

# East Winston

From Page A13

erty are Joe E., Gary J. and Wanda Walker, whose address is listed as 120 W. Third St.; Sam Ogburn and Home Real Estate Loan and Investment Co. at 100 S. Marshall, Thomas H. Hooper

Road; Jack A. and Madelyn Clinard Baynes of 4417 Erie Drive; Dillon and Hastings Realty, Kernersville; House Realty Partners of Raleigh; Charles and Marie Koves of Dobson; I.B.

listed with between five and 10 residential parcels or properties are:

J.L. Newton Jr. of 105 W. Fourth St., Milton Crofts of Clemmons, William H. Andrews

of 5019 Page, Geneva Hill of 1444 Hattie Ave., Allen S. Goslen of 2400 Merrimont Drive, Carl Russell of 822 N. Ridge, Otis Parrish, P.O. Box 16435 and Clark Brown and Sons Inc. of 727 N. Patterson.

Among investors with fewer than five East Winston properties were Joan Dize of 233 Hearthside, Bob Dahmer of Pfafftown, Donald Bailey of Lewisville, Garland Jones of 214 Cheltenham Drive, D.W. Andrews Jr. of 1315 Excelsior, Tom Andrews of 3802 Barkwood, Quinter Inc. of 4351 Johnsborough Court, Paul Cloud of 813 Cameron, James H. Lowery of 1611 25th St., Wayne and Sandra Shugart of 1795 Robinhood Road, John W. Meeks of 3421 Jeketer Drive, Helen Clinard of Pfafftown, Roger Sessoms of Raleigh and David Cooper of 3294 Kernersville Road.

There are a number of middle-class neighborhoods, mainly to the east of traditional East Winston, where virtually all of the homes are owner-occupied. Where there is a high percentage of owner-occupied dwellings, such as around Maryland Avenue and in the Slater-Gerald Street and Eldora Street-Dellabrook Road neighborhoods, property is well-maintained and assessments are high.

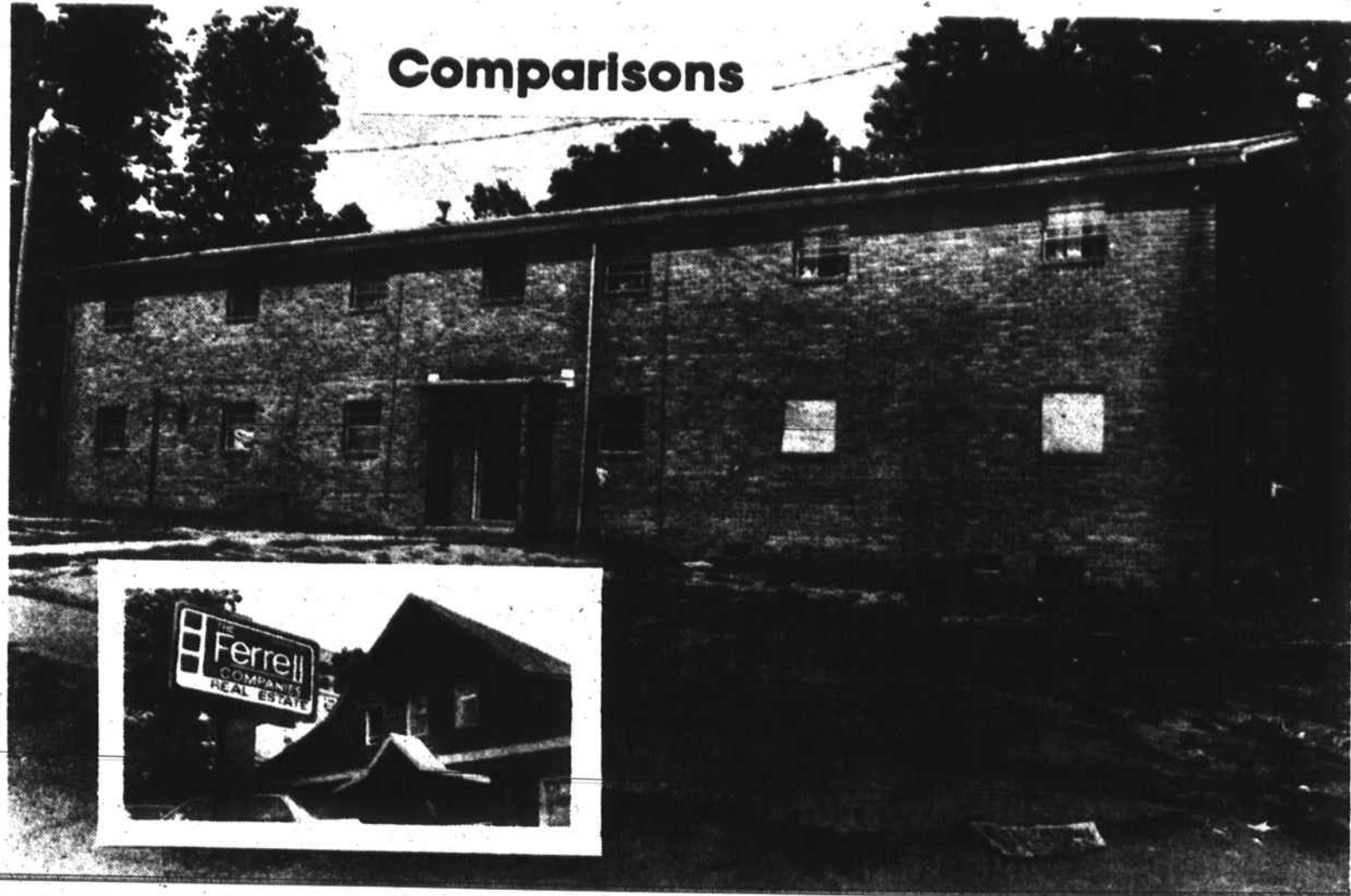
In addition to the concentration of residential property in the hands of private investors, the city of Winston-Salem and Forsyth County are listed as owners of a substantial number of parcels of property in East Winston, which

has been the target of slum clearance and housing programs over the last 30 years.

For example, the *Chronicle's* examination indicated that, based on the latest records on file in the city-county tax office, the city

owns nearly 150 parcels, almost all of them individual lots in addition to renewal tracts set aside for public activity.

Except for four houses on Gray Avenue, the city does not Please see Page A15



Comparisons

E. Vernon Ferrell's interests have a contrasting look, inset, his real estate office, above, apartments in Fairchild Hills. "We have apartments over there. We work hard to keep them in good shape" (photo by James Parker).

of 1415 E. 14th St. and Michael and Meda Pearsall of 732 N. Stratford Road. Their investments range from nearly 40 parcels controlled by the Walkers to 20 or more each owned by Ogburn, Hooper and the Pearsalls.

Among the largest property owners, Thomas Hooper, who runs the Hooper Funeral Home in East Winston, is the only African-American.

Current tax records show that another dozen investors, including three African-Americans, are listed as owning from 10 to nearly 20 parcels of property, again mainly residential structures and properties.

The principal property owners in this category are: H.K. Ogburn, H. Kapp Ogburn Jr., Kapp Ogburn and Sons Realty, 304 Upton St.; D. Elwood Clinard of 630 W. Fourth St.; J.D.L. Castle Corp. of 102 E. Seventh St.; Gilmore Investments Inc., Jerry C. Gilmore Jr. and Jerry C. Gilmore III of 1609 N. Liberty; Crestview Partners and Philip W. Johnson of 200 W. Third St.; H.L. and Almeda Crofts of 1314 Old Salisbury

Swain Sr., Lola Swain and I.B. Swain Jr. of 4835 Old Rural Hall Road; Lewis Hubbard and Hubbard Realty of 285 S. Stratford Road; the late Rober Shoaf of 624 W. 24th St.; L.B. Baldwin in association with Virginia Baldwin, D.G. Kimel and D.L. Cook at 212 W. Fourth St.; and Charles A. McLean of 1750 N. Jackson.

The Gilmores, Shoaf and McLean are African-American.

In a fourth category of multiple property ownership, those

of 3640 Spaulding Drive, Thomas L. Blakley of 801 Dawson, James S. Massey of Roaring Gap, Olivette H. Bynum of 1844 Kentucky Ave., Juanita Masten of 614 Oaklawn; Nell H. Wilson of Rural Hall, Lewis P. Gregory of 3824 Forest Valley Road, Dorothy C. Felder of 2000 Locust St., Nancy Gray Starbuck of 3917 Southdale, Forrest R. Smith of 2025 Raleigh Drive, Nero Davis of 402 E. 17th St., Carolyn N. Hathaway of 735 Roslyn, T.A. and Daisy Hinton

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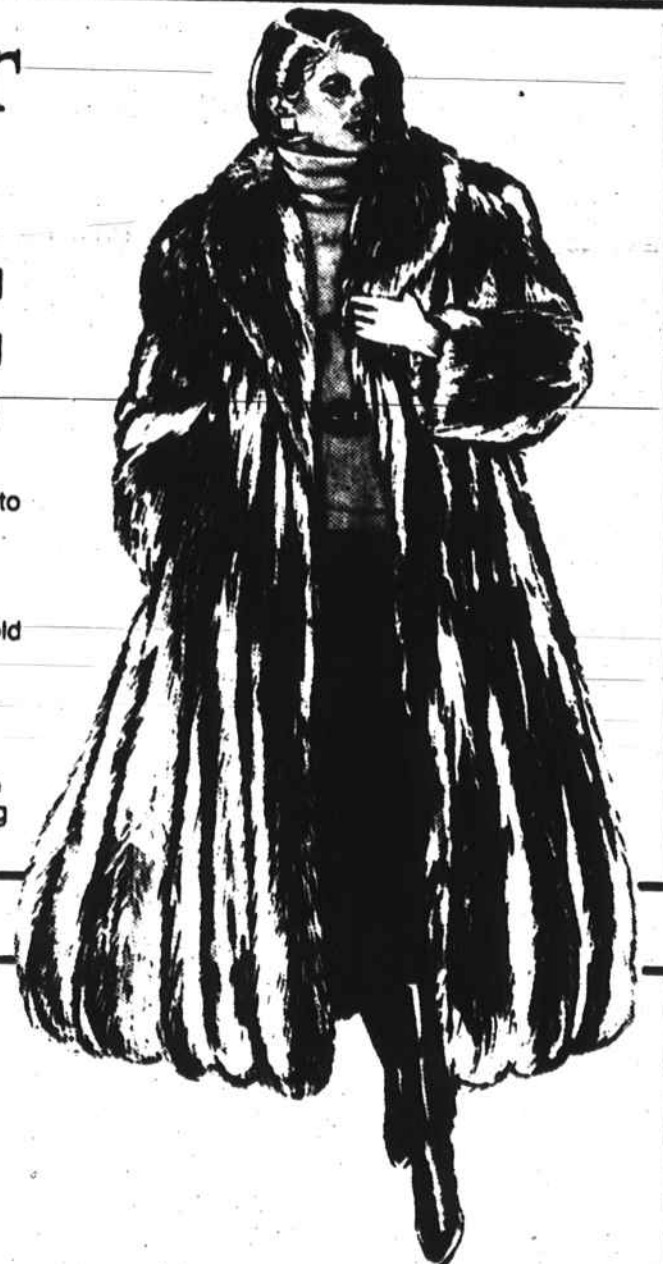
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