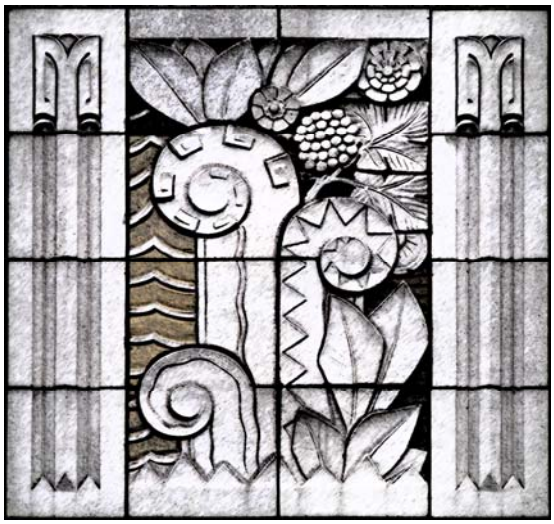

# *Downtown Durham Historic District Preservation Plan*

**Durham City-County Planning Department**

# *Downtown Durham Historic District Preservation Plan*

**Durham**
**Historic Preservation Commission**

**And**

**Durham City-County Planning Department**

**Adopted May 15, 1989**
**Updated 2011**

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# I. Introduction

*Downtown Durham Historic District*
*Preservation Plan*

# I. Introduction

## A. Purpose of the Plan

Downtown Durham is an important symbol for the people of this community. It represents the geographical, cultural, financial, governmental and historical center of the Durham community. Downtown best represents Durham's past. Where the original Durham Station and tobacco fields once stood, people now see high-rise buildings, governmental and institutional offices and multi-lane urban streets. Yet, people also see Art Deco terra cotta building decoration, corbelled brick storefronts and Neoclassical Ionic columns to remind them of days gone by.

Downtown Durham is experiencing a renaissance. Construction projects abound, bringing new activity and people to downtown. Numerous old buildings are being either rehabilitated for new uses or eyed as sites for new buildings. The renewed rush for downtown development may remove from the downtown one of the elements which contribute to its unique charm: its architectural heritage.

The purpose of this Historic Preservation Plan is to establish an explicit, formal City policy on the preservation of the architectural heritage of downtown Durham. The Plan offers a specific set of policies and design guidelines which will insure that necessary changes to the built environment in downtown will be sensitive to its architectural heritage. Adoption of this Plan and official designation of the downtown as a local historic district sets into motion numerous actions, both regulatory and non-regulatory, to implement the Plan's historic preservation goal.

## B. Overview

The Downtown Durham Historic Preservation Plan includes a brief history and analysis of the area, historic preservation goals and policies for the district, and guidance on appropriate building rehabilitation and new construction. Section I contains an overview of the Plan and an explanation of National Register Districts and Local Historic Districts. The Durham Historic Preservation Commission and Certificates of Appropriateness are also discussed. Section II outlines the history of the area, the local district boundary and an assessment of the collected inventory information. Section III is the Historic Preservation Strategy which organizes the goal, policies and implementation recommendations for preserving the historic integrity of the district. Section IV contains principles and review criteria for restoration, new construction and landscaping. The Appendix includes a glossary of architectural terms, a list of reference materials and a copy of the Historic Districts Overlay (-H) from the *Unified Development Ordinance*.

## C. National Register Historic Districts

In November, 1977, Downtown Durham was listed with the National Register of Historic Places as a Historic District. The National Register listing of this area is an honor that recognizes the district's historic importance. The designation also means that any Federal or State funded project in the district must be reviewed to assess the project's effect on the historic character of the area. The National Register designation enables property owners to more easily obtain Federal rehabilitation tax credits and other Federal and state incentives. Map 1 shows the National Register Historic Districts in Durham.

## D. Local Historic Districts

The Downtown Durham Local Historic District was created in 1989 by the Durham City Council to provide a means of protecting Durham's historic areas. This zoning classification can be applied to neighborhoods and areas of historic importance, and supplements the underlying zoning of the property. North Carolina has enabling legislation (NCGS 160A-400) that permits municipalities to create an overlay zone and a Historic Preservation Commission to review all exterior modifications, demolitions and new construction within a local district. A Historic Preservation Plan defines a preservation strategy for a district and provides the Commission with criteria and guidelines for their review.

## E. Historic Preservation Commission

The *Unified Development Ordinance* establishes a nine member Historic Preservation Commission as the review body to oversee changes in local historic districts and local historic landmarks. The Commissioners serve overlapping terms of three years. All Commission members must reside within the City or County. The membership must meet the established qualification standards. The Commission meets at regularly scheduled meetings on a monthly basis.

It is the general responsibility of the Historic Preservation Commission to advise the City Council and County Board of Commissioners on the establishment of historic districts and on their respective historic preservation plans and local historic landmarks; to issue Certificates of Appropriateness for any exterior building or site modifications, new construction or demolition within local historic districts or local historic landmarks; and to educate the public about the community's historic resources and their preservation.

## F. City Council, Planning Commission, City Staff

The City Council and County Board of Commissioners have established the Historic Preservation Commission, and will appoint new members as the present members' terms expire. The governing bodies apply the historic district overlay and adopt a historic preservation plan to designate a local historic district. Prior to final action on designation, the Planning Commission reviews the district designation and makes a recommendation to the governing body regarding the designation and preservation plan for the proposed district.

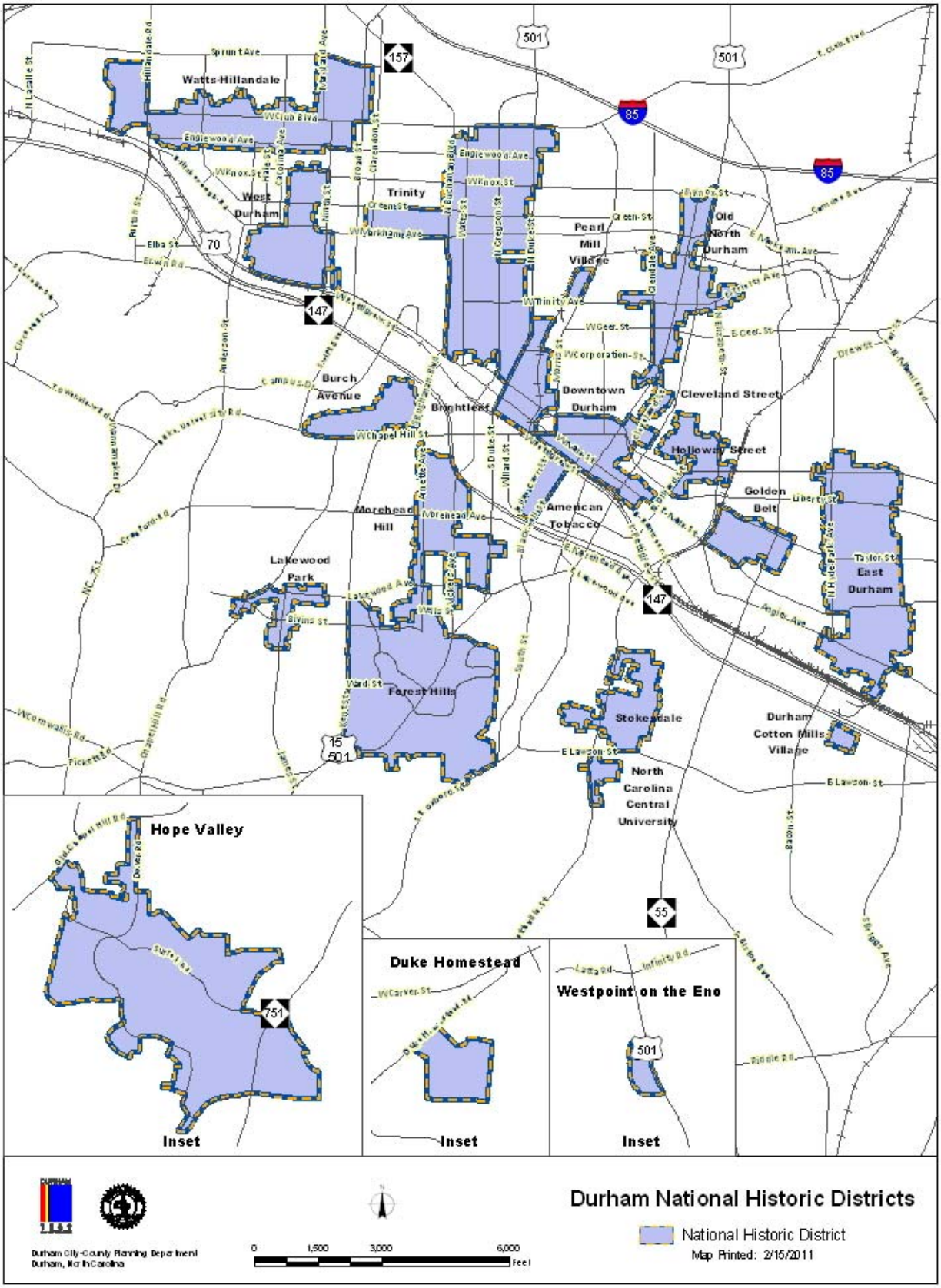
The staff of the Durham City-County Planning Department is responsible for providing assistance to the Historic Preservation Commission. Staff produces the preservation plans

for proposed historic districts, processes applications for Certificates of Appropriateness, and provides the Commission and the public with technical assistance.

## G. 2010 Preservation Plan Update

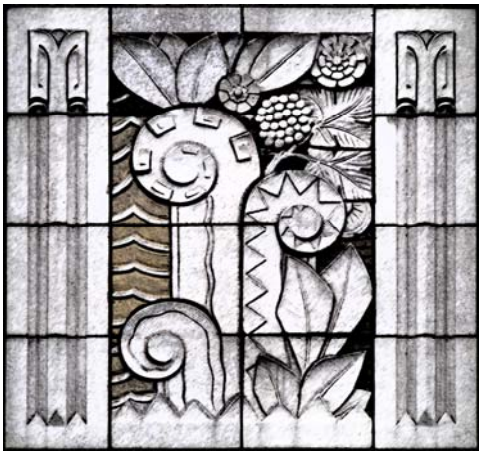
As a downtown zoning update was underway during 2009-2010, the Planning Department determined that an update to the Downtown Durham Historic District Preservation Plan should be part of this broader update to the zoning in Downtown. This document replaces the 1989 version. The update includes general revisions to correct references to bodies and districts, a section on Downtown development, and historic district events since the adoption of the original plan. It also includes an update to the inventory to record changes in building condition and significance, and revisions to the local review criteria for clarification or to reflect precedents set by the Historic Preservation Commission.

## Map 1, National Register Districts Boundaries



# II. History of the District

*Downtown Durham Historic District*
*Preservation Plan*



# II. History of the District

This section of the Downtown Durham Historic District Preservation Plan describes the history of the District's buildings and of the urban landscape.

## A. History of District Buildings

The history of downtown Durham presents one of the most compelling reasons for the preservation of the historic district. The architecture of downtown is representative of the diverse players who molded the City into a center for industry, commerce, education and culture. The focus of the Preservation Plan is on buildings constructed in the twentieth century, since only two nineteenth century commercial structures remain standing today. However, the personalities, events and architecture of the City's earliest years have had a major impact on modern Downtown Durham.

### 1. Early History

From the 1840s when Dr. Bartlett Durham built his estate in what is now Durham's Central Business District until the early years of the twentieth century, Durham experienced rapid growth. The completion of the North Carolina Railroad Company line in 1854 provided the means for Durham's agriculture and manufacturing products to reach both ends of the state. Steady growth for the area accompanied the railroad; by 1860 an academy, a hotel, stores, trade shops, saloons, and a tobacco factory were scattered in and around present-day downtown Durham.

The Civil War curtailed any new growth temporarily, but the town of Durham was already established and provided the foundation for future growth. Even though Durham saw no military action during the Civil War, the end of that war can be credited for the remarkable growth that followed. The surrender at Bennett's Farm (west of Durham) of the North Carolina troops brought numerous Union and Confederate soldiers to the hamlet. J. P. Green's tobacco factory, previously built and owned by R. F. Morris and located on land purchased from Dr. Durham, provided a necessary diversion for the troops waiting for the terms of surrender to be negotiated. The soldiers returning home spread the word about the quality tobacco they found in Durham. Soon, tobacco orders came to J. P. Green from all over the reunited nation, and the growth of his company set the stage for Durham's development as a major manufacturing town.

By 1870, Durham was incorporated for a second time (the first incorporation in the 1850s was declared null and void after the war). New factories, commercial enterprises and public institutions began to supply the demands of the stream of new Durham residents. The population of Durham sprang from 200 in 1869 to

2,000 in 1880, and doubled to 4,000 by 1890. During these early years, a number of prominent figures were responsible for the rapid growth of downtown.

The Washington Duke family moved their tobacco operations to downtown Durham in the 1870s. By 1880, W. Duke & Sons Company had two factories, and a partnership was formed with George W. Watts and Richard Wright. Other key individuals who helped to shape the city at this time included W. T. Blackwell; Julian S. Carr, who gave "Bull Durham" tobacco international exposure; and Eugene Morehead, the son of North Carolina's governor. Morehead founded Durham's first bank, later to become the Citizens' National Bank.

While these people concentrated on expanding Durham's industrial and financial impact, others contributed to the City's cultural and social development. Mrs. Eugene Morehead was a principal organizer of Durham's Public Library. She was also instrumental in the establishment of the Up-to-Date Club, which was a civic and cultural organization that served as a foundation for many of Durham's modern civic clubs. These early influential residents along with others provided early Durham with a unique blend of industry, commerce and culture.

## 2. Years 1870 to 1900

In the last decades of the nineteenth century, the downtown commercial district consisted of many two and three story frame structures. A series of minor fires and a major one in 1894 resulted in a requirement that new commercial structures be built of brick. One of the only surviving downtown commercial building from this period is located at 111 West Main Street. Originally twice its present size, this brick, three story structure served as a dry goods store. Today, the building has been renovated as offices. The other downtown commercial building remaining from this period is located at 117 West Main Street.

111 West Main Street

117 West Main Street

The commercial district was nearly surrounded by tobacco factories, warehouses and other industrial enterprises. Yet, residential areas were also an integral part of

Downtown Durham. The grand homes of tobacco tycoons Washington Duke, Julian S. Carr and George W. Watts were conveniently located adjacent to downtown. Other business leaders and prominent merchants built elaborate homes in these areas as well. Other more moderate residences sprang up in the peripheral areas of downtown. Several churches were located to the east of downtown. None of the original residences and churches located in the Downtown Historic District remain today.

One of the major structures from this period was a landmark for early Durham. The Hotel Carrolina was originally built in the 1880s as the Hotel Clairborne by Julian S. Carr. The site of this intriguing structure was at the northeast corner of Peabody and Corcoran Streets, the original site of Dr. Bartlett Durham's estate, "Pandora's Box." By 1891, Carr expanded the hotel for the ever increasing visitors and the hotel was renamed the Hotel Carrolina to reflect the owner's name. The elaborate Queen Anne style frame building featured 73 rooms, highly decorated towers, and large wraparound porches. The Queen Anne style was nationally popular at the time, and the Hotel Carrolina began the Downtown tradition of reflecting current trends of architecture.

Two other major buildings were constructed in downtown during the last two decades of the century. Richard H. Wright constructed a large three-story structure at West Main and Corcoran Streets, known as the Wright Block, in 1887. This Second Empire building featured a mansard roof with pedimented dormers. The building was the home of Fidelity Savings and Trust Company. The Wright Block was considered the most stylish building in Durham. In 1892 the First National Bank founded by Julian S. Carr moved into its new building at the opposite corner from the Wright Block. This two and one half story structure was an elaborate brick rendition of the Queen Anne style, and competed with Wright's structure for dominance of the intersection. It featured a dramatic brick curved tower at its entrance. These early structures no longer stand, yet they reflected the personalities of the civic leaders and influenced the design of buildings which followed.

## 3. Years 1900 to 1920

The twentieth century fabric of downtown Durham is the reason for the listing of the Downtown Historic District on the National Register of Historic Places in 1977. The City's economic growth after the turn of the century continued, the American Tobacco Company was founded, and textile mills began to contribute to the vitality of the economy. It was also during this period that Durham was known as the "City of the New South" due to its robust economy, diverse population, support of the arts, and its major construction projects.

The years between 1900 and 1910 saw the construction of public buildings which competed with established structures for attention. The City High School (1904) on Morris Street was a large Neoclassical, red brick

120 Morris Street

structure with a prominent dome and was a dramatic indication of Downtown's prosperity. This building, later altered, became Durham City Hall and now serves as the headquarters for the Durham Arts Council. A second institutional building from this period was the three-story Academy of Music (demolished 1924) at Corcoran and Chapel Hill Streets. This building housed city government offices, markets and a 1500 seat Opera House. Adjacent to the Academy of Music was the U.S. Post Office of 1904. The elegant arched doors and windows and a heavy dentil cornice of the building influenced other stylish structures that followed.

**Academy of Music**
(Courtesy Duke Rare Book and Manuscript Collection - Wyatt Dixon Collection)

**212 West Main Street**

The prosperity experienced in Durham continued to be expressed in dynamic structures which reflected the importance of the magnates who built them. One of Durham's most stylish buildings was also its first skyscraper. Built in 1905, the six-story Trust Building was considered the tallest building in the state. Originally constructed for banker John Sprunt Hill, the building was designed by Durham architect C. Linthicum and constructed by Norman Underwood. Hill was vice president of Home Savings Bank and his father-in-law, George W. Watts, was president. The Trust Building is an elegant rendition of the Renaissance Revival style with many classical features and a distinctive, rounded southeast corner.

302 West Main Street

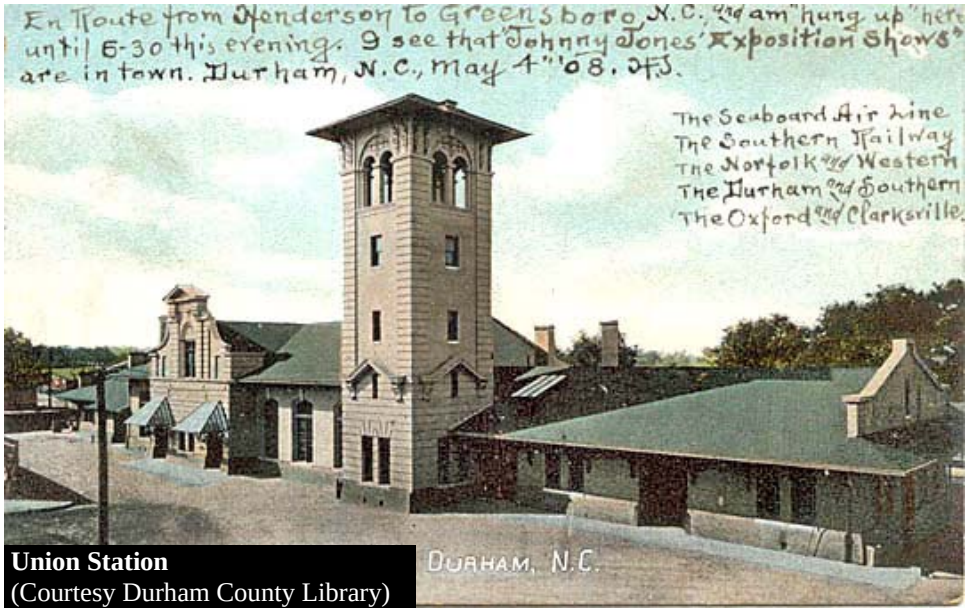
Hill was also responsible for the Temple Building (1909) which is located immediately west of the Trust Building. This three-story Spanish Colonial Revival structure was built from leftover materials from the Watts Hospital. It is believed that the Temple Building was designed by Bertrand E. Taylor of Boston who was commissioned by George W. Watts to build the hospital.

One of the more intriguing aspects of this prosperous period of downtown's commercial district was the prominence of black owned land and businesses. The North Carolina Mutual Life Insurance Company was founded by John Merrick, Dr. Aaron Moore, and Charles C. Spaulding in 1898. By 1906, they were persuaded by white businessmen to construct their new office building on Parrish Street instead of in Hayti, the established black commercial area southeast of downtown. The new building was completed in 1906 and housed not only the insurance company, but also lawyers' offices, Dr. Moore's office and lodge halls. The fact that a southern city could have prominent black and white businesses coexisting in one commercial area helped Durham earn its "City of the New South" title.

116 West Parrish Street

The prosperous insurance company bought other Parrish Street lots and by 1910 a black commercial district flourished with clothing stores, a barber shop, a tailoring shop, a drug store, the "Negro Newspaper" offices and the Mechanics and Farmers Bank, which was founded by the North Carolina Mutual Life Insurance Company. The black owned businesses continued to flourish as an integral part of Downtown Durham.

The local prosperity during the early decades of the twentieth century was an indication to the successful magnates that Durham would someday be a large metropolitan city. With this in mind, these business leaders were able to entice major architects of the era to design their new buildings. The architectural firm of Milburn and Heister Company of Washington, D.C. was the most prolific designer of structures in the Downtown District. Their masterpiece was the 1904 Union Station which was located at the intersection of Roxboro Street and the railroad tracks. Union Station was designed in the Italian Renaissance Revival style complete with a 65 foot "campanili" tower. This elaborate landmark building was destroyed in 1967 for the downtown traffic loop road construction.




**Union Station**
(Courtesy Durham County Library)

The firm also designed a new fire house in 1904 several blocks to the north on the original firehouse site. This structure, known as the Tempest Building or Fire Station #1, was designed in a complementary, Italianate style and also featured a four story "campanili". The building was renovated for office use in the 1970s, and again in 2009 as a mixed-use restaurant and office building.

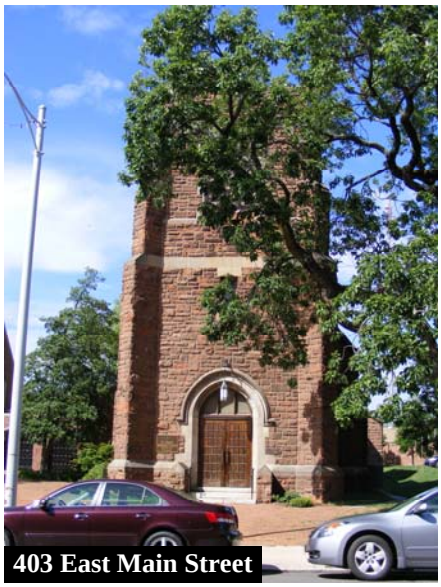
In 1914 Julian S. Carr chose the Milburn and Heister Company to design a replacement for his Queen Anne style First National Bank. The new structure, completed in 1915 on the original site, exhibited up-to-date elegance with its Neoclassical Revival style. As further evidence of Carr's success, the building was now the tallest (two stories taller than the nearby Trust Building) and clearly outshone all other commercial buildings in downtown Durham. The building featured rich details, including a dentil cornice at the top of the second story, a "frieze" of wreaths and medallions on the eighth floor and balconies on upper levels. An elaborate metal canopy shelters the Main Street entrance to the building.

**123 West Main Street**

Durham County also chose the firm to design a new courthouse. This monumental structure was erected in 1916. The limestone exterior, the prominent pilasters topped by Corinthian capitals, and the heavy dentil cornice set the standard for other public buildings throughout the state.

200 East Main Street

The rivalry between builders also extended at this time to the churches in the area. Ralph Adam Cram of Boston, architect of Princeton University, was one of the major ecclesiastical architects of the early decades of the twentieth century. St. Philip's Episcopal Church chose Cram to design its new building, which was built in 1907 on East Main Street. The ashlar exterior and medieval details created a pleasant rendition of the Rural English Gothic style. This structure set the style of most other churches built in downtown Durham.


403 East Main Street

301 East Main Street

In 1916 the Milburn and Heister Company designed the dynamic First Presbyterian Church also on East Main Street. Its Gothic Revival style was far removed from the firm's Italianate and Neoclassical styles used on their other Downtown structures. The impressive impact of this structure was achieved by using brick and a high contrast stone. The stone projections, recessed porch and windows, and elaborate, stone- outlined arches create a play in light which demands attention.

## 4. Years 1920-1940

In the mid-1920s, Durham boomed. Employment opportunities rose over 200% in fifteen years. The primary reasons for this growth were the national economic boom and access to domestic and foreign markets. Durham's tobacco and textiles were among the world's most valued products.

All aspects of downtown Durham prospered during these years and institutional structures took on a renewed importance. Andrew Carnegie contributed the majority of funds for the new Durham Public Library built in 1920. Edward L. Tiltan of New York, a renowned library architect, created a simple brick and wood Colonial Revival style structure on East Main Street across from the Durham County Courthouse and adjacent to the First Presbyterian Church.

311 East Main Street

When the Academy of Music was destroyed and when the City High School moved to its new Duke Street location, Milburn and Heister were hired to renovate the Morris Street building to become the new City Hall. Completed in 1925, the remodeled structure was re-sheathed in a Neoclassical design and the dome was removed.

In 1926, the firm also built the grand Durham Auditorium attached to the rear of City Hall. The 1400 seat auditorium building was a whimsical rendition of the popular Beaux Arts style which blended with City Hall to make a unique complex of government and the arts, in keeping with the early Academy of Music building's functions. The theater productions included performances by Lillian Gish, Katharine Hepburn, and Tallulah Bankhead. In the 1930s movies were added and the structure was renamed the Carolina Theatre, as it is known today.

309 West Morgan Street

It was during the 1920s that Durham saw the construction of two exemplary new churches. Ralph Adam Cram was commissioned to design a replacement for the Trinity Methodist Episcopal Church of 1880 which, with its landmark 120 foot spire, was destroyed in a 1923 fire. The new church was a full-blown example of Cram's Gothic Revival style and is of a much grander scale than the earlier St. Philip's Church. The structure features buttresses, blind arches and a castellated tower. In 1985 a dramatic steeple, designed by local architect, Felix Markham, IV, was added to complete the sixty year old structure.

205 North Church Street

414 Cleveland Street

Equally impressive is the last downtown church constructed in this period. The First Baptist Church on Cleveland Street was constructed in 1927. Reuben Harrison Hunt, a Chattanooga architect, designed the monumental Neoclassical structure. The well proportioned Ionic columns, the huge entablature and the unadorned pediment of the portico are features of one of the most classical facades in downtown Durham. The vista looking west from Chapel Hill Street and Mangum Street is among the most interesting in the District. The four downtown churches create their own character and rival other major structures with their architecture.

307 West Main Street

These two decades also produced the most prominent commercial buildings in modern Durham. In 1925, John Sprunt Hill commissioned the local firm of Atwood and Nash (later Atwood and Weeks) to design what is known today as the Old Hill Building. Built speculatively, Tilley's Department Store became a long time tenant. This elegant four story structure introduced the Georgian Revival style to Durham. Brass framed windows are encased in decorative arches with cartouches containing the Hill monogram. This same firm designed Baldwin's Department Store in a Neoclassical style.

330 East Main Street

The Alexander Motor Company building of 1923 was designed for the Ford Motor Company by Milburn and Heister. The glazed terra-cotta tile covering the main facade and the water leaf moldings add a dramatic new style to East Main Street. The more modest commercial buildings of the period are represented by the structure at 341 to 345 1/2 West Main Street. The simple tapestry brick facades follow the curved lines of the intersection at Five Points Plaza. The exteriors still retain their original simple ornamentation.

101 West Main Street

The economic growth of Downtown continued during the Great Depression, which had only moderate effect on the local economy. In keeping with the Downtown tradition of reflecting current architectural trends, the Kress Company built a new structure in 1929-30. The Company's architect, Edward F. Sibbert, specialized in Art Deco buildings, which became a trademark of the company. The Kress Building at 101 West Main Street is Sibbert's largest and most ornamented structure in the state. Two pilasters topped by floral motif terra cotta tiles dominate the front and surround a central bay with the company's name emblazoned in exaggerated scale at the top. Highly styled tile mosaics are found between the second floor windows. This structure was renovated in the 1970s for offices, and again in 2008 for offices and condominiums.

331 West Main Street

The Kress Building introduced the Art Deco style to Downtown, but the Snow Building of 1933 became its rival for attention. The design for the Snow Building was begun by Joel Wertz and his partner in the Winston-Salem firm of Northrop and O'Brien. The building design was completed by George Watts Carr due to the firm's demise in 1929. The seven story structure appears Gothic from a distance; yet up close the stylized decorations, strong vertical lines, foliate ornamentation and the elaborate scroll motif grills at the entrance characterize the structure as Art Deco.

The firm of Atwood and Weeks designed the new Chapel Hill Street Post Office the year after completion of the Snow Building. The Post Office was designed in a monumental Neoclassical Revival style, typical of government buildings after the Depression. Doric columns and pilasters dominate the exterior while a modillion cornice with a balustrade partially conceals the tile roof.

323 East Chapel Hill Street

111 North Corcoran Street

The end of major construction before World War II was highlighted by the largest construction project in Durham's history. John Sprunt Hill in the early 1930s hired Shreve, Lamb and Harmon of New York to design Durham's tallest structure. The firm was then internationally known for designing the world's tallest building in 1931, the Empire State Building. Hill, who was always seeking the best built structures to house his institutions, made the new Hill Building the headquarters for his Home Savings and Trust Company which later became the Central Carolina Bank and Trust Company and then SunTrust. Local architect George W. Carr assisted in the design of the structure, and George W. Moore Company constructed it. Completed in 1937, the seventeen story skyscraper casts a morning shadow on the Trust Building, Durham's first skyscraper. The modernistic style of the Hill Building is indicative of the Empire State Building with its strong vertical emphasis, stepped-back design and its dominance on the City's skyline. Perhaps it is fitting that this building by John Sprunt Hill still stands as the most visible landmark in downtown.

## 5. Years 1940-1970

Downtown Durham experienced a slowdown in construction activity during World War II due to the nationwide war effort. Plans for new buildings were

**Union Bus Station**
(Courtesy The University of North Carolina)

halted, and only those structures which were necessary were completed.

In 1941, the Durham Union Bus Station (now demolished) was built in the streamline Moderne Style which was the prevailing style for bus terminals nationwide. The overall appearance of the building suggested movement in conjunction with the airstream look of buses during the period. The building was one story tall yet displayed a taller facade stretching from the Main Street entrance to the loading area in the rear. This taller section incorporated glass block windows that were deeply recessed. Its cantilevered, metal trimmed canopies and the glass block and metal casement windows all were trademarks of the Moderne Style.

Following the war, the first large commercial building to be built in downtown, since the previous decade, was completed. The Sears & Roebuck building on East Main Street was designed in the modern shopping center style (now demolished). The building, later used as the offices of the Durham County Health Department, was a reflection of the new thinking in post war commercial architecture. The emphasis was on easy vehicular access and buildings that were large and void of most ornamentation. The mass marketing corporations prepared for the return of consumer demand by presenting their products and services in new packaging and buildings. No direct link to the past was evident in the design of the Sears building due to the emphasis placed on convenience of the consumer and the automobile. The structure was an imposing building which identified itself as a Sears by its size, form, signage and large parking lot. The solid rectangular mass of the structure was somewhat softened by horizontal bands of brick and a wrap around, cantilevered canopy. The adaptive use of the structure as the Durham County Health Department was one of the earliest cases where a downtown structure was rehabilitated for a new use.

**Sears & Roebuck at 414 East Main Street**
(Courtesy Herald Sun)

It was during the next two decades that the Sears Building served as a model for other new structures in downtown. The annex to the Herald-Sun building was completed during the last portion of the 1940s, and its austere appearance was typical of new construction. The simple style of the addition separates it from the historic original yet its color and texture attempt to tie it to the main facade.

**132-136 East Chapel Hill Street**

427 West Main Street

The small one story structure at 427 West Main Street was built in 1952 as a grocery store and later was divided into two adjoining retail spaces. Its simple, modern brick facade originally incorporated a cantilevered canopy (since removed) and continues a post war tradition of the Moderne style. The Moderne Style was represented throughout downtown by the early 1960s and even older structures were redesigned to appear more modern. Many of the historic structures were altered by adding false facades of aluminum panels and screens to hide the original appearance and to look new. Fortunately in the decades that followed, historic structures were no longer thought of as obsolete, and the historic character was often considered an asset. Today many of the false facades have been removed and the underlying original building details have been restored.

## 6. Years 1970 to 1990

By 1970, many new downtown structures either were variations of the International Style or were copies of older more decorative buildings, primarily Neocolonial and "Williamsburg" styles. Over the last several decades, however, a new emphasis has been placed in creating individual design statements in downtown structures.

433 West Main Street

The Professional Building at 433 West Main Street was built in 1973 as an office building. The three-story, concrete block structure integrates elements from the International Style. Large, narrow windows run the full width of the facade and horizontal lines are the dominate theme of the structure. This building is unique with clean lines and horizontal and vertical elements, and reads as a product of its own time.

Another unique structure from this period is the Mutual Savings & Loan Building, located adjacent to the Post Office on Chapel Hill Street. The building features a dramatic white elliptical tower and a top-heavy roof, which adds interest to an otherwise conventional building. The building was an attempt to make an individual statement in style, material and color. The structure also is typical of the contemporary architecture in the late 1960s and 1970s in that it abandons all historic styles and strives for a futuristic appearance.

301 East Chapel Hill Street

101 City Hall Plaza

By the latter part of the 1970s major institutional structures were under construction. In 1976, construction began on the new City Hall. The dramatic building design, by the local firm of John D. Latimer and Associates, reflects the architecture of the 1970s which rejects symmetry and emphasizes interior function. However, this structure also features a bold exterior which creates four completely different elevations. Geometric shapes, sharp angles and curvilinear surfaces are found on the structure. The south facade's main element is a precast exposed aggregate wall that appears to be free standing, but actually is connected to the structure.

Following the new City Hall, the Durham County Judicial Building was constructed on East Main Street. The base-shaft-capital organization of the structure alludes to the original County Courthouse. The stark white, concrete exterior and reflective glass windows are indicative of the then current trends in architecture.

The former Public Service Gas Company building (now housing the City's Parks and Recreation Department and Employee Training Facility) at the intersection of Holloway, Roxboro and Cleveland Streets was designed by O'Brien Atkins Associates. The red brick building is very reminiscent of City Hall and is one of the few structures in Downtown that takes direct cues from an existing structure. The architect achieved a harmony between two buildings that are very different in size and function while retaining a unique structure for each client.

While new structures were springing up in downtown, older ones were frequently demolished. The urban renewal policies of the federal government in the 1960s and early 1970s sought "progress" and described many historic structures as obsolete. Old deteriorating buildings were demolished and those that survived were "modernized" by hiding or removing historic fabric. The loss of Union Station and the Washington Duke Hotel during this period sensitized Durham citizens to historic preservation concerns. The demolition that made way for new

construction emphasized that all of downtown's historic structures were in jeopardy.

Following a national trend, Durham formed a private preservation organization and took a new look at preserving its architectural heritage. In 1977 the Downtown Durham Historic District was listed on the National Register of Historic Places and building renovations soon began. The First National Bank Building and the Kress Building renovations set examples for those that followed. The renovation and addition to the Durham Arts Council building and the Carolina Theatre, set the stage for further preservation of Downtown's historic fabric. Moreover, these two structures are proof that historic buildings are important components to new development. When the Durham Civic Center and Hotel was completed in early 1989, the Arts Council and the Carolina Theatre became physically part of the complex and also major players in the economic success of the development.

## 7. Years 1990 to Present

At the time of the designation of the local Downtown Historic District several major projects were well into development. During this time the City began construction of the Civic Center and Omni Hotel, which was not subject to Historic Preservation Commission approval at the time it was designed. This large scale development includes the Civic Center Plaza on the northern portion of the site and resulted in the closing of Roney Street to allow access through the new Civic Center to the Carolina Theatre.

201 Foster Street

200 East Main Street

During this same time, designs for the Old County Courthouse renovation and addition were being completed by Robert W. Carr, Inc, Associated Architects. The project included a large annex on the south side of the original structure to house a new County Commissioners' chambers and offices. The design blends materials and uses complimentary forms without mimicking the historic structure. The result is a fine example of an addition that is harmonious with the original building without being overpowering.

A third large project during the District's first years was the Carolina Theatre renovation and new cinemas. Noted theater architect Daniel P. Coffey from Chicago was hired to design two cinemas on the south side to adjoin with the Civic Center and new office space to the north side of the Theatre. Coordination between the architectural firm, the Theatre's Board of Directors, Planning staff, the Commission, and the State Historic Preservation Office (SHPO) resulted in building additions that are compatible with the Theatre in design, scale and

materials, and help to showcase the main historic facade.

213 West Main Street

While these early large projects were important, other renovations were setting the stage for a transformation of two and three-story buildings in Downtown. In 1990, the owner of 213-217 West Main Street (the former Gurley's Drugstore) hired architect Roman Kolodij to renovate the building. The layers of screening were removed from the circa 1920 building. The rehabilitation of the historic storefront included uncovering a steal I-beam above the transom, a painted sign, and rosette head bolts and installing a new glass transom running the full width of the front elevation to simulate the original design.

Other renovations soon followed including the new storefront and upper story renovation of 105 West Main Street by Michael Hining Architects. Another prominent renovation included the former Herald-Sun complex in 1993 by Edwin G. Belk. This building was one of the early mixed use projects in the District. In 1994, Kolodij was hired to renovate the Old Hill Building located at 309 West Main Street, one of the landmark structures in the District.

Along with restorations taking place throughout the District, several historic structures were lost in Downtown during this time. A devastating fire, the first in decades, occurred in 1993 at the Kimbrell's Furniture Building at Five Points. Since the burned building lacked enough internal support the brick shell was deemed unsafe and demolished. The company decided to stay in Downtown and hired Michael G. Huslage to design the two-story, brick replacement building in 1994.

In 1995, Trinity United Methodist Church requested permission to demolish the Public Hardware Building located at 111-113 East Parrish Street. The Commission delayed the demolition approval by only 60 days, since the hardware store had already begun building a new structure outside of the District at that time.

In 1997, St. Phillips Episcopal Church applied to demolish the Former Union Bus Station. The Station had served Durham during World War II until the 1980s when it was turned into a plasma collection center. In the mid-1990s the building was sold to the Church and occupied by Habitat for Humanity. Water had accumulated several feet deep in the basement, and its prominent stainless canopies were used as shelter. Ultimately the building, which was one of the last remaining bus stations from that era in a major city in North Carolina, was demolished and the site was turned into a garden.

In 2001, the City undertook an environmental assessment of the former Woolworth Building at 119 West Parrish Street which the City acquired after the Company went bankrupt. Over the years, the roof had collapsed in places, making the building unsafe. The basement was filled with water and harmful mold and mildew as noted in several environmental and structural reports. As a result, the City decided to demolish the building. The site was converted to a temporary park while plans are progressing for a new building to take its place.

In 2008, Durham County approached the Commission with a request to demolish the Durham County Health Department building (formerly Sears & Roebuck). The proposal included a two-phased construction to create a new Durham County Human Services building on the 400 block of East Main Street. The HPC approved demolition of the Sears structure without delay and, after several iterations of the application, approved the new building design.

While Durham has had its share of demolitions, it is noteworthy that there have only been seven, since the designation of the local historic district. This number includes four demolitions of intrusive structures and one demolition due to major fire. Very few structures contributing to the character of the district have been lost. In addition, recent years have seen a steady flow of rehabilitation of historic structures, even in the face of significant economic downturn. The investment in the district has been spurred in part by facade improvement grants or sign grants administered by the City.

## B. History of the Urban Landscape

The physical geography of downtown Durham is reflected in its development history. The early community grew along the southeast-to-northwest oriented railroad line between Raleigh and Hillsborough. The tracks generally follow a natural ridge or divide between two major drainage basins: the Cape Fear basin to the southwest and the Neuse basin to the northeast.

Main Street was laid out to run parallel to but north of the railroad line. Commercial activities first began on the north edge of Main Street, with early industrial activity, primarily tobacco manufacturing and warehousing, developing to the west. Later, textile manufacturing activities located to the east of the central business district, in the area now referred to as Edgemont.

Early residential neighborhoods grew up outside of, but very close to, major commercial and industrial areas. At first, residences were almost exclusively located along the major radial streets, such as Roxboro Street, Holloway Street, Main Street and Fayetteville Street. These radials tended to follow minor topographic ridge lines out of Durham's downtown. Later, these home sites were chosen by successful merchants and businessmen as the preferred locations for their grand Queen Anne and Colonial Revival houses, while the areas between the major radial streets became sites for workers' cottages. As commercial and industrial uses demanded more land, the central core of downtown expanded out along the radials.

# III. Analysis of the District

*Downtown Durham Historic District*
*Preservation Plan*

# III. Analysis of the District

During the first half of 1986, the City of Durham completed a survey and inventory of the entire Downtown Durham Historic District. This work updates an earlier survey performed prior to nomination of the area for listing on the National Register of Historic Places. A study area was designated which encompassed the National Register boundaries and included the surrounding properties. An inventory data form was completed for each property, including historical, architectural, and landscape data, photographs and other pertinent information. The City hired the consultant team of Claudia R. Brown and Jane Sheffield to complete a data form for each property within the District study area. In 2010, updates were made to the original survey to reflect changes to properties within the district since the plan was adopted.

The information which resulted from the original survey and the previous inventory was used to analyze the attributes and needs of the historic area, and to establish the final boundaries of the Local Historic District. This section of the Preservation Plan addresses the existing conditions which make up the Downtown Durham Historic District. The section is divided into seven subsections: Boundaries of the District, Architectural and Historic Significance, Architectural Styles, Physical Condition, Open Space and Vistas, Landscape and Signage and Zoning.

## A. Boundaries of the District

The Downtown Durham Historic District covers the area inside the Downtown Loop, plus areas outside of the Loop to the northeast and to the southeast. The boundaries of the District are shown on Map 2, Local District Boundaries. Properties included in the District are listed in Appendix B: District Properties List.

The boundaries of the local district include three areas that are excluded from the National Register District. (See Map 2.) These areas are:

- The generally triangular block bounded by Morris Street, West Main Street, and the Downtown Loop, encompassing the South Bank Building;
- The area bounded generally by Parrish Street, Roxboro Street, the First Baptist Church, Cleveland Street and Church Street, encompassing the former Public Service Gas Company Building, the Commerce Building and surface parking lots; and
- The area near East Main Street and Dillard Street, where the Sears and Roebuck Building and the Old Bus Terminal were once located.

These areas were brought into the local district because of their potential visual impact on the downtown area, and because of a desire for clear, understandable district boundaries.

## B. Architectural and Historic Significance

### 1. Criteria

Each structure in the study area was evaluated in terms of architectural and historic significance. The following terms and definitions were used in the evaluation.

| | |
|---|---|
| **Contributing:** | Those properties which contribute to or support the qualities that make up the district. |
| **Noncontributing** | Those properties which do not contribute to the district. |

The rating of each structure in the district for architectural and historic significance is included in the District Properties List in Appendix B.

### 2. Contributing Structures

The Downtown Durham Historic District contains 159 buildings on 206 parcels of land. The distribution of the significance of these structures is shown in Figure 1, Significance of Structures. Of these structures, 124, or 78 percent, were rated as "contributing." The buildings constitute the historic and cultural resources that contribute to the downtown local historic district. Map 3, Significance of Structures shows their location in the District.

Fortunately, most are in reasonably good physical condition. However, seven structures are rated as deteriorated and renovations are needed to bring these buildings back to acceptable condition.

### 3. Non-Contributing Structures

The remaining 35 buildings (or 22 percent of the total) are rated as "non-contributing" to the District.

| Figure 1, Significance of Structures | | | |
|---|---|---|---|
| **Building Rating** | | **Number of Buildings** | **Percent of Buildings** |
| **Contributing** | | 124 | 78 |
| Excellent | 53 | | |
| Sound | 57 | | |
| Marginally Deteriorated | 7 | | |
| Deteriorated | 7 | | |
| Non-Contributing | | 35 | 22 |
| Excellent | 11 | | |
| Sound | 22 | | |
| Marginally Deteriorated | 1 | | |
| Deteriorated | 1 | | |
| **Total** | | 159 | 100% |

## 4. Historic Landmarks

The contributing structures list includes 23 properties designated as local historic landmarks and one National Historic Landmark. The previous version of the Plan included a "pivotal" classification for significance. Since that classification is no longer used, the list of properties designated as historic landmarks (see Figure 2, Landmark Properties) is substituted in this updated plan. There are fourteen structures from the Pivotal Properties list that have not been given landmark status including six government-owned properties, four places of worship, two non-profit owned properties, and two private properties. Of the 23 landmark properties, 10 were listed as "pivotal" in the previous plan.

| Figure 2, Landmark Properties | | | | |
|---|---|---|---|---|
| **No.** | **Street** | **Name** | **Date** | **Condition** |
| 111 | Chapel Hill Street E | Penny Furniture Building | 1909 | E |
| 303-305 | Chapel Hill Street E | Former Palms Restaurant | 1919 | S |
| 209 | Church Street N | Durham Laundry Building | 1923 | E |
| 102 | City Hall Plaza | Fire Station #1 | 1924 | E |
| 111 | Corcoran Street N | Hill Building | 1935-37 | E |
| 104 | Main Street E | Mangum-Wilson Building | 1910 | E |
| 310 | Main Street E | Former Public Service Building | 1928-30 | S |
| 311 | Main Street E | Former Public Library | 1921 | E |

| Figure 2, Landmark Properties | | | | |
|---|---|---|---|---|
| 101 | Main Street W | Kress Building | 1929-30 | E |
| 107 | Main Street W | Baldwin's Department Store | 1927 | S |
| 111 | Main Street W | 111 West Main Street Commercial Building | 1893 | E |
| 123 | Main Street W | First National Bank Building | 1913-15 | S |
| 212 | Main Street W | Trust Building | 1905 | S |
| 213 | Main Street W | 1915 Commercial Building | 1920 | S |
| 302 | Main Street W | Temple Building | 1909 | E |
| 307 | Main Street W | Old Hill Building | 1925 | S |
| 315 | Main Street W | Kronheimer Building | 1910 | S |
| 331 | Main Street W | Snow Building | 1933 | E |
| 200 | Mangum Street N | Rogers Drugs Building | 1912 | E |
| 401 | Mangum Street N | Wilson Reinhardt Building | 1924-25 | E |
| 117-121 | Market Street | Former Herald Sun Complex | 1922 | S |
| 107 | Parrish Street E | Garrett Sullivan Building | 1912 | E |
| 104 | Parrish Street W | Clements Building | 1908 | S |
| 116 | Parrish Street W | North Carolina Mutual Life Insurance Building* | 1921 | E |

Legend:
E = Excellent, S = Sound, MD = Marginally Deteriorated, D = Deteriorated
* National Historic Landmark only

## C. Architectural Styles

The buildings in Downtown Durham represent a broad range of styles, and it is this diversity of historic fabric that establishes the unique character of the District. The different tastes and trends in architecture over the last one hundred years are readily apparent throughout the Downtown area, recalling the time frame of each structure.

Neoclassical, Beaux Arts, Gothic Revival, Art Deco and Moderne are all styles associated with the late Nineteenth to the mid-Twentieth centuries. These styles and others are expressed in the architecture of downtown Durham. Figure 3, Major Architectural Styles lists these styles and several prominent examples of each. The preservation of downtown requires that a "product of it's time" philosophy be continued when new buildings and additions are erected in the district. That is, duplication of historic styles should be avoided.

## 1. Neoclassical Revival Style

200 East Main Street

The classic styles are particularly prevalent in the buildings of downtown. The Durham County Courthouse, the U. S. Post Office, The Mechanics and Farmers Bank and the First Baptist Church are all excellent examples of the Neoclassical Revival style. This style was a national architectural movement due in part to the Columbian Exhibition of 1893 in Chicago. This World's Fair focused on classic Greek and Roman architecture and began a new trend in the creation of classically inspired public and private buildings.

The popularity of the Neoclassical Revival style lasted well into the Twentieth Century and, even today, many new buildings take clues from this style. In Durham, the smaller storefront buildings reflect the use of classical elements, particularly on those buildings dating from the early part of the century.

## 2. Other Revival Styles

311 East Main Street

The Neoclassical Revival movement also opened doors to revivals other than Greek and Roman. The old Durham Public Library on East Main Street, a fine example of the Colonial (Georgian) Revival, and the Spanish Colonial Revival Style of the Temple Building are examples of other classic styles that received renewed emphasis during this period.

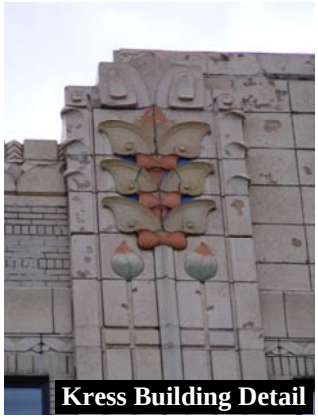
Perhaps the most intriguing style based on the classics is exemplified by the Trust Building and the Carolina Theatre. These structures typify the more elaborate and decorative aspects of the classical style associated with the Beaux Arts movement. Beaux Arts styles were characterized by more flamboyant use of details and allowed the architect a freer hand than the rigid forms of classic architecture.

Other revival styles found in downtown include the Gothic Revival (First Presbyterian Church and Trinity United Methodist Church) and the Italianate Revival (Tempest Building- Fire Station #1).

## 3. Art Deco

A dramatic change in tastes surfaced during the decades following World War I. The technology of construction changed rapidly during these years. Architects began to look at new materials and building techniques, and incorporated them into their designs. The style that derived from this period is named "Art Deco."

The Art Deco Style was typified by stylized Egyptian, Aztec and Mayan motifs. The simple geometric shapes that were used by these early civilizations were easily adapted to the architecture of the machine age. Archeological research and discoveries generated increased public awareness of these cultures and their graphic and building traditions. Architects began to use these designs in their buildings. Durham has two of the state's best examples of Art Deco structures. The Kress Building is an example of the style and features polychromed terra cotta tiles which form panels of stylized Egyptian and Aztec motifs.


Kress Building Detail

The second Art Deco structure in downtown is the almost Gothic appearing Snow Building. The dramatic facade of this building is a series of ziggurats, chevrons, and other geometric shapes, all typical of the style. The overall facades of these Art Deco buildings are rich in detail and streamlined in appearance. This use of decorative details reflects the degree of classical elements found on nearby structures. The buildings are good examples of creating compatible architecture which stands alone yet blends with older buildings.

## 4. Moderne

The Art Deco movement was contemporaneous with another style called "Moderne." This style featured streamlined facades with minimal decorative elements. The Hill Building is one of the finest examples of the Moderne Style. The seventeen story structure was designed by the firm that created the Empire State Building (Shreve, Lamb and Harmon). The Hill Building was the tallest building in North Carolina when constructed and even today, it dominates the downtown skyline.

Hill Building Detail

## 5. Vernacular Commercial Styles

Many of the downtown buildings listed as "contributing" to the historic district are vernacular commercial that are in many ways reflections of the landmark structures. Most of these buildings are variations of Twentieth Century commercial styles; however, many incorporate elements associated with other styles. The Neoclassical elements of the commercial building at 106 West Parrish Street including proportion, elliptical fanlights and corbelled segmented arch, are complementary to its neighbors. Certain buildings, such as the row found on the

south side of Main Street at Five Points Plaza, include a unifying style which makes the individual shops appear as part of a larger single structure.

The Moderne Style of the commercial building at 106 East Main Street is another example of a contributing structure using a style associated with other more prominent buildings in downtown. Several elements appear to be traditional in the vernacular commercial buildings in the District. These details include brick corbelling, the prominent cornice above the storefront, pilasters and symmetrical facades.

The overall character of downtown Durham's architecture is one of a blending of complementary styles. The historic integrity remains intact for the most part, with seventy-seven percent of the structures listed as contributing to the district. The care taken by the architects and builders of the historic downtown buildings is apparent in their ability to juxtapose different styles and types of buildings without compromising the historic integrity of the District. This perception of time, place and compatibility should be carefully observed by builders planning new construction.

## 6. Modernism

The modern architecture movement was characterized by the simplification of form and the exploration of new structural systems and materials, such as glass, steel, and concrete that became available through the industrial revolution. The period includes a range of styles and ideals that include: a break from traditional architectural styles, form follows function; rejection of ornamentation; expression of the structure; and emphasis on horizontal or vertical lines.

The building at 202 North Corcoran Street has a heavy stone base that grounds the building and a streamlined glass curtain wall and steel structure on the upper stories that creates an airy appearance. The deep, streamlined canopies, cantilevered balconies, and strong fenestration pattern on the structure emphasize the horizontality of the design.

202 North Corcoran Street

The Self-Help building at 301 West Main Street utilizes a similarly heavy base with a glass curtain wall and steel structure. The blue and green hues introduced on the facades stand in striking contrast to the traditional masonry structures in surrounding blocks.

The former Mutual Bank Building at 315 East Chapel Hill Street features a dramatic corner element with horizontal scoring and a simple yet striking roofline to contrast with the vertical emphasis of the base columns and facade articulation. These structures, while quite different, embody the same spirit of

progress and experimentation with news materials and forms that are typical of Modernism.

| Figure 3, Major Architectural Styles |
| --- |
| **Architectural Styles and Examples**<br>1. Neoclassical<br>Durham County Courthouse<br>First Baptist Church<br>Mechanics and Farmers Bank<br>U.S. Post Office<br>2. Gothic Revival<br>First Presbyterian Church<br>Trinity United Methodist Church<br>3. Italianate<br>Tempest Building/ Fire Station #1<br>4. Spanish Colonial Revival<br>Temple Building<br>5. Beaux Arts<br>Carolina Theatre<br>Trust Building<br>6. Art Deco<br>Kress Building<br>Snow Building<br>7. Moderne<br>Hill Building/CCB<br>Old Bus Station (demolished)<br>8. Vernacular Commercial<br>106 West Parrish Street<br>339 to 353 West Main Street<br>9. Modernism<br>315 East Chapel Hill Street<br>202 North Corcoran Street<br>301 West Main Street |

## D. Building Condition

### 1. Criteria

The inventory of buildings in the District included an evaluation of their physical condition. The criteria used in this evaluation are as follows:

**Excellent:** Those properties which exhibit outstanding visual and structural condition and are not in need of repairs.

**Sound:** Those properties which exhibit good visual and structural condition, but may need minor cosmetic repairs or maintenance

**Marginally Deteriorated:** Those properties which exhibit fair or poor visual and structural condition, but may need moderate repairs and maintenance.

**Deteriorated:** Those properties which exhibit very poor condition and need extensive repairs to upgrade their condition.

The evaluations of individual structures were based upon cursory exterior observations, and not upon detailed interior inspection. Consequently, the results should be used only as a general assessment of the relative conditions in the District.

### 2. Condition of Structures

The overall condition of structures in the District is good. The distribution of the ratings across the criteria categories is shown in Figure 4, Building Conditions. Of the 159 structures, 143 structures, or 90 percent of the total, were rated as excellent or sound. Only eight buildings were rated as marginally deteriorated, and seven were rated as deteriorated. Map 4, Building Conditions shows the locations of these buildings in the District.

**Figure 4, Building Conditions**

| Building Rating | Number of Buildings | Percent of Buildings |
|---|---|---|
| Excellent | 64 | 40 |
| Sound | 79 | 50 |
| Marginally Deteriorated | 8 | 5 |
| Deteriorated | 8 | 5 |
| **Total** | 159 | 100% |
| Note: Includes parking structures. | | |

## E. Building Configuration and Context

Much of the character of downtown Durham relates to the configuration and context of its buildings. The "feel" of the downtown landscape is influenced by the buildings' proportion on the lot, height, orientation and setback. In general, three basic configurations of buildings or groups of buildings exist in the downtown. These include two- to four-story storefronts in continuous blockfaces, high-rises in continuous blockfaces, and freestanding structures. The first two of these have in common the most distinguishing character of any downtown: the continuous blockface.

### 1. Storefront Buildings

Early Twentieth Century construction in the downtown, aside from a few grand structures, was mostly small storefront commercial buildings. Buildings were constructed of dark red brick and decorated with wood trim, stone door and window lintels and brick corbelling. They were placed immediately behind the sidewalk with no setback. Storefront buildings were usually attached to adjacent buildings or separated by only a few feet. These buildings have pedestrian access directly onto the street. These types of buildings clearly define the face of the block. One of Durham's best examples is the blockface on the south side of Main Street between Market Street and West Chapel Hill Street.

### 2. High-Rise Buildings

Taller, high-rise buildings also sharply define the blockface. In Durham, the high-rise buildings are generally faced in granite, stucco or other light grey or buff materials. They are also placed at the back of the sidewalk with no setback. They have direct pedestrian access from the building to the street. Examples of high-rise buildings in continuous blockface include the Hill Building and the First National Bank Building.

### 3. Freestanding Buildings

Freestanding buildings in the downtown are generally used for institutional purposes. They include churches, government offices and public utility offices. Generally, freestanding buildings are large structures, have a much greater setback, include more extensive landscaping, and offer more pedestrian amenities. Examples of this freestanding building configuration include Trinity United Methodist Church, and the First Federal Bank Building.

### 4. Context

The building stock in the downtown is extremely diverse in size, shape and architectural style. There is not a single unifying character as one might find in an intact Victorian residential neighborhood, for example. Consequently, when assessing the compatibility of a proposed new building with the existing character, the context is important.

New construction in the context of a blockface with clearly established design elements (height, setback, cornice lines, etc.) must be reviewed with a different set of standards for compatibility than new construction on a freestanding-type site. The impact of the new construction on neighbors is more severe in the first case than in the second. Design review guidelines for new construction need to reflect the context of a particular structure in the District.

## F. Parks, Open Spaces and Landscape Features

Parks, open spaces and landscaped areas have played an important role in unifying the diverse array of buildings in the downtown. The original form of Durham was not established in a master plan for the town, so formal park areas were not reserved in the early development of downtown. However, several parks, open spaces and landscaped features have subsequently been constructed to offer relief from hard urban surfaces. These are indicated in Map 5, Vistas and Existing Open Spaces.

### 1. Open Spaces and Streetscapes

The naturalistic park at the intersection of Mangum and Main Streets has become the most significant downtown park. Mature specimen trees, annual and perennial flower beds, lawn areas and benches all contribute to a park appearance and function. The park serves pedestrians well and helps to visually tie the Kress Building to the other contrasting structures at the intersection.

Several other areas in the downtown are small, casual pedestrian-oriented open spaces. The most important are as follows:

- Muirhead Plaza, now known as Five Points, at the intersection of Main, Chapel Hill and Morris Streets provides pedestrian amenities such as trees, tables and chairs, and a public art pedestal.
- Orange Street Mall offers restricted vehicular traffic and flowering trees and shrubs to soften the edge between buildings and downtown parking.
- Rotary Park, at Mangum and Chapel Hill Streets is a fitting and colorful entrance to the downtown from the north, with its circular stone wall, fountains and flowering plant materials.
- Holland Street Mall provides mature trees, flowering shrubs and paving stones to enhance the pedestrian connection between Chapel Hill Street and parking lots near the loop.
- The Durham Civic Center and Hotel includes the district's largest downtown plaza. The plaza serves multiple functions and its landscaping and fountains frame a common vista between the Carolina Theatre and the Durham Armory.
- The CCB Plaza, located between Parrish Street, Chapel Hill Street, and Corcoran Street, was created in 2007 as part of a City project to redesign and improve the downtown streetscapes. This space is programmed for community-oriented events and includes two pedestals for future public art and "Major," the big bronze bull.

In addition to these open spaces, many of the streetscapes in downtown have been redesigned and reconstructed to create a more pedestrian, bicycle, and overall transportation friendly Downtown. Main Street and Chapel Hill Street were converted back to two-way traffic, and the City Center streetscapes were updated with decorative pavement and brick pavers, street trees, and new pedestrian and vehicular-oriented lighting fixtures.

## 2. Landscaping

Historically, certain areas in downtown have included clusters of landscaping and, over the years, many of these plantings have matured to become important visual features of the District. See Map 5, Vistas and Existing Open Spaces. The Willow Oak trees on the north and east sides of Trinity United Methodist Church are among the most dramatic landscape features in the downtown. These healthy trees, planted over seventy years ago, are fully mature.

The City has also contributed by planting trees in street rights-of-way. As part of the 2007 streetscape renovation, street trees were planted in much of the district, in many cases to replace vegetation in former sidewalk planters. Large traffic islands to the east of City Hall are planted with street and specimen trees. Several downtown alleys and streets, closed to vehicular traffic, offer landscaped beds and shrubs.

## G. Vistas

Vistas of buildings in downtown Durham are an important aspect of its historic character. The view of buildings from within the downtown and from points surrounding the downtown defines an identity for the City. The City skyline has been dominated by the Hill Building for many years. The steeple of the Trinity United Methodist Church, and the first tower of the Durham Centre (immediately outside but adjacent to the historic district) also add to the skyline. Preserving Durham's historic character involves considering how new construction affects its existing vistas.

Several downtown vistas have been identified and are considered to be of special importance. These are primarily views of buildings in the District from points within the District. They include:

- The First Baptist Church as viewed from Chapel Hill Street;
- The United States Post Office as viewed from the Orange Street Mall;
- The Carolina Theatre (Durham Auditorium) as viewed from Morgan Street;
- The Trinity United Methodist Church as viewed from Holloway Street;
- The Trinity United Methodist Church as viewed from Church Street;
- The Kress Building as viewed from Mangum Street;
- The Hill Building as viewed from Foster Street; and
- The Bargain Furniture Building as viewed from Corcoran Street.

The most prominent of these vistas are shown on Map 5.Other vistas of prominent buildings outside of the District may, in certain cases, be affected by development in the District. Examples of these include the American Tobacco Company complex and the Durham Performing Arts Center to the south of the District, the Imperial Building to the north of the Durham Arts Council Building (Old City Hall), and the Liggett and Meyers Tobacco Company complex to the west along Main Street.

## H. Signage

The signs in downtown Durham represent a broad range of types and styles. Historic signs are still evident on many of the structures. A popular element in Neoclassical Revival buildings was to engrave the name of the company or institution on the uppermost horizontal feature of the facade. The U.S. Post Office and the Durham County Courthouse are two examples of this practice.

Another common sign was the corporate logo or name used as an architectural detail on the facade. Alexander Motor Company includes the engraved name of the company at the top. It also incorporates the Ford Motor Company logo in terra cotta as a main feature. The Kress Building included its logo which used stylized letters to spell the company's name as a main element of the building. Other signs in the downtown are as diverse as the architecture. Simple signs in the downtown include awning signs and painted window signs. Although most are recent, neon signs are found on several buildings hanging in storefront windows. Projecting signs are the most common in the District. In some cases, signs are so prominent that they become significant in their own right, such as the

projecting sign at 339 West Main Street. The SunTrust sign atop the Hill Building has become the most recognizable element in downtown's skyline.

## I. Zoning

The historic district overlay was applied to the downtown area with the original adoption of this Plan and the designation by the City Council. Overlay zones such as this establish regulations that apply in addition to the underlying zone requirements. The present zoning districts include Downtown Design – Core and Downtown Design – Support 1.

### 1. Downtown Design (DD)

The Downtown Design (DD) District is established to encourage intense development and pedestrian activity through regulations appropriate to the downtown area. It focuses on the form of the private and public realm instead of on use and intensity. The standards encourage a vital downtown economy that enhances Durham's position as a commercial, cultural and entertainment hub of the region while increasing livability. The DD District is intended to work in tandem with the Downtown Durham Master Plan and updates and the Downtown Durham Preservation Plan.

No residential density or floor area ratio requirements are included in the DD District and a build-to line is established encouraging building placement close to the street. Building and frontage types regulate a building's interaction with the street and height and massing standards ensure a human-scale frame for the streetscape.

### 2. Downtown Design – Core (DD-C)

Most of the area in the Downtown Durham Historic District is zoned DD-C, Downtown Design – Core. See Map 7, Zoning. This zoning classification permits buildings up to 300 feet by right, with the ability to obtain greater height through the provision of additional project amenities.

### 3. Downtown Design – Support 1 (DD-S1)

The portion of the Downtown Durham Historic District that is located between East Morgan Street, East Seminary Street, North Mangum Street, and North Roxboro Street, including Cleveland Street, is zoned DD-S1. This zoning classification permits buildings up to 100 feet by right, with the ability to obtain up to 150 feet in height through the provision of additional project amenities.

## J. Summary

This analysis section describes the physical characteristic of the Downtown Durham Historic District. The intent is to provide a description that will set the context for the preservation strategy and design review guidelines in later sections. In summary, the characteristics of the downtown may be described as follows:

1. The downtown has interesting and diverse architectural styles that fit together well.

2. Structures rated as "contributing" in architectural or historic significance represent 78 percent of the total structures in the District. Most of these are in excellent or sound condition.

3. Overall, buildings rated as being in "sound" or "excellent" condition constitute 90 percent of the total buildings.

4. The primary exterior material of buildings in the District is brick, with the dominant colors being dark red, gold and blond.

5. Most of the early Twentieth Century brick commercial buildings are decorated with corbelled brick, stone window and door lintels, strong cornice lines and storefront windows.

6. Wood is used throughout the District as a material for trim, window framing, and architectural details, but rarely for siding.

7. The downtown represents a mix of three general building configurations: continuous blockface two-to-four story commercial storefronts, high-rise buildings with no setback, and low-rise office buildings with greater setback, landscaping and pedestrian amenities.

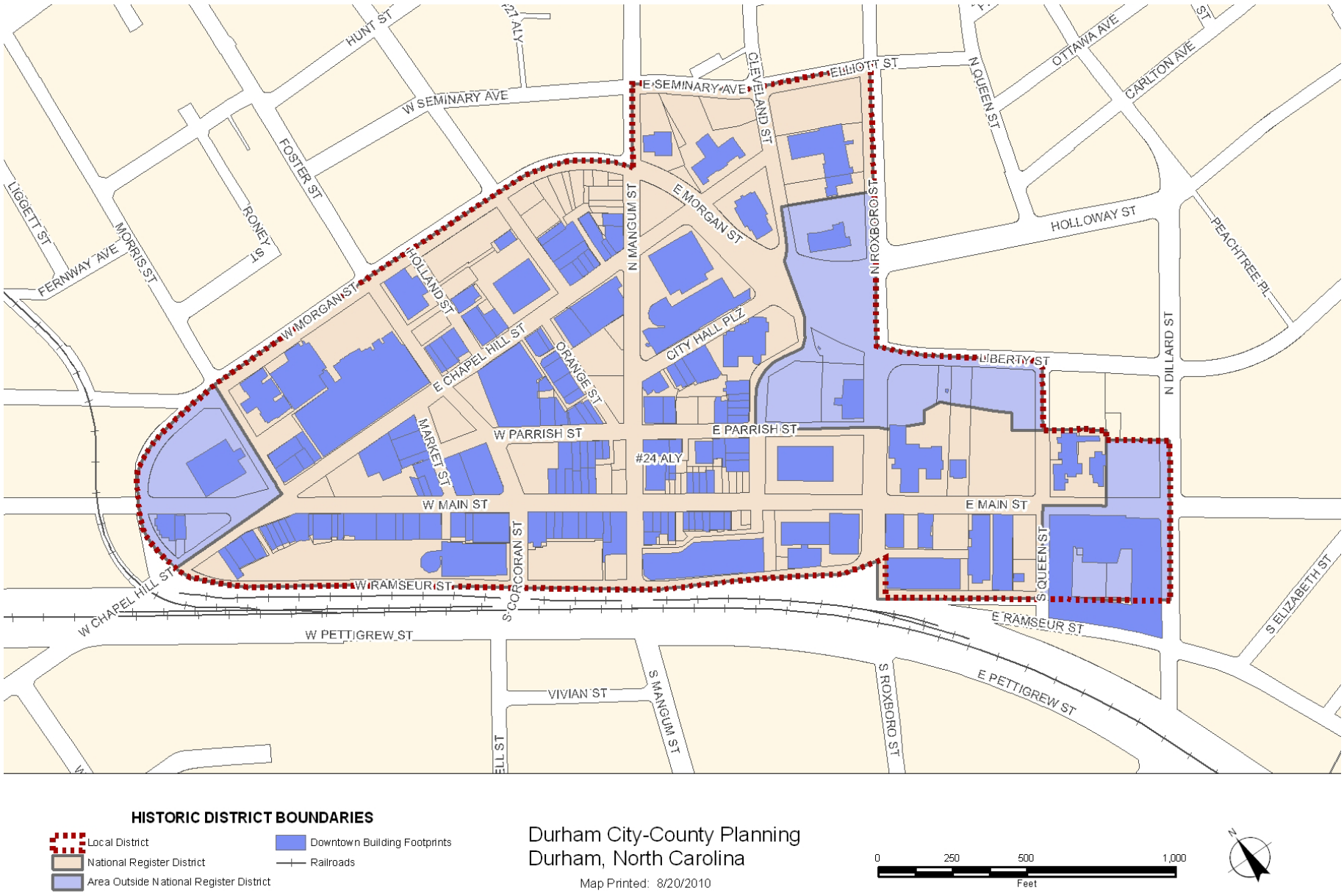
8. Small parks, open spaces and landscaped areas are scattered in the District. The Durham Civic Center Plaza is one of the district's largest open spaces.

9. Several important vistas offer views of prominent downtown buildings.

10. Inappropriate signage or extensive sign clutter do not appear to be significant problems in the District.

11. The present zoning over most of the District permits intensive development and tall buildings.

## Map 2, Local District Boundaries




**HISTORIC DISTRICT BOUNDARIES**

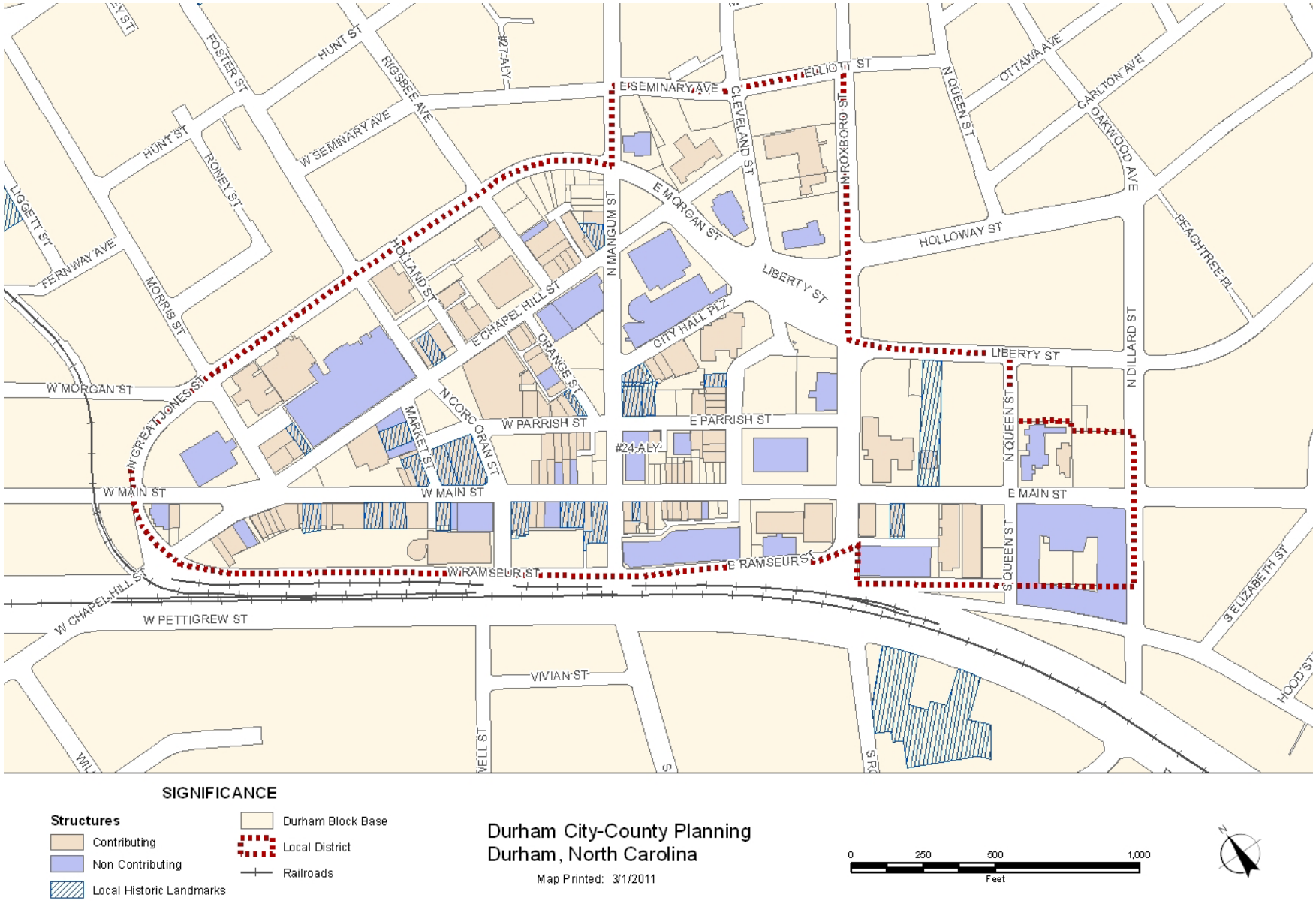
- Local District
- National Register District
- Area Outside National Register District
- Downtown Building Footprints
- Railroads

Durham City-County Planning
Durham, North Carolina

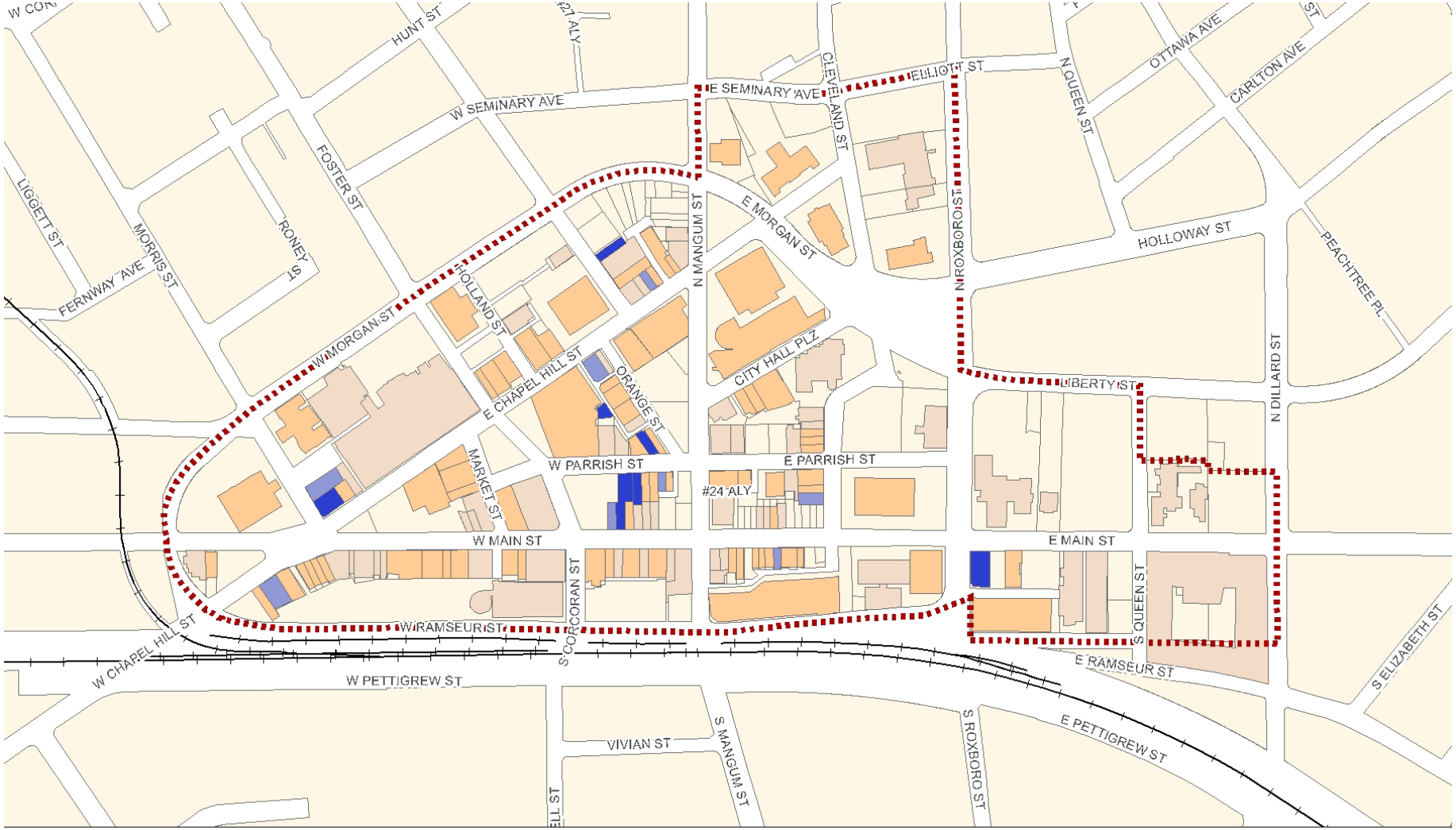
Map Printed: 8/20/2010

0 250 500 1,000
Feet

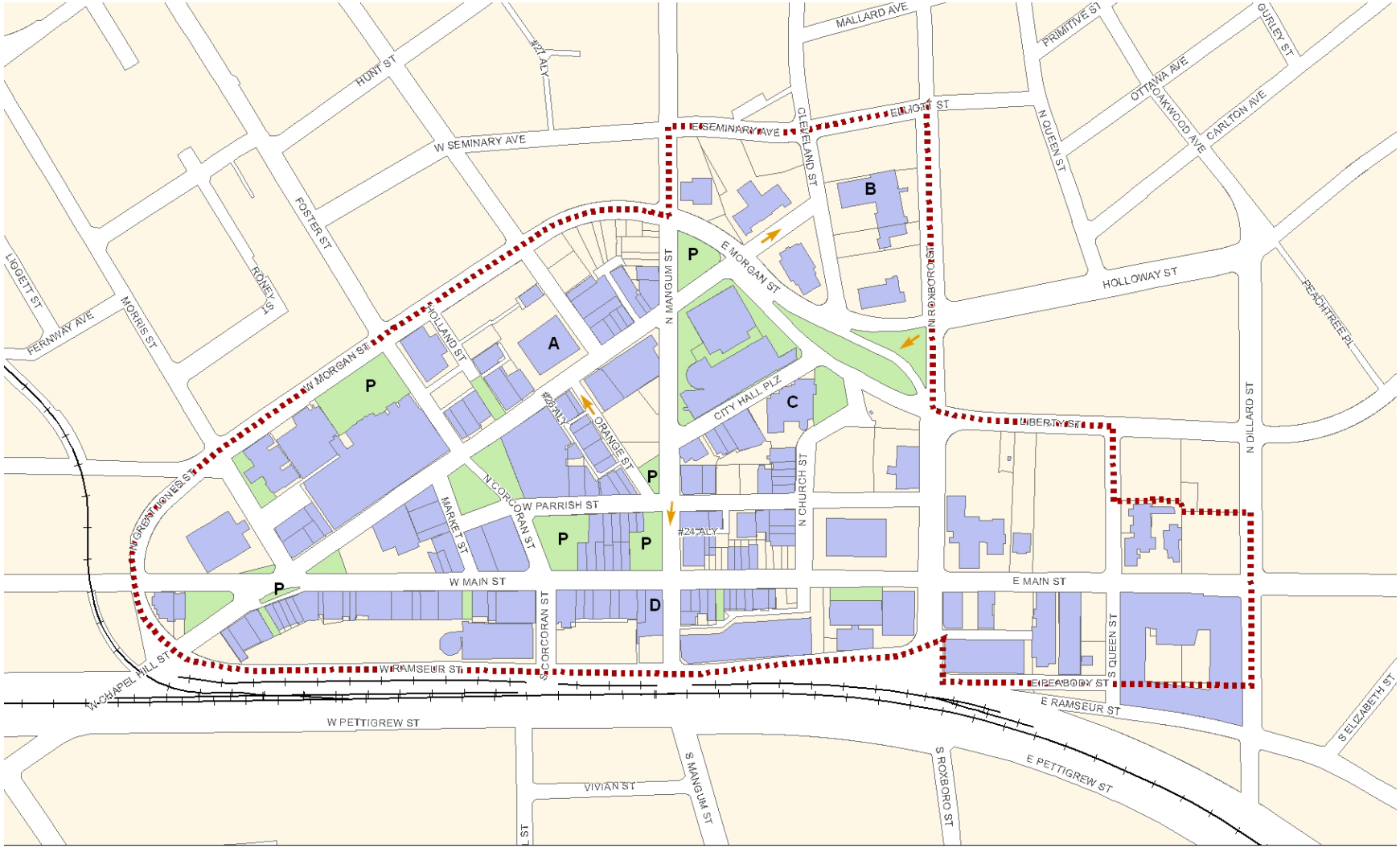
## Map 3, Significance of Structures



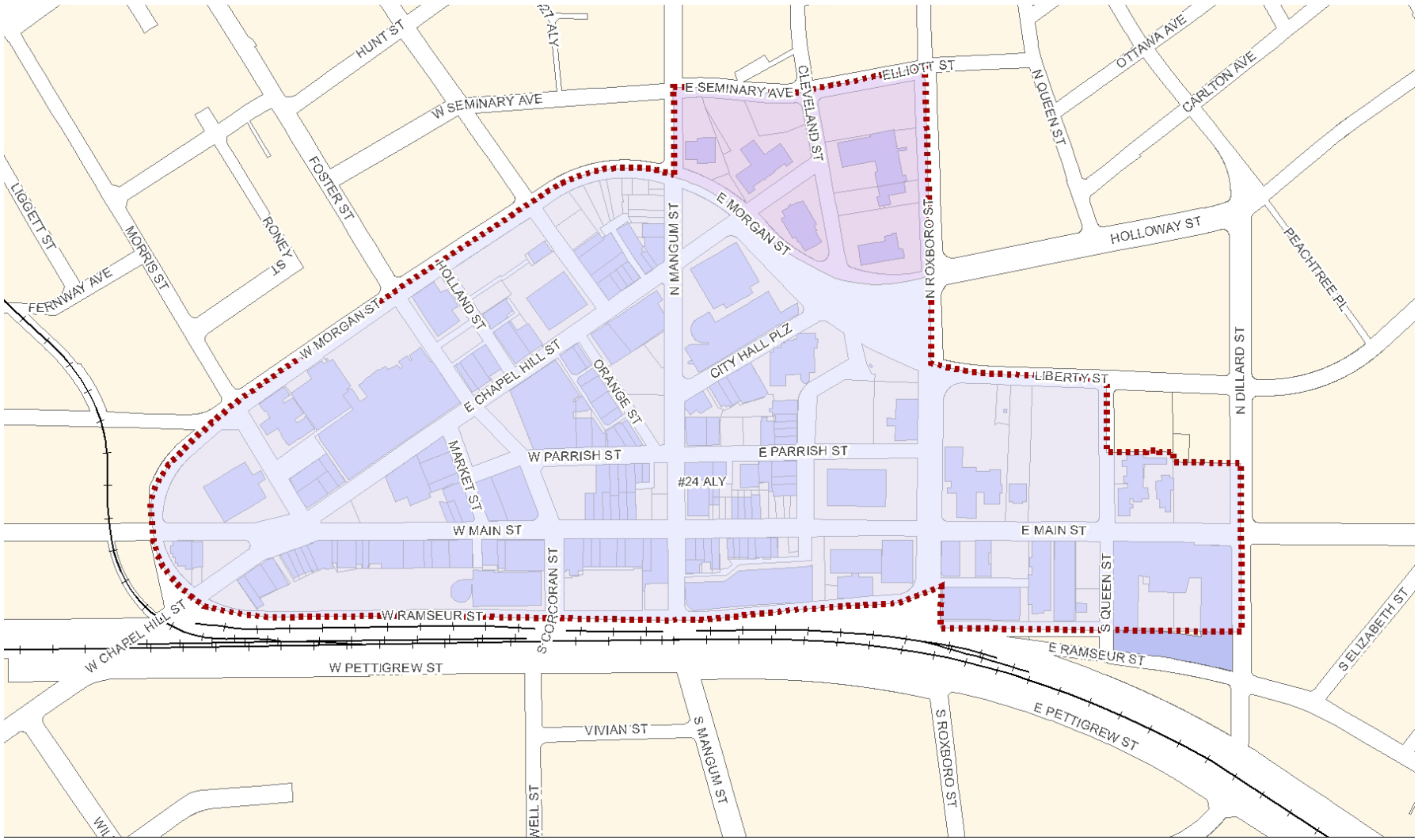
## Map 4, Building Conditions



## Map 5, Vistas and Existing Open Spaces



## Map 6, Zoning




**ZONING**

**Zoning**
- DD-C
- DD-S1

- Local District
- Building Footprints
- Railroads

Durham City-County Planning
Durham, North Carolina

Map Printed: 8/20/2010

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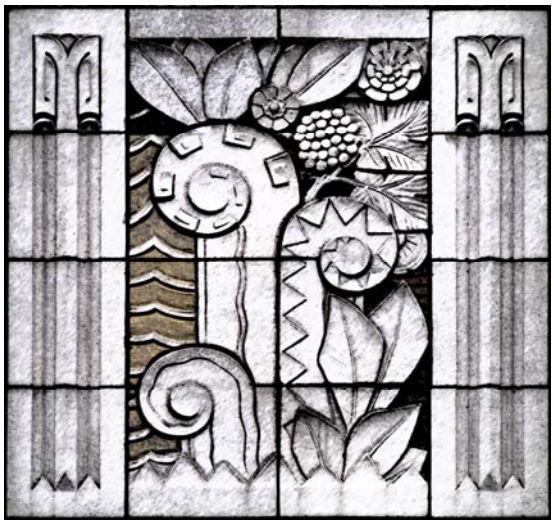
# IV. Historic Preservation Strategy

*Downtown Durham Historic District*
*Preservation Plan*



# IV. Historic Preservation Strategy

The strategy section of the Preservation Plan for the Downtown Durham Historic District consists of the goal, policies, and recommended actions needed to maintain and reestablish the historic context of downtown. The historic preservation goal is a general statement which indicates the desired end state or condition of the local Historic District. Following the goal is a list of policies for the District. The policies are specific statements of what steps the City should take to actively encourage historic preservation in the District. The recommended actions are the suggested means for acting on the policies. The goal, policies and recommendations will guide the City Council, the Historic Preservation Commission, other public bodies, property owners, and developers as they make decisions regarding the future development and preservation of the Downtown Durham Historic District.

## A. Historic Preservation Goal

The goal of the Downtown Historic District Preservation Plan is a viable city center with its historic heritage preserved and displayed in its buildings and landscape, and a community which understands and respects that heritage. Inherent in maintaining a viable city center is dealing with new construction and renovation which sensitively blend with the downtown's historic and architectural character. This goal addresses primarily the physical elements of architecture in the District, but also focuses on developing an awareness in the Durham community and in the downtown District of our historic resources.

### 1. Enhancing Downtown's Diversity

This goal recognizes that the diversity of buildings in Durham's downtown defines its unique charm. There is represented a complex layering of architectural heritages. Fine architectural details coexist with simple red-brick storefronts. High rise towers abut two- to three-story commercial buildings. Renovations of historic buildings incorporate sensitive modern additions as adaptive reuse places new demands on old spaces. New developments complement some of the downtown's finest examples of historic architectural styles.

Enhancing the diversity of architecture in the downtown District, while protecting existing structures, is a major theme of the Downtown Durham Historic Preservation Plan. It is recognized that buildings are a product of their own time and of the unique factors that drive architectural design. These include economic conditions, cost and availability of materials, current building technology, and cultural traditions. Current interpretation of a property owner's building needs can respect the historic character of downtown.

The criteria for District improvements in this Plan were created to encourage diversity in new construction while focusing on sensitivity for existing historic structures.

### 2. Compatibility

Another dimension of the historic preservation goal involves "compatible" building modifications and new construction in the District. What does compatibility mean in this context? In general, compatibility may be defined to mean improvements that support and complement existing historic buildings and settings, rather than conflict with them. Compatibility may be expressed in terms of the scale of buildings, texture of building materials, continuity of lines, degree of detailing, rhythm of openings in walls, or some combination of these design components. Compatibility is determined by the total presentation of building form and finish, site treatment, and the location relative to surrounding buildings and spaces.

Compatibility does not suggest that improvements should or must copy historic architectural styles. Nor does it suggest that building forms in new construction should borrow and reflect historic detailing. It does suggest that a new building should reinforce the existing character of downtown rather than contradict that character.

### 3. Organization of the Policies

The policies of the Downtown Historic District Preservation Plan are grouped into five categories of preservation concern: Education, Technical Assistance, Economic Incentives, Regulation, and Planning Coordination. This categorization is not meant to reflect a priority; these policy areas are considered of equal importance in achieving the Plan's stated goal. Specific recommended actions are included for each policy as concrete steps to be taken by the City or other actors to implement the policies of the Plan. Where applicable, the recommended action is followed by a status update on that action in italics.

## B. Policies and Recommendations

### 1. Education

***Policy***

Provide information and educational resources to property owners, occupants and the community at large about all aspects and implications of historic district designation and historic preservation.

**Recommended Actions**

- Develop an informational brochure for property owners and occupants describing the Historic District designation and how it affects physical modifications. *A brochure regarding signage approvals in the district has been created and distributed.*

- Distribute to all property owners and residents in the district a copy of the Design Review Criteria section of this Plan. *Design Review Criteria are available on the Planning Department website.*
- Investigate and obtain funding to:
    - Develop a historic downtown walking tour, with historic site markers and a self-guide brochure to increase public awareness of the downtown's history. *Preservation Durham leads regular walking tours of downtown focusing on different aspects of the area's history each week.*
    - Develop and conduct an annual City-wide historic preservation rehabilitation workshop, oriented to the needs of District property owners and residents, to display and teach appropriate preservation techniques. *Preservation Durham's Renovator's Network, held periodically involves a series of workshops each year providing Durham citizens the opportunity to learn skills from experts in all aspects of older home ownership, from decorators to plumbers, bankers to landscape gardeners, historians to electricians, and to share their own experiences in home renovation.*
    - Develop an annual awards program recognizing outstanding examples of preservation in the Downtown District. *Preservation Durham's Pyne Preservation Awards have been awarded annually since 1976. Sixteen projects within the Downtown Local Historic District (including the district creation itself) have received award. Several projects within the district have also received Preservation Durham's Neighborhood Conservation Award since its inception in 2002.*

**Discussion**

Education of people affected by historic district designation is probably the single most important means of ensuring its success in preserving the community's historic resources. Property owners need to understand the protection of the downtown character that is inherent in the District designation. Likewise, property owners need to be aware of the restrictions applied to their properties. The benefits of owning property in a designated district are significant. Having property owners aware of the Certificate of Appropriateness requirement will help to alleviate problems of modifications being undertaken without proper review.

An informed citizenry is also an asset in preserving the historic resources in downtown Durham. The community benefits from connecting Durham's past with the buildings and urban areas as they exist today. Knowing about the role of the Downtown area in the City's history will aid in the understanding of why Durham is what it is today.

The policies and recommendations outlined here emphasize a proactive approach to education in historic preservation. The City will coordinate the expertise of its staff, Commission members, the North Carolina Division of Archives and History and other community resource persons as needed to support educational

programs. These programs include information distribution, brochures, audiovisual materials, and workshops.

## 2. Technical Assistance

### *Policy*

Offer reasonable and timely technical assistance to property owners and developers for encouraging and developing compatible designs for restoration and new construction in and around the District.

**Recommended Actions**

- Maintain a historic preservation library to assist District property owners, residents and the community at large in solving technical problems. *The City-County Planning Department maintains historic preservation reference materials.*
- Offer the technical expertise of the City historic preservation staff and Historic Preservation Commission members where appropriate to assist in solving technical problems. *City staff and Commission members offer technical assistance as needed to assist Durham citizens.*
- City staff will actively promote appropriate design in all phases of development of publicly funded projects in and around the District. *Planning Department staff is actively involved in raising historic preservation concerns on public projects.*

**Discussion**

Often property owners find it difficult to deal with problems specific to their historic structures and, in particular, with the maintenance, repair or replacement of historic exterior elements. Frequently, out of frustration or ignorance, historic elements are removed and replaced with incompatible materials.

Significant historic preservation expertise exists in the City staff, Historic Preservation Commission members, State Historic Preservation Office and in the local community. The District Preservation Strategy acknowledges the importance of bringing together technical expertise and property owners planning renovation and/or new construction. But this is not sufficient; property owners can be expected to utilize such expertise only if it will not result in significant additional inconvenience, development time or cost.

## 3. Economic Development

### *Policy*

Provide incentives to property owners and developers to encourage adaptive reuse and renovation of existing structures and historically appropriate new development.

**Recommended Actions**

- Develop a matching grant program for the removal of signs or the replacement of inappropriate signs with appropriate signs and/or awnings. *Downtown Durham, Inc and the City Office of Economic and Workforce Development administer a sign grant program.*
- Develop a below-market-rate revolving loan program for facade renovation and/or for interior building renovation. *Downtown Durham, Inc. and the City Office of Economic and Workforce Development administer a building renovation grant program.*
- Develop a financial assistance program to stimulate downtown affordable housing development.
- Investigate the creation of a special tax district in the District area to finance public improvements. *A variety of downtown stakeholders have had continued discussions regarding the possibility of a special tax district in downtown.*
- Rezone land as appropriate to support downtown development activity. *The property in the district was rezoned to a specially created downtown design district in 2010 to better support downtown development activity and to properly transition to urban neighborhoods surrounding Downtown.*
- Consider establishing a Historic Properties program in the City to be applied to contributing buildings in the downtown in order to provide the associated property tax benefits for properties designated as such. *In 1993, the City established a Local Historic Landmark program to recognize, protect, and provide tax incentives for the most outstanding historic properties in Durham.*
- Encourage and assist property owners and other stakeholders in securing State and Federal tax credits for rehabilitation of contributing structures in the National Register Historic District. *Planning staff and the Historic Preservation Commission consistently provide information on available tax credits to applicants and property owners.*

**Discussion**

Although the market for downtown development is improving, the City recognizes that additional financial incentives that encourage compatible design are important to stimulate private investment in the District. Programs that match private investment with public funds are preferred. The programs will be directed toward signs and awnings, exterior building facade renovations, interior building renovations and improving the public facilities and features that serve the downtown.

## 4. Regulation

### *Policy*

Provide regulatory controls to ensure that development in the District is designed, constructed and maintained in a manner compatible with its historic character as

per *Unified Development Ordinance* Sec. 2.5, Historic Preservation Commission, and NCGS 160A-400.8.

**Discussion**

The major regulatory authority granted to the Historic Preservation Commission is the issuance of Certificates of Appropriateness (COA) which protects the neighborhood from intrusive exterior treatments of buildings. The State enabling legislation and local ordinance require that design review criteria be established to indicate what constitutes historically appropriate building modifications. These design review criteria for the Downtown Durham Historic District are included in this Plan.

To further protect the integrity of the District, the Commission may delay demolition within the District for up to 365 days, initiate and participate in negotiations to save buildings, propose changes in City policies affecting historic resources, and report violations. The Historic Preservation Commission intends to take an active role in exercising its authority to protect the District.

## 5. Planning Coordination

***Policy***

Promote coordinated planning in and around the Downtown Durham Historic District to support and encourage historic preservation.

**Recommended Actions**

Continue to develop and implement community development plans that support the downtown District.

**Discussion**

Historic preservation objectives can best be achieved if the area is viable and contributes to a thriving economy. The coordination between public and private development will help create stability in the District. The ability of the various developers, nonprofit groups, business leaders and local governments to work together displays a diverse interest in the redevelopment of Downtown.

Preservation of significant structures should continue to be a major attribute of redevelopment to capitalize on the assets of Durham's past. Coordinated planning of activities in and around the District will help to realize the development potential of downtown Durham.

# V. Principles and Design Review Criteria

*Downtown Durham Historic District*
*Preservation Plan*

# V. Principles and Design Review Criteria

## A. Introduction

The preservation of a city's historic fabric is a continuing concern in the face of growth and development. The City of Durham has the opportunity with its Historic District Overlay to provide a means of achieving a sound policy for rehabilitation, new construction, and streetscape improvements within the Downtown Durham Historic District.

When local districts are designated, owners of property in the District are bound by the following restriction:

> From and after the designation of an historic district or historic landmark, no exterior feature or designated portion of any building or other structure (including masonry walls, fences, light fixtures, steps, pavement, and other appurtenant features) nor any above-ground utility structure nor any type of outdoor advertising sign shall be erected, altered, restored, moved or demolished within or on such historic district…until after an application for a certificate of appropriateness as to the exterior feature or designated portion has been submitted to and approved by the Historic Preservation Commission. (*Unified Development Ordinance* Sec. 3.18.1A)

The design review criteria contained herein were created to guide the Historic Preservation Commission in their decisions about whether a proposed modification is in keeping with the historic character of downtown Durham. In addition, these guidelines assist property owners and developers in understanding what constitutes historically appropriate new construction and rehabilitation.

The overall objective of these general guidelines is to help ensure the integrity of Durham's historic areas by promoting sensitive rehabilitation and harmonious new construction. The design review criteria will prove to be beneficial during the earliest stages of planning and design of District construction projects.

### 1. *Secretary of Interior's Standards for Rehabilitation*

The *Secretary of Interior's Standards for Rehabilitation* were created to assess historic preservation projects which involve Federal and State funds and/or tax incentives. These standards are used nationwide and form an integral component of the design guidelines for this District. These guidelines provide a general approach to new construction and rehabilitation in historic districts, while the

local review criteria offer significantly more detail. Work within the historic district must comply with the *Secretary's Standards for Rehabilitation*. A copy of the current standards can be obtained from the Durham City-County Planning Department, or the State Historic Preservation Office.

### 2. Organization of the Design Review Criteria

While the Secretary's Standards offer a good starting point for considering rehabilitation and new construction in historic areas, more detailed guidance will be beneficial in encouraging well designed modifications in downtown Durham. This section explains the local review criteria that follow.

The local design review criteria are grouped into the following categories: new construction, rehabilitation of existing structures, streetscape, site work, moving of structures and demolition. For each topic area, criteria for appropriate design in the District are provided.

Note that the streetscape design review criteria relate to the appearance of the site, whereas the other design review criteria relate to the appearance of the structure. When a development project is being reviewed for compatibility with the criteria in this Plan, the streetscape criteria will apply in addition to the appropriate structure criteria.

## B. Local Review Criteria

### 1. New Construction

#### a. Design Elements and Mass Proportions

Through the arrangement of design elements and the arrangement of the mass proportions, new construction shall be compatible with other structures in the block that are rated as contributing. This is not intended to restrict the overall mass or height of buildings in the District. Where no contributing structures exist in the block, contributing structures in adjacent blocks or in the entire District shall be used to determine compatibility.

#### b. Front Facade Height

**1.** Architectural significance shall be given to the street level facade to enhance the perception of a continuous blockface.

**2.** In general, the height of the front facade of new construction shall be compatible with other front facades in the blockface.

**3.** Where front facades are of differing heights on the blockface, the front facade of new construction shall be a maximum of two stories higher than other front facades in the blockface or compatible in design and scale with contributing structures in the blockface.

**4.** High-rise buildings shall include a street level facade whose height is compatible with the other structures in the adjacent

blockface. The portion of the building above the street level facade may be higher, provided that the upper story building step-back is at least 15 feet deep or sufficiently to preserve the continuity of the blockface's street level facade. See diagram in paragraph 6.12.2C.2 of the *Unified Development Ordinance*.

**c. Setback**

**1.** Setback of buildings should be compatible with surrounding structures in the block and other nearby structures.

**2.** Entrance orientation should be compatible with surrounding structures in the block and other nearby structures. Entrances may be set back beyond the front facade provided that structural elements, such as columns, pilasters, etc., align with the street level setback of adjacent buildings.

**d. Fenestration**

**1.** The rhythm of walls, cornices, and fenestration (doors and windows) shall be compatible with contributing structures in the adjacent blockface.

**2.** Buildings on corner lots should be designed with two facades of similar architectural expression and articulation.

**3.** The proportion and size of windows shall be compatible with contributing structures in the adjacent blockface.

**4.** The street level front facade shall be the primary access into and out of the structure.

**5.** Transparent windows and doors shall constitute at least one half of the first floor front facade.

**6.** Simulated window muntins, when used, should not be located solely between the glass panes, but also be fixed on the inside and outside of the glass.

**e. Materials and Textures**

**1.** Materials and textures of new buildings shall be compatible with those found on contributing structures in the adjacent blockface or other portions of the Downtown District.

**2.** Aluminum, vinyl and plastic sidings and details shall not be used.

**f. Pedestrian Access**

**1.** Provide convenient street-level pedestrian connections between and through larger buildings.

**2.** The primary pedestrian access to buildings should be located at the street level and be accessed directly from the street.

**g. Site Placement**

New construction should be placed on a site to maintain and enhance vistas of historic structures, where possible.

**h. Roofs Forms and Equipment**

**1.** Roofs shall be of a style, shape and slope that are compatible with contributing structures.

**2.** All mechanical and utility equipment to be located on the roof shall be set back and/or screened so that the equipment is not visible from the adjacent street.

**i. Parking Structures**

**1.** Parking structures should be compatible with adjacent structures in material, scale and fenestration.

**2.** Avoid attempts to design parking structures that create a false historic appearance.

**Note:** Streetscape Design Review Criteria (section 3) apply in addition to the New Construction Criteria.

## 2. Rehabilitation of Existing Structures

The guidelines for rehabilitation of existing structures are oriented toward the design of building alterations rather than the techniques of rehabilitation. The proper approach to rehabilitation is extremely important to maintaining the long term integrity of older buildings. However, these guidelines emphasize how the appropriate exterior appearance of the rehabilitated structure should look rather than how to carry out proper rehabilitation. This orientation toward exterior appearance in the design guidelines reflects the emphasis of the Historic District Overlay and the regulatory authority it establishes for the Commission.

Information on proper rehabilitation techniques is available from many sources. The list of references in an appendix at the end of this document includes several texts on rehabilitation techniques. Of particular value are the following four sources:

- The Secretary of the Interior's Standards for Rehabilitation;
- The companion publication to the Secretary's Standards called Guidelines for Rehabilitating Historic Buildings;
- Numerous publications from the National Trust for Historic Preservation; and
- The "Preservation Briefs" from the National Parks Service.

The staff of the State Historic Preservation Office is also available for consultation. And finally, the staff of the Durham City-County Planning Department is willing and able to assist property owners in understanding good practices for building rehabilitation.

The following criteria should guide rehabilitation:

**a. Maintenance and Repair**

**1.** The proper maintenance and repair of historic buildings and original elements is preferred over their removal, replacement or reconstruction.

**2.** Do not replace complete elements when portions of the element could be patched or repaired.

**3.** Repair damaged elements by using like materials or other materials which have the same appearance and are compatible with any remaining part of the original element.

**b. Removal**

**1.** Do not remove a historic element unless documentation establishes that repair of the element is not technically or economically feasible.

**2.** Remove a totally deteriorated historic feature or a non-historic feature with the gentlest means possible to protect the underlying or attached historic material.

**3.** Remove any screening material which was added to the structure in an attempt to hide historic elements and to "modernize" the facade.

**4.** Do not remove or change architectural elements that are important aspects of the historical or architectural character of the building.

**c. Replacement and Reconstruction**

**1.** Replace architectural elements only when the element is completely deteriorated or missing.

**2.** Replace a deteriorated element with the same material and in the same design, if feasible.

**3.** Reconstruct elements to a scale, material, finish and color compatible with the historic building.

**4.** Do not add elements which are not original to or appropriate for the historic building.

**5.** Avoid attempts to recreate a false historic appearance on buildings that retain little or none of their original historic elements.

**d. Windows and Openings**

**1.** Do not replace historic windows with contemporary treatments.

**2.** The original size, shape, outward appearance, and number of windows shall be maintained, including in structures where drop ceilings have been installed.

**3.** Retain the original number and configuration of window lights (panes).

**4.** Uncover and repair any windows which have been screened or filled in.

**5.** Properly maintain, paint, caulk and clean all windows.

**6.** Remove any non-historic signs hanging on the exterior which obstruct windows or details.

**7.** Do not use darkened, shaded, or reflective glass as replacements for clear glass.

**8.** Do not install window-mounted heating and air conditioning units on street facing facades.

**9.** Internal and external horizontal or vertical bars shall not be installed on windows that are visible from public rights-of-way.

**e. Masonry**

**1.** The regular maintenance of masonry, with an eye toward the effects of weathering, is preferable to repair and replacement.

**2.** When repair or replacement is necessary, the new material shall conform to the original in size, texture, material and overall appearance.

**3.** Only originally painted masonry should be repainted. Do not paint previously unpainted masonry surfaces.

**4.** Avoid masonry maintenance methods that are destructive to the original material.

**f. Wood**

**1.** Wood elements should be properly primed, painted and caulked to prevent deterioration.

**2.** Consolidation and repair of wood elements is preferred over complete replacement.

**3.** Avoid removing paint without refinishing.

**4.** Avoid using paint removal methods that are destructive to the original material.

## 3. Streetscape

Streetscape is a general term used to describe the urban landscape. The streetscape includes streets, sidewalks, plazas, traffic signs, utility lines and fixtures, planters and landscape plantings, street lighting fixtures, fountains and water features, benches, trash receptacles, bicycle racks, bus shelters and any other sidewalk furniture. The Downtown Streetscape chapter of the Durham Design Manual contains the streetscape guidelines that shall apply in the district.

## 4. Site Work

**a. Landscape Plantings**

**1.** Landscaped areas should consist of planting materials that are compatible with and appropriate for the urban environment.

2. Existing parks, trees and other landscaped areas should be protected from intrusive development.

3. Plantings should be used to screen parking lots, loading areas, and major utility structures.

4. No artificial planting materials, such as plastic, fabric, etc., should be used on the exterior of structures nor incorporated into landscaping around structures.

5. Incompatible plant materials, such as cacti, palms, yuccas, etc. should not be used.

6. Plantings which obstruct the view of historic structures or important building details should be avoided.

7. Avoid plantings which create a potential hazard or obstacle for pedestrians, such as thorns, falling fruit, low branching trees over sidewalks, etc.

**b. Paving and Parking**

1. Preserve and maintain any areas of original or historic paving materials, such as granite, tiles, paving stones, brick and glass block.

2. Paving for sidewalks and plazas should be compatible with adjacent historic structures and new construction.

3. When possible, use paving stones, bricks, or other appropriate material to help break up large expanses of concrete and open paved areas.

4. Avoid gravel walkways and parking lots.

5. Avoid large expanses of paving without landscape plantings.

6. Screening of parking lots and structures should be compatible with adjacent structures. Screening includes fences, walls and plantings.

7. Parking lots should be paved.

**c. Fences and Walls**

1. Use fences, gates and walls in addition to landscaping to appropriately screen parking lots, loading areas, trash receptacles, and utility structures.

2. Design fences and walls to be compatible with and integral to the buildings they serve.

3. Appropriate materials for fences and walls are stone, unit masonry, metal, and wood.

4. Do not use chain link, basket weave, and other incompatible fence types and styles.

**d. Vistas**

**1.** Prominent vistas of important structures and amenities should not be obstructed by landscape features.

**2.** Use landscape features and plantings to enhance and complement vistas.

•

**e. Signs and Awnings**

**1.** Signs and awnings should be compatible with the structure in size, scale, style, material, and graphics.

**2.** Avoid removing distinctive signs that are an integral part of the facade or contribute to the historic character of the structure or District.

**3.** The location of new signs and awnings on commercial buildings should conform with the appropriate placement of signs and awnings on historic buildings.

**4.** Design and locate storefront signs so that they do not obstruct architectural details of the building.

**5.** Attach storefront signs in a manner which does not cause damage or major alteration to the historic elements of a building.

**6.** Do not use translucent plastic signs which have lighting within the sign, where the background is completely illuminated.

**7.** Billboards and large billboard type signs are not appropriate in the District.

**f. Utilities**

**1.** Locate utility equipment and facilities in a manner compatible with adjacent historic structures, to the extent feasible.

**2.** Use landscaping, walls and fences as appropriate to screen utility equipment and facilities.

**3.** Locate utility lines underground.

## 5. Moving of Structures

The Commission will discourage the moving of structures into and out of the District. However, the moving of a historic structure is preferred over demolition as an alternative of last resort.

**a.** A building should be moved only if it is in danger of demolition.

**b.** Moving a historic structure from one site to another within the District is preferred to moving the structure out of the district.

**c.** Moving a historic structure shall be considered demolition and require a COA for demolition to be obtained (in accordance with NCGS 160A-400.14).

**d.** Any building to be moved into the District will be reviewed according to new construction guidelines.

**e.** Any building being moved must meet all applicable City codes and regulations.

## 6. Demolition

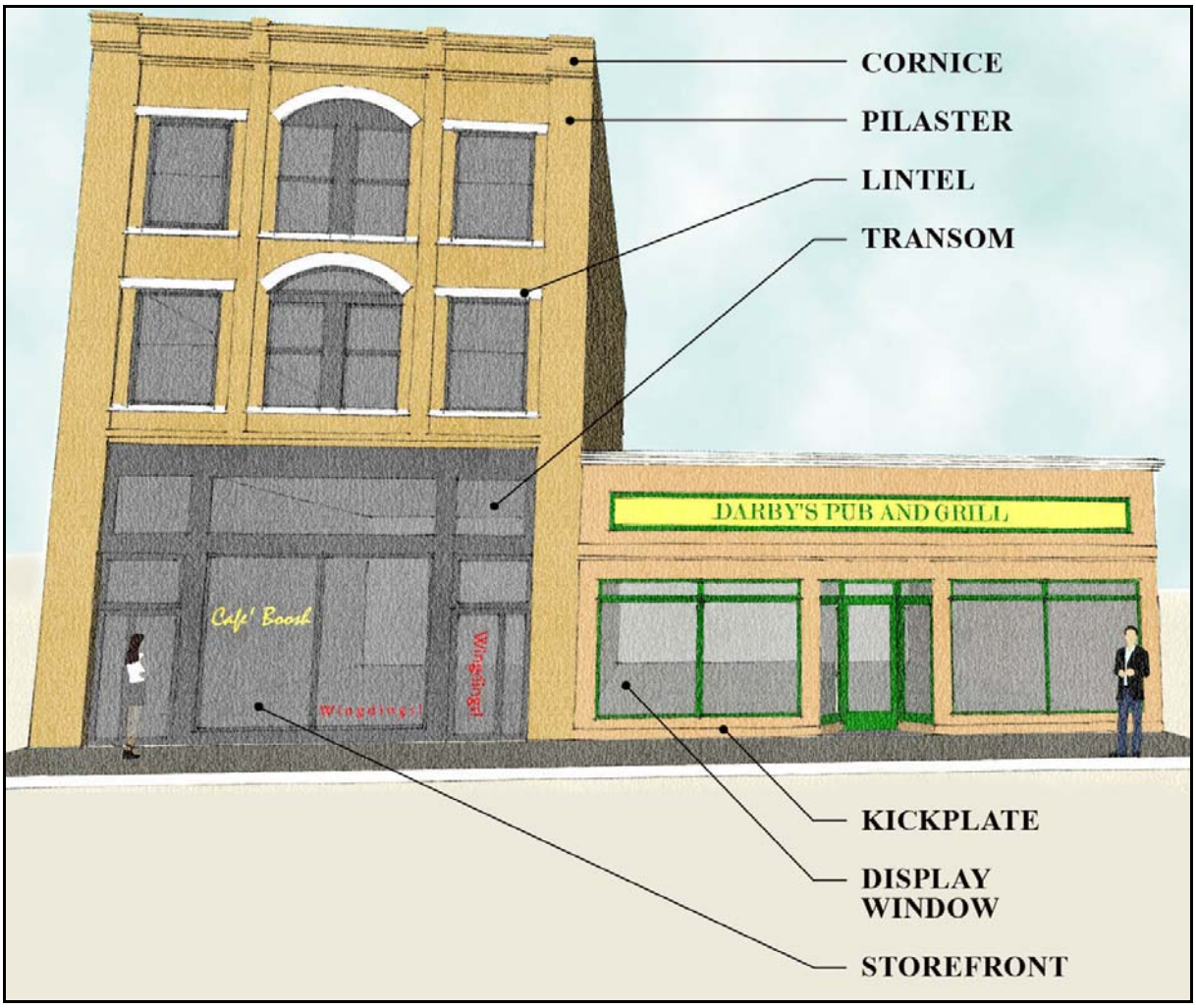
Demolition of historically significant structures is the antithesis of preservation. The policies of this Plan emphasize rehabilitation and adaptive reuse over demolition. Consequently, the Commission will use its authority to delay demolition of historic structures whenever possible to investigate means to save the building (in accordance with NCGS 160A-400.14). It is the responsibility of the property owner to demonstrate that rehabilitation is not appropriate, if demolition is sought.

**a.** If a historic building's condition is such that rehabilitation and use of the building is judged not to be feasible, then a COA for demolition should be granted, effective immediately. It is the responsibility of the property owner to demonstrate that rehabilitation is not reasonable.

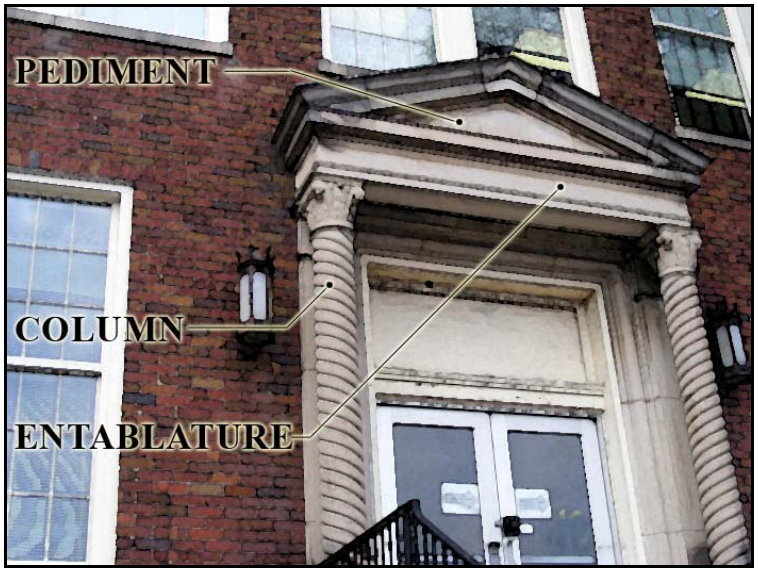
**b.** If a historic building's condition is such that rehabilitation and use of the building is judged to be feasible, then a COA for demolition should be granted with an effective date extended for the maximum time allowed by law (365 days). During this time the property owner shall work with the Historic Preservation Commission toward a viable alternative to demolition. If public safety is threatened, interim steps may have to be taken to close and secure the structure.

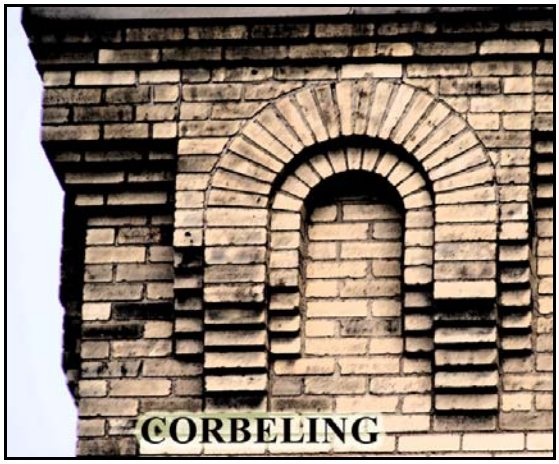
**c.** Any application for a COA for demolition shall include plans, subject to the guidelines herein, for the site after demolition.

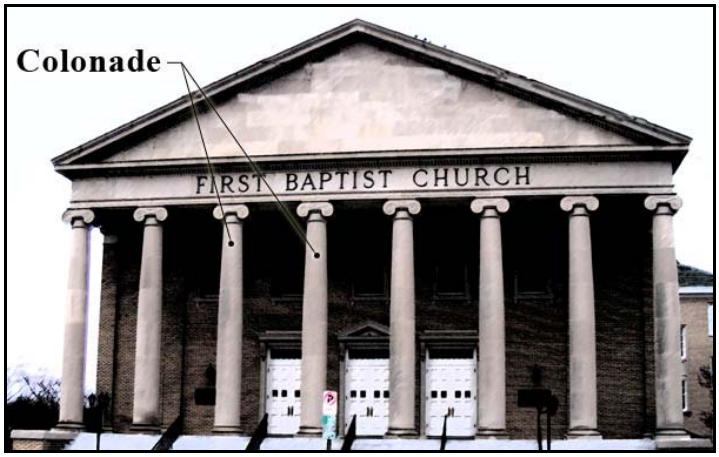
## Figure 5, Typical Architectural Details



## Figure 5, Typical Architectural Details



# VI. Conclusion

*Downtown Durham Historic District*
*Preservation Plan*

# VI. Conclusion

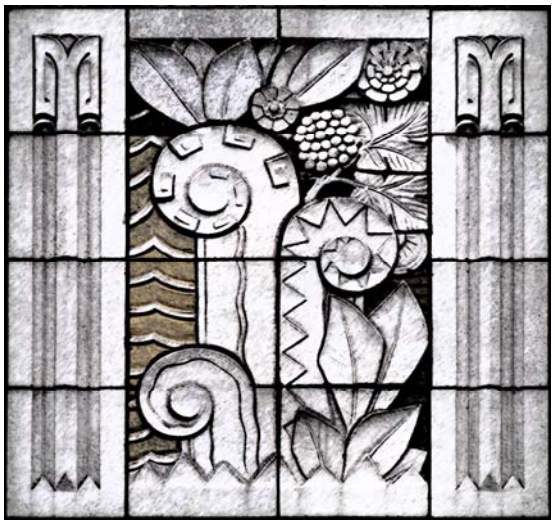
The designation of the Downtown Durham Historic District and the adoption of the Preservation Plan establishes the area as a locally accepted asset, worthy of protection. The preservation of existing historic buildings and settings and the promotion of harmonious new construction is the focus of this document. Recognizing a historic amenity and protecting it should not be viewed as a hindrance to new construction and creative architecture. Historic district designation should be thought of as a means to continue the Durham tradition of producing buildings which are elements of their own time and place. Furthermore, the protection of historic areas in other cities has proven to be a catalyst for new development and an important attraction that brings more people to the area for business and shopping.

"Compatibility" will be the primary guide for the Historic Preservation Commission when that body reviews changes in the Downtown Historic District. The objective of the Commission is to insure the district's future value as the physical representation of Durham's heritage and not to eliminate progress. The local designation of the Downtown Durham Historic District is the best means to protect this valuable area.

The Appendixes that follow include a glossary of terms reflected in this document, a list of all properties in the District and their condition and significance, and reference materials used in this document.

# VII. Appendices

*Downtown Durham Historic District*
*Preservation Plan*



# VII. Appendices

## A. Appendix, Glossary

| | |
|---|---|
| **BAY** | A vertical visual division on the facade of a building based on underlying structural members. |
| **BLOCK FACE** | The entire block as viewed from the street, including streetscape, building facades, landscaping, front and side yards, and utilities. Usually shown in elevation drawings. |
| **BRACKET** | A decorative feature below a cornice or eave which may serve as support. |
| **COLUMN** | A vertical support, usually supporting a roof structure. Often columns contain a base, shaft and capital. |
| **COLONNADE** | A row of columns supporting a roof element or upper floor. |
| **COPING** | An element covering the top of a wall to protect the wall from weather. |
| **CORBELING** | Where rows of stepped masonry units, or corbels, gradually build a wall out from the vertical; used as a simple kind of vaulting, or as decoration. |
| **CORNICE** | A decorative horizontal projection usually found at the top of an exterior wall or at the perimeter of a roof. The feature is used to give a finished look to the facade. |
| **DENTIL** | An individual element in a row of block-shaped projections beneath a cornice or other architectural feature on a facade. |
| **DISPLAY WINDOW** | The large unobstructed window on one or both sides of the entrance of a store front. |
| **ELEVATION** | The exterior vertical faces of a structure shown in drawings. |
| **ENTABLATURE** | The topmost part of a Classical order, which is an elaborated beam that is supported by columns. The entablature is divided horizontally into the architrave (bottom), frieze and cornice (top). |
| **FACADE** | The wall face of a building. |
| **FENESTRATION** | The arrangement of windows and openings on a building. |

**FOOT PRINT** The perimeter or outline of a structure as it is positioned on the land in plan.

**INFILL STRUCTURE** A new building in a block or row of existing buildings.

**KICKPLATE** The solid panels below display windows, used for support and protection of the glass. The advent of tempered glass, new means of support and larger display windows has made kickplates less important.

**LINTEL** A horizontal structural member which spans an opening in a wall such as for a window, door, or the storefront facade above the entrance. Often the store's sign was placed on the lintel.

**ORIENTATION** The directional placement of a structure to its setting, the street and other structures.

**PATTERN** The various forms (materials, windows, buildings, etc.) arranged in a rhythmic manner that is repeated on a single building or in a blockface.

**PEDIMENT** A triangular, vertical plane located at the roofline. The detail has found new acceptance on post-modern architecture.

**PIER** A vertical support typically used in foundation systems or as a base for columns.

**PILASTER** A column that is attached to and projects from the wall.

**PLAN** A drawing showing the building and its setting on a horizontal plane.

**PRESERVATION** A process undertaken to maintain a property in its present or historic state.

**REHABILITATION** The alteration and/or repair of a structure (of any age) for a new use while retaining its original character.

**RENOVATION** A general term meaning the renewal, rehabilitation or restoration of a building.

**REPOINTING** The repair and/or replacement of deteriorated or damaged mortar.

**RESTORATION** Recreating the appearance of a structure or site from a particular period of time in its history by replacing lost elements and removing later ones.

**SCALE** The relationship of the mass and size of a structure to other buildings and humans.

**SOFFIT** The underside of a cornice, eave, arch, stairway or other architectural element.

**STOREFRONT** The street level facade of a commercial building with an entrance and display windows. The area behind the storefront is historically a store or shop and the levels above are generally offices, storage or residential units.

**STREETSCAPE** The visual elements of a street, including the road, adjoining buildings, street furniture, trees and open spaces, etc, that combine to form the street's character.

**STUCCO** A material made of an aggregate, a binder, and water. Stucco is used as a coating for walls and ceilings and for decoration and may be used to cover less appealing materials such as concrete block.

**TERRA COTTA** Tiles or construction units made of cast and fired clay. The material is often used for intricate surface details and decorative roof covering. Terra cotta can be glazed or unglazed and comes in various earth tone colors.

**TEXTURE** The feel or shape of a surface or substance; the smoothness, roughness, softness, etc. of something.

**TRANSOM** A horizontal bar which separates a window light from a lower light or a door opening. A transom light is a rectangular window above a door or storefront window.

**TRIM** The decorative or framing elements applied to a facade to finish or cover construction joints, changes in materials, and changes in angles.

## B. Appendix, District Properties List

**LEGEND:**
Significance: C=Contributing, NC=Noncontributing
Building Condition: E=Excellent, S=Sound, MD=Marginally Deteriorated, D=Deteriorated
*Property is designated as a Local Historic Landmark

| PIN | PID | STREET # | Street | NAME | SIGNIF. | COND. | YEAR BUILT |
|---|---|---|---|---|---|---|---|
| -- | -- | -- | CHAPEL HILL ST E | PARKING LOT | NA | NA | -- |
| 0821-08-87-5827 | 103053 | 105-109 | CHAPEL HILL ST E | COMMERCIAL BUILDING | C | S | 1920-30s |
| 0821-08-87-6809 | 103054 | 111 | CHAPEL HILL ST E | HALL-WYNNE (PENNY FURNITURE BUILDING)* | C | E | 1909 |
| 0821-08-87-7752 | 103038 | 132 | CHAPEL HILL ST E | HERALD SUN BUILDING | C | S | LATE 1920s EARLY 30s |
| 0821-08-87-7752 | 103038 | 136 | CHAPEL HILL ST E | HERALD SUN BUILDING | C | S | 1986 |
| 0821-08-97-1818 | 103014 | 301 | CHAPEL HILL ST E | COMMERCIAL BUILDING | C | S | 1900-19 |
| 0821-08-97-1858 | 103015 | 303 | CHAPEL HILL ST E | COMMERCIAL BUILDING (FORMER PALMS RESTAURANT)* | C | S | PRE-1919 |
| 0821-08-97-1898 | 103016 | 309 | CHAPEL HILL ST E | HOLLAND BROS FURNITURE CO | C | S | 1919 |
| 0821-08-97-2899 | 103006 | 315 | CHAPEL HILL ST E | HOME SAVINGS & LOAN | C | S | 1968 |
| 0821-08-97-3849 | 103007 | 319 | CHAPEL HILL ST E | COMMERCIAL BUILDING | C | S | 1951 |
| 0821-08-97-4723 | 102784 | 320 | CHAPEL HILL ST E | CENTER FURNITURE | C | MD | 1923 |
| 0821-08-97-4762 | 102783 | 322 | CHAPEL HILL ST E | COMMERCIAL BUILDING | C | E | 1930 |
| 0821-08-97-4976 | 103008 | 323 | CHAPEL HILL ST E | US POST OFFICE | C | S | 1934 |
| 0821-08-97-6761 | 102973 | 326 | CHAPEL HILL ST E | CITY PARKING DECK | NC | S | 1980 |
| 0821-08-97-6856 | 102974 | 401 | CHAPEL HILL ST E | COMMERCIAL BUILDING | C | E | PRE-1919 |
| 0821-08-97-6896 | 102975 | 405 | CHAPEL HILL ST E | COMMERCIAL BUILDING | C | E | 1919-22 |
| 0821-08-97-7816 | 102976 | 407 | CHAPEL HILL ST E | COMMERCIAL BUILDING | C | MD | 1919 |
| 0821-08-97-7836 | 102977 | 409 | CHAPEL HILL ST E | COMMERCIAL BUILDING | C | S | 1924 |
| 0821-08-97-7992 | 102978 | 413 | CHAPEL HILL ST E | COMMERCIAL BUILDING | C | S | 1924 |
| 0821-08-97-8816 | 102979 | 415 | CHAPEL HILL ST E | COMMERCIAL BUILDING | C | S | 1925 |
| 0821-08-87-2723 | 103099 | 101-103 | CHAPEL HILL ST W | KIMBRELLS FURNITURE | NC | S | 1995 |
| 0821-08-87-2723 | 103099 | 105-107 | CHAPEL HILL ST W | COMMERCIAL BUILDING | C | MD | 1913-19 |
| 0821-08-87-1753 | 103100 | 109 | CHAPEL HILL ST W | COMMERCIAL BUILDING | C | S | 1920 |
| 0821-08-87-1713 | 103101 | 111 | CHAPEL HILL ST W | PARKING LOT | NA | NA | -- |
| 0821-12-97-7040 | 102835 | 107 | CHURCH ST N | COMMERCIAL BUILDING | C | MD | PRE-1920s |
| 0821-12-97-7063 | 102836 | 109 | CHURCH ST N | COMMERCIAL BUILDING | C | S | PRE-1920 |
| 0821-12-97-8155 | 102958 | 203 | CHURCH ST N | COMMERCIAL BUILDING | C | S | EARLY 1900s |
| 0821-12-97-8167 | 102959 | 205 | CHURCH ST N | COMMERCIAL BUILDING | C | S | PRE-1919 |
| 0821-12-97-8179 | 102960 | 207 | CHURCH ST N | COMMERCIAL BUILDING | C | E | PRE-1919 |
| 0821-12-97-8292 | 102961 | 209 | CHURCH ST N | DURHAM LAUNDRY BUILDING* | C | E | 1923 |
| 0821-08-97-8693 | 102963 | 101 | CITY HALL PLAZA | CITY HALL | NC | S | 1976 |
| 0821-08-97-8693 | 102963 | 101 | CITY HALL PLAZA | CITY HALL ANNEX | NC | S | CIRCA 1980 |

| PIN | PID | STREET # | Street | NAME | SIGNIF. | COND. | YEAR BUILT |
|---|---|---|---|---|---|---|---|
| 0821-12-97-6353 | 102950 | 102 | CITY HALL PLAZA | FIRE STATION #1* | S | E | 1924 |
| 0821-12-97-7356 | 102948 | 104 | CITY HALL PLAZA | INTERSTATE TELEPHONE & TELEGRAPH | C | S | 1921 |
| 0821-12-97-8335 | 102947 | 108 | CITY HALL PLAZA | GENERAL TELEPHONE CO OF THE SOUTHEAST | C | S | 1964 |
| 0831-05-07-4662 | 110556 | 412 | CLEVELAND ST | FIRST BAPTIST PARKING LOT | NA | NA | -- |
| 0831-05-07-5770 | 110554 | 414 | CLEVELAND ST | FIRST BAPTIST CHURCH | C | E | 1927 |
| 0831-05-07-6854 | 110555 | 506 | CLEVELAND ST | FIRST BAPTIST CHURCH PARKING LOT | NA | NA | -- |
| 0831-05-07-4909 | 102965 | 507 | CLEVELAND ST | DURHAM PUBLIC SCHOOLS PARKING LOT | NA | NA | -- |
| 0831-05-07-2984 | 102964 | 511 | CLEVELAND ST | FULLER SCHOOL BUILDING & ADDITION | C | S | 1937 & 1964 |
| 0821-12-97-0427 | 103044 | 111 | CORCORAN ST N | HILL BUILDING* | C | E | 1935-37 |
| 0821-08-97-0751 | 103045 | 201 | CORCORAN ST N | CCB PLAZA | NA | NA | -- |
| 0821-08-97-2692 | 102785 | 202 | CORCORAN ST N | JACK TAR HOTEL | C | S | 1966 |
| 0821-12-87-7306 | 103057 | 101 | CORCORAN ST S | CORCORAN ST PARKING STRUCTURE | C | E | 1964 |
| 0821-12-97-0079 | 102761 | 102 | CORCORAN ST S | PARKING LOT | NA | NA | -- |
| 0821-08-88-8060.L00 | 103046 | 201 | FOSTER ST | DURHAM CIVIC CENTER/ MARRIOTT | NC | E | 1988 |
| 0821-08-98-1162 | 103018 | 212 | FOSTER ST | DURHAM CITY MARKET/ ARMORY | C | S | 1935-37 |
| 0821-08-97-1968 | 103017 | 315 | HOLLAND ST | PARKING LOT | NA | NA | -- |
| 0821-08-98-3010 | 103004 | 318 | HOLLAND ST | COMMERCIAL BUILDING | C | E | 1930s |
| 0821-08-98-3025 | 103003 | 320 | HOLLAND ST | PARKING LOT | NA | NA | -- |
| 0831-09-06-4873 | 102927 | 310 | LIBERTY ST | PLAYGROUND | NA | NA | -- |
| 0831-09-06-5641 | 102926 | 318 | LIBERTY ST | PARKING LOT | NA | NA | -- |
| 0821-12-97-4194 | 102822 | 101 | MAIN ST E | DUKE POWER COMPANY | NC | E | 1971 |
| 0821-12-97-3082 | 102851 | 102 | MAIN ST E | CITIZENS NATIONAL BANK | C | E | 1911-15 |
| 0821-12-97-5121 | 102820 | 103 | MAIN ST E | PARKING LOT | NA | NA | -- |
| 0821-12-97-4010 | 102850 | 104 | MAIN ST E | MANGUM WILSON BUILDING* | C | E | 1910 |
| 0821-12-97-5172 | 102821 | 105 | MAIN ST E | PARKING LOT | NA | NA | -- |
| 0821-12-96-4927 | 102849 | 106 | MAIN ST E | COMMERCIAL BUILDING | C | S | POST-1937 |
| 0821-12-97-5038 | 102823 | 107 | MAIN ST E | PARKING LOT | NA | NA | -- |
| 0821-12-96-4946 | 102848 | 108 | MAIN ST E | COMMERCIAL BUILDING | C | S | 1910 |
| 0821-12-97-5047 | 102824 | 109 | MAIN ST E | FREE MASONS PARKING | NA | NA | -- |
| 0821-12-96-4966 | 102847 | 110 | MAIN ST E | COURTYARD/POCKET PARK | NA | NA | -- |
| 0821-12-97-5066 | 102825 | 111 | MAIN ST E | FREE MASONS PARKING | NA | NA | -- |
| 0821-12-96-4995 | 102845 | 112 | MAIN ST E | COMMERCIAL BUILDING | C | S | 1900 |
| 0821-12-97-5085 | 102826 | 113 | MAIN ST E | COMMERCIAL BUILDING | C | E | 1925-30 |
| 0821-12-96-5904 | 102846 | 114 | MAIN ST E | U. S. WOLLEN MILLS CO | C | S | 1900 |
| 0821-12-97-6004 | 102827 | 115 | MAIN ST E | COMMERCIAL BUILDING | C | E | 1925-30 |
| 0821-12-96-5932 | 102844 | 116 | MAIN ST E | COMMERCIAL BUILDING | C | S | 1900 |
| 0821-12-97-6024 | 102828 | 117 | MAIN ST E | COMMERCIAL BUILDING | C | S | 1930 |

| PIN | PID | STREET # | Street | NAME | SIGNIF. | COND. | YEAR BUILT |
|---|---|---|---|---|---|---|---|
| 0821-12-96-5941 | 102843 | 118 | MAIN ST E | COMMERCIAL BUILDING | C | MD | POST-1937 |
| 0821-12-97-6042 | 102829 | 119 | MAIN ST E | COMMERCIAL BUILDING | C | E | 1900 |
| 0821-12-97-6061 | 102830 | 121 | MAIN ST E | PARKING LOT | NA | NA | -- |
| 0821-12-96-5889 | 102841 | 122 | MAIN ST E | COMMERCIAL BUILDING | C | S | MID-20TH C. |
| 0821-12-97-6080 | 102831 | 123 | MAIN ST E | PARKING LOT | NA | NA | -- |
| 0821-12-96-6817.000 | 102840 | 124 | MAIN ST E | COMMERCIAL BUILDING | NC | S | MID-20TH C. |
| 0821-12-96-7907 | 102832 | 125 | MAIN ST E | PARKING LOT | NA | NA | -- |
| 0821-12-96-6836 | 102839 | 126 | MAIN ST E | PARKING LOT | NA | NA | -- |
| 0821-12-96-7916 | 102833 | 127 | MAIN ST E | PARKING LOT | NA | NA | -- |
| 0821-12-96-7935 | 102834 | 129 | MAIN ST E | PARKING LOT | NA | NA | -- |
| 0821-12-96-6865 | 102838 | 130 | MAIN ST E | PARKING LOT | NA | NA | -- |
| 0821-12-96-7612 | 102855 | 200 | MAIN ST E | COURTHOUSE REAR ADDITION | NC | E | 1992 |
| 0821-12-96-8627 | 102854 | 200 | MAIN ST E | DURHAM COUNTY COURTHOUSE | C | E | 1916 |
| 0821-12-96-9900 | 102795 | 201 | MAIN ST E | DURHAM COUNTY JUDICIAL BUILDING | NC | S | 1978 |
| 0821-12-96-8627 | 102854 | 218 | MAIN ST E | DURHAM COUNTY SOCIAL SERVICES | C | S | 1967 |
| 0831-09-06-3717 | 102928 | 301 | MAIN ST E | FIRST PRESBYTERIAN CHURCH & ADDITION | C | E | 1916 & MID 20TH C. |
| 0831-09-06-0560 | 102935 | 300-306 | MAIN ST E | MASONIC TEMPLE | C | D | 1930 |
| 0831-09-06-0560 | 102935 | 306 | MAIN ST E | VACANT LOT | NA | NA | -- |
| 0831-09-06-1436 | 102934 | 310 | MAIN ST E | FORMER DURHAM SUN (FORMER PUBLIC SERVICE)* | C | S | 1928-30 |
| 0831-09-06-4639 | 102929 | 311 | MAIN ST E | FORMER PUBLIC LIBRARY* | C | E | 1921 |
| 0831-09-06-2402 | 102933 | 320 | MAIN ST E | PARKING LOT | NA | NA | -- |
| 0831-09-06-2340 | 102932 | 326 | MAIN ST E | JOHNSON MOTOR CO | C | E | 1927 |
| 0831-09-06-3206 | 102931 | 330 | MAIN ST E | ALEXANDER MOTOR CO | C | E | 1923-24 |
| 0831-09-06-3296 | 102930 | 336 | MAIN ST E | PARKING LOT | NA | NA | -- |
| 0831-09-06-4089 | 102941 | 400 | MAIN ST E | DURHAM COUNTY HUMAN SERVICES | NC | E | 2010-12 |
| 0821-12-97-2074.000 | 102753 | 101-103 | MAIN ST W | KRESS BUILDING* | C | E | 1929-30 |
| 0821-12-97-3280 | 102777 | 102 | MAIN ST W | PARK | NA | NA | -- |
| 0821-12-97-2068 | 102754 | 105 | MAIN ST W | COMMERCIAL BUILDING | C | E | LATE 1910s |
| 0821-12-97-3243 | 102776 | 106 | MAIN ST W | PARK | NA | NA | -- |
| 0821-12-97-2132 | 102755 | 107-109 | MAIN ST W | BALDWIN'S DEPARTMENT STORE* | C | S | 1927 |
| 0821-12-97-1194 | 102756 | 111 | MAIN ST W | COMMERCIAL BUILDING* | C | E | 1893 |
| 0821-12-97-3248 | 102775 | 112 | MAIN ST W | COMMERCIAL BUILDING | NC | E | 1910 |
| 0821-12-97-1167 | 102757 | 113-115 | MAIN ST W | COMMERCIAL BUILDING | NC | S | LATE 1890s |
| 0821-12-97-3219 | 102774 | 114 | MAIN ST W | COMMERCIAL BUILDING | C | E | 1905 OR 1915 |
| 0821-12-97-2267 | 102773 | 116 | MAIN ST W | THE MERCHANTS BANK | NC | E | 1915 |

| PIN | PID | STREET # | Street | NAME | SIGNIF. | COND. | YEAR BUILT |
|---|---|---|---|---|---|---|---|
| 0821-12-97-1139 | 102758 | 117 | MAIN ST W | COMMERCIAL BUILDING | C | E | LATE 1890s |
| 0821-12-97-2249 | 102772 | 118 | MAIN ST W | COMMERCIAL BUILDING | C | S | 1915 |
| 0821-12-97-1210 | 102759 | 119 | MAIN ST W | COMMERCIAL BUILDING | C | S | 1900 |
| 0821-12-97-2365 | 102771 | 120 | MAIN ST W | COMMERCIAL BUILDING | C | D | LATE 1910s |
| 0821-12-97-0273 | 102760 | 121-123 | MAIN ST W | FIRST NATIONAL BANK* | C | S | 1913-15 |
| 0821-12-97-2302 | 102770 | 122 | MAIN ST W | PRITCHARD, BRIGHT & CO BUILDING | C | MD | LATE 1910s |
| 0821-12-87-9342 | 103058 | 201-209 | MAIN ST W | THALHIMERS DEPARTMENT STORE | NC | E | 1960 |
| 0821-12-87-8385 | 103059 | 211 | MAIN ST W | COMMERCIAL BUILDING | NC | S | 1910 |
| 0821-12-87-8358.000 | 103060 | 213-217 | MAIN ST W | COMMERCIAL BUILDING (1915 COMMERCIAL BUILDING)* | C | S | 1920 |
| 0821-08-87-9564 | 103043 | 212 | MAIN ST W | DURHAM LOAN &TRUST BUILDING (TRUST BUILDING)* | C | S | 1905 & 1932 |
| 0821-12-87-7483 | 103064 | 301-305 | MAIN ST W | FIRST UNION BANK BUILDING | C | E | 1963 |
| 0821-08-87-8577 | 103041 | 302 | MAIN ST W | TEMPLE BUILDING* | C | E | 1909 |
| 0821-08-87-8545 | 103040 | 306 | MAIN ST W | COMMERCIAL BUILDING | C | E | PRE-1913 |
| 0821-12-87-7427 | 103065 | 307 | MAIN ST W | OLD HILL BUILDING* | C | S | 1925 |
| 0821-08-87-8526 | 103039 | 308 | MAIN ST W | COMMERCIAL BUILDING | C | E | PRE-1913 |
| 0821-08-87-7752 | 103038 | 310-328 | MAIN ST W | PARKING LOT | NA | NA | -- |
| 0821-12-87-6499 | 103066 | 313 | MAIN ST W | COMMERCIAL BUILDING | C | S | 1913-1937 |
| 0821-08-87-6552 | 103067 | 315 | MAIN ST W | B. F. KRONHEIMER BUILDING* | C | S | 1910 |
| 0821-08-87-5588.000 | 103068 | 317-321 | MAIN ST W | COMMERCIAL BUILDING | C | S | 1925-1930 |
| 0821-08-87-5588.000 | 103068 | 323-325 | MAIN ST W | COMMERCIAL BUILDING | C | S | 1925-1930 |
| 0821-08-87-5630 | 103086 | 327 | MAIN ST W | COMMERCIAL BUILDING | C | E | 1925-1930 |
| 0821-08-87-5611 | 103087 | 329 | MAIN ST W | COMMERCIAL BUILDING | C | E | 1925-1930 |
| 0821-08-87-4684 | 103088 | 331-335 | MAIN ST W | SNOW BUILDING* | C | E | 1933 |
| 0821-08-87-5725 | 103037 | 334 | MAIN ST W | FIVE POINTS PLAZA | NA | NA | -- |
| 0821-08-87-4656 | 103089 | 339 | MAIN ST W | COMMERCIAL BUILDING | C | E | 1925 |
| 0821-08-87-4629 | 103090 | 341-343 | MAIN ST W | COMMERCIAL BUILDING | C | E | 1925 |
| 0821-08-87-4629 | 103090 | 345 | MAIN ST W | COMMERCIAL BUILDING | C | E | 1925 |
| 0821-08-87-3679 | 103092 | 347 | MAIN ST W | COMMERCIAL BUILDING | C | S | 1925 |
| 0821-08-87-3750 | 103093 | 349 | MAIN ST W | COMMERCIAL BUILDING | C | S | 1925 |
| 0821-08-87-3730 | 103094 | 351 | MAIN ST W | COMMERCIAL BUILDING | C | S | 1925 |
| 0821-08-87-3711.000 | 103095 | 353 | MAIN ST W | COMMERCIAL BUILDING | C | S | 1930 |
| 0821-08-88-2076 | 103105 | 400 | MAIN ST W | FIRST FEDERAL BANK | NC | S | 1973 |
| 0821-08-87-1838 | 103102 | 415 | MAIN ST W | VACANT LOT/PARK | NA | NA | -- |
| 0821-08-87-0879 | 103103 | 427 | MAIN ST W | HAYWOOD JONES II GROCERY | C | S | 1952 |
| 0821-08-87-0943 | 103104 | 433 | MAIN ST W | PROFESSIONAL BUILDING | NC | E | 1973 |

| PIN | PID | STREET # | Street | NAME | SIGNIF. | COND. | YEAR BUILT |
|---|---|---|---|---|---|---|---|
| 0821-12-97-4247 | 102762 | 109 | MANGUM ST N | PARK | NA | NA | -- |
| 0821-12-97-6353 | 102950 | 200 | MANGUM ST N | ROGERS DRUGS BUILDING* | C | E | 1912 |
| 0821-12-97-5436 | 102792 | 201 | MANGUM ST N | PARK | NA | NA | -- |
| 0821-08-97-6661 | 102972 | 300 | MANGUM ST N | PARKING LOT | NA | NA | -- |
| 0821-08-98-9042 | 102985 | 400 | MANGUM ST N | PARKING LOT | NA | NA | -- |
| 0831-05-07-0838 | 102970 | 400 | MANGUM ST N | ROTARY PARK | NA | NA | -- |
| 0821-08-97-8848 | 102980 | 401 | MANGUM ST N | WILSON REINHARDT BUILDING* | C | E | 1924-25 |
| 0821-08-97-8963 | 102981 | 407 | MANGUM ST N | L.H. POLLACK | C | E | PRE-1919 |
| 0821-08-97-8976 | 102982 | 411 | MANGUM ST N | PARKING LOT | NA | NA | -- |
| 0821-08-97-8988 | 102983 | 413 | MANGUM ST N | PARKING LOT | NA | NA | -- |
| 0821-08-98-9001 | 102984 | 415 | MANGUM ST N | PARKING LOT | NA | NA | -- |
| 0821-08-98-9053 | 102986 | 417 | MANGUM ST N | PARKING LOT | NA | NA | -- |
| 0821-12-96-3967 | 102852 | 105 | MANGUM ST S | CITIZENS NATIONAL BANK ADDITION (PART OF 102 E MAIN) | C | E | 1920 |
| 0821-12-96-4863 | 102853 | 109 | MANGUM ST S | PARKING STRUCTURE | NC | S | 1984 |
| 0821-08-87-7752 | 103038 | 115 | MARKET ST | COMMERCIAL BUILDING | NC | S | PRE-1919 |
| 0821-08-87-7752 | 103038 | 117 | MARKET ST | FORMER HERALD SUN BUILDING* | C | S | 1922 |
| 0821-08-87-7752 | 103038 | 123 | MARKET ST | HERALD SUN BUILDING | NC | S | 1930 |
| 0831-05-08-1066 | 102969 | 101 | MORGAN ST E | DURHAM CONVENTION & VISITORS BUREAU | NC | S | 1983 |
| 0831-05-07-1950 | 102967 | 103 | MORGAN ST E | PARKING LOT | NA | NA | -- |
| 0831-05-07-2677 | 102971 | 139 | MORGAN ST E | FIRE STATION 1 | NC | S | 1980 |
| 0821-08-98-9026 | 102987 | 105 | MORGAN ST W | PARKING LOT | NA | NA | -- |
| 0821-08-98-8044 | 102989 | 109 | MORGAN ST W | PARKING LOT | NA | NA | -- |
| 0821-08-98-8089 | 102988 | 109 | MORGAN ST W | PARKING LOT | NA | NA | -- |
| 0821-08-98-8049 | 102990 | 111 | MORGAN ST W | PARKING LOT | NA | NA | -- |
| 0821-08-98-8019 | 102991 | 115 | MORGAN ST W | PARKING LOT | NA | NA | -- |
| 0821-08-98-7181 | 102992 | 117 | MORGAN ST W | PARKING LOT | NA | NA | -- |
| 0821-08-98-7141 | 102993 | 121 | MORGAN ST W | PARKING LOT | NA | NA | -- |
| 0821-08-98-4114 | 103002 | 201 | MORGAN ST W | PARKING LOT | NA | NA | -- |
| 0821-08-88-7101 | 103048 | 309 | MORGAN ST W | CAROLINA THEATRE | C | E | 1924 |
| 0821-08-87-5827 | 103053 | 102 | MORRIS ST | COMMERCIAL | C | D | 1900 |
| 0821-08-87-5922 | 103050 | 108 | MORRIS ST | HALL-WYNNE | C | MD | 1907-10 |
| 0821-08-88-5151 | 103049 | 120 | MORRIS ST | DURHAM HIGH SCHOOL | C | S | 1906 |
| 0821-08-97-5741 | 102794 | 100 | ORANGE ST | PARKING STRUCTURE | NC | S | 1980 |
| 0821-08-97-4531 | 102779 | 111 | ORANGE ST | COMMERCIAL BUILDING | C | E | PRE-1919 |
| 0821-08-97-4526 | 102780 | 113-117 | ORANGE ST | COMMERCIAL BUILDING | NC | S | PRE-1919 |
| 0821-08-97-4632 | 102781 | 119-123 | ORANGE ST | COMMERCIAL BUILDING | C | S | PRE-1919 |
| 0821-08-97-4635 | 102782 | 125 | ORANGE ST | COMMERCIAL BUILDING | C | S | 1910 |
| 0821-12-97-5251.000 | 102811 | 100 | PARRISH ST E | CHANCELLOR BUILDING | NC | S | 1982-83 |

| PIN | PID | STREET # | Street | NAME | SIGNIF. | COND. | YEAR BUILT |
|---|---|---|---|---|---|---|---|
| 0821-12-97-6353 | 102950 | 107-109 | PARRISH ST E | PUBLIC HARDWARE (GARRETT SULLIVAN BUILDING)* | C | E | 1912 |
| 0821-12-97-6108 | 102810 | 108 | PARRISH ST E | COMMERCIAL BUILDING | C | S | PRE-1919 |
| 0821-12-97-7207 | 102952 | 113 | PARRISH ST E | PARKING LOT | NA | NA | -- |
| 0821-12-97-7263 | 102955 | 115 | PARRISH ST E | PARKING LOT | NA | NA | -- |
| 0821-12-97-6172.000 | 102801 | 120 | PARRISH ST E | LAW BUILDING | NC | S | UNKNOWN |
| 0821-12-97-8200 | 102956 | 121 | PARRISH ST E | CONGRESSIONAL BUILDING | C | E | PRE-1919 |
| 0821-12-97-7029 | 102799 | 122 | PARRISH ST E | COMMERCIAL BUILDING | C | E | PRE-1921 |
| 0821-12-97-8133 | 102957 | 125 | PARRISH ST E | COMMERCIAL BUILDING | C | S | 1900-19 |
| 0821-12-97-6095 | 102837 | 126 | PARRISH ST E | PARKING LOT | NA | NA | -- |
| 0821-12-97-7086.000 | 102796 | 128 | PARRISH ST E | BARRISTER BUILDING | C | S | PRE-1920 |
| 0821-12-97-7298 | 102962 | 151 | PARRISH ST E | PARKING LOT | NA | NA | -- |
| 0821-12-97-3466 | 102790 | 100 | PARRISH ST W | PART OF M&F BANK | C | E | 1921 |
| 0821-12-97-4453.000 | 102778 | 104 | PARRISH ST W | CLEMENTS BUILDING* | C | S | 1908 |
| 0821-12-97-4300 | 102763 | 105 | PARRISH ST W | F.M. CARLTON CLOTHING | C | S | 1916-19 |
| 0821-12-97-4425 | 102791 | 106 | PARRISH ST W | COMMERCIAL BUILDING | C | D | 1900-19 |
| 0821-12-97-3391 | 102764 | 107 | PARRISH ST W | COMMERCIAL BUILDING | C | MD | 1916-19 |
| 0821-12-97-3496 | 102789 | 108 | PARRISH ST W | COMMERCIAL BUILDING | C | S | PRE-1919 |
| 0821-12-97-3248 | 102775 | 109 | PARRISH ST W | COMMERCIAL BUILDING (BACK OF 112 W MAIN) | C | S | 1910 |
| 0821-12-97-3219 | 102774 | 111 | PARRISH ST W | COMMERCIAL BUILDING (BACK OF 114 W MAIN) | C | S | 1905 OR 1915 |
| 0821-12-97-3314 | 102765 | 113 | PARRISH ST W | COMMERCIAL BUILDING | C | D | 1915-19 |
| 0821-12-97-3458 | 102788 | 116 | PARRISH ST W | MECHANICS & FARMERS BANK | C | E | 1921 |
| 0821-12-97-2365 | 102771 | 117 | PARRISH ST W | COMMERCIAL BUILDING (BACK OF 120 W MAIN) | C | D | 1916-19 |
| 0821-08-97-3534 | 102787 | 118 | PARRISH ST W | COMMERCIAL BUILDING | C | E | PRE-1919 |
| 0821-08-97-1480 | 102766 | 119 | PARRISH ST W | PARK | NA | NA | -- |
| 0821-08-97-3671 | 102786 | 120 | PARRISH ST W | COMMERCIAL BUILDING (FRONTS ON ALLEY #26) | C | D | 1915 |
| 0831-09-06-3127 | 102940 | 110 | QUEEN ST S | PARKING LOT | NA | NA | -- |
| 0821-12-96-2916 | 102752 | 162 | RAMSEUR ST W | PARKING LOT | NA | NA | -- |
| 0821-08-97-5589 | 102793 | 111 | RIGSBEE AVE | PARKING LOT | NA | NA | -- |
| 0821-08-97-6981.000 | 102998 | 204 | RIGSBEE AVE | COMMERCIAL BUILDING | C | S | PRE-1919 |
| 0821-08-97-6995.000 | 102999 | 208 | RIGSBEE AVE | COMMERCIAL BUILDING | C | E | PRE-1919 |
| 0821-08-98-5037 | 103009 | 211 | RIGSBEE AVE | COMMERCIAL BUILDING | C | E | PRE-1919 OR 1930s |
| 0821-08-98-6070 | 102997 | 216 | RIGSBEE AVE | COMMERCIAL BUILDING | NC | D | PRE-1919 |
| 0821-08-98-6072 | 102996 | 218 | RIGSBEE AVE | PARKING LOT | NA | NA | -- |
| 0821-08-98-6077 | 102995 | 222 | RIGSBEE AVE | PARKING LOT | NA | NA | -- |
| 0821-08-98-6176 | 102994 | 226 | RIGSBEE AVE | PARKING LOT | NA | NA | -- |

| PIN | PID | STREET # | Street | NAME | SIGNIF. | COND. | YEAR BUILT |
|---|---|---|---|---|---|---|---|
| 0831-05-07-5587 | 110553 | 411 | ROXBORO ST N | FIRST BAPTIST CHURCH ADDITION | C | E | 1962 |
| 0831-09-06-0384 | 102937 | 173 | ROXBORO ST S | PARKING STRUCTURE | NC | S | 1980 |
| 0831-05-08-2015 | 102968 | 106 | SEMINARY ST E | PARKING LOT | NA | NA | --- |
| 0831-09-06-6384 | 102924 | 401 | MAIN ST E | ST PHILIPS EPISCOPAL CHURCH | C | E | 1907 |
| 0831-09-06-6483 | 102923 | 108 | QUEEN ST N | ST PHILIPS EPISCOPAL CHURCH ADDITIONS | NC | E | 1950 & 2007 |
| 0831-09-06-8224 | 102920 | 411 | MAIN ST E | PARKING LOT/GARDEN | NA | NA | -- |
| 0831-09-07-0039 | 102945 | 253 | PARRISH ST E | PARKING LOT | NA | NA | -- |
| 0831-09-07-0331 | 102946 | 215 | CHURCH ST N | TRINITY UNITED METHODIST CHURCH | C | E | 1924 |
| 0831-09-07-1071 | 102944 | 201 | ROXBORO ST N | COUNTY JUDICIAL BUILDING | NC | E | 1974 |
| 0831-09-07-2134 | 102943 | 203 | ROXBORO ST N | ATM, DRIVE THRU | NC | E | UNKNOWN |
| 0831-09-07-4475 | 110552 | 400 | CLEVELAND ST | CITY TRAINING BUILDING | NC | S | 1987 |

## C. Appendix, Reference Materials

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