monica Hendricks, M.A. Graphics were created by Kimberly Nagle, M.S., RPA; the report was written by Ms. Hendricks and Ms. Nagle senior reviewed the report.

This report has been prepared in compliance with the National Historic Preservation Act of 1966, as amended; the Archaeological and Historic Preservation Act of 1979; procedures for the Protection of Historic Properties (36 CFR Part 800); 36 CFR Parts 60 through 79, as appropriate; and NC-HPO’s *Standards for Historic Structure Survey Reports* (2019).



2.0 Context

S&ME conducted background research in order to establish a historic context for resources evaluated during this survey. While this text only provides a general history of the applicable contexts, we refer the reader to the original sources for additional information.

2.1 Historic Context

The history of the City of Durham has been well documented through many different publications. Durham was incorporated in 1869 by the North Carolina General Assembly following the Civil War, the areas' growth was attributed to tobacco, textiles, and electric power industries. As these industries declined through the twentieth century, the growth of the Research Triangle Park helped revitalized the area. Since the current survey of Harriet's Place YWCA focuses on twentieth century Durham, the historic context will focus on the growth and decline of the Hayti neighborhood, the establishment of YMCAs and YWCAs, and the history of the Harriet Tubman Branch of the YWCA in Durham.

2.1.1 *Durham and the Hayti Neighborhood*

The City of Durham was first established as a train depot, that opened in 1849, from a land donation from its namesake, Barrlett S. Durham. In 1869, the City of Durham was incorporated by an act of the North Carolina General Assembly. The city's growth in the second half of the nineteenth century and through the first half of the twentieth century was attributed to the establishment of the American Tobacco Company in 1890. The American Tobacco Company was the result of the merge of several tobacco companies under the management of James B. Duke. Although tobacco was the primary industry in Durham, there was a growth in textile mills and the establishment of Duke Power with the invention of high voltage power lines (Anderson 1990). The rapid growth of the city attracted many people from the rural areas surrounding Durham. The majority of the people moving to the city during this time were black men and women, and white women. The large influx of black workers to the city created a predominantly black neighborhood on the southwest side of the city, which would ultimately be called the Hayti Neighborhood.

The Hayti Neighborhood was established following the Civil War by freedmen who had moved to the city to work in the factories, specifically the tobacco factories. As the tobacco industry in Durham grew, people were moving to the city from rural areas for work and many of the black men and women were settling in the Hayti Neighborhood, an area bounded by Fayetteville, Pettigrew, and Pine streets. In 1898, the North Carolina Mutual Life Insurance Company was formed by John H. Merrick and Aaron M. Moore, becoming the first black owned insurance company in the state. The company moved to Parish Street in 1904 and became the heart of the thriving black business industry in Durham. Parish Street eventually became known as Black Wall Street, comparing the success of the black financial district to that of Wall Street in New York. Many of the wives of the prominent businessmen of Black Wall Street were involved with the establishment of a number of community organizations that reflected the tradition of black women's community work (Greene 2005). Booker T. Washington, an educator and civil rights activist, visited his friend Merrick in 1910 and praised his work as businessman and community leader. Washington also attributed part of the success of Black Wall Street and the Hayti Neighborhood to the generosity of the Duke family for their investment into the community through a hospital, churches, and schools to help foster race relations in the city (Anderson 1990). The Duke family financed the construction of Lincoln Hospital which served the black residents of Durham, specifically those of the Hayti



Neighborhood, from 1901 to 1976. The Duke family additionally financed a nurse’s annex, but it is believed that some of the nurses who worked at Lincoln Hospital resided at the Harriet Tubman YWCA on Umstead Street.

With the economic success of Black Wall Street, the Hayti Neighborhood was thriving with black owned businesses, schools, and community gathering places. Today many of the significant sites in the Hayti Neighborhood are listed in the NRHP or designated as National Historic Landmarks. The North Carolina Mutual Life Insurance Building, located at 116 W. Parrish Street, was designated a National Historic Landmark in 1975; St. Joseph’s African Methodist Episcopal Church, which was constructed circa 1891, on Fayetteville Street became a cornerstone of the community and is listed on the NRHP (Figure 2.1). In 1925, the North Carolina College for Negroes was created by the General Assembly from the Durham State Normal School for Negroes and became the nation’s first state supported liberal arts college for black students. The North Carolina Central University, as it is known today, is listed on the NRHP. Hillside Park High School, (Figure 2.2), located at 200 E. Umstead Street, is listed on the NRHP for its significance as one of the first schools for black students in the Hayti Neighborhood (NPS 2021).

The national phenomenon of urban renewal reached Durham in 1970, with the Urban Renewal program aimed at revitalizing inner-city neighborhoods. The promising hope of the idea of urban renewal came in stark contrast to the devastating reality caused by the practice and implementation of urban renewal. The Hayti Neighborhood suffered the most disastrous effects. Out of the seven neighborhoods picked for the Urban Renewal program, six were historically black neighborhoods, including Hayti. The Urban Renewal program operated under the guise of improving the communities through updated infrastructure by burying and improving utilities and creating new traffic patterns and parking for the downtown area. The reality of urban renewal in Durham was that in order to accommodate for the updates for downtown Durham, the Hayti Neighborhood would be bulldozed and buried under the new infrastructure. The Durham Freeway was designed to carry traffic to and from the new Research Triangle Park and Raleigh, but the location through the Hayti Neighborhood separated the commercial and residential areas. The Urban Renewal program ultimately displaced over four thousand families and five hundred businesses in Hayti. Many of the projects started in the Hayti Neighborhood, under the original ten-year plan, were never finished. Although the effects to the Hayti Neighborhood through urban renewal were devastating, it served as an example and a wake-up call to prevent this from happening to other historically black neighborhoods in the future.

2.1.2 Durham Chapter of Young Women’s Christian Association

The Young Women’s Christian Association (YWCA) was founded in London in 1855 with the first branch in the United States in New York City in 1858. The YWCA grew throughout the state of North Carolina following the Civil War, but the largest growth was seen during World War I (Rogers 2006). Many young women throughout the state were moving from rural areas to the cities to work in tobacco factories, textile mills, and offices. The YWCA’s provided safe and inexpensive housing while hosting opportunities to learn new skills and social events. The first organization of a Durham YWCA began in 1916 in response to World War I and was likely integrated due to the limited resources during the war. There was an overall concern about the establishment of YWCAs, regardless of race, because many industrialists feared unionization and believed these meetings of working-class women would create an environment for activism. The YWCAs, instead, provided a place for middle-class young businesswomen to engage in appropriate activities. A black branch of the YWCA could not exist without a white one, but following the war’s conclusion in 1920, the Central Branch was established for white members of the YWCA (Brown 2009). In 1921 discussions began about the establishment of the black branch of the YWCA.



Figure 2.1. St. Joseph's African Methodist Episcopal Church (from Google Streetview).



Figure 2.2. Hillside Park High School, facing south.



The charge for a black branch of the YWCA was led by the wives of many prominent black businessmen and community leaders in the Hayti Neighborhood. These women shared the same goals for the YWCA as their white counterparts. Both groups believe the YWCAs should provide healthy recreational, educational, and residential space for young professional women. Despite sharing a common goal for the YWCAs, the establishment of a black branch was met with resistance from the white members. Prior to this, there had not been any type of institutional connections between blacks and whites in Durham. In 1922, a motion was passed by the Central Branch for the establishment of a “colored Y”. By December of 1922 the Harriet Tubman Branch had rented space, hired a secretary, selected board members, and by February 1923 had 200 members enrolled (Brown 2009).

Through the first half of the twentieth century and the Jim Crow era, women’s groups, such as the YWCA, were the first to reach across racial divides for common goals. This relationship did not come easy or without resistance from white women. The first signs of cooperation between the two branches came in 1934 following the Scottsboro Boys case in Alabama, where nine black men were falsely accused of raping two white women. The Central Branch gave their support to the Association for Southern Women for the Prevention of Lynching and allowed a non-voting, symbolic, white member to join the Board of the Central YWCA as a representative for the Harriet Tubman Branch. The relationship between the two branches of the YWCA grew throughout the rest of the 1930’s. White board members began attending meetings at the Tubman Branch, the Durham YWCA hosted an interracial conference, and by 1938 an interracial group of students were using the main building for specified activities (Brown 2009). The two branches found other common goals regarding labor, voting, and domestic life of women. After World War II, several interracial political committees were organized. One such group was the Committee for North Carolina, which addressed issues such as voter registration, labor legislation, and education regardless of race. Rupert Blanchard, director of the Harriet Tubman YWCA, was a member of this committee along with other prominent members of the black and white communities in Durham (Greene 2005).

Despite the growing amount of inclusion of black people into various organizations, the two branches of the YWCA remained separate. The relationship between the black Tubman Branch and the white Central Branch had become tense and strained following the Spicely murder, where a white bus driver was acquitted of killing Booker Spicely in self-defense by an all-white jury. Members of the Harriet Tubman YWCA continued to push for integration with the Central YWCA on the basis that white leadership would not represent the interests of black women. The white members resisted, afraid that they would lose the majority leadership, but compromised by implementing racial quotas (Greene 2005). The Central and Harriet Tubman YWCA’s remained separate, but the Harriet Tubman YWCA was one of the few places where meetings between blacks and whites could take place in Durham. On the eve of the landmark 1954 Supreme Court ruling in the case *Brown v. Board of Education* to desegregate schools, the two branches held the first interracial annual meeting and adopted the national YWCA resolution mandating equal status for black and white women (Greene 2005). The integration of the two branches came shortly after the current building at 312 Umstead Street was opened, signifying the end of Jim Crow, and ushering in the Civil Rights Movement.

2.1.3 Harriet Tubman Branch of YWCA

The first location for the newly established Harriet Tubman Branch of the YWCA was in the former house of James E. Sheppard, founder of the North Carolina Central University and North Carolina Mutual Life Insurance Company, located at 508 Fayetteville Street. The James E. Sheppard House was renovated into a shelter for at risk youths and became the James Avery Boys and Girls Club (Howington 2021). The Harriet Tubman YWCA moved to the house of James M. Avery in 1939, located at 312 Umstead Street (Malloy 1937). The original structure is no longer

standing but was located on the current property. Sanborn Fire Insurance Maps from 1950, depict a structure that matches a picture from *Milestones Along the Colored Line* labeled as the house of James M. Avery (Figures 2.3 through 2.5). Avery was the vice president of North Carolina Mutual and very active within the community. He encouraged his employees to attend church and other community events that would promote education and significance of family.

Through the early years of the Harriet Tubman YWCA, programs reflected the needs of middle-class black women in the Hayti Neighborhood. Even within the black female community there was a rift between the middle and working classes. However, the collaboration between the black and white elites created programs to train black working-class women as domestic servants. This benefited all parties; white elites designed training programs for servants that met their expectation, black elites were able to better protect black servants working conditions and wages, and black working-class women were able to find employment that was deemed respectable by both black and white elites (Brown 2009). During World War II, the Harriet Tubman YWCA was active in recruiting members for the black USO. Members of the Harriet Tubman YWCA were involved with numerous other political and social groups, all with the intention of the advancement of black women within Durham.



Figure 2.3. Sanborn Fire Insurance Map from 1950, showing Avery house location (from Library of Congress).

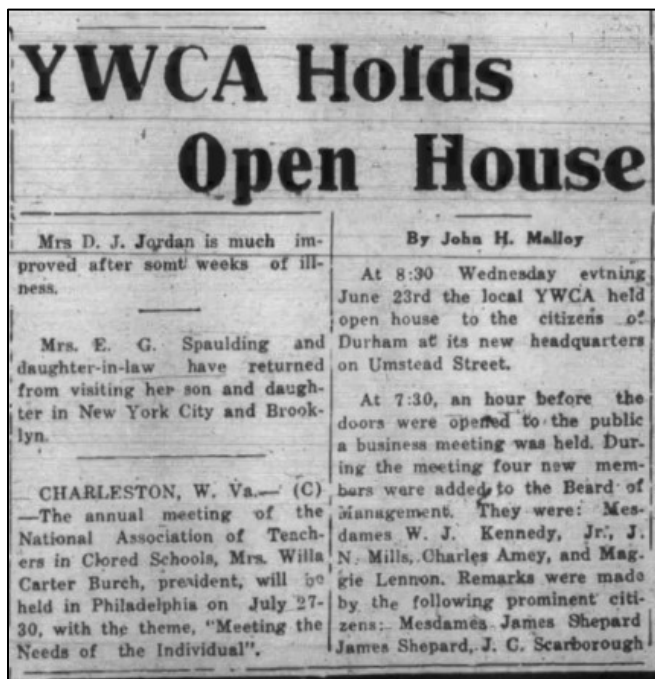


Figure 2.4. Open house held at the YWCA, The Carolina Time, June 26, 1937.

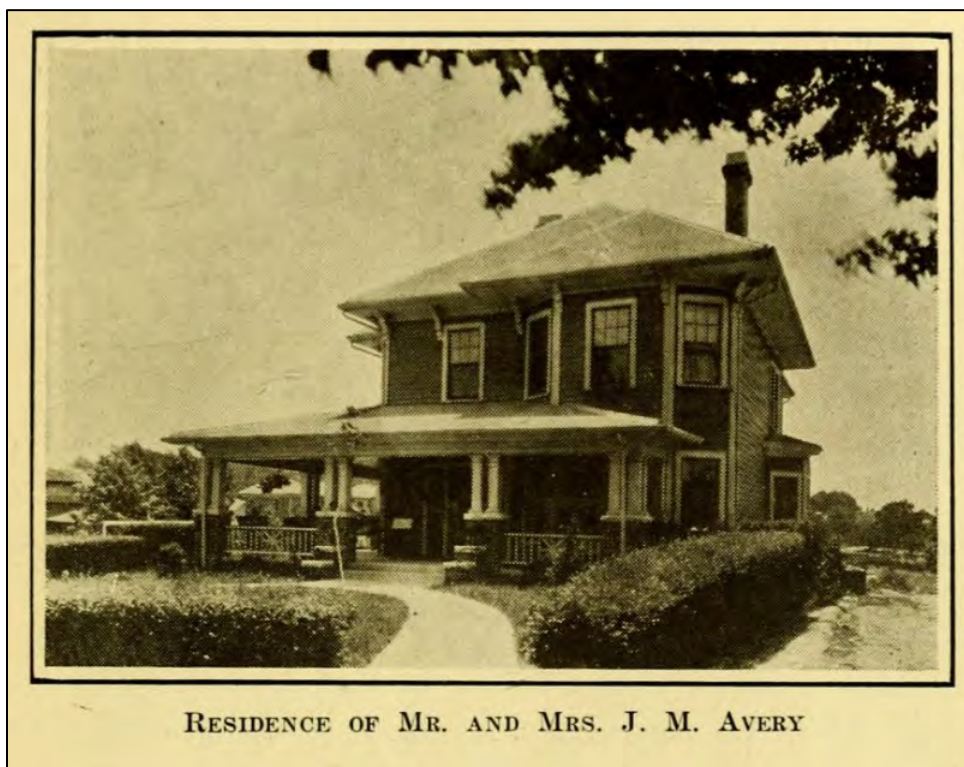


Figure 2.5. James M. Avery House at 312 Umstead (from Hathitrust.org).



3.0 Methods

3.1 Historic Architecture Field Methods

Fieldwork was completed in April 2021. Fieldwork consisted of photographing exterior elevations of subject property, as well as representative interior views. Notes were taken on the layout of the property, as well as the integrity of the structure. Additional fieldwork consisted of photographing identified comparable structures from the public right-of-way and recording notes on condition and integrity.

3.2 National Register Eligibility Assessment

For a property to be considered eligible for the NRHP it must retain integrity of location, design, setting, materials, workmanship, feeling, and association (National Register Bulletin 15:2). In addition, properties must meet one or more of the criteria below:

- A. are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. are associated with the lives of persons significant in our past; or
- C. embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. have yielded or may be likely to yield information important in history or prehistory.

The most frequently used criterion for assessing the significance of aboveground resources, particularly structures, site is Criterion C, although other criteria were considered where appropriate. For an aboveground historic resource to be considered significant, it must retain the particular characteristics that made it important, whether it is evaluated under an architectural or historic context. These elements are evaluated through seven aspects of integrity: location, design, materials, workmanship, setting, feeling, and association. These factors were considered in assessing a site’s potential for inclusion in the NRHP.



4.0 Results

Fieldwork for the project was conducted in April 2021, resulting in the identification and evaluation of former Harriet Tubman YWCA building (DH2861). The resource is discussed below.

4.1 (Former) Harriet Tubman YWCA (DH2861)

The Harriet Tubman YWCA, which is slated for redevelopment as “Harriet’s Place”, at 312 East Umstead Street, is located on a 0.543-acre parcel within a mostly residential area (Figure 4.1). The parcel is rectangular, fronting the street on the north and extending south, away from the public right-of-way (Figure 4.2). The structure is set on the northern portion of the parcel, but set back from the public right-of-way along East Umstead Street, and centered within the parcel from east to west. The building has a rectangular footprint, with the north and south elevations creating the long sides of the rectangle. The south elevation steps in to create the back entrance. The structure is a circa 1954, three-story, concrete masonry unit building with a circa 1960, one-story addition on the west elevation, both designed in the International style (Figure 4.3). The addition extends off the west elevation and then continues around the building, extending past the main building to the south and returns to the main building, roughly at the mid-point, creating the back entrance and step in the footprint (Figure 4.2). The roof on the main building is flat, with parapets on the east and west elevations; there is no eave on the sides of the main building. The addition also has a flat roof that has small eaves on the sides but does not have parapets. The roofing material for the main building and addition is likely some type of layered synthetic membrane.

4.1.1 North Elevation

The north and front elevation of the original structure is four bays, with the one-bay, one-story addition on the west (Figures 4.3 through 4.9). The ribbons of windows for each story are separated with brick that highlights the horizontal lines of the structure; the windows of each story are organized the same (Figure 4.6). There are three windows in each bay, separated by metal paneling, with continuous stone sills and headers. The stone sills and headers run to the end of the elevation on the west side of the second and third stories; the entrance interrupts this pattern on the first floor. The original entryway and door surround have been removed but it is likely that it matched the style and materials of the windows (Figures 4.7 and 4.8). On each of the three stories, the eastern end of the windows terminates into an architrave before the end of the elevation. The windows have metal sash, horizontal pivot window in the center, with a fixed transom panel above and below it. Although the original glass has been removed, and in some places the metal sash has been damaged, the building retains the majority of the original metal sashes. The one-bay, one-story addition, has windows similar to the main building, with the slight variation of a group of four windows instead of three and less metal around the windows, but they have the same double transom-horizontal tilt window configuration and stone architrave (Figure 4.9). The exterior of the north elevation is clad in different brick veneer patterns (Figure 4.7). The main building is clad in a Flemish bond brick veneer, while the addition is clad in a 5:1 Flemish stretcher bond.

According to the historic research conducted, the fundraising for the new building fell short of the original goal to build the proposed design seen in the 1951 fundraiser flyer. The alterations that were made to the building to keep the project within the budget of the raised funds are evident on the north elevation of the building (Figures 4.3 and 4.10). When comparing the current structure with the proposed 1951 structure, it can be seen that only four of the original six bays were built. This explains why the termination of the ribbons of windows are different

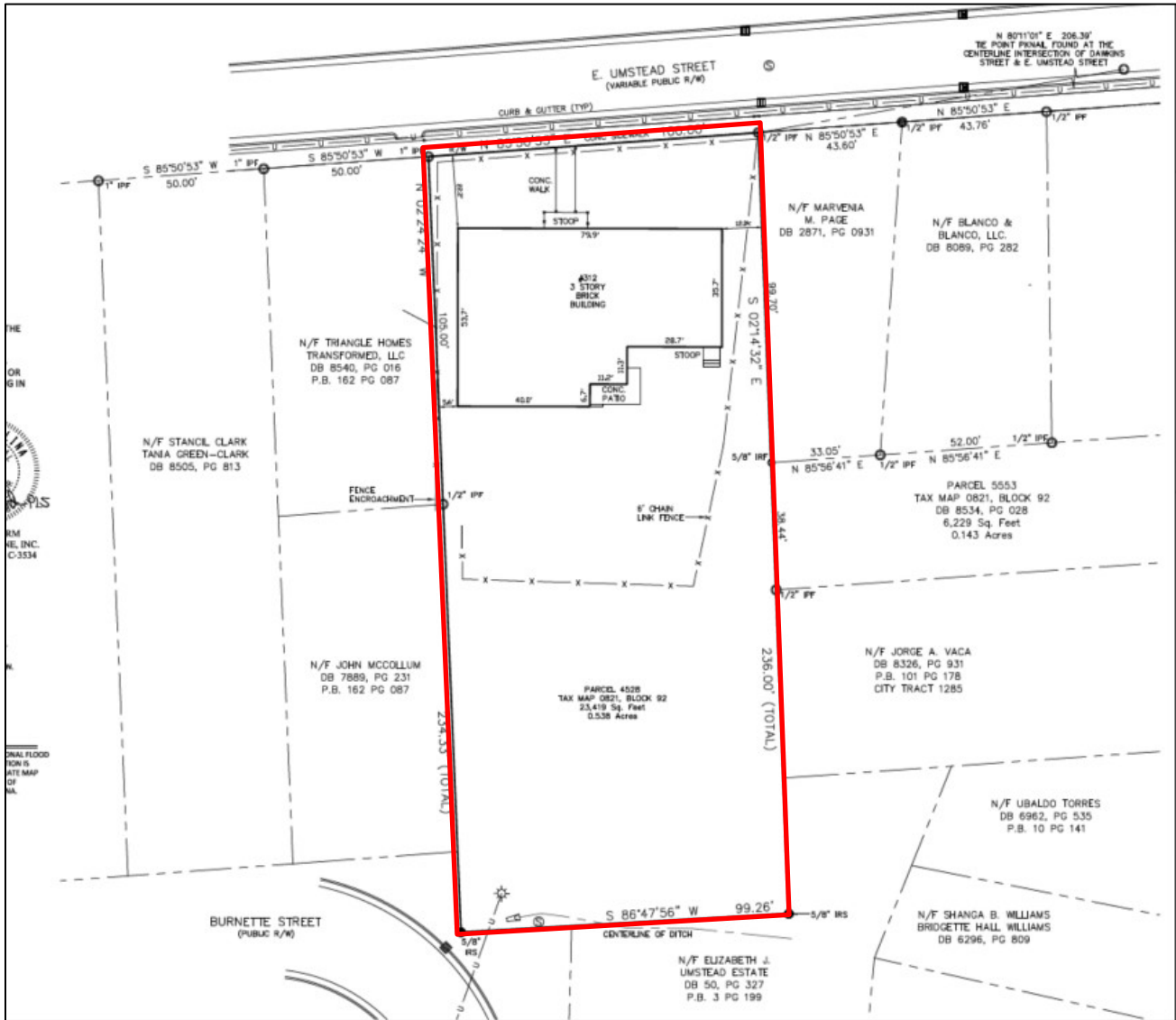


Figure 4.1. Land survey conducted by Reinvestment Partners, LLC showing the proposed project area.

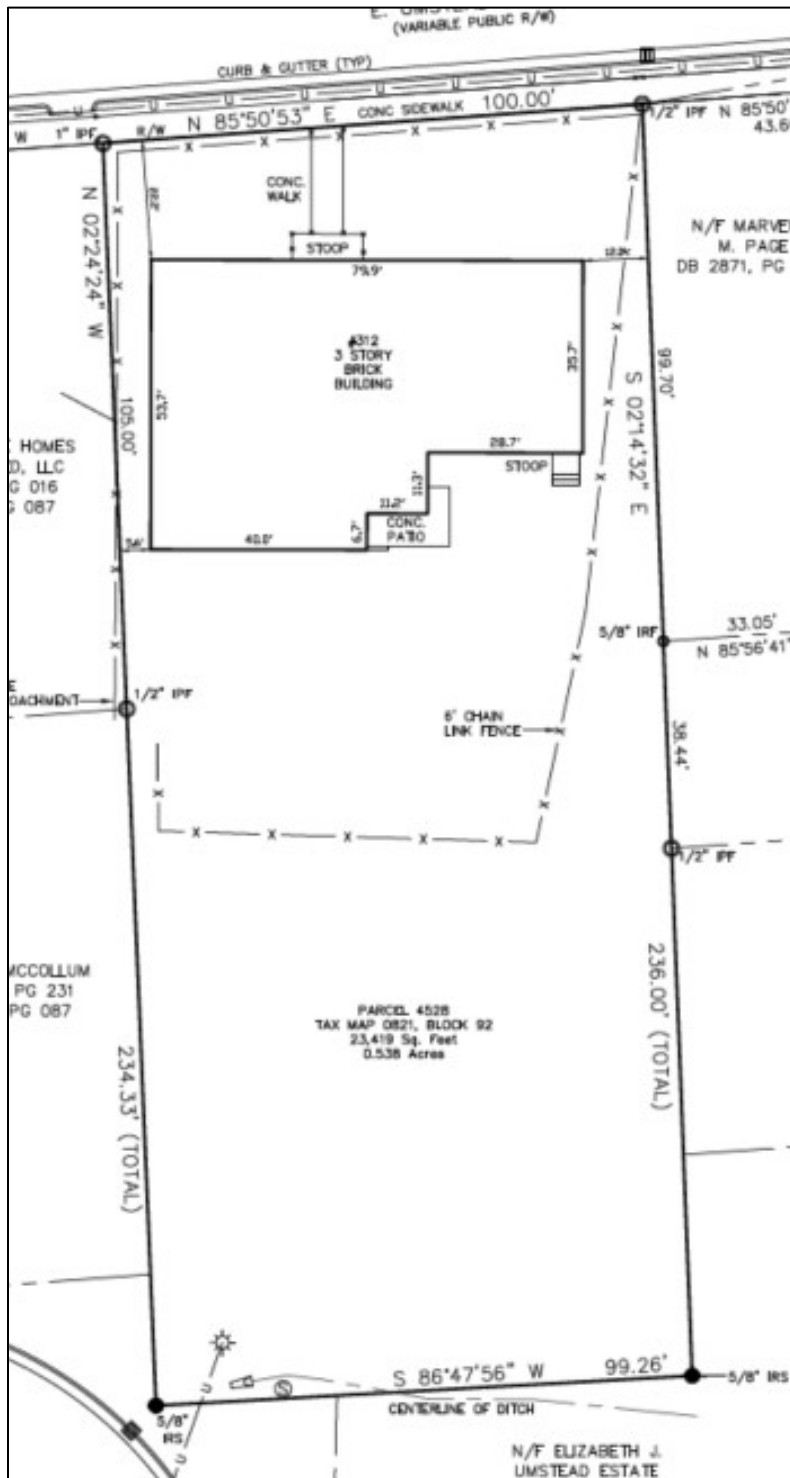


Figure 4.2. Zoomed in portion of the land survey conducted by Reinvestment Partners, LLC showing the proposed project area.



Figure 4.3. Harriet’s Place, facing south.



Figure 4.4. Harriet’s Place, facing southwest.



Figure 4.5. Harriet’s Place, facing southeast.



Figure 4.6. Harriet’s Place, window detail, facing south.



Figure 4.7. Harriet’s Place, main entrance showing replacement of original entrance and difference of brick bond patterns from the main building and addition.



Figure 4.8. Harriet’s Place original entrance, facing south (from Google Streetview 2007).



Figure 4.9. Harriet’s Place, addition window detail, facing south.

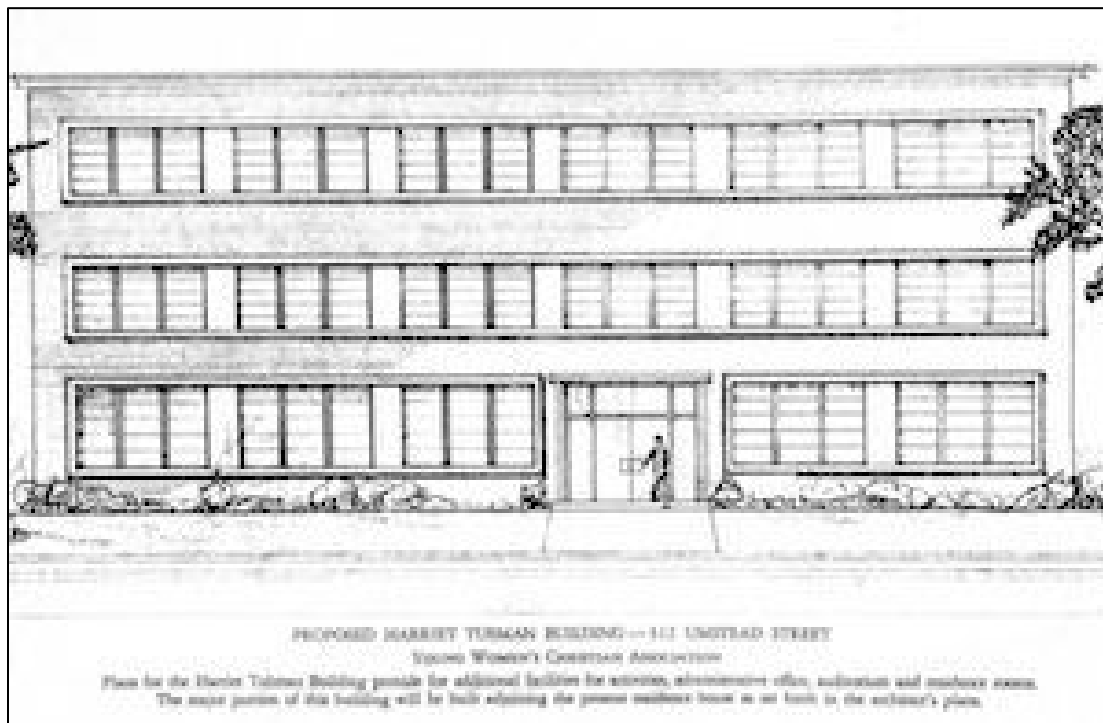


Figure 4.10. Proposed 1951 design (from Reinvestment Partners).



on each side of the elevation. This might also account for the change in the brick bond patterns; the Flemish bond veneer would require more brick compared to the other brick bonds seen on the building.

4.1.2 *West Elevation*

The west elevation consists of the one-story addition off the main building that extends to the south, past the main building (Figure 4.11). The brick veneer bond pattern on the addition is the same 5:1 Flemish stretcher bond as the north façade; however, the brick bond pattern on the west elevation of the main building changes to a typical 5:1 American Common bond. The windows on the one-story addition follow the same pattern of groups of three, but only retain the stone sill like the windows on the north elevation. The two groups of windows on the west elevation are situated in the center and to the south. The west elevation of the main building has two doors stacked on top of each other, with wrought iron fire escapes for the second and third floors. The doors are metal with centered windows on the top half.

4.1.3 *South Elevation*

The addition wraps around the south of the building, extending past the main building, but returns to the main building at roughly the mid-point. The southeast corner of the addition steps in further for a covered entryway supported by a metal column (Figure 4.12). The brick veneer bond pattern remains the same as on the north and west elevations. There are two bays of windows on the south elevation of the addition (Figure 4.13). The west bay has the same window pattern as the west elevation; groups of four, metal sash, double transom-horizontal tilt windows, with stone sill. The east bay of windows is three vertical, metal sash, hopper windows with no center window like the others. The windows of the main building are the same double transom-horizontal tilt windows, but alternate between single and double groupings (Figure 4.14). There are no windows in the eastern portion of the elevation, due to the internal staircase on this side of the building. The south elevation has three entry doors: one to the east for the internal stairwell, one under the covered entry, and one to the west off the addition.

4.1.4 *East Elevation*

The east elevation is divided into three unevenly spaced bays, which is a result of the internal staircase on this side of the building (Figures 4.15). The windows on the south elevation are metal sash, a single hung picture window, and single hung hopper window. The sills are stone, as on the other elevations, but lack the headers and architraves. The brick bond pattern is a Flemish bond like the north elevation of the main building.

4.1.5 *Interior*

The main entrance into the building is located off the north elevation. The original door surround on the exterior of the building has been removed and replaced with plywood board for protection from elements, although the framing appears to remain behind the plywood (Figure 4.7). However, the original entry vestibule is still largely preserved (Figure 4.16). The entryway is a combination of large panes of the glass with thick polished metal framing. One of the access stairways to the basement is located to the west, off the entry vestibule. Once through the vestibule is the reception area. From the reception area there is the large community room to the west, the kitchen to the south, and a hallway that runs the length of the building to the east (Figures 4.17 through 4.19). The community room is largely undivided, except for restrooms along the east side of the room (Figure 4.20). There is one exit located on the south elevation of the room. The community room also connects to the kitchen on the



Figure 4.11. Harriet’s Place, west elevation, facing southeast.



Figure 4.12. Harriet’s Place, rear entrance, facing northwest.



Figure 4.13. Harriet’s Place, facing northwest.



Figure 4.14. Harriet’s Place, facing northeast.

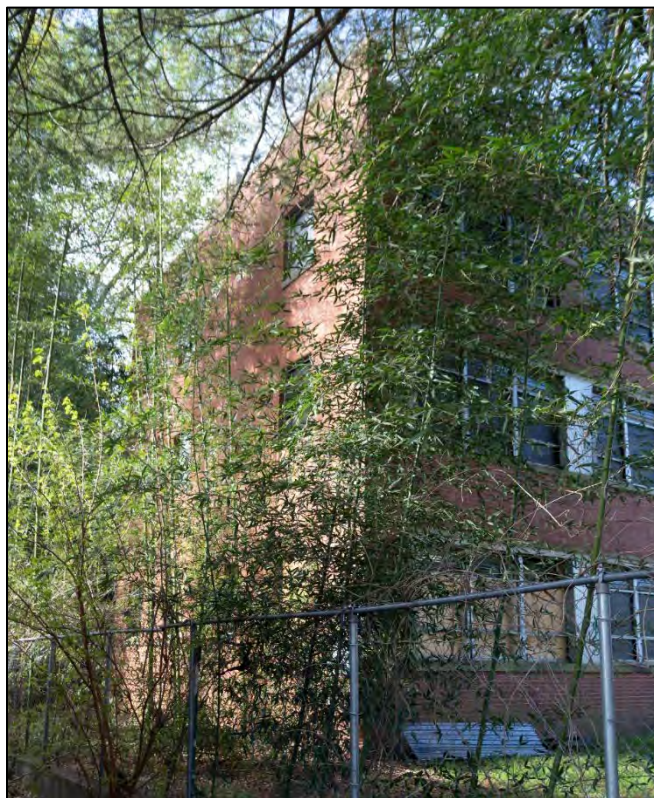


Figure 4.15. Harriet’s Place, facing southeast.



Figure 4.16. Entry vestibule, facing northwest.



Figure 4.17. Reception desk, facing northeast.



Figure 4.18. Community room from reception area, facing west.



Figure 4.19. Reception desk, facing southeast.

southeast side of the room. The kitchen is mainly open space, except for bathrooms on the east elevation and a dividing wall separating the bathrooms from the entrance to the covered back entrance (Figures 4.21 through 4.23). The northeast side of the entry vestibule is the reception area, north of the kitchen (Figures 4.17 and 4.19). The reception area has a rounded countertop and header over the desk, which is recessed into the wall. Offices are located behind the reception area, with access to the east of the entry vestibule and north of the first-floor hallway (Figures 4.17 and 4.24). The hallway extends to the east with offices along the north side and bathrooms and changing rooms on the south side and an office on the southeast end of the hallway (Figure 4.25). The flooring throughout the building is decorative rolled laminate, with the exceptions of tile in the bathrooms and kitchen. The dark wood door jambs and chair rail on the first floor carry throughout the building and remain mostly undisturbed and in good condition.

The hallway on the first floor continues east and ends at the stairwell that accesses the upper floors and the basement (Figures 4.26 through 4.29). The staircase is an open newel, half-turn stair. Roughly midway on each section of rising stairs there is a decorative wrought iron support for the balusters. The newel posts have little ornamentation, but the handrail has a classical moulding profile. The staircase continues these details throughout the three floors.



Figure 4.20. Community room, facing north.



Figure 4.21. Kitchen, facing east.



Figure 4.22. Kitchen bathrooms, facing east.



Figure 4.23. Kitchen, facing northwest.



Figure 4.24. Typical first-floor office, facing north.



Figure 4.25. First-floor hallway, facing west.



Figure 4.26. Stairwell from second to third floor, facing northwest.



Figure 4.27. Stairwell from third to second floor, facing southwest.



Figure 4.28. Stairwell from third to second floor, facing northwest.



Figure 4.29. Wrought iron support, facing southwest.



4.1.6 *Second and Third Floor*

The first floor of Harriet’s Place was used for offices, while the second and third floors were used as apartments. The second and third floors have the same layout, with slight variations to some rooms on the south side of the central east-west hallway. The rooms on the north side of the building are the same on the second and third floors (Figures 4.30 and 4.31). There are four identical rooms on each floor with the entrance located on the southwest side of the room. In addition to the entry, the south wall has two closet bays that project into the room. The windows are on the north side of the room and run almost the length of each room from east to west. The second and third floors have community bathrooms and clothes washing stations on the southwest end of the hallway (Figures 4.32 and 4.33). The bathrooms consist of two stalls with metal dividers, two sinks on the east wall, and a bathtub and shower room on the west wall. The washroom is the last door on the southwest end of the hallway (Figure 4.34). The floor of the south quarter of the room is a low lipped drainage basin and overhead shelf. Much of the plumbing hardware in the bathrooms and washrooms have been removed, but they retain most the original tile on the floors and shower stall walls. At the western end of each hallway is a single metal door with glass window leading to the fire escape on the exterior of the building (Figure 4.35). The two southeast rooms along the south side of the building vary from the second to the third floor: the second floor has a two room apartment with private bathroom and a storage closet (Figures 4.36 through 4.38), while on the third floor the same space is divided into three one-room apartments (Figures 4.39 and 4.40).

4.1.7 *Basement*

The basement of the building can be accessed from either the main stairwell in the east side of the building or the one-story staircase off the entry vestibule. From the entry vestibule, the stair hall opens into a large room with two concrete masonry unit support columns (Figure 4.41). On the east side of the main room is a doorway to a hallway that connects to the main stairwell on the south and a mechanical room on the north side of the hallway (Figures 4.42 and 4.43).

4.2 **Local Architecture**

Throughout Durham and the surrounding cities of Raleigh and Chapel Hill, the area known as “the Triangle”, the growth experienced in the mid-twentieth century is visible in the numerous International style buildings, like the former Harriet Tubman YWCA building (DH2861), built during this time. The Cedar Grove School (OR3044) at 5800 NC 86 N in Cedar Grove, is listed on the NRHP (Figure 4.44); the John A. Edwards building (WA7005) at 333 Wade Avenue in Raleigh, was determined eligible for inclusion in the NRHP (Figures 4.45 and 4.46); the Oberlin YWCA (WA8057) was surveyed as part of the Oberlin Historic District (WA4034), which is on the North Carolina Study List (Figure 4.47). Additionally, the former Medical Arts Building (DH3740) at 306 S Gregson Street, Durham has been surveyed but not evaluated for inclusion in the NRHP; and the unsurveyed Research Lab at 710 W Main Street, Durham, are examples of International Style architecture in the immediate area (Figures 4.48 and 4.49). Each of these buildings share similar character-defining features of the International Style of architecture; from the use of ribbons of windows seen in the majority of the buildings, to the covered entries seen at the former Harriet Tubman YWCA and the John A. Edwards Buildings. The architecture of the former Harriet Tubman YWCA building is representative of the use of the International Style in a local context as a result of growth during the mid-twentieth century.



Figure 4.30. Typical windows for apartments on north side, facing northeast.



Figure 4.31. Typical closet and entrance for apartments on north side, facing southeast.



Figure 4.32. Typical bathroom stalls and sinks, facing northeast.



Figure 4.33. Typical bathtub and shower stall, facing west.



Figure 4.34. Typical washroom, facing south.



Figure 4.35. Second floor hallway, facing west.



Figure 4.36. Second floor two room apartment, facing southwest.



Figure 4.37. Second floor two room apartment, facing southwest.



Figure 4.38. Second floor storage closet, facing south.



Figure 4.39. Third floor apartment, facing northeast.



Figure 4.40. Third floor apartment, facing south.



Figure 4.41. Main basement room, facing east.



Figure 4.42. Hallway in basement, facing east.



Figure 4.43. Mechanical equipment, facing northeast.



Figure 4.44. Cedar Grove School (from National Register Registration Form).



Figure 4.45. John A. Edwards Building, facing southeast.



Figure 4.46. John A. Edwards building, entryway, facing northwest.



Figure 4.47. Oberlin YWCA at 1012 Oberlin Road, facing east.



Figure 4.48. Research Lab at 710 W Main Street, facing west.



Figure 4.49. The Medical Arts building at 306 S Gregson, north.



4.2.1 *(Former) Harriet Tubman YMCA Building History*

The James M. Avery House, located at 312 Umstead Street, was likely demolished around the time that the current building was constructed and opened in 1953. It is possible that both buildings occupied the same property for a short period of time from 1952–1955. The original design proposed in 1951 to gather support and funds for the new building was larger than the structure that was ultimately built (Figure 4.50). The community was able to raise \$90,000 for the new building, but the funds were not enough for the original proposed design. Only three-fifths of the building was completed due to lack of funds, which is supported by visual inspection of the building. The windows on the second and third floors of the north elevation terminate at the west edge of the building instead of continuing the additional two bays seen in the proposed design and then terminating before the corner of the building as seen on the east side and in the proposed design (Figure 4.3).

Construction of the former Harriet Tubman YWCA building began in July 1952, but the completed structure was not dedicated until fall 1953; the dedication ceremony hosted the featured speaker Dorothy Height (Figures 4.51 and 4.52). Height was one of the highest-ranking black women within the YWCA National Board and instrumental in the integration of the YWCA throughout the country. Height had requested a meeting with the Board of the Central YWCA, which led to the integration of the two branches in 1954 (Brown 2009). Following the opening, the Harriet Tubman YWCA hosted a variety of events that ranged from educational classes, domestic life activities, and social functions that reflected the values of young Christian women. The 46th anniversary of the Harriet Tubman YWCA branch was celebrated in 1968 with emphasis on furthering the mission on the Harriet Tubman YWCA by advertising classes in bridge, typing, sewing, Bible Study, and knitting (Figure 4.53). In addition to hosting community classes and events, the second and third floors of the building housed young professional women, serving as a safe respectable place for young, unmarried, women to reside while working in the city.

The heyday of the former Harriet Tubman YWCA building coincided with the civil rights movement and the rise of Feminism in the second half of the twentieth century. Virginia Williams and Mary Clyburn, two of the of the seven people arrested at the Royal Ice Cream Sit-in in 1957, were residing at the Harriet Tubman YWCA building during the time of the sit-in. In an interview with Williams, she recalls how when she moved into the YWCA building in 1956 at the age of 21, “everyone” was holding meetings at the YWCA. The ‘ACT’, a group of young Durham activists led by Reverend Douglas Moore, held regular meetings at the Harriet Tubman YWCA, discussing possible demonstrations to break down the barriers of segregation in Durham. The location of the sit-in at Royal Ice Cream was decided because it was a segregated business in the center of the black community (Williams 2003). The sit-in took place on June 23, 1957, and had several short- and long-term effects locally and nationally. A negative short-term effect of the sit-in was that many within the black community were concerned it was going to upset the balance between the black and white communities. This delicate balance and cooperation between the two communities was evident in the relationship between the black and white members of the YWCA. Clyburn’s supervisor at the Harriet Tubman YWCA believed it would bring shame to the YWCA. The backlash from the black community came as a surprise to Williams and Clyburn, but their actions helped spark debate about dismantling Jim Crow laws and paved the way for mass demonstrations throughout the county in the 1960s (Greene 2005).

The Feminist movement in the 1970s focused on reform concerning women’s healthcare, childcare, equal pay, social barriers to education, political influence, and economic power. The Harriet Tubman YWCA was able to adapt to the social change surrounding the newly voiced needs of women, regardless of the race. the YWCA building was home to the Women’s Resource Center, the Battered Women’s Coalition, Rape Crisis Center, TALF (Triangle

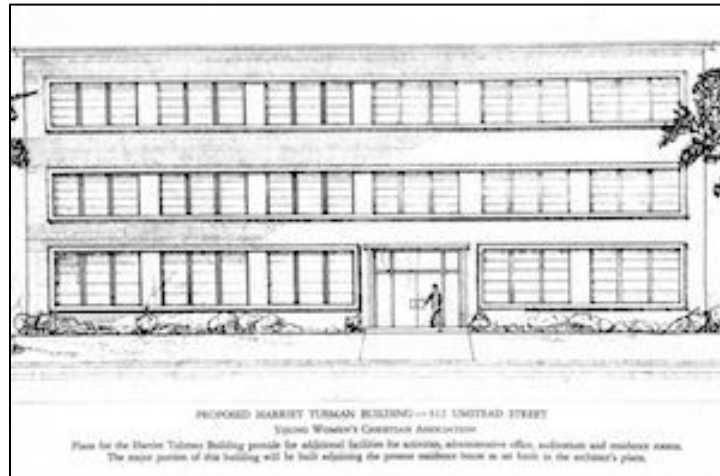


Figure 4.50. Proposed 1951 design (from Reinvestment Partners).

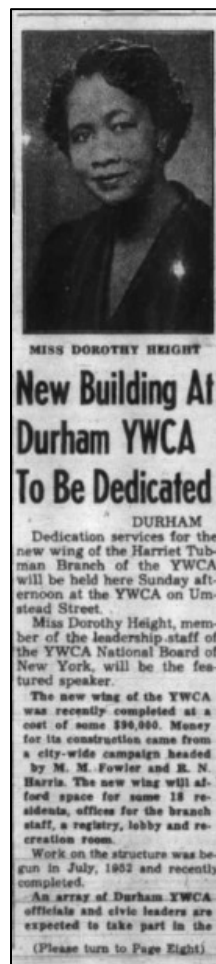


Figure 4.51. The Carolina Time, September 26, 1953.



Figure 4.52. The Carolina Time, October 3, 1953.



Figure 4.53. The Carolina Time, January 13, 1968.



Area Lesbian Feminist), and NOW (National Organization for Women). There was a large library, a medical self-help program for women, and information about doctors responsive to women’s medical problems.

The decline of the importance of the Harriet Tubman YWCA is strongly linked to the overall decline of the Hayti Neighborhood during the Urban Renewal program. Just as the community suffered, so did the YWCA and the branch was closed in the 1970’s. The building operated as a daycare, but as of 2013 had been abandoned.

4.2.2 NRHP Evaluation and Proposed NRHP Boundary

The former Harriet Tubman YWCA building (DH2861) sits on an approximately 0.543-acre parcel located at 312 East Umstead Street. The building was constructed in 1953 to replace an earlier YWCA building, and retains its integrity of location, setting, design, materials, workmanship, feeling, and association. The Harriet Tubman YWCA building is associated with both the civil rights movement and the Feminist movement in Durham and was a focal point of the Hayti Neighborhood, making it eligible under Criterion A. Additionally, Virginia William and Mary Clyburn, members of ACT, were living at Harriet’s Place at the time of the 1957 Royal Ice Cream Sit-in, which they participated in. They personified the typical young black women that the Harriet Tubman YWCA aimed to attract as members and gained significance though their actions attributed to the advancement of blacks and the Civil Rights Movement while residing at the Harriet Tubman YWCA, making the resource eligible under Criterion B. Finally, Harriet’s Place is a good example of the use of the International architectural style, with the adaptation of the mid-century modern style to a local community building. It is also illustrative of the modification of design plans and scaling of architectural elements to adjust to the underfunding of the project. As a representative example of the use of a mid-century modern style and the flexibility of the design to meet the required parameters of the project, the resource is eligible under Criterion C. The proposed boundary for the former Harriet Tubman YWCA building (DH2861) consists of the footprint of the tax parcel, which includes the original portion of the structure, the one-story addition, and the surrounding associated greenspace and parking (Figure 4.54).


Drawing Path: T:\ENV\Projects\2021\212250_City of Durham HUD Projects\3 - Harriet's Place\Working_Documents\GIS\Figure 4-54 NRHP Boundary.mxd plotted by KNagle 05-06-2021



REFERENCE:
 GIS BASE LAYERS WERE OBTAINED FROM ESRI AND DURHAM COUNTY.

Source: Esri, DigitalGlobe, GeoEye, IGN, GeoEye, USDA, USGS, AeroGRID

Legend

 Harriet's Place Project Area

SCALE: 1 IN = 83.59 feet
 PROJECT NO: 212250
 DRAWN BY: HLC
 DATE: 5/6/2021



Proposed NRHP Boundary
 Harriet's Place, 312 East Umstead Street
 Durham, Durham County, North Carolina

EXHIBIT NO.
4.54



5.0 Conclusions and Recommendations

On behalf of the City of Durham, S&ME has completed a historic structure survey for the proposed rehabilitation of 312 East Umstead Street to create Harriet’s Place Apartments, in Durham, Durham County, North Carolina (Figures 1.1 and 1.2). The project parcel is approximately 0.543-acre in size and is located at 312 East Umstead Street, and contains the former Harriet Tubman YWCA building (DH2861), which was constructed in 1953 to replace an earlier YWCA building. The proposed project is planning on using funding from HUD.

In response to a January 26, 2021, letter forwarded to the SHPO by the State Clearinghouse, the SHPO requested that a survey of the property be conducted to determine the NRHP eligibility of the property (Gledhill-Early, letter to Richard Valzonis with the City of Durham, March 16, 2021; Appendix A). This report addresses the comments in the March 2021 response letter and evaluates the properties for NRHP eligibility.

Fieldwork for the project was conducted on April 1 and 2, 2021. This work included taking exterior photographs and representative interior views of 312 East Umstead Street. Additional research was conducted to identify structures with comparable historic and architectural contexts; resources matching this criteria within Durham, Durham County, and adjacent counties were photographed.

As a result of the investigations, one previously recorded aboveground resource were evaluated for National Register eligibility. The former Harriet Tubman YWCA building (DH2861), a three-story, brick masonry structure that was designed in the International style, was constructed in 1953 to replace an earlier YWCA building. It is recommended eligible for the NRHP under Criterion A, for its association with both the civil rights movement and the Feminist movement in Durham, as well as being a focal point of the Hayti Neighborhood; under Criterion B, for its association with Virginia William and Mary Clyburn, members of ACT, whose actions attributed to the advancement of blacks and the Civil Rights Movement while residing at the Harriet Tubman YWCA; and under Criterion C, as a representative example of the use of the International architectural style, with the adaptation of the mid-century modern style to a local community building and the flexibility of the design to meet the required parameters of the project.



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S&ME Project No. 212250
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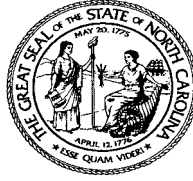
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2019 *Durham Almost Demolished a Long-Overlooked Piece of Black History. It Still Might*. Indy Week. Available at: <https://indyweek.com/news/durham/durham-almost-demolished-a-long-overlooked-piece-of-black-hi/>

Historic Structure Survey
Durham HUD – Harriet’s Place
Durham County, North Carolina
S&ME Project No. 212250
SHPO ER No. 21-0219



7.0 Appendix A – SHPO Correspondence



**North Carolina Department of Natural and Cultural Resources
State Historic Preservation Office**

Ramona M. Bartos, Administrator

Secretary D. Reid Wilson

Governor Roy Cooper

March 16, 2021

Richard Valzonis
City of Durham
516 Rigsbee Avenue
Durham, NC 27701

richard.valzonis@durhamnc.gov

Re: Rehabilitate 312 East Umstead Street to create Harriet's Place Apartments (21-E-0000-0837),
Durham, Durham County, ER 21-0219

Dear Mr. Valzonis:

Thank you for your letter of January 26, 2021, regarding the above-referenced undertaking. We have reviewed the submittal forwarded to us by the State Clearinghouse and offer the following comments. We apologize for the delay and any inconvenience it may have caused.

Based on the information provided, we are unable to accurately assess impacts to historic properties within the area of potential effect. The Harriet Tubman YMCA, surveyed as DH2861, could be eligible for listing in the National Register of Historic Places, potentially under Criterion A for its relationship to the Civil Rights Movement in Durham and Criterion C for architecture. A retrofit that does not take the building's significance and integrity into account may have an adverse effect.

We recommend that a survey of the property be conducted by a Secretary of the Interior Qualified Architectural Historian and a report submitted to us for review and comment.

Please be sure to review our Historic Structure Survey Report (HSSR) Standards for guidance on report requirements (<https://www.ncdcr.gov/state-historic-preservation-office/environmental-review/historic-structure-survey-report-standards>) and to ensure timely review. Missing deliverables will cause a delay in processing. Contact Katie Harville, NCHPO Environmental Review Specialist, at 919-814-6581, or katie.harville@ncdcr.gov, with questions about HSSR report guidelines or deliverables.

The above comments are made pursuant to Section 106 of the National Historic Preservation Act and the Advisory Council on Historic Preservation's Regulations for Compliance with Section 106 codified at 36 CFR Part 800.

Thank you for your cooperation and consideration. If you have questions concerning the above comment, contact Renee Gledhill-Earley, environmental review coordinator, at 919-814-6579 or environmental.review@ncdcr.gov. In all future communication concerning this project, please cite the above referenced tracking number.

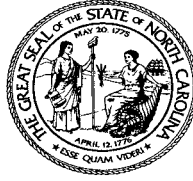
Sincerely,



for Ramona Bartos, Deputy
State Historic Preservation Officer

cc: Sarah Zinn, Durham
Michelle Peele, JMT
Crystal Best, State Clearinghouse
Beth King, NCHPO
Mitch Wilds, NCHPO

sarah.zinn@durhamnc.gov
mpeele@jmt.com
crystal.best@doa.nc.gov
elizabeth.king@ncdcr.gov
mitch.wilds@ncdcr.gov



**North Carolina Department of Natural and Cultural Resources
State Historic Preservation Office**

Ramona M. Bartos, Administrator

Governor Roy Cooper

Secretary D. Reid Wilson

May 24, 2021

Kimberly Nagle
S&ME, Inc.
134 Suber Road
Columbia, SC 29210

knagle@smeinc.com.

Re: Rehabilitate 312 East Umstead Street to create Harriet's Place Apartments (S&ME 212250),
Durham, Durham County, ER 21-0219

Dear Ms. Nagle:

Thank you for your email of March 15, 2021, regarding the above-referenced undertaking. We apologize for the delay in our response and any inconvenience it may have caused.

We concur with your assessment that the property, surveyed as the Harriet Tubman YMCA (DH2861) should be considered eligible for listing in the National Register of Historic Places for the reasons listed in your letter. We also concur that the project, if funded through a DHUD program listed in the current Programmatic Agreement would follow the process for Section 106 review outlined in the PA.

However, due to the sensitive nature of the rehabilitation and the potential/interest for the property to be listed in the future, we respectfully request that you continue to consult with us as the scope of work is developed, even if you believe the work meets the *Standards*. This will ensure that our restoration staff has the opportunity to provide recommendations and help to avoid changes that may be problematic for listing.

The above comments are made pursuant to Section 106 of the National Historic Preservation Act and the Advisory Council on Historic Preservation's Regulations for Compliance with Section 106 codified at 36 CFR Part 800.

Thank you for your cooperation and consideration. If you have questions concerning the above comment, contact Renee Gledhill-Earley, environmental review coordinator, at 919-814-6579 or environmental.review@ncdcr.gov. In all future communication concerning this project, please cite the above-referenced tracking number.

Sincerely,



for Ramona Bartos, Deputy
State Historic Preservation Officer

cc Sarah Zinn, Durham
Heather Carpini, S&ME
Beth King, NC HPO
Mitch Wilds, NC HPO
Lenwood Smith, DHUD