

Re-examining Historic Rehabilitation in East Durham

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Introduction

The East Durham Historic District residential rehabilitation project, as presented in this report, is a small redevelopment project consisting of 8 to 15 single-family homes. Preservation North Carolina and the Historic Preservation Society of Durham hope to partner on this project, with PNC providing financing and HPSPD providing local expertise and housing a full-time project manager. The feasibility of this project has been examined since early 2002, when it was first proposed. Two groups of students from the Department of City and Regional Planning at the University of North Carolina at Chapel Hill, one in 2004 and one in 2005, have examined this proposed project and produced reports that I would recommend anyone involved with this project review. In this report I will summarize their findings and describe the experiences I have had researching the project in East Durham. Next, I present sales price and construction budget information, discuss project strategy, and present an implementation schedule.

Project History and Context

In January 2002 Myrick Howard, president of Preservation North Carolina, first presented to the board of PNC the idea of a rehabilitation project involving a number of properties in the East Durham Historic District. Since then two student groups at the Department of City and Regional Planning at UNC Chapel Hill have examined the feasibility of the proposed project, first in the spring of 2004 and again one year later. The two planning workshops examined the community surrounding the intersection of Angier Avenue and Driver Street and produced two thoughtful and relatively thorough initial assessments of neighborhood, market, and political conditions.

The first document, “The Makings of a Successful Partnership: PNC, UNC and East Durham’s Angier-Driver Corridor Community” contained the following sections:

- Land Use
- Residential Market Study
- Housing Finance
- Commercial Development
- Community Development

As the project has become more defined, it is clear that commercial development is outside the scope of the project. The project is currently defined as a 10 to 15 unit residential development. The community development section is also somewhat irrelevant, but only because most of the suggestions have been incorporated into the development of the project since 2004. The residential market study is sufficient, as is the housing finance discussion.

The 2004 report effectively catalogued properties, provided a basic market study, and discussed financing and property selection strategies. The report characterizes the neighborhood primarily in terms of census data. It is majority renter occupied, 75% African American, relatively young, with 39% of the population under 20 years old, and has a high poverty rate. I won’t provide additional quantitative market data, but think this inadequately describes the neighborhood as perceptions (negative and positive) drive the market in East Durham as much as the numbers.

The 2005 report, “Recommended Strategies for Preservation North Carolina’s Efforts in the Angier-Driver Neighborhood of Durham,” deals with more specific strategy than the first document. The following conclusions are featured prominently in the document:

- The scope of the project must be large enough to create positive momentum that will support future redevelopment after the completion of the project.
- Successful marketing to pioneer homebuyers will be essential.
- Risk minimization is very important to PNC.
- Community engagement is necessary to meet PNC goals.
- The City of Durham can and should help by providing direct financial support, infrastructure improvements, and crime reduction strategies.

Additionally, the following next steps are outlined in the conclusions section:

- Determine the scale of the Angier-Driver project.
- Develop and incorporate partners into the revitalization and rehabilitation plan.
- Option and hold properties.
- Increase staff capacity.

Each of these suggestions has been incorporated into the project as it has evolved over the past year.

I began working on this project in October, 2005 with minimal guidance regarding the form or content of the final product. After reviewing the previous documents and meeting with Myrick Howard, I decided that several things needed to be accomplished. First, I needed to gather more substantial information concerning the overall quality of the houses in question, required repairs, and associated costs. More importantly, it quickly became evident that John Compton and his staff at The Historic Preservation Society of Durham had been committing a good deal of time to securing options on properties in East Durham and marketing these properties to potential buyers interested in historic preservation. Any effort in East Durham would be a partnership between these two entities, and would likely involve other groups, such as a newly forming community group organized by HPSP or possibly Duke University via a homebuyer program for employees. What was needed was a framework for organizing PNC and

HPSD as partners in this project.

I initially met with Myrick Howard on October 13, 2005 and met with John Compton a week later. It quickly became apparent that, while the intent had always been to develop the project as a partnership between HPSP and PNC, development of the joint project had been halted while PNC had allocated all of their resources to existing projects and John had pursued interim measures to stop the destruction of historic structures in East Durham. This lack of communication was easily solved with several meetings once resources at PNC became available and the project began to look like it would be feasible. At this point, Myrick was stressing the importance of organizing a development team, while John was emphasizing the importance of involving the community in an attempt to address the social problems that were preventing property sales.

I was only vaguely familiar with the layout of Durham before becoming involved in this project and therefore might offer a new perspective. I remember my first visit to the Angier-Driver neighborhood. All I knew about the area was what people had told me. The general preconceptions about East Durham are that it's unsafe, rundown, and unattractive. My initial impression while driving east on Main Street from downtown was that these descriptions are appropriate. Those involved with the project will often cite proximity to downtown as a key selling point for properties in East Durham. However, East Durham and downtown are conspicuously separated by an uninviting, low-density, non-residential area between the eastern edge of the central business district (as defined by the perceptions of those traveling east-west through the area) and Alston Avenue. The Hope VI project at Main St. and Elizabeth St. is certainly a step in the right direction in terms of alleviating the feeling of walking through a no man's land in the blocks immediately west of Alston Avenue. Unfortunately, despite the quality of the Hope VI project, the connection to downtown has not been established. In fact, the existence of the new project amongst low-intensity non-residential property acts to accentuate the inefficient use of the surrounding urban land.

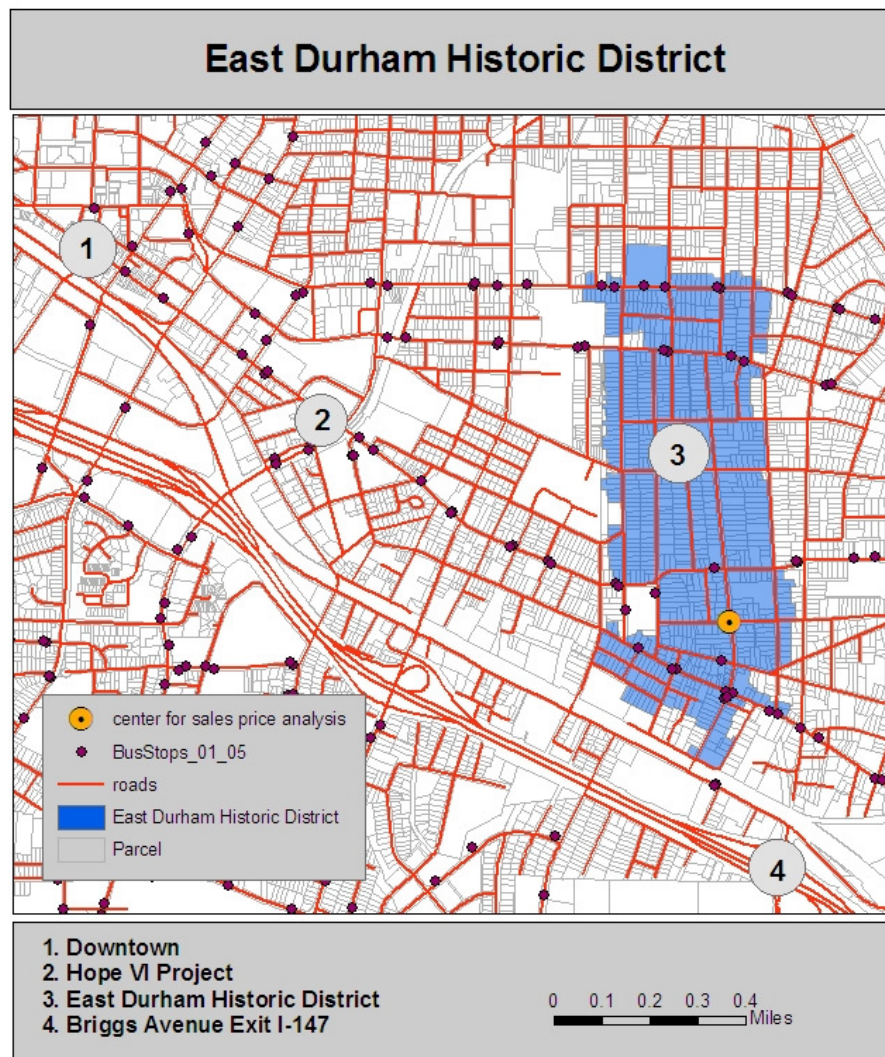


Exhibit 1

Ultimately, the disconnect from surrounding markets firmly establishes the East Durham Historic District as a unique market. For the purposes of determining potential sales prices and the marketability of the project, few comparisons can be made with other sub-markets in Durham. Immediately east of Alston Avenue and North of Angier Avenue, many of the blocks have extremely high vacancy rates. On some blocks the majority of houses are boarded up. An uneven pattern of occupancy continues east until Vine Street, near the western edge of the Historic District. HPSD recently had a number of options on properties on Vine Street.

I initially drove east on Angier Avenue and then north on Driver St. I was unsure about the potential of the houses on Angier Avenue, and was disappointed by the commercial district at the corner of Angier and Driver. I had two very strong and opposite reactions while driving north

on Driver. I was simultaneously discouraged by the number of vacant or abused houses and impressed by the overall quality of the buildings and character of the streetscape.

Driver St. is the center of the East Durham Historic district. It has the most historic homes, the best streetscape, and is the center from which a unique character dissipates. To the east are progressively more recent suburban style houses, while to the west, after several blocks that are part of the historic district, new development will eventually replace homes on streets that have not fared as well as Driver. I would guess that most people with an appreciation for urban community and historic architectural character feel conflicted when first encountering Driver St. It does not take an unusual imagination to picture the street with every house in good repair, a street that could support a respectable commercial center. This was obviously once a center of activity, a destination. The problem now is the inconsistency. Some houses are in good repair, some are rented and never maintained, some are abandoned and never maintained. The saddest houses are the ones that are abandoned and maintained, with freshly installed boards securely fastened over the windows, siding and roof in good repair, standing without a hint of sag or rot. Like a kid with a terminal illness who can't stop smiling because she still has a beautiful spirit, these houses make you long for a cure. John and Myrick didn't exactly have a cure, but they had a procedure they thought would work. I was still very skeptical.

I attended one of the first meetings of the East Durham Preservation Committee in early November. The group was organized by the staff at HPSD and designed as a vehicle for involving community members in the process of identifying and alleviating problems in the community. The staff at HPSD realized that the negative perceptions of East Durham, not the housing quality, are what had been keeping people from moving to the area. The staff at HPSD wrote the following assumptions that would later become the operating principles for the group.

- The East Durham Historic District is a valuable asset to the community and is worthy of preservation and rehabilitation.
- Many structures in the district are vacant, uninhabitable, or substandard.
- All houses contributing to the character of the district are worthy of preservation and/or rehabilitation unless determined otherwise by HPSD.

- Crime or the perception of crime is the major deterrent to neighborhood revitalization.
- Poverty and joblessness are major deterrents to neighborhood revitalization.
- Residents of the historic district feel powerless to effect positive change in the neighborhood.
- Public infrastructure is in substandard condition.

The group next brainstormed additional issues they would like to address. These issues generally fit into three categories, crime, image, and housing. General concerns about crime were discussed, with a significant amount of time spent discussing drug sales and prostitution. However, one specific property was mentioned repeatedly, 118 S Driver St. This had been a nexus for drug sales for years. The crime concerns were as complex as can be expected, but the solution inevitably involved more police presence. The housing concerns are familiar and include questions about how the city might cooperate with HPSD during the condemnation process and how absentee landlords could be contacted to obtain permission to take care of vacant properties. For me, the most interesting concept was the image of East Durham. Those in the image group insisted that a large part of the problem in East Durham is that public perceptions are skewed by biased media coverage that only presents stories of crime and drug use in the area. They reasoned that, if people could experience the community firsthand, or read about positive change in the neighborhood, this would go just as far as actually redeveloping the housing stock. Several ideas were presented, including education programs for real estate agents to prevent steering, a historic homes tour focusing specifically on East Durham properties, and a neighborhood cleanup day.

I thought about the real estate agent dilemma several months later when I had to organize a day visiting for-sale properties with a contractor I had hired to give me estimates for rehabilitation work. I encountered three types of real estate agents 1) those who were knowledgeable about the community and responded to my phone calls 2) those who were confused or laughed whenever I told them what property I was interested in, and 3) those who never called me back. In none of these transactions did I present myself as anything other than someone who was interested in a property and would like to see the inside of the house. I was

only able to arrange viewings with the first type of agent. The second type of agent generally tried to be helpful, but “didn’t deal with that part of town” and by the time the associate of their associate was contacted all hope of efficiently scheduling a meeting was gone. The third type of agent generally worked for a large firm with a recognizable name and was presumably “too busy.”

I find it disconcerting that I was not able to view some properties because of non-responses. I understand that agents would not want to show a house twenty five times to make a thousand dollars. I also understand that PNC sees themselves as being able to meet the needs of these communities while the market is “being created.” However, if I didn’t know anything about East Durham and a real estate agent laughed at me whenever I mentioned it, I would trust their judgment. I wouldn’t ask again, I wouldn’t seek out an expert on historic properties, and I certainly wouldn’t buy. Would I buy a house in East Durham now that I know the neighborhood? I would consider it if I saw some of the redevelopment activity proposed in this report.

The problem, according to several East Durham community members, is that the market doesn’t support the money required for upkeep of a historic property in this area. If someone has any interest in maintaining the historic character of their property, they aren’t going to be able to get their money back out of the house because surrounding properties bring down property values. It is very difficult to sell a house when a drug deal is happening across the street. A redevelopment project could create core areas of rehabilitation where positive change in adjacent properties would support overall prices high enough to warrant historically accurate maintenance.

During the last week of March, 2006 I visited a number of properties with Kevin Svara, a contractor, to assess interior conditions and overall costs for rehabilitation. HPSD staff had been working on securing an option for 118 S Driver St, the “drug house,” for some time and had finally completed a successful negotiation with the owner. I had the key to the property, instructions to “make a lot of noise and be prepared if anyone is hanging out inside” and a promise from the police to stop by the house. Luckily, no one was inside. I was prepared for the worst, and it was slightly worse than I expected. There was one bare light bulb in the entire house and the smell, a combination of bad smells, heavy and fleshy, was nearly unbearable. The

windows were all boarded up, so it was almost completely dark. There were human feces on the floor along with piles of clothing used as bedding. The downstairs shower was leaking into the wall causing water damage in an entire room at the back of the house. This room consisted mostly of bare plywood, so it wasn't a historic loss. Plywood had been nailed to the floor haphazardly, and the condition of the original wood floors is mostly unknown. The house was sagging and the floor at the top of the stairs felt like it was going to collapse. I shifted my weight and tried not to touch anything.

"This doesn't look good," Kevin said, shining a flashlight in big sweeping motions like he was expecting someone to jump out from around a corner at any second. We were headed out the front door for fresh air when the police showed up and told us it would be smart for us to wait for them next time. While they looked inside the house we headed for the crawl space to see what the joists and foundation looked like. While Kevin looked at the sinking piers, I picked up a child's notebook with a rainbow colored cartoon character on it. It only had one entry, a letter from an addicted mother apologizing for not being there for her daughter's birthday, for messing up again. I placed the notebook in the dirt where I found it. We left.

Oddly, this was the day I decided this project might actually be feasible. The other houses we visited were in better condition, but nothing spectacular. Yet each one had unique character and the potential to be something greater. However, the real reason this project is feasible is that the rehabilitation costs were less than I was expecting. For the house described above, about \$75 per square foot. This is probably too much for this house to be a good candidate for rehabilitation on its own, but the other houses were much less. I had been working under the assumption that costs would be about \$80 a square foot, and this is the case for houses that need major structural work and a complete interior rehabilitation. However, many of the houses in the neighborhood will not require such extensive work and might be sold for around \$100,000 or less after renovation.

Conclusion: It is possible to renovate homes in the East Durham Historic District and sell them at a price that will recoup costs. However, to do this *and* meet the goals of the project, the development team must select properties that 1) can be rehabilitated for a reasonable cost and sold at an appropriate price in an appropriate amount of time and 2) are located in proximity to

one another and to the rest of the neighborhood in such a way as to be visible and create the necessary density of redeveloped properties in the right location to stimulate additional development activity.

The East Durham Preservation Committee has been meeting almost every week for the past month and a half to plan for the “We Love East Durham” spring cleanup. The idea behind the event is to both clean up the neighborhood and provide a presence in the neighborhood. I helped the group pass out fliers around the neighborhood the Thursday before the event and was pleasantly surprised with how friendly and enthusiastic people were. In my neighborhood in Chapel Hill, it’s a rare occurrence for neighbors to say hello to each other, so I wasn’t expecting to be greeted with genuine warmth after having appeared on a stranger’s doorstep with a stack of fliers.

"We Love East Durham"
**SPRING FLING
& CLEAN-UP**

SATURDAY, APRIL 1, 2006

VOLUNTEERS for light neighborhood
clean-up are welcome!
For more info, call (919)765-0256

FREE!

Who: All those who LOVE East Durham!
What: A community gathering
Where: Intersection of Angier and Driver
When: 9 a.m.—12 p.m.

**The "We Love East Durham"
Spring Fling will include...**

- Light neighborhood clean-up of main thoroughfares in East Durham
- **volunteers arrive at 9 a.m. to get grabbers and bags**
- Refreshments and friendly neighbors
- Information about youth programs in the area
- Representatives recruiting eligible homes for weatherization
- Resources for residents interested in a lead program
- Sign-up for free transportation of items up to 50lbs. to dump

Sponsors: East Durham Preservation Committee, Durham Police Dept., and
Durham Historic Preservation Society, PAC 1, Keep Durham Beautiful

A small but dedicated group of people showed up for the event and helped to clean up trash around the neighborhood and mulch the vacant lot at 120 S Driver St. At the following meeting the group asked for comments about the event and ideas for future events. I suggested having small events at frequent intervals. I felt like neighbors who didn’t become involved at least noticed our presence. I think that having a presence in the neighborhood and recruiting community members to the group is the only way to work toward a long-term shift to positive image.

The Project

The project is currently described as an 8 to 15-unit historic rehabilitation project centered around the 100 and 200 blocks of S. Driver St. The goal of the project is to stimulate additional historic rehabilitation by creating a critical mass of desirable properties that will result in development momentum after the project is complete. The project will be funded almost entirely by a loan that will be secured by Preservation North Carolina. Additional funding, provided by grant sources, will be used to hire a full-time project manager. This employee will be funded by grant money negotiated by Preservation North Carolina and will be housed at HPSD's offices. The total length of the project will be two years, with a 4 to 5 month period for initial assessments, and a two part phasing of rehabilitation and sales. The loan money can be rolled over but the project will be restricted to two years. The project may or may not include a partnership with a developer who will, contingent upon the renovation of a set number of houses, build a number of new homes with historically appropriate facades.

Sales Prices

The best indicators of potential sales prices for this project are, of course, historic sales prices and trends generated from these data. Unfortunately, an analysis of historic sales prices will not provide an accurate sales price for the project. Those involved with the project at PNC and HPSPD point out that the purpose of this project is to create a market where one does not currently exist. Indeed, not only would fully redeveloped properties be in superior condition to almost all properties recently sold in East Durham, prices would also increase because of the project itself. Any substantial investment in this neighborhood should result in some increase in interest from homebuyers and investors.

Still, it is important to evaluate recent sales price trends. I used Durham parcel data updated through the end of March 2006. These data include sales prices from 1997 through March 2006 and current assessed tax values. I wanted to look at several different areas and used the intersection of Driver St. and Hart St. as the center of one-mile and half-mile radius circles. Additionally, I used the East Durham Historic District boundaries as a third unit of analysis. Only residential properties with three units or less that had sales price data were included in the analysis. Since many of the historic single-family homes in the area have been converted into multiple units, it is appropriate to include multi-unit (up to three) properties in the analysis.

Exhibit 3 shows the median sales price for each of the three zones, as well as the tax

	Median Sales \$	Median Assessed \$	Count less than \$100k Sales	Count \$100k to \$200k Sales
1 mile radius	53503	56110	893	86
.5 mile radius	52000	54919	358	35
East Durham Historic District	53000	56363	221	20

Exhibit 3.

appraisal values. Also of interest is the number of properties selling below \$100,000 and the number selling for a price between \$100,000 and \$200,000.

It is interesting to note that the number of properties selling in the \$100 thousand to \$200 thousand range is, in every zone, roughly ten percent of the number selling for under \$100 thousand. While it is somewhat troubling that so few properties are selling in the range in which the development team hopes to sell rehabilitated properties, one could just as easily look at these numbers as encouraging. If one considers that 10% of properties sell for more than \$100 thousand and that a fully rehabilitated historic property would certainly be in the top 10% of homes in terms of quality and marketability, then required sales prices begin to seem feasible.

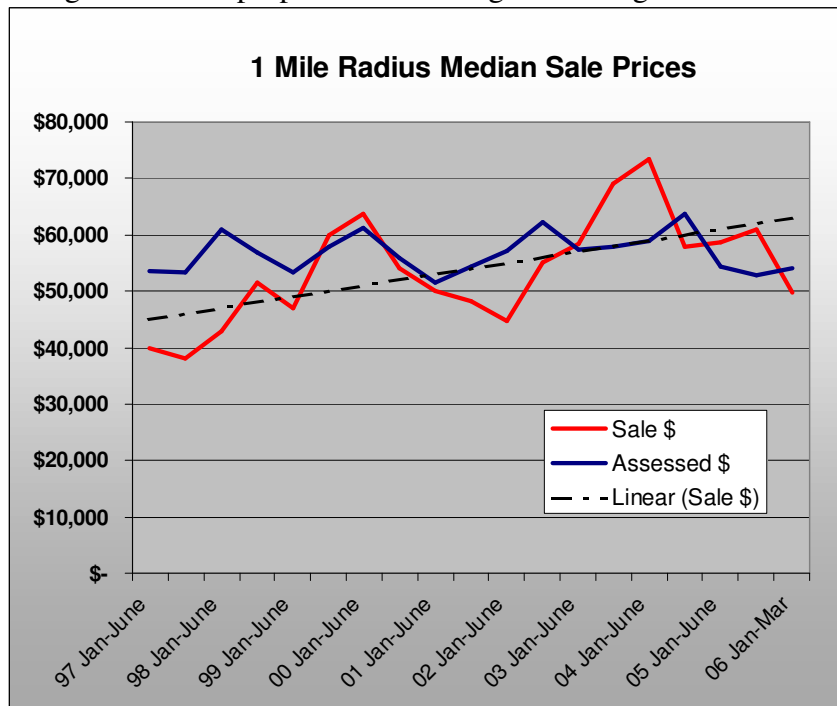


Exhibit 4 Source: Durham Parcel Data available from Durham GIS.

Exhibits 102 through 104 shows mean sales prices and mean assessed values for properties sold in six-month periods from January 1997 through March 2006. The wild fluctuations in median sales price look almost cyclical, but may be more of a reflection of the variation in housing quality in East Durham than anything else. Adding a trend line to the data shows an appreciation of property values of slightly more than \$20,000, or about 5 percent per year.

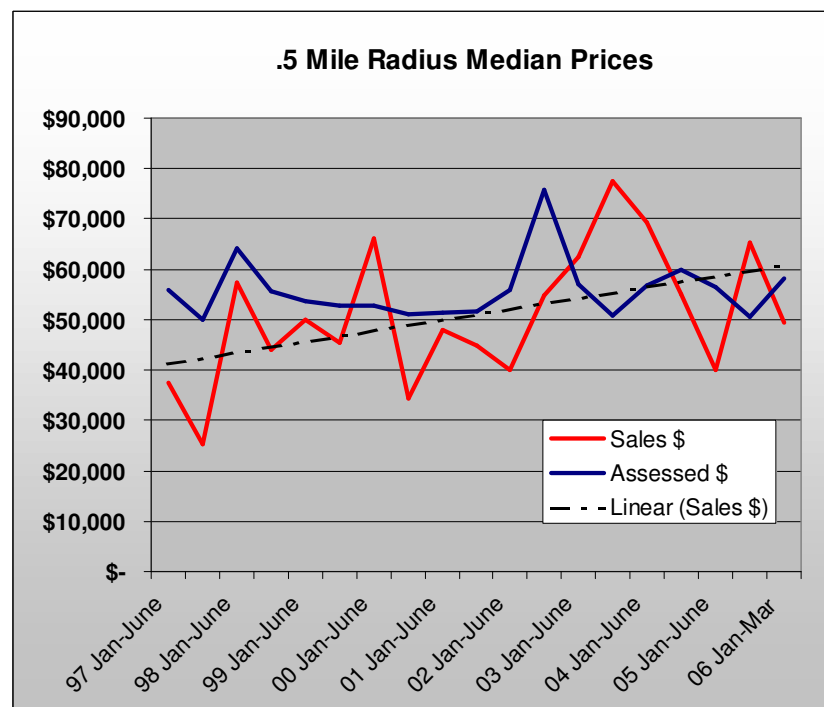


Exhibit 5. Durham Parcel Data available from Durham GIS.

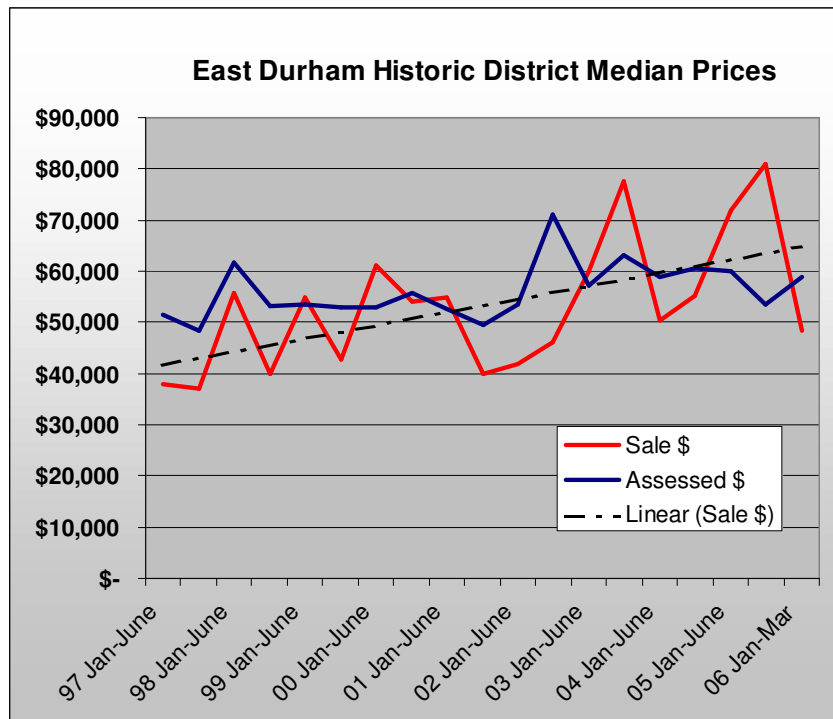


Exhibit 6. Source: Durham Parcel Data available from Durham GIS.

Construction Budget

In late March Kevin Svava provided estimates on three properties and looked at two additional properties. The estimates are available in appendix A. I was attempting to produce construction budget numbers for a range of housing conditions. Kevin specializes in historic renovations and was recommended to me by the staff at HPSD. The houses ranged in size from 1300 square feet to approximately 1800 square feet. The total renovation costs, therefore, were approximately \$40 per square foot for the two houses in reasonable condition and \$75 per square foot for a house in very poor condition. This is considerably less than the \$80 per square foot I would have assumed using numbers from the previous students' work.

The fourth estimate in the appendix was created by Leon Fennell of Azara Construction for 213 S Driver St., a property HPSD plans to renovate. This estimate is also approximately \$75 per square foot. Since the homes in this area seem to be either maintained or not, I would not be surprised to see a number of additional estimates near these two price points.

601 North Driver St looked very good from the street, but had some severe structural damage that would require major carpentry work to fix. The asking price is \$80,000, but given the repair costs, this would result in a sale price of about \$150,000, too much in this market. A price reduction of at least \$30,000 would be required to make this a safe project. During the process, I was reminded by several realtors that the asking price can be very different from the selling price.



601 N Driver St

411 S Hyde Park Street, originally a two story single family home, has been divided into upper and lower level units. This home needs a good deal of cosmetic work, but appears to be structurally sound. With an asking price of \$75,000, this home would have a break-even sale price of approximately \$135,000 if purchased for the asking price, or \$120,000 if purchased at a more reasonable \$60,000. In my opinion, this is a borderline acceptable price to ask for this

property once rehabilitated.

While all of the properties I looked at would require a reduction in the purchase price to make a full rehabilitation and sale feasible, demand for for-sale housing is low in this community and asking prices are generally very negotiable. Additionally, clustering several rehabilitated properties together could result in higher per property sales prices, thus raising the potential purchase prices.



411 S Hyde Park St

Project Strategies

Location

The location of the project has been broadly defined as several blocks on Driver Street north of Angier Avenue. This location was selected because Driver Street is the historic core of the neighborhood. The idea has always been to cluster the redeveloped units as closely as possible to create a cohesive project that can develop some sort of positive momentum that will transfer to future development. While this is a logical plan, it does not necessarily provide for the best possible project.

The success of this plan is dependent on the ability of the development team to secure options on suitable properties for appropriate amounts within a specific timeframe. As the construction budget section above demonstrates, buildings in the East Durham Historic District cover a wide range of conditions. A street survey of buildings cannot possibly determine the suitability of a structure. Massive structural damage could result in rehabilitation costs that are infeasible given the restraints of this project. Other potential obstacles include unwilling and unreachable landowners / homeowners.

I don't question the importance of redeveloping the identified area of Driver Street. Rather, I would like define alternative strategies to the prevalent "as dense as possible" strategy. I am offering this as a framework for evaluating and defending the chosen strategy or strategies. Ultimately, the viability of the project, as currently defined, will only be known once the project manager is hired and begins to secure options, additional construction estimates, and interest from potential buyers. Given the variable structural conditions of homes in this area, it is necessary to gather detailed information on each property, yet impractical to do so until the project is set in motion. I offer below a discussion of the assets and liabilities of three strategies for locating the project that I have heard or seen discussed over the last five months. These are a "dense as possible strategy," a "dispersed, key property strategy," and a "split strategy."

1) Dense as Possible Approach

This strategy involves locating in an area with good potential and then attempting to keep redevelopment resources in as dense an area as possible, giving preference

either to properties closest to a defined center point or to all properties within a designated area. Its use has the following assets and liabilities.

Assets

- a. Produces the greatest density, and therefore the most visible transformation. This is, arguably, the safest strategy for ensuring that additional development / redevelopment will occur on surrounding properties.
- b. Once properties are optioned, this is the easiest strategy to organize, including marketing, publicity, and construction management tasks.
- c. Properties developed later in the project can capitalize on the success of those developed earlier in the project and, presumably, command higher selling prices.

Liabilities

- a. It may be difficult to option enough suitable properties in the targeted area. In fact, for this reason, it may be impossible to successfully employ this strategy in some areas.
- b. Inappropriate properties in the focus area may be too expensive to purchase or renovate. Undertaking their rehabilitation may drag down the rest of the project.
- c. Any important opportunities in other parts of the neighborhood (that may be a more efficient use of funds) will be missed.

2) Dispersed, Key Property Approach

This strategy seeks to maximize available funds by allowing for a geographic dispersion of the project in exchange for the ability to target key properties. The definition of “key properties” may vary and may include those properties with special historic significance or high visibility, specific properties that are a blight on the neighborhood, or they may simply be properties that can be renovated to a condition worthy of glossy photographs at minimal cost.

Assets

- a. Potential to affect a larger neighborhood than with a dense as possible strategy.
- b. Does not attempt to force development to occur in only one area. The logical

place for development may not be the best place, especially given the complexity of the issues facing this community and the inability of the development team to predict future changes that will impact different parts of the neighborhood disproportionately.

- c. Provides the ability to select the best overall properties available. This allows for the direct preservation of the greatest historical assets in the community.
- d. Provides the ability to select properties where *sales price – (purchase price + rehabilitation costs) = greatest profit*. In this case profit could always be traded for quicker sales.

Liabilities

- a. There is a good chance that a dispersed project would not generate the necessary momentum in any one block or area to create additional interest/development.
- b. The project would be less likely to produce escalating prices from initial redevelopment impacting pricing of later redevelopment.
- c. Developing more dispersed properties would not allow the casual observer to appreciate the scope of the project. A more involved marketing / publicity campaign will be necessary if people are to be made aware of the project and its benefits.
- d. A dispersed project makes marketing adjacent properties and creating momentum more complicated. Coordination in general becomes more complicated the less centralized a project is.

3) Split Strategy

The split strategy involves several concentrated pockets of activity, preferably based around key properties. This strategy acknowledges the importance of clustering properties to build momentum and create a visible project, yet uses multiple clusters to maximize the number of key properties affected and minimize the lost opportunities. This is a combination of the other strategies, and depending on how it is executed could be seen as having either the strengths of both strategies or the weaknesses of both strategies.

East Durham, because of the negative perceptions and low property values, demands some form of clustering to develop momentum in the neighborhood. However, there are other areas besides South Driver Street that could benefit from this project and some form of split strategy may provide an elegant solution. Members of the East Durham Preservation Committee who live on Vale St. talk about redeveloping a few key properties to stimulate investment in that area, south of Angier Avenue.

Timing

There should be significant attention paid to the order in which houses undergo rehabilitation. The one assumption that drives this project is that the initial redevelopment work will make the neighborhood more attractive. That means not only will momentum be established for other future projects, but also that increased interest and increased sales prices will be realized within the project timeframe. Since this project is an exercise in marketing the community as much as selling a completed project, the first houses to be rehabilitated need to make an impression on people. This can be accomplished in several ways.

- 1) Choose a house that is a liability for the neighborhood and transform it into an asset. A good example would be buying a house where a lot of drug transactions are known to take place, rehabilitating it, and selling it to a young family. This would make for good publicity and would pave the way for selling additional properties at higher prices.
- 2) Choose a house that is an asset to the community, but in need of repair. Then showcase the house.
- 3) Choose a house in good repair that can be rehabilitated quickly. Sell the property quickly and use the turnover to generate momentum and excitement about the overall project.

If options can be obtained on a number of properties at one time, it makes sense to strategically order the completion of the renovations so an especially interesting property can generate buzz early in the project. I would be in favor of developing houses that are liabilities and houses that are “easy fixes” early in the project. Hopefully, the easy fixes would provide an income stream that could subsidize the development of the properties that are liabilities. Properties with larger rehabilitation budgets and / or higher selling prices could be saved for later in the project once

the development team has a better understanding of market risk and potentially a financial cushion if the first phase of the project goes well.

Pricing

The development team is not locked into completing full rehabilitations on the properties before selling them. Partial rehabs could substantially lower the price of the project. In the initial months after a project manager is hired, one of his/ her main tasks will be to locate potential buyers, assemble a list of interested parties, and attempt to quantify their purchasing power and willingness to pay for rehabilitated properties. Additionally, the project manager will be responsible for coordinating a homebuyers assistance program that will likely include grant funding, but may also include relationships with other entities such as Duke University. If, for example, Duke was willing to become involved in the project and market completed properties as appropriate housing for employees participating in their homebuyer's assistance program, then the purchasing power and tastes of Duke employees could influence the level of rehabilitation and pricing of the properties.

Property Selection

Property assessment begins at the street and a number of indicators can determine whether a property is appropriate for a full rehabilitation. Visual cues fall into two categories, cost and historic potential. Ask the following questions:

- Is there any sag at the sill plate? If so, does this sag continue upward in the horizontal lines of the siding? Is there sag in the roof?
- Is the siding original or vinyl?
- What is the apparent condition of the roof?
- What is the overall condition of windows and sills?
- Are the windows original or replacement?
- Are there any cracks in the foundation or sag in the courses of brick or block?
- What is the overall condition of the property? Would significant landscape or hardscaping be required?

Using these indicators, one can rank properties from the street. While these rankings in no way ensure the superiority of one property over another, they can indicate potentially problematic properties and offer a way of prioritizing efforts to gain access to properties in the early stages of the project.

Next Steps

I met with John Compton and Myrick Howard on April 21, 2006 and all three of us were in general agreement about what needs to happen over the next year for this project to move forward. While John and Myrick are in agreement concerning the following “next steps,” it should be noted that this is a list that I have compiled and neither the HPSD nor PNC staff have officially reviewed or agreed to undertake any of the following actions. However, I believe the following actions will be completed in a timely manner and that this project will move forward and will be completed.

- 1) Preservation North Carolina will secure funding for a full time employee for a period of two years. This will be completed by the end of August 2006.**
- 2) The search for a full time project manager should begin as soon as funding is secured and this position should be filled by the end of September 2006. The project manager will be an employee of PNC, but will be housed at HPSD or in the project neighborhood.**
- 3) PNC staff and HPSD staff will meet on a monthly basis to discuss project strategy, agree on an organizational structure, etc.**
- 4) Historic Preservation Society of Durham staff will continue to attempt to secure options on properties throughout the summer. HPSD will be especially diligent in securing options on properties that may be facing historically inconsistent alterations in the near future and properties that are of special historical significance.**
- 5) Once hired, the project manager will be responsible for continued feasibility analysis, including developing a detailed capital budget for the project, making property selections, and determining the best sequence for redeveloping these properties. Additionally, this employee must deal with permitting, organizing contractors and sub-contractors, and any other logistical details associate with the project.**

Timeline

Given the above assumptions and next steps, the following is an appropriate timeline for the project. This timeline is intentionally vague to reflect the fact that the project is still being refined.

Summer 2006	PNC staff will work to secure grant funding for a full time employee. HPSD and PNC will coordinate staff resources to begin employee search. Initial assessment of properties and attempts to secure options will continue.
Fall 2006	Project Manager hired. Potential buyers are identified. Properties are optioned and the scope of rehabilitation is further defined. Contractors are hired, permits are secured, and project manager ensures that construction can begin by January 1, 2007. Project manager and HPSD staff continue to work to identify and option properties. Staff will attempt to secure a partnership with a private developer. This may be most feasible at this time, as the project is obviously moving forward, but before it is too late to organize an effective partnership.
Winter - Spring 2007	Rehabilitation work begins on phase one of the project in January and by mid-spring a number of properties are ready for sale. Work continues to identify and option properties for the next phase (if not already complete). Public relations strategies are employed to highlight the successes of the project. If a private developer has agreed to develop additional units, the developer must secure properties during this time. The project manager will assist the developer with this task.
Summer 2007	Work is completed on the first phase and organization for phase two starts. The sale of properties from phase one is the primary concern

during this time. If a private developer is involved, they should continue to secure properties and begin the permitting process.

Fall 2007

Final sales from phase one are completed and rehabilitation of phase two begins. Development of additional properties by a private developer may begin. Implementation of public relations strategy continues.

Winter-Spring 2008

Rehabilitation of phase two is completed. Sale of properties continues. If a private developer is involved, initial properties are also sold at this time.

Summer 2008

Construction portion of project is over. Project manager assists private development and with sale of properties.

Throughout the process it is very important to involve community members, especially those who choose to take part in community groups such as the East Durham Preservation Committee. The goal of this project is not to successfully sell 8 or 10 rehabilitated properties, but rather to create a community that can support continued development. The goal is to create a market that is strong enough to justify continued investment in historic structures.

Conclusion

This project was difficult for me to analyze quantitatively and I began to realize how this project differs from a typical private development. While it was important to generate budgets for rehab costs and analyze recent sales prices, the ultimate indicators of the feasibility of this project are the judgments of those with experience in the community and in this type of historic rehabilitation in general. I found that it was difficult for me to provide any valuable feedback regarding the feasibility of the project until I had spent enough time in the community to become something of an expert myself.

The reason it is impossible to quantify this type of development is simple. There is no current market for fully rehabilitated houses in East Durham. The product does not even exist, so it is impossible to find comparables. Furthermore, PNC and HPSP do not require a market as they are often in the business of creating a market where there is none. In fact, this is the goal of the East Durham Rehabilitation Project. The goal is not to make a profit, and a break-even scenario, although not ideal, is certainly sufficient to warrant going forward with the project.

After spending several months in East Durham attending community meetings, evaluating the existing housing stock, and generally getting a feel for the character of the neighborhood, I have come to agree with Myrick Howard and John Compton. The project is feasible (if it is properly executed) and now is the time to move forward with the project. There is a significant amount of activity in the neighborhood. This is encouraging because it demonstrates interest and investment in the community. However, it is also concerning because it generally represents a loss of historically significant structures when they are rehabbed with vinyl, new windows, etc. It is probable that this area will eventually see significant reinvestment without a rehabilitation project. However, it is almost certain that much of the historic character of this district will be lost without some sort of intervention in the near future. Since this project was first conceived, a significant number of properties have undergone rehab work that has harmed the historic character of the buildings. In another three to four years (if not sooner), this project may not be worth undertaking because of poor rehab choices and condemnation, demolition, and deterioration of significant properties.

Throughout the process, Myrick Howard expressed concern about staffing the project. We all came to agree that hiring a competent employee with the sole responsibility of running

the project was the only way to ensure that the project would be completed on time and on budget. Once this hurdle was identified and we determined that this position would require outside funding, we had identified the key subsidy that would need to be in place for the project to move forward. Now that Myrick foresees this funding being in place the timeline I've outlined above should be feasible.

The key to a successful project will be effective management and community relations, and a solid public relations strategy. There will be a lot of strategic decisions the project manager will have to make, including contractor selection, phasing decisions, and property selection and sequencing. With the right management, the significant market and construction risks that exist with this project can be mitigated and a successful project is possible. Staff working on this project will continue to cooperate with and encourage community groups. A truly successful project will provide the momentum for significant private reinvestment in East Durham. This could prove to be *the* catalyst that sparks outside interest in East Durham, and the project should be marketed in the media as the major event that it is. My outlook for this project has changed from extremely skeptical to optimistic. I remain cautiously optimistic and hope to see tangible progress in East Durham within the next year.

Appendix A

Rehabilitation Estimates

Kevin J. Svara Restoration Carpentry

1311 Clarendon St. ~ Durham, NC 27705 ~
Phone (919) 673-8427

TO:
2006
Chris Gross
University of North Carolina
Department of City and Regional Planning
Chapel Hill, NC 27599-3140

Date: April 1,

Restoration/ Rehabilitation Estimate
118 S. Driver St., East Durham Historic District

Description

Tri-gabled, 2-story, one room deep main house with long rear ell containing kitchen and bathroom. Front gable with window flanked by 2 roof dormers integrated with façade. Front windows with peaked lintels. Wrap around front porch with standing seam tin roof, currently screened in, contains original floor, ceiling, and full length tapered wooden square columns. Original lap siding covered with foam sheet insulation and vinyl siding, condition unknown.

Summary of Necessary Repairs

The house has been badly abused as a reputed drug house for some years now. Interior must be cleaned out and disinfected (trash and human feces currently adorn the floors). A fair amount of demolition will be necessary to make the house livable again. All wall surfaces are covered over with grimy and damaged sheetrock, paneling, or acoustic tile, and will likely need be stripped to the frame. Sag in the floors and ceilings, particularly in the addition, needs to be addressed with jacking and support. Floors of narrow strip oak/ pine are stained and worn but may refinish fairly well, some replacement will be necessary. Many window sashes and door and window trim are damaged and will need extensive repair or replacement. Also, the layout of bedrooms and bathrooms (at opposite ends of the house on separate floors) is very awkward. Presence and/ or condition of insulation is unknown. Bare dirt lot should at minimum be spread with topsoil and seeded or landscaped.

Estimated Costs

DEMOLITION	\$4000-6000
Remove vinyl siding	
Remove screen	
Gut walls	
Bathroom	
Trash removal	
CARPENTRY	
Structural repair/ reinforcement of ell	3000-12000
Window sash repair/ replacement/ tune-up	6000-10000
Interior repair	5000-10000
Exterior repair	2000- 10000

Bathroom overhaul	4000 -5000
Kitchen update	8000- 10000

SYSTEMS

Plumbing	6000
Electric	5000
HVAC	6000

FINISH

Sheetrock	6000
Floor refinishing	2000-3000
Interior Painting	4000-5000
Exterior Painting	5000
Landscaping	1000

TOTAL REHAB ESTIMATE	\$70,000 - 95,000
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Kevin J. Svara Restoration Carpentry

1311 Clarendon St. ~ Durham, NC 27705 ~
Phone (919) 673-8427

To:

Chris Gross
University of North Carolina
Department of City and Regional Planning
Chapel Hill, NC 27599-3140

Date: March 30, 2006

Restoration/ Rehabilitation Estimate
411 S. Hyde Park St., East Durham Historic District

Description

2-story side gable house with cross gabled, 2-tiered front portico supported by full height brick columns which are straight on 1st tier, tapered on 2nd. Vinyl siding over earlier/ original weatherboard siding and boxing in unknown condition. House divided into 2 apartments, each with own kitchen and bathroom. Staircase to 2nd floor apartment is accessible from exterior door and interior door from 1st floor apartment. 2nd floor ceiling with substantial blown-in insulation.

1st level porch with terracotta tile floor; 2nd level with original tongue and groove pine floor and ceiling. Carpet over oak strip floor inside. Original trim throughout; sashes original and in good condition with some original glass.

Bathroom with original or otherwise historic fixtures. Nearly functional kitchen lacks appliances and has worn vinyl floor and small adjacent breakfast room.

Summary of Necessary Repairs

No access was available to view the first floor apartment, so cost estimate is for entire house based on assumption that first floor is in similar condition to second. Likewise, inspection of 1st floor framing/ crawl space impossible due to what appears to be pond of sewage beneath house. Major plumbing work will be necessary, in addition to a remediation/ cleanup of the crawl space. Windows need tune up to make weighted sashes functional. Roof somewhat worn but apparently well installed with ventilating ridge cap. No damage visible in roof framing or decking; minor rot visible from interior at rim joist of 2nd floor ceiling where eave of front porch gable intersects roof of side/ main gable. A few 3-prong outlets have been installed. Bathroom and kitchen need new floor surface.

Estimated Costs

DEMOLITION

Remove vinyl siding	2500
---------------------	------

CARPENTRY

Interior repair	2000
Exterior repair	2000- 6000
Window tune-up	4000

SYSTEMS

Electric	6000
Plumbing	7000
HVAC	9000-12000

FINISH

Plaster repair	2000
Exterior Paint	6000
Interior Paint	5000
Floor refinish	4000
Kitchen update, new Appliances	5000-12000

TOTAL ESTIMATE

55000-65000

Kevin J. Svara Restoration Carpentry

1311 Clarendon St. ~ Durham, NC 27705 ~
Phone (919) 673-8427

FOR:

Chris Gross
University of North Carolina
Department of City and Regional Planning
Chapel Hill, NC 27599-3140

DATE: April 1, 2006

Restoration/ Rehabilitation Estimate
601 N. Driver St., East Durham Historic District

Description

Side-gabled "bungalow and a half" with partial 2nd story enlarged by triple-window gable dormers on front and back. Integrated full-width front porch supported by 2 stone columns on sides, and 2 interior masonry and wood battered piers. Original German drop siding in unknown condition covered with what appears to be fairly well maintained asbestos (?) shingles. Roof moderately worn asphalt shingles.

Summary of Necessary Repairs

This house appears from the street to be in fairly good repair, except for visible sag in roofline at ridge and eaves. Once inside, however, badly sloped or sagged floors indicate inadequate pier support and framing in the first floor system. Floor frame is also rotten near rear of house. Extensive jacking and lifting will be necessary along with reinforcement of floor frame and addition of underpinning. This should be designed and carried out with the supervision of a structural engineer. Interior walls have been covered with painted plywood paneling throughout much of the house. Jacking may cause extensive damage to wall surfaces. 1st floor is painted wood (most likely pine) in decent repair; upstairs is pine covered with carpet; condition unknown. Kitchen functional (except lacking appliances at time of visit), although with unattractive vinyl flooring and laminate countertops. Exterior stairs at rear entrance must be rebuilt.

Estimated Costs

CARPENTRY	45000-55000
Structural repairs	
Consultation of engineer	
Rebuild rear stairs	
Kitchen update	
Window tune up	
FINISH	5000-15000
Sheetrock repair	
Interior paint \	
Carpet removal/ floor refinish (if desired)	
TOTAL REPAIR/ REHAB COST	\$50000-700

213 S Driver Street Estimate
Created by Leon Fennell of Azara Construction – March, 2006

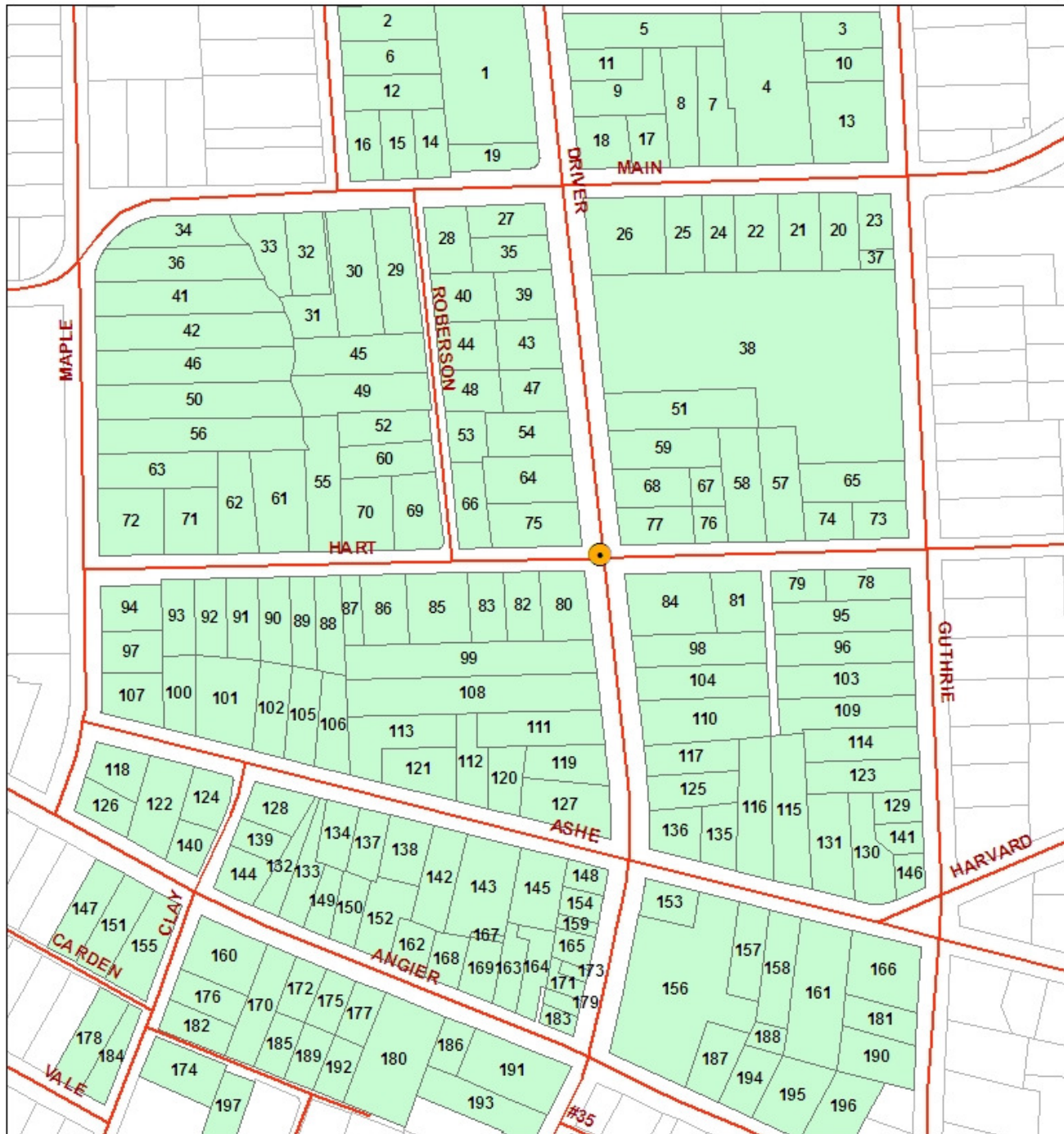
Category	ACCOUNT		AMOUNT
10000	Planning & Initialization		
General	Jobsite Supervision		\$ 6,300
Conditions	Building Permits & Fees		\$ 300
	Plans		\$ 500
	Eng. Consultation Mtg. / Min. Fee	allowance	
	Builders Risk		\$ 500
	Asbestos Removal	testing	\$ 100
	Lead Abatement		\$ 2,000
	Job Site Toilet		\$ 300
	Dumpster & Fees		\$ 1,200
	Material Protection		
	Site Clean up in Progress		\$ 500
	Final Clean-up		\$ 300
20000	Survey Work		\$ 350
Site Work	Demolition		\$ 3,800
	Soil Treatment / Termite, pest		\$ 300
	Earth Work		
	Excavation		\$ 2,000
	Landscaping		
	Landscaping-Subs		\$ 1,200
30000	Flatwork		\$ 2,000
Concrete	Footings		\$ 300
	Foundation		\$ 300
50000			
Metals	Handrails & Railing	repair	\$ 200
60000	Framing & Sheathing	includes all	\$ 15,686
Woods &	Framing material	categories	
Plastics	Framing sub	below	
	Misc. Carpentry		
	Trim Carpentry	(to alter rear	
	Truss labor	roof slope/	
	Truss Material	raise ceiling	
	Deck & Porches	height)	
	Boxing & Siding- Matl		
	Roofing		
70000	Gutters/ downspouts		\$ 200
	Insulation		
	Ceiling		\$ 500
	Floors		\$ 500
	Vapor Barrier		\$ 200

80000	Windows		
Doors & Windows	Windows (Four new wood, for kit, ba, porch)		\$ 800
	Hardware		
	Hardware - Material		\$ 200
	Interior Doors		
	Interior Doors- Matl		\$ 350
90000	Vinyl/VCT Flooring		\$ 1,400
Finishes	Hardwood	Floor refinishing	\$ 2,000
	Painting		
	Interior		\$ 1,600
	Exterior		\$ 4,200
	Sheetrock		
	Drywall -Subs		\$ 1,800
100000	Bath Accessories		\$ 250
Specialties			
120000	Cabinets/ Millwork		
Furnishings	Counter Tops		\$ 1,500
	Knobs & Accessories	allowance	\$ 200
150000	Mechanical-HVAC		
	Mechanical-Subs		\$ 4,000
	Exhaust Fan		\$ 150
	Dryer Vent		\$ 150
	Kitchen Range Vent		\$ 350
	Plumbing		
	Plumbing-Subs		\$ 3,800
	Plumbing Fixtures	allowance	\$ 600
160000	Electrical-Subs		\$ 4,000
Electrical	Exterior Lighting		\$ 120
	Electrical Fixtures	allowance	\$ 360
Other	Contingency		\$ 5,159
TOTAL			\$ 72,525

Appendix B

Parcel Data

Tax Parcel Data for Select East Durham Properties



Source: City of Durham tax parcel data current through March 2006. No warranties are made regarding data accuracy or completeness. Please see following pages for individual property data.

0 100 200 300 400 Feet



Parcel Data – Current Through March 2006

ID	ACRE	LANDUSE_DE	BLDG_VAL	TOTAL VA	DATE SOLD	SALE PRI	OWNER_NAME	OWNER_ADDR	SITE_ADDRE
1	0.71	comm svc/ church	1437021	1451021	19970101	0	carr methodist church	107 n driver st durham nc 27703	111 n driver st
2	0.19	res/ 1-family	44999	58999	19970101	0	horton bobby j sr & wife lucy a	108 cherry grove st durham nc 27703	108 cherry grove st
3	0.16	res/ 1-family	29259	43259	19981218	40000	spencer harold thomas jr spencer sheila p	109 n guthrie ave durham nc 27703	109 n guthrie ave
4	0.67	res/ 1-family	75215	89215	19970528	78000	gonzalez angel m & wife estela f	2111 east main st durham nc 27703	2111 e main st
5	0.30	res/ 1-family	39147	53147	19970101	0	gray joseph c jr gray gladys	110 n driver st durham nc 27703	110 n driver st
6	0.19	comm svc/ church pk lo	0	14000	19970101	0	carr methodist church	107 n driver st durham nc 27703	106 cherry grove st
7	0.22	res/ 1-family	84854	98854	19970101	0	adams bettye b bagley tuwana bell	2109 e main st durham nc 27703	2109 e main st
8	0.22	res/ 2-family	55156	69156	19970101	0	mcneill brenda velveeta d & husband j t wil	4110 sedgewood - apt 202 raleigh nc 27613	2107 e main st
9	0.22	res/ 1-family	29430	43430	20040507	0	thompson-bullock mark mccooy thompson-bullock marsha	1012 carpenter fletcher rd durham nc 27713	106 n driver st
10	0.14	res/ 1-family	35138	49138	19970101	0	mann merlin p & wife gwendolyn f	807 chance rd durham nc 27703	107 n guthrie ave
11	0.13	res/ 1-family	39000	53000	19970101	0	page alfred ezra page doris bulluck	6505 w lake anne dr raleigh nc 27612	108 n driver st
12	0.19	comm svc/ church pk lo	0	14000	19970101	0	carr methodist church	107 n driver st durham nc 27703	104 cherry grove st
13	0.34	res/ 1-family	78493	92493	19970101	0	boyd murphy r jr & wife edith b	2117 e main st durham nc 27703	2117 e main st
14	0.13	comm svc/ church pk lo	0	14000	19970101	0	carr methodist church	107 n driver st durham nc 27703	2005 e main st
15	0.13	res/ 1-family	49153	63153	19970101	0	lassiter floyd fulton	1409 n gregson st durham nc 27701	2003 e main st
16	0.13	res/ 1-family	29959	43959	19970410	11500	blackwood john c & frank christian felder	po box 628 durham nc 27702	2001 e main st
17	0.11	res/ 2-family	6062	20062	20000724	0	bynum thomas bynum denise	5409 pageford dr durham nc 27703	2105 e main st
18	0.16	res/ 1-family	60850	74850	20041130	101500	salaam khadijah	549 darby glen ln durham nc 27713	102 n driver st
19	0.13	comm svc/ church pk lo	0	14000	19970101	0	carr methodist church	107 n driver st durham nc 27703	101 n driver st
20	0.17	res/ 1-family	51975	65975	20030731	47500	kearney alton mccooy & wife elizabeth ennis	3315 park overlook ct durham nc 27712	2116 e main st
21	0.18	res/ 2-family	23048	37048	19970101	0	matthews diane c	5819 brisbane dr chapel hill nc 27514	2114 e main st
22	0.19	vac res/ lots-sml trac	0	7000	19970101	0	matthews diane c	5819 brisbane dr chapel hill nc 27514	2112 e main st
23	0.11	vac res/ lots-sml trac	0	7000	20010130	0	church of god & true holiness principals of durham inc t	l cain p o box 871 hilliard oh 43026	2118 e main st
24	0.14	res/ 1-family	44732	58732	20050202	20000	harrison lemuell	206 oxford mill ct cary nc 27511	2110 e main st
25	0.17	res/ 3-family	91345	105345	20020829	113000	childers wesley	2108 e main st durham nc 27703	2108 e main st
26	0.34	comm svc/ police-fire	278469	292469	19970101	0	city of durham	1900 camden ave durham nc 27704-4702	103 s driver st
27	0.14	res/ 1-family	40187	54187	20021105	34000	boynton andre o & wife carla l	912 midway ave durham nc 27703	102 s driver st
28	0.16	res/ 2-family	43482	57482	19980724	48000	harrison lemuell b	po box 786 durham nc 27702-0786	2006 roberston st
29	0.27	res/ 1-family	43784	57784	20030429	0	armstrong elaine p	67 enesco cr durham nc 27703	2002 e main st
30	0.32	res/ 1-family	70198	84198	20030930	0	hefley catherine hefley lois	2000 e main st durham nc 27703	2000 e main st
31	0.14	vac res/ lots-sml trac	0	14000	19970101	0	crook june l hagman keith a	6520 chantilly pl bahama nc 27503	1920 e main st
32	0.18	res/ 2-family	38898	52898	20020125	70000	wilson renee	1320 beverly dr raleigh nc 27610	1920 e main st
33	0.17	res/ 1-family	18104	32104	19981218	24000	niemeyer louis v	3404 swansea st durham nc 27707-3634	1918 e main st
34	0.20	res/ 1-family	54825	68825	20021003	84000	outerbridge corinthian outerbridge carolyn	102 laura may ln chapel hill nc 27515	104 n maple st
35	0.15	res/ 1-family	42940	56940	20040520	0	custombilt contracting llc	402 glascook st raleigh nc 27604	104 s driver st
36	0.30	res/ 1-family	42847	56847	20051205	0	smith valencia	6502 halleck st disctict heights md 20474	102 n maple st
37	0.04	comm/ retail services	19334	26334	20030402	50000	turner a b	106 s guthrie ave durham nc 27703	106 s guthrie ave
38	2.50	comm svc/ welfare	1759715	1779715	19980226	100000	triangle residential options for substance abusers inc	1001 north street durham nc 27701	107 s driver st
39	0.16	res/ 2-family	25209	39209	19970101	0	thomas jr walter & wife ruth h	526 cecil st durham nc 27707	106 s driver st
40	0.18	vac res/ lots-sml trac	0	14000	19970101	0	thomas jr walter & wife ruth h	526 cecil st durham nc 27707	0 roberston st
41	0.34	res/ 1-family	62856	76856	20040303	0	shade lillian satterwhite pierre	5711 sky lane dr durham nc 27704	100 s maple st

ID	ACRE	LANDUSE_DE	BLDG_VAL	TOTAL_V	DATE_SOLD	SALE_PRI	OWNER_NAME	OWNER_ADDR	SITE_ADDRE
42	0.37	res/ 1-family	56531	70531	19970101	0	terrell allen d	p o box 3427 durham nc 27702	101 n maple st
43	0.17	res/ 2-family	53188	67188	20020101	0	walker carrie	110 s driver st durham nc 27703	110 s driver st
44	0.16	res/ 2-family	21176	35176	20030508	73000	hanna sami j hanna sengduane t	1008 upchurch farm ln cary nc 27519	109 roberston st
45	0.28	res/ 1-family	38206	52206	20051231	0	chambers lina w estate	110 roberston st durham nc 27703	110 roberston st
46	0.38	res/ 2-family	31110	45110	19970101	0	sawyer sr henry c sawyer carletta s	c/o john sawyer 5903 raineywood dr mebane nc	103 s maple st
47	0.15	res/ 1-family	34857	48857	19970101	0	hesse-nice joseph d hesse-nice salley a	p o box 1383 graham nc 27253	114 s driver st
48	0.14	res/ 2-family	38940	52940	19980930	31000	guley george l jr	p o box 155 durham nc 27702-0155	111 roberston st
49	0.29	res/ 1-family	37562	51562	20010905	32000	excelnatics inc	p o box 545 durham nc 27702	112 roberston st
50	0.40	res/ 1-family	56115	70115	19970101	0	burton betty m	105 south maple st durham nc 27703	105 s maple st
51	0.33	*community services*	58764	72764	19980226	100000	triangle residential options for substance abusers inc	1001 north street durham nc 27701	115 s driver st
52	0.17	res/ 1-family	37490	51490	20010110	55000	copeland john o copeland susan h	3700 cottonwood dr durham nc 27707	114 roberston st
53	0.11	res/ 1-family	29991	43991	19970101	0	felder frank christian blackwood john c	po box 628 durham nc 27702	113 roberston st
54	0.21	res/ 1-family	32847	46847	20050525	72000	ellis craig	116 s driver st durham nc 27703	116 s driver st
55	0.26	res/ 1-family	42185	56185	19970101	0	baerga nelson baerga frances	1913 hart st durham nc 27703	1913 hart st
56	0.39	res/ 1-family	28543	42543	20060213	16000	suncrest properties llc	524 south duke st durham nc 27701	107 s maple st
57	0.25	res/ 1-family	36984	50984	19991029	0	whitted vesta m lavant sharry whitted	2109 hart st durham nc 27703	2109 hart st
58	0.25	res/ 1-family	82668	96668	19970101	0	elder wesley tyrone ii elder christine j	2107 hart st durham nc 27703-4141	2107 hart st
59	0.23	res/ 1-family	60569	74569	19970101	0	mcneil rhonda joyce	117 s driver st durham nc 27703	117 s driver st
60	0.17	vac res/ lots-sml trac	0	14000	20010101	0	copeland john o copeland susan h	3700 cottonwood dr durham nc 27707	0 roberston st
61	0.30	res/ 1-family	61059	75059	19970101	0	clark carlton w clark cynthia s	1909 hart st durham nc 27703	1909 hart st
62	0.21	res/ 2-family	69614	83614	19970101	0	meanpaul properties	3200 croasdaile dr #103 durham nc 27705	1907 hart st
63	0.24	vacant exempt	0	14000	20040528	16066	county of durham	200 e main st 4th floor purchasing durham nc	109 s maple st
64	0.23	res/ 1-family	38271	52271	20030101	0	parker nettie	118 s driver ave durham nc 27703	118 s driver st
65	0.23	res/ 1-family	33430	47430	20051128	87000	jones dedric r jones dezel r	976 turner ashby rd martinsville va 24112	118 s guthrie ave
66	0.16	res/ 1-family	68151	82151	20040130	0	giles dora jean ferrill oronde & john d miles	2001 hart st durham nc 27703	2001 hart st
67	0.07	vac res/ < 10 acres	0	2500	20051227	29000	sykes gary lee sykes penny bradley	45 blazing star ln bahama nc 27503-8589	119 s driver st
68	0.17	res/ 1-family	45593	59593	20060228	25500	jpm development llc	po box 21052 durham nc 27704	119 s driver st
69	0.20	res/ 1-family	36670	50670	19970101	0	owens maxine w	p o box 51025 3512 dixon rd durham nc 27717	1921 hart st
70	0.21	res/ 1-family	65412	79412	19970101	0	rowland jessie jr	1917 hart st durham nc 27703	1917 hart st
71	0.20	res/ 1-family	77820	91820	20030101	0	parker hubert	1905 hart st durham nc 27703	1905 hart st
72	0.25	res/ 1-family	44871	58871	20040427	12500	stewart joseph	305 amber pl durham nc 27701	1901 hart st
73	0.12	res/ 1-family	38755	52755	20051220	81000	jones dedric r jones dezel r	976 turner ashby rd martinsville va 24112	120 s guthrie ave
74	0.10	res/ 1-family	32227	46227	20010507	67500	best walter l	2111 hart st durham nc 27703	2111 hart st
75	0.22	vac res/ lots-sml trac	0	14000	20031016	7000	historic preservation society of durham inc	hpsd p o box 25411 durham nc 27702	120 s driver st
76	0.07	res/ 1-family	29748	43748	20051227	29000	sykes gary lee sykes penny bradley	45 blazing star ln bahama nc 27503-8589	2105 hart st
77	0.15	res/ 1-family	102286	116286	19970101	0	humphries arthur l & wife katherine j	419 doak st thomasville nc 27360-2836	121 s driver st
78	0.15	res/ 1-family	38584	52584	20010627	54000	boynton andre	9706 straightaway ln bahama nc 27503	202 s guthrie ave
79	0.09	res/ 1-family	46593	60593	19970728	56500	ennis george & wife earline	2110 hart st durham nc 27703	2110 hart st
80	0.19	res/ 1-family	39597	53597	19971216	22000	evans j paul jr	3507 pickett rd durham nc 27705	202 s driver st
81	0.17	res/ 1-family	73475	87475	19970101	0	biggs josephine m	2106 hart st durham nc 27701	2106 hart st
82	0.14	res/ 1-family	37241	51241	19970101	0	smith marvin e mildred h	brenda clemmer 4401 dickey mill rd mebane nc	2004 hart st
83	0.14	res/ 1-family	33247	47247	19970101	0	smiths realty inc of durham	brenda clemmer 4401 dickey mill rd mebane nc	2002 hart st
84	0.30	res/ 1-family	96635	110635	19970101	0	saffran kimberly k & karen a bunce	201 s driver ave durham nc 27703	201 s driver st
85	0.24	res/ 2-family	17174	31174	19970101	0	smiths realty inc of durham	brenda clemmer 4401 dickey mill rd mebane nc	1922 hart st
86	0.18	res/ 1-family	28308	42308	20030731	75000	jeffreys tonya	2620 freestone ln raleigh nc 27603	1918 hart st
87	0.08	res/ 1-family	23692	37692	20031020	62500	jeffreys tonya jeffreys anthony	2620 freestone ln raleigh nc 27609	1916 hart st

ID	ACRE	LANDUSE_DE	BLDG_VAL	TOTAL_VAL	DATE_SOLD	SALE_PRICE	OWNER_NAME	OWNER_ADDR	SITE_ADDRESS
88	0.15	res/ 1-family	22089	36089	20050531	10000	beck maurice l jr	308 ridge rd butner nc 27509	1914 hart st
89	0.13	res/ 1-family	34813	48813	20050531	10000	beck maurice l jr	308 ridge rd butner nc 27509	1912 hart st
90	0.15	res/ 2-family	44470	58470	20051011	55000	woody angela m woody gerald t	1910 hart st durham nc 27703	1910 hart st
91	0.15	res/ 1-family	35008	49008	20050929	86000	jones dedric r jones dezal r	po box 275 manson nc 27553-0275	1908 hart st
92	0.14	res/ 1-family	41859	55859	20001027	28500	lucas william lucas peebles	pebbles r lindsay 4106 lazy river ln durham n	1906 hart st
93	0.14	res/ 1-family	38547	52547	20050218	16000	felder frank christian	5223 stephens ln durham nc 27712	1904 hart st
94	0.16	res/ 1-family	56332	70332	19980202	63000	hunter hattie c	201 south maple st durham nc 27703	201 s maple st
95	0.25	res/ 1-family	42450	56450	19971010	50000	mcdonald willie	204 s guthrie ave durham nc 27703	204 s guthrie ave
96	0.25	res/ 1-family	49702	63702	19970101	0	hedrick evelyn s	1607 juniper st durham nc 27703	206 s guthrie ave
97	0.14	res/ 1-family	48758	62758	20050819	0	bennett dorothy m	205 s maple st durham nc 27703	205 s maple st
98	0.24	res/ 1-family	41437	55437	20051122	70000	patton eugene patton tammy	3028 buttonwood ln clayton nc 27520	203 s driver st
99	0.47	res/ 1-family	39675	53675	20051107	62000	boutwell laura	206 s driver st durham nc 27703	206 s driver st
100	0.14	res/ 1-family	44238	58238	19970101	0	hackney lonnie joseph	1905 ashe st durham nc 27703	1905 ashe st
101	0.29	comm/ apartment-dwg co	24637	38637	19970101	0	haskell properties inc	2900 e pettigrew st durham nc 27703	1907 ashe st
102	0.16	res/ 1-family	50338	64338	20040713	25000	huynh kim suzanne	889 redoaks dr elberon nj 07740-4809	2001 ashe st
103	0.25	res/ 1-family	45882	59882	20050603	40000	tambe naren g	po box 51234 durham nc 27717	208 s guthrie ave
104	0.24	res/ 1-family	34332	48332	20060120	2500	1407 evergreen llc	81 hagwood rd zebulon nc 27597	205 s driver st
105	0.17	res/ 1-family	39617	53617	19970101	0	smiths realty inc of durham	brenda clemmer 4401 dickey mill rd mebane nc	2003 ashe st
106	0.16	res/ 1-family	39617	53617	19970101	0	smiths realty inc of durham	brenda clemmer 4401 dickey mill rd mebane nc	2005 ashe st
107	0.16	res/ 1-family	37975	51975	19970101	0	perry clara c	211 n adams st durham nc 27703	207 s maple st
108	0.53	res/ 1-family	63405	77405	19990623	0	fuller james d	208 driver av durham nc 27703	208 s driver st
109	0.25	res/ 1-family	43442	57442	19970101	0	vann donna w l everrette m vann jr	210 guthrie ave durham nc 27703	210 s guthrie ave
110	0.31	res/ 1-family	55366	69366	20060125	74000	ellis craig s	207 s driver st durham nc 27703	207 s driver st
111	0.24	res/ 1-family	30830	44830	20020314	30000	boynton andre o	9706 straightaway ln bahama nc 27503	210 s driver st
112	0.14	res/ 1-family	62675	76675	19970101	0	freeland james p freeland ginnie r	288 stuyvesant ave brooklyn ny 11221	2013 ashe st
113	0.25	res/ 1-family	31938	45938	19970101	0	best dexter	113 lodge st durham nc 27707	2007 ashe st
114	0.20	res/ 1-family	24523	38523	19980101	0	watkins harold wayne	212 s guthrie avenue durham nc 27703	212 s guthrie ave
115	0.29	vac res/ lots-sml trac	0	14000	19980101	0	guthrie marilyn t	242 country club dr durham nc 27712	2109 ashe st
116	0.27	res/ 1-family	34907	48907	19970101	0	jones kenneth d jones renee h	2113 lee st clayton nc 27520	2107 ashe st
117	0.16	res/ 1-family	29046	43046	19991008	0	myles john p	115 s guthrie ave durham nc 27703	211 s driver st
118	0.14	comm svc/ church	31731	45731	20050829	18000	faison elizabeth	209 s maple st durham nc 27703	209 s maple st
119	0.17	res/ 2-family	38804	52804	19991203	45500	binns larry binns dianne	4803 pointe pl durham nc 27712	212 s driver st
120	0.13	res/ 1-family	38761	52761	20040825	0	brickman brian	309 coach & four court cr raleigh nc 27614	2015 ashe st
121	0.18	res/ 1-family	40813	54813	19970101	0	burwell annie c burwell thomas lee	2011 ashe st durham nc 27703	2011 ashe st
122	0.23	vac res/ lots-sml trac	0	14000	19970101	0	isler walter c isler christine	2012 matilene av durham nc 27707	1905 angier ave
123	0.21	res/ 1-family	27552	41552	20010507	43000	lininger harold f watkins harold wayne	214 s guthrie st durham nc 27703	214 s guthrie ave
124	0.13	res/ 1-family	21068	35068	20030717	80000	obambo joseph okath florence	4216 crowfield dr raleigh nc 27610	1908 ashe st
125	0.17	res/ 1-family	31187	45187	20051229	0	historic preservation society of durham inc	po box 25411 durham nc 27702-5411	213 s driver st
126	0.12	comm/ svc & gas statio	15737	20826	19980106	10000	brannon william	p o box 15993 durham nc 27704	1901 angier ave
127	0.23	*commercial*	110097	124097	19970101	0	n c licensed practical nurses asso inc	po box 11407 durham nc 27705	214 s driver st
128	0.14	res/ 1-family	33592	47592	19990101	0	olive thelma c	c/o john olive po box 13462 durham nc 27709	2002 ashe st
129	0.08	res/ 1-family	32861	46861	19970101	0	watkins paul whitt	709 sanderson dr durham nc 27704	216 s guthrie ave
130	0.20	res/ 1-family	23393	37393	19990901	35500	orozco ruben martinez & wife victoria gomez perez	2113 ashe st durham nc 27703	2113 ashe st

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131	0.24	res/ 1-family	47177	61177	20030516	30000	clark tique	807 massey avenue durham nc 27707	2111 ashe st
132	0.11	res/ 1-family	10861	19261	19970101	0	olive thelma c	c/o john olive po box 13462 durham nc 27709	2003 angier ave
133	0.14	res/ 1-family	25385	39385	20060221	18000	dukes properties & development inc	suite 103-233 9650 strickland rd raleigh nc 2	2005 angier ave
134	0.12	res/ 1-family	39519	53519	20051201	8500	stewart judith	2008 ashe st durham nc 27703	2006 ashe st
135	0.12	res/ 1-family	50396	64396	19970101	0	boone terence l	5 lost tree ct durham nc 27703	2105 ashe st
136	0.14	res/ 1-family	58243	72243	20031201	0	2b home llc	6004 barbee rd durham nc 27713	215 s driver st
137	0.12	res/ 1-family	38671	52671	20000621	79500	jeffreys tonya a	2620 freestone lane raleigh nc 27603	2010 ashe st
138	0.16	res/ 1-family	23359	37359	19970101	0	smiths realty inc of durham	brenda clemmer 4401 dickey mill rd mebane nc	2012 ashe st
139	0.09	res/ 1-family	20366	34366	19970101	0	berry john c john h kelderhouse & wives	p o box 17078 durham nc 27722	203 clay st
140	0.10	res/ 1-family	47161	61161	20030619	77000	brown arlene	2531 glenbrook dr durham nc 27704	1907 angier ave
141	0.08	res/ 1-family	25987	39987	19970101	0	vaughan sam d jr vaughan jane g	p o box 11677 durham nc 27703	218 s guthrie ave
142	0.19	res/ 1-family	66453	80453	20041215	0	lexton enterprises llc	2014 ashe st durham nc 27703	2014 ashe st
143	0.31	comm/ apartment-garden	107770	137770	19970101	0	lee ray bergman llc	p o box 685 durham nc 27702	2018 ashe st
144	0.12	res/ 1-family	30439	44439	19970101	0	clayton vance	2002 angier ave durham nc 27703	2001 angier ave
145	0.20	vac res/ lots-sml trac	0	14000	19970101	0	cooke mary h	907 camden ave durham nc 27701	2022 ashe st
146	0.07	vac res/ < 10 acres	0	2500	19980101	0	herndon c m estate	c/o gus t godwin 6606 barbee rd durham nc 27707	2117 ashe st
147	0.18	res/ 1-family	32784	46784	19980106	4500	high annie mae dodd	1904 angier ave durham nc 27703-4024	1904 angier ave
148	0.06	comm/ dwntwn row type	41297	55297	19970101	0	mathes doris ferrell	706 e hammond st durham nc 27704	300 s driver st
149	0.09	res/ 1-family	12929	26929	19981207	57500	niemeyer louis v	3404 swansea st durham nc 27707-3634	2007 angier ave
150	0.11	vac res/ lots-sml trac	0	14000	19970101	0	mcquag david c suggs marion d	lot 41 twin cr butner nc 27509	2009 angier ave
151	0.19	res/ 1-family	26219	40219	20051212	20000	boone mccooy	3248 rowena ave durham nc 27703	1906 angier ave
152	0.18	res/ 1-family	24792	38792	19970101	0	tobin leslie c	818 onslow st durham nc 27705	2011 angier ave
153	0.11	vacant exempt	0	14000	19970101	0	angier avenue baptist church	2101 angier avenue durham nc 27703	301 s driver st
154	0.06	comm/ dwntwn row type	65107	79107	19970101	0	cooke mary h	907 camden ave durham nc 27701	304 s driver st
155	0.22	res/ 1-family	36039	50039	19970101	0	braswell varon	3150 exacta ln apt 736 raleigh nc 27613	1908 angier ave
156	0.93	comm svc/ church	906299	920299	19970101	0	angier avenue baptist church	2101 angier avenue durham nc 27703	2101 angier ave
157	0.17	comm svc/ church pk lo	0	14000	19970101	0	angier avenue baptist church	2101 angier avenue durham nc 27703	2108 ashe st
158	0.20	vacant exempt	0	14000	19970101	0	angier avenue baptist church	2101 angier avenue durham nc 27703	2110 ashe st
159	0.03	comm/ retail services	27648	41648	19970101	0	johnson anthony d	5012 will-o-dean rd raleigh nc 27616	306 s driver st
160	0.23	*commercial*	88494	102494	19970101	0	clayton wilburn v & wife dorothy g	322 pleasant dr durham nc 27703	2002 angier ave
161	0.42	vac res/ lots-sml trac	0	14000	19970101	0	haskell properties inc	2900 e pettigrew st durham nc 27703	2114 ashe st
162	0.10	vac res/ < 10 acres	0	14000	19970101	0	banes associates clyde a williams & wife gerda	1821 coleman loop hillsborough nc 27278	2013 angier ave
163	0.11	vacant commercial	0	14000	19970320	30000	caston gayford	506 burlington ave durham nc 27707	2019 angier ave
164	0.12	*commercial*	48249	62249	19970101	0	k s p inc t/a scott & roberts	6820 davis circle raleigh nc 27612	2021 angier ave
165	0.07	comm/ retail services	51207	65207	19970101	0	johnson anthony d	5012 will-o-dean rd raleigh nc 27616	308 s driver st
166	0.26	res/ 2-family	6213	20213	19970101	0	white james f sr	2900 e pettigrew st durham nc 27703-4414	2116 ashe st
167	0.01	vacant commercial	0	1400	19970101	0	rogers max g rogers hannelore	1022 w trinity av durham nc 27701	2017 angier ave
168	0.10	res/ 1-family	47505	61505	20051116	84000	holland albert l holland flora c	2025 shadow creek dr raleigh nc 27604	2015 angier ave
169	0.12	res/ 1-family	12755	26755	20050907	84000	curry olanda a	2017 angier dr durham nc 27703	2017 angier ave
170	0.21	res/ 1-family	43940	57940	19970101	0	clayton w vance clayton dorothy g	322 pleasant dr ext durham nc 27703	2006 angier ave

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171	0.05	comm/ dwntwn row type	36961	50961	19970101	0	k s p inc t/a scott & roberts	6820 davis circle raleigh nc 27612	314 s driver st
172	0.10	res/ 1-family	51822	65822	19970101	0	clayton w vance	322 pleasant dr durham nc 27703	2008 angier ave
173	0.02	comm/ retail services	24017	38017	19970101	0	lawrence benson	2902 kanewood dr durham nc 27707	312 s driver st
174	0.19	res/ 1-family	12653	21075	20050816	0	elston stephanie k elston david a	4417 regis ave durham nc 27705	309 clay st
175	0.10	res/ 1-family	52378	66378	20040614	59317	centex home equity company llc	1750 viceroy dallas tx 75235	2010 angier ave
176	0.13	vac res/ lots-sml trac	0	14000	19970101	0	clayton w vance & wife dorothy g	322 pleasant dr ext durham nc 27703	305 clay st
177	0.10	comm/ retail services	17575	31575	19970723	40000	caston gayford	506 burlington ave durham nc 27707	2012 angier ave
178	0.18	*commercial*	54776	68776	20001027	0	mcfadden anthony	p o box 1712 pittsboro nc 27312	1815 vale st
179	0.03	comm/ multi-purpose	24955	38955	20031023	0	pope edward h	326 pleasant dr durham nc 27703	316 s driver st
180	0.43	vac res/ lots-sml trac	0	28000	20020109	25000	chambers juan c	502 hammond st durham nc 27704	2014 angier ave
181	0.13	res/ 1-family	55586	69586	20030515	307000	hicks joseph a hicks valinda r	3 west haven place durham nc 27705	306 s guthrie ave
182	0.13	res/ 1-family	18852	32852	19970101	0	lee ray bergman llc	p o box 685 durham nc 27702	307 clay st
183	0.04	comm/ historical	41708	55708	19970101	0	cooke mary h	907 camden ave durham nc 27701	318 s driver st
184	0.13	res/ 1-family	52997	66997	20060217	399000	brodie robert brodie susan	1627 greenbrier rd durham nc 27701	1817 vale st
185	0.11	res/ 1-family	26745	40745	19970101	0	graham alex	1914 carden ln durham nc 27703	1907 carden aly
186	0.09	*commercial*	13573	17522	19970101	0	alston willie c	1624 greenbriar rd durham nc 27701	2018 angier ave
187	0.16	vacant exempt	0	14000	19970101	0	angier avenue baptist church	2101 angier avenue durham nc 27703	2107 angier ave
188	0.05	comm svc/ church schoo	57360	71360	19970101	0	angier avenue baptist church	2101 angier avenue durham nc 27703	2109 angier ave
189	0.11	res/ 1-family	14760	28760	19980424	15000	soles richard l	1423 broad st durham nc 27705	1909 carden aly
190	0.19	res/ 2-family	24510	38510	19970101	0	mathes doris ferrell	706 e hammond st durham nc 27704	308 guthrie ave
191	0.30	comm/ retail services	110912	123894	19991122	150000	riddick thomas anthony	p o box 71245 durham nc 27722	406 s driver st
192	0.11	vacant commercial	0	3500	19980424	15000	soles richard l	1423 broad st durham nc 27705	1911 carden aly
193	0.23	res/ 1-family	37617	47837	20000911	8000	alston willie c jr	1624 greenbriar rd durham nc 27701	410 s driver st
194	0.14	comm svc/ church	33081	47081	19970101	0	angier avenue baptist church	2101 angier ave durham nc 27703	2109 angier ave
195	0.22	res/ 1-family	95486	109486	20040101	0	fisher elizabeth s	2111 angier av durham nc 27703	2111 angier ave
196	0.22	res/ 2-family	34432	48432	19970101	0	fisher elizabeth s	2111 angier av durham nc 27703	2113 angier ave
197	0.18	res/ 1-family	15617	23425	20050921	516500	matison property company inc	ben naderi po box 2261 chapel hill nc 27515	1906 carden aly