David/Michelle/Sammy,

Based on Orange County's most recent discussion of sales tax allocation method, if there was a change from population distribution to ad valorem distribution, the difference in sales tax revenue distribution would be as follows:

<u>Revenue Lost</u>		
Carrboro	\$ (884,711)	
Chapel Hill	\$ (2,235,750)	
Hillsborough	\$ (147,299)	
Mebane	\$ (75,077)	
Total	\$ (3,342,837)	
Revenue Gained		
Orange		
County	\$ 605,576	
CH-C Schools	\$ 2,243,909	
Fire Districts	\$ 463,584	
СН		
Downtown	\$ 27,424	
Durham	\$ 2,344	
Total	\$ 3,342,837	

The direct increase in revenues to Orange County is only \$605,576, based on the assumption that the County would not decrease their contributions to Chapel Hill-Carrboro Schools or the Fire Districts.

I've attached my attempt at a spreadsheet that allocates a percentage cost of the sewer project based on variable weights of MSW contributed to the landfill (responsibility), shares of sales tax revenue (population) and ad valorem values (ability to pay). I used sales tax revenue for the population variable because as Sammy pointed out, that methodology counts Town residents twice, in effect giving recognition that Town residents also pay County property taxes and generate the bulk of the sales taxes.

You can enter differing amounts of weights, in decimal form (yellow boxes), and the formula will allocate the sewer cost to the 4 landfill parties based on the weights assigned to those three variables (orange boxes). The distribution is "normalized" so that if the total cost distribution percentage (green boxes) does not equal 100%, any "unassigned" cost is split evenly between the 4 parties.

MSW Volume			
Carrboro	6,650	19%	
Chapel Hill	15,008	42%	
Hillsborough	3,185	9%	
Orange County	10,497	30%	
Total	35340	100%	

Population for Sales Tax Distribution		
Carrboro	19,665	9%
Chapel Hill	54,582	25%
Durham	30	0%
Hillsborough	6,113	3%
Mebane	1,801	1%
Total Incorporated	82,191	
Total County	134,325	62%
Sales Tax Population	21	6,516

Ad Valorem Value			
Carrboro	\$ 11,611,	958 5%	
Chapel Hill	\$ 34,116,	234 16%	
CH Special District	\$ 235,	387 0%	
Durham	\$ 49,	416 0%	
Hillsborough	\$ 4,705,	799 2%	
Mebane	\$ 1,114,	495 1%	
Orange County	\$ 136,382,	728 64%	
CH-C School District	\$ 19,260,	309 9%	
Fire Districts	\$ 3,979,	116 2%	
Total Ad Valorem	\$ 211,455,	442 100%	

Weight Assumption	
MSW Input (Responsibility)	0.5
Sales Tax Revenue (Population)	0.5
Ad Valorem Value (Ability to Pay)	0

Cost Distribution		Normalized
Carrboro	13.95%	14.06%
Chapel Hill	33.84%	33.94%
Hillsborough	5.92%	6.02%
Orange County	45.87%	45.98%
	99.58%	100.00%

Cost of Sewer Project	\$ 5,788,215
Carrboro	\$ 813,565
Chapel Hill	\$ 1,964,755
Hillsborough	\$ 348,659
Orange County	\$ 2,661,236

# Memorandum



**To:** Honorable Mayor and Board of Aldermen

**CC:** David Andrews, Town Manager

From: Matt Efird, Assistant to Town Manager

Date: September 11, 2012

**Re:** Historic Rogers Road Neighborhood Task Force Interim Report- Responses to Board Member Questions and Requests for Additional Information

Several questions and requests for additional information were made by Board of Aldermen members regarding the Historic Rogers Road Neighborhood Task Force Interim Report. This memo provides brief responses and background information regarding these various issues and concerns.

### **RENA/St. Paul's Collaboration on Community Center**

The St. Paul's Village project received approval of a Special Use Permit (SUP) from the Chapel Hill Town Council on June 26, 2012. St. Paul's Church is currently in the process of bidding out site preparation work to begin in Fall/Winter 2012. However, the Concept Plan for the St. Paul's Village project does include space for a Senior/Teen activity center, which may present an opportunity for collaboration.

### Municipal Services in Extra-Territorial Jurisdiction Areas

The Town of Carrboro does not provide municipal services in Extra-Territorial Jurisdiction (ETJ) areas, except in certain contractual situations.

a. Solid Waste- The Town does not provide solid waste pick-up in our ETJ

b. Police- The Orange County Sherriff's Office has law enforcement jurisdiction in our ETJ

c. Fire- Technically, Orange County is responsible for the provision of fire protection services, via volunteer Fire Departments, in our ETJ. However, by virtue of a contracted service agreement for the South Orange Fire District, the Town does provide fire protection services in some areas of our ETJ

### Assumption of Landfill Assets and Liabilities

The 1999 Agreement for Solid Waste Management, commonly referred to as the "Interlocal Agreement", contains the following language related to the assets and liabilities of the solid waste landfill on Eubanks Road.

<u>Acquire System assets.</u> The County will acquire all right, title and interest to all Existing System Assets. Title to the Greene Tract, however, shall not be conveyed to the County pursuant to this paragraph; Part 5 is and shall be the only portion of this Agreement affecting the state of the title to the Greene Tract.

<u>Assume System liabilities</u>. The County will assume all liabilities, including environmental liabilities, related to the ownership of the System, including, to the extent permitted by law, all liabilities related to the ownership of Existing System Assets which have accrued or which may accrue prior to the Transfer Date.

The Parties, however, shall retain their individual liability, if any, under environmental, laws and otherwise, related to their respective use of the System both before and after the Transfer Date (as, for example, any liability arising from their delivering, or causing to be delivered, Solid Waste to System Management Facilities). The Parties acknowledge that the County's assumption of liabilities as described in the preceding paragraph shall not limit, and is not intended to limit, the ability of any governmental authority to impose, or to seek to impose, environmental or other liability directly on a Party (as, for example, any liability accruing to the current owners of the Existing System Assets as a result of their status as owners prior to the Transfer Date). The County will not assume, and by this Agreement does not assume, any indebtedness of Carrboro or Chapel Hill.

# Parcels of Land in the portion of the Historic Rogers Road Neighborhood located within the Town of Carrboro

The identified Historic Rogers Road Neighborhood contains 86 parcels of land. 30 of the parcels are within the Town of Carrboro. On those 30 parcels, there are 26 structures. 15 of the structures are owner-occupied, based on a comparison of the home address with the property ownership information. There are approximately 11 non-owner-occupied structures in the area, which includes Faith Tabernacle as well as rental properties. 5 of the parcels contain no structures.

## Historic Rogers Road Neighborhood Task Force Interim Report

August 22, 2012

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### APPENDICES

- A. Report of the Rogers-Eubanks Area Survey Well and Septic System Assessment
- B. Hogan-Rogers House Preservation Project
- C. Habitat for Humanity Letter dated May 14, 2012.

### INTRODUCTION

In 1972, the north side of Eubanks Road became the site of a solid waste landfill operated by the Town of Chapel Hill. Orange County assumed operational control of the landfill as the result of an August 17, 1999 agreement between the Towns (Chapel Hill, Carrboro, and Hillsborough) and the County. The Historic Rogers Road Community has lived with this landfill for 40 years. Over many years, residents representing the Rogers Road area have voiced concerns about various operational elements associated with the landfill and the impact on the Rogers Road Neighborhood. The Neighborhood is geographically split by the Town of Chapel Hill Joint Planning Transition Area and Town of Carrboro. Orange County, as the current owner/operator of the landfill, is taking the lead to make remediation improvement to the Historic Rogers Road Community.

A number of local government initiatives have been implemented to improve the quality of life in the Rogers Road Community and they are as follows:

- 1. The Solid Waste Fund paid \$650,000 to extend public water service by the Orange Water and Sewer Authority (OWASA) to the Rogers Road area.
- 2. Solid Waste installed gas flares to reduce odors.
- 3. The Town of Chapel Hill initiated bus service on Rogers Road.
- 4. Orange County initiated a no-fault well policy to deal with failing drinking water wells remaining in the adjoining neighborhoods.
- 5. The Orange County Board of Commissioners approved the appropriation of \$750,000 from the Solid Waste Fund Balance in the Fiscal 2011/12 Annual Budget to establish a Rogers Road Remediation Reserve Fund and established a \$5.00 tipping fee surcharge per ton as long as the landfill is operational to fund the Rogers Road Remediation Reserve Fund. The surcharge generated \$216,462 for Fiscal 2011/12 and is estimated to create \$222,500 for Fiscal 2012/13, which will bring the total amount available for the Rogers Road Remediation Reserve Fund to \$1,188,962.
- 6. A partnership with Orange County and the University of North Carolina created a Landfill Gas to Energy Project that commenced operation on January 6, 2012 and will have an immediate and noticeable impact on the odor created by the operation of the landfill. The project will further provide a long-term renewable energy source to UNC, reducing dependence on increasingly expensive fossil fuels, and reduce carbon emissions.
- 7. On October 4, 2011 the Orange County Board of County Commissioners authorized staff to proceed with a "one-time" effort to clean-up illegal dump sites within three-fourths of one mile of the landfill boundary, at no cost to the individual property owners.

At the January 26, 2012 Assembly of Governments meeting, the Orange County Board of Commissioners and the Town Boards discussed the extension of sewer service and a community center for the Rogers Road Community. County and Town Attorneys have concluded that use of Solid Waste reserves to extend sewer service to the Rogers Road

Community is not consistent with North Carolina General Statutes and would subject the local governments to legal challenges. Funding for a community center does not have a relationship to Solid Waste and could not be funded from Solid Waste reserves. Therefore, funding for either the extension of sewer services and/or a community center will have to come from the County's and Towns' other general revenue sources. There was also significant discussion on January 26 regarding the creation of a task force to address the issues.

On February 21, 2012 the Orange County Board of Commissioners authorized the Creation of a new Historic Rogers Road Neighborhood Task Force to address sewer service and a community center. The composition of the Task Force was to include two members appointed by each Town (Chapel Hill and Carrboro); two members appointed from the County; and two members appointed from Rogers Eubanks Neighborhood Association (RENA).

Appointed Task Force Members:

RENA
RENA
Orange County
Orange County
Carrboro
Carrboro
Chapel Hill
Chapel Hill

### Charge of the Historic Rogers Road Neighborhood Task Force:

The Charge for the Historic Rogers Road Neighborhood Task Force is to investigate and make recommendations to the Board of County Commissioners, the Chapel Hill Town Council and the Carrboro Board of Aldermen for neighborhood improvements including funding sources and the financial impact to the County & Towns, for the following:

- 1. Sewer Service to the Historic Rogers Road Neighborhood as defined by the previously approved public water connections in the area.
- 2. A Neighborhood Community Center.

The Task force is also directed to:

- a. Submit an Interim Report back to the County and the Towns by the end of August, 2012 and;
- b. Submit a Final Report to the Assembly of Governments on December 6, 2012.

Approved by the Board of County Commissioners on February 21, 2012

### **Boundaries of the Historic Rogers Road Neighborhood:**

The Historic Rogers Road Neighborhood Task Force approved that the Neighborhood be defined as the area identified by the September, 2011 map identifying available water service and approved for water service improvements by the Orange County Board of Commissioners on October 4, 2011. *See below, OWASA Water Service in Rogers Road Vicinity as of September, 2011 Map*.



### SEWER SERVICE

The first charge of the Historic Rogers Road Neighborhood Task Force is to investigate the possibility of providing sewer service to the Historic Rogers Road Neighborhood as defined by the previously approved public water connections in the area.

### Assessment of Septic System Service in the Rogers Road Neighborhood:

The County completed a survey of the Rogers Road Neighborhood in February, 2010. **See Appendix A**. The Orange County Health Department, along with RENA, the UNC School of Public Health, and Engineers Without Borders, participated in a survey of wells and septic systems. There were forty-five (45) septic systems included in the survey, and twelve (12) were failing at that time. Of the twelve malfunctioning septic systems, seven (7) were further classified as maintenance-related failures, while five (5)

were found to be end-of-life failures. Further investigation revealed that for the five endof-life failures, there was no suitable soil for an on-site repair.

The Environmental Health Department revisited the five properties and discovered that two of the properties are vacant, two are seasonal failures, and one has had patchwork done on it, but not a long-term solution. All of the five septic systems identified would benefit from the installation of a public sewer system.

In 2011, Orange County received \$75,000 in Community Development Block Grant (CDBG) funds for the infrastructure hookups in the Rogers Road Neighborhood. In order to receive connection, the homes had to be close enough to an existing water and/or sewer line so that no extension of service lines would be required for connection. Additionally, homeowners had to meet certain income eligibility requirements. There have been five homes connected to Orange Water and Sewer Authority) OWASA sewer as a result of this grant.

### **OWASA Sewer Concept Plan:**

OWASA is the water & sewer utility for the area and as such, it investigated the concept of providing sewer service as part of the Town of Chapel Hill's Rogers Road Small Area Plan. On February 8, 2011 OWASA provided an updated concept plan and cost estimate for the Rogers Road Small Area Plan Study Area for \$3.4 million. This early concept plan was completed based on the Chapel Hill Small Area Plan which is a geographically different area than the Historic Rogers Road Neighborhood sewer concept. There is also some difference in routing some of the main outfalls. In the current estimate, OWASA needed to avoid the area of contamination coming out from the Carrboro section that required more line with deeper excavation. Most importantly, in the earlier estimates the availabilities fees were not included or the cost of extending a lateral from the main line to the property

On May 16, 2012 OWASA staff provided a concept plan, layout, and cost estimate for providing sewer service to the area that was delineated by the Historic Rogers Road Neighborhood Task Force at the April 30, 2012 meeting. The concept plan is the most efficient way to serve the defined Rogers Road Neighborhood and does not consider adjoining neighborhoods. *See below, the Historic Rogers Road Area Sewer Concept May, 2012 Map*. All the green areas show where sewer service is already available. The dark green areas are parcels that have connected to the OWASA service. The light green areas have not connected. The 86 parcels in yellow are the properties that would be served by the conceptual sewer layout. The concept map also breaks down the sewer service into 8 sub-areas with the number of parcels served and cost per parcel. The 8 red lines represent the possible sub-areas of the sewer infrastructure that could

be considered, if the entire concept project is not feasible. The sewer infrastructure routing was estimated based on the topography taken from maps rather than from any field work. In order to get to a greater level of detail or certainty on the cost, some field work would be required. There are two brown areas on the map that the County has identified as some subsurface disposal or some suspected contamination. Without any further investigation, the sewer line has been routed no closer than 100 feet of that margin.



The total construction and installation cost for the concept level sewer is approximately \$5.8 million. **See the table below**. It would serve 86 additional parcels of land. The concept costs include construction, engineering design, administrative and contingency for possible rock. The topography of the neighborhood is complex and the land falls in several different directions. This concept plan does not include the costs of any property acquisitions or easement acquisitions. The availability hookup charge for each of the parcels is based on an assumed average house size of 2,500 square feet. When a customer connects to the OWASA water and sewer system, there is a one-time fee that is estimated to be \$4,300 for the concept plan.

Cost estimate Summary:

Engineering , Design and Permitting	376,350
Construction Cost	3,763,506
Construction Administration	188,175
Construction Inspection	188,175
20% Contingency	903,241
Sub Total	5,419,447
Service Availability Fees	368,768
Total	5,788,215

The concept does not include the cost to actually connect individual homes to the sewer system. Those costs will vary on the configuration of the lot and the distance from the house to the main sewer line. Those costs are typically the costs of the homeowner and are estimated to be about \$20/foot. The connections to an individual house would be provided by a private plumbing contractor.

The next step to move the concept plan forward would be to begin the preliminary engineering and design work. Engineers would be hired to take this concept, go out in the field and start the process of data collection and defining the details of the concept. OWASA has estimated the preliminary engineering costs would be \$376,350. That is a rough estimate based on what is known of the area so far. A completed preliminary engineering and design will be necessary to complete a Community Development Block Grant application.

### Sewer Recommendations:

The Task Force has discussed all or part of the proposed \$5.8 million dollar sewer concept plan, but has not yet recommended moving forward with this concept plan, pending an agreement on a cost sharing plan for sewer improvements.

### Grant Opportunities for Sewer Infrastructure:

The Task Force explored several grant opportunities to fund the sewer improvement for the Rogers Road Neighborhood. The Task Force was furnished a list of possible grant opportunities from RENA including the following:

Community Development Block Grants Department of Health and Human Services Department of Housing and Urban Development Environmental Protection Agency Federal Highway Funds Clean Water Trust Fund Bernard Allen Fund

These are mostly federal grant opportunities which are administered through the State. After reviewing all of the grant opportunities the Task Force was able to identify only two possible grants to fund sewer infrastructure, a Community Development Block Grant or a Clean Water Trust Fund Grant.

### Community Development Block Grant

Orange County has to access Community Development Block Grant (CDBG) dollars through the State of North Carolina. That is a competitive process. Within the CDBG grant program, there is a category known as "Infrastructure Program". In that category, funding is available up to \$1 million to communities that have infrastructure needs. The operative word is "need". To access those funds, because they are competitive, any application will have to be able to demonstrate need. Another issue is that the State has focused on water projects, which it considers to be a priority over sewer. Where it does fund sewer projects there has to be a demonstrated need for connection to a public sewer system. Someone would have to document that need in the community. The State primarily looks to the local environmental health department to make that assessment. When talking about sewer projects, normally there is some documentation of a major problem such as with failing septic systems.

To qualify to compete for CDBG funds, a letter of interest will be due in early February 2013. The letter must include the engineering report and project documentation defining the needs of the community. That letter, along with a list of committed local government funding sources to complete the project, are necessary before submitting the CDBG application. The amount of local government matching funds required varies from county to county. The CDBG process evaluates the local government's perceived ability to pay. A low-wealth county would have a lower ability to pay versus what the state perceives to be a high-wealth county. The county's employment rate and the per

capita income are important components in a highly competitive grant process. However, early information from CDBG for the coming grant year is that individual grants of up to \$750,000 dollars may be available.

Last year, Orange County applied for and received funds for individual residential hookups in the Rogers Road Neighborhood (\$75,000). Since that time, some water and sewer connections were completed, but the County was able to do that only because water and sewer infrastructure was already in place. There were a few houses in the community that were adjacent to existing water or sewer lines that were connected, and the occupants were low-income. (They had an income of less than 50% of area median income). It will be difficult for Orange County to compete for these resources, and it depends on who else is applying in a given year and what the pool of funding is going to be. All other things equal, Orange County would have difficulty competing with other areas because the County is considered a wealthy county and is not economically distressed.

To qualify today, the families or individuals that live in this area have to meet an income standard which is 50% of the median family income. (For example: the median annual income for a family of four is around \$64,000, so to qualify a family in this area would have to have an annual income of no more than \$32,000). The County has basically funded most of the individuals that meet that standard, and have already connected them to water and sewer. Finding additional property owners that meet that income cutoff would be difficult. There are not that many home owners in the Rogers Road Neighborhood that are going to meet that income qualification.

The Task Force is looking at a total project cost of \$5.8 million. A CDBG could cover roughly twelve percent of the total estimated costs. The CDBG of \$750,000 will require 5% matching funds of \$37,500. In the community development criteria, the areas that CDBG's are willing to fund are water first and sewer second. A CDBG is much more inclined to fund a collaborative effort between units of local government, such as this project. This collaboration would have a higher priority than any one government acting independently. There are some pre-grant application costs that would be incurred on the front end of the process. The Task Force is searching for local funding of \$5 million even if the project could qualify for a CDBG.

### Clean Water Trust Fund Grant:

The North Carolina General Assembly has expressed an interest in funding more water and sewer projects, and has designated \$17 million for infrastructure projects. The maximum grant amount per project is \$750,000. There will likely be some consideration to raising that limit for future years because most projects cost a million dollars or more, although this year it remains at \$750,000. The priorities will be for projects that have the severest need. The State looks at percent of low/moderate income benefit in a project area; with the minimum benefit being 70%. At least 70% of the residents in any designated area must be low or moderate income. The residents living in the Rogers Road Neighborhood that need public sewer service will not likely meet the income requirements to qualify for this grant.

### **Dedicated Federal Funding**:

Congressman David Price's office has been contacted about a possible Economic Development Incentive (EDI) grant or a Stag Grant. Orange County utilized such a grant for the Efland sewer project. Several years ago, the County was eligible to apply for \$500,000 dollars or more through that type of process. At this time, however, the rules have changed and EDI grants are not allowing for infrastructure projects. These grants can no longer be earmarked for a specific project, which was done for the Efland sewer project.

### **NEIGHBORHOOD COMMUNITY CENTER:**

The second assignment of the Historic Rogers Road Neighborhood Task Force is to investigate the possibility of providing a Neighborhood Community Center to the Historic Rogers Road Neighborhood.

### Hogan-Rogers House:

The Preservation Society of Chapel Hill compiled a report on the historic Hogan-Rogers House as a potential Neighborhood Community Center for the Historic Rogers Road Neighborhood, *see Appendix B.* 

The St. Paul A.M.E. Church has purchased the Hogan-Rogers House and property surrounding it in order to build a new church complex on the site. Plans call for removal and/or demolition of this historic house as early as 2013. The Preservation Society began working with the Rogers-Eubanks Neighborhood Association, St. Paul Church, and Habitat for Humanity to relocate and restore this home that holds over 170 years of history for Chapel Hill's white and black community. Currently, the house is listed on the North Carolina State Historic Preservation survey conducted in 1999.

Habitat for Humanity has graciously indicated its support by donating two lots to relocate the home. The historic home would have to renovated and used as a center for neighborhood programs and activities. Habitat's support for the home's relocation and restoration is contingent on a commitment of funding allocated to the Rogers Road Neighborhood to complete the project, *see Appendix C.* 

Blake Moving Company, Inc. presented an estimate of \$740,499 *see Estimated presented to Rogers Road Task Force below*, for the relocation of the Hogan-Rogers home to Purefoy Drive. Habitat has determined that the first two lots in the Phoenix Place subdivision, which are at the corner of Purefoy Drive and Edgar Street, would be the best location for the relocation of the structure. Blake presented examples of historical structures that the company has successfully moved.

Blake's assessment of the historic home is that structure is sound, some repairs need to be made after it is moved, and there will not be any issues with the relocation of the home. An architect/engineer will have to be engaged to design the foundation of the relocated structure and remodeling of the interior of the home.

St. Paul A.M.E. Church is completing the permitting and compliance phase of the project and anticipates getting through that process by late fall. The Church will go through the bidding process to select a site work contractor probably in late August/early September. The site work would start the latter part of the year depending on the weather. The phasing for building and construction for the buildings will not start until the first of the next year at the earliest.

The Church will work with the Rogers Road Neighborhood to relocate the Hogan-Rogers House. Gloria Shealy, Project Manager has requested a timeline to relocate to the adjacent site. Because the Church is anxious to begin construction as soon as possible, time is of the essence to relocate the Hogan-Rogers House.

### **Construction of a New Facility:**

If it is not feasible or practicable to move and restore the Hogan-Rogers House, the Historic Rogers Road Neighborhood Task Force is investigating the possibility of constructing a new Community Center on the two lots donated by Habitat for Humanity. Habitat will support the construction of a new facility if the facility is used as a center for neighborhood programs and activities. The donated site could support a facility of up to 3,000 Sq. Ft. with an estimated budget of \$500,000. Habitat's support for the community center will be contingent on a commitment of funding allocated to the Rogers Road Neighborhood to complete the project.

A proposed community center must meet NC State Building Code and obtain a Building Permit. The Town of Chapel Hill advises consulting an architect/design professional on the cost and specific code requirements. In addition, the site layout must receive zoning approval and meet the Chapel Hill Land Use Management Ordinance requirements regarding site layout and process.

#### Estimate presented to Rogers Road Task Force on 06/06/12

Blake Moving Company, Inc. submits the following estimate for the relocation of the Hogan-Rogers home on Purefoy Drive. This estimate also includes site prep, footing, foundations, remodeling costs and additions.

1. Relocation- Includes all prep work to prepare the dwelling for relocation. Relocation of the home with the home being left in a level position over a footing at basement height. \$39,860.00

2. Grading for the route- Includes placement of a 2 foot pipe in a drain ditch. Placing compactable fill over the pipe and adjacent area. Removal of debris from the route and existing site, including back room, trees, and foundation debris. \$11,160.00

3. Excavation of topsoils at new site. Furnishing compactable fill to raise the house site up to 2.5 feet. Compacting fill including engineering fees: \$21,230.00

4. Footings, foundations, basement slab-Footings = width 2', depth 10'' (includes horizontal rebar). Foundations include a 12'' reinforced wall on the front and sides. Porch includes foundation from basement depth due to compaction issues and relocation process. Front sidewalks included. French drains and waterproofing. \$60,243.00

5. Backfill of topsoil against front and side walls. Side slopes to be tapered.	\$5,250.00
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6. Remove back porch Removal of debris included in #2. Remove vinyl siding, Remove shingle siding. Putty all nail holes, repair lap siding, repair improper framing. \$65,000.00

7. Remove vinyl shingle siding, repair nail holes in lap siding, paint outside of dwelling \$35,000.00

8. Remove roof – re-sheet and install new roof	\$40,000.00
9. Restructure and rebuild front porch	\$15,000.00
10. Replace windows	\$21,250.00
11. New plumbing 3 levels	\$30,000.00
12. Remove old plaster, install and finish sheet rock	\$40,000.00
13. Repair and refinish all wood floors	\$20,000.00
14. Allowance for appliances	\$30,000.00
15. New cabinets throughout house	\$120,000.00
16. New doors front and back	\$7,500.00
17. New addition	\$80,000.00
18. Mechanical (HVAC, duct work, etc.)	\$48,000.00
19. Electrical rewiring	\$51,000.00
Total	\$740,499.00

### Neighborhood Community Center Options:

On June 27, 2012 the Task Force approved the following recommendations:

- 1. The Task Force recommends that the Hogan-Rogers House be saved to be used for a Community Center in the Historic Rogers Road Neighborhood.
- That the County be asked to increase the amount of funding that has already been budgeted to relocate the Hogan-Rogers House from \$120,000 to \$202,743. This amount will fund removing the back porch, grading, excavation of the new site, footings, foundation, and basement slab. See Hogan – Rogers House Minimum Restoration Costs below.

On August 22, 2012 the Task Force endorsed investigating the construction of a new Community Center.

1. The Task Force is investigating the possibility of constructing a new Community Center on the two lots donated by Habitat for Humanity. Habitat will support the construction of a new facility if the facility is used as a center for neighborhood programs and activities. The donated site could support a facility of up to 3,000 Sq. Ft. with an estimated budget of up to \$500,000.

#### Hogan - Rogers Hosue Minimum Restoration Costs

Blake Moving Company, Inc. submits the following estimate for the relocation of the Hogan-Rogers home on Purefoy Drive. This estimate also includes site prep, footing, foundations, remodeling costs and additions.

1. Relocation- Includes all prep work to prepare the dwelling for relocation.Relocation of the home with the home being left in a level positon over a footing at<br/>basement height.\$39,860.00

2. Grading for the route- Includes placement of a 2 foot pipe in a drain ditch. Placing compactable fill over the pipe and adjacent area. Removal of debris from the route and existing site, including back room, trees, and foundation debris. \$11,160.00

3. Excavation of topsoils at new site. Furnishing compactable fill to raise the house site up to 2.5 feet. Compacting fill including engineering fees \$21,230.00

4. Footings, foundations, basement slab-Footings = width 2', depth 10" (includes horizonal rebar). Foundations include a 12" reinforced wall on the front and sides. Porch includes foundation from basement depth due to compaction issues and relocation process. Front sidewalks included. French drains and waterproofing. \$60,243.00

5. Backfill of topsoil against front and side walls. Side slopes to be tapered. \$5,250.00

6. Remove back porch. Removal of debris included in # 2. Remove vinyl siding, Remove shingle siding. Putty all nail holes, repair lap siding, repair improper framing. \$65,000.00

Total minimum restoration costs

\$202,743

### FINANCIAL IMPACT AND COSTS SHARING OPTIONS

The Task Force has consensus that there are needs in the Rogers Road Neighborhood that should be addressed by the Task Force. The Task Force has investigated two possible solutions in the Rogers Road Community and the estimated costs are as follows:

# Installing sewer infrastructure for 86 defined parcels in the Rogers Road Neighborhood

### \$ 5,788,215

Relocating and Renovating the Hogan-Rogers House for a Neighborhood Community Center

	<u>\$ 740,499</u>
Total Financial Impact	\$6,528,714

The Task Force is investigating and evaluating five different cost sharing options for the Rogers Road Neighborhood as outlined below:

- 1. The first option is based on the Municipal Solid Waste (tonnage) delivered to the Landfill by each municipality during Fiscal 2010/11.
- 2. The second option is based on the original Landfill Agreement between the Towns and the County dated November 30, 1972.
- 3. The third possible solution is based on County and Town populations. This is the method the Board of County Commissioners has selected to distribute Sales Tax revenues between the County and the Towns.
- 4. The fourth options is based on County and Towns Ad Valorem Property Taxes Levied by each municipality for Fiscal 2011/12. This is an alternative method the Board of County Commissioners could consider to distribute Sales Tax revenues between the County and the Towns.
- 5. The fifth possible solution is based on County and Town populations. This option is not weighted and uses only the rural population of Orange County compared to the Towns.

### See the Spreadsheet:

#### Rogers Road Neighborhood Task Force Cost Sharing Options 8/22/2012

1	L Fiscal 2 MSW V	Fiscal 2010/11 MSW Volume			Landfil	1972 I Agreement
	Tons/Yr.	Percent		P	Annual ayment	Percent
Carrboro	6,650	19%		Ş	29,524	14%
Hillsborough	3185	42%		Ş	90,549	43%
Orange County	10.497	30%		Ś	90.549	43%
Total	35,340	100%		\$	210,622	100%

3	County Pop	ulation Est.	4	Fiscal 2012/13	
	Sales Tax Di	istribution		Ad Valorem Property Tax	
	Method			Property	
	Population	Percent		Tax Levy	Percent
Carrboro	19,665	9%		11,611,958	5%
Chapel Hill	54,582	25%		34,116,234	16%
Special Districts				235,387	0%
Durham	30	0%		49,416	0%
Hillsborough	6,113	3%		4,705,799	2%
Mebane	1,801	1%		1,114,495	1%
Orange County	134,325	62%		136,382,728	64%
School District				19,260,309	9%
Fire Districts		-		3,979,116	<u>2%</u>
Total	216,516	100%		211,455,442	100%

	5	County Population Est. Fiscal 2012/13		
Carrboro	I	Population 19,665	Percent 15%	
Chapel Hill		54,582	41%	
Durham		30	0%	
Hillsborough		6,113	5%	
Mebane		1,801	1%	
Orange County		52,134	<u>39%</u>	
Total		134,325	100%	

### Cost Sharing Recommendations:

On August 22, 2012 the Task Force approved the following recommendation:

The Task Force recommends that the County and Town Managers collectively discuss and formulate a fair and equitable cost sharing recommendation for the Task Force to consider. Options 2 & 4 are no longer being considered by the Task Force, therefore the recommendation should be based on options 1, 3, and /or 5. The cost sharing recommendation will be reviewed by the Task Force and could be applied to funding Sewer Infrastructure and a Community Center.

### POTENTIAL NEXT STEPS:

Formulate recommendations to the Board of County Commissioners, Chapel Hill Town Council and the Carrboro Board of Aldermen on the following unresolved issues:

- 1. Providing sewer service to the Rogers Road Neighborhood as defined in the Task Force Charge.
  - a. Determine which grant opportunities are possible and probable and worthy of consideration.
  - b. Agree collectively on costs sharing and possible funding sources.
- 2. Moving and renovation of the Hogan-Rogers House for a Neighborhood Community Center.
  - a. Define a moving and renovation project team.
  - b. Create a timeline for moving and renovating the house.
  - c. Create and approve a capital and/or operating budgets for the Community Center
  - d. Agree collectively on costs sharing and possible funding sources.
- 3. Complete investigating is the possibility of constructing a new Community Center on the two lots donated by Habitat for Humanity.
  - a. Create and approve a capital and/or operating budgets a new Community Center
  - b. Create a timeline for constructing a new Community Center.
  - a. Agree collectively on costs sharing and possible funding sources.
- 4. Agree on a strategy to educate and promote the recommendations of the Historic Rogers Road Neighborhood Task Force to all three local governments.

# Report of the Rogers – Eubanks Area Survey Well and Septic System Assessment Orange County NC





### Prepared by: Orange County Health Department February 2010

### Rogers – Eubanks Area Survey Report Well and Septic System Assessment Orange County NC

### Background

In June of 2009, Orange County was pursuing an application for Community Development Block Grant funding from the State of North Carolina for sewer infrastructure improvements to the Rogers Road neighborhood. The Orange County Health Department (OCHD) was asked to provide a statement of need based on reports of widespread septic system failures in this area. Although there had been multiple surveys in the past in this area regarding well water quality, there had been no survey of septic system performance. The University of North Carolina (UNC) and the Rogers Eubanks Neighborhood Association (RENA) had earlier conducted a collaborative investigation of water quality, however those results were not available for consideration. A statement was submitted by the Orange County Health Department; however it lacked important information that could only be provided by conducting an on site survey of septic system performance and failure rates.

Staff met several times in 2009 with representatives of RENA, UNC student chapter of Engineers without Borders, UNC Epidemiology Department, and others to explore the neighborhood's concerns and to eventually plan a survey of wells and septic systems. In October of 2009, Minister Robert Campbell submitted a request to the Orange County Health Director on behalf of RENA to conduct a survey of the area to document well and septic system failures. In November the Board of County Commissioners approved funding to pay for water sampling costs for the survey. Staff subsequently received approval for reimbursement of the sampling costs to be paid by the state's Bernard Allen Memorial Emergency Drinking Water Fund.

### **Geographical Description**

The Rogers- Eubanks community is located in southeastern Orange County and borders the northern boundaries of the towns of Chapel Hill and Carrboro. The area is primarily residential with a mixture of rental homes and owner-occupied homes. The one non-residential property is a church. The homes in the defined survey area are located along both sides of Rogers Rd, Purefoy Drive, Rusch Rd, Leak Lane, and Sandburg Lane. An additional single property is accessed from Eubanks Rd. The neighborhood is characterized as predominantly African-American residents with 85% of the survey respondents reporting an income level ranging from very low to moderate.

### ATTACHMENT E - 3

The area is bordered to the north by the Orange County Landfill which lies on the north and south side of Eubanks Road. The area defined as the "historic" Rogers Road neighborhood is abutted by recent and ongoing development of new homes by Habitat for Humanity. These new neighborhoods are served by public water and sewer utilities provided by Orange Water and Sewer Authority (OWASA). The existing water utility lines already reach out into the survey area, however not all residences are connected to public water. OWASA sewer mains route through the southeast portion of the neighborhood to access the Habitat for Humanity developments. Six of the properties located along Purefoy Drive may soon be able to access the newly constructed sewer line. Minor extensions of the sewer line in this area could serve at least 11 other properties. Homes in the majority of the survey area along Rogers Road do not have access to this sewer line due to topography.

The terrain is gently sloping (5% or less) with broad ridges, minor drainageways, and intermittent streams. Soils on the upland areas are well drained and principally in the Georgeville-Herndon series with approximately 10% of the area consisting of the Appling series. These soils are generally considered moderately suitable for septic systems.



### **Survey Design**

Following the RENA request to the Health Director for a survey, a "task group" was formed that included representatives or visitors from;

- Orange County Health Department
- Orange County Housing and Community Development
- RENA
- Epidemiology Department at the Gillings School of Global Public Health-UNC
- Environmental Science and Engineering Department at the Gillings School of Global Public Health

- UNC Student Chapter of Engineers without Borders (EWB)
- UNC Center for Civil Rights
- The Orange County Board of County Commissioners
- The Town of Carrboro, OWASA, and other interested parties.

Defining the survey area was left to RENA and the EWB members. The area was defined as those homes within the "Historic Rogers Road Neighborhood" served by individual septic systems. Initially the area was thought to contain 85 homes with septic systems of which 36 homes were served by individual wells. Refinement of the data and field verification showed that there are 70 occupied homes served by septic systems and of these, 25 have private wells.

It was decided that an application must be submitted by each homeowner in order to participate in the survey. This would assure that entry onto the property was acknowledged by the owner. A cover letter explaining the purpose of the survey was prepared as well. RENA members were instrumental in distributing the applications and collecting them as well as gathering information for the Community Development Block Grant (CDBG) application. In the end, 45 applications were submitted and eleven of these homes were served by private water supply wells.

Obtaining applications in advance also allowed OCHD staff to prepare file folders prior to the survey containing information about the location, age, and type of septic systems, site plans, and other information pertaining to water samples and wells.

Survey teams were formed, each consisting of a RENA member, an EWB member, and an OCHD staff member. The teams were responsible for completing the four main components of the survey:

- Administration of the homeowner questionnaire
- Assessment of the wells with regard to protection from contamination
- Collection of water samples for those homes served by a well
- Evaluation of the septic tank and classification of its performance

The questionnaire contained the following elements

- Site information, including an approximated age of the septic system and well.
- Resident information, including demographics related to wasteflow expected from the home.
- Home details including number of people and the rental status.
- Reports of problems with drinking water for those on a well.
- Homeowner reports of septic system performance, including tank pump-out history, backups or other malfunctions.

### **Staffing Logistics**

The actual field portion of the survey took four and one-half days to complete. Survey teams were formed from three to four OCHD staff members, six EWB members, three RENA representatives, and an epidemiology department representative. 286 person-hours were logged in the field assessment portion of the survey. At least that many additional hours are estimated for the preparation, planning, data management, and reporting. The RENA members spent countless hours attending meetings, distributing applications and collecting survey forms.

### Water Quality Assessment

### **Objectives**

- To determine the degree to which water supply wells are protected against contamination. The evaluation will identify any deficiencies with the well heads with respect to proper well protection components (seals, vents, casing height) and with location of the wells.
- To determine the quality of water at each well supplying the homes. Wells will be tested for parameters that are related to health risks as well as for aesthetic qualities. Wells that are no longer used for drinking water supplies are not included in the survey.

### Methodology

All households in the survey area who completed and returned an application were included in the assessment. Of the potential 25 wells in the defined area, 11 applications were received.

The sampling collection included analyses of

- Total and fecal coliform bacteria
- Inorganic chemicals
- pH and turbidity
- Pesticides
- Volatile organic compounds and Petroleum
- Nitrates and Nitrites

Chain of custody for the samples was assured by direct delivery of all samples to the NC Laboratory of Public Health in Raleigh. As lab analyses were reported from the lab, the results were entered into a master spreadsheet.

### Water Sampling Results

### **Bacteriologic Quality**

Of the 11 wells sampled:

- one sample showed presence of total coliform bacteria
- two samples showed presence of fecal coliform bacteria
- eight samples tested negative for coliform bacteria

<u>Coliform bacteria</u>, while not pathogenic in and of itself, is used as indicator bacteria for the presence of harmful bacteria. The presence of coliform bacteria indicates that surface water contamination is present in the well, either through a shallow, unprotected vein of water (generally less than 60 feet from the ground surface), or from an inadequate length of casing or other well construction deficiency. For drilled wells, the casing is the metal pipe that extends from the ground surface and goes into solid rock (bedrock) to seal out the shallow groundwater, which is poor in quality. Hand-dug wells and bored wells rely on shallow groundwater and commonly contain coliform bacteria. Shallow wells are also more prone to going dry or getting muddy during extended periods of drought. For these reasons, current Orange County well construction standards require at least 63 feet of casing on all new drilled wells.

**Health effects** – Because coliform is used as an indicator of contamination, a well with persistent coliform bacteria or with fecal coliform bacteria present should be considered an unsafe source of drinking water. The presence of coliform indicates that conditions are favorable for the presence of other bacteria that can cause health problems such as diarrhea, upset stomach, cramps, and vomiting. **Remedial action** -When coliform bacteria is present, the well should be chlorinated thoroughly and retested. If total coliform bacteria return after this treatment, the owner may attempt to repair the well by installing a liner, or may install a treatment system on the well, typically a chlorinator or ultraviolet light disinfection unit. If the well exhibits persistent fecal coliform, the well should either be replaced or repaired with a liner.

**Observed incidence of bacteria in wells in Orange County** – A sampling of 1500 wells in Orange County between 2002 and 2006 showed that 32% of the wells had total coliform bacteria and 4% contained fecal coliform bacteria.

### **Inorganic Chemical Water Quality**

For all 11 wells, the following parameters were tested and were either found within the range of acceptable drinking water standards, or no drinking water standard exists.

- Arsenic
- Alkalinity
- Barium
- Cadmium
- Calcium
- Chloride
- Chromium
- Copper

- Fluoride
- Hardness
- Magnesium
  - Mercury
- Selenium
- Silver
- Sulfate
- Zinc

The following observations were made regarding other inorganic chemical parameters:

### <u>Iron</u> -

# Of the 11 wells sampled, four wells exceeded the recommended drinking water limit of 0.30 milligrams per liter (mg/l). Two of these four wells exceeded the NC public health goal of 2.8 mg/l.

Iron occurs naturally in groundwater and is the most common source of nuisance problems with well water in Orange County. While generally not considered a health risk at moderate levels, amounts of iron above 0.3 mg/l can cause the water to have a red or brown muddy appearance and can stain white plumbing fixtures and clothes.

**Remedial action** - Remedies for those wells with high iron levels include installing a liner in the well or installing an iron filter or other treatment unit. The liner repair may be an option in limited cases, depending on the well structure and water bearing zones.

### Manganese -

Of the 11 wells sampled, one well exceeded the recommended drinking water limit of 0.05 mg/l.

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Manganese is an element that dissolves in water from natural rock formations. Manganese levels above 0.05 mg/l can turn well water black or brown and stains plumbing fixtures and clothes. The levels found can cause nuisance problems, but do not pose any health risk.

**Remedial action** - Remedies for wells with high manganese levels include installing a liner in the well or installing a iron filter treatment unit. The liner repair may be an option in limited cases, depending on the well structure and water bearing aquifers.

### <u>рН</u> –

# Of the 11 wells sampled, four wells fell below the recommended drinking water limit of 6.5 units.

pH is a measure of the acidity of the water. With a pH below 6.5, the water is considered acidic and there could be concerns about corrosion of plumbing components and lead leaching into the water from soldered joints. Water with a low pH can also react with copper pipes to cause blue-green stains and a metallic taste.

**Health effects** - There are no adverse health effects at the pH levels found although it can contribute to increased levels of lead and copper in severe cases.

**Remedial action** – Low pH can be remedied by installing a neutralizing treatment system that will adjust the pH to a neutral level of 7 or higher.

### Lead -

# Of the 11 wells sampled, one well exceeded the recommended drinking water limit of 0.015 mg/l of lead.

Lead in well water usually is a result of the water being in contact with plumbing components, lead soldered joints or valves, pumps and fixtures that may contain lead in the alloys.

**Health effects** – Lead in drinking water can cause a variety of adverse health effects. In babies and children, exposure to lead in drinking water above the action level can result in delays in physical and mental development, along with slight deficits in attention span and learning abilities. In adults, it can cause increases in blood pressure and kidney problems.

**Remedial action** – With elevated lead levels in water, it is recommended that children under the age of six not drink the water unless a treatment system is installed. Treatment systems are available that reduce the corrosive properties of the water and remove lead.

### Turbidity -

# Of the 11 wells sampled, 10 wells had turbidity levels higher than standards set for public water utilities of 0.3 NTUs.

Turbidity is a measurement of the cloudiness or haziness of water. Well water commonly has higher turbidity levels than public utility water which is highly treated. The higher levels of turbidity in the survey area were attributed to high mineral content, specifically iron and manganese. Treatment or removal of the minerals with a treatment system will bring turbidity down to acceptable levels.

### **Organic Compounds**

### <u>Pesticides</u> –

Of the 11 wells two of the wells had low, but detectable levels of pesticide compounds.

- One well showed a measurable amount of Chlordane (0.4ug/l)
- One well had a measurable amount of Dieldrin (3.1ug/l).

### Chlordane

Until 1988, chlordane had been used extensively as an insecticide, particularly in soil treatment for termites. It is considered to be only slightly mobile in soil and persists in the environment for a long period of time. Chlordane health risks include organ damage and cancer.

EPA has set a maximum contaminant level (MCL), at 2ug/L or 2 ppb. The sample indicating the presence of chlordane was well below this level. Water treatment technologies are available to remove these contaminants.

### Dieldrin

Dieldrin is another chemical that may be present in groundwater as a result of pesticide use. There is no established maximum contaminant level (MCL), however the North Carolina Department of Public Health recommends a level below the odor threshold of 0.2ug/l for drinking water to protect against possible adverse health effects.

### Petroleum and Volatile Organic Compounds -

# Of the 11 wells, two had low, but measurable amounts of Methyl tert-butyl ether (MTBE) (3.4 and 0.6 ug/l).

MTBE is an additive of gasoline used as an oxygenate and to raise the octane level. MTBE is introduced into groundwater through leaking underground gasoline storage tanks or by spilling gasoline onto the ground. Once released, it is very mobile in the soil and may contaminate large quantities of groundwater as it is persistent and highly soluble. MTBE is not classified as a human carcinogen, however at very large doses can present non-cancer related health risks. Water treatment systems can be installed to remove volatile organics to a non-detectable level.

Health-based limits for MTBE are not issued by the EPA and additional research is ongoing. The odor threshold value of 20ug/l is referenced as a recommendation for drinking water.

The organic test results were reviewed by the NC Division of Public Health toxicologist and he concluded that the water is safe for continued usage, but recommended a follow-up sample for MTBE which has been scheduled for these two wells.

### **Follow-up Plans**

Owners of the wells will be notified of the sampling results by individual comprehensive reports including appropriate recommendations. Staff is available by phone and email for any consultation requested by residents. Any deficiencies in well head protection will be noted and recommendations given as to how the well can be properly protected. Follow-up sampling for bacteriologic and organic contaminants were conducted in March 2010.

### Limitations

The samples taken and analyzed are a specific point-in-time evaluation of the water supplies. There are many factors that can influence a water supply, for example, failure to chlorinate a well after replacing a pump can result in bacteriologic contamination of the well. Wells that are drilled where high iron or manganese concentrations are present can degrade over time and require remediation or treatment as the well ages. Periodic water tests are the best way to ensure that a water supply is continually safe for human consumption.

It is important to note that this survey was not intended to be a groundwater assessment. Wells that were not used for drinking water were not included in the sampling. Furthermore, the survey was not an attempt to make any conclusions or inferences related to the landfill operation.

### Summary of the Water Quality Assessment Survey

The Rogers Road area has predominantly older wells, many which pre-date the more stringent well construction standards currently in place in Orange County. It is not unexpected to find both water quantity and quality issues in older wells, particularly those with substandard construction. The survey questionnaire allowed the respondent to document any self-reported issues with water quality and quantity. One respondent said that they had problems with water quantity while 10 respondents had complaints about water quality. Testing during the survey revealed that 10 of the 11 well water supplies exceeded one or more water quality standards and six of them exceeded health-related standards. The average age of wells in the survey area is approximately 35 years old according to respondents in the survey.

The water sampling survey is a snapshot in time of the relative safety and quality of individual water supply wells. The low number of wells tested limit the ability to draw conclusions as to how well water supplies in the survey area compare with the rest of Orange County. It is expected that individual water quality problems noted during the survey could be remedied by either repairing the wells with liners to seal off contaminants, by installing water treatment equipment, or by connecting the homes to the public water supply system. Relative short-term and long-term costs of specific remedies should be considered in choosing the right approach for each individual well.

### **Septic System Evaluation**

#### **Objectives**

- To determine the degree to which septic systems are functioning within the survey area. The evaluation utilizes standardized survey techniques for evaluating on-site systems and included rating the system status as *compliant, non-compliant, needs maintenance, or malfunctioning*
- To determine the failure rate of septic systems in the survey area.

#### Methodology

All households in the survey area who completed and returned an application were included in the septic system assessment. Of the potential 70 homes with septic systems in the survey area, 45 applications were returned.

Each survey team included a staff member from the on-site wastewater program in the Orange County Health Department. Senior staff members were chosen for the survey because of their experience and expertise in the assessment of septic systems.

Septic systems were evaluated by locating the tank and nitrification field with probe rods. Tanks that had riser access ports were opened and the tank liquid operating levels were observed. Hydraulic performance of the drainfield was assessed and note made of any ponding in the trenches or sewage discharges to the ground surface. Septic systems that had pumps were evaluated for proper operation of the pump, alarm, piping systems, and float controls.

Inspection forms were adapted for this purpose to document findings and to rate the system status.

### System Rating

The following criteria were used to rate system performance:

- **Compliant** means the system meets all operation and maintenance guidelines and there are no adverse issues with the system.
- **Non-compliant** means there may be some adverse impacts on the system, but not to the extent of causing system failure. Examples include building a deck or outbuilding over the septic system, removing an access riser, encroaching on the system with a water line or structure.
- **Needs maintenance** includes observations such as the tank needs pumping or the drainfield area needs clearing or mowing, but the system is not malfunctioning.
- Malfunctioning means at least one of the following conditions have been observed:
  - Sewage discharging to the top of the ground or to surface waters
  - Sewage backing up into the airspace within the septic tank or into the house plumbing from the tank
  - Sewage effluent ponded in the trenches to within three inches of the ground surface

The systems that were malfunctioning were further classified as one of the following:

- Maintenance related failure System failure can be caused by a variety of reasons. Some causes are as simple as a clogged septic tank filter, tree roots growing in the drainlines, leaking plumbing fixtures, or a crushed pipe. These may be relatively easy fixes that don't require complete system replacement.
- End of life failure this occurs when the soil in the drainfield can no longer absorb any more effluent and sewage begins to back up into the tank or run out into the yard. This type of failure usually requires system replacement.

### **Septic System Results**

### Septic System Failure Rate

Of the 45 septic systems that were evaluated, the following is a breakdown of the system performance status:

Septic System Status	Number	Percentage
Compliant	21	47%
Non-compliant	10	22%
Needs Maintenance	2	4%
Malfunctioning	12	27%

Of the 12 malfunctioning septic systems, seven were further classified as maintenance related failures while five were found to be end-of-life failures. Further investigation has revealed that for the five end-of-life failures, there is no suitable soil for an on-site repair.

### **Follow-up Plans**

Orange County Health Department staff will prepare reports to the homeowners summarizing the outcome of their septic system evaluations. Staff will make themselves available to the owners to discuss strategies for repairs and identify improvements that can be made for septic system performance. Finding resources to implement repairs may be a significant obstacle for some owners. Staff will continue to serve as a liaison and information clearing house for these property owners,

placing them in contact with, and where appropriate making initial introductory contacts with regulatory agencies (Division of Water Quality), OWASA, Engineers Without Borders (for assistance in system design), and potential grant and loan funding sources.

### **Summary of the Septic System Evaluation Survey**

The septic system failure rate of 27% is higher than one would expect based on similar surveys and studies of septic system failure rates. It is generally recognized that a representative survey of septic systems during a wet-season evaluation would result in a failure rate of between 10 and 15 percent.

Study	Failure Rate	Note
1982 Orange County Study	10.9%	1333 systems
2005 Wake County Study	10%	Systems 5 – 23 years old
Orange County WTMP* inspections	4%	Systems <8 years old
Orange County WTMP* inspections	10%	Systems > 8 years old

\* Wastewater Treatment Management Program – A program in Orange County whereby septic systems with pumps or advanced treatment are inspected by the Health Department on a periodic basis.

Several factors may influence survey results such as; the age of the septic systems, types of soil, maintenance intervals, household populations, and ground moisture content during the survey. The average reported age of the septic systems in the survey area was 32 years old. 10 of the respondents reported that they had experienced septic problems characterized by sewage backing up into the house or seeping out into the yard.

Some of the failing septic systems may be remedied by performing maintenance or implementing appropriate interim measures to restore their functionality. For some, connection to the public sewer may be an option, but this will likely require crossing other parcels of land, obtaining easements, installing private sewer lift stations, or extending the sewer mains at a considerable cost.





Compiled by the Preservation Society of Chapel Hill www.chapelhillpreservation.com 610 E. Rosemary St., Chapel Hill, N. C. 27514

### ATTACHMENT F - 2

### May 2012

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### The Project

St. Paul A.M.E. Church purchased the Hogan-Rogers House and property surrounding it in order to build a new church complex on the site. Plans call for demolition of this historic house in late 2012. The Preservation Society began working with the Rogers-Eubanks Neighborhood Association, St. Paul Church, and Habitat for Humanity to relocate and restore this home that holds over 170 years of history for Chapel Hill's white and black community. Currently, the house is listed on the North Carolina State Historic Preservation survey conducted in 1999. Habitat for Humanity has graciously donated two lots to relocate the home but funding for the home's moving and restoration is dependent on funds allocated to Rogers Road community as part of the over remediation plan.

This report details the home's colorful history, its meaning to the community today, and its important to the future of Chapel Hill.

# Places That Help Us Remember: Why the Hogan-Rogers House is important.

Thomas Lloyd Hogan buried his daughter in the front yard of his house in 1845, the year Texas was annexed from Mexico and became the 28<sup>th</sup> state. Thomas was the grandson of Maj. Gen. Thomas Lloyd, a sheriff, Justice of the Peace, and member of the Assembly of Orange County from 1760-1769. Thomas inherited the land from his father, Daniel, who fought for independence in the Revolutionary War. The Lloyd family, and their neighbors the Hogans, were prominent early settlers of Orange County and instrumental in the founding Hillsborough. Thomas built this house in the early 1840s lived here with his family, both white and black, until his death on July 4, 1856. Slaves made up much of the workforce on the farm and in the house, and the skilled enslaved workers may have been the builders of the house that sheltered the family. The home was sold out of the Hogan family after World War I and purchased by Sam Rogers Jr., an African American whose father had been a slave. Rogers lost the house during the Great Depression.

Today, the Hogan – Roger House is a threatened landmark that will be destroyed it is relocated and restored. The house is an historical artifact from one of the earliest

and most influential founding families of Orange County. It has also become part of the identity of this largely rural African American neighborhood. People living here remember playing in the House and the days spent picking vegetables in the garden. The site still contains those who lived and died there. Before his death in 21011 beloved UNC mascot keeper Rob Hogan placed a headstone in the vandalized cemetery there to make sure his family's story wasn't lost. The house has a shared past.

Preservation of the home is important to remember the Hogan and Lloyd families who experienced the transition from colony to independent country; but also for who made the transition from slavery to freedom almost ninety years later. When Sam Rogers Jr. purchased the "big house" early in the 20<sup>th</sup> century, it gave the home new meaning. It became a trophy to a generation that had been born property themselves. Along with other former slaves, like Morris Hogan, Rogers acquired land and sought to carve out a new life as a free man. A legacy that is evident in the road that bears his name and the sense of pride that resonates in the community today.

The Preservation Society is advocating for the restoration of this historic home and adaptively reusing it as a clubhouse for the Rogers-Eubanks Road Neighborhood Association (RENA), a 501c3 non-profit that provides educational services for this community, as well as, a food bank for local low-income families. Preservation of this house, and its use as RENA's headquarters, would greatly expand their operational space and aid in the execution of their mission.

### Leveraging History As a Community Benefit

Saving this historic home is important to this community who are fighting for their survival. For almost forty years, community leaders have battled against the toxic effects of Chapel Hill's landfill that has spoiled the land and its people. Through books, exhibits, and preservation of this house, the Rogers Road community has leveraged their history to attract attention and gain support.

In 2009, RENA organized both a museum exhibit and published a book telling the story of this house and the community it represents. It was part of an effort by residents to avoid destruction by anonymity. The community has leveraged their history to try and control the landfill's spread. Just to the north of the Hogan-Rogers House are the remains of the Alexander Hogan Plantation, which has been added to the National Register of Historical Places as a place of important archaeological site. The preservation of the Hogan-Rogers House would be another important site that could placed on a protected list and benefit the community through the protections this status offers. The preservation of this house will be will also become a valuable tool to help the Rogers Road community develop economically.

The Preservation Society of Chapel Hill is developing a program that links the Hogan-Rogers House with other historic sites to form an African American heritage corridor called, *Freedom Road: The African-American Heritage Trail.* These are areas that collectively tell the story of African-Americans from 1840-1940 during the transition from slavery to freedom. The Hogan-Rogers House would be linked to the new St. Paul A.M.E. Church Museum as anchors the proposed tour. *The Freedom Road* trail would then be linked with other North Carolina Scenic Byways System that run through Orange County. Developing tourism by promoting this tour system could generate more opportunities for development. The increasing interest in learning about African American history has the potential to bring visitors to the area to the neighborhood.

But without Orange County, Chapel Hill, and Carrboro leaders recognizing the value, potential, and worthiness of the endeavor, the house will be destroyed. Investing in the past is a great invest for the future of this proud community. The preservation of the Hogan-Rogers House is an essential icon that reminds of both the tragedy and triumph of America's most turbulent periods.

# The Ironic Fourth of July: History of the Enslaved People in the Hogan-Rogers House

On July 4, 1858, the enslaves residents of Thomas Hogan's plantation watched nervously as revelers past the house, headed to the Independence Day festivities in Chapel Hill. They didn't share the joy of the hour. These men and women were worried about the fate of their ailing master whose life was slipping away as he lay in the upstairs of his grand house. Late that day, the news came that death had taken "Master Hogan" away. Male slaves picked up shovels and headed to the small cemetery in front of the house to begin digging his grave. Every slave on the Hogan farm knew what his death meant for him or her - all of Thomas Lloyd Hogan's property would be divided up between his heirs; property which included them. Both the slaves in the nearby quarters and those living in the "big house" worried about separation from friends and family. Sam Morphis, another Chapel Hill enslaved man remembered the scene when his master died.

"When I was sixteen years old my master died. I shall never forget the day. The state of things at the "quarters" was sad enough. The Negroes were in a panic. The death of the master was the thing most dreaded by our slaves. It meant separation and new masters. And we knew that few masters were like ours. "With the settlement of Hogan's will, their worst fears became a reality.

Living with Thomas, were his wife Elizabeth, and seventeen year old Joseph C., and Elizabeth McCauley, aged 12. In 1850, Thomas Lloyd Hogan owned eighteen people; ten men and eight women. Six of these were mulattoes. The rest of Thomas' children had moved off to plantations of their own. His son, Alexander Hogan, owned eight slaves on his plantation north of his father's property. Another son, William Johnston Hogan, owned eleven slaves and was a successful merchant in Chapel Hill. In all, the family owned thirty-seven people.

Besides using African-Americans for their labor, sex became a part of life for the family's female slaves. The census record reveals the 1840s had been a decade of much interracial sexual contact in the Hogan family. On the 1850 census of the Hogan house, six slaves, two boys, aged 10 and 2, along with four girls, aged 9 and 7, were all listed as mulattos. As the decade of the 1850s continued, so did this tradition. Born in 1857, Morris, a slave on the Alexander Hogan farm, claimed his

master was his father. In 1855, one of Thomas' slaves named Carolina gave birth to a mulatto son.

It was a birth Thomas Lloyd Hogan was well aware of when a he made out his will a year later on October 20, 1856. To his daughter, Martha Kirkland, Hogan gave a house in Chapel Hill near the Baptist Church and "one negro Woman named Caroline and her children which legacy she is to have undisturbed use of during her natural life." These children were mixed race offspring.

Another piece of property given away was a young girl aged six years old named Mahala, who was assigned to his grandson John T. Hogan.

But the most revealing distribution of Hogan's property was to his son, Joseph C. Thomas left Joseph "all of my Lands whereon I now live and all other lands adjoining the same that I now own; also the following Negroes Richard Harriett and Mariah; also all of my stock of every description consisting of Horses Mules cattle Hogs and sheep. Also wagons all of the crop[s] of every description."

In the basement of the Hogan-Rogers House are the remains of the living quarters for servants who cooked, cleaned, and aided the Hogan family.



The basement fireplace and ghost marks of a plastered ceiling suggest the Hogan family slaves lived in the home's basement.

Since Richard, Harriett, and Mariah are noted in close connection with Thomas' house, lands, and possessions, these individuals could be the inhabitants of the Hogan-Rogers House basement.

Further research reveals some vague information about these three slaves. Comparing the 1850 and 1860 Federal slave schedules suggests Richard was between 10 and 20 years old and Mariah and Harriett were between 10 and 40 years old. Nothing else is known about them. A little more is known about Caroline and her family. In 1860, the census taker found Martha Kirkland living in Chapel Hill with three female slaves, ages twentynine, thirteen, and five living in a single structure.

Luckily, the 1870 census answers the question of who Caroline became in freedom. Martha Kirkland is listed living with an illiterate domestic servant Caroline Kirkland aged 38. Also ten year old Jesse Kirkland, a mulatto boy. Ten years later, Caroline is living on her own in Chapel Hill. She is listed as age 45 living with sons Jesse aged 16 and Gaston aged 22. Jesse was working as a servant in a hotel and Gaston was a barber. By 1900, Jesse had taken over the house. He was working as a brickmaker and was married to Mittie Ann Sellars from Chatham County. The records states Jess was born in August 1862 and Mitte in November 1873. Mittie had two children by Jesse but in all the couple had five all together: Callie, Rasalphia, Jesse Jr., Offla, and George. Caroline lists herself as a widower and her birthday as May 1832. She also reveals in her life she has given birth to four children but Jesse is the only one alive. The family also has black boarders.

Caroline had died by 1910 because the next census only lists his family living on Rosemary Street. They had been married for twelve years and the children listed are Kellie, 24, Roser, 22, Jesse 20, Osbuy, 16, and George, 11. On November 22, 1930, Jesse took the secret of his father's identity to his grave. On his death certificate, Carolina is listed but the line for the father's name has two simple "x" mark in its place.

Examining the 1870 census for Caroline, Richard, Mahala, Harriett, and Mariah is extremely difficult not knowing the names they took after slavery. Their stories are one of thousands from Orange County's past that have been lost since emancipation almost 150 years ago.

But after posting a version of this history online, descendents of Harriet contacted the Preservation



Deardra Green-Campbell visits the home where her ancestor, Harriett, was enslaved.

Society and revealed what happened to these black members of the Hogan family.

Deardra Green-Campbell of Atlanta, Georgia revealed Harriett and her husband fled to Goldsboro soon after Union troops arrived in April 1865. Mariah fled with

Harriett and appears in the Goldsboro area immediately after the war in 1866. Their story suggests a mass exodus away from the Hogan plantation to the safety of Union lines. But Harriett's great grandchildren also revealed Harriett's son, Haywood born around 1845, named his father as William J. Hogan, the brother of her white master.

To confirm and highlight the story the Hogan families, the Preservation Society is sponsoring a DNA test between both sides of the Hogan family.

### Hogan – Rogers House Restoration Team

Mike Blake, Blake Moving Company

David Caldwell, RENA

Rev. Robert Campbell, RENA

Ernest Dollar, Director, Preservation Society of Chapel Hill

Tom Heffner, Preservation Committee, Preservation Society of Chapel Hill

Burnice Hackney, St. Paul A.M.E. Church

Cleo Hogan, Hogan Family genealogist

Tyler Momsen-Hudson, Construction Director, Habitat for Humanity

Patric LeBeau, Architect, Perkins and Will architects

Rev. Thomas Nixon, St. Paul A.M.E. Church

Lauren Poole, Intern, Salem College

Susan Levy, Director, Habitat for Humanity

Yvonne Ng, Preservation Society of Chapel Hill, M. Arch., LEED AP

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### PERKINS +WILL

April 24, 2012

Robert L. Campbell and David Caldwell Jr. 1711 Purefoy Drive Chapel Hill, NC 27516

Re: The Rehabilitation of the Historic Hogan-Rogers House

Dear Mr. Campbell and Mr. Caldwell,

For more than 75 years, Perkins+Will has been dedicated to the philosophy that design has the power to transform and enhance the mission and business of our clients and improve society overall. In every project, we strive for a comprehensive understanding of our clients' mission, vision, needs and context in order to transform their culture and environment. We are deeply rooted in our mission of creating ideas + buildings that honor the broader goals of society.

Since 2007, Perkins+Will has more explicitly committed our resources to serve society through an extensive pro bono program. Through our public interest work, we seek to address basic human needs - food, shelter, health, education and empowerment. Since our initial experience working hands-on in New Orleans after hurricane Katrina, our Social Responsibility Initiative has expanded our pledge to Public Architecture to commit 1% of our billable resources to support pro bono initiatives.

Every year, Perkins+Will contributes the equivalent of a 15-person firm working full-time to provide pro bono services to organizations in our communities who would otherwise not have such access. We have empowered all of our offices to engage in their communities on a local level. With a global perspective supported by local engagement, social responsibility is a core value of our firm and integral to everything we do.

In keeping with our commitment to pro bono work, the Research Triangle Park office of Perkins+Will is committing to Roger-Eubanks Neighborhood Association to assist in the relocation and re-settlement of the historic Hogan-Rogers House to a new location. We will donate our professional architectural design time to:

- Help with the permitting to move the structure
- Design of a new foundation for the house relocation
- Design of the exiting required to meet the fire code
- Concept design of the renovations required to the house. This will be used to raise
  additional funds and generate interest in the ultimate repurposing of the structure.

NORTH AMERICA | ASIA | MIDDLE EAST | AFRICA | EUROPE

### ATTACHMENT F - 12



















#### **Press Coverage**



Burnice Hackney, left, unfastens a plywood panel so the Rev. Thomas Nixon can open the front door to the historic Lloyd-Rogers House during a visit by members form the Chapel Hill Historical Society

# 'TREASURE' HOUSE

### St. Paul AME aims to move, restore historic Lloyd-Rogers House

#### By DAVE HART

On the front porch at 1621 Purefoy Drive, Burnice Hackney removed the final screw from a big sheet of particle board and slid it to the side, revealing a tattered, cobweb-laden screen door and a dim interior beyond. "It's like opening King Tut's tomb," said Tom Heffner, one of a half-dozen people

"It's like opening King Tut's tomb," said Tom Heffner, one of a half-dozen people standing on the concrete porch, which was half-covered with the periwinkle vines that had swallowed the front steps. David Caldwell pushed the door open, and everyone followed him carefully.

and everyone followed him carefully. No golden riches lay within, alas. The house, which has been boarded up for a number of years, was a mess. Broken furniture, shards of glass, discarded shoes, beer cans were everywhere. One room was filled wall to wall with clothing, while a single dress and jacket were draped neatly on a hanger on the wall.

Here and there, the floors, ceilings and wallboards had broken through, in some places revealing rough-cut wood underneath.

"This is hand-sawn lumber," said Heffner, preservation committee chairman of the Preservation Society of Chapel Hill. "There's quite a bit of the origi-



The 19th century frame home may be carefully moved to make room for a new St. Paul AME church.

nal stuff here: some of the trim, floorboards, part of the stair rails. This is certainly what you would have seen mid-19th century or earlier." Although most of what was strewn

Although most of what was strewn throughout the rooms was trash, Ernest Dollar, executive director of the Preservation Society of Chapel Hill, says the house itself – a pale green, twostory Greek Revival known as the Lloyd-Rogers House – is a treasure of sorts, and one worth preserving.

"It was built, we think, around 1845, by the Hogan family, a very prosperous, white, Orange County family with ties to the Revolutionary War," said Dollar, who organized the expedition to unseal the house earlier this month. "The house passed into the possession of descendants of slaves in the early 20th century." The location of the Lloyd-Rogers

The location of the Lloyd-Rogers House, just east of Rogers Road, may be its undoing – but Dollar and others hope that location might be its salvation as well.

St. Paul AME Church plans to move its church – literally deconstructing the existing building and transporting it – from its location on Merritt Mill Road to the exact spot where the Lloyd-Rogers House now stands. St. Paul's pastor, the Rev. Thomas Nixon, said he hopes to break ground on the Purefoy Drive site by late this year or early next. That means, of course, that the house

has to go.

Dollar and the staff of the Rogers

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he Daily Car Heel

News



DTH/KATIE SWEENEY The Chapel Hill Preservation Society wants the abandoned house on Purefoy Drive to be preserved and used as the Rogers Road Community Center

## Historical Rogers Road house has ties to slaves' descendants

#### By Cheney Gardner Scott Writer

Deardra Green-Campbell never guessed that she was descended from a white slave owner until she came across the will of Thomas Lloyd Hogan on the Chapel Hill Preservation Society ebsite two weeks ago. Green-Campbell found names from her fam-

ily tree in the will — and while the name of a long-distant grandmother belonged to a slave, as expected, the name of her partner belonged to

expected, the name of her partner occurged to Hogan's white son. The will had been posted by Preservation Director Ernest Dollar just weeks earlier, and Green-Campbell contacted bins to learn more. Th had only been a week or two since I put that up. Dollar said. T thought, 'How did this memory field this areasto?"

tion up, total and, thought, now not that woman find this already?" Green-Campbell said she was on a mission to learn about her past. Dollar told her that he had discovered the will in the Hogan-Rogers house on Purefoy Drive, which Thomas Lloyd Hogan house to a hallt in 1843.

That house is slated to be moved 150 yards That house is stated to be moved 150 yards from where it is now to the corner of Porefoy Drive and Edgar Street within the year, so she and her bushand traveled from Atlanta to Chapel Hill on Tuesday to follow their history. The house is on land that the St. Paul's African Methodist Episcopal church purchased to 2006. Dellar and the Preservation Society

in 2006. Dollar said the Preservation Society has been working with the Rogers-Eubanks Neighborhood Association to move the house to

make way for a new church complex. Dollar said the relocated house would be used as a community center for the Rogers-Eubanks Neighborhood Association. Orange County Commissioners have discussed the possibility of using the center as a form of remediation for residents in the historically black and low-income area, which has long hosted the county's landfill. "It would include a food bank and education

programs," Dollar said. The Preservation Society is also working to

use the basement of the house-which can't be moved - in the church's planned moseum.

moved — in the church's planned mouseum. "It would be very authentic because you can be in the space where the slaves lived," he said. The Hogan-Rogers house was boilt by Hogan and passed down through the Hogan family. In his will, Hogan also left his slaves, including Harrist Hogan-Latta, Green-Campbell's great-ment energy regulatority to his wm. great-great grandmother, to his so

Sam Rogers, a descendant of the plantation's slaves, later purchased the house but lost it in the Great Depression. Green-Campbell said finding the house has

been a breakthrough in her search. She has scranged for her male cousin to take a DNA test so that the results can be compared

with DNA from the Hogan family. Members of the Rogers-Eubanka Neighborhood Association hosted a community event in honor of Green-Campbell's visit, and long-time resident David Caldwell said histories like Green-Campbell's are central to Rogers Road. "This is an amazing journey," Green-Caldwell

COURTESY OF ERNEST DOLLAR

Deardra Green-Campbell stands in front of the house on Purefoy Drive, Campbell is a descendant of one of the slaves of the house's original owner

told the crowd. "To stand in that house ... " she started before breaking into tears. "There's just so much history here."

> Contact the City Editor at city@dailytarheel.com.

### Heritage Tourism



### The Freedom Road: The African-American Heritage Trail

The excitement of hearing old history in a new way is the key to developing heritage tourism for Orange County. Across the U.S. travel experts believe African American heritage tourism is a growing trend. Including sites that were important places for the black community and reinterpreting old sites would attract a growing national audience of both black and white travelers.

"It's the second-fastest-growing market segment of tourism," said Rich Harrill, director of the University of South Carolina's Institute for Tourism Research. He listed nature-based tourism as No. 1. African American tourism has grown over the last decade . Growing numbers of black tourist alone spent \$30.5 billion in 2005. Travel industry officials say Southern states need to pay attention to preserving important black landmarks.

"African-Americans and other minority travelers have a genuine desire to connect with their past and are willing to spend money on leisure travel that provide them a personal and rewarding heritage experience," says Charlotte Haymore, president of the Travel Professionals of Color Association. "Statistical reports show that minority tourists spend approximately \$600 billion annually on heritage travel. Destinations and suppliers that reach out to this niche group will benefit and have a hand in helping stimulate the economy," she says. The African-American market is growing at nearly the same pace.<sup>1</sup> Other cities, like St. Augustine have developed their own African American trails system, along with Washington D.C., Philadelphia, and, most locally, Greensboro offers visitors a *Walkway of History* walking tour.

The restored Hogan-Rogers House would serve as a community center that would tell area's history through its own story and its connection to other significant historic sites, that, together, tell a bigger story. This African-American cultural corridor provides an additional ability for economic sustainability while educating the community about the experiences of rural Africans Americans in Orange County. Currently, This Colonial Heritage Scenic Byway leaves Hillsborough follows a route down Hwy 86. The Scenic Byway, which the Hogan story is featured, runs by the community.

http://www.co.orange.nc.us/occlerks/0408176a.pdf</u>. An extension or alternative route featuring African-American Historic Trail. http://www.ncdot.gov/download/travel/scenic\_byways.pdf

Extending the *Freedom Road* trail through Orange County, and into Durham County, would create a partnership opportunity with neighboring Chambers of Commerce for Hillsborough, Chapel Hill, and Durham Expanding the trail would attract more visitors allow for the eastern end of the trail to be anchored at Stagville Historic Site and the current trail systems they connect to, such as the Network to Freedom trail established by the National Park Service.



<sup>&</sup>lt;sup>1</sup> Salome Kilkenny Travel and Tourism .Industry Focus. Magazine Edition. May 2009.



### **Corridor Sites**

- **1. St. Paul A.M.E. Church Museum** Purefoy Rd. This 1,700 sq. ft. museum will feature an exhibit on the history of the community, house a community archive, and host art exhibitions. The museum's design will incorporate the original brick basement of the former Hogan-Rogers House where the family slaves lived and worked.
- **2. St. Paul A.M.E. original chapel** Built in 1892, this church served Chapel Hill's first African American church.
- **3.** Hogan Rogers House Purefoy Rd. Home of Thomas Lloyd Hogan who held eighteen at least slaves in 1850.
- **4. Rogers Jones Cabin** Edgar St. After losing ownership of the Hogan
   Rogers House, Sam Rogers built this log cabin in the early 1930s.
- **5.** Alexander Hogan Plantation Site Duke Forrest off Eubanks Rd. Listed on the National Register of Historic Places this site features remains of the plantation home of Alexander Hogan and a small cemetery.

- **6.** Nunn's Chapel Site Eubanks Rd. Ruins of two-story church built by Rev. Mathew Nunn in 1946. Only the foundation and massive three-sided front steps remain.
- **7. Morris Hogan School** 402 Eubanks Road. School founded by former slave, Morris Hogan, in the 1870s. The two room school house was finally closed in the 1920s.
- **8. Morris Grove Elementary School -** 215 Eubanks Road. New elementary school named in honor of former slave and educator Morris Hogan.



### St. Paul A.M.E. Church Museum and Heritage Center

 St. Paul A.M.E. Church Museum – This 1,700 sq. ft. museum will feature exhibits that tell the story of the Rogers – Eubanks Road community from its founding to the present. The facility will also house a collection of archival material for researchers and display artifacts from the area. In addition, the space will exhibit artworks by local and regional African American artists. A unique feature of the museum will be the incorporation of the brick basement from the Hogan-Rogers House, which was moved from the site, into the design of the museum. This basement was the site where the Hogan family slaves lived and worked in the 1840s to the 1860s.

Parking, facilities, and staffing make the St. Paul's museum a perfect hub for visitors to the African-American Heritage Corridor. The church's large meeting space can host large concerts, lectures, or other historical events that would attract visitors to the area.

### St. Paul African Methodist Episcopal Church



2. St. Paul A.M.E. is the oldest congregation in Chapel Hill founded in the mid 1860s and current structure was built in 1892. This church is scheduled to be moved in 2012 from its original location in Chapel Hill to Purefoy Dr. During the move the brick veneer would be removed and the church restored to its original appearance.



### **Hogan-Rogers House**

3. Built around 1845, by Thomas Lloyd Hogan, the Hogan-Rogers House is a perfect example of Greek Revival architecture that was prevalent in Orange County. In the early 20<sup>th</sup> century the home left the Hogan family and was purchased by Sam Rogers, a son of former slaves, who lived in the house until he lost it during the Great Depression in the 1930s. The home has few modifications and retains much of it original interior.

### Sam Rogers' Log Cabin



4. Evicted from the Hogan-Rogers House, Sam Rogers erected a log cabin near the site of the former slave quarters for the Hogan Plantation. The story-and-a-half structure was built in the early 1930s. Several generations of local families have lived in the house over its eighty year history. The home is made of simple pine logs and features a well in the rear of the house. Home's of this type are very typical of those built by share cropping families in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries.



Sam Rogers and his grandsons, Alfred "Dave", Norman Barbee and Robert Walker in front of the cabin.



### Alexander Hogan Plantation Site

5. The Alexander Hogan Plantation Site, which was inhabited between 1838 and 1890, consists of four stone outbuilding foundations, a chimney fall, and a cemetery. Listed on the National Register for Historic Places in 1996. In his report to Duke's Board of Trustees, President Nannerl O. Keohanet said the Hogan " site's importance as a research and educational resource makes it far too valuable to be destroyed by a trash dump." Currently, this site is within the boundaries of Duke Forrest.

### Nunn's Chapel



6. The church was organized Oct. 30, 1938. In December 1944, Matthew and Julia Nunn donated 2.36 acres for construction of a church, to be known as the First Baptist Church of the New Hope Association. In May 1945 the name was changed to Nunn Chapel of the New Hope Association. The building was erected in 1946 and burned sometime before 1967, but the foundation and the large concrete front steps remain. The graves of Rev. Nunn and his wife are about 120 ft to the rear of the NW corner of the foundation on the east side of a huge boulder. Rev. Nunn apparently selected this picturesque site for his wife's grave in 1956, and was later buried beside her following his accidental death at age 79.



### **Morris Grove School**

7. Morris Hogan had a long-standing passion for education as a passport to a better life for his own and other black children. Yet in the late 1800s, the Orange County school board had few funds for school construction and operation. To fill the void, the board sanctioned the opening of many simple, usually one-room, segregated schools that were built and operated by local individuals or groups.

Morris won permission to create the Morris Grove Elementary School, using his own land and funds, at what is now 402 Eubanks Road. It is remembered as a simple frame structure with only pump water, outdoor toilets and a spartan interior heated by a wood stove in cold weather. The school probably stayed in operation from the 1880s to the 1920s, until tax-based public schools took over. All of the Hogan children and some of the grandchildren attended it. "We walked through the woods on a muddy wagon path to get there," said Samuel Rogers, 65, who went to the school through third grade. "Didn't have no shoes most of the time. Once I got there, I had to hold my feet up to the sun to get them warm."

The school was a wooden, one-room, simple frame structure with only pump water, outdoor toilets and wood stove heating. The original doors are covered in brick. A cement porch was added. The house is owned by Mazie Hogan Cradle, a former Morris Grove student.

### ATTACHMENT F - 33

### Morris Grove Elementary School



8. The school built in 2009 and named after former slave and educator, Morris Hogan. The school would be incorporated into the trail through outdoor interpretive signage covering the history of their namesake and rural African American education after the Civil War.