

As Town Is Rezoned And Rebuilt

Old Chapel Hill Slowly Vanishes



Granville Towers looms behind the 70-year-old Eubanks home ... part of the vanishing Chapel Hill, succumbing to age.

Spotlight On The Arts

The second biennial Contemporary Music Festival will be held today through Friday in Hill Hall.

Student Prints

Selected contemporary prints by 70 college artists will be displayed through Sunday at the Ackland Memorial

Art Museum in UNC's Second National Student Printmakers Exhibition.

The prints represent all the graphic techniques - from etchings to wood blocks.

The works may be purchased by making out a check to the artist and leaving it with

the entrance guard. Dr. Heller was "tremendously impressed" by the student printmakers' "high degree of professionalism."

Play Premiere

The first American production of a special version of Gogol's "Diary of a Madman" - adapted by Michael Crinkley (UNC English Dept.) from the translation by Andrew MacAndrew - will be presented at 8 p.m. Thursday in Memorial Hall.

The play is the story of a Russian clerk whose mind disintegrates because the people around him neglect him so completely.

It is sponsored by Graham Memorial in cooperation with the English Dept. Tickets are on sale at the GM Information Desk 50 cents for UNC students and \$1 for the general public.

Wesley Hosts Films

"The Bridge" and "The Titicut Follies", films dealing with the induction of German teenagers into the nearly defeated Nazi army and the conditions of a Massachusetts mental hospital, will be shown at the Wesley Foundation this week.

A hopeless defense of their hometown becomes a nightmare for seven German youths in "The Bridge." "The Titicut Follies" was made at Bridgewater State Hospital for the Criminally Insane by a lawyer outraged at the hospital conditions.

By JOE SANDERS of The Daily Tar Heel Staff Next time you're in Chapel Hill, take a look at a vanishing town. . . you may never see it again.

The vanishing Chapel Hill is not the pruned and pampered University campus of the neo-colonial shop fronts along downtown Franklin Street.

The vanishing Chapel Hill is found on shady streets where generations of students have strolled on the gravel or brick walks under the elms and oaks.

The old houses, some stately and some modest, stand back from the streets on lawns flowered with daffodils, honeysuckle and dogwood. . . timelessness-like Mallette Street, where the last person to make a home there moved in eight years ago, a newcomer among residents of 30 years and longer.

This is the vanishing Chapel Hill a chapter in the story of the vanishing South. The antebellum and Victorian homes, no longer a part of the economic picture, are succumbing to age.

For the people in these communities the transition period is a painful experience. Where one old neighbor used to sit on his front porch swing or coax his roses into more yield per bush, students now buy hamburgers.

Or like Cameron Avenue, where two years ago the homeowners watched two high-rise dormitories spring up behind Clyde Eubanks' 70-year-old house and wondered where progress would strike next.

Now they know. Two years ago Eubanks died without a will and now another such dormitory is being planned for his property.

And on Mallette Street, just around the corner, Anne Queen who has lived there since 1960 has watched her

property be rezoned for commercial construction despite her constant opposition.

"One of the things I've been surprised to learn from this whole fight," Miss Queen said, "is that a person can have his property rezoned while he's in complete opposition. When a person moves into a home he expects to be able to stay there."

Miss Queen, who directs the campus YWCA, lives in a two-story white hovel at the end of a long gravel drive that runs from Mallette, "the narrowest street in Chapel Hill."

Beside the drive stands a vine-covered fence that divides the Queen property from the back two acres of the Eubanks'.

"Chapel Hill has its own beauty," she said, "and I don't want to see it become just another town of apartments and suburbs."

Miss Queen's property was rezoned for limited construction even though nothing will be built on her lot. "In order to keep the new dormitory far enough away from a residential area to meet a building ordinance they eliminated the residential area," she said.

"The Eubanks property is desirable for a dormitory because it has room for a parking lot," Miss Queen said.

"My objection is that the whole character of this community will be changed; the Eubanks property is too pretty to be turned into a parking lot."

"This is an example of spot planning; the Board responded to short-term demands."

Bob DeMaine, who represents the Chapel Hill Planning Board, argues that towns like Chapel Hill are responding to long-term demands if anything.

"I'd personally rather live next to the Eubanks house

with its well and old kitchen out back," he said.

The walls of DeMaine's office on the second floor of town hall are covered with maps of Chapel Hill. He pointed to one entitled "Development Plan for 1980," where the Eubanks property was still a residential zone.

"You have to think of the people who will benefit from rezoning 10 to 15 years from now. I thought that the Eubanks' property could best be developed in some other way, but my job was to recommend ways in which the dormitory could be planned so that it would least impose on the people already living in the community."

People who live in communities like the one around the Eubanks land are painfully discovering that the economics outweighs tradition when such problems arise.

The Eubanks home is a white house three stories high with a pillared front porch and two acres of land. Those with enough money to buy such property would rather invest in a newer home with modern conveniences. And those who take over property such as the Eubanks' would rather sell to developers who are willing to pay much, much more.

But for these people the transition period is a nightmare of watching the homes and community they have known disappear.

Next door to Miss Queen

is the home of James Lewis, and his family. The 47-year-old Lewis, who holds two masters degrees from UNC works in the University's law library. Isabelle his wife, runs one of the oldest kindergartens in Chapel Hill in a little house in their back yard.

"We were not rezoned along with Anne," she said, "but we opposed the building from the start. We presented the Board of Aldermen with a petition with 54 names on it."

"It is not the town's responsibility to provide dorm space for the University, especially when the University has empty land on South Campus and empty beds in its dorms."

It was a warm day and the door and windows were open. Through the kitchen door you could see the dogwoods blossoming. Beyond them, the Eubanks house peeked through the trees.

"The nine months of building will be a nightmare," she said. She pointed beyond Anne Queen's house.

"When they built Granville dorm over there, the noise was constant from 7 a.m. until late at night. There was a solid sheet of dust over everything."

"But I don't think anything can be done now."

She was right. On April 8, the Board of Aldermen voted on the Eubanks issue. The vote was 4-3 to rezone. The petition with 54 signatures was declared invalid because it had

not been submitted to the Town Clerk, but directly to the Board.

James Lewis and his 10-year-old son, Timothy returned from fishing Tim tromped into the house carrying a large bass.

"Fine" his mother said dryly, "do you want to scale him?"

James settled into his favorite livingroom chair. "Two of our children have never known another home than his house," he said. "Our attachment is emotional, but legally we don't have a very strong case."

"Besides if we moved out of here, where could we move that is so pretty and so close to the University? There are few places like this left anywhere."

For James Lewis and the 54 other townspeople who signed the petition against rezoning, it is now time to wait. They are watching the Chapel Hill they know, and that generations of students have known give in to progress.

"Well this is nothing new," James said. "It's happening everywhere."

He stared out the window at the trees. "I grew up—spent my entire childhood—in one house in Lincolnia, Va. It was then a lovely rural area."

"Two years ago they tore that house down. Now Lincolnia is a hamburger stand, a shopping center and apartments."

"I don't ever want to go back there."

SANDY DENNIS · KEIR DULLEA. ANNE HEYWOOD AS ELLEN MARCH



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Yesterday's Answer 33. Polished 34. Safes: thief's slang 35. Beverages 37. Italian coin 39. Remain 43. Playground: abbr.

