

21/11&12

NC Architect



November
December 1974

Published by the
North Carolina Chapter of
The American Institute of Architects



the princeville
report

Ageless Architecture through Brick Beauty



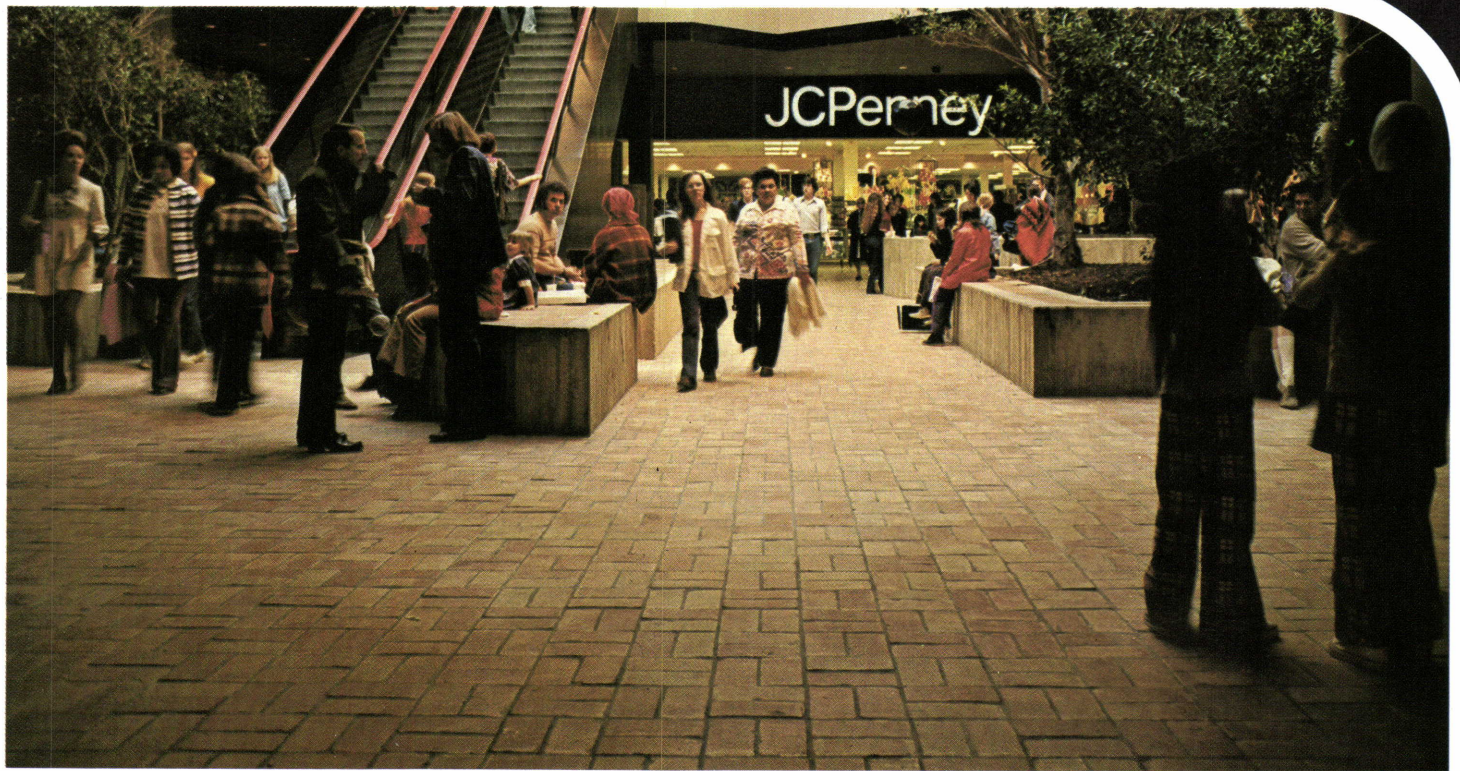
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Wilmington, N. C.

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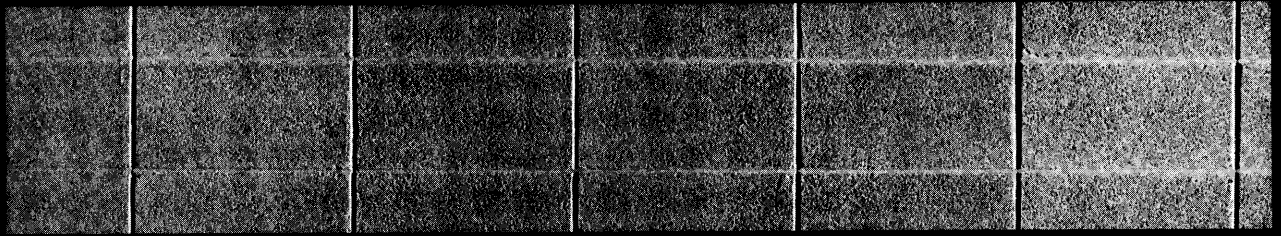
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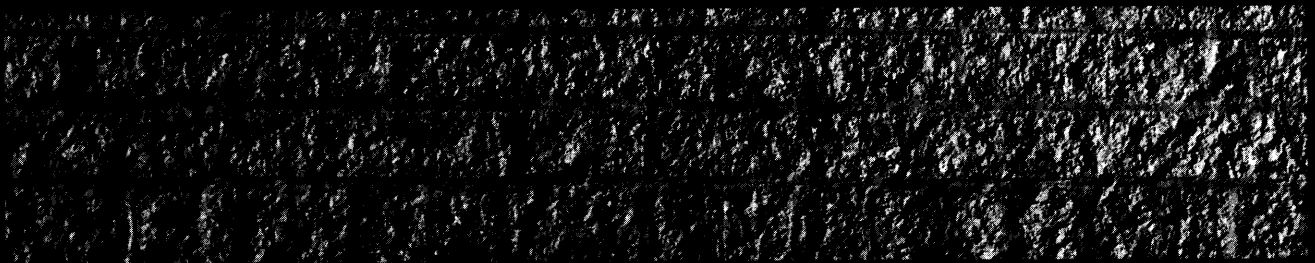
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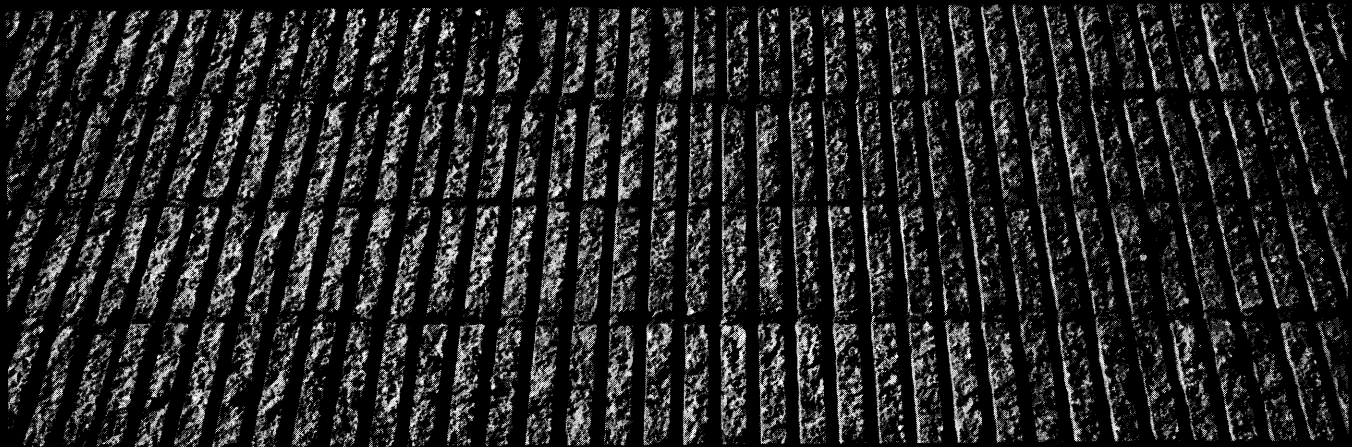
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So is this.



And even this.



People don't always recognize concrete block because it can be used in so many ways. In the top picture the stacked pattern of concrete block is simple, practical, economical, and effective. The split block in the middle contributes a classic texture to any wall surface and can be integrally colored in many hues. The fluted block at the bottom is an exciting new pattern which has greatly improved the architectural design flexibility of

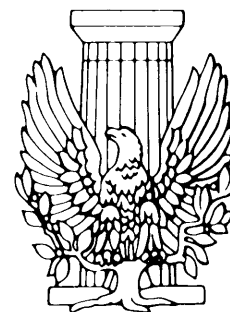
concrete block. On both interior and exterior walls, concrete block is continually being used in new ways. Look around. See if you can recognize how "Concrete block keeps changing with the times."

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Henry Sanoff, AIA
and Others

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The Princeville Report

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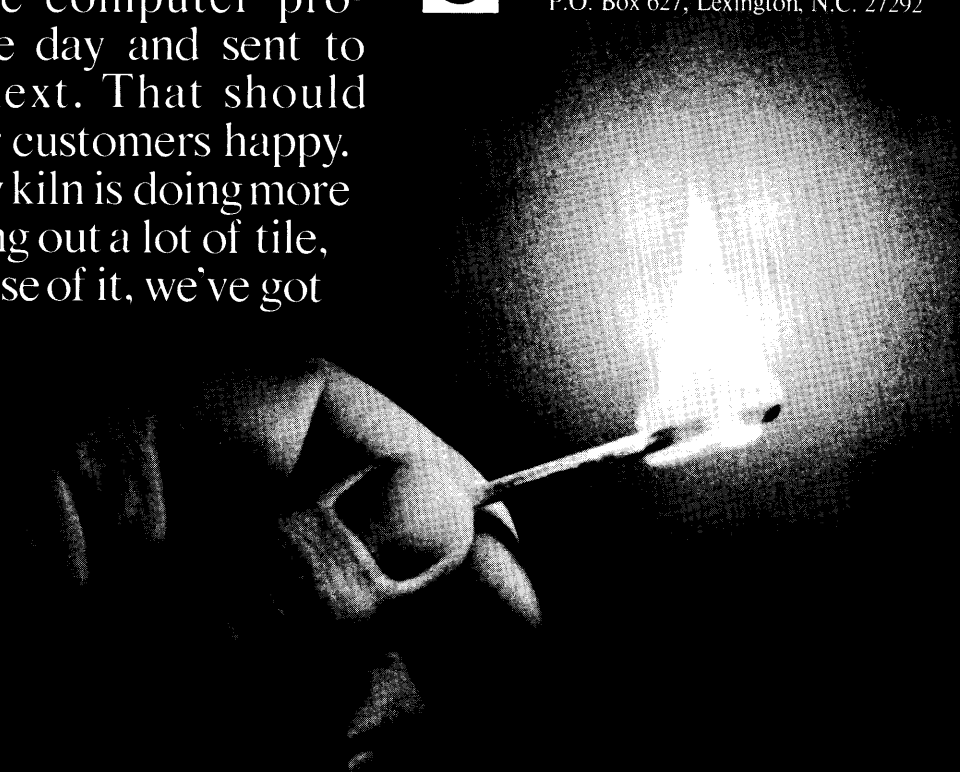
more time to spend in other areas. Areas like new product development. Where we're expanding our decorator design line. Introducing new colors and shapes. And experimenting with our basic product to make it even better.

We're having so much success with our new kiln, we may have to put another one on the job. And then fire it.

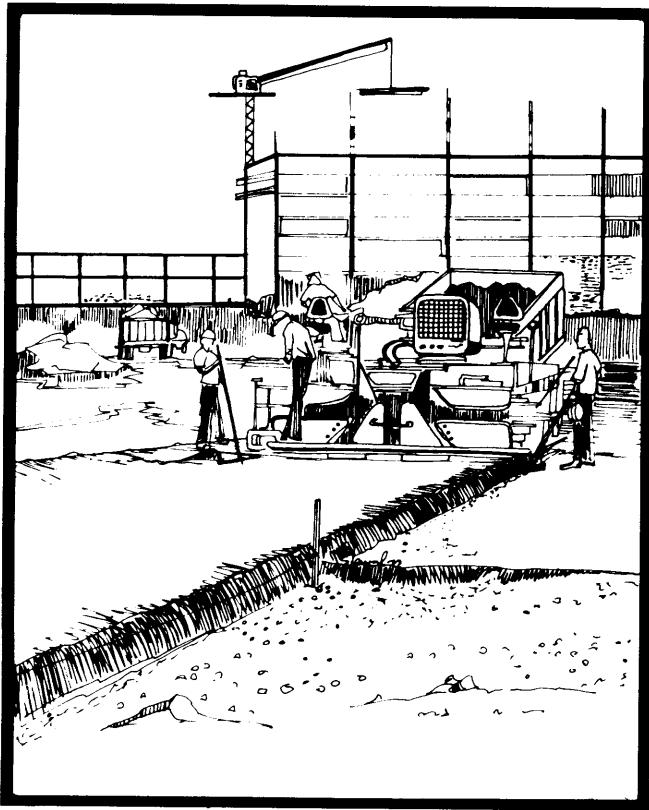


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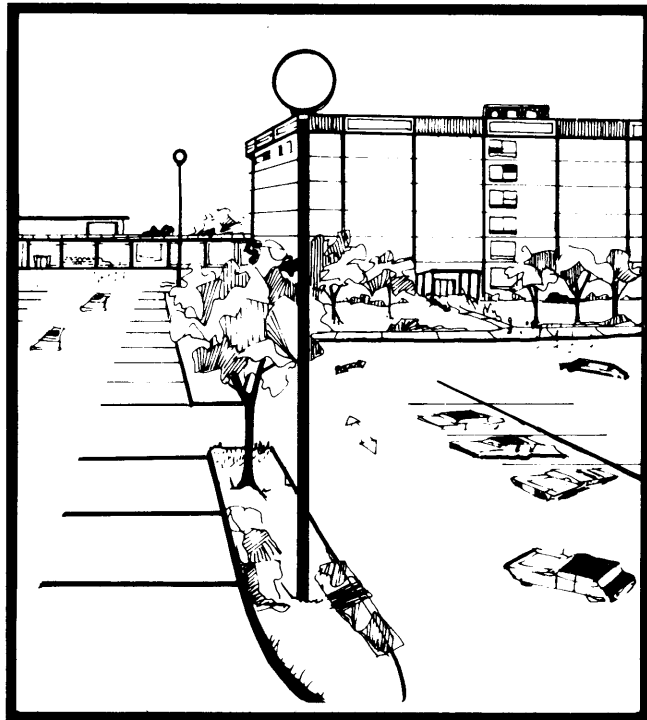
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Letter from the Publications Committee November, 1974

Looking back over the previous year of publication activity, readers of the *North Carolina Architect* will notice some changes in the magazine. Our policy of inviting open discussion on relevant issues began with the publication of all the NCAIA Honor Awards Program submissions. The idea was simply to see if the architects of the State reacted to the submissions in a different manner to the jury. You may remember that the jury decided not to give an award to the field of 44 entries. It was our judgment that this decision did not do justice to professional stature of the contributions or to the quality of work submitted. Apparently, we were correct in our beliefs. Feedback on this issue was very encouraging, and the magazine became a forum for the expression of ideas.

In the next issue, we celebrated our twentieth anniversary as a Chapter magazine by canvassing the profession for an identification of projects which had a formative influence on architectural development in the two previous decades. Again, the magazine sought and obtained constructive feedback from persons in architecture or related fields.

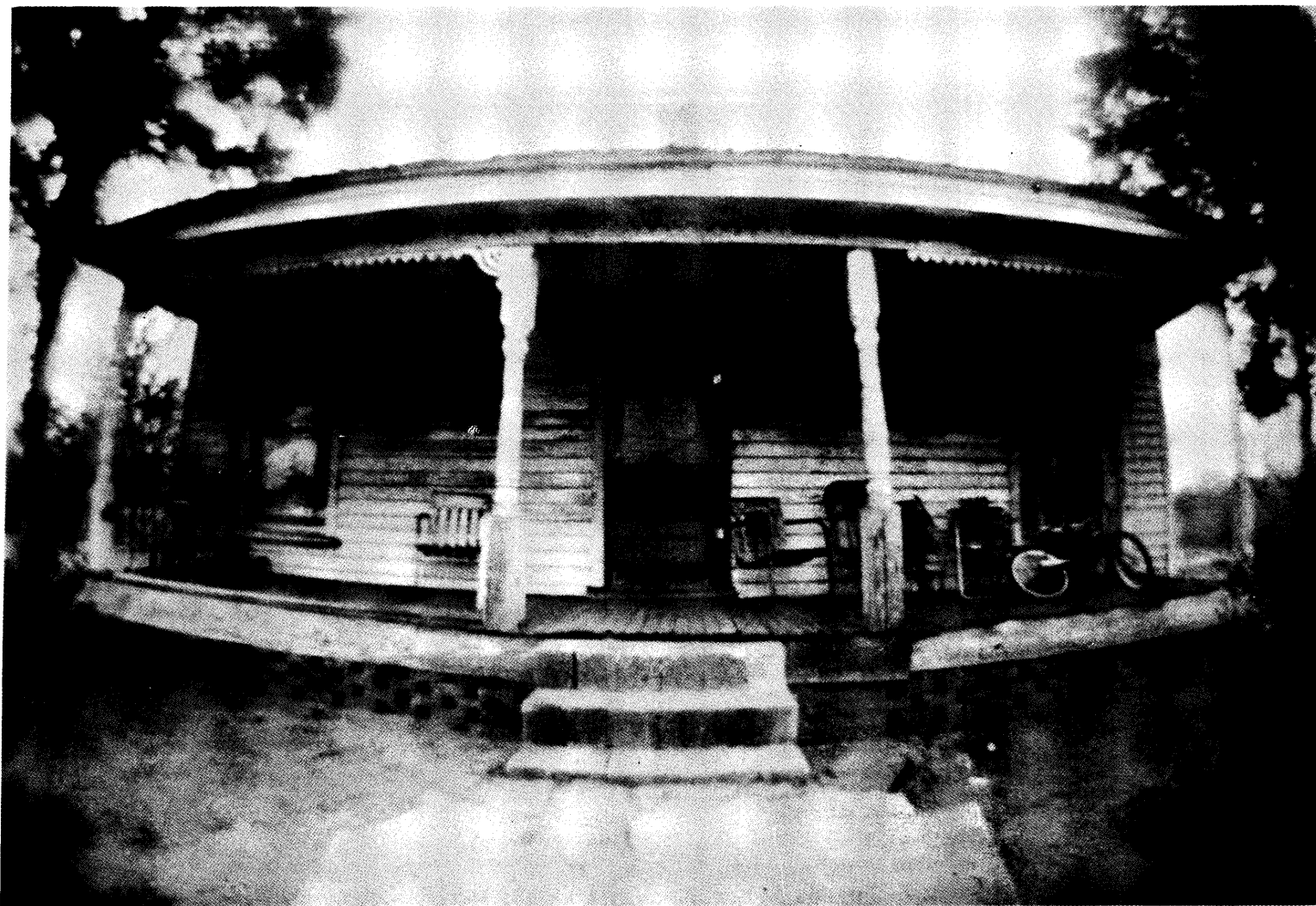
The next four issues dealt with the thematic material: architectural education, planning and design for small communities, rural rehabilitation, and other subjects. The July/August issue based on the National AIA's RUDAT team visit to Wilson, North Carolina, also signified a change in format. This issue and subsequent ones are laid out on a modular columnar and illustration concept with unjustified columns and unified typeface. This is part of a general effort to integrate the graphic design of all of the Chapter's documents.

Most of the Publications Committee's goals were achieved during this year of change and experimentation. However, we still do not have the quantity and variety of contributions that it takes to reflect the profession's current and future aims. Apparently, architects do not communicate as easily in writing as they do with built form. Also, those that write with grace and style represent a small group, often with specialized interests.

Once again, I am launching an appeal for contributions to the magazine. Philosophical statements, analyses of project development, sketchbooks of ideas—all of these can make suitable material for publication. Do not overlook a young staff member with something to say about design, or a colleague with a special interest, or your own projects and ideas.

Our goal was to make the magazine a forum for the expression of ideas, and we need your help to do this.

Peter Batchelor, Chairman
Publications Committee



The Princeville Report: Management and Design

by

Henry Sanoff, AIA, Professor of Architecture

Terry Alford, Research Assistant

Henry Burgwyn, Research Assistant

Richard Busse, Research Assistant

Charles Raine, Graduate Assistant

and Ron Chrisco, Frank Dalton, Jeffrey Graves, Greg Leathers, Mike McLeod,
Mike McNamara, Henry Skokowski, Jim Wright.

COMMUNITY DEVELOPMENT GROUP

School of Design

North Carolina State University

Raleigh

This project was supported, in part, by the North Carolina Agricultural Experiment Station through the Department of Economics, N. C. State. Additional support was provided by a special impact grant from the Office of Economic Opportunity through the grant administrator, Nash-Edgcombe Economic Development, Inc., Rocky Mount, N. C. and the America the Beautiful Fund of the National Area Council, Inc., Washington, D. C. The field component of this project was ably directed by A. J. Richardson through NEED, Inc.

The project period was from 1971 through 1974.

The Nature of Rural Housing Needs

The small towns and rural areas of the South have been witnessing substantial changes during the past two decades, largely due to a progression from a labor-intensive to a capital-intensive agrarian economy. The high unemployment rate and out-migration, that has characterized this period of change, now appears to be leveling off. The 1970 census revealed that the out-migration of households has ceased. Rural out-migration during the last decade consisted mainly of unmarried individuals, indicating that many more families are deciding to stay in rural communities.

One of the most overwhelming problems facing Rural America is the need for decent housing. Testimony before the U. S. Senate Select Committee on Nutrition and Human Needs indicated that two-thirds of our nation's substandard housing units in this country, about four million, are outside metropolitan areas. The National Rural Housing Conference reported in 1969 that, in the next decade, 13.5 million new and rehabilitated units will be needed in small towns and rural areas.

The President's Commission on Rural Poverty has noted that over half of all inadequate rural housing is located in the South, while numerous reports have described the deplorable housing conditions which continue to exist in the rural South.

Substandard housing is, for the most part, inhabited by families with low incomes and low earning capacity. Today, 15 million rural families have earnings below poverty level. When contrasting the urban and rural problem, the Advisory Commission on Intergovernmental Relations stated that incomes of families in rural areas are often 30-40 percent lower than those of urban residents. Since housing is an expensive consumer item, low income is a major constraint limiting improved housing conditions. When coupled with rising construction costs and neglect of the existing housing stock, the result is rural slums

that rival those of our cities.

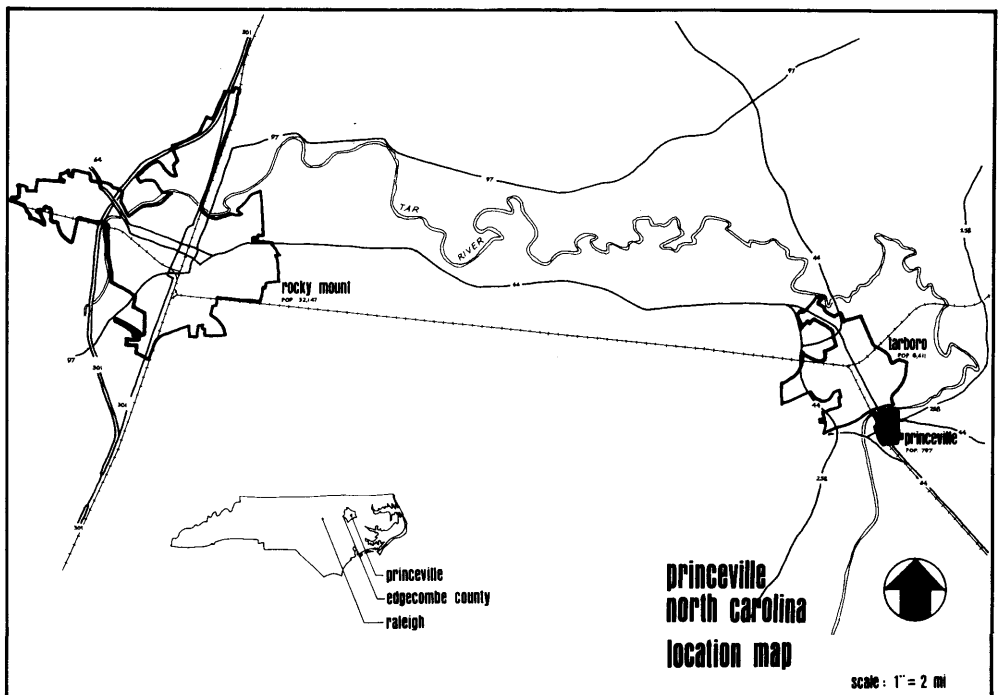
The most fundamental problem in many rural communities is the insufficient amount of money invested by both the public and private sectors in maintenance, improvement and expansion of the stock of dwelling units. The Farmers Home Administration (FmHA) has provided the only financial support available for housing poor rural families. Most lending institutions in rural areas are uninterested in making mortgage loans to high risk, low income families, even when government guarantees are available. Other types of investment bring a higher return on their limited loan capacity. Unless these lending institutions can be persuaded to supply a greater portion of the mortgage money required to remedy the low-income housing problem, the FmHA will continue to be the only source of financing for this special population.

The construction of new housing units has largely failed to increase or improve the stock of low income housing. The trend toward rural out-migration,

that developed over the past two decades, limited the demand for construction of new dwellings. The simultaneous inflationary trend in the building trades has contributed toward making the cost of new housing virtually inaccessible to moderate and low income households of the area. Consequently the rural market is dominated by its existing housing stock. New construction is providing only enough units to satisfy the market demand generated by the formation of new middle income households and, except in the case of public housing, is far out of the reach of most of the inhabitants of rural slums.

The Character of the Princeville Area

Princeville, North Carolina epitomizes the decay and severe poverty that is presently stifling many rural towns in the United States. Princeville is located in Edgecombe County, one of the poorest areas in the nation. More than 25 percent of the 14,700 occupied housing units are recorded in the 1970 census as lacking one or



more plumbing facilities. Located adjacent to the county seat of Tarboro, Princeville, incorporated in 1885, is reputed to be the oldest black community in the United States. Today Princeville is plagued by serious social and economic problems. In recent years the unemployment rate has been over 20 percent, with many persons employed on a seasonal or part-time basis. Migration to major employment centers has taken most of the young men and left a community dominated by matriarchal families containing many elderly and disabled persons. Of the 175 families that have remained, over 60 percent are reported to be earning less than \$3,000 per year.

Poor housing is one of Princeville's most serious concerns. A survey, conducted under the guidance of the Division of Community Services, North Carolina Department of Natural and Economic Resources, made a qualitative evaluation of the structural condition of all residences, classifying each dwelling according to condition.

This survey revealed that the older section of Princeville had the largest proportion of substandard housing. In this area, 66.5% of all housing was categorized as either deteriorated or dilapidated. Two out of every three families residing in the older section of Princeville, lived in housing that was unsafe and unhealthy. The housing conditions were less severe in Greenwood Heights and the one-mile planning area. In Greenwood Heights the ratio was reversed, two out of every three families were living in standard housing. In the extra-territorial area, 92 percent of families lived in standard housing. Overall, mobile homes were sound, while duplexes were either deteriorating or dilapidated.

Other surveys indicated that almost 90 percent of Princeville's occupied dwellings lacked complete plumbing facilities. The general condition of this housing had declined to the point where the winter months brought intolerable hardship. Very little amelioration of these conditions had been achieved, particularly for those 120 families who rented their homes.

Attempts to obtain an HUD grant for a municipal water and sewage system remained contingent on the town's ability to establish and maintain a strong tax base, enabling amortization of the loan. A lack of local economic resources, absence of technical expertise, and a general unawareness of available resources among the residents, continued to impede the town's development.

Housing Assistance Available to Low-Income Families in Princeville and Edgecombe County

Essentially, there are three sources of housing assistance in the Princeville-Edgecombe County area: the Tarboro Housing Authority, the Federal Housing Administration (FHA), and the Farmers Home Administration (FmHA).

Tarboro Housing Authority—The housing authority provided low-rent public housing within the city limits of Tarboro; but, not in Princeville or Edgecombe County.

Federal Housing Administration—The FHA was responsible for providing assistance in the Tarboro-Princeville area (pop. 10,079), under Section 235, and Section 236 and code enforcement program. While these programs had been utilized to some extent in Tarboro, no activity had taken place in Princeville. Furthermore, the most applicable program Section 235, recorded only one loan during 1970.

Farmers Home Administration—The FmHA had jurisdiction in places of less than 10,000 population. Consequently, the FmHA could not operate in the Tarboro-Princeville area, but could serve other parts of Edgecombe County. The FmHA administered three programs applicable to housing problems in Edgecombe County: Sections 502, 504, and 515. First, under Section 502, direct loans were made to low and moderate income families (the average borrower's adjusted income for Section 502 in Edgecombe County during 1970 was \$4,730) for building





new homes or rehabilitating existing property. During 1970, 85 loans were made under Section 502 in Edgecombe County; 43 of these loans were made at the market interest rate (7 percent) and 42 were made under the interest credit provisions which reduce the interest rate to as low as 1 percent.

Seventy of the eighty-five Section 502 loans, during 1970, were for new construction costing an average of \$12,436. For the most part, the FmHA 502 program provided housing for families earning as little as \$4,000, however, such families rarely receive FmHA loans. Financing rehabilitation, under Section 502, would have lowered the mortgage amount from \$6 to \$8,000, subsequently reducing monthly mortgage payments.

Second, under Section 504 direct home repair loans of a maximum of \$1,500 were made to households which could not qualify for Section 502 credit. These loans were made at 1% interest for 10 years. This program provided valuable assistance, even

though the loan amount was insufficient to finance major improvements (bathroom, heating system, etc.). Yet, only one 504 loan was made in Edgecombe County during the fiscal year 1970. Third, under the Section 515 program, FmHA made loans to non-profit sponsors for construction of rental housing in rural areas. This program had not been utilized in Edgecombe County.

In summary, there was a large segment of low-income families in Princeville and Edgecombe County which, for various reasons, had no access to housing assistance that was potentially available.

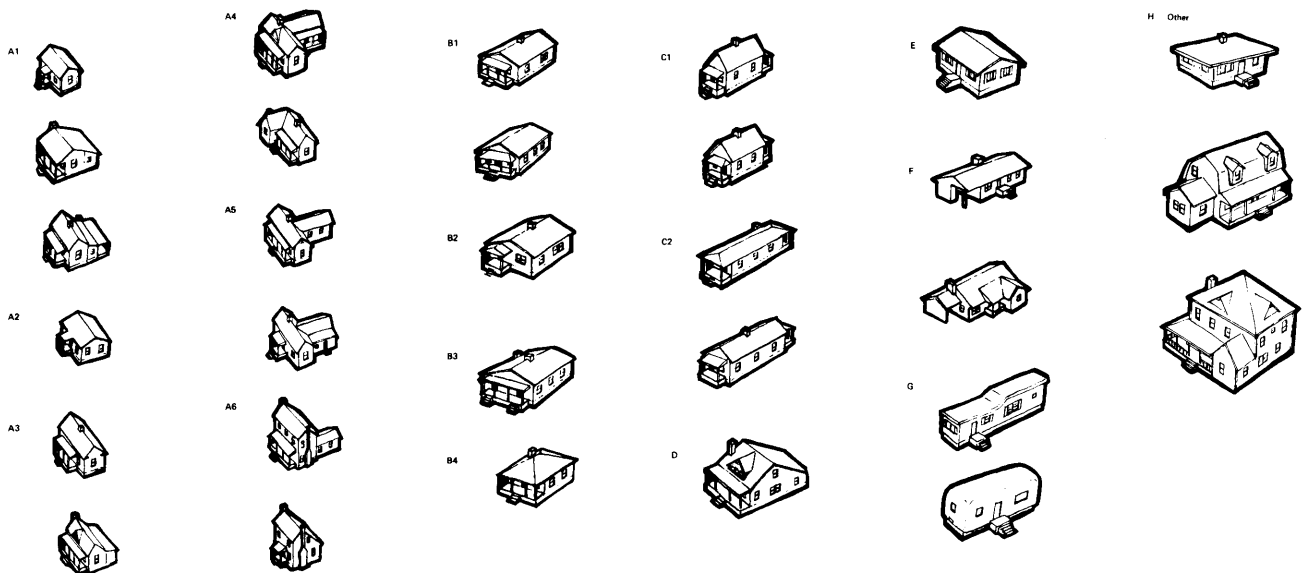
Housing Rehabilitation

Today, with the cost of new construction beyond the means of most poor families, the potential for rehabilitation requires re-assessment. The President's Committee on Urban Housing however, has described many short-comings of the rehabilitation process. Because rehabilitation is done on a custom basis, the re-

habilitation industry is presently dominated by small firms, often one man operations, which tend to specialize in remodeling work. Costs often skyrocket due to poor management on the part of planners and contractors alike. These factors are usually due to lack of interest on the part of private enterprise, especially since profits are usually low. To date, private enterprise has shown very little interest in tackling the rehabilitation problem. The arguments, summarized, are, first, too expensive and second, too limiting of the potential mobility of poor families.

Identification of Housing Stock Eligible for Rehabilitation

An approach was developed to provide an operational scheme for systematically addressing rural rehabilitation. Surveys of rural North Carolina have revealed that the majority of sub-standard housing have similar characteristics in terms of building form, style and materials. The approach was to identify each



household as to eligibility for major rehabilitation, based on both the structural nature and the economic characteristics of the dwelling. In implementing this approach, each household was evaluated with regard to these two criteria.

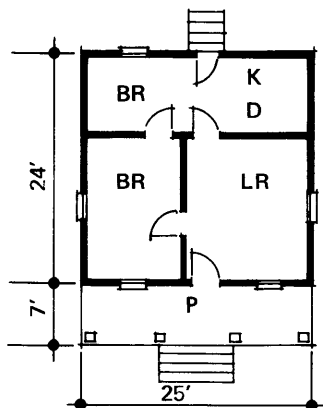
1) Structural nature of the existing housing stock—Initial windshield surveys of Coastal Plains, North Carolina indicated that significant standardization of rural house plans does exist. Standardized house plans, provided by such agencies as the U. S. Forestry Service, the U. S. Department of Agriculture, the Farmer's Home Administration, and the various industries such as textile manufacturers and railroad companies, contributed thousands of dimensionally standard, often identical, houses to the rural housing market of North Carolina.

The North Carolina State Highway Commission provided an initial source for the systematic evaluation of rural housing types. In construct-

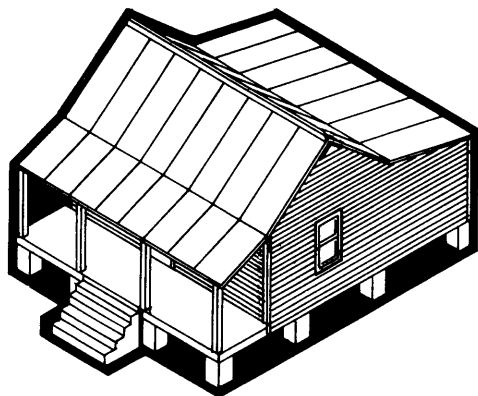
ing new roadways and enlarging existing primary and secondary road systems, the Commission's Right-of-Way Department documents all structures along the highway right-of-way. This documentation specifies location, age, floor plan, condition of house, appraised value of house and land, type of heat, presence of indoor bath facilities, and exterior photograph for over 1,700 structures. Existing substandard conditions included lack of indoor bath and toilet, deteriorating exterior appearance, poor structural condition, and/or low appraised dollar value relative to size and type of dwelling. A review of each of these dwellings yielded four primary categories of substandard house types. Each of these four basic types was further subcategorized to bring the total number of typical substandard house types to twelve.

As a means of testing, refining, and expanding this initial list of prototypes, supplementary data were drawn from a rural household sur-

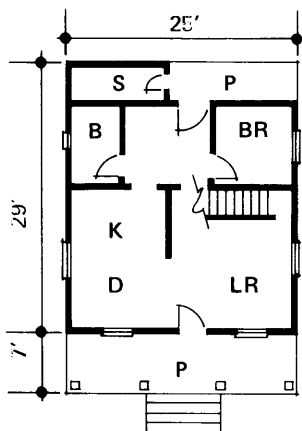
vey conducted by the Research Triangle Institute (RTI), under contract with the Family Economics Branch of the Agricultural Research Service. The population sample represented households in open country, and in towns of less than 2500 population, located in the 41 county area of Coastal Plains, North Carolina. Three hundred and ninety-four (394) households completed questionnaires designed to measure the relative economic status of individual families. Based on information describing the physical character of each household's dwelling, the list of typical house types was expanded to seventeen major categories. These categories represented houses of all conditions, sizes, and materials in rural areas. Sixteen (16) of these house types account for 84 percent of all house types represented in the sample, with the remaining 16 percent falling into the seventeenth major category labeled "other".



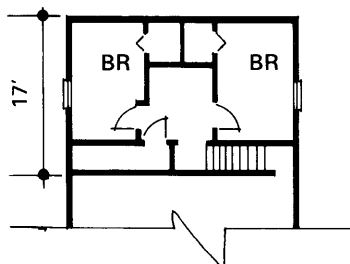
Plan



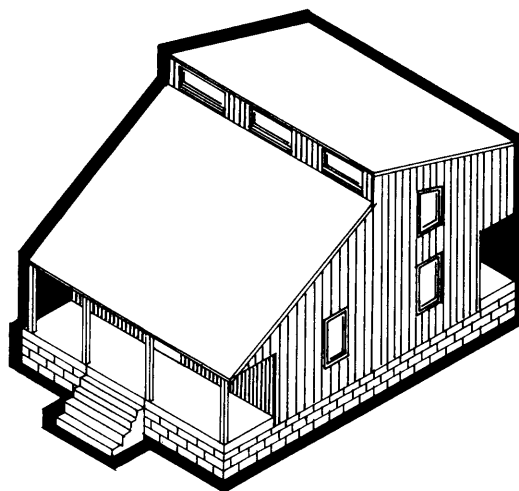
EXISTING DWELLING



First Floor Plan



Second Floor Plan



PROPOSED REHABILITATION

2) Economic characteristics of households-Criteria for economic eligibility for housing rehabilitation were based on information, compiled by the Research Triangle Institute, regarding household expenditures and general economic status of rural families. Large segments of the rural population are unable to afford home ownership via new construction; however, rehabilitation lowers the cost of providing quality, owner-occupied housing for the rural poor. Information on income, current occupancy status, household character, and current expenditures for home maintenance, in combination with data defining perceived adequacy of house, perceived fair rent per month, and attitudes on credit, comprise the information necessary to determine the range of households eligible for dwelling rehabilitation.

For those families occupying prototypical houses and lying within the range of economic eligibility, standardized rehabilitation schemes could be provided, thus further reducing the cost of a decent, safe, and sanitary living environment for the rural poor.

Typical modifications (as shown) were developed for existing dwellings lacking interior plumbing facilities, inadequate insulation and weatherproofing. Additional space for proper circulation as well as for the accommodation of four to eight family members, was developed through horizontal or vertical expansion of the present dwelling unit.

Initial Efforts to Improve Housing in Princeville

Princeville's local government, ill-financed and under-staffed, had not been capable of coping with the overwhelming social, physical, and economic problems. However, the North Carolina Department of Natural and Economic Resources, under the provisions of a Section 701 planning grant, established a program of

planning management assistance with the city of Princeville. A city manager was employed to organize municipal government affairs, affecting the improvement of living conditions in Princeville. Efforts by Nash-Edgecombe Economic Development, Inc., a multi-county community action agency, had assisted residents of Princeville in the formation of the "Princeville Community Club". Initial meetings of the "Princeville Community Club" resulted in expanded interest in and concern about the need for improved housing, and established housing amelioration in Princeville as its primary goal. However, Princeville lacked the financial solvency required to enter into public housing or other government subsidy programs. More important, new construction, with the exception of public housing, was far out of the reach of most inhabitants of Princeville. For example, the monthly payment normally required for occupancy expenses including maintenance, utilities, taxes, and insurance in new construction was \$60. Since the standard family budget allotment for housing was set at 25 percent, a family would have to earn at least \$2,880 annually to meet the housing payments. Consequently, even if new housing were given away, only families earning about \$3,000 would be able to afford the gift. And in Princeville very few families earn \$3,000 a year.

The Early Development of a Princeville Home Repair Program

In the absence of traditional Federal support mechanisms, the Princeville Community Club initiated efforts to develop a home repair program. A steering committee of homeowners was formed to explore its potential, both economically and managerially. Guided by their town manager, the Princeville Community Club sought the assistance of the Community Development Group (CDG) of the

School of Design, North Carolina State University. The CDG, a planning and design group within the School of Design, agreed to provide assistance both in the design and specification of home improvements, and in the development of an organizational structure to facilitate these improvements. Based on general criteria of dwelling suitability as compared with the needs of the occupants, the Princeville Community Club selected the first 10 dwellings to be repaired. As the CDG began evaluating the deficiencies of these dwellings, the Princeville Community Club began the first step toward forming an organization to rehabilitate them. The Community Club established the Princeville Community Development Corporation, (PCDC), a non-profit corporation with the immediate goal of home improvement.

The Nature of the Princeville Rehabilitation Program

Utilizing existing community resources, together with the assistance of a special Office of Economic Opportunity (OEO) impact grant, three primary goals were proposed to be achieved through the implementation of this program:

- 1) Improved housing quality, for both renter and owner occupied dwellings;
- 2) Stimulation of local minority free enterprise through contracting of housing rehabilitation jobs;
- 3) Increased on-the-job training opportunities for local persons desiring to participate in courses in light construction at the Edgecombe County Technical Institute.

The geographic area of operation was limited to Princeville in the first two years of the project proposal; however, the self-sustaining nature toward which the program evolved enabled it to become involved in home improvement on a county-wide basis.

A brief outline of the major participants and their roles in development of the Princeville Community Development Corporation's Housing Rehabilitation Program follows:

The Nash-Edgecombe Economic Development, Inc. (NEED) administered the program during the first year, after which time its role diminished in inverse proportion to the increase in administrative and organizational abilities of the Princeville Community Development Corporation (PCDC). The project administration was to begin to be phased over to the PCDC by the end of the second year. NEED continued however, providing staff and administration to the Consumer Counseling Service, which served the participants in the rehabilitation program. Assistance in this program was also provided by the Edgecombe Agricultural Extension Service.

The North Carolina State University, School of Design, Community Development Group assisted the Consortium and the PCDC in the development of rehabilitation designs, materials, and processes, including techniques and procedures for cost accounting operations.

The initial participants in this program were Princeville homeowners. A consumer counseling board operated by NEED was developed to assist the homeowners in finding funds required to raise their dwellings to acceptable quality and standards. The following three primary levels of standards of rehabilitation were proposed:

- 1) FHA Approved Standard-improvements must meet requirements established in FHA Rehabilitation Guide for Residential Properties,
- 2) Local Housing Code Approved Standard-as dictated by local building code,

A FOUNDATION - BASEMENT

typical materials:
1a. Poured concrete
b. Poured concrete, brick, wood
c. Poured concrete, concrete block
2a. Poured concrete
b. Exposed construction, paneling
c. Exposed wood construction, acoustical tile
3a. Polyethylene film

defects and deficiencies

extent of defects

1 FOUNDATION

a. FOOTINGS (.....)
b. PIERS/PYLONS(.....)
c. WALLS (.....)

UNABLE TO CHECK
EXISTENT
NONEXISTENT

1 2 3 4 5 6 7 8 9 10 11 12 13 14

C FLOOR SYSTEM

typical materials:
1a. Concrete, plywood, wood plank, brick, stone
b. Wood
2a.b.c.d. Wood, metal
3a. Wood, concrete
b. Wood, metal
c.d.Wood, brick, concrete, metal

defects and deficiencies

extent of defects

1 FLOOR CONSTR

a. FINISH FLOOR(.....)
b. JOISTS/BEAMS(.....)

UNABLE TO CHECK
EXISTENT
NONEXISTENT

1 2 3 4 5 6 7 8 9 10 11 12 13 14

defects and deficiencies

extent of defects

2 STAIRS

a. TREADS/RISERS-Int. (.....)
b. HANDLS/BALSTRS-Int. (.....)
c. TREADS/RISERS-Ext. (.....)
d. HANDLS/BALSTRS-Ext. (.....)

UNABLE TO CHECK
EXISTENT
NONEXISTENT

1 2 3 4 5 6 7 8 9 10 11 12 13 14

defects and deficiencies

extent of defects

3 PORCH exterior

a. FLOOR(.....)
b. ROOF(.....)
c. POSTS(.....)
d. STEPS(.....)

UNABLE TO CHECK
EXISTENT
NONEXISTENT

1 2 3 4 5 6 7 8 9 10 11 12 13 14

B ROOF - CEILING

typical materials:
1a. Wood truss, wood beams, plywood
b. Wood joists and/or beams
2a.b. Type: Blanket, fill, rigid
3a. Wood shingles, asphalt shingles
metal sheet roofing, clay tile, slate
b. Dry wall, plaster, plywood, wood plank
c. Paint, wallpaper
4a. Wood
b. Brick, stone, metal, clay tile
c. metal

defects and deficiencies

extent of defects

1 CONSTRUCTION

a. ROOF(.....)
b. CEILING (.....)

UNABLE TO CHECK
EXISTENT
NONEXISTENT

1 2 3 4 5 6 7 8 9 10 11 12 13 14

defects and deficiencies

extent of defects

2 INSULATION

a. ROOF (Type:.....)
b. CEILING (Type:.....)

UNABLE TO CHECK
EXISTENT
NONEXISTENT

1 2 3 4 5 6 7 8 9 10 11 12 13 14

defects and deficiencies

extent of defects

3 SURFACE

a. ROOF MAT'L (.....)
b. CEILING MAT'L(.....)
c. CEILING FINISH(.....)

UNABLE TO CHECK
EXISTENT
NONEXISTENT

1 2 3 4 5 6 7 8 9 10 11 12 13 14

defects and deficiencies

extent of defects

4 ROOF COMP

a. EAVES(.....)
b. CHIMNEY(.....)
c. GUTTERS/DRAINS(.....)

UNABLE TO CHECK
EXISTENT
NONEXISTENT

1 2 3 4 5 6 7 8 9 10 11 12 13 14

typical materials:
1a. Wood frame, brick, stone, concrete block, adobe
b. Wood frame, masonry
2a.b.Blanket, fill, rigid
3a. Wood siding, aluminum siding, asphalt shingles, wood shingles,
plywood, exposed construction
b.c.Dry wall, plywood, paneling, plaster, metal, exposed construction
4a. Paint, wallpaper
b.c.Paint, wallpaper

defects and deficiencies

extent of defects

1 WALL CONSTR

a. EXTERIOR WALL(.....)
b. INTERIOR WALL(.....)

UNABLE TO CHECK
EXISTENT
NONEXISTENT

1 2 3 4 5 6 7 8 9 10 11 12 13 14

defects and deficiencies

extent of defects

2 INSULATION

a. EXTERIOR WALL(.....)
b. INTERIOR WALL(.....)

UNABLE TO CHECK
EXISTENT
NONEXISTENT

1 2 3 4 5 6 7 8 9 10 11 12 13 14

defects and deficiencies

extent of defects

3 WALL MAT'L

a. EXTERIOR WALL(OUT) (.....)
b. EXTERIOR WALL(IN) (.....)
c. INTERIOR WALL(.....)

UNABLE TO CHECK
EXISTENT
NONEXISTENT

1 2 3 4 5 6 7 8 9 10 11 12 13 14

defects and deficiencies

extent of defects

4 FINISH

a. EXTERIOR WALL(OUT) (.....)
b. EXTERIOR WALL(IN) (.....)
c. INTERIOR WALL(.....)

UNABLE TO CHECK
EXISTENT
NONEXISTENT

1 2 3 4 5 6 7 8 9 10 11 12 13 14

CODE: ☐ NO DEFECT ☒ SLIGHT ☒ SEVERE ☐ NOT APPLICABLE

CODE: ☐ NO DEFECT ☒ SLIGHT ☒ SEVERE ☐ NOT APPLICABLE

E INTERIOR COMPONENTS

typical materials:

- 1a. Wood, metal
2a. Brick, metal, stone, masonry, adobe

defects and deficiencies		extent of defects													
		1	2	3	4	5	6	7	8	9	10	11	12	13	14
UNABLE TO CHECK	EXISTENT	U	E	N											
NONEXISTENT															
MISSING MATERIALS															
NOT IN WORKING ORDER															
UNEVEN SETTLING															
SAGGING															
BULGING/WARPED SURFACE															
CRACKS L. T. 1/4"															
OPEN CRACKS G. T. 1/4"															
LOOSE/BROKEN MATERIAL															
NOT WATERPROOF/WATERIGHT															
SURFACE NEEDS REFINISHING															
GL/SC/HDM: BROKEN/MISSING															
STRUCTURALLY UNSOUND															

1 ■ STORAGE

- a. KITCHEN CABINETS (.....)
b. CLOTHES CLOSETS (.....NA.....)

2 ■ FIREPLACE

- a. FIREPLACE (.....)

3 ■

F DOORS - WINDOWS

typical materials:

- 1.a,b,c Wood, metal, concrete

defects and deficiencies		extent of defects													
		1	2	3	4	5	6	7	8	9	10	11	12	13	14
UNABLE TO CHECK	EXISTENT	U	E	N											
NONEXISTENT															
MISSING MATERIALS															
NOT IN WORKING ORDER															
UNEVEN SETTLING															
SAGGING															
BULGING/WARPED SURFACE															
CRACKS L. T. 1/4"															
OPEN CRACKS G. T. 1/4"															
LOOSE/BROKEN MATERIAL															
NOT WATERPROOF/WATERIGHT															
SURFACE NEEDS REFINISHING															
GL/SC/HDM: BROKEN/MISSING															
STRUCTURALLY UNSOUND															

1 ■ CONSTRUCTION

- a. DOOR (FRAMES/BUCKS) (.....)
b. DOOR (THRESHOLD/TRIM) (.....)
c. WINDOW (FRAME/SILLS) (.....)

2 ■ HARDWARE

- a. DOOR (.....NA.....)
b. WINDOW (.....NA.....)

3 ■ GLASS

- a. DOOR (.....NA.....)
b. WINDOW (.....NA.....)

4 ■ SCREEN

- a. DOOR (.....NA.....)
b. WINDOW (.....NA.....)

CODE: ☐ NO DEFECT ☒ SLIGHT ☒ SEVERE ☐ NOT APPLICABLE

G PLUMBING

typical materials:

- 1a. Type: flush, gravity
2a,b. porcelain, metal

defects and deficiencies		extent of defects													
		1	2	3	4	5	6	7	8	9	10	11	12	13	14
UNABLE TO CHECK	EXISTENT	U	E	N											
NONEXISTENT															
MISSING MATERIALS															
NOT IN WORKING ORDER															
UNEVEN SETTLING															
SAGGING															
BULGING/WARPED SURFACE															
ROTTED/ERODED MATERIAL															
CRACKS L. T. 1/4"															
OPEN CRACKS G. T. 1/4"															
LOOSE/BROKEN MATERIAL															
NOT WATERPROOF/WATERIGHT															
SURFACE NEEDS REFINISHING															
GL/SC/HDM: BROKEN/MISSING															
STRUCTURALLY UNSOUND															

1 ■ BATHROOM

- a. W.C. (Type:.....)
b. LAVATORY (.....NA.....)
c. TUB/SHOWER/AREA (.....NA.....)

2 ■ KITCHEN UTILITY

- a. KITCHEN SINK (.....)
b. UTILITY SINK (.....)

3 ■ PIPING

- a. CONNECTIONS (.....NA.....)

H HEATING - VENTILATION - ELECTRICAL

defects and deficiencies		extent of defects													
		1	2	3	4	5	6	7	8	9	10	11	12	13	14
UNABLE TO CHECK	EXISTENT	U	E	N											
NONEXISTENT															
MISSING MATERIALS															
NOT IN WORKING ORDER															
UNEVEN SETTLING															
SAGGING															
BULGING/WARPED SURFACE															
ROTTED/ERODED MATERIAL															
CRACKS L. T. 1/4"															
OPEN CRACKS G. T. 1/4"															
LOOSE/BROKEN MATERIAL															
NOT WATERPROOF/WATERIGHT															
SURFACE NEEDS REFINISHING															
GL/SC/HDM: BROKEN/MISSING															
STRUCTURALLY UNSOUND															

1 ■ HEATING SYST

- a. FURNACE (Type:.....NA.....)
b. DUCTS OR PIPES (.....NA.....)
c. OUTLETS (.....NA.....)

2 ■ VENT EQUIP

- a. KITCHEN (Type:.....)
b. BATHROOM (Type:.....)

3 ■ ELECT ACCESS

- a. OUTLETS (.....NA.....)
b. SOCKETS (.....NA.....)
c. SWITCHES (.....NA.....)

4 ■ ELECT BOXES

- a. VOLTAGE BOX (.....NA.....)
b. FUSE BOX (.....NA.....)

CODE: ☐ NO DEFECT ☒ SLIGHT ☒ SEVERE ☐ NOT APPLICABLE

3) Minimum Quality of Livability Standard-dictated by those conditions necessary to insure an acceptable quality for human livability.

These three levels of rehabilitation were provided in response to:

- 1) requirements established by funding sources,
- 2) requirements dictated by the existing condition or rehabilitation potential of the individual dwelling,
- 3) economic condition of the occupants, and
- 4) degree of relative need of the occupants.

Social Design

In a bad house, it has been remarked, "troubles do tend to batch". There is no place in a bad house to iron out one's troubles, either in private or as a family. "The whole front room was filled with beds", remarked one resident, who, with his wife and eight children, now lives in a better house. "There were just narrow aisles between the beds, like a dormitory in a school, except there was no room to study. We had another room in the back, but the only way you could get to it was to walk out the front door and around the house and through the back door". He was lucky, few houses had back doors. Noise, crowds, nerve-shattering pressures, the classic depredations of urban life, are the daily tormentors of low-income rural families. The toll they take on family morale is incalculable.

The house, then, is both the medium and the message. Its gloom generates a kind of creeping helplessness that steals upon one: it can't be fixed, it can't be fixed, it can't be fixed. "When it leaks in one room, we move to another." In light of this, we recognized that, it is important to study the setting in which a host of social, economic and political factors operate. It is also necessary to understand

the interpretations given to these settings by the people who find prosperity and depression important only in terms of aspirations, needs, socially defined status, and cultural conditions of the person. Although it is evident that there is an important relationship between spatial arrangements and social behavior, the effects will vary in relation to the relative presence of non-physical elements.

It is known that "adequate" physical layout of the dwelling does act as a reinforcing agent to personality trends already structured. However, an adequate physical layout cannot produce, in the sense of 'to create', new and desirable personality traits. A satisfactorily planned and structured physical layout should be flexible, to permit the flow of the process of adjustment and re-adjustment, rather than be regarded as an end in itself.

There are two important factors of physical layout that influence the degree of dwelling inadequacy. These are criteria inherent in overcrowding:

- 1) privacy in the dwelling as it relates to mental health,
- 2) circulation in the dwelling as it relates to the mental hygiene of its occupants.

When discussing privacy, we assume that freedom to be by oneself is a value; and that hindrances to its realization lead to frustrations, irritation and resentment. Intrusion on the fulfillment of personal desires should be curtailed in order to avoid internal tensions resulting from continued multiple contacts with others. Although circulation within the dwelling is related to privacy, ease and freedom of circulation relieves cramped muscles and attendant irritations. It facilitates the normal performance of family functions, an easy flow of sequences of overt behavior without interruptions to freedom of movement.

Historically, planners and developers have viewed "housing" in terms of

"number of units". Emphasis has always been on producing "units" to meet existing "needs". Often, however, housing needs cannot be expressed in terms of "units", but rather in terms of clear water supply, additional bedrooms, or bathroom installations, for example. With this in mind, our initial involvement in design assistance, consisted of two major data gathering activities. The first was an inventory of existing housing conditions for each dwelling under consideration, during which, houses were carefully scrutinized for items of disfunction, disrepair, and unavailability. As a supplement to these basic physical considerations, each family participating in the home repair program was consulted to determine its needs, desires, aspirations and requirements. An inventory was developed for each dwelling, itemizing the cost of repair, illustrated by planning changes where appropriate. The family members were then asked to make "trade-offs" between those items of their highest priority that could be included within the maximum loan amount.

The PCDC Construction Loan Fund

The construction loan fund was used to make loans up to \$5,000 for terms not to exceed ten years at one percent interest. These loans were used to pay the costs of materials, labor, and fees necessary for rehabilitation and were secured by a mortgage against the improved property.

Eligibility for this loan program was limited to those families living in the Princeville Community, whose adjusted incomes were less than \$4,000 and who possessed clear title to their property. The borrower was required to provide evidence of ownership and verification of income and debts.

During the first year, the construction fund was made available to qualified low income applicants. The plan was to locate all participants and approve their applications at one time so that the loan periods would be the same. The monthly mortgage payments ranged from \$8.76 for a \$1,000 loan to \$43.80 for a \$5,000 loan as illustrated in Table 1.

Table 1: Monthly payments for Various Loan Amounts at 1% interest for 10 years from the Construction Loan Fund

Loan Amount	Monthly Payment	Total Interest Charges	Total Amount Repaid
\$1,000	\$ 8.76	\$ 51.20	\$1,051.20
1,500	13.14	76.80	1,576.80
2,000	17.52	102.40	2,102.40
2,500	21.90	128.00	2,628.00
3,000	26.28	153.60	3,153.60
3,500	30.66	179.20	3,679.20
4,000	35.04	204.80	4,204.80
4,500	39.42	230.40	4,730.40
5,000	43.80	256.00	5,256.00

A description of the terms and cash flow of a \$4,900 loan amount is provided in Diagram 1. Table 2 further defines the total distribution of monthly payments by a family receiving nearly the maximum PCDC loan amount.

By the end of the second year, it was assumed that the PCDC would be able to sponsor housing rehabilitation under Section 235 (j) and Section 502 of the National Housing Act. This would have enabled the PCDC to arrange long-term (30 years) financing at low interest rates. The average loan available under these programs range from \$4,000-\$10,000 (See Table 3).

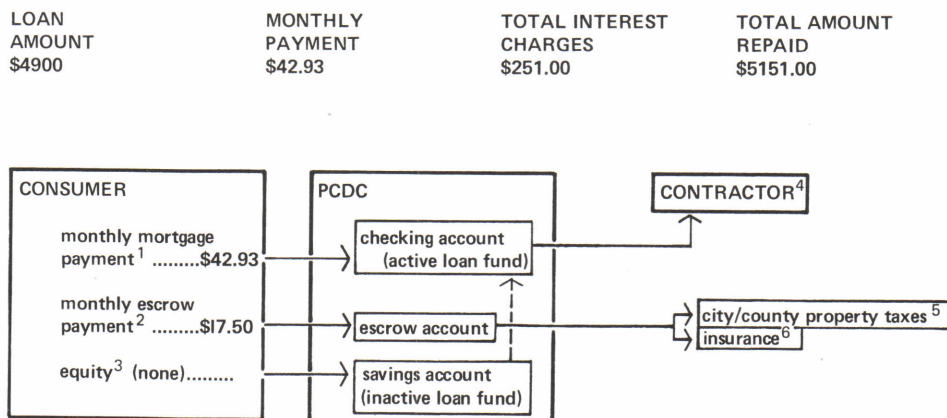
Still, only families earning between \$3,000-\$6,000 could afford housing rehabilitation under Section 235 or 502.

Once the sponsorship of the government (FHA-FmHA) housing programs was realized, the Construction Loan Fund could serve to assist families unable to qualify for government aid.

Diagram I

THE TERMS OF THE PCDC LOAN

One percent (1%) interest for 10 years



Notes:

1. Includes principal (labor and materials), interest, and miscellaneous closing costs.
2. Each participant makes required monthly payments to an escrow account, to be used by the PCDC in paying annual insurance fees and taxes for the mortgagee.
3. In the case of families seeking maximum loans for home rehabilitation, to meet FHA standards, the PCDC may require a small equity.
4. All contractors are licensed and bonded. Payments are prorated: initial - 20% of total costs; half - completion - 40%; completion - 40%.
5. Based on \$3.00 per \$100.00 evaluation at 60%.
6. Based on \$3.00 per thousand of assessed (\$10,000) value.

However, families could be ruled ineligible for reasons such as poor credit rating, very low income, or property holdings inadequate to serve as security for long-term financing.

After the first year, capital recuperated through payments on the initial loans, issued by the Construction Loan Fund, could be reissued on the following terms: loans not to exceed \$3,000 for 10 years, at 1% to Edgecombe County families earning less than \$4,000 and possessing a clear title to their property. Table 4 illustrates the loans in the first year.

After the second year, the Construction Loan Fund faced substantial reduction of available loan capital pending new funding. At the same time, however, the geographic area serviced would increase. Hence, a concerted effort was organized by NEED, Inc. and NCSU to solicit gifts and grants to supplement the loan fund. Foundations, religious organizations, local, state and federal agencies were approached. Monies received from these sources were proposed to be used in three ways: (1) to supplement the Construction Loan Fund, (2) as home repair grants, not to exceed \$2,000 for families with incomes of less than \$1,000 (3) to assist renters to buy and repair the homes in which they were living.

The actual rehabilitation construction was expected to be carried out by a consortium of Minority Contractors; however, highly skilled construction such as plumbing, heating and electrical services was sub-contracted.

The Edgecombe County Technical Institute had agreed to assist in the construction phase of the rehabilitation by; (1) providing the Consortium of Minority Contractors with on-the-job trainees for light construction, (2) recruiting as many of these students as possible from the Princeville area, and (3) providing the contractors with free advisory assistance in working on the job with the students.

TABLE 2

Distribution of Monthly Payments after Home Repair under the PCDC Home Repair Program.

Total Loan Amount: \$4900

Cost Component	Amount	Percentage
Mortgage ¹		
Principal and Interest (labor, materials, and misc. closing costs)	\$42.93	48.6%
Insurance ²	2.50	2.8%
Taxes ³	15.00	17.0%
Maintenance ⁴	8.00	9.0%
Utilities ⁵	20.00	22.6%
TOTAL MONTHLY PAYMENT	88.43	100.0%
Family Income Required	\$4244 ⁶	

NOTES:

1. \$4900 mortgage for 10 years at 3 per cent interest.
2. Based on \$3.00 per thousand assessed value (10,000) annually.
3. Based on \$3.00 per hundred of 60% (\$6000) of the evaluated value.
4. Estimated monthly average.
5. Estimated for North Carolina (U. S. average is \$25).
6. Based on the assumption that monthly payments should represent no more than 25 per cent of total household income.

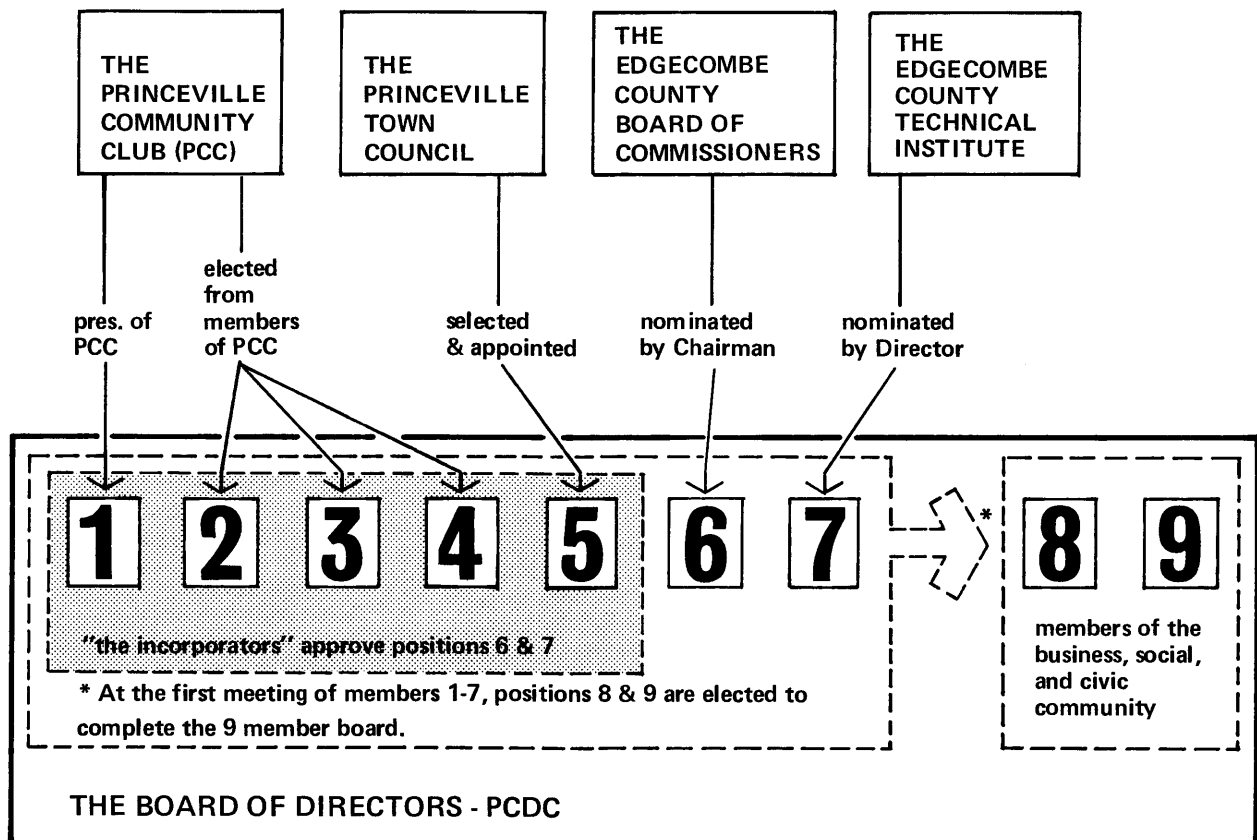
Table 3. Monthly Amortization Payments on Loans Issued under Section 235 (j) or 502 at 1% interest:

Loan Amount	Mortgage Term (In Years)				
	10	15	20	25	30
\$4,000	\$35.00	\$24.00	\$18.40	\$15.00	\$12.88
5,000	43.75	30.00	23.00	18.75	16.10
6,000	52.50	36.00	27.60	22.50	19.32
7,000	61.25	42.00	32.20	26.50	22.54
8,000	70.00	48.00	36.80	30.00	25.76
9,000	78.75	54.00	41.40	33.75	28.98
10,000	87.50	60.00	46.00	37.50	32.20

Table 4. Construction Loan Fund Amortization Payment Schedule

Year	Interest	Principle	Total	Loan Amount
	Interest Payment	Principle Payment	Total Payment	Amount Outstanding
1	\$ 500	\$ 5,000	\$ 5,500	\$45,000
2	450	5,000	5,450	40,000
3	400	5,000	5,400	35,000
4	350	5,000	5,350	30,000
5	300	5,000	5,300	25,000
6	250	5,000	5,250	20,000
7	200	5,000	5,200	15,000
8	150	5,000	5,150	10,000
9	100	5,000	5,100	5,000
10	50	5,000	5,000	-0-
TOTAL	\$2,750	\$50,000	\$52,750	-0-

DIAGRAM 2
THE FORMATION OF THE INITIAL BOARD OF DIRECTORS



Henceforth, positions 2, 3, & 4, shall be elected from the membership of the entire corporation. Membership requires payment of \$1. fee to the Secretary-Treasurer of the corporation and the completion & signature of required forms requesting information from the member.

The Organizational Structure of PCDC

As primary sponsor of the rehabilitation program, the Princeville Community Development Corporation (PCDC) grew in organizational structure. Diagram "2" describes the original structure of the PCDC Board of Directors which strongly represented the Princeville community. This Board of Directors elected the Executive Committee described in Diagram "3". The PCDC Executive Committee functioned as primary liaison between the PCDC Board and the full-time administration staff of the PCDC. This administrative staff consisted of a Program Director and secretary. The operation of this PCDC staff was funded during the first year (1972) by OEO and was therefore

subject to the guidance and approval of the Project Advisory Board and the Nash-Edgecombe Economic Development, Inc.

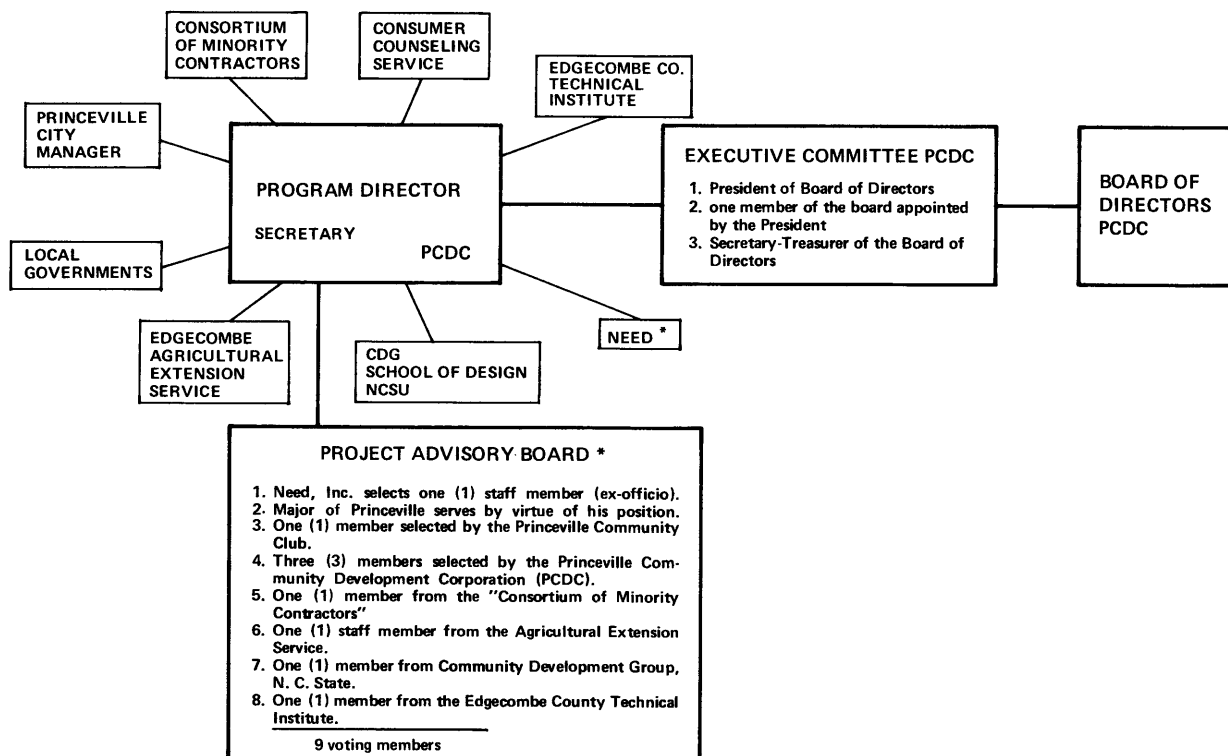
In implementing the OEO sponsored Home Repair Program, the PCDC was required to develop the organizational structure and administrative ability to initiate a variety of other federally supported programs, both for new and/or improved housing. Through these programs, (e.g. FHA 235j) the PCDC obtained the seed money necessary to continue its operation after the first year.

Diagram "4": "Consumer Flow Chart" indicates the decision process a consumer might follow in utilizing the PCDC Loan Fund. The step following

position B: "Establish Goals for Home Repair" indicates the need for a plan for each consumer in accordance with his requirements, qualifications, and financial abilities. A consumer counseling service directed eligible people into various programs such as FHA 234-236, and FmHA 515. The PCDC Loan Fund was recommended only for those who were not qualified under other interest subsidy or loan guarantee programs. Eventually the PCDC directed more applicants into "Alternate Plans" rather than toward position C: "Decision to Apply for a PCDC Loan".

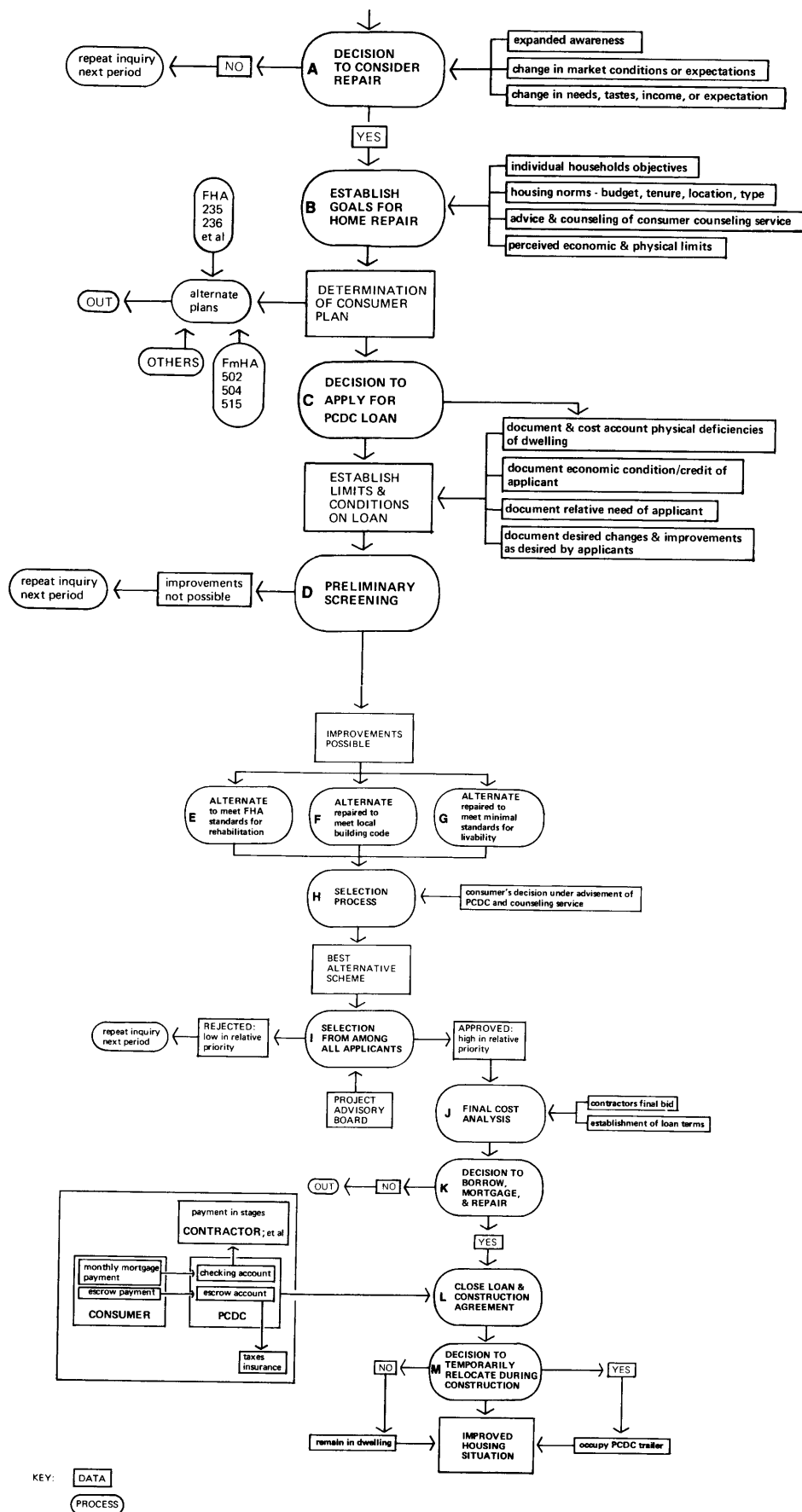
One important goal of the PCDC was to eventually become active in the rehabilitation of rental housing as well

DIAGRAM 3
THE ADMINISTRATIVE BODY OF THE PCDC:



*Nash-Edgecombe Economic Development, Inc. (NEED) reserves the right to monitor & approve all decisions in its responsibility as administering agency for the O. E. O. grant.

DIAGRAM 4
Consumer Flow Chart: Procedures for a PCDC Loan





as owner-occupied dwellings. Various strategies existed to enable the PCDC to purchase rental dwellings from landlords for the purpose of rehabilitating them for sale to low-income households. This program was largely dependent on the PCDC's ability to obtain the seed money necessary for initial purchase of the rental dwellings. The Federal Housing Administration (FHA) under Section 235 (j) provided guaranteed and insured loans as well as subsidies for households desiring to purchase a rehabilitated dwelling from a non-profit sponsor. Mortgages under this program could extend for 30-year terms with interest rates as low as 1 percent.

The PCDC home repair program provided households with the loans necessary for substantial improvement of their houses. The technical assistance, provided by the NCSU School of Design, increased both the quality and quantity of repairs made for each loan amount.

Initial Response from Homeowners

Although it was evident that the majority of Princeville's housing stock was in disrepair and decay, many of the homeowners, particularly those participating in the home repair program, felt strongly attached to the home and community in which they had resided for many years. Sentimental attachment to their "place" however, restrained neither cognizance of the declining conditions of the residences, nor realization of the limited amount of physical change to be achieved by the \$5,000 repair loan.

Due to the absence of public water and sewer in the town of Princeville, residents desiring running water and indoor plumbing had to allocate a majority of the repair loan for this purpose. While the feasibility of chemical toilets with disposal well or incineration toilets was investigated, septic tanks for sewage disposal

were preferred. Applicants were advised to state their preferences for the disposition of the loan amount, after which, drawings were developed to describe the consequences of all possible choices. Every participant desired the inclusion of indoor plumbing and water supply.

Initially some homeowners feared the mortgage aspects of the project. So many black people have been exploited and deceived by various ethnic groups, including their own, that they were afraid someone was trying to take their property. This was especially true of the older generations, which includes the majority of homeowners in Princeville. It appeared incongruous to many people that the ease and terms of the loan were genuine, rather they thought this project was some type of "flim-flam" operation. Consequently, direct contact with town officials and community clubs was established to combat the formulation of any negative connotations about the project.

Comparison of Predicted Results vs. Actual Accomplishments

Our predicted accomplishments, initially outlined in the approved grant, were not attained in their entirety for several reasons:

(a) Only 12 families residing in the target area came forward to apply for a home repair loan. This was, in part, due to the rigid guidelines of the project: property presently under mortgage, fear of deception, fear of loss of home and an unwillingness to assume any new financial obligations.

(b) It was not practical for the Consortium of Minority Contractors to repair all the homes simultaneously due to their limited resources. In fact, the firm never completed the first home since they realized they could not live up to the bid price and perform the required

services. This resulted in the hiring of "day-laborers", minimizing the profit and overhead costs which were converted to increased amenities for the homeowners. Yet it required increased supervision time by the field project director.

(c) Our inability to accurately assess the magnitude of problems associated with clear title certification mitigated against the necessary pre-planning for this program. As a result, major problems were experienced in attempting to establish ownership. In past years, community residents had not realized the importance of wills. Therefore, chain of ownership followed state laws, which in many instances, resulted in the owner being someone other than persons living in the home, and which in some instances, resulted in multiple-ownership. This phenomenon thus necessitated an involved legal search for owner verification. The time consuming process delayed construction substantially.

(d) The most fundamental aspect of the program was the location of qualified sub-contractors willing to work on small projects and particularly renovation work. Numerous unknown factors inherent in building alteration make contractors shy away from this type of work or attach excessive prices to their services.

Impact of Accomplishments

The impact of accomplishment was more far reaching than the home repair program per se. There was considerable involvement in all phases of "better homes and living conditions for the poor". The impact of the renovation associated with this program had a contagious effect on other residents of the community,

including renters. A considerable number of residents began performing minor dwelling repairs on their own initiative. Prior to the initiation of this program, many of Princeville's residents were resigned to their present living conditions and had waning aspirations for ever achieving decent living conditions. Subsequently, there appeared to be renewed hope for home improvement, supported by community clean-up campaigns and by absentee landlords who began improving rental units.

Since the previously unforeseen impact of the fuel shortage and energy crisis is now effecting the everyday life of community residents, families whose homes have been repaired report as much as a 50% savings in their fuel bill. In view of this, NEED is presently analyzing the amount of resources necessary to convert inadequate housing of approximately 13,700 units in the two county program area.

It appears, also, that the home repair program projected a positive, action-oriented image to the poor. Prior to this project the community had perceived the NEED agency as one providing only peripheral informative and organizational services. It subsequently assumed that NEED could provide real and tangible assistance. This new confidence in agency effectiveness was a unique communications breakthrough, particularly since other agencies had attempted to develop a housing program and failed.

It is difficult to assess accomplishments in terms of the cost of attaining them, since many of the benefits have a long range gain, while others are more immediate. Clearly, however, for the mortgage amount of \$5,000, the homeowners received benefits whose actual cash value was \$7,500, considerably increasing the assessed value of their homes. In addition,





repairs extended the life of the dwelling substantially, thus augmenting economic value passed to the off-spring of present owners. Some of the peripheral attributes that have grown out of this program were the home acquisition service, town inspection service, employment opportunities for community residents and other personal services requested.

Resultant Long Range Benefits in Princeville

(a) Princeville has strengthened its capacity for planning by incorporating a non-profit organization to deal with the housing needs of the poor. In addition, a Planning Board, created to plan future growth, is embarking on an ordinance to establish housing standards. When put into effect, this will alleviate some of the housing blight.

(b) The project addressed itself to the organization of a program relating to all housing elements. This includes, housing referrals, land availability and acquisition, contractors referral, inspections, and training in the various areas of housing.

(c) During the project, attempts were made to provide an impetus for change in new and improved housing policies for Princeville. An Inspection Department for the town that will parallel the State Law, clean-up campaigns, property standard minimums, and self-help improvement program were designed to ameliorate the present living conditions of the poor.

(d) Local citizen involvement, in all planning and execution stages, far exceeds the national guidelines for required community participation in poverty housing programs. Every effort is put forth to include the poor on boards and committees, thereby encouraging maximum participation in decisions affecting their lives.



Prospects for the Future

In the process of achieving our national goal of a "decent home and suitable environment for *all* Americans", it is evident that there needs to be a rapidly accelerated production and rehabilitation of decent housing for the poor through the participation of the public and private sectors. This is necessary because decent housing is essential in helping lower-income families help themselves achieve self-fulfillment in a free and democratic society. Public expenditures for decent housing for the nation's poor, like public expenditures for education and job training are not so

much expenditures as they are essential investments in the future of American society.

Many social scientists have shown connections between housing environments, psychological states and social behavior of individuals and families. Substantial evidence exists to support the contention that housing effects self-concept, contributes to or relieves stress, and affects health. The physical condition of housing alone—its space, its state of repair and its arrangement—may influence privacy, child rearing practices and house-keeping or study habits.

The price for neglecting the housing needs of the poor is impossible to estimate accurately. Poor housing imposes economic costs and sociological drains that sap national welfare and unity. Social injustices and inequities carry their moral costs which may far exceed the material costs for subsidy programs. While there are poor working definitions of a *decent* home and a *suitable* environment, still more elusive is the complex question: How many presently acceptable housing units will slide into the substandard category through the ravages of age, neglect, and shifting land-use? ■





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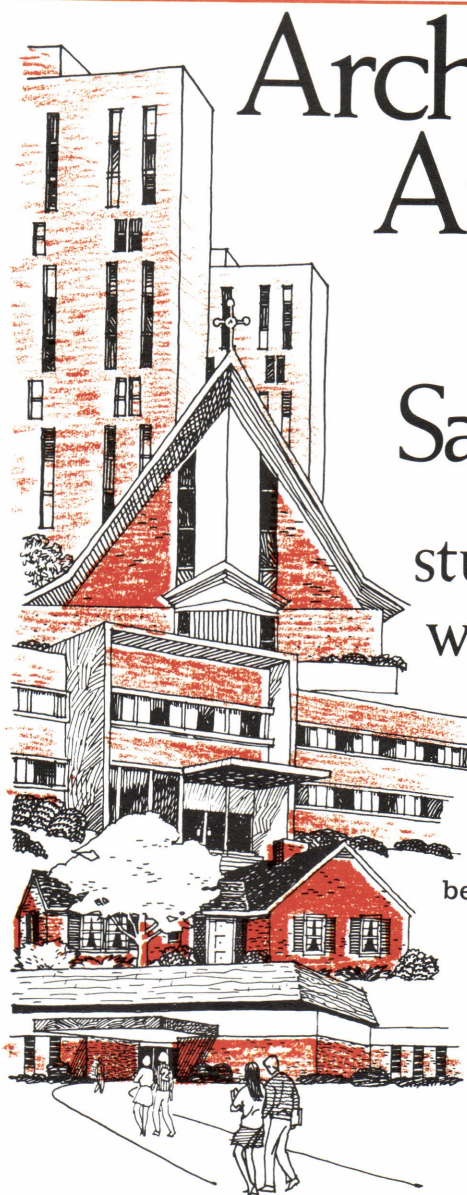


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NCAIA PRESENTS AWARDS

Recognizing the importance of good historic restoration and preservation, the North Carolina Chapter AIA this year named two projects to receive awards. Presentation of certificates to the owner, the restoration architect and restoration contractor of each project was made by Turner G. Williams, AIA, Chapter President-elect. The occasion was the annual banquet of the North Carolina Preservation Society held at the City Club in the Sir Walter Hotel, Raleigh, on November 14.

The Hezekiah Alexander Rock House Charlotte, North Carolina

The Hezekiah Alexander Foundation,
Inc., Owner

Middleton, Wilkerson, McMillan,
Restoration Architects

W. M. Kemp Co.
Restoration Contractor

Built in 1774 by Hezekiah Alexander for his family of ten children (seven boys and three girls) the house was purchased by the Charlotte Chapter of the Daughters of the American Revolution in the early 1940's and is the oldest standing in Mecklenburg County. The Hezekiah Alexander Foundation was recently formed to develop the restoration.

The House was occupied by several generations of Hezekiah's offspring, later to be sold outside the family. Through the years the House fell into disrepair and change, leaving the restoration team the task of meticulous research to achieve its present authenticity. The work was completed in August of 1973.

Hezekiah Alexander was one of the prime agitators in the movement for independence, and together with 26 other men of the area it is said that they resolved no longer to owe allegiance to the British Crown some 14 months before the Declaration of Independence of July 1776. In this same year he was elected to the Provincial Congress of North Carolina and helped draft the first Constitution of the State. He was also one of the founders of the Institution that today is known ironically as Queen's College in Charlotte.



Charles B. Aycock Birthplace Fremont, North Carolina

State of North Carolina
Owner

MacMillan & MacMillan
Restoration Architects

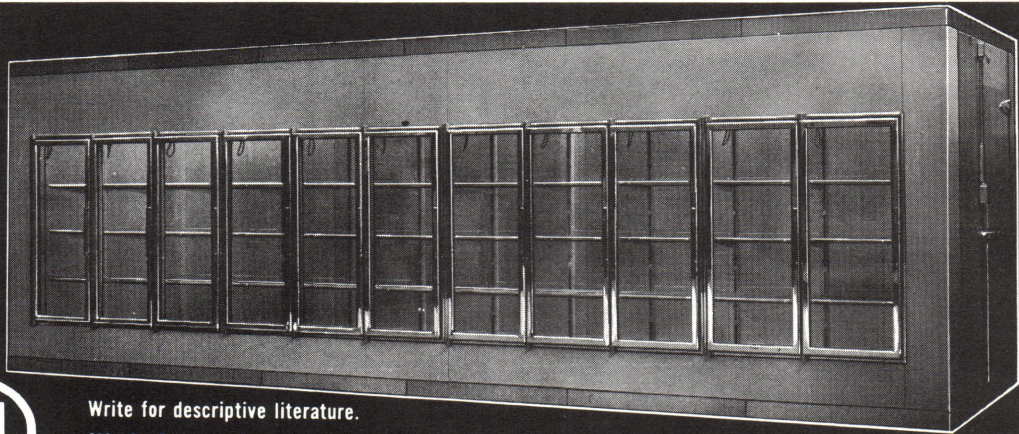
E. F. Taylor Co.
Restoration Contractor

This homestead located in Fremont, stands as a memorial to Charles B. Aycock, North Carolina's "educational" governor from 1901-1905. The original house was built in the mid-1800's and is a typical eastern North Carolina farmhouse of that period. The center section of the house had been moved to an adjacent farm where it was used as a corn crib for more than fifty years. The restoration process involved extensive research in the form of interviews with relatives and neighbors, as well as investigation of similar structures and construction methods in the area. The site containing in addition to the homestead, a typical schoolhouse from the period as well as a museum visitor center, is owned and maintained by the state. It is open to the public and is visited by thousands of school children each year.



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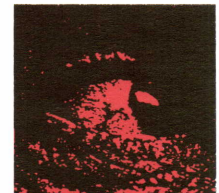
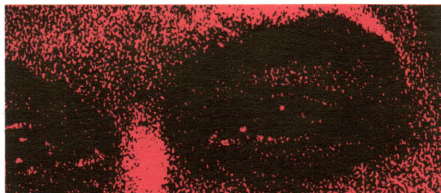
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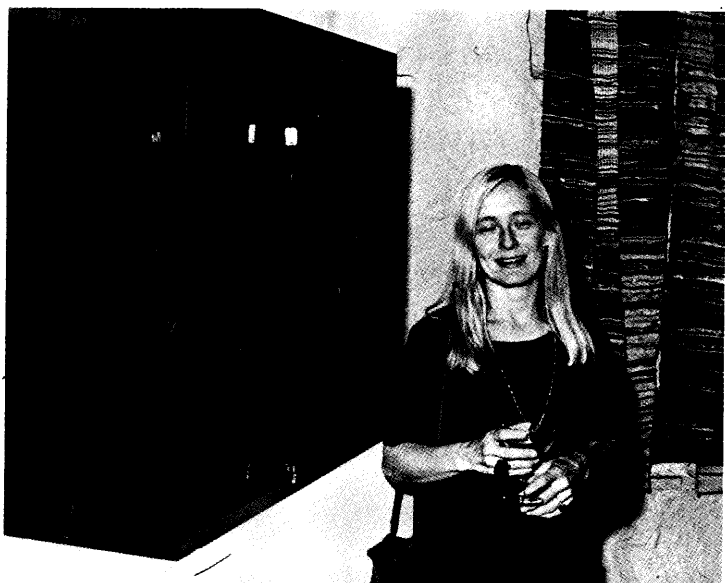


1

A balmy fall evening enhanced by a beautiful full moon enticed a throng of art patrons to a champagne reception at the AIA Tower on November 1st. Honoring the contributing artists, the Rental/Sales Gallery of the N. C. Art Society opened an exhibit of contemporary art and sculpture in the Tower. The forty-five pieces are on display throughout the newly renovated AIA Tower at 115 West Morgan St., Raleigh, where the exhibit is open to the public through December 15. Each piece may be purchased and a number of them are available for rental.

The AIA Tower lends itself well as a showcase for contemporary art. In addition to paintings by such well-knowns as Joe Cox and George Bireline, there are several choice tapestries, a neon sculpture, a macramé wall hanging and two pieces composed of feathers on mica. A metal sculpture makes an interesting garden accent and particularly charming are two books of hand painted illustrations.

Since the opening many groups and individuals have viewed the exhibit with enthusiasm.



2

1. One of the exhibit walls in the Tower.

2. Alice Fellows in front of her sculpture *Star Chamber #2* and a tapestry, *Lilac Line*, by Silvia Heyden.

3. Among those attending the reception were Charles Boney, President of NCAIA, Betty Silver, Executive Director of NCAIA, Mr. and Mrs. G. Milton Small and Mrs. Boney.



3

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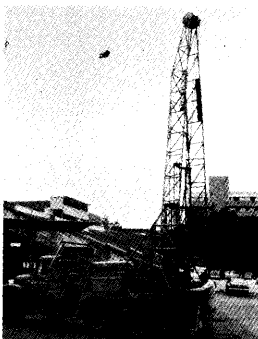
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OFFICERS & DIRECTORS INSTALLED

The Annual December Meeting of the Board of Directors of The American Institute of Architects was held in Washington during the first week of December. At that time William Marshall, Jr., FAIA, of Norfolk, Virginia was installed as AIA President for 1975, succeeding Archibald C. Rogers, FAIA. Also taking office for a three-year term was the new Director for the South Atlantic Region, Jerome M. Cooper, AIA, of Atlanta. He succeeds William A. Carlisle, FAIA, and will serve with Leslie N. Boney, Jr., FAIA, as one of two Directors of this Region.

AWARDS JURY MEETS IN DECEMBER

A prestigious group of architects has been named to judge the entries in the 1975 Honor Awards Program of the North Carolina Chapter AIA. Chairman of the jury is Norman Fletcher, FAIA, of the Architects Collaborative, Cambridge, Mass. Serving with him is Sarah Harkness, FAIA, also a principal of the Architects Collaborative, and Eduardo Catalano, Professor of Architecture, Massachusetts Institute of Technology. All three are internationally well-known architects.

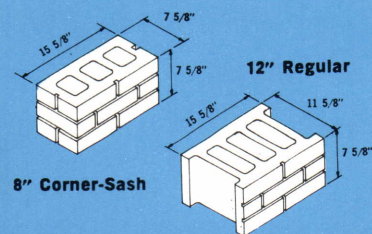
This year, fifty-five projects designed by Chapter members were submitted in the competition. Each submission consists of a portfolio of photographs, slides, and descriptive data pertaining to the project. The jury spends a full day reviewing all of the material and then selecting those projects they feel are the superior ones to receive either an Honor Award or Award of Merit.

Announcement of the winning entries will be made during the Chapter's Winter Convention to be held February 13 to 15 in Winston-Salem. Hopefully, the Jury Chairman will be on hand to make the announcement. All projects will be on exhibition during the convention.

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