

DEPARTMENT OF CITY AND REGIONAL PLANNING

U N I V E R S I T Y O F N O R T H C A R O L I N A
C H A P E L H I L L

June 25, 1951

Dear Ed:

We thought you should have a copy of this letter written to Jim Phipps by one of our graduate students, Ben Rouzie. He is available to do a popular writeup on the three theses for Chapel Hill.

I believe this is to come up at the Planning Board meeting Tuesday night.

Sincerely,

John A. Parker

John A. Parker
Head

Mr. Edwin S. Lanier
302 South Building
Campus

JAP:mb

*The Bd of Aldermen, having
received*

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176 Daniels Road
Victory Village
Chapel Hill, N. C.
June 16, 1951

Mr. L. J. Phipps, Chairman
Town Planning Board
Scott Building
Chapel Hill, North Carolina

Dear Mr. Phipps:

You will remember our meeting of Tuesday, June 5, when we discussed the possibility of my producing a popular booklet for Chapel Hill. I hope this can be done, and would be interested in undertaking it as a project connected with my Master's Thesis in City Planning which is concerned with methods of popular presentation of planning ideas.

However, as the result of a talk with Mr. Parker, the problem is much clearer to me now than it was to either Jack Gural or to me at the time of our meeting. Mr. Parker and I agree on the following points:

- (1) The popular booklet should be distributed before the public hearings are held and in our opinion preferably before the plan is submitted to the Board of Alderman;
- (2) The primary purpose of the booklet should be to stimulate planning thought among civic-minded people. The desired result would be criticism of the preliminary plan and suggestions for improving it. It seems important that the booklet describe a tentative plan, not a legally adopted blue-print, representing the current thinking of the Planning Board;
- (3) If the Planning Board wishes to make any changes in the tentative plan as prepared by Wilson and Gural, these should be made within the next two weeks in order to give me time to prepare the publication.

As for the cost of this popular presentation, an estimate is difficult to make and must be taken as an approximation. For my time there will be no charge. However, expenses would be incurred in preparing the booklet for the press (materials, blue-prints and photostats, typing, perhaps trips to Raleigh and Durham) and for these I'll need a drawing account not to exceed \$100.

To estimate the cost of reproducing our booklet, I selected the Goldsboro report by Jim Wilson and Jack Gural as a model and received the following estimates from Mr. Callahan of the University's Duplication Department. That is, a booklet with printing requirements similar to those of the Goldsboro report (copy enclosed) could be reproduced for the following sums:

200 copies	\$ 247.00
300 copies	399.00

400 copies	\$ 372.00
500 copies	435.00
600 copies	497.00
700 copies	544.00
800 copies	612.00

Note: In order to estimate the total cost of this project, \$100.00 should be added to the above estimates to cover my expenses in preparing the booklet.

To sum up:

It is our recommendation that the popular report should clearly describe the tentative plan and should be distributed prior to any public hearing. The Planning Board should make desirable changes in the present plan as soon as possible. The cost for five hundred copies (including my expenses) would not exceed \$550.00.

I'll be happy to discuss the matter with you at your convenience. I'd like to receive final word from you around July 1st as I should begin serious work by then if the booklet is to be finished within the time I would have available for this work.

Yours truly,

Ben Rouzie
Graduate student in
City Planning

Minutes Regular Meeting
Board of Alderman--Chapel Hill, N. C.
July 9, 1951

The regular meeting of the Board of Alderman was held in the Town Hall on July 9, 1951 at 8:00 P.M.

Present were Mayor Lanier, Aldermen Fowler, Fitch, Burch, Davis, Cornwell, and Putnam, Town Manager Rose and Town Attorney Hinshaw.

The minutes of the regular meeting of June 25, 1951 were read and approved.

Mr. Lanier welcomed a group of persons from the Durham Road area attending this meeting in regard to the Curve-Inn on the Durham Road owned by Dr. S. A. Nathan.

Mr. Rose read a letter from Dr. Syd B. Alexander requesting that the Town consider the use of fluorine in the water supply of Chapel Hill. After discussing this matter, Mr. Cornwell moved that the recommendation be referred to the Health Committee for their study and recommendation. This motion was seconded by Mr. Putnam and unanimously passed.

Mr. Rose read a letter from Mrs. N. C. Spear requesting an additional street light on Mallette Street. She stated that the North end of Mallette Street was extremely dark at night. Without objection, this request was referred to the Street Committee for their recommendation at the next meeting of the Board.

Mr. Rose also read a letter from Mrs. R. L. Bolton of 306 Ransom Street concerning the enforcement of the Ordinance relating to the keeping of chickens and chicken houses in the Town limits. Without objection, this matter was referred to the Town Manager.

Mr. Strayhorn, Attorney, of Durham, North Carolina read a petition from residents of Chapel Hill in the Durham Road area concerning the Curve-Inn and adjacent area. They respectfully petitioned the following:

- (1) to revoke the April 5, 1951 building permit issued to S. A. Nathan;
- (2) to see that the State Building Codes, and the Chapel Hill Building, Electrical, and Plumbing Codes are enforced at all times in this area and in all areas of Chapel Hill;

(3) that the Chapel Hill Zoning Ordinance be both fairly and strictly enforced at all times and in every instance where the Zoning Ordinance is involved; and

(4) that the Beer and Wine Use Ordinance be enforced without exception and at all times.

Mr. Strayhorn reviewed the record of the Town's actions with S. A. Nathan in regard to the Curve-Inn and stated that under the General Statute 160-179, that if the building that is being built was put up when the Zoning Ordinance was in effect, the Building Inspector has the power to revoke such permit and that the Board of Alderman has the power to instruct the Building Inspector to revoke such permit.

Mr. W. S. Kutz stated that the Curve-Inn is not an establishment that should be in Chapel Hill and that it is a nuisance and unsanitary. He further stated that this property on the Durham Road was zoned as residential, and if that building is allowed to exist, the zoning ordinance is not effective.

Mr. S. B. Knight stated that his home is about 3/4 of a mile from the Curve-Inn but that he found it to be very noisy and a public nuisance, and that the people living closer to the Curve-Inn have his sympathy.

Mr. J. B. Woosley reported that his home was not close to the Curve-Inn but that for three years or more the noise from the juke box could be heard with complete distinctness and had kept him awake. He stated that recently some of this had been abated but he felt sure that with the enlargement of the building he felt confident that the noise would be just as bad and that it was not the kind of business enterprise for that part of Chapel Hill and that he hoped very much that it could be eliminated.

Mr. Hugh T. Lefler stated that his home was not too near the Curve-Inn, but the noise does disturb him; consequently, he did not see how the people living near there could stand it. He also stated that he had heard much talk in Chapel Hill about "Planning," but that he feels if the Curve-Inn activities are allowed to continue, then we should quit talking about planning.

Mrs. Harold Hotelling stated that she understood that once zoning is in effect, extension of any business building is not possible.

Mr. E. C. Markham stated that it was his understanding when they came into town that they would be protected by the zoning laws and he felt that the town had a moral responsibility to put the Curve-Inn out of business.

Mr. George Livas said that he could add nothing to what had been said, but that he endorsed the remarks of others.

Mr. H. C. Holloway said that he had been bothered with this business for three years that when he came into town it was with the sincere promise of the Board of Alderman that they would be protected by zoning laws.

Mr. Bill Poteat and John Graham both stated that it was very annoying to them and that they were farther away from it than some of the people there.

Mr. ~~W. S.~~ ^{R. B.} Vaughan stated that the Town had not kept its promise to protect the residents of the area annexed July 31, 1950.

Mr. Don Loomis stated that he had been subjected to many noises during his navy career, but that on one occasion he had had to call the police because he could not sleep on account of the noise at the Curve-Inn.

Mr. Victor Bryant, Attorney for the group, from Durham, North Carolina stated that it was his opinion that S. A. Nathan had not altered a building but had constructed a new one around an old one, and that he thought the expenditures had run over the amount listed as the estimated cost in the Building Permit. He added that he believed that the Town had ample grounds to revoke this permit.

Mr. Davis said that he had ridden down to the Curve-Inn and that it was a nuisance and he did not see how the people that live there can sleep at night.

Mr. Burch asked the question that if the place was a nuisance why couldn't it be abolished as a nuisance, by indictment or civil action.

The question of what could be done about the building just outside of the town limits was brought up. It was thought that the zoning power outside the town limits could take care of this.

After discussing this matter in full, Mr. Fitch moved that every phase of this building permit be legally studied together with every means of the beer sales and uses together with the nuisance and noises ~~xxx~~ and that the Town authorities take every legal step to bring this establishment to conform with every ordinance found on the Town of Chapel Hill Ordinance Books, and further moved that this action be started immediately.

Mr. Kutz stated that they wanted something done about this immediately, and that they did not want to leave until some action had been taken.

Mr. Putnam moved for a recess of five minutes. This motion was seconded by Mr. Davis and unanimously passed.

When Mr. Lanier called the meeting to order again, Mr. Putnam moved that the Board of Alderman instruct the Building Inspector to revoke the building permit issued to S. A. Nathan on April 5, 1951 at once. This motion was seconded by Mr. Davis, and the following members voted in the affirmative: Fowler, Fitch, Davis, Cornwell, and Putnam. Mr. Burch, as Building Inspector, did not vote.

Mr. Cornwell moved that the Board of Aldermen of the Town of Chapel Hill request the Malt Beverage Division of the Alcoholic Beverage Control Board to investigate this situation (the whole situation) to see if there is anyway to discontinue the sale of beer in this area. This motion was seconded by Mr. Putnam and passed unanimously.

Mr. Victor Bryant volunteered that, without any obligation to the Town of Chapel Hill, he would be glad to furnish Raleigh with any information that he had secured in regard to this matter.

A written petition dated August 1, 1950 from the residents of Hidden Hills was read by the Town Clerk. Mr. Lanier stated that these residents were asking that this petition be considered again. Mr. Lanier stated that this land would have to be surveyed in order to find the description of that area, and that the Town would have to figure out the cost to the Town in capital improvements and to tell the people in Hidden Hills what services could be rendered them and when they could expect these services.

Mr. W. J. Ogburn, Jr. and Mr. Don Loomis reported that it was the consensus of opinion that the people in Hidden Hills are willing to come into the city and take the services as they become available.

Mr. Davis moved that the Town Manager be directed to survey with the advice of a local committee an area proposed for annexation and that Mr. Rose give the Board of Alderman an estimated cost of capital improvement. This motion was seconded by Mr. Cornwell and unanimously passed.

Mr. Louis Graves came before the Board to request that there should be stricter rules about people parking in front of hydrants and in front of driveways. Mr. Graves stated that in these cases, a ticket was not sufficient, but he thought that there should be an ordinance for towing in these cars, and a penalty plus cost of towing charged to offenders. Mr. Rose read the State law covering these two offenses. Also, Mr. Graves stated that the Board should allow parking on only one side of Hooper Lane.

Mr. Cornwell moved that Hooper Lane be included in the ordinance applying to parking on Senlac Road. This motion was seconded by Mr. Putnam and passed unanimously.

Mr. Cornwell moved that the following ordinance be adopted. His motion was seconded by Mr. Putnam and the ordinance was adopted.

BE IT ORDAINED BY THE BOARD OF ALDERMAN OF THE TOWN OF CHAPEL HILL, NORTH CAROLINA, as follows:

Section 1. That no person or persons shall park a motor vehicle or other vehicle on the North side of Senlac Road or the North side of Hooper Lane.

Section 2. That any parking on said roads shall be on the South sides only.

Section 3. Any person or persons violating this ordinance shall forfeit and pay a penalty of \$5.00.

Section 4. This ordinance approved and adopted this the 9th day of July, 1951.

The Health Department's report for the month of June 1951 was presented by Mr. Rose. After discussing this report, Mr. Putnam moved that the Board of Alderman meet at the Long Meadow Dairy on its next regular meeting, July 23, 1951 at 7:30 P.M., and that the Dairy be notified of same. This motion was seconded by Mr. Fowler and passed unanimously.

The Police Department and Clerk of Court's reports for the month of June, 1951 were presented to each member.

Mr. Rose inquired as to whether or not the Board members felt that the fire insurance on the Town Hall and the Community Center was adequate, and after some discussion, Mr. Fowler moved that the insurance on the Negro Community Center be increased from \$15,000 to \$20,000. This motion was seconded by Mr. Putnam and unanimously passed.

Mr. Rose reported that the State sets the rate on the Workmen's Compensation Insurance and that the policy of the Town of Chapel Hill had been increased about \$100.00.

Without objection, the matter of the Budget for 1951-52 was deferred until the next meeting of the Board.

Mr. Rose presented a map that is to be included in the formal application for street funds from the highway fund under the provisions of the Powell Bill. He reported that all requests of the Powell Bill had been complied with.

Mr. Putnam moved that Mr. Rose be asked to secure bids on the lighting facilities for West Franklin Street. This was seconded by Mr. Cornwell and passed unanimously.

Mr. Rose reported that Mr. Peacock, Town Auditor, had asked him to ask permission for him to make about 100 spot checks on tax accounts, total cost not to exceed \$15.00. Mr. Cornwell moved that the Town Manager provide Mr. Peacock with \$15.00. This motion was seconded by Mr. Putnam and passed unanimously.

Mr. Davis, Chairman of the Street Committee, reported that his committee had investigated the curb and gutter proposal on McCauley Street between Pittsboro Street and South Columbia Street, and recommended that the job be done as pictured, and that the rock curb in front of the Chi Phi Fraternity be left as is. Mr. Putnam moved that the Committee's report be adopted. His motion was seconded by Mr. Cornwell and passed unanimously.

Mr. Hinshaw reported that he had been down to look at the drainage problem between two lots on South Graham and that he felt as though it was a problem between the adjoining land owners as they both purchased the property knowing that the water came down through the property. He stated that this problem was not a responsibility of the Town. Upon this statement, Mr. Davis moved that the Town do nothing about it since it does not have any obligation in this matter. This motion was seconded by Mr. Fitch and unanimously passed.

Mr. Davis brought up the question of allowing stray dogs to roam the streets and stated that several people had questioned him about this. Mr. Fitch also stated that these dogs were getting to be a nuisance. Mr. Fitch reported that the no parking signs on East Rosemary Street were down.

Mr. Putnam requested that a written building, plumbing, and electrical permit report be presented to the Board each month.

Upon motion of Mr. Putnam, seconded by Mr. Cornwell and unanimous consent, the meeting adjourned at 11:30 P.M.

July 9, 1951

Alex J. Gidney
Town Clerk

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REPORT OF RECORDER'S COURT
FOR MONTH OF JULY, 1951

NUMBER OF CASES BEFORE THE COURT ----- 143

DISPOSITION OF CASES:

CONVICTED -----	85
ACQUITTED, NON-SUITED, ETC. -----	6
NOL PROSSED -----	12
JURY TRIAL -----	10
PENDING -----	22
CALLED AND FAILED TO ANSWER -----	8

143

NUMBER OF JAIL SENTENCES IMPOSED ----- 2

NUMBER OF CASES APPEALED ----- 1

NUMBER OF NEW CASES BEFORE THE COURT ----- 112

FINANCIAL REPORT

ASSETS ON HAND AT BEGINNING OF MONTH -----

RECEIPTS:

COURT COSTS COLLECTED -----	\$ 820.40
FINES COLLECTED -----	820.50
TAX FOR STATE TREASURER -----	164.00
COURT COSTS FOR CARRBORO -----	78.20
WITNESS FEES, DAMAGES, ETC. -----	187.10
TOTAL AMOUNT OF MONEY HANDLED -----	2,070.20

DISBURSEMENTS:

TO TOWN OF CHAPEL HILL -----	\$1,640.90
TO STATE TREASURER -----	164.00
TO CARRBORO -----	78.20
TO WITNESSES, DAMAGES, ETC. -----	187.10
TOTAL DISBURSEMENTS -----	2,070.20

BALANCE ON HAND -----

POLICE REPORT FOR JULY, 1951

ASSAULT WITH DEADLY WEAPON -----	2
ASSAULT -----	2
AN AFFRAY -----	4
AN AFFRAY AND RESISTING ARREST -----	2
CARRYING CONCEALED WEAPON -----	1
DISORDERLY CONDUCT -----	6
PUBLIC DRUNKENNESS -----	14
ILLEGAL POSSESSION OF WHISKEY -----	2
DRIVING INTOXICATED -----	5
INDECENT EXPOSURE -----	1
TRESPASS AND DAMAGE TO PROPERTY -----	4
LARCENY -----	16
LARCENY AND BREAKING AND ENTERING -----	1
WORTHLESS CHECK -----	1
BASTARDY -----	1
ARRESTED AND TURNED OVER TO OTHER TOWNS AND STATES -----	2
ARRESTED ON CAPIAS -----	3
RECKLESS DRIVING -----	6
SPEEDING -----	8
NO OPERATORS LICENSE -----	8
DRIVING AFTER LICENSE HAD BEEN REVOKED -----	1
IMPROPER STATE LICENSE -----	1
IMPROPER EQUIPMENT -----	4
ALLOWING PERSON TO OPERATE MOTOR VEHICLE WITH IMPROPER EQUIPMENT ---	1
ALLOWING UNLICENSED OPERATOR TO OPERATE MOTOR VEHICLE -----	2
FAILURE TO DIM LIGHTS -----	1
FAILURE TO YIELD RIGHT OF WAY -----	1
FAILURE TO GIVE HAND SIGNAL -----	1
PASSING STOP SIGN OR SIGNAL -----	3
PARKING ON HIGHWAY WITHOUT LIGHTS -----	1
PASSING ON HILL -----	1
OPERATING SCOOTER WITHOUT LICENSE OR LIGHTS -----	1
EXCEEDING ROAD WEIGHT LIMIT -----	1

THE DISTRICT HEALTH DEPARTMENT

ORANGE-PERSON-CHATHAM-LEE COUNTIES

O. DAVID GARVIN, M.D., M.P.H.
DISTRICT HEALTH OFFICER

GASTON W. ROGERS, M.D.
ASSISTANT DISTRICT HEALTH OFFICER

DONALD R. CHADWICK, M.D.
ASSISTANT DISTRICT HEALTH OFFICER

DISTRICT OFFICES:

CHAPEL HILL, N. C., HEADQUARTERS
ROXBORO, N. C.
HILLSBORO, N. C.
PITTSBORO, N. C.
SILER CITY, N. C.
SANFORD, N. C.

OFFICE AT

Chapel Hill, North Carolina
June 25, 1951

Mr. Thomas D. Rose
Town Manager
Chapel Hill, North Carolina

Dear Mr. Rose:

An inspection was made of the Rich property on the North Columbia Street Extension, and it was found at the time of the inspection to be in an unsatisfactory condition. However, some colored men were in the process of cleaning the premises and disposing of waste and burned articles. There was nothing found in the two apartments that were occupied to indicate that they would be insanitary to live in after the trash from the fire was hauled away.

Yours very truly,


H. Dobson, Jr.
Senior Sanitarian

HD:dld

Chapel Hill, N.C.
June 25, 1951,

Mr. Thomas D. Rose, Mgr.,
Town of Chapel Hill,
Chapel Hill, N.C.

Dear Mr. Rose:

Following is a report of the activities of the Chapel Hill Fire Department for the period May 27 thru June 25th, 1951.

- June 1 - 10.00P.M. False Alarm. Called to Sunset Drive,
No Fire.
- June 2 - 1:45 P.M. Call to Corner W. Rosemary and Grham Sts.,
Grass fire. No Damage.
- June 3 - 10:20 A.M. Call to J. Hampton Rich's apartments on
North Columbia St. 1 Apartment destroyed, no one
living in Apt. at time of fire. Probable Cause,
motor on refrigerator. 550 ft 2 $\frac{1}{2}$ " hose used.
Damage about \$300.00. This property is in very bad
condition in regards to fire hazzards and something
should be done about it.

I have received copies of the new laws passed during the 1951 legislature in regards to Municipal Fire Departments helping to fight fire in rural areas. If you have not received a copy of these new laws I will be glad to let you keep the ones I have.

Respectrully Submitted,

P.R. Perry
68.10

P.R. Perry, Chief.

CEV