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Homes and Locations Featured on the 2016 Trinity Park Home Tour

1. 204 Watts Street
2. 1015 Gloria Avenue and Alley House
3. 403 1/2 North Gregson Street
4. 1009 Dacian Avenue
5. 512 North Buchanan Boulevard
6. 610 North Buchanan Boulevard
7. 919 Green Street
8. 1018 Demerius Street
9. 1313 North Gregson Street
10. 1403 Norton Steet
11. 1412 Norton Street



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The 2016 Trinity Park Home Tour:

A Place For Everyone

Welcome to the 2016 Trinity Park Home Tour! Every two years, we are grateful that a group of generous neighbors open their unique and lovely homes for the enjoyment of all. This year, we are featuring the diversity in homes that we treasure in Trinity Park. There are large homes and small, including a condo and an alley house. Many of these homes are filled with amazing collections that include local art and crafts and fascinating antiques. Feel free to ask about the things you see! Every house is a wonderful story just waiting to be told, and many friends and neighbors have volunteered to be docents so they can offer insight to the home you are visiting.

Over the years, the success of the Trinity Park Home Tour has funded maintenance and improvements at public areas. The Trinity Park at the corner of Watts Street and West Trinity Avenue has received new plants, benches, and fencing. The money has helped enhance landscaping in medians and traffic circles, protect our tree canopy by working with the city to plant new trees in the public right-of-ways and fund opportunities for new public art. There are a number of projects in progress, including a “History Grove” and mosaic walk for the Trinity Park, the reinstallation of public art by Michael Waller and Francis Vega, and the installation of a dramatic new artwork by Al Frega later this fall. It’s an exciting time for our neighborhood — and we couldn’t do these important projects without your financial support.

We hope you’ll spend a little time at this year’s Street Festival, with representatives of many of the companies and craftsmen who worked on the tour homes. Also exhibiting at the Festival are local artists and businesses from Trinity Park and surrounding neighborhoods. And since no street festival is complete without food, you will find a selection of food trucks on Trinity Avenue, adjacent to the Festival, and one on your way North at Watts and Green streets.

Of course, there are a few house rules. We ask you to show respect by not smoking, eating or drinking in the houses or gardens or on the lawns. And please be mindful that closed doors, ribboned-off areas and bathrooms are not open to the public. For your convenience, portable restrooms are located near the corner of West Trinity Avenue and Watts Street.

And we hope you’ll come back for another fun occasion this autumn. Halloween in Trinity Park is a grand tradition in October, and the luminarias in December are always worthy of a leisurely stroll on a brisk December evening! Hope to see you then!

Best Regards,

Don Ball, President, Trinity Park Neighborhood Association
Julia Borbely-Brown, President, The Trinity Park Foundation, Inc.

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204 Watts Street McAllister-Carrington House

1

In the early 1900s, most of the land that is now the Trinity Park neighborhood was owned by Brodie L. Duke, the eldest son of Washington Duke. In 1907, Lillie Perkinson purchased a parcel of land from Brodie Duke. She later subdivided the property and conveyed a lot to her daughter, Bessie Perkinson, who married William H. McAllister, an engineer for the railroad.

The McAllisters built the house, at what is now 204 Watts St., in 1921 but only lived there for three years before moving to another home, also on Watts Street. The property at 204 was rented until 1929, when it was sold to an

investor, who continued to rent the house. One of his tenants was Rosa Siver, a widow with five children, who had immigrated from Lithuania in 1891 and owned a local grocery store.

Kenneth R. Mangum and his wife, Mollie Howard Carrington Mangum, purchased the house as their residence in 1934. The Mangums are a well-known Durham family about whom Shirley Jones Mallard wrote the book, published in 2005, *Our Mangum Cousins*. In fact, the Mangums and the Ball and Harris families are the namesakes for the northern Durham County community

of Bahama (Ba-Ha-Ma).

Kenneth Mangum died in 1946, but Mollie Magnum resided in the house until her death in 1961. According to Mallard, the Magnums had no children, so Mrs. Magnum left the house to a niece, Mary Ethel Tilley. After her death, and until 1994, Mangum family relatives continuously occupied the home – so the home remained in the Mangum family for 60 years (although it appears that for a brief period, rooms were rented out on the second floor).

In 1994, the home was purchased by the owner of an import business and soon fell into disrepair. It was purchased by Preservation Durham in

2001 and immediately resold to a young couple that did a substantial restoration, including a total kitchen remodel, electrical system rewiring and replacement of numerous windows, all with the help of the NC State Historic Preservation Tax Credit program.

The next owners, who purchased in 2004, also did substantial renovations, including restoration of the crumbling porch and parapet, rebuilding the garage and conversion of a fourth bedroom into a master bath and walk-in closet.

The current owners were looking for a retirement house in Trinity Park in 2010. They were relocating from Philadelphia to be



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closer to family and were attracted to the house's interesting façade, large front porch and proximity to downtown Durham. A big plus – the house didn't need major work. The house's 2,500 square feet and the three-bedroom, three-bath layout was just the right size for them, including space for Elliott's meditation room. The Schaffers have since added the screened porch and refaced the crumbling cement steps at the front of the house.

On the website *Open Durham*, 204 Watts is described as a *"Brick Foursquare fronted by a Mission style curvilinear parapet centered on the hip roof. Stone lintels top the nine-over-one paired windows with keystones on*

the first-story. A full-facade porch contains classically detailed box posts on stone piers and paired curved brackets in the eaves... but the most unique feature of this house may be the pink mortar between the bricks".

Also on the Open Durham website is a comment left by Joseph Sparks, *"When I left home in 1969, I lived here. If my memory serves me right, it was a rooming house then. Many of these large homes were rooming houses for folks coming for the Rice Diet at Duke. In the room next to mine was a cowboy. A rodeo rider, the first real cowboy I ever met."* What a colorful memory!

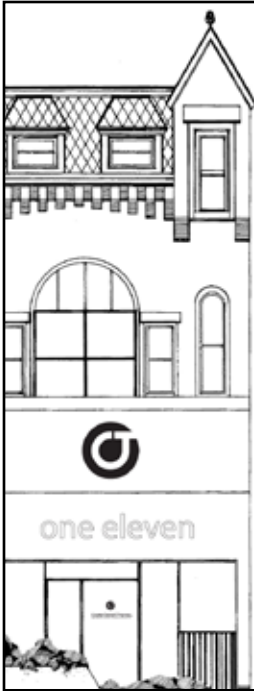


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1015 Gloria Avenue and Alley House

2

The Freedman family owned several Durham properties, including 1015 Gloria Ave., a brick, Colonial Revival style duplex that was built as a rental investment property in 1936.

Jacob Freedman was born in Russia in 1900, immigrated to New York City and married May Leibson in 1925. The couple relocated to Durham, where Jacob managed D. Freedman Company, a clothing store on West Main Street at the intersection of Chapel Hill Street. The building is now occupied by Toast, a popular downtown eatery.

In 1938, the Freedmans moved

from their home on Green Street to a Tudor-style home that they built at 1006 Trinity Ave.

Originally, each side of the duplex at 1015 Gloria Ave. was a two-story home, with a living room, a walk-through dining room and a butler's pantry leading to the kitchen at the rear of the first floor. The second floor of each unit included two bedrooms and a bath. There was also a basement under each kitchen.

The duplex was sold in 1964 and remained a rental property for the next 50 years, until the current owners purchased it in 2014. After living in North

Durham for 15 years, the current owners were looking forward to the shorter commute and other opportunities afforded by the proximity to Downtown Durham. First, however, they had to tackle the many design and construction challenges inherent in converting a duplex into a functional single-family home.

Working with their architect and general contractor, they developed a comprehensive renovation plan. Walls were opened between living rooms and kitchens. One of the staircases on the first floor was removed to create a hallway, and a butler's pantry was converted to a full bath. The dining room on that side of the floor, which is adjacent to the bath, is now a den, but could be a future bedroom. The east side of the second floor retains the two original bedrooms and bath, and the west side of the floor was renovated into a master suite, including a new bath and laundry.

The stairs removed from the first floor were reinstalled between the second and third floors to provide attic access. The attic was then fully finished into a great room with dance floor, a guest bedroom and full bath. Flooring in the attic, as well as the fully renovated kitchen, is repurposed 100-year-old pine from a demolished home in Durham via Habitat for Humanity.

Renovations also included new plumbing and electrical wiring, removal of radiators and oil furnaces, installation of ductwork for central air and a geothermal heat pump. The heat pump exchanges heat with constant ground-temperature water via two 400-foot wells drilled in the back yard. Upfront installation costs are higher with this system, but increased efficiency will result in reduced heating and cooling costs going forward.

The current owners and their two daughters moved into the home in November 2014. The home now has five bedrooms and four baths and, with the additional third-floor living area, has total usable space of 3,400 sq. ft. Both children attend nearby Durham School of the Arts, and they brag that it is possible to listen for the first bell and run from the house to class in time for the second bell. Laura also walks to work downtown. The kids love the new dance floor, and their home has become an after-school hangout for friends from DSA.

The current owners really appreciate the efforts of designer Joe Fitzsimons at Belk Architecture, general contractor Green Horizons, historic-tax-credit consultant Sara Lachenman at Four over One Design and plumber Tom Bacon.

Alley House Garage/Apartment

Work on a replacement garage and upstairs apartment at the rear alley was completed in early 2016. The apartment has an open plan for living, kitchen and dining space and two bedrooms and a bath in 700 sq. ft. Kitchen cabinets were repurposed from the Reuse Warehouse in Durham, and maple flooring was reclaimed from the original Cardinal Gibbons High School gym in Raleigh. The apartment was rented as a popular AirBnB last spring and is now occupied by family.

4/1

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403 1/2 North Gregson Street The Griswold Apartments

3

In early 1922, John N. Koontz sold a one-half interest in a parcel of land he owned at the corner of North Gregson Street and Gloria Avenue to J. Bryan Griswold for \$100.

J.B. Griswold worked with his father, William J. Griswold, as vice president of the long-established Griswold Insurance & Real Estate Co. (responsible for some of the development on Park Avenue in East Durham) as well as being the secretary of New Hope Realty (responsible for the development of Hope Valley). William J. Griswold had served as mayor of Durham from 1910-1912.

J.B. Griswold completed construction of a four-unit,

townhouse-style building during 1922, and the 1923 Durham Directory lists the first occupants of the rental apartments as G.V. Massey, S.E. Alexander, Jennie Miss Dawson and M.L. Hamlin. This research, undertaken and confirmed by the current owner of 403½ N. Gregson St., puts to rest speculation that the building was built much earlier and used as a guesthouse by Brodie Duke – possibly named for his friend, a Mr. Griswold, who stayed there when visiting.

That idea had gained support because the Griswold apartments were directly across North Gregson Street from the Brodie Duke estate, overlooking a fishpond at

the rear of his property. However, the time line just doesn't work – Brodie Duke died in 1919, before J.B. Griswold acquired the property. Also, at the same time the Griswold apartments were being built, construction was underway on the new Durham High School just to the north of the Brodie Duke house. The Julian Carr Junior High School was completed in 1928. Duke's house was demolished in 1930, and the fishpond was later drained to make way for the school's athletic field. The complex of buildings became Durham School of the Arts in 1995.

Further supporting the conclusion that J.B. Griswold constructed the building as rental apartments is a 1928 postcard that pictures the "Griswold Apartments" along with other Durham apartment residences of that era. These included the King's Daughter's Home, the Markham Apartments, the Malbourne Hotel and the Wilkerson Apartments.

The Griswold apartments were constructed in the American Foursquare style, which is not at all unique in Durham or Trinity Park. But nowhere in Trinity Park is the style represented in this manner – a multi-unit building combining the design characteristics of multiple Foursquare facades. Compared to the larger apartment buildings to be built later in Trinity Park, the

Griswold offered a much different type of urban home – more like the brownstones of Brooklyn than its bungalow neighbors in Durham. The exterior construction is all brick, and a shared front porch runs the length of the building.

The front door of each unit opens to the porch. The building retains nearly all of its original features, including the doors, windows, hardwood floors, trim and brickwork. There are 50 double-hung, nine-over one windows and eight square, nine-panel casement windows. Over the years, storm windows and a gutter system have been added. The roof is gray shingle.

Each of the units is 1300 sq. ft., including a living room, dining room, kitchen and half-bath on the first floor. The layouts of the second floor, while the same size in each unit, differ slightly. The end units – 401 and 403½ – have three upstairs bedrooms while the interior units – 401½ and 403 – have two bedrooms in the same space. In each unit, the bedrooms share a hall bath.

From the initial construction in 1922, and for the next 89 years, the Griswold was maintained as rental apartments. Ownership changed hands numerous times until the building was converted to a condominium in 2011 and the units were sold to individual owners.



4

1009 Dacian Avenue

Dallas Walton Newsom and Tempie Battle Newsom built the house at 1009 Dacian Ave. in 1928. The house was a traditional, 1,550 sq. ft., three-bedroom, one-bath brick bungalow with the bedrooms and bath on a hall on the right side of the house and the public rooms — living room, dining room and kitchen — on the left. Dallas Newsom was a graduate of Trinity College, where he was class president his senior year, and owned and managed a real estate and insurance business. He was also active in local government and the Methodist Church and was a published poet and songwriter.

In 1930, he was appointed as Durham's first county manager, a position he held until his death in 1949. He is credited with successfully managing Durham's finances through a turbulent post-Depression era and was also instrumental in the development of the Raleigh-Durham Airport, which became a reality in 1943.

When Tempie Battle married Dallas in 1905, she was a voice teacher at the Southern Conservatory of Music. The couple had four children. The Newsoms did not immediately occupy the Dacian Avenue house, preferring to remain in another

bungalow home they owned at 1017 Gloria Ave. (later named the Newsom House). The Dacian Avenue house was rented out until 1934, when the Newsom's moved in. Unfortunately, it would appear that the Newsom's were not immune to the financial pressures of the Depression, and the house was relinquished to Durham Bond and Mortgage to satisfy a default in 1936.

The Register family purchased the house in 1937 and lived there until 1963. The house was then sold to the Honeycutt family, and they resided there until 2012. The Preservation Durham plaque refers to the

house as the Register-Honeycutt House to honor those long-term residents, who lived in the house for a combined 75 years.

When the Honeycutts moved in, Mr. Honeycutt reconfigured the kitchen area, consolidating the kitchen, laundry room and steps to the basement to create a larger room. Otherwise, with the exception of a minor bathroom modification in the late 1990s, the house remained as it was constructed.

The current owner purchased the home at the end of 2012, and she planned to add a bedroom and perhaps a small office space



in the unfinished attic. As it turned out, however, the attic had higher ceilings than expected and, with creative design input from Todd Addison of Todd Addison Designs, the space was converted into a second floor with a master bedroom, master bath, office, guest bedroom and guest bath. The original roofline remains generally intact (with the exception of the addition of five strategically placed dormers), preserving the original character of the bungalow. These renovations added an additional 1,000 sq. ft. of living space. A family room opening to a screened porch was also added off the kitchen, and a garage was constructed on the alley at the rear of the property.

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512 North Buchanan Boulevard

5

The home at the corner of Buchanan Blvd and Dacian Ave was built between 1915 and 1919. It is a two-story gabled-roofed house with some understated Craftsman detailing. Modifications made in its first 90 years included the addition of a family room with a separate entrance adjacent to the front porch, the relocation of the central stairway to the rear of the house to create a larger living room, and the rear porch was enclosed for a first-floor half bath and laundry room.

Early records are scarce, but the first resident is said to have been L. McGranahan, a “lumberman.” Other records show that in 1921, newly appointed Duke professor Allan H. Gilbert received mail at the house, indicating that he had purchased or was renting the property.

The house later was purchased by the Dorton family, who lived there until 1996. Peter Dorton operated the Goody Shop soda “joint” and restaurant at 1000 Main St.

*Advertisement in 16 Oct 1921
Durham Morning Herald*

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His son, Spero, who operated the Goody Shop in Chapel Hill, returned to live in the house after his parents passed away.

The current owners found the house through a posting on the Trinity Park listserv by the previous owners, Terrill and Lee Bravender, and purchased the house in 2008. They had been looking for a house in Trinity Park since relocating from Philadelphia the year before. They envisioned future modifications that could help them live comfortably in the house as their children grew up. They were also interested in adding

space to accommodate overnight guests and holiday gatherings.

The current owners debated the merits of remodeling within the existing footprint or expanding into the backyard to add a new kitchen and master suite. Ultimately they worked with architect Coby Linton (Linton and Associates) and builder Jon Fish (Acanthus Construction) to create a design that retains key elements of an early 20th-century house while adding the space and function of a modern dwelling. The new and renovated spaces include the kitchen, laundry room, powder room, screened porch, the new master suite with walk-in closet, the renovated kids/guest bath, and an expanded guest room. The project also included installing a driveway for off-street parking, rehabilitating the front porch, and reimagining a pass-through hallway in the center of the existing first-floor design.



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6

610 North Buchanan Boulevard Casa Verde

A recent addition to Trinity Park, 610 N. Buchanan Blvd. sits just across the street from Duke's East Campus. Developed and designed by Aaron Lubeck and Gwyn Ronsick and built by Trinity Design/Build (completed in July 2015), the stucco exterior, large overhangs, and bold shadow lines were inspired by Midwestern prairie architecture. The scale and careful placement of the house, as well as other details, were designed to reflect and compliment the diverse collection of other homes in the neighborhood.

Casa Verde ("Green Home") lives up to its name, achieving a Leadership in Energy and

Environmental Design (LEED) Platinum rating from the U.S. Green Building Council. The design takes advantage of several passive solar elements, including lots of south facing windows with roof overhangs that minimize direct summer sunlight and maximize solar heat gain in the winter (and relatively few north facing windows), a finished concrete floor (which provides thermal mass to absorb and then radiate heat in the winter), and triple-paned glass windows, with variable reflectivity depending on placement.

Other notable features include advanced 24-inch on-center framing, continuous insulation

over the exterior sheathing, R-75 attic insulation, geothermal heating and cooling, photovoltaic solar panels, high-efficiency appliances, and LED electrical fixtures. All of these contribute to a rare HERS (Home Energy Rating System) index score of 9, which indicates this very efficient home produces almost as much energy as it uses. Additionally, a rainwater management system (e.g. cistern and rain garden), low-flow plumbing fixtures, use of low VOC (volatile organic compound) paints and adhesives, use of native plants, as well as close proximity to public transportation, schools and commercial space add up to a very sustainable and healthy living environment.

Inside the house, the open floor plan is complimented by acid-stained concrete floors; high ceilings; wide, stained poplar trim; many built-ins and custom cabinets; stained glass; two-sided fireplaces between the kitchen and living room, and a screen porch and back patio. Upstairs features include hardwood floors (tile in the bathrooms) and stained-glass transoms above bedroom doors. The two-car garage was designed to allow for an apartment to be built above it in the future, with access from the second floor of the main house.

Special thanks to Duke University for assistance in facilitating this ambitious infill project.

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In the early years of the 20th century Guess Street (now N. Buchanan Blvd.) was a “mud clay track” running along the eastern border of Trinity College. During that period housing development in most of Trinity Park was well underway.

However, there were only 3 private homes on Guess Street, all in the 400 block, – two built by Trinity College professors and the third built by Brodie Duke for use by the College. This area remained largely underdeveloped until 1916 when a project was announced to widen Guess Street into what is now North Buchanan Blvd. Not long after this work was completed, in about 1920, West Markham Avenue was cut in between Watts Street and North Buchanan Blvd., further defining the Trinity Park neighborhood.



919 Green Street Pleas M. Sawyer House #1

7

The six houses numbered 909, 911, 913, 915, 917 and 919 Green Street were built by Pleas M. Sawyer (pronounced Plez) and his wife, Edna O'Neal Garland Sawyer. Pleas had this house, 919, built as his family residence. It was the first house built on the south side of the 900 block of Green Street and was finished in 1922.

Pleas Monroe Sawyer was born in 1884 and raised in an old pioneer family in Graham County in the far western tip of North Carolina. He didn't take to the farm life and taught himself to be an accountant and a lawyer, and was elected in 1916 to one term in the state House of Representatives. He then served as postmaster

of Tapoco in Graham County before being hired by the IRS, trained in Washington, D.C., and moved to Durham around 1920.

He was promoted to an assistant revenue agent position in 1930 and transferred to Greensboro and later became the revenue agent for all of North Carolina, a post in which he served until his retirement in 1954.

Pleas and Edna had three children: Grace, Roma and Thomas. Roma became one of the earliest female professors at Duke University, teaching political science. Thomas was an attorney and served in the N. C. State House and Senate and made an unsuccessful run for governor.

Built in the classical bungalow style, 919 was first listed in the 1923 city directory as 915 Green St. then listed as 919 in 1925. Technically, the home is an asphalt-shingled, side-gabled roof with gabled front and rear dormers and an engaged, shed-roofed porch with brick foundation. It remains a four-bedroom/two-bath home. The back porch was enclosed and incorporated into the kitchen during a renovation in 1989. Original molding, staircase detail, heart-pine floors and cast-iron bas-relief coal fireplace covers remain. The beautiful back garden was designed decades ago by a local landscape architect and features pathways, fountains and rare perennials.

During a kitchen renovation from February through May of this year, a cache of letters was discovered in a wall. Dating from the 1940s to the 1980s, the correspondence shows the rich and varied family of Rotcher H. Watkins and his

wife, Kathleen. The cards and letters include a postcard from an Australian Antarctic Expedition; correspondence from the Waldorf-Astoria hotel in Zurich, where Watkin's daughter had apparently been dining with members of the Liggett family; an insurance form from McPherson Hospital on Main Street; a beautiful old Valentine from Kathleen to Rotcher; a Durham Laundry Co. dry-cleaning list and a five-cent packet of unopened snapdragon seeds.

Current owners purchased the house in 2012 from Helen Griffin, a retired Riverside High School art teacher. Having moved from Los Angeles with their son, Yofti, they are happy to have a home with a classic Southern front porch, to be able to walk their son to elementary school and and walk to the farmers' market, to hear the freight and passenger trains pass through town and to hear the fireworks after a Bulls' hometown win.



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Did you know ...

An old City Limits granite marker can be found at the corner of Trinity Avenue and Buchanan Boulevard





8

1018 Demerius Street The O. E. Dowd House

Demerius Street and Dollar Avenue: Not many “Durham-ites” know that these streets were named for Miss Demerius Francis Dollar. She inherited 80 acres of land upon her father’s death in 1882. Her estate included a sizable portion of Trinity Park and practically all of the land which became Northgate Shopping Center and eventually Northgate Mall. (A history of Miss Dollar’s life is available at this house for anyone interested in learning more.)

The house at 1018 Demerius St. was built in 1937 and was designed by architect George F. Hackney, who designed many of

the houses in our neighborhood. The current owner has all of the original architectural drawings and plumbing, heating and general specifications for the house, and they are available for anyone who wants to look at them. These records contain all sorts of interesting tidbits such as the fact that the contractor allowed \$100 for the purchase of all lighting fixtures.

The design of the house was fairly modern for its time. It had central heating and air-conditioning and a master bedroom with an adjoining bath. The floor plan of this three-bedroom three-full-bathroom home has remained essentially the



same since it was built. The one major exception is a significant kitchen renovation, which was done 20 years ago. In addition, the attic space over the screened porch was converted into a nursery and then a small office 35 years ago. All three bathrooms have had minor updates over the years, but these were in keeping with the original character of the house.

The major change undertaken by the current owner was to turn the backyard into a veritable resort 14 years ago. What was once a lawn sloping to the street has become a kidney shaped pool

(built by Creative of Greensboro) surrounded by a stone patio and luscious gardens planted by the late Ann Majestic. The pool has a subtle water feature providing a soothing trickling sound to anyone sitting in the backyard.

Be sure to check out the grill area behind the garage – Jimmy Buffett would be proud of it.



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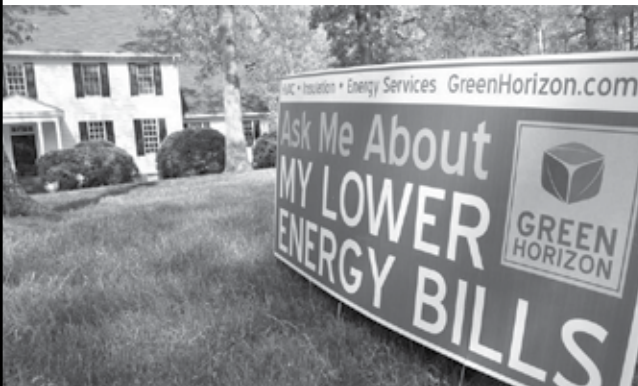
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1313 North Gregson Street

9

Scary? A house with the numbers 1313 might seem to be an address for the frightful and freaky, like the lovable Munsters who resided at 1313 Mockingbird Lane. Or just freaky, since the street was originally named “Hated,” a name selected by Trinity Park developer Brodie Duke due to the street’s being situated parallel with Watts Street, which was named for Duke’s nemesis, George Watts. On a map, the street names were read, “Duke-Hated-Watts” from east to west. With plenty of room for stories, 1313 N. Gregson St. is the largest residential lot in all of Trinity Park, at 0.933 acres. The

property is bisected by a creek running through its Japanese garden, just below the split-level Colonial Revival designed by Durham’s own architect Archie Royal Davis. Davis, an N.C. State alum who doubled as the Orange County school architect, modeled his plan off of UNC’s Carolina Inn in Chapel Hill. The windows, dormers, double chimneys, wide doors and brick color were close replicas of the Inn. In 1939, he opened his own firm in Durham, where he designed many notable public structures and private homes. His buildings have stood the test of time for their sturdiness and their trueness to design. He

also built the sister house to this one at 1423 Acadia St. [Despite large commissions such as these, Davis may be most well-known to readers today for designing the South Duke Street round houses.]

When C. Odell Couch, president of the Couch Furniture Store on Ninth Street, commissioned Davis to build an expansive 5,000-plus-square-foot home in 1949, the Colonial Revival style was popular in the expansion area of Trinity Park. Nearby at 1411 N. Gregson St. was the Benjamin Gaddy House, an early distinguished Colonial Revival-style house built about 1930 for Gaddy, a superintendent at the Golden Belt Manufacturing Co.

Clerk of Superior Court Wilbert Young had a Colonial Revival-style house built in 1940 at 1110 North

Gregson St. During World War II, construction stalled, only to spike in the late 1940s as veterans returned with new loan and education benefits, boosting Duke University's student and faculty population while local merchants, such as the Couch Furniture Store, profited from new business.

In this post-World War II era, most of the houses being built were a simplified form of the previously dominant Tudor Cottage style, with a lower side-gable roof, a lower front-gable wing, and more "Colonial" than "Tudor" detailing. Wealthier merchants, however, asked Davis for larger homes, so in 1949, he accepted Couch's project at 1313 N. Gregson St. A year later, Davis designed a dramatically large Colonial Williamsburg Revival-style house at 1410 North Gregson St. for Don Wright.

The Couch House was Davis' crown jewel — with large, finely detailed Colonial Revival-style in a 1½-story house. It has a five-bay main block with gable end chimneys, four hipped dormer windows and flanking 2-bay wings. He selected walls that feature Flemish bond brickwork with 6/6 sash windows that have unique mechanical designs intended for unusually long life. When the windows were all perfectly restored by the Double-Hung Historic Restoration company from



Greensboro, acclaimed restorer David Hoggard admired the unusual and effective mechanisms that Davis had chosen.

An elaborate, three-bay porch with ornamental iron posts and balustrade shelters the main entrance. The wide entrance opens into a foyer featuring 10-foot-long white oak planking, an L-shaped staircase that has 8-inch, single-board treads and elaborate, hand-turned balusters and that leads to overly large children's rooms. Carefully crafted large dentil molding adorns the foyer and the living and dining rooms, while thick green slate covers the exterior entryways and fireplace hearths.

Exterior copper flashing on the roof and galvalume half-round guttering typify the high-quality construction that Davis directed and that the current owners restored to his original specifications. Authentic copper stagecoach exterior lamps were installed in 2016 to match the architect's original design drawings. The entire house enjoys the long, white oak planking except the kitchen, which originally had a hearty pine subfloor under linoleum.

The kitchen was originally ahead of its time, equipped with a dishwasher and clothes washer in 1950. Nonetheless, as new owners sought to

update the home, the linoleum was removed and an island installed. The substantial 2016 renovation removed the island, installed new cabinetry, chef's appliances and countertops with seashells and recycled glass.

Throughout its 67-year history, there were few alterations to Davis' grand design, although the master bathroom was expanded into a closet to create a shower room, the screened side porch was converted to a solarium, and an upstairs attic storage room has been remade into a children's playroom. The walk-in basement, originally for storage, is now a photography studio and gallery for Freelight Photography, with an adjoining game room.

Behind the home, the lot is stunning. Previous owners built a Japanese bridge over the creek, leading to an in-ground pool wrapped by stone and brick retaining walls. The pool area looks over a secret glen, hidden from Gregson Street by magnolias and bamboo.

The previous owners, Dr. and Mrs. Thomas Wenger, spent a decade carefully toiling with Japanese plantings and hardscape, resulting in a Zen-like peaceful sanctuary near downtown Durham.

Today the property is nearly at its prime, having been meticulously restored in early 2016, and

is welcoming to guests and photography clients. Remaining projects include removing the front circular driveway and restoring the lawn and shrubbery similar to their original appearance, replacing the side driveway with pervious materials, and creating a rain garden on the north side of the house adjacent to the neighbor's lawn.

Like the Munster's elaborate abode on Mockingbird Lane, 1313 N. Gregson is a gem of beautiful designs and high-quality craftwork that will feature well for generations.



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1403 Norton Street “Love It or List It” House

10

The Tudor Cottage reached the height of its popularity in the mid-to-late 1930s as Durham was recovering from the Depression. Some of the finest examples were designed by local architects and featured prominent Tudor characteristics such as steep front gables with arched entrances encased in stone and textured brick walls. Durham architect George M. Hackney was responsible for the design of many of the Tudor Cottages on West Knox Street. A number of more modest Tudor Cottages were built during the 1940s along North Buchanan Boulevard and North Gregson, North Duke, Watts, Englewood, West Knox

and Norton Streets. These cottages feature shallower gabled roofs and simpler entrances.

One of these more modest homes was the Tudor Cottage at 1403 Norton St. The house is a side-gable, 1-½ story cottage with a gable end chimney and a front cross gable over a corner recessed porch. The porch has been enclosed, but the paired and triple boxed posts remain. The exterior walls are a combination of brick and wood siding. The house was built about 1940, and the occupant at that time is listed as Eugene G. Green (according to the census). Little else is known about the history of the house – neither the architect nor the

builder have been identified. The house is included in the Trinity Park Historic District (Expansion, 2008) for listing on the National Register of Historic Places.

And there is one other very interesting fact that makes this house unique in Trinity Park – in the fall of 2014, it was the subject of a dramatic restoration on the HGTV series “Love It or List It” (Season 11, Episode 5). Before the makeover, the house was 1,270 sq. ft., and the previous owners, who were recently married, didn’t have enough space for their combined belongings. Working with the “Love It or List It” design staff and General Contractor Alex Niemiroski of AG Builders, a screened porch at the rear of the house, with flooring so worn you could see the ground below, was replaced with a new bonus room, half-bath and storage closet with space for the washer/dryer. At the entrance to the bonus room is a pair of sliding barn-door style French doors. The kitchen was a total redo – more space resulting from the removal of the old half-bath, with lots of custom cabinetry and all new finishes. A new stone patio was also added at the rear of the house. Unfortunately, sufficient funds were not available to completely renovate the two upstairs bedrooms and hall bath (not on the tour). However, the

master bedroom was expanded by removing a closet and installing custom cabinetry. The bathroom was updated with a new floor, vanity and sink and the tub was re-glazed. Two lanterns, original to the house, were found in the basement and installed on the back of the house. The house is now 1,609 sq. ft.

At the request of the previous owners, renovations by “Love It or List It” were undertaken consistent with the guidelines issued for Preservation Tax Credits by the North Carolina State Historic Preservation Office for historic properties. These guidelines covered the new footprint of the house as well as the types of materials that were used. However, as so often happens on “Love It or List It,” after all the work was completed, the previous owners decided to sell the cottage in favor of a larger house.

The current owners purchased the house in May 2016. They were relocating from Brooklyn, N.Y., and were attracted by Durham’s technology resources, quality of life and lower cost of living. The proximity to downtown is also a big plus. However, they have experienced the downside of some cosmetic renovations – additional work was required to shore up the foundation and chimney and several windows not included in

the “Love It or List It” renovations needed to be replaced. But, despite the additional work, they love the house, Trinity Park and Durham and are happy they found a home here.

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The Andrew Preiss sculpture in The Trinity Park honors Max Gray Rogers who helped found the Trinity Park Neighborhood Association and the Trinity Park Foundation. The flattened orb that dangles from the tip of the sculpture is reminiscent of the hubcaps on Max's three 1950's Studebakers.



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11

1412 Norton Street

In a neighborhood within a neighborhood, 1412 Norton St. is part of a five-home co-housing project. The unusual project was conceived and built in 2002 by David Auerbach and Cat Warren. They had owned and lived in the Berry House at 909 West Club Blvd., between Norton and North Duke streets, since 1986, often considering how best to use 1.2 acres of garden space behind their house. One of the large farms that originally occupied the north end of the neighborhood, the Berry house was built in the mid-1920s and modified several times to accommodate the needs of the extended Berry family.

In the early '90s, Auerbach and Warren purchased adjoining land from the estate of a neighboring home on Norton Street and opened a driveway from Norton Street into the garden space. They then worked with architect Giles Blunden to design a new house and adjoining office space for themselves. Auerbach, Warren and Blunden worked extensively with city planners to find ways to comply with existing co-housing regulations, which had been designed for plots of four acres or more. Eventually they received approval for the development of "The Compound," and the Auerbach-Warren

house was begun in 2001. To complete accommodations for a co-housing project, cross-easements were provided for the shared common space.

After the completion of their new home, Auerbach and Warren added three more houses around the periphery of the garden, bringing the total to five homes in the co-housing space. The project is marked only by a small sign on Norton Street showing the addresses of the houses within the space. In the common garden, there is an outdoor oven used for baking bread and pizza and the residents are bee keepers with bee hives. (During the Home Tour, someone will be available to discuss bee keeping!)



1412 Norton was added to the compound in 2005-06. Designed by architect Sophie Piesse, the house sits at the inside eastern corner of the original garden area and has been described as a “2,500-square-foot contemporary farmhouse.” A walkway made of pea gravel leads to the house, skirting the common lawn and garden. The walkway is lined with the owner’s miniatures: fairy houses, habitats and outdoor scenes in pots large and small. She also points out her “experiments” in Southern gardening.

The house has three levels; the main level houses living, dining and entertaining space, including the kitchen, an office, and a guest bedroom and bath. The second-floor gallery provides display space for the homeowner’s collection of fused and blown glass. It also holds the master bedroom and bath. On the lower level, owners Ilene and Jim Hadler have added a glass studio for her and a home office for him. The lower level opens onto a patio and lawn that is ringed by hardwoods.

In front of the house, the common garden is bordered by fruit trees and includes growing space for flowers and vegetables. Ilene will also use the garden space to display her fused glass.

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It is likely, but not confirmed, that North Buchanan Blvd. is named for James Buchanan Duke, the son of Washington Duke and his second wife, Artelia Roney Duke. James B. Duke was the wealthiest member of the Duke family, at one time controlling 50% of cigarette production in the United States. He was president of the American Tobacco Company and, with his brother Benjamin, founded Duke Power. Following in his father's philanthropic footsteps he established the Duke Endowment – and in 1924 Trinity College was renamed Duke University.

Historic Designation

The Trinity Historic District was listed on the National Register of Historic Places in 1986 and encompassed the area bounded (approximately) by Lamond, Buchanan, Green, and Duke Streets. This district also included a portion of the Trinity Heights neighborhood bounded by Markham, Clarendon and Green Streets. The district was expanded in 2004 to include the areas north of the original district, up to Club Boulevard.

Listing on the National Register of Historic Places is managed by the N.C. State Historic Preservation Office (SHPO) and the National Park Service. This listing is primarily honorary, but properties listed in it are eligible for state and federal tax credits for rehabilitation.

While Trinity Park is a National Register Historic District, it IS NOT a local historic district. A local district listing carries restrictions, much like a Homeowners' Association, that are enforced by the City-County Planning Department and require approval for any project that changes the exterior appearance of a building.

There are eight individual Landmark Properties within Trinity Park. Similar to local historic districts, work on landmark properties must be approved by the Durham Historic Preservation Commission, a volunteer board that reports to the Planning Department. These properties receive a 50% reduction in annual property taxes for as long as the property stays a landmark.

Plaques

Many Trinity Park homes have bronze plaques mounted near the front door that designate them as historic. Preservation Durham, a local non-profit organization, provides these plaques. The building must be at least 70 years old at the time of the plaque application, and the owner is asked to provide as much information as possible about the structure's history. Plaques are installed by Preservation Durham, which charges a fee to cover the cost of having the plaque cast. Numbers

on the plaques refer to the order in which the plaque was awarded. Many plaques carry one or more names, such as "Brooks - McCutcheon House." In general, these names refer to the original owner, builder or family that owned the structure for a major part of its history. These plaques are honorary and confer no restrictions on the property. For more information about obtaining a plaque, contact Preservation Durham at info@preservationdurham.org.

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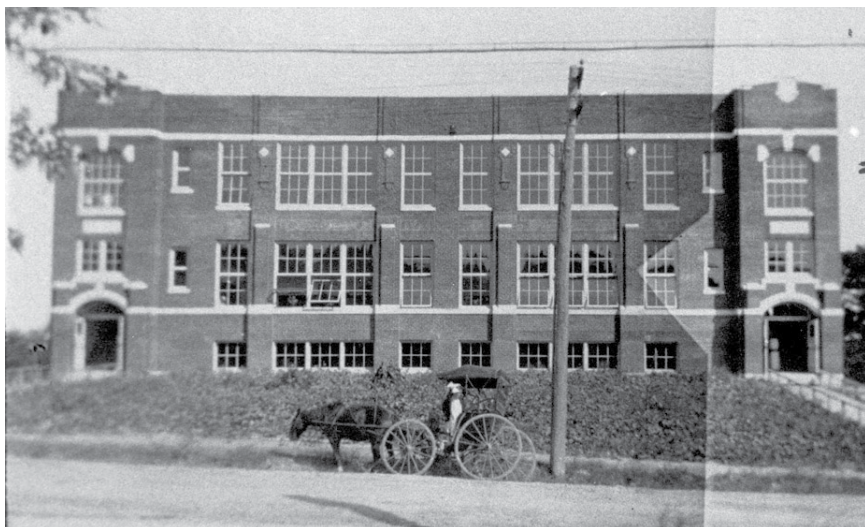
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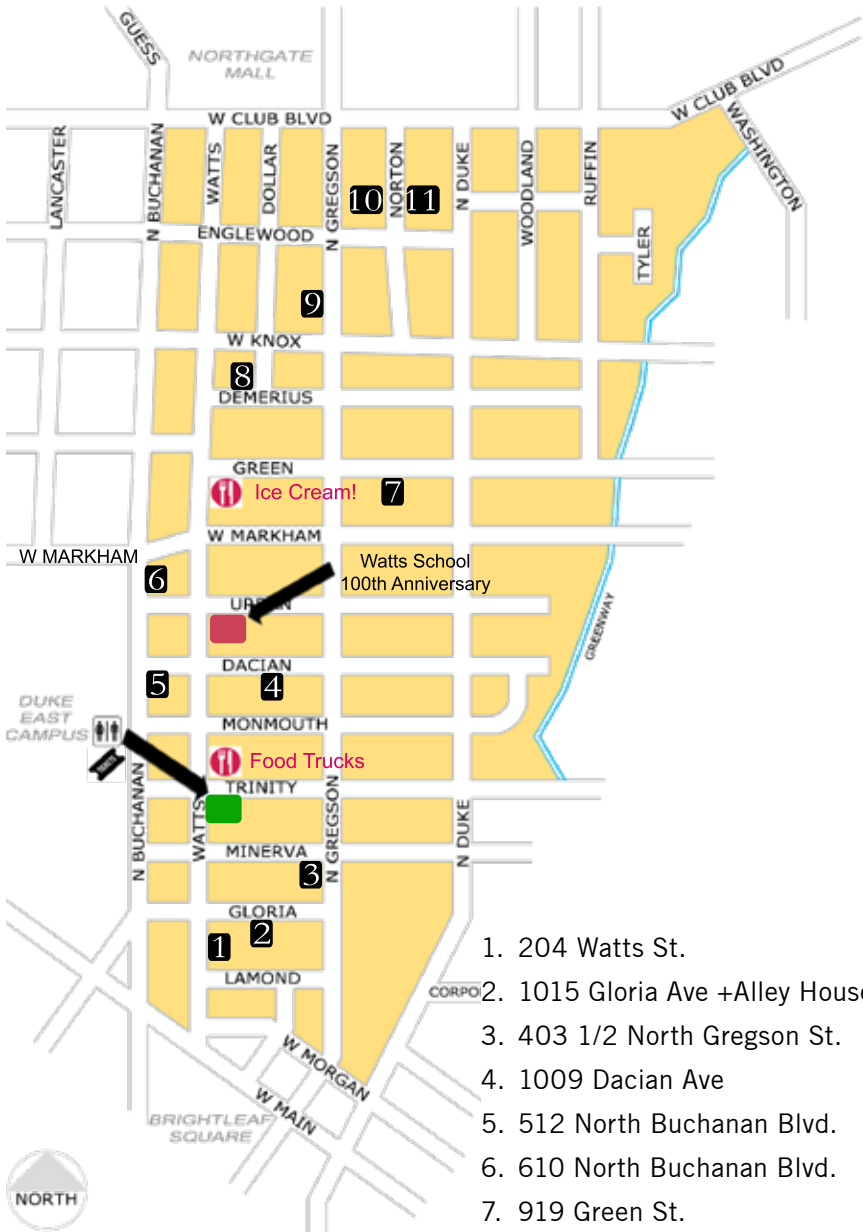
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The Trinity Park Neighborhood Association has worked for decades to meet its original purpose and mission:

“(1) to encourage and proote community pride in the neighborhood by providing a focus for neighborhood activity and a forum for neighborhood concerns; (2) to preserve and enhance the physical character of the neighborhood by encouraging mainenance, revitalization, and beautification of buildings and grounds (including shade trees), and by encouraging the renovation of existing buildings rather than their demolition and replacement; (3) to be a voice for common neighborhood interests by acting as liaison with local government, and with institutions, schools, and businesses in and around the neighborhood, and to work with the neighborhood associations on common problems; (4) to encourage and facilitate vigorous citizen participation in governmental processes, especially those involving education, land use, zone changes, traffic patterns, and street modifications; and (5) to encourage citizen participation in activities affecting the quality of life in the neighborhood and in Durham.”



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2. 1015 Gloria Ave +Alley House
3. 403 1/2 North Gregson St.
4. 1009 Dacian Ave
5. 512 North Buchanan Blvd.
6. 610 North Buchanan Blvd.
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