Attachment 2

DURHAM 1869 CITY OF MEDICINE

Durham City-County Planning Department

LOCAL HISTORIC LANDMARK APPLICATION

DURHAM COUNTY NORTH CAROLINA

Tracking Information (Staff Only)			
Case Number: LD1200002	Date rec'd: 3/30/2012	PID: 112296	PIN: 831-15-63-4510
Fee: $ 803	Rec'd by: L. MILLER	Case Planner: L MILLER	
Jurisdiction: City	Tax Value:	SHPO Mailout:	Method:
Local District : N/A		SHPO Response:	Recommendation:
National Register District: East Durham		DHPC Meeting:	Recommendation:
Individually Listed NR: ☐ Yes ☒ No		Governing Body:	Action:
Approved Landmark Name: East Durham Graded School			

Applicant	
Name: Self-Help (which has an option to purchase the property from TROSA)	
Contact Person: Dan Levine	Telephone: 919.956.4462
Address: 301 W Main Street (mail to PO Box 3619)	Fax: 919.956.4605
City/State/ZIP: Durham, NC 27702 (mail)	Email: dan@self-help.org

Owner	
Name: TROSA	
Contact Person: Karen Kelly	Telephone: 919.419.1059
Address: 1820 James Street	Fax: N/A
City/State/ZIP: Durham, NC 27707	Email: kkelley@trosainc.org

Property Information
Address: 107 South Driver Street
Proposed Landmark Name: East Durham Graded School
Period of Significance: 1909 to 1967 (date of construction to date the original school vacated the building)
Date Listed on the Local Historic Landmark Study List (required): March 6, 2012
Most Recent Renovations (date and type): Modifications occurred after 1967 and are detailed in attachment 1b.

Landmark Criteria

To be eligible for Local Historic Landmark Status a property must meet at least one of the criteria listed below. Indicate which criteria this property fits into. Check all that apply.

- ☐ **The property is associated with events that have made a significant contribution to the broad patterns of local, regional, or national history.**
- ☐ **The property is associated with the lives of persons significant in local, regional, national history.**
- ☐ **The property embodies the distinctive characteristics of a type, period, or method of construction, represents the work of a master, or possesses high artistic values (i.e., the architecture alone is significant in its own right).**
- ☐ The property has yielded or may be likely to yield, information important to Durham's history or prehistory.

Application Attachments

The following items must be submitted as part of this application:	**Required**	**Optional**
1. Written Description: Provide a thorough written description of the property/structure and its significance. The description should include all of the following elements: a. Description of the existing physical attributes of the property including the architecture (style, design, materials, notable features, etc.), and the site. b. If the property has undergone any alterations from its original state, describe the original characteristics of the structure, the nature of the alterations, and when the alterations occurred. There should be documentation of what features are original to the structure, and what features are the results of later renovations or additions. c. Description of how the property meets the Landmark Criteria selected above, including documenting the relative uniqueness of this property in the context of the period of significance and today. Important cultural history, architects, builders and early owners should be included if known.	**12 copies**	
2. Pre-submittal Conference Form: Include the form from the required pre-submittal conference.		
3. Other Explanatory Material: Applicants may submit any other supporting statements, drawings, or materials that they believe will assist in determining the historical significance of the property.		**12 copies**
4. Photographs **Content:** Include photographs clearly showing all sides of the exterior of the building as it exists today. Provide at least one image showing the entire site from a distance. In addition, photos of significant architectural details are highly recommended. If available, historic photographs should also be submitted, especially if they show the structure during the time listed as the period of significance. Any notable interior features should also be photographed and submitted; however, general photographs of the interior are not required. **Format:** Photographs must be full color (except for historic photos), and either digital at 300 dpi resolution minimum (submitted on CD), or prints at least 8x10 inches miminum.	**1 CD or 12 prints**	
5. Application Fee: A check made payable to the City of Durham in the amount of $803.00 is required as part of this application.	✓	

6. **Additional Fees:** A fee (around $25) for the recording of the landmark with the Register of Deeds and for the landmark plaque to be placed on the structure (around $200) will be required if the landmark is approved by the governing body.		✓ (if approved)

Process Overview

Pre-application: Prior to submitting a landmark application, a **pre-application shall be submitted** for approval by the Historic Preservation Commission. If this application is approved the property will be listed on the local historic landmark study list. Applications for landmark designation will only be accepted for properties listed on the study list.

Pre-submittal Meeting: Prior to submitting a landmark application, prospective applicants are required to meet with Planning Department staff to review their potential application, discuss the property's merits, and gather detailed information about the landmark designation process. A pre-submittal meeting may be scheduled by contacting: *Lisa Miller at (919) 560-4137, ext. 270 or Lisa.Miller@durhamnc.gov.*

Application Review Process: Landmark applications are accepted and processed by Planning Department staff. As part of the staff review a staff report is prepared for each case. Once the reports are finalized they are forwarded, along with a complete set of the application materials provided by the applicant, to the State Historic Preservation Office for their review and comment. After the State's review period their comments are forwarded with the staff report and complete application package to the Durham Historic Preservation Commission for a public hearing. If the Commission issues a favorable recommendation for the case it is then forwarded to the respective governing body (either the Durham City Council or the Durham County Board of Commissioners). The governing body also holds a public hearing on each case and then renders a decision.

Submittal Instructions

Deadline: Applications must be submitted between January 1 and April 1 for consideration in the current calendar year. Applications received outside of this timeframe will be processed during the following calendar year.

Submit To: Lisa Miller, Senior Planner
Durham City-County Planning Department
101 City Hall Plaza
Durham, NC 27701

Certification

I (We), the undersigned, do hereby make an application for the designation of the above referenced property as a Durham Historic Landmark.

I (We) certify that all the application is complete and accurate, and I (We) understand that incomplete or inaccurate information may invalidate this application.

I (We) hereby give permission for staff and HPC members to make site visits onto the property.

P D Brown — 3.30.12

Owner Signature — Date

Attachment 1: Written Description for Historic Landmark Application

A) Description of the existing physical attributes of the property including the architecture (style, design, materials, notable features, etc.), and the site.

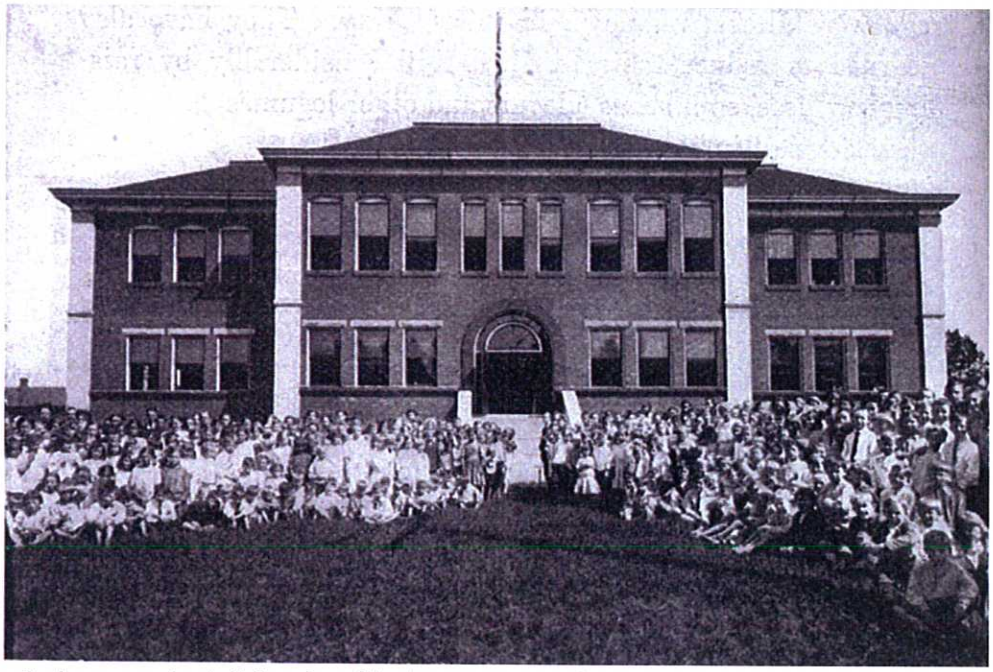
Architectural History and Main Design Features

The historic East Durham Graded School is situated on slightly less than three acres of land at S. Driver Street just south of E. Main Street. The property is located in the geographic heart of the East Durham neighborhood, which was not a part of the City of Durham until 1925, and at the core of the East Durham National Register District. The building, which dates to 1909, is made of masonry brick and was designed by Fred Githens of New York. Githens designed a very similar building called the West Durham Graded School that opened in 1912 on 9th Street and eventually became E.K. Powe Elementary School. However, the 1912 building was demolished in the 1960s/1970s so only the East Durham Graded School building remains of these identical twins. Today the East Durham Graded School, also known as the historic Y.E. Smith School, is the oldest existing school building in Durham.

The East Durham Graded School was built in time for the 1909-10 school year and replaced an original wood-framed school house (inset above; source Open Durham) dating to the 1890's. According to research done by local historian Gary Kueber and included on his OpenDurham.org website:

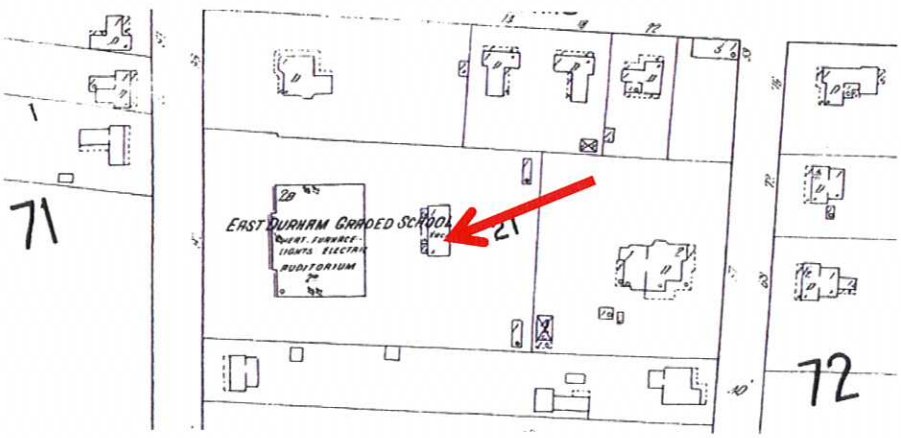
"The frame structure… contained 7 classrooms and an assembly hall. It was an 8 grade school with a 36 week term. In 1903-1904, the total enrollment was 337 students with an average daily attendance of 192 students. The building and grounds were valued that year at $4000, and the school sat on an acre of land. LH Kincaid was principal, and the teachers were LW Cameron, Bettie Barber, Mary McIntosh, Bessie Proctor, and Zora Habel. Their salary was $34 per month. In 1905, a special tax election allowed the school to expand to a nine month term with five teachers paid $45 per month; it had 'one grade of high school'."

With hundreds of students enrolled in its early years, one can imagine that this modest wood school house was over crowded from nearly the day it opened—perhaps not so much has changed with some aspects of education since the 19th century after all—and more space was soon needed.



The 1909 brick structure (inset at right; source Open Durham) is a two story building with a habitable basement level replete with windows and direct access to the exterior. Consisting of a primary west/street-facing volume flanked symmetrically on the north and south by two subordinate wings, the building has large double-hung windows and a tall fascia with deep, guttered overhangs at the edges of hipped roofs. The building's corners are beige-colored brick pilasters with a projecting detail at the level of the 2nd floor, and the facades are uniform, orange-colored brick that is typical of the region. The 1st floor windows feature stone lintels, while the 2nd floor windows have masonry arched tops, and the basement windows are square-headed and without an expressed lintel detail. There is a water-table detail running horizontally around the building at the level of the 1st floor window sills.

The symmetrical, primary Driver Street façade has nine windows at the 2nd level, over six total windows flanking a large arched opening for the front door to the school. The three center 2nd floor windows above the arched opening are narrower in width than the other windows in the façade. There is a straight run set of brick-walled steps leading to the front door and arched opening from grade. The subordinate wings have three windows at each floor level, including the basement. The window frames were originally, and remain today, white in color. The side elevations are very similar to the primary, street facing façade, including a center-placed arched opening on each side.



Enrollment continued to surge after the move from the original 1890s wood schoolhouse to the 1909 structure. By 1913, the school (shown at left on Sanborn map from that year, with the original wood schoolhouse at the

back of the site), had an average daily attendance of 421 students and there were grades added to accommodate students through all four years of high school. Soon the East Durham Graded School was again out of space.

In 1920, two wings were added to the rear of the school to accommodate the growth. The wings extended the building to the east and, presumably, the old 1890s wood school house was demolished prior to or during this expansion. Likely at some point soon after the wings were added, some of the space between the wings was filled in with a gymnasium. However, as Gary Kueber notes, the gym—with its pitched roof and roof monitor skylight—could have been a separate structure (built sometime between 1913 and 1920) and then connected to the original, main building via the flat-roofed wings in 1920. In any event, the pitched-roof building was constructed after 1913 and prior to 1937 (based upon Sanborn map evidence). The space between the gym and the original 1909 school building, and bordered by the 1920 wings, formed a distinctive open-air courtyard, accessible only from inside the school. (Eventually the courtyard was roofed in and the area that once was a courtyard became plain interior space).

The single-loaded 1920 classroom wings are identical to one another, and each has four groupings of five windows on each floor running the length of the out-board façades; the window groupings are separated by wide brick panels in-plane with the façade, each bisected by a downspout from the gutter above. The windows are all square-headed and without an expressed lintel. They are triple-hung in appearance but double-hung in function. The ends of the wings, farthest from the original building, are bounded by internal exit stairs, and each stair well has arch-topped windows (which have been bricked-up in more recent years). The arched windows are on the east-end facade of each wing, and in-line with the east-west corridor running the length of each wing.

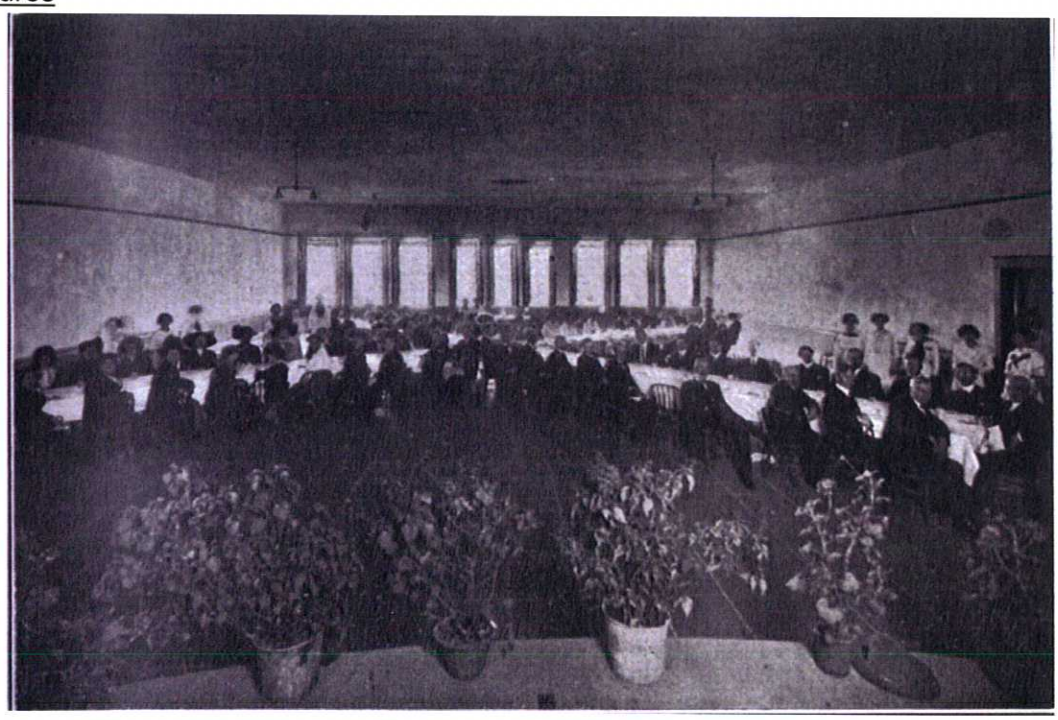
In 1925, the City of Durham annexed East Durham and the East Durham Graded School along with it. The school was renamed in honor of former School Board Chair Y.E. Smith (described further later in this application.) In that year, 13 students graduated from high school at the school, and in subsequent years students attended high school at Durham High, while the East Durham Graded School served elementary and middle school grades. By 1939, when the East Durham Junior High School (later known as Holton School) opened, the East Durham Graded School/Y.E. Smith School/East Durham Grammar School was down to simply serving elementary school age children.

It is worth noting that, throughout its history as a school, the East Durham Graded School utilized the rear third or so of the lot it is situated on as a field/playground space for its students. As a school located in a dense residential neighborhood, one can imagine that open space was limited and the aerial photos from the first half of the 20th century make it clear from the lack of grass that the land was well loved and well used, as shown in the circa 1950s photo on the following page.

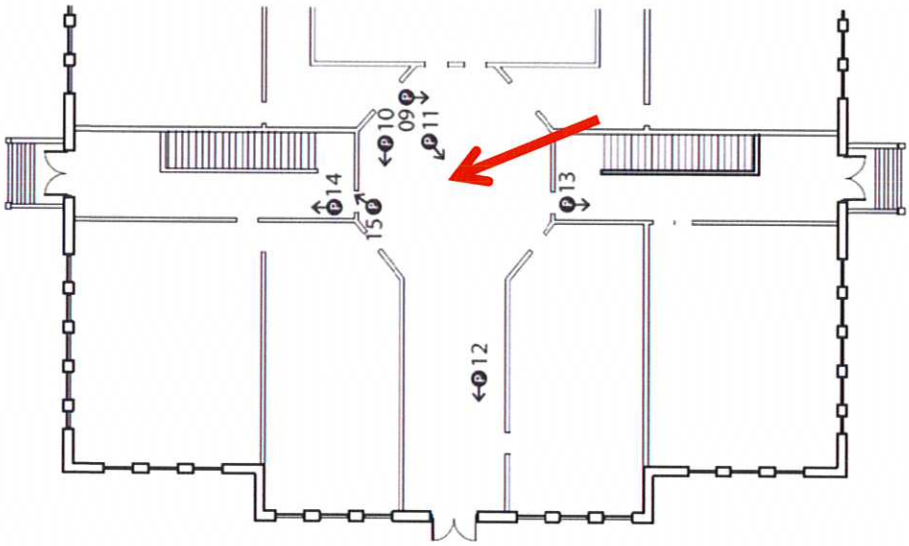
The Y.E. Smith School continued to serve elementary school children in East Durham through the 1940s, 1950s and most of the 1960s. Note, however, that throughout these decades, as had been the case since it was founded, the school only allowed whites to enroll. African-American children were barred from entry and were educated at separate, segregated schools. In 1967, the school was decommissioned as a regular school and a new Y.E. Smith Elementary School opened a few blocks east. The old building was used briefly as a school for children with disabilities before being shuttered completely. By 1980 or earlier, the Durham Exchange Club owned the building and used it as a sheltered workshop for disabled adults. They continued to own the property until 1998, when they sold it to current owner TROSA. TROSA intended to build apartments in the school but the architecture and financing never worked out as intended, and the school has been lightly used and largely vacant for decades.

Notable Interior Features

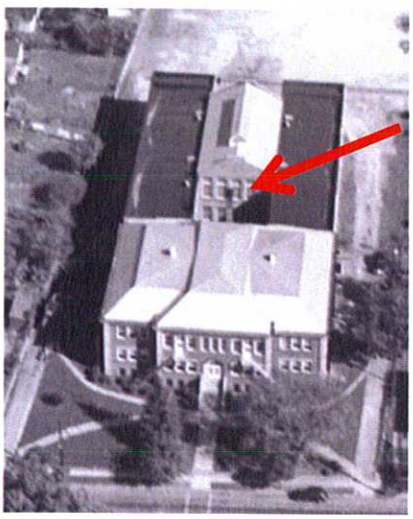
The interior of the school has at least three distinctive architectural features. First, and most stunning, is the large, level-floored auditorium that occupies the front middle of the 2nd floor. This auditorium (photo from the 1910s inset at right; source Open Durham) dates to the original 1909



construction and is the defining feature of the building's interior, featuring a stage at the east (windowless) side of the room and large amounts of natural light flooding in from the nine front/west-facing windows. The original maple floors remain in very good condition, except for the area that used to be the stage (and will again upon restoration), which was destroyed from severe water damage caused by a sizable hole in the roof. The rest of the auditorium is much as it was when built in 1909, and will be a tremendous asset to the generations of children who will attend the school in the future. Self-Help's tenant, Maureen Joy Charter School, intends to use the space for performances, public functions and school assemblies, much as the space was originally intended by architect Fred Githens.



Second, the original 1909 building features an unusual octagonal main lobby (illustrated at left) that has three corridors leading directly into it: the route to the front/west-facing door, and parallel side entrances from the north and south. Off of this octagonal lobby sit administrative offices, classrooms and defining staircases that access the 2nd floor classrooms and auditorium.



Finally, as noted above, once the building's wings were added in 1920 the school featured an open-air courtyard (pictured at left in a 1950s era photo). This courtyard was a unique distinguishing feature of the school until it was enclosed at a later date (date unknown but likely 1960s) to maximize interior square footage.

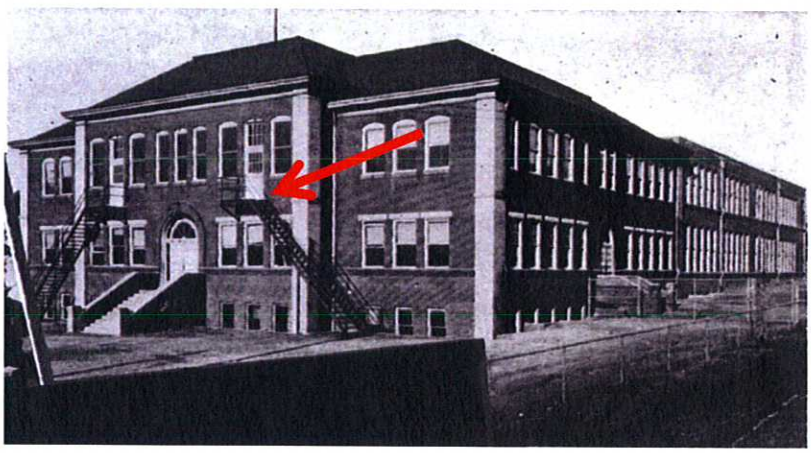
As shown in the Part 2 Historic Tax Credit application that is attached to this document, Self-Help will be re-opening the courtyard as a signature piece of its restoration plans. This will bring one of the key historic elements of the building back into place, and will also supply natural light to interior corridors, offices and classrooms. Undoubtedly, this feature will—as it did nearly 100 years ago—be a distinguishing element of the school's design.

B) If the property has undergone any alterations from its original state, describe the original characteristics of the structure, the nature of the alterations, and when the alterations occurred. There should be documentation of what features are original to the structure, and what features are the results of later renovations or additions.

As described in Section A above, the main school building was built between 1909 and the 1920s. The exterior and the floor plan of this original structure remain largely unchanged since its construction. However, in the last several decades, the interior of the building and the site itself have experienced some notable alterations.

Most prominently, two metal storage sheds were added to the back third of the site (see above aerial photo from current day tax records) sometime circa 1980. These storage sheds are not historic and had nothing to do with the school use of the site; they were added during the Durham Exchange Club's use of the property. The sheds were put on a part of the lot that previously was used by the school as open space/playground area and parking. Self-Help's site plan restores the original use of that important part of the property.

In addition to the construction of the storage sheds, post-school system ownership made interior alterations to the building, though none of them significant in terms of the basic floor plan or architectural design details. From the 1970s through 1990s, modifications were made to the building by both the Durham Exchange Club and, to a lesser extent, TROSA. These modifications included the removal of some interior partition walls to convert smaller classrooms in the top floor wings of the building into large, open spaces for work and storage. Most of the original school furnishings—chairs, desks, blackboards, etc. have long since been absent from the building, though a small number of original light and plumbing fixtures remain.



Other than the changes noted above, the original structure remains much as it was when built. There have been only a few notable exterior changes, aside from the storage sheds. One was the circa early 2000s replacement windows that TROSA installed, and which match the simple historic grid patterns of the original building. Also, at one point in the

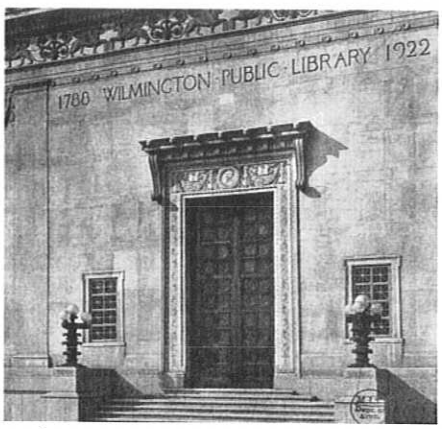
building's early history fire escapes were affixed to the front façade of the building (see inset photo from 1926; source Open Durham), presumably when the wings to the building were added in 1920. The fire escapes were affixed to modified windows that deviated from the original 1910 design, and lasted through at least the 1950s. By 1970 (and perhaps earlier), they were gone and the windows that had been used for the fire escapes were back to their original look.

C) Description of how the property meets the Landmark Criteria, including documenting the relative uniqueness of this property in the context of the period of significance and today. Important cultural history, architects, builders and early owners should be included if known.
We believe the historic East Durham Graded School meets three of the four Historic Landmark Criteria, with especially strong evidence for numbers 2 and 3, as documented below.

1. The property is associated with events that have made a significant contribution to the broad patterns of local, regional, or national history.

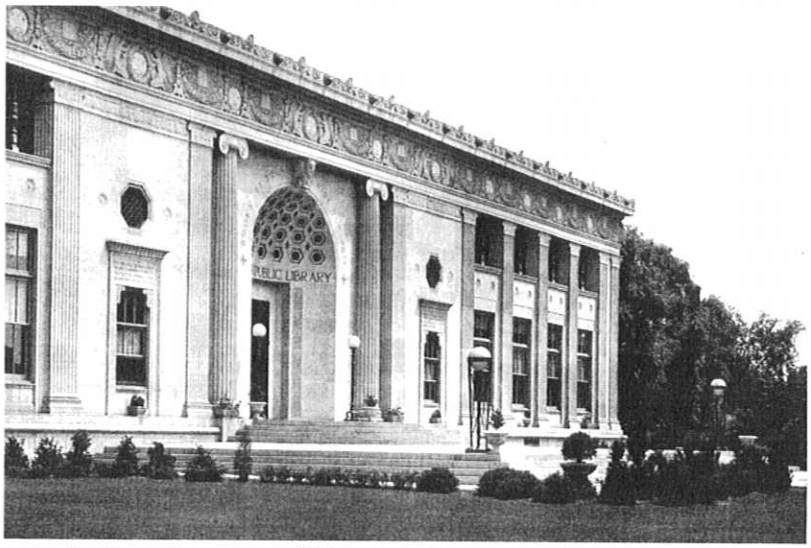
East Durham as a community has a fascinating history that mirrors that of Durham as whole. East Durham is one of the oldest neighborhoods in Durham, and its housing stock is among the most historic and best preserved (as shown by its designation as the East Durham National Register District). Also, the history of race relations and residential and institutional segregation in East Durham, as in the city as a whole, is complex. The community existed for many years before being annexed into the City of Durham in 1925. Throughout much of its early history, the 1909-built East Durham Graded School (and the wooden schoolhouse from the 1890s that preceded it) was at the geographic and cultural heart of the community.

The school operated through 1967 and we have met multiple people over the last few months who attended the school. Based on available history, a rough estimate is that 400 students per year attended the school from 1909 through 1967 (or 23,200 students in the building over 58 years). Given that the school fluctuated from serving the earliest grades through high school, then middle school and elementary school, and eventually only elementary school, it is hard to estimate how many uniquely counted individuals were educated at the school. However, it is a safe bet that over the school's 58 years, spanning from early in Durham's history to the era of school desegregation, many thousands of children attended the historic Y.E. Smith School. The school certainly made a significant contribution to these children's lives, and the lives of the neighborhood. (The fact that the school served only white students is also notable in the context of East Durham's history, and shows how different the now-diverse neighborhood has become over the past several decades.) Although there is no record we are aware of that lists all of the individuals who worked at or attended the historic school, one can imagine that many well-known and less well-known Durham residents have personal ties to the property. We believe that preserving history of this sort is as important as preserving structures that, for instance, featured famous residents or events.



2. The property is associated with the lives of persons significant in local, regional, national history.

Alfred Morton Githens
The East Durham Graded School property is clearly associated with the lives of two prominent individuals. First, architect Alfred Morton (Fred) Githens is a well-regarded architect known mostly for his work with libraries but also with other institutional buildings. Alfred Morton Githens lived from 1876 to 1973, and spent most of his professional



career designing public buildings. Githens was business partners with Charles C. Haight in New York City for more than a decade during the period of the early 1900s when Githens designed the historic East Durham Graded School. During this era, Githens also designed the West Durham Graded School (later becoming EK Powe) on 9th Street. (The existing Githens Middle School on Old Chapel Hill Road is named after Sherwood Githens, who has no known relation to Fred Githens.)

After ending his partnership with Haight, in 1920 Fred Githens joined forces with another New Yorker, Edward L. Tilton, to form the prominent architecture firm, Tilton and Githens. Githens and Tilton were renowned primarily for their work with public libraries across the country, and designed 21 during their 13-year partnership. Their prolific firm specialized in Carnegie-funded libraries that were constructed across the country. Among their most acclaimed library projects were the Pack Memorial Library in Asheville, NC, the Springfield, MA Public Library, the Mount Pleasant Library in the District of Columbia, and the McGregor Library in Detroit, MI. Tilton and Githens won the American Institute of Architect's (AIA) Gold Medal for its public library in Wilmington, Del., in 1930. (Notably, prior to partnering with Githens, Tilton's firm designed the Main Immigration Building on Ellis Island.) In addition to libraries, Githens also has to his credit dormitories at Sewanee University in Tennessee, the Riley Hall of Art at Notre Dame, and other public and institutional buildings (see below for complete list).

Interestingly, Githens worked with Tilton on the 1921 design of the Durham's Main Public Library at 311 E Main Street (pictured from 1940 inset at left; source Open Durham). Over the years the library began to run out of space and moved into a new (current) location in the late 1970s, leaving the original building behind. The building has since been renovated and exists as a private office building.

According to Edward L. Tilton, Architect (1861-1933): A Monograph, Githens worked with Tilton until 1933, upon Tilton's death, and "practiced alone for five years and then with Francis Keally, under the name of Githens & Keally in New York City, until 1942. Githens continued to act as a consultant on library buildings until his retirement in 1955." In 1941, Githens authored (with another architect) a book entitled The American Public Library Building: Its Planning and Design with Special Reference to Its Administration and Service. Indeed, Githens' time spent working on Carnegie-funded libraries—such as McGregor Public Library in Detroit pictured above—is what makes his name relevant to this day. In the East Durham Graded School, our city has a rare example of Githens' early work from prior to his library design heyday.

A list of Tilton and Githens' projects during their 13 years together is included below:

1920 Riley Hall of Art, Notre Dame University, South Bend, Indiana
1921 Chester C. Corbin Public Library, Webster, MA
1921 Durham Public Library, Durham, NC
1921 Hoyt Library Addition, Saginaw, MI
1922 Morristown Free Library, Morristown, NJ
1922 Library, Bay County, Michigan
1922 Southeast Library, Washington, D.C.
1922-23 Wilmington Public Library, Wilmington, DE
1923 Washington Irving Branch Library, Brooklyn, NY
1924 Knight Memorial Library, Providence, RI
1925 Mount Pleasant Library, Washington, D.C.
1925 Mount Vernon Library, addition, Mount Vernon, NY
1925 Dearborn Public Library, Dearborn, MI
1925 Pack Memorial Library, Asheville, NC
1925-26 McGregor Public Library, Highland Park, MI
1926 Meadville Public Library, Meadville, PA
1926 Candler Library, Emory University
1926 St. Luke's German Evangelical Lutheran Church, New York, NY
1926 Johns Hopkins Medical Library, Baltimore, MD
1927-29 Currier Gallery of Art, Manchester, NH
1928-29 William H. Welch Medical Library, Baltimore, MD
1927 East River Savings Bank, New York, NY
1927 American National Bank, Mount Vernon, NY
1929 Phi Delta Theta Fraternity, Swarthmore, PA
1929 Consultant, Randolph-Macon College, VA
1930 Richmond Public Library, Richmond, VA (consulting architect)
1930 Queens Branch Library, Queens, NY
1931 Franklin Street Church Parish House, Manchester, NH
1931 Manchester Historic Association, Manchester, NH
1932 U.S. Post Office, Manchester, NH
1932 Girard College Library, Philadelphia, PA
1933 Springfield Museum of Fine Arts, Springfield, MA
1933 Springfield Museum of Natural History, Springfield, MA
1933 Bergen County Administrative Building, Hackensack, NJ
1933 Enoch Pratt Free Library, Baltimore, MD (consulting architect)

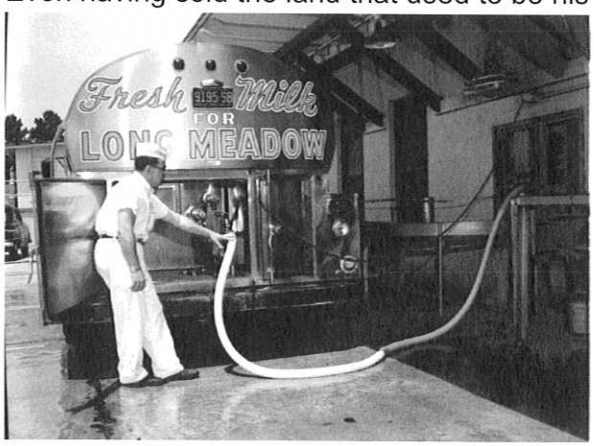
Young Errol Smith

In addition to New York architect Fred Githens, the East Durham Graded School is strongly linked to long-time Durham resident and "dairy baron" Young Errol (Y.E.) Smith, for whom the school was named in 1925 upon annexation by the City of Durham. The school was named in Smith's honor based on his time as Chairman of the School Board, but his career is much more varied than that.

Y.E. Smith was raised on a dairy farm (1910s photo inset at left; source Open Durham) that sits on land that is just south of today's NC 147 and just west of Ellis Road. According to OpenDurham.org, the land today is covered in warehouses that were originally developed by the American Tobacco Company in 1930. American Tobacco had purchased the large tract of land from Mr. Smith.

The warehouses were used for storing tobacco and covered almost every square foot of the land. Even more interestingly, American Tobacco put up not one, but two, of their signature Lucky Strike towers on the site. One of these towers is shown in the image inset at right (circa 1940; source Open Durham). These warehouses still exist today—minus the Lucky Strike towers—and cover a staggering 64 acres.

Even having sold the land that used to be his family homestead and dairy, Y.E. Smith was best known as a dairy farmer. He founded and operated the Long Meadow Dairy, which quickly grew into the largest local dairy operation, supplying milk to Durham and beyond. According to a personal interview with Y.E. Smith's great-grandson Al Smith Jr., conducted in March 2012, the Long Meadow Dairy bought out the Pet Dairy Company in the late 1940s, including their operations on James Street in a set of building currently known as the home to much of TROSA's operations.



Aside from being a remarkably successful dairy man, Y.E. Smith dedicated significant time to civic engagement. In addition to serving on the School Board, Al Smith Jr. reports that Smith was a City Councilman who was heavily involved in the creation of Lake Michie, despite significant opposition from constituents. Later in life, Smith went on to become a member of the North Carolina State Legislature. Given most information about Y.E. Smith resides in archival resources that are not easily researched, Self-Help staff members have not had the time to complete the research on Mr. Smith's career, but we believe what we have found makes preserving the original school building named in his honor a wise choice. Y.E. Smith passed away in 1939, and was buried in Morehead Cemetery just off of Chapel Hill Road. Shortly after his death, in 1944, it appears that a short-lived public branch library was named in his honor (based on records online at the Durham Public Library website).

To this day, Y.E. Smith's descendants remain closely tied to Durham. Correspondence we received from Y.E. Smith II, the brother of Al Smith Jr. and great-grandson of Y.E. Smith, indicates that the family has deep roots in Durham. Although Mr. Smith II now lives in California, where he is a practicing architect, he notes that he has two brothers, a nephew, an aunt and an uncle living in Durham. His brother Al Smith Jr. adds that their grandfather (son of Y.E. Smith), Al Smith Sr., lived on Oakwood Avenue for a time but then settled into a home at 2009 Morehead Avenue, not far from the family dairy operation on James Street where he worked.

3. The property embodies the distinctive characteristics of a type, period, or method of construction, represents the work of a master, or possesses high artistic values (i.e., the architecture alone is significant in its own right).

The masonry brick East Durham Graded School building, described in depth in the sections above, dates to 1909 (with wings added in 1920). *It is the oldest existing school building in Durham and is architecturally significant in its own right, representing early 20th century school buildings, of which there are very few remaining in Durham.* It is a contributing structure at the geographic and cultural heart of the East Durham National Register District. It is also a building designed by a prominent architect, Fred Githens, who has a national reputation for designing public buildings, especially libraries. It is all the more relevant that the school was designed by Githens relatively early in his career, and that the work took place over a decade before he teamed with fellow architect Edward Tilton to launch a partnership that resulted in 21 Carnegie-funded public libraries. Githens made his name design libraries but he "schooled" himself in the art of architecture on projects like the East Durham Graded School. The fact that Githens' West Durham Graded School, a virtual twin, was replaced over the years makes the preservation of the East Durham Graded School even more critical.

Local historian Gary Kueber notes that "The oldest extant building *constructed* as a school (1906) is actually the original city high school, later city hall, and presently the Arts Council. However, the high school was very heavily remodeled in 1924 by Milburn and Heister when it became city hall, such that it hardly resembled the original structure." Kueber argues

convincingly that the degree of renovation rendered the original design beyond recognition and says, "I don't consider it a school building after that point [1924]."

Kueber continues, stating, "East Durham Graded School was… part of a series of city schools built between 1905 and 1915 – Edgemont, West Durham Graded, North Durham – which joined the original Fuller School, the city high school, and the original Morehead School. Watts Elementary was built soon after these (1918) and is the oldest school building that has been in continuous use as a school. The former, other than East Durham Graded School and the old city hall, have all been torn down."

Self-Help agrees with this assessment of the importance of the East Durham Graded School as Durham's oldest remaining school structure. We believe the age of the building, its uniqueness, and its architectural pedigree make it clearly worth preserving in its own right. We have enclosed the Historic Tax Credit Parts I and II applications as further evidence of the architectural value of the building.

Attachment 2: Pre-Submittal Conference Form

On March 21, Dan Levine of Self-Help and Jason Gable of Belk Architecture met with Lisa Miller of the Planning Department for the pre-submittal conference at City Hall. Subsequently Ms. Miller indicated by email that the applicant was not required to attach a pre-submittal conference form due to technical difficulties she was having with accessing the document.

Attachment 3: Other Explanatory Material

Self-Help intends to purchase the historic building from TROSA by April 30, 2012. We intend to perform a full historic renovation on the property, and our targeted completion date is August 2013. This renovation will comply with all standards associated with the Historic Tax Credit process. Once renovation is complete, the building will be put back to its original use as a school, with Self-Help serving as building owner/landlord and the school renting space from us. As far as we are aware, throughout the building's history it has never generated any tax revenues, as it has always been owned either by the public school system or a tax exempt non-profit. Self-Help will form an LLC to own the property. To make the project financially sustainable, Self-Help requests the Landmark Designation so that property taxes do not cause an undue burden on the owner or tenant. We believe this designation represents a fair deal to the City, County, Self-Help and its tenant and will allow us to continue to pay taxes for many years to come. We estimate that the property tax bill—after a 50% reduction through landmark status—will be roughly $30,000 per year, representing a sizable return to taxpayers.
We have provided the following additional attachments to this application, including items suggested by Lisa Miller of the Planning Department and items requested by members of the Historic Planning Commission:

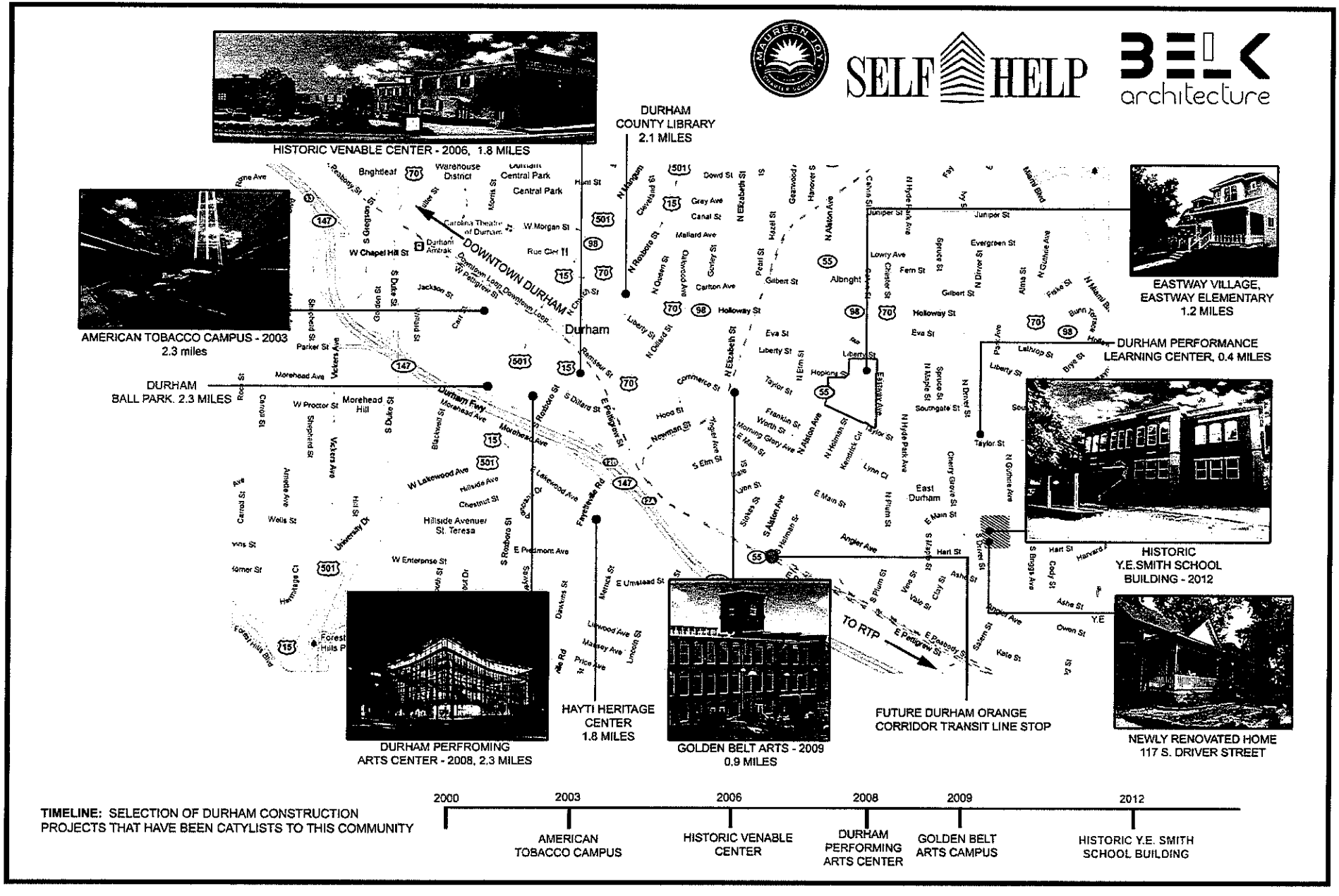
- ✓ Site location maps.
- ✓ A complete set of architectural plans for restoration.
- ✓ The Historic Tax Credit applications sent to the State Historic Preservation Office and National Park Service.
- ✓ The approval letters from SHPO and NPS.
- ✓ A personal letter from the great-grandson of Y.E. Smith.
- ✓ Additional photos of the property and surrounding properties.
- ✓ A CD that includes additional interior and exterior photographs.
- ✓ Sanborn maps from 1913 and 1937.

Site Location Maps

Durham GoMaps Zoomed View of 107 S Driver and Surrounding Properties

NORTH

Site Context Map (Site Cross-Hatched in Red Near Southeast Corner)



Attachment 4: Photographs
(Photos from October 2011)

Exterior Front Façade (West)

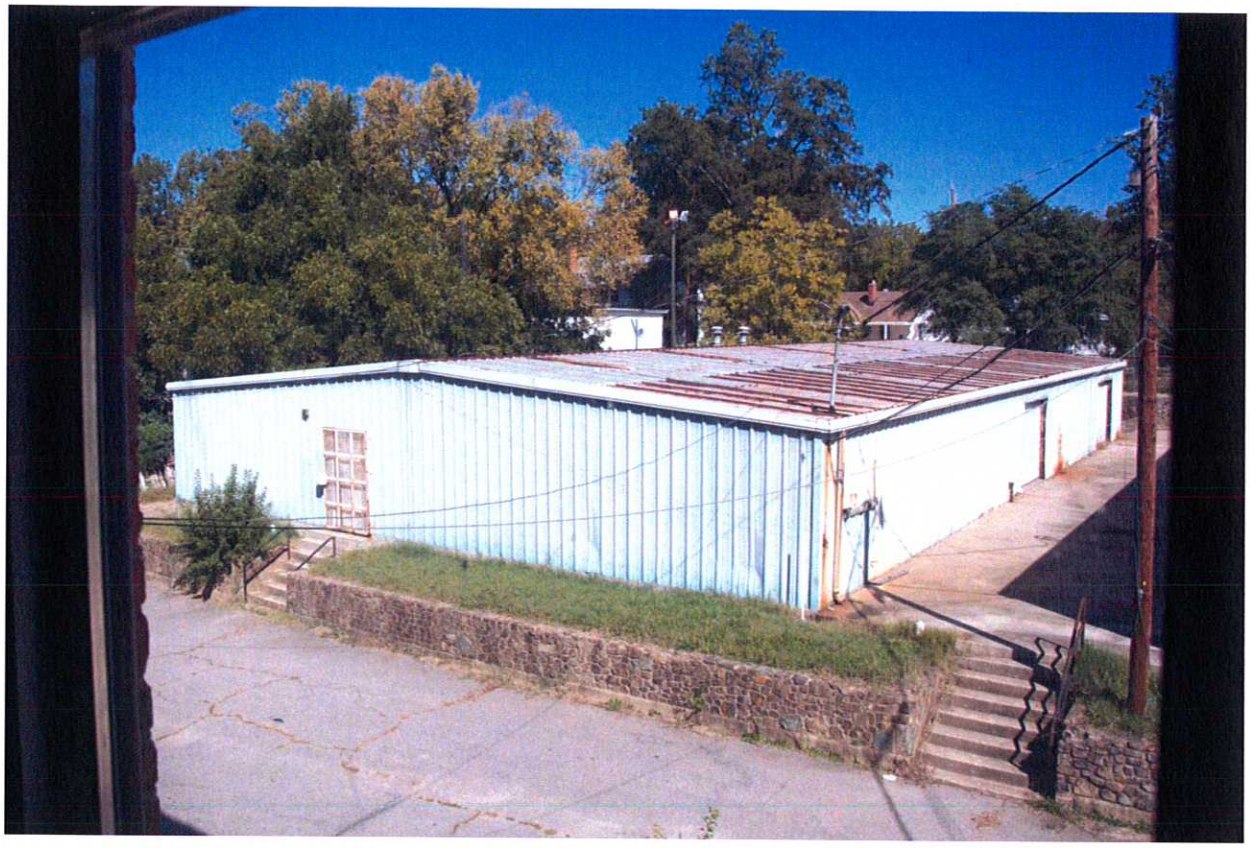
Exterior Rear (East)

Exterior Rear & Storage Buildings (East)

Exterior Side (North)

Exterior Side (South)

Exterior Side (South from Rear Corner)



Storage Buildings from 2nd Floor of School

First Floor Old Courtyard – Roof to Be Reopened to the Sky

First Floor Stairs and Side Door

Second Floor – Auditorium

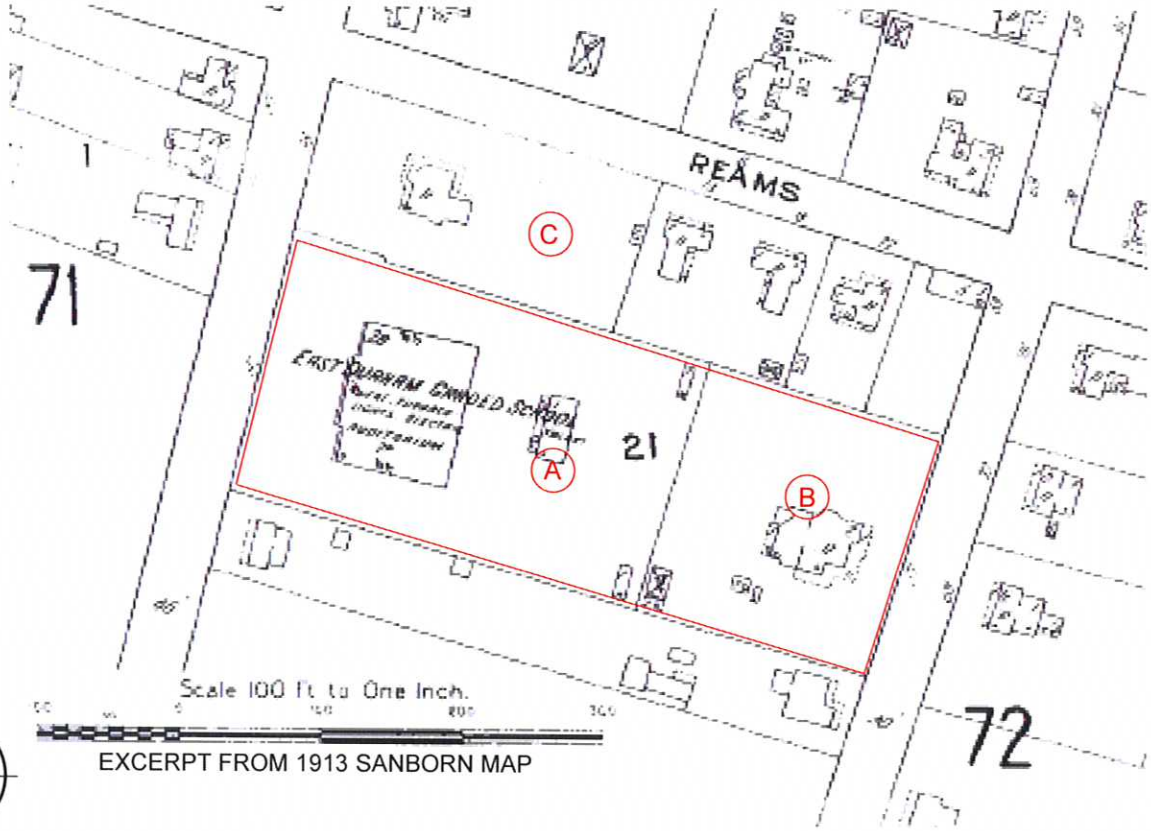
Second Floor Window to Be Reopened

Second Floor North Wing Classroom

Second Floor North Wing Hallway

Second Floor Old Gym

Second Floor South Corner Classroom



EXCERPT FROM 1913 SANBORN MAP

KEY

CURRENT PROPERTY LINE

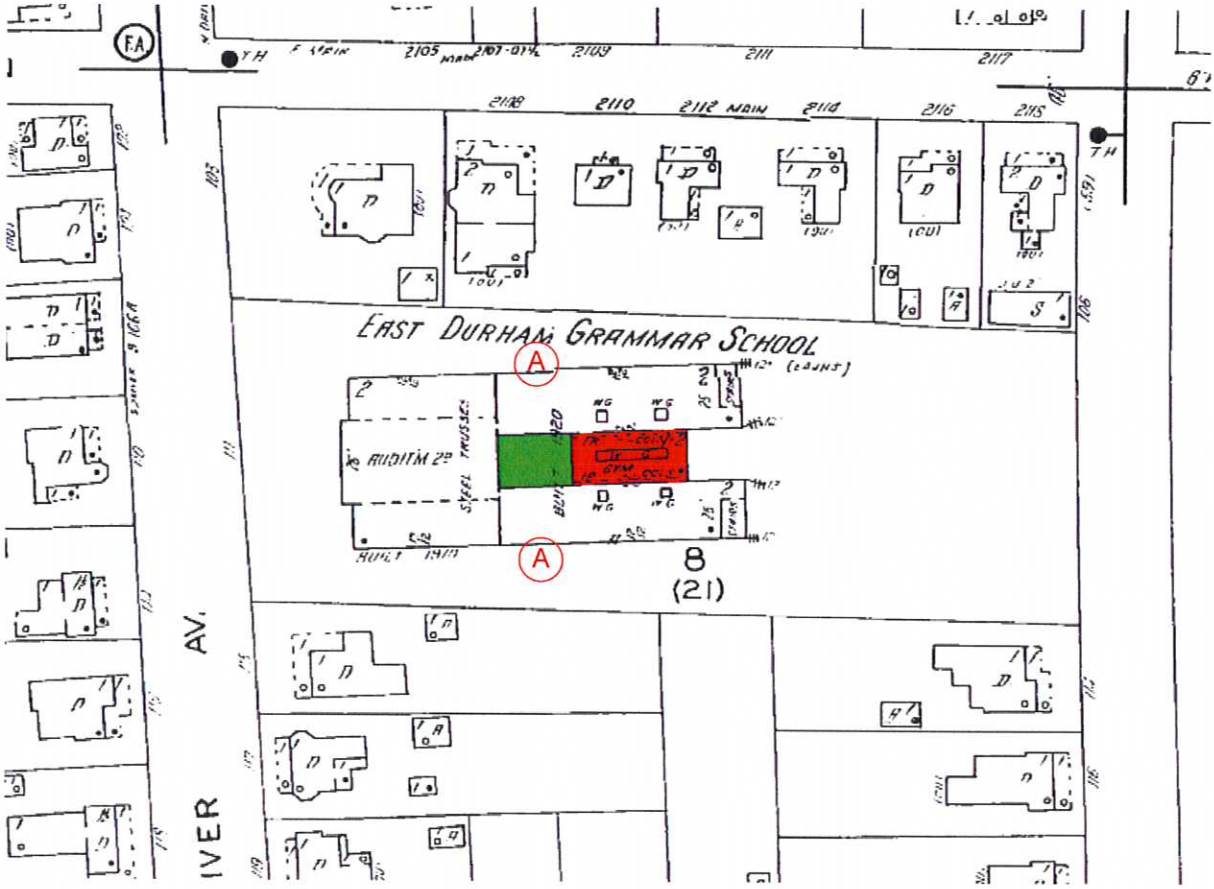
(A) 1890's - ORIGINAL (WOOD FRAMED) EAST DURHAM GRADED SCHOOL

(B) ORIGINAL ALFORD HOME LOCATION

(C) ALFORD HOME CURRENT LOCATION

A school has occupied this East Durham site since the 1890's.
The Thomas Alford house was relocated in the 1930's to accommodate the school's additions to the East.
The Alford house is one of the most elaborate Queen Anne style houses surviving in East Durham.

BELK architecture
735 Ninth Street
Durham, North Carolina 27705
p919.286.2575 f919.286.1906



EXCERPT FROM 1937 - 1950 SANBORN MAP

NORTH

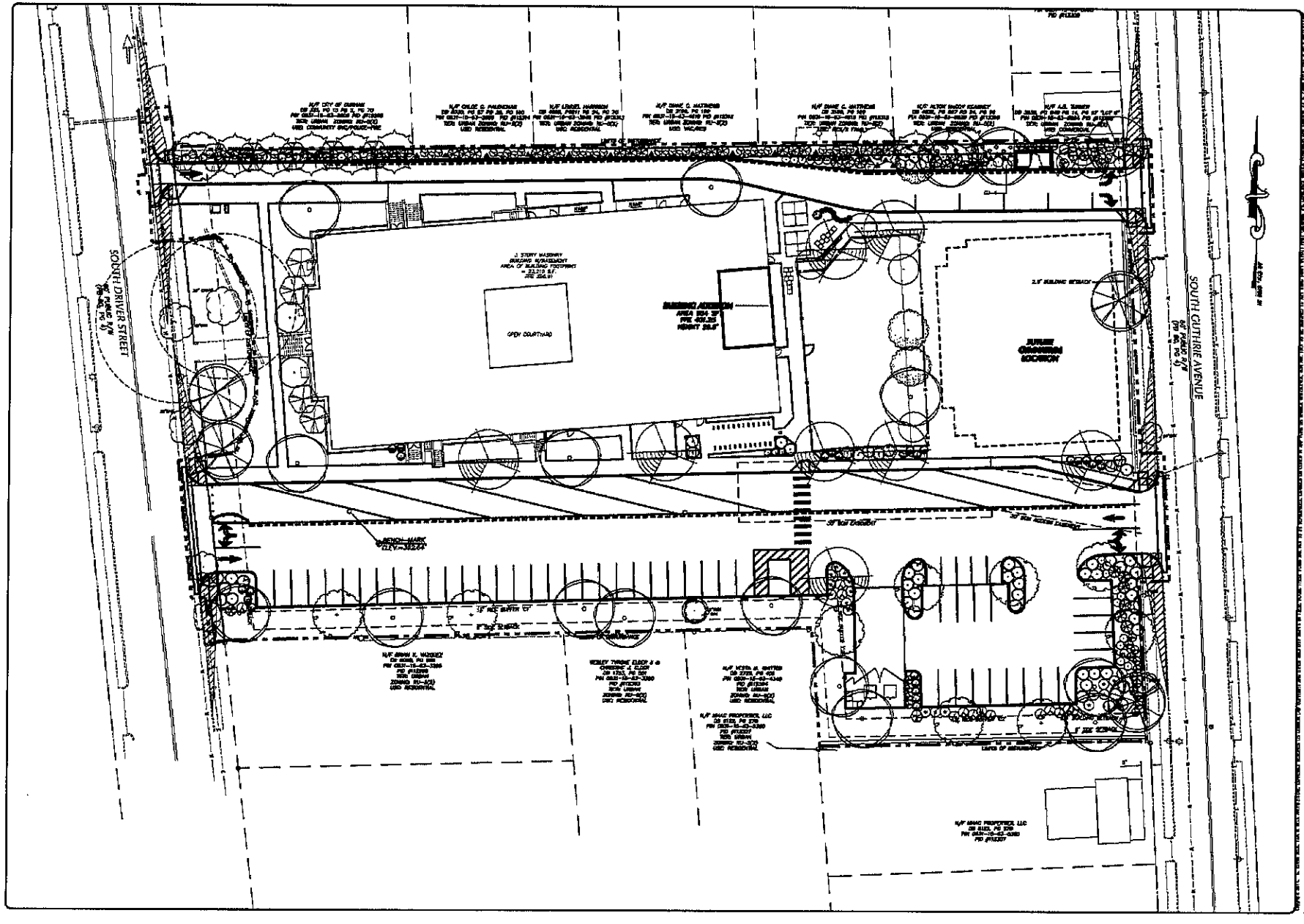
KEY

GYM: Constructed 1925 - 1937

COURTYARD: Open air courtyard - created with Gym construction 1925 - 1937

(A) CLASSROOM WINGS: Constructed 1920 - 1925

BELK architecture
735 Ninth Street
Durham, North Carolina 27705
p919.286.2575 f919.286.1906



BELK architecture

ARCHITECT OF RECORD

© 2011, Belk Architecture

CLIENT

Maureen Joy Charter School
1955 Comwallis Rd.
Durham, NC 27705

GENERAL CONTRACTOR

Contractor Name
Address Line 1
Address Line 2
City, ST ZIP

CONSULTANTS

CLH DESIGN

PROJECT TITLE & ADDRESS

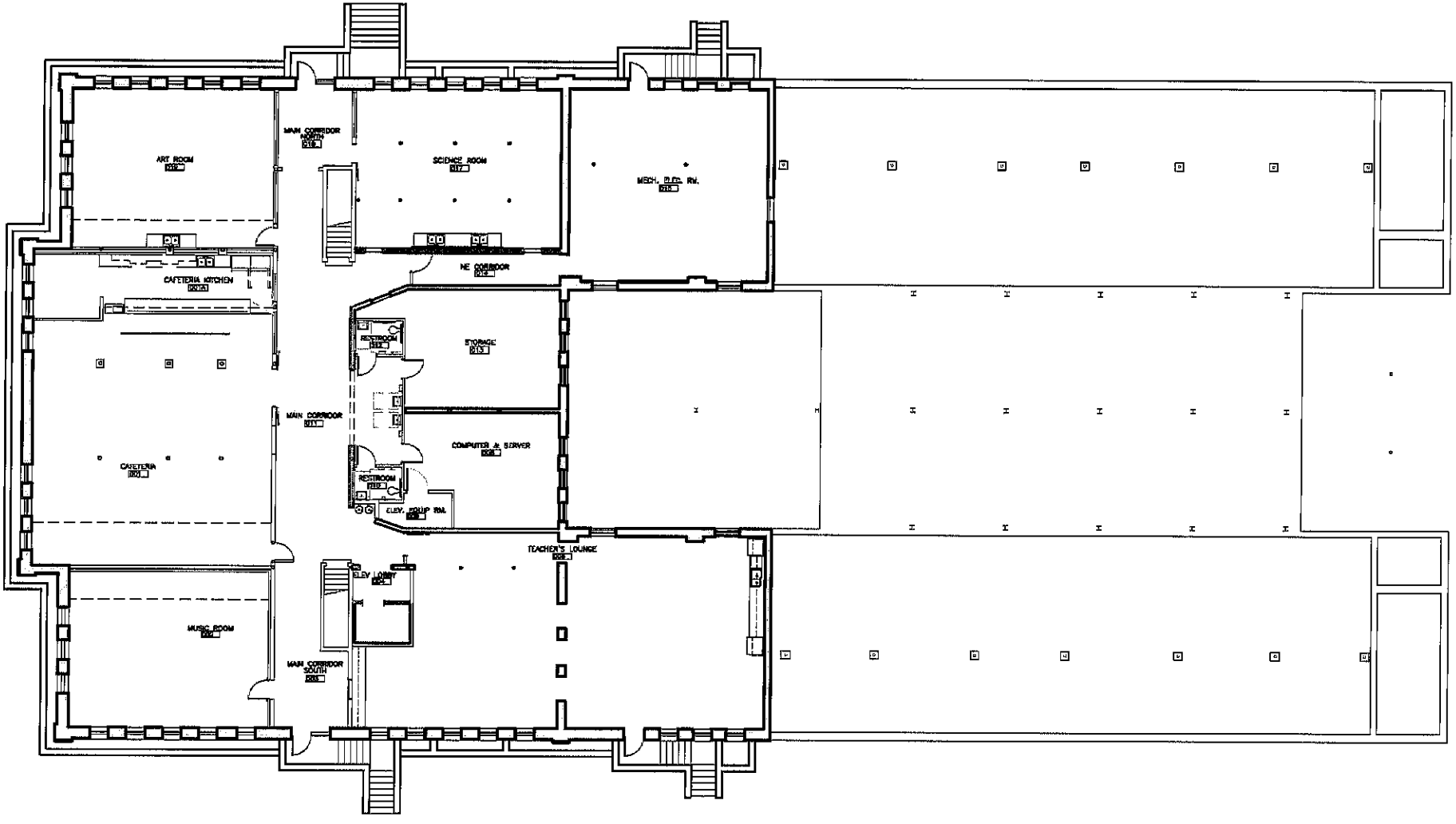
Maureen Joy Charter School in the Historic YE Smith School Building

107 S. Driver Street
Durham, NC

Project No.
Date
Issued for
Drawn by
Scale

REVISIONS

SHEET CONTENT

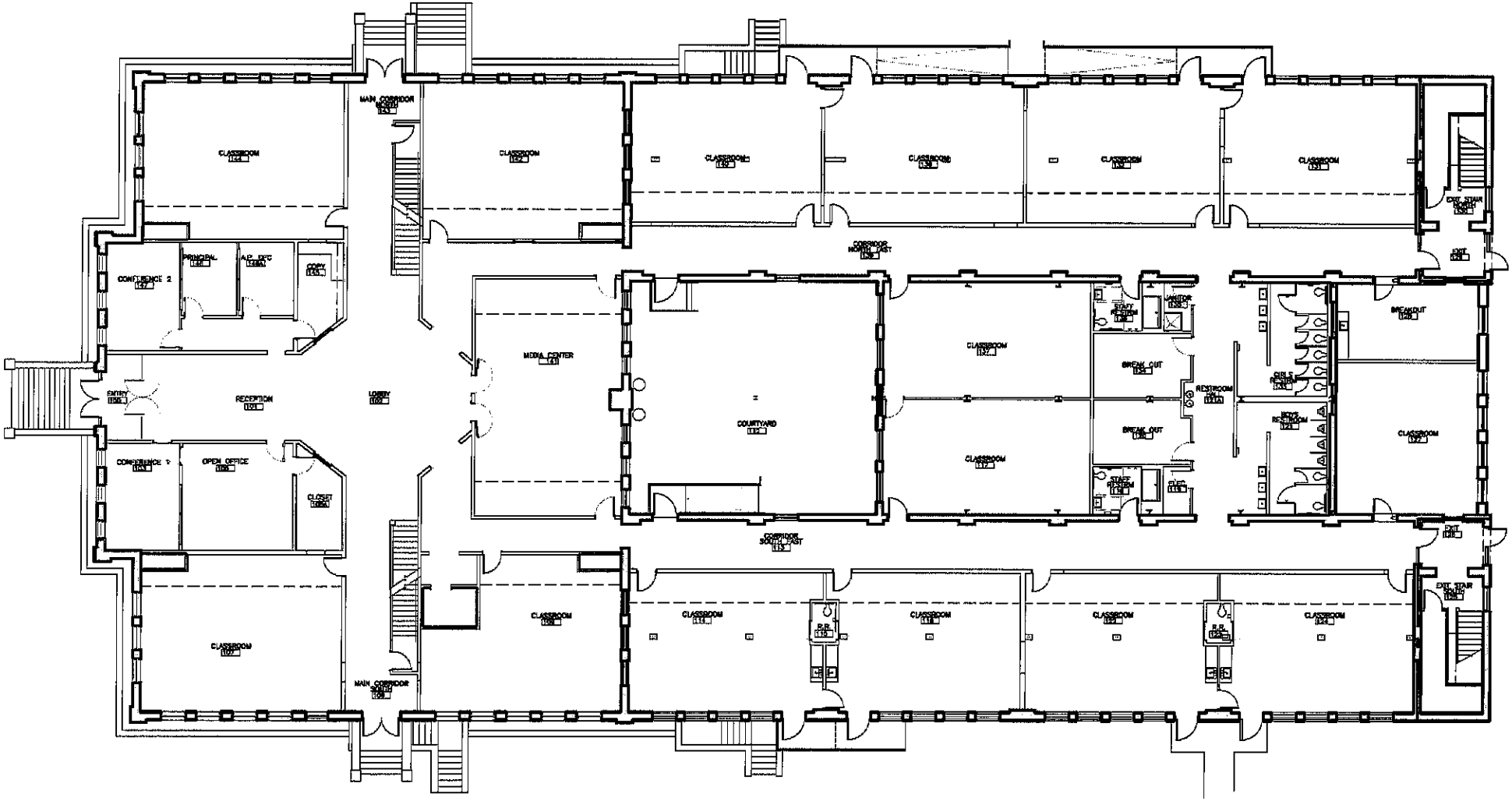


BELK architecture
735 Ninth Street
Durham, NC 27705
p: 919. 286. 2575
f: 919. 286. 1906
www.belkarchitecture.net

EAST DURHAM GRADED SCHOOL /
the HISTORIC Y. E. SMITH SCHOOL
107 S. DRIVER STREET, DURHAM, NORTH CAROLINA

Project: [illegible]
Date: 30 MAR 2012
Scale: 1/16" = 1'-0"
Drawn By: JSD

Content: GROUND FLOOR PLANS
Sheet: A1.00



735 Ninth Street
Durham, NC 27705
p: 919. 286. 2575
f: 919. 286. 1906
www.belkarchitecture.net

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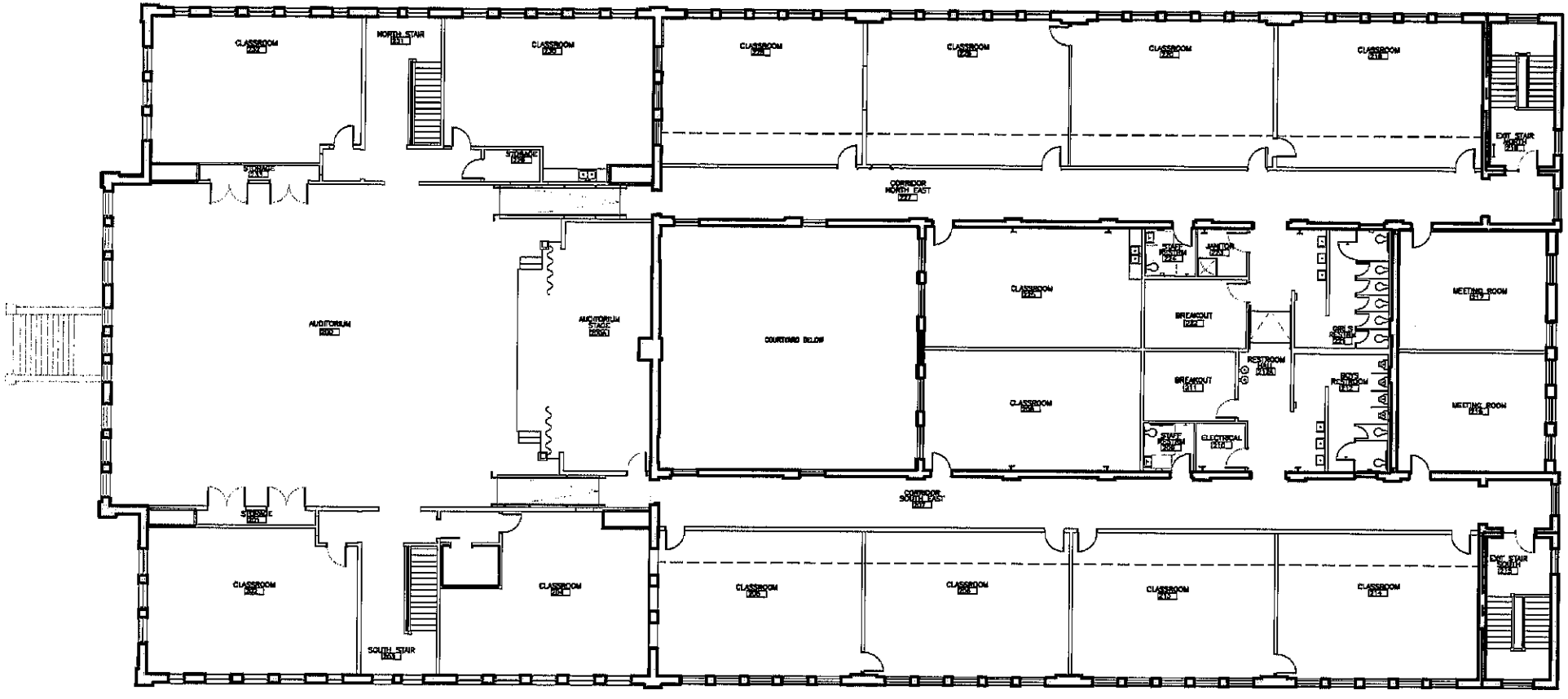
EAST DURHAM GRADED SCHOOL /
the HISTORIC Y. E. SMITH SCHOOL
107 S. DRIVER STREET, DURHAM, NORTH CAROLINA

Project MUSGROVES
Date 30 MAR 2012
Scale 1/16" = 1'-0"
Drawn By JGS

Content
FIRST FLOOR PLANS
Sheet
A1.01



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f: 919. 286. 1906
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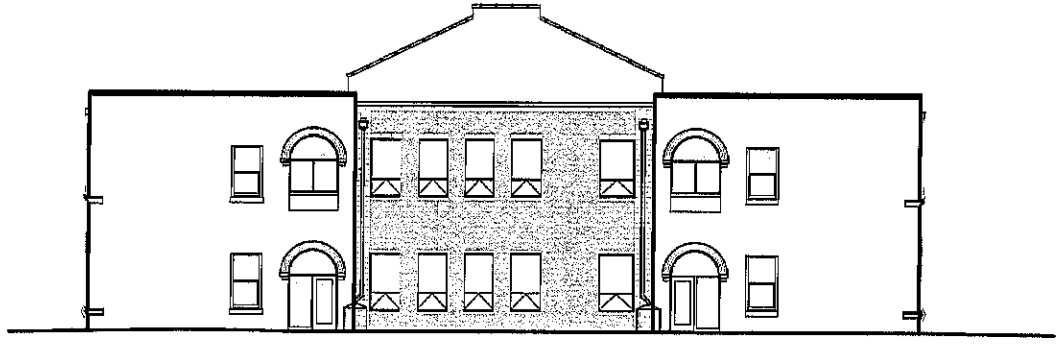
EAST DURHAM GRADED SCHOOL /
the HISTORIC Y. E. SMITH SCHOOL
107 S. DRIVER STREET, DURHAM, NORTH CAROLINA

Project	MACSUPPESS
Date	30 MAR 2012
Scale	1/16" = 1'-0"
Drawn By	JSO

Content
SECOND FLOOR PLANS
A1.02
Sheet



EXTERIOR ELEVATION:
PROPOSED EAST SIDE
1/16" = 1'-0" @ 36x24
2

EXTERIOR ELEVATION:
PROPOSED WEST SIDE
1/16" = 1'-0" @ 36x24
1

BELK architecture
735 Ninth Street
Durham, NC 27705
p: 919. 286. 2575
f: 919. 286. 1906
www.belkarchitecture.net

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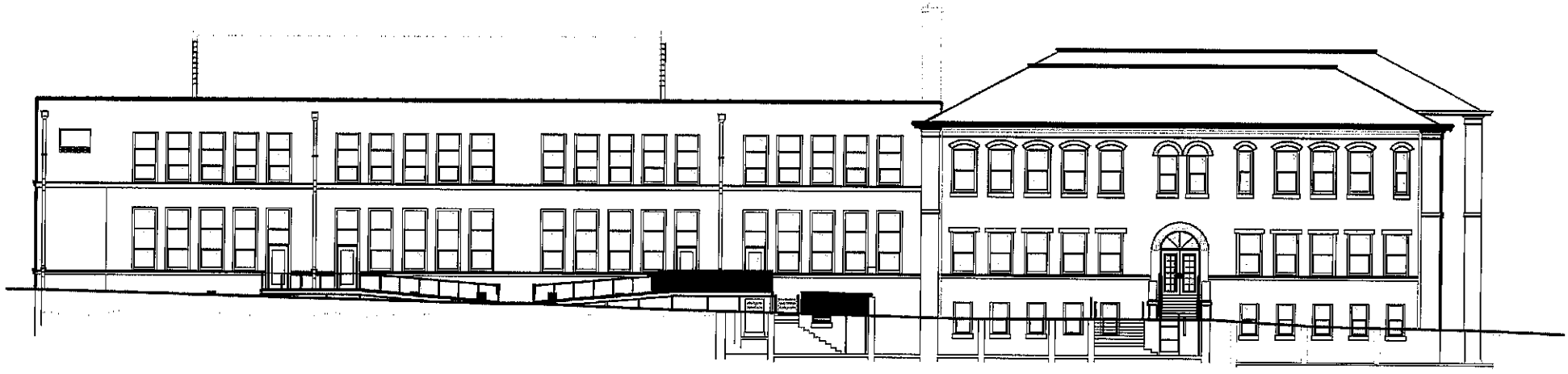
EAST DURHAM GRADED SCHOOL /
the HISTORIC Y. E. SMITH SCHOOL
107 S. DRIVER STREET, DURHAM, NORTH CAROLINA

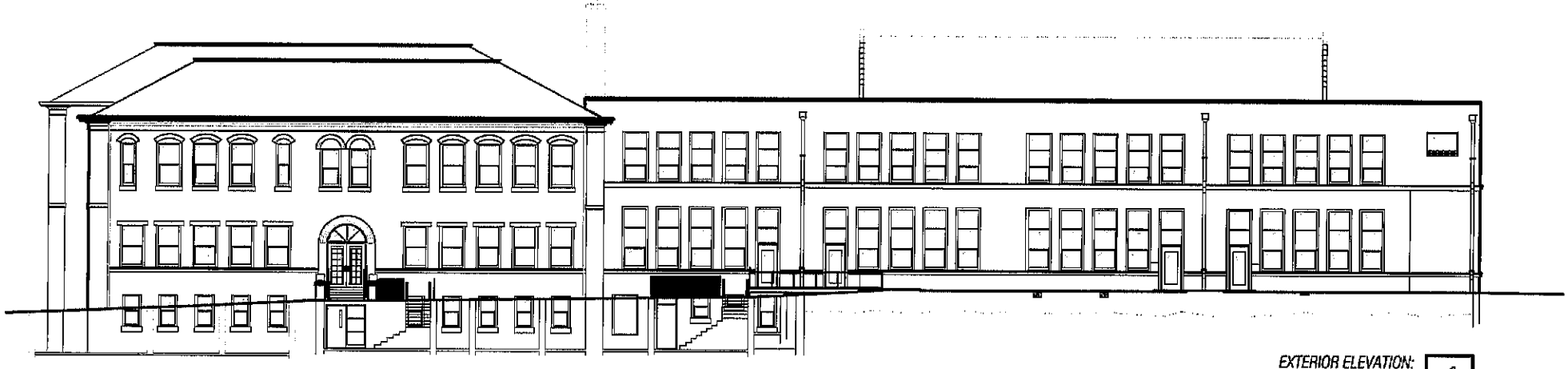
Project MJCS/EDYESS
Date 30 MAR 2012
Scale 1/16" = 1'-0"
Drawn By JSB

Content
EXTERIOR ELEVATIONS
Sheet A5.01



EXTERIOR ELEVATION:
PROPOSED NORTH SIDE
1/16" = 1'-0" @ 36x24

2



EXTERIOR ELEVATION:
PROPOSED SOUTH SIDE
1/16" = 1'-0" @ 36x24

1

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f: 919. 286. 1906
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EAST DURHAM GRADED SCHOOL /
the HISTORIC Y. E. SMITH SCHOOL
107 S. DRIVER STREET, DURHAM, NORTH CAROLINA

Project: NAGSCOPESS
Date: 30 MAR 2012
Scale: 1/16" = 1'-0"
Drawn By: JSC

Content
EXTERIOR ELEVATIONS
A5.02
Sheet

North Carolina Department of Cultural Resources

State Historic Preservation Office

Ramona M. Bartos, Administrator

Beverly Eaves Perdue, Governor
Linda A. Carlisle, Secretary
Jeffrey J. Crow, Deputy Secretary

Office of Archives and History
Division of Historical Resources
David Brook, Director

November 23, 2011

Ms. Jennifer Parker
Technical Preservation Services
National Park Service
Department of the Interior
1849 "C" Street, NW (ORG 2255)
Washington, DC 20240

Re: Historic Preservation Certification Submission
Y. E. Smith School
107 S. Driver Street
Durham, Durham County, NC
NPS No. 26231

Dear Ms. Parker:

Enclosed is the Historic Preservation Certification Application Part 2—Description of Rehabilitation for the Y. E. Smith School that has been submitted by Evan Covington-Chavez of Self-Help Ventures Fund.

Staff members of this office have reviewed the information provided in the application. It is the opinion of this office that the project appears to meet the Secretary of the Interior's Standards for Rehabilitation if the attached conditions are met.

We request that your office review the application and notify the owner and this office of your determination. If you have questions concerning the above comments, please contact Tim E. Simmons, Senior Preservation Architect/Income-producing Tax Credit Coordinator, at 919-807-6585 or tim.simmons@ncdcr.gov.

Sincerely,

Ramona M. Bartos, Deputy
State Historic Preservation Officer

Enclosures

cc: Evan Covington-Chavez
Jason S. Gable, AIA

Form: 10-168f
New

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

CONDITIONS SHEET
Historic Preservation Certification Application

Property name: Y. E. Smith School

Project Number: 26231

Property address: 107 S. Driver Street

Durham, Durham County, NC

The rehabilitation of this property as described in the Historic Certification Application will meet the Secretary of the Interior's Standards for Rehabilitation provided that the following condition(s) is/are met:

1. Repointing mortar must match the color, texture, strength, joint width and joint profile of the existing historic masonry. Specifications and repointing samples should be reviewed and approved by the State Historic Preservation Office before proceeding with this work. Good quality overall and close-up color photographs of the masonry before and after repointing must be submitted with the Request for Certification of Completed Work.

2. Ground floor replacement windows must match the appearance, size, design, proportions, and profiles of the historic windows, and the glazing must be clear. Comparable detailed drawings of both the existing and any proposed replacement windows, including elevations and sill, jamb, head, meeting rail and muntin details, must be reviewed and approved by the State Historic Preservation Office before proceeding with any window replacement.

3. Furring-out or resurfacing interior walls may not cause damage to interior trim and must not change the historic relationship of trim and wall surface. Photographs showing the historic trim in context with the new wall surfaces must be submitted with the Request for Certification of Completed Work.

4. Interior architectural features and finishes, consisting of the historic corridor doorways, must be preserved. Doorways proposed to be closed may be covered with gypsum board on the room side, however the doors, transoms, and trim must be retained on the corridor side. Photographs showing the historic fabric preserved in place must be submitted with the Request for Certification of Completed Work.

5. New mechanical, electrical, and plumbing systems must be installed in a manner that is consistent with the historic character of the building. The installation of mechanicals and ductwork must not result in the lowering of ceiling heights or impact the character of the building, including visibility of systems from the building's exterior. Therefore, ductwork must be set back from the windows and storefronts, should be installed adjacent to walls in order to reduce the visual impact of the systems at the building's interior, and must be painted to match the ceilings. Photographs showing this condition must be submitted with the Request for Certification of Completed Work.

November 23, 2011
Date

State Official Signature Deputy SHPO

919-807-6585
State Contact Telephone Number

The National Park Service has determined that this project will meet the Secretary of the Interior Standards for Rehabilitation if the condition(s) listed in the box above are met.

Date

National Park Service Signature

Telephone Number

Form 10-168a
Rev. 12/90

UNIT' ` STATES DEPARTMENT OF THE INTEF R

NATIONAL PARK SERVICE

OMB Approved
No. 1024-0009

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION

RECEIVED AUG 3 1 20

RECEIVED DEC 09 2011 NATIONAL PARK SERVICE TAX INCENTIVE PROGRAM

NPS Office Use Only
NRIS No:

NPS Office Use Only
Project No: 26231

Instructions: Read the instructions carefully before completing the applications. No certifications will be made unless a completed application form has been received. Type or print clearly in black ink. If additional space is needed, use continuation sheets or other blank sheets. A copy of this form may be provided to the Internal Revenue Service. The decision by the National Park Service will be based on the information made on the basis of the descriptions in this application form. In the event of any discrepancy between the application form and other, supplementary material submitted with it (such as architectural plans, drawings, and specifications), the application form shall take precedence.

1. **Name of Property:** Y. E. SMITH SCHOOL

Address of Property: Street 107 SOUTH DRIVER STREET

City DURHAM County DURHAM State NORTH CAROLINA Zip27703

☐ Listed individually in the National Register of Historic Places; give date of listing:

☒ Located in a Registered Historic District; specify: EAST DURHAM NATIONAL REGISTER HISTORIC DISTRICT

Has a Part 1 Application (Evaluation of Significance) been submitted for this project? ☒ yes ☐ no

If yes, date Part 1 submitted: 9 MAY 2011 Date of certification: 7-14-11 NPS Project Number: 26231

2. **Data on building and rehabilitation project:**

Date building constructed: 1910

Type of construction: TYPE III-B: MASONRY EXTERIOR W/ WOOD-FRAMED INTERIOR

Use(s) before rehabilitation: DURHAM PUBLIC SCHOOLS BUILDING; SHELTERED WORKSHOP FOR DISABLED STUDENTS

Proposed use(s) after rehabilitation: SCHOOL, GRADES K-8

Estimated cost of rehabilitation: 10-MILLION

This application covers phase number 1 of 2 phases

Project/phase start date (est.): NOVEMBER 2011

Total number of housing units before rehabilitation: 0

Number that are low-moderate income: 0

Total number of housing units after rehabiltation: 0

Number that are low-moderate income: 0

Floor area before rehabilitation: 55,969 GSF

Floor area after rehabilitation: 54,514 GSF

Completion date (est.): DECEMBER 2012

3. **Project contact:**

Name JASON S. GABLE, AIA

Street BELK ARCHITECTURE, 735 9TH STREET City DURHAM

State NORTH CAROLINA Zip 27705 Daytime Telephone Number 919 | 286 . 2575

4. **Owner:**

I hereby attest that the information I have provided is, to the best of my knowledge, correct, and that I own the property described above. I understand that falsification of factual representations in this application is subject to criminal sanctions of up to $10,000 in fines or imprisonment for up to five years pursuant to 18 U.S.C. 1001.

Name EVAN COVINGTON-CHAVEZ Signature Evan E Cov-Chavez Date 29 AUGUST 2011

Organization SELF-HELP VENTURES FUND

Social Security or Taxpayer Identification Number 58-1562750

Street 301 WEST MAIN STREET City DURHAM

State NORTH CAROLINA Zip 27701 Daytime Telephone Number 919 | 956 . 4476

NPS Office Use Only

The National Park Service has reviewed the "Historic Certification Application – Part 2" for the above-named property and has determined:

☐ that the rehabilitation described herein is consistent with the historic character of the property or the district in which it is located and that the project meets the Secretary of the Interior's "Standards for Rehabilitation." This letter is a preliminary determination only, since a format certification of rehabilitation can be issued only to the owner of a "certified historic structure" after rehabilitation work is completed.

☒ that the rehabilitation or proposed rehabilitation will meet the Secretary of the Interior's "Standards for Rehabilitation" if the attached conditions are met.

☐ that the rehabilitation described herein is not consistent with the historic character of the property or the district in which it is located and that the project does not meet the Secretary of the Interior's "Standards for Rehabilitation." A copy of this form will be provided to the Internal Revenue Service.

2/8/2012	Jenny Parker	202-354-2041
Date	National Park Service Authorized Signature	National Park Service Office/Telephone No.

☐ See Attachments

Form 10-168f
New

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

RECEIVED
DEC 09 2011
NATIONAL PARK SERVICE
TAX INCENTIVE PROGRAM

CONDITIONS SHEET
Historic Preservation Certification Application

Property name: Y. E. Smith School Project Number: 26231

Property address: 107 S. Driver Street

Durham, Durham County, NC

The rehabilitation of this property as described in the Historic Certification Application will meet the Secretary of the Interior's Standards for Rehabilitation provided that the following condition(s) is/are met:

1. Repointing mortar must match the color, texture, strength, joint width and joint profile of the existing historic masonry. Specifications and repointing samples should be reviewed and approved by the State Historic Preservation Office before proceeding with this work. Good quality overall and close-up color photographs of the masonry before and after repointing must be submitted with the Request for Certification of Completed Work.

2. Ground floor replacement windows must match the appearance, size, design, proportions, and profiles of the historic windows, and the glazing must be clear. Comparable detailed drawings of both the existing and any proposed replacement windows, including elevations and sill, jamb, head, meeting rail and muntin details, must be reviewed and approved by the State Historic Preservation Office before proceeding with any window replacement.

3. Furring-out or resurfacing interior walls may not cause damage to interior trim and must not change the historic relationship of trim and wall surface. Photographs showing the historic trim in context with the new wall surfaces must be submitted with the Request for Certification of Completed Work.

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6. Where acoustical tiles are the proposed ceiling finish, the new ceiling must be installed at the historic ceiling height and/or well above any windows. The ceiling must provide as smooth a finish as possible and grid lines must be minimized. A typical grid ceiling is not appropriate.
-added by NPS

November 23, 2011 — Date
State Official Signature — Deputy SHPO
919-807-6585 — State Contact Telephone Number

The National Park Service has determined that this project will meet the Secretary of the Interior Standards for Rehabilitation if the condition(s) listed in the box above are met.

2/8/2012 — Date
Jenny Parker — National Park Service Signature
202-354-2041 — Telephone Number

Form 10-168a
Rev. 12/90

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

OMB Approved
No. 1024-0009

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION

NPS Office Use Only
NRIS No:

NPS Office Use Only
Project No:

Instructions: Read the instructions carefully before completing the applications. No certifications will be made unless a completed application form has been received. Type or print clearly in black ink. If additional space is needed, use continuation sheets or attach blank sheets. A copy of this form may be provided to the Internal Revenue Service. The decision by the National Park Service with respect to certification is made on the basis of the descriptions in this application form. In the event of any discrepancy between the application form and other, supplementary material submitted with it (such as architectural plans, drawings, and specifications), the application form shall take precedence.

1. **Name of Property:** Y. E. SMITH SCHOOL

Address of Property: Street 107 SOUTH DRIVER STREET

City DURHAM County DURHAM State NORTH CAROLINA Zip27703

☐ Listed individually in the National Register of Historic Places; give date of listing: _____

☒ Located in a Registered Historic District; specify: EAST DURHAM NATIONAL REGISTER HISTORIC DISTRICT

Has a Part 1 Application (Evaluation of Significance) been submitted for this project? ☒ yes ☐ no

If yes, date Part 1 submitted: 9 MAY 2011 Date of certification: _____ NPS Project Number: _____

2. **Data on building and rehabilitation project:**

Date building constructed: 1910

Type of construction: TYPE III-B; MASONRY EXTERIOR W/ WOOD-FRAMED INTERIOR

Use(s) before rehabilitation: DURHAM PUBLIC SCHOOLS BUILDING; SHELTERED WORKSHOP FOR DISABLED STUDENTS

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Name JASON S. GABLE, AIA

Street BELK ARCHITECTURE, 735 9TH STREET City DURHAM

State NORTH CAROLINA Zip 27705 Daytime Telephone Number 919 | 286 . 2575

4. **Owner:**

I hereby attest that the information I have provided is, to the best of my knowledge, correct, and that I own the property described above. I understand that falsification of factual representations in this application is subject to criminal sanctions of up to $10,000 in fines or imprisonment for up to five years pursuant to 18 U.S.C. 1001.

Name EVAN COVINGTON-CHAVEZ Signature _____ Date 11 JULY 2011

Organization SELF-HELP VENTURES FUND

Social Security or Taxpayer Identification Number _____

Street 301 WEST MAIN STREET City DURHAM

State NORTH CAROLINA Zip 27701 Daytime Telephone Number 919 | 956 . 4476

NPS Office Use Only

The National Park Service has reviewed the "Historic Certification Application – Part 2" for the above-named property and has determined:

☐ that the rehabilitation described herein is consistent with the historic character of the property or the district in which it is located and that the project meets the Secretary of the Interior's "Standards for Rehabilitation." This letter is a preliminary determination only, since a format certification of rehabilitation can be issued only to the owner of a "certified historic structure" after rehabilitation work is completed.

☐ that the rehabilitation or proposed rehabilitation will meet the Secretary of the Interior's "Standards for Rehabilitation" if the attached conditions are met.

☐ that the rehabilitation described herein is not consistent with the historic character of the property or the district in which it is located and that the project does not meet the Secretary of the Interior's "Standards for Rehabilitation." A copy of this form will be provided to the Internal Revenue Service.

Date	National Park Service Authorized Signature	National Park Service Office/Telephone No.

☐ See Attachments

HISTORIC PRESERVATION CERTIFICATION APPLICATION – PART 2

Y. E. SMITH SCHOOL
Property Name

107 SOUTH DRIVER STREET
DURHAM, NC 27705
Property Address

NPS Office Use Only
Project Number:

5. DETAILED DESCRIPTION OF REHABILITATION / PRESERVATION WORK – Includes site work, new construction, alterations, etc. Complete blocks below.

Number 1	Architectural feature ARCHED BLDG. ENTRANCES Approximate Date of feature 1910	Describe work and impact on existing feature: **All existing arched masonry openings to remain. (Any repointing of mortar will match the color, texture, strength, and joint width & profile of existing.) New doors to replace the existing aluminum storefront system. New double doors, side lights and palladian transoms to match that evident in historic photos.**
Describe existing feature and its condition: The original masonry arches over the primary entrances to the school (West, North and South) remain, but the fenestration in the masonry openings has been altered over the years. Modern aluminum storefront window/door systems are installed where multi-lite double doors with side-lites and palladian transoms once were. On the front (West) façade, the arched glass transom has been removed and boarded over, and a horizontal canopy installed over the front stair landing. Photo no. _____ Drawing no _____		

Number 2	Architectural feature SEGMENTED ARCH WINDOWS Approximate Date of feature 1910	Describe work and impact on existing feature: **No proposed changes, all existing windows and masonry openings to remain.**
Describe existing feature and its condition: The second story of the 1910 portion of the building is adorned with segmented arched windows. These windows are generally 4'-0" wide but vary in a few instances based on placement of existing interior walls. The existing windows are not original to the building, but they do match the historic window pattern (as verfied from historic photos). Photo no. _____ Drawing no _____		

Number 3	Architectural feature STONE WINDOW LINTELS Approximate Date of feature 1910	Describe work and impact on existing feature: **No proposed changes, all existing windows and masonry openings to remain.**
Describe existing feature and its condition: The first story of the 1910 portion of the building is adorned with windows that have a stone lintel at the top. These windows are generally 4'-0" wide but vary in a few instances based on placement of existing interior walls. The existing windows are not original to the building, but they do match the historic window pattern (as verfied from historic photos). Photo no. _____ Drawing no _____		

Number 4	Architectural feature BRICK CORNER PILASTERS Approximate Date of feature 1910	Describe work and impact on existing feature: **No change will occur to the portion of the building, only repair work in any necessary areas. (Any repointing of mortar will match the color, texture, strength, and joint width & profile of existing.)**
Describe existing feature and its condition: Each corner of the original 1910 building is marked with a light-colored brick pilaster. These pilasters define each corner and sit proud of the building facades by approximately 4". About midway up the pilaster at the level of the 2nd floor elevation, is a simple 2-tiered brick corbel detail. Photo no. _____ Drawing no _____		

Y. E. SMITH SCHOOL
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HISTORIC PRESERVATION CERTIFICATION APPLICATION – PART 2

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Number 5	Architectural feature HIPPED ROOF Approximate Date of feature 1910	Describe work and impact on existing feature: **The roof over the original portion of the building (ca. 1910) will be repaired and maintained. No changes to the form of the historic roof.**

Describe existing feature and its condition:
The original roof form and its structure (steel trusses, according to Sanborn maps (1937)) are in good condition, in need only of maintenance and repair.

Photo no. _____ Drawing no _____

Number 6	Architectural feature PARPETTED CLASSROOM WINGS Approximate Date of feature 1920	Describe work and impact on existing feature: **The classroom wings will remain, and remain as classroom space. In order to accommodate current codes pertaining to exiting conditions from Kindergarten and 1st grade classrooms, new doors will be established in existing masonry window openings (one from each classroom for a total of eight (8)). Window sills @ those eight openings will be modified to allow for the installation of new, regulation exit doors, but the window heads will remain unaltered; the new exterior doors will have transom windows above to fill the existing masonry openings to match the adjacent, unaltered windows. The interior partitioning of the classrooms and corridors will be only slightly modified to provide for code-compliant classroom doors, and for toilet facilities for the Kindergarten classes.**

Describe existing feature and its condition:
Starting in approximately 1920, two parallel, one-story wings were added to the east of the original two-story school building. Each wing consisted of four (4) classrooms w/ five (5) windows each, a single-loaded corridor connecting the new rooms to the exist. building at the first floor, and a portion of basement connecting to the exist. lower level of the school. (The length of the additions were built over new crawl space.) Btwn. 1920 and 1926, a 2nd story was added to each classroom wing, and new exit stairs added to the east end of each wing. The 2nd story floor elevation differs from the original 1910 school bldg. by several inches; the original bldg. & the additions are connected at the 2nd flr via ramps. Also between 1920-1937, a two-story 'gym' bldg. was added in btwn. the two classroom wings. The gable-roofed gym was installed midway btwn. the original bldg. and the east ends of the classroom wings, creating an open-air courtyard btwn. the original school, the classroom additions, and the new gym.
Photo no. _____ Drawing no _____

Number 7	Architectural feature TRIPLE-HUNG WINDOWS Approximate Date of feature 1920	Describe work and impact on existing feature: **The existing windows will remain in their current state, with typical matience and repair as needed on a case-by-case basis. Four (4) windows on the North side and four (4) windows on the South side will be converted into exit doors from the lower level classrooms. The brick shelf detail that runs along the bottom edge of the windows will be maintained except at the new door openings.**

Describe existing feature and its condition:
The 1920 wings are punctuated with triple-hung windows in four (4) groups of five (5), w/ each pair of groups separated by brick wall panels that are bisected by downspouts. The windows have a simplier style & profile than those of the double-hung windows of the 1910 building. Defining the bottom edge (sill) of the windows on both floors is a brick corbel shelf detail running the full length of the additions. The linear detail on the 2nd level has been covered in mortar which has deteriorated in some places revealing the brick underneath. It is thought that the corbel detail at the sill height of the 2nd story windows is roughly at the location of the former top of the parapet wall when the classroom wing additions remained only 1-story tall.

Photo no. _____ Drawing no _____

Number 8	Architectural feature OPEN-AIR COURTYARD Approximate Date of feature 1930	Describe work and impact on existing feature: **Courtyard will be resorted to be an open-air breakout and study space. The intermediate 2nd floor will be demoloished as will the roof. All infill masonry in window openings will be removed and replaced with new energy efficient windows to match the historic pattern. Two new windows on the North and South walls of the courtyard on both the 1st and 2nd story will be added. New windows will be the same size and style as original windows in the same wall.**

Describe existing feature and its condition:
Between 1920-1937, a two-story 'gym' bldg. was added in between the two classroom wing additions. The gable-roofed, steel-trussed gym volume was installed midway (east-west) between the original building and the east ends of the classroom wings, creating an open-air courtyard between the original school, the classroom additions, and the new gym. At some point, the open-air courtyard was roofed-over and sectioned horizontally with new 1st and 2nd floor infill construction. The former window openings looking into the courtyard, except for those on the 2nd floor east, wall have been bricked closed. The 1st and 2nd infill floors are concrete slab on steel joists, and remain in good condition. The roof is a flat/low-slope roof.

Photo no. _____ Drawing no _____

HISTORIC PRESERVATION CERTIFICATION APPLICATION – PART 2

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Number 9	Architectural feature TWO-STORY TRUSS-ROOFED INFILL ADDITION Approximate Date of feature 1930	Describe work and impact on existing feature: **The structure will remain largely unaltered. New door openings into the volume will be created on both the 1st and 2nd floors to provide access to new classroom & support spaces from the existing corridors running east-west down the classroom wing additions. Steel roof trusses and the roof deck will be exposed above 2nd floor classroom spaces. Existing steel structure (columns, beams, and trusses) will be cleaned, painted, and exposed. Existing masonry window openings at the west end wall will remain, and will once again look into an open-air courtyard.**
	Describe existing feature and its condition: The two-story, gable-roofed infill between the 1920 classroom wing additions to the 1910 structure is in fine condition. Formerly, it had a roof-monitor at the apex (visibile in photos from the 1950's), but that has been removed. The steel structural columns at each the north and south walls, as well as in the center of the 1st floor story, are sound, as are the steel trusses that frame the steeply-pitched roof. Windows remain at the west end wall, and once looked into an open air courtyard bounded to the west by the original school building. Loading dock access doors are present at the 1st floor level at the east end wall. Photo no. _____ Drawing no _____	

Number 10	Architectural feature 1ST FLOOR OCTAGONAL LOBBY Approximate Date of feature 1910	Describe work and impact on existing feature: **Structure of existing lobby area will remain, existing openings that have been modifed to lower heights will be reopened to maximize the open feel of the lobby. Openings into stair lobbies will be widened to accommodate for two 4'-0" fire doors. Hardwood floors throughout this lobby space will be patched and refinished as necessary. Wainscotting, baseboard, and chair rail will be restored on all walls. As this lobby is off of the main entrance security measures are necessary. A new set of full glass doors with framless glass side lights, and transom will provide a transparent barrier between the entrance and the lobby.**
	Describe existing feature and its condition: Historic Octagonal lobby has remained functional with all existing openings maintained. However some openings have been shortened from 10-0"' to 7'-0". Hardwood floors throughout with an intricate pattern through the octagonal portion. Hardwood floors remain in good conditon with a few areas in need of repair. Surrounding walls of lobby have been lined with furring strips to prepare for repair of failing plaster. All walls have wainscotting, while the baseboard and chair rail has been removed. Photo no. _____ Drawing no _____	

Number 11	Architectural feature MONUMENTAL WOOD STAIRS, BETWEEN 1ST AND 2ND FLOORS Approximate Date of feature 1910	Describe work and impact on existing feature: **South side stair will be rebuilt with as many original components as possible. North side stair will be rebuilt to match historic details.**
	Describe existing feature and its condition: Historic 1910 building has 2 stairs connecting the 1st and 2nd floors, one on the North side the other on the South. The North side stair is extremely deterioriated and broken down - treads and risers have been knocked out of place and are missing in some cases. Handrail, balusters, and posts on North side stair mainly still exist although will need some repairing. South stair treads and risers are in fairly good condition, however a few tread nosings have been broken. The first run of stairs on the South side is missing it's handrail and balusters. The landing and second run of stairs are in better condition, maintaining posts, handrail, and all but 2 or 3 balusters. Photo no. _____ Drawing no _____	

Number 12	Architectural feature INTERIOR TRANSOM WINDOWS, LOWER LEVEL @ CAFETERIA Approximate Date of feature 1910	Describe work and impact on existing feature: **All transom windows will remain in their existing positions. Some slight repairs and cleaning will be necessary.**
	Describe existing feature and its condition: Multi-lite transom windows line the west corridor wall. Window lite size is not consistent throughout, although windows maintain same style and height off of floor. It is likely that these interior windows were present for the entire north-south length of the west corridor wall, but only those on the northern half of the corridor remain. Photo no. _____ Drawing no _____	

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Number 13	Architectural feature CLEAR-SPAN AUDITORIUM SPACE, 2ND FLOOR Approximate Date of feature 1910	Describe work and impact on existing feature: The space will remain open and unobstructed for use as an event space. The hardwood floor will be repaired with salvaged flooring from elsewhere in the building, and will remain exposed as the finished floor material. A new acoustic ceiling will be installed to update the the worn, failing ceiling that currently exists in the space, beneath the roof trusses.
	Describe existing feature and its condition: The 2nd floor event space occupies the center of the 2nd floor of the orginal 1910 building, and it remains in fine condition save for some water damage due to roof leaks. The vast majority of the hardwood floor remains. Steel roof trusses span the 50-foot-wide room leaving it open and unobstructed by structural columns. The existing exterior windows at the west wall (front façade of the school) remain open, providing the considerable space with ample daylight. Photo no. _____ Drawing no _____	

Number 14	Architectural feature HARDWOOD FLOORING Approximate Date of feature 1910, 1920	Describe work and impact on existing feature: Hardwood floors are intended to be patched and repaired throughout public spaces. Those spaces include: the front entrance off of Driver Street and the octagonal vestibule off of that entrance, stair lobbies off of octagonal vestibule, and corridors on both the lower and upper floors.
	Describe existing feature and its condition: There are existing hardwood floors thoughout the 1st and 2nd floors. Some are in fair condition and can be repaired. There are serious areas of disrepair due to water damage causing rotten areas, mainly around the exterior (masonry) walls of the building. Photo no. _____ Drawing no _____	

Number 15	Architectural feature HVAC System Approximate Date of feature unknown	Describe work and impact on existing feature: Any existing boilers will be remediated and either encapsulated or removed depending on environmental issues and costs. Former masonry chimneys/flues will be sealed and will have their structural integrity verified. A modern, energy efficient heating and cooling system will be installed throughout the building.
	Describe existing feature and its condition: The building has been heated with a boiler system, originally coal-fired. At least one boiler remains, on the lower level. Photo no. _____ Drawing no _____	

Number 16	Architectural feature Existing Plumbing and Restrooms Approximate Date of feature Early-to-Mid 20th Century	Describe work and impact on existing feature: Modern, code-compliant and handicapped-accessible restroom facilities appropriate for Elementary and Middle-School aged students will be installed on all three floor levels.
	Describe existing feature and its condition: Existing restroom facilities on all three levels are in poor condition, with fixtures, partitions, ceilings, floor, and wall tiles in various states of considerable disrepair. None of the facilities are or have been in operable condition for quite a few years. Water damage is significant throughout the restroom areas. Photo no. _____ Drawing no _____	