

# Durham Urban Renewal Records

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Describing Archives: A Content Standard

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North Carolina Collection Archives

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Durham, NC 27701

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URL: <https://durhamcountylibrary.org/ncc>

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## Summary Information

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<b>Repository:</b>	North Carolina Collection Archives
<b>Title:</b>	Durham Urban Renewal records
<b>ID:</b>	NCC.0068
<b>Date [inclusive]:</b>	1964-1976, undated
<b>Physical Description:</b>	8.5 Linear Feet (24 archival boxes)
<b>Language of the Material:</b>	English .

### Preferred Citation

[Item, folder, and box information], Durham Urban Renewal records (NCC.0068), North Carolina Collection, Durham County Library, NC.

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## Biographical / Historical

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Created in 1958, the Durham Redevelopment Commission oversaw seven projects of urban renewal aimed at combating "urban blight" in Durham's downtown and Hayti-Elizabeth Street areas. Projects 1-6, not including the project to revitalize Durham's downtown business district, affected a primarily residential area of some 9,100 people, or 11.7% of Durham's population at the time. Beginning in 1961 and initially scheduled for completion within ten years, the full slate of projects was never finished.

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## Scope and Contents

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The collection is comprised largely of property appraisal forms completed as part of the City of Durham's plans to redevelop the Hayti-Elizabeth St. area and the downtown business district. Appraisals often include photographs and architectural sketches of the properties. A series of

loose photographs, most organized by street name, document the architecture of these areas. The collection also includes seven reel-to-reel audio tapes of meetings between the Durham Redevelopment Commission and residents of affected neighborhoods, city councilmembers, and county commissioners and several scrapbooks of collected newspaper clippings on the urban renewal projects.

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## Arrangement

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The collection is arranged into the following series: 1. Property Appraisals; 2. Reports and Brochures; 3. Photographs; 4. Slides; and 5. Audio Recordings.

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## Administrative Information

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### Publication Statement

North Carolina Collection Archives

300 N. Roxboro Street  
Durham, NC 27701

[ncc@dconc.gov](mailto:ncc@dconc.gov)

URL: <https://durhamcountylibrary.org/ncc>

### Conditions Governing Access

This collection is open for research.

### Immediate Source of Acquisition

Unknown

### Conditions Governing Use

There are no restrictions on the use of this material except where previously copyrighted material is concerned. It is the responsibility of the researcher to obtain all permissions.

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## Related Materials

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### Related Materials

Durham Urban Renewal Clippings, 6 vols. (NC 711.409 DURH)

Portions of the collection have been digitized and are available via Digital NC: <http://www.digitalnc.org/exhibits/durham/>

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## Controlled Access Headings

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- Central business districts -- North Carolina -- Durham
- City planning -- North Carolina -- Durham
- Hayti (Durham, N.C.) -- History
- Urban renewal -- North Carolina -- Durham
- Redevelopment Commission of the City of Durham (N.C.)

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## Collection Inventory

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### 1. Property Appraisals, 1957-1974

Physical Description: 14 Boxes (Boxes 1-13, 17)

Physical Description: 1 Folders (Oversize Folder 1)

#### 1.1 NC R-16 Property Appraisals, 1961

Title/Description	Instances
Block 1: S. Roxboro St., E. Pettigrew St., S. Mangum St., Cora St.	box 1
Block 2: Cora St., S. Roxboro St., Poplar St., S. Mangum St., Morehead Ave., Adams St.	box 1
Block 3: Vivian St., South St., S. Mangum St.	box 1

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Block 4: South St., Matthews St., Tatum Pl.	box 1
Block 5: South St., Tatum Pl., Matthews St.	box 1
Block 6: Blackwell St., Matthews St.	box 1
Block 7: Carr St., Morehead Ave., Blackwell St., W. Pettigrew St.	box 1
Block 8: Carr St., Pettigrew St., Ashton Pl., Jackson St.	box 1
Block 9: W. Pettigrew St., W. Chapel Hill St., Willard St., Jackson St., Ashton Pl.	box 1
Block 10: W. Chapel Hill St., N. Duke St.	box 1
Block 11: W. Chapel Hill St.	box 1
Block 12: Jackson St., S. Duke St., Willard St., Yancey St.	box 1
Block 13: Yancey St., Willard St., S. Duke St., Morehead Ave.	box 1

## 1.2 NC R-16 Property Appraisals, 1962-1963

Title/Description	Instances
Block 7: Carr St., Blackwell St., Morehead Ave., Pettigrew St.	box 2
Block 8: Carr St., Pettigrew St., Ashton Pl., Jackson St.	box 2
Block 9: W. Pettigrew St., W. Chapel Hill St., Willard St., Jackson St., Ashton Pl.	box 2
Block 10: W. Chapel Hill St., N. Duke St.	box 2
Block 11: W. Chapel Hill St.	box 2
Block 12: Jackson St., S. Duke St., Willard St., Yancey St.	box 2
Block 13: Yancey St., Willard St., S. Duke St., Morehead Ave.	box 2
Block 14: Carr St., Willard St., Morehead Ave.,	box 2
Block 15: Carr. St., Portland Ave., Willard St., Michie Alley	box 2
Block 16: Carr St., Warren St., Portland Ave., Jackson St.	box 2
Block 17: Warren St., Jackson St., Willard St.	box 2

## 1.3 NC R-17 Property Appraisals, 1962-1963

Title/Description	Instances
Block 8: Mobile Ave., Fayetteville St.	box 3
Block 12: Mobile Ave., Fayetteville St., Ray Alley, Ray Pl.	box 3
Block 13: Fayetteville St., Ray Pl., Ray Alley, S. Elm St.	box 3

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Block 14: Fayetteville St., S. Elm St., St. Joseph St.	box 3
Block 15: St. Joseph St., Mebane St., Fowler Ave., Fayetteville St.	box 3
Block 16: Fayetteville St., Fowler Ave., E. Piedmont Ave.	box 3
Block 17: Fayetteville St., E. Piedmont Ave., E. Enterprise St.	box 3
Block 18: Fayetteville St., Enterprise St., Umstead St.	box 3
Block 19: Whitted St., E. Enterprise St., Fayetteville St., E. Umstead St.	box 3
Block 20: Whitted St., Fayetteville St., Enterprise St., Banks Pl.	box 3
Block 21: Whitted St., Fowler Ave., Fayetteville St., Banks Pl.,	box 3
Block 22: Glenn St., Fayetteville St., Fowler Ave., Whitted St.	box 3
Block 23: Fayetteville St., Glenn St., Whitted St.	box 3

## 1.4 NC R-26 Property Appraisals, 1957-1970

### Durham Central Business District, Segment A Property Appraisals, 1963-1964

Title/Description	Instances
Block 4: Cleveland St., Roxboro St., Holloway St.	box 4
Block 5: Elliott St., Roxboro St., Holloway St., N. Queen St.	box 4
Block 7: Oakwood Ave., Carlton Ave., N. Queen St., Holloway St.	box 4
Block 8: N. Dillard St., Holloway St., Liberty St., N. Queen St.	box 4
Block 9: Holloway St., N. Queen St., Roxboro St., Liberty St.	box 4

### Durham Central Business District, Segment B Property Appraisals, 1963-1964

Title/Description	Instances
Block 30: Foster St. (Durham Armory)	box 4
Block 31: Morgan St., Holland St., Rigsbee Ave.	box 4
Block 32: N. Mangum St., Rigsbee Ave., Chapel Hill St.	box 4
Block 33: Rigsbee Ave., Chapel Hill St., N. Mangum St., Orange St.	box 4

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Block 34: E. Chapel Hill St., Orange St., Parrish St.	box 4
Block 36: Foster St., Roney St., Morgan St.	box 4
Block 38: Morgan St., Morris St.	box 4
Block 39: Morris St., Morgan St.	box 4
Block 40: Morgan St., Great Jones St., W. Main St.	box 5
Block 41: Morgan St., W. Main St., Great Jones St., Morris St.	box 5
Block 43: W. Main St.	box 5
Block 45: N. Mangum St., W. Main St.	box 5
Block 46: S. Mangum St.	box 5
Block 47: W. Chapel Hill St.	box 5
Block 48: W. Main St., W. Chapel Hill St.	box 5
Block 49: W. Main St.	box 5
Block 50: N. Dillard St.	box 5
Block 51: S. Church St.	box 5
Block 52: Durham Union Station, Corcoran St. (Seaboard Airline Railroad Company and North Carolina Railroad Company tracts)	box 5

### Property Appraisals, 1966-1967

Title/Description	Instances
Block 4: Cleveland St., Roxboro St., Holloway St.	box 6
Block 5: Elliott St., Holloway St., N. Queen St.	box 6
Block 7: Holloway St., Oakwood Ave.	box 6
Block 8: N. Dillard St., Holloway St., Liberty St., N. Queen St.	box 6
Block 9: Holloway St., N. Queen St., Roxboro St., Liberty St.	box 6
Block 10: Roxboro St., Cleveland St., Liberty St.	box 6
Block 14: Liberty St., N. Queen St., E. Parrish St., E. Liberty St., Roxboro Rd., E. Main St.	box 6
Block 15: N. Dillard St., Liberty St., N. Queen St.	box 6
Block 18: Parrish St., Main St., Church St.	box 7
Block 19: Church St., Parrish St., Mangum St.	box 7
Block 20: Mangum St., Peabody St.	box 7



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Block 21: Main St.	box 7
Block 22: Dillard St., Peabody St.	box 7
Block 23: Seminary St., Mangum St.	box 7
Block 25: Morgan St., Mangum St.	box 7
Block 26: Cleveland St., Seminary St.	box 7
Block 27: Mangum St., Morgan St., Rigsbee Ave.	box 7
Block 28: Morgan St., Seminary St.	box 7
Block 29: Morgan St.	box 7
Block 31: Morgan St., Rigsbee Ave.	box 8
Block 32: Chapel Hill St., Mangum St., Rigsbee Ave.	box 8
Block 33: Rigsbee Ave., Chapel Hill St., Mangum St., Orange St.	box 8
Block 34: Chapel Hill St.	box 8
Block 36: Foster St.	box 8
Block 38: Morgan St., Morris St.	box 8
Block 39: Morris St.	box 8
Block 40: Morgan St., Great Jones St., Main St.	box 8
Block 41: Morris St., Morgan St., Main St.	box 8
Block 43: Main St.	box 8
Block 45: Mangum St., Main St.	box 8
Block 46: Mangum St.	box 8
Block 48: Main St., Chapel Hill St.	box 8
Block 49: Main St.	box 8
Block 50: Dillard St.	box 8
Block 51: Union Station Property	box 8

**Market Data Sales, NC R-26, 1957-1965**

box 8

**Arrangement**

box 9

Property photos have been separated from the sales reports. The property photos can be matched with their corresponding sale report by sale number, which is marked on each photo's envelope.

**Maps, 1963-1964, undated**

Durham Urban Renewal Records

Title/Description	Instances
Segment "B": Durham Central Business District, 1963 January	Oversize Folder 1
Durham Central Area: Urban Renewal Projects & Expressway (original and two copies), undated	Oversize Folder 1
Public Improvements Map: Durham Central Business District, 1964 August	Oversize Folder 1

### 1.5 NC R-41 Property Appraisals, 1974

Title/Description	Instances
Block 9-4: 2634 Atlantic St.	box 10
Block 21-33: 510-516 Nash St.	box 10
Block 23-3: 2612 Fayetteville St.	box 10

### 1.6 NC R-52 Property Appraisals, 1965-1967

Title/Description	Instances
Block 1: Liberty St., Elizabeth St.	box 10
Block 2: Liberty St.	box 10
Block 3: Elizabeth St., Taylor St., Peachtree St., Peachtree Alley	box 10
Block 4: Dillard St., Elizabeth St., Peachtree Alley, E. Main St.	box 10
Block 5: Elizabeth St., Verbena St., Peachtree Alley, Peachtree St.	box 10
Block 6: E. Main St., Verbena St., Elizabeth St.	box 10

### 1.7 NC R-88 Property Appraisals, 1961-1969

box 10

#### Scope and Contents

Includes several comprehensive lists of properties surveyed in the project area, as well as individual property appraisals for various properties. Oversize items include comparable properties charts, Durham County tax maps (#159 from 1965 and #206 from 1967), and a map of the Hayti-Elizabeth Street Renewal Area dated September 13, 1968.

Oversize Folder 1

### 1.8 NC R-88 Property Appraisals, 1973

Title/Description	Instances
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Durham Urban Renewal Records

Block 7: Lakewood Ave., South St., Fargo St., Carrington St., Baxter St.	box 10
Block 8: Lakewood Ave., Carrington St., Clemmons St.	box 10
Block 9: Blackwell St., Carrington St., Matthews St.	box 10
Block 10: Matthews St., W. Cobb St.	box 10
Block 11: Matthews St., South St., Cobb St.	box 10
Block 12: W. Cobb St., Matthews St., Clemmons St., South St., Johnson St.	box 10
Block 13: South St., Cobb St., S. Mangum St., McMannen St.	box 10
Block 14: South St., Lakewood Ave., S. Mangum St., Cobb St.	box 10
Block 15: South St., Lakewood Ave.	box 10
Block 16: S. Roxboro St., Lakewood Ave.	box 10
Block 17: S. Mangum St., Bottom Alley, E. Cobb St.	box 10
Block 18: 619 McMannen St.	box 10

### 1.9 NC R-54 Property Appraisals, 1966, 1971

Title/Description	Instances
List of Property Values by Block and Lot Number	box 11
Block 3: Pettigrew St.	box 11
Block 4: Pettigrew St., Ramsey St., Mt. Vernon Ave., Branch Pl.	box 11
Block 5: Pettigrew St., S. Roxboro St.	box 11
Block 6: Poplar St., Queen St., Mt. Vernon Ave., Ramsey St., S. Roxboro St., Proctor St.	box 11
Block 7: Ramsey St., Proctor St., Mt. Vernon Ave., Queen St.	box 11
Block 8: Mt. Vernon Ave., Ramsey St., Proctor St., Branch Pl.	box 11
Block 9: Mobile Ave., Chess Pl., Ray Pl.	box 11
Block 10: Henry St., Proctor St., Mobile Ave., Branch Pl., McCoy St.	box 11
Block 11: Ramsey St., Branch Pl.	box 11
Block 12: Ramsey St.	box 11
Block 13: S. Roxboro St., Ramsey St., Bancroft St., Meade Pl., Pickett St.	box 11
Block 14: Mobile Ave., McCoy Alley, McCoy Pl., Ramsey St., Pickett St., Ray Alley	box 11

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Block 15: Ray Alley, Ray Pl., Mebane St., Elm St.	box 11
Block 16: Elm St., St. Joseph St.	box 12
Block 17: Ray Alley, Pickett St. (Philmont St.), St. Joseph St.	box 12
Block 18: Pickett St., Moore St., S. Roxboro St.	box 12
Block 19: Pickett St., Moore St., S. Roxboro St., Gould St.	box 12
Block 20: Gould St., S. Roxboro St., Memphis St., Pickett St.	box 12
Block 21: Macklin St., St. Joseph St., Pickett St., Memphis St.	box 12
Block 22: St. Joseph St., Macklin St., Fowler Ave., Mebane St.	box 12
Block 23: Fowler Ave., E. Piedmont Ave., Pickett St.	box 12
Block 24: Macklin St., Fowler Ave., Memphis St., Pickett St.	box 13
Block 25: Mason St., E. Piedmont Ave.	box 13
Block 26: Mason St., S. Roxboro St., Piedmont Ave.	box 13
Block 27: E. Piedmont Ave., Roxboro St., Mason St.	box 13
Block 28: E. Piedmont Ave., E. Enterprise St., Mason St.	box 13
Block 29: Enterprise St., Umstead St.	box 13
Block 30: Mason St., Enterprise St., S. Roxboro St.	box 13

### **1.10 NC R-54 Property Acquisitions, 1971-1972**

box 13

#### **Scope and Contents**

Forms detail the acquisition of properties in the R-54 area, including costs and the names of the sellers. A map of the N.C. R-54 area is included.

### **1.11 Loose Appraisals**

<b>Title/Description</b>	<b>Instances</b>
1104 Mason St.	box 10
407-413 Cozart St.	box 10
Industrial-West of E. Pettigrew	box 17

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## **2. Reports and Brochures, 1961-1976, undated**

Durham Urban Renewal Records

<u>Physical Description:</u> 1 Boxes (Box 14)	
<b>Title/Description</b>	<b>Instances</b>
Concerning Durham's Urban Renewal Program (2 copies), undated	box 14
Facts and Figures on Durham's \$8,600,000 Bond Issue (2 copies), August 1962	box 14
Progress Report Two, Redevelopment Commission of the City of Durham, ca. 1964	box 14
NC R-16	
Land Utilization and Marketability Study, Hayti-Elizabeth Street Area, Project No. 1, 1961 June 7	box 14
Project N.C. R-16, Final Project Report, Hayti-Elizabeth Street Renewal Area, ca. 1968	box 14
NC R-17	
Reuse Appraisal, Hayti-Elizabeth Street Renewal Area, Project No. 2, N.C. R-17, 1962 June 7	box 14
Reuse Appraisal, Project N.C. R-17, Block B-5, St. Joseph A.M.E. Church, for Redevelopment Commission of Durham, 1976 May 12	box 14
Project N.C. R-17, Final Project Report, Hayti-Elizabeth Street Renewal Area, undated	box 14
NC R-26	
Property Disposal Map, Durham Central Business District, 1964 August	box 14
Appraisal of NC R-26, Redevelopment Commission of Durham, North Carolina, 1964 January 24	box 14
Third Reuse Appraisal, Project N.C. R-26, for the Redevelopment Commission of the City of Durham, 1970 January 5	box 14
Parking Financial Feasibility Study, Central Business District, 1966 December	box 14
Downtown Development Association, Report 1, 1960 November 9	box 14
Downtown Revitalization Foundation, Summary Report 1976-1977, 1977 April	box 14
Downtown Durham: A Report by the Redevelopment Commission of the City of Durham, ca. 1962	box 14
NC R-41	
Facts about the North Carolina College Project, undated	box 14

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### 3. Photographs, ca. 1960s-1970s

Physical Description: 5 Boxes (Boxes 15-17, 22-23)

#### Arrangement

Identified photographs are arranged alphabetically by street name. These are photographs of buildings—houses, apartment buildings, and commercial properties—in the areas marked for urban renewal projects. Unidentified photographs appear at the end of the series according to what they depict: building and people. The unidentified photographs of buildings show single-family homes, businesses, and vacant lots appraised as part of the urban renewal process, without indication of the property's location. The photos were not received in any order, and no attempt has been made to separate commercial from residential properties.

#### 3.1 Identified Photographs

##### Scope and Contents

Photographs of buildings—houses, apartment buildings, and commercial properties—in the areas marked for urban renewal projects. Some photographs in Box 22 show homes that residents lived in following relocation.

Title/Description	Instances
Aerial Views	box 15
Architectural Models and Renderings	box 15
Alston Avenue	box 15
Angier Avenue	box 15 box 22
Atlantic Street	box 15
Bancroft Drive	box 15
Baxter Street	box 15
Bell Street	box 23
Belvin Street	box 15
Bluefield Street	box 22 box 23
Bond Street	box 22
Branch Place	box 15
Burlington Avenue	box 15
Canal Street	box 15

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Carrington Street	box 15
	box 22
Calumet Drive	box 15
Carroll Street	box 15
Cecil Street	box 15
Chalmers Street	box 15
Chapel Hill Street	box 15
<b>Scope and Contents</b>	
Includes aerial views of North Carolina Mutual Life Insurance Company Building and the Heart of Durham Hotel.	
Clemmons Avenue	box 15
Cobb Street	box 15
Crowell Street	box 22
Davis Street	box 15
Dillard Street	box 15
Dawkins Street	box 23
Dorothy Drive	box 15
Drew Street	box 15
Duke Street	box 15
Dunstan Street	box 15
	box 22
Durham Freeway	box 15
East Hillside Street	box 23
Elizabeth Street	box 15
Elm Street	box 15
	box 22
Elmira Avenue	box 15
Enterprise Street	box 15
Erie Street	box 23
Fargo Street	box 15
Fayetteville Street	box 15
	box 22

**Scope and Contents**

Includes photographs of North Carolina Central University.

Foster Street	box 15
Fowler Avenue	box 15 box 22
Glasson Street	box 15
Glenn Street	box 15
Gould Street	box 15 box 22 box 23
Hancock Street	box 15
Hillside Avenue	box 22
Holloway Street	box 15
Holman Street	box 15
Hyde Park Avenue	box 22
Lakeland Avenue	box 15
Lakeland Street	box 23 box 22
Lane Street	box 15
Lawson Street	box 15 box 22
Liberty St	box 22
Lincoln Street	box 15
Linwood Avenue	box 15
Macklin Street	box 15 box 22
Main Street	box 15

**Scope and Contents**

Includes Five Points Plaza.

Mangum Street	box 15
Martha Street	box 15



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Mason Road	box 15
Massey Avenue	box 15
Matthews Street	box 15
McCall Street	box 15
Meade Place	box 15
Memphis Street	box 16
	box 22
Merrick Street	box 22
Mobile Avenue	box 16
Moore Street	box 16
	box 22
Morning Glory Avenue	box 16
Mt. Vernon Street	box 16
	box 22
Nash Street	box 16
Nelson Street	box 16
Oldwell Street	box 16
Onslow Street	box 22
Otis Street	box 22
Parrish Street	box 16
Peabody Street	box 16
Peachtree Place	box 16
Pettigrew Street	box 16
<b>Scope and Contents</b>	
Includes the American Tobacco Complex.	
Philmont Street	box 16
	box 22
	box 23
Piedmont Ave	box 16
	box 22
Plum Street	box 16
Poplar Street	box 16

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Price Street	box 16
Proctor Street	box 16
Queen Street	box 16
	box 22
Ramsey Street	box 16
	box 22
Red Oak Avenue	box 16
Reservoir Street	box 22
Ridgeway Ave	box 22
Roxboro Street	box 16
	box 22
St. Joseph Street	box 16
Sawyer Street	box 16
	box 22
Shady Bluff	box 16
Shepherd Street	box 16
Sima Street	box 16
	box 22
South Buchanan Blvd.	box 23
South Roxboro Street	box 23
South Street	box 16
	box 22
Southland Drive	box 16
Sparkman Lane	box 16
Umstead Street	box 22
Vickers Avenue	box 16
Wabash Avenue	box 16
Weaver Street	box 16
	box 22
Willard Street	box 16
Windcrest Drive	box 22
Yellow Stone Drive	box 16

## 3.2 Unidentified Photographs

Title/Description	Instances
Buildings	box 17
<b>Scope and Contents</b>	box 22
<p>These unidentified photos show single-family homes, businesses, and vacant lots appraised as part of the urban renewal process, without indication of the property's location. The photos were not received in any order, and no attempt has been made to separate commercial from residential properties.</p>	
People	box 17
	box 22

## 3.3 Negatives

Title/Description	Instances
Downtown businesses	box 17

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## 4. Slides, 1965-1976, undated

Physical Description: 5 Boxes (Boxes 17-21)

Title/Description	Instances
Burlington Avenue	box 17
Unidentified	box 17
Unidentified, 1970s, undated	box 18
<b>Scope and Contents</b>	
<p>550 slides, some identified. Mix of new development and older homes, including images of houses being torn down.</p>	
Slide album , 1971, 1975-1976	box 19
<b>Scope and Contents</b>	
<p>Many images are simply identified as before and after. Images of buildings on Willard Street and Cobb Street are the only locations identified.</p>	
Slide album, 1965-1975	box 20

## Scope and Contents

Approximately 320 slides. Streets included are:  
 Atlantic, Anacosta, Bacon, Burlington, Cecil, Chapin,  
 Columbus, Elmira, Fayetteville, Lane, Martha, McNail,  
 Mitchell, Nash, Nebo, Red Oak, Memphis, Rich, and  
 Peachtree.

Durham Urban Redevelopment slide album, 1965-1973	
NC R-26	box 21
NC R-17	box 21
NC R-16	box 21
NC R-54	box 21
NCR 54-loc	box 21
Malls	box 21
Contract #61 Belle Ray 1511 Main St.	box 21

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## 5. Audio Recordings, 1969

Physical Description: 1 Box (Box 24)

Title/Description	Instances
Durham Urban Renewal Commission meetings, 1969	box 24

## Scope and Contents

Includes nine 1200 M-7 magnetic recording tapes.  
 Content has been digitized and access copies are  
 available to researchers. Contact NCC staff for more  
 information.

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