



Exterior Rendering

The Brannan condominiums

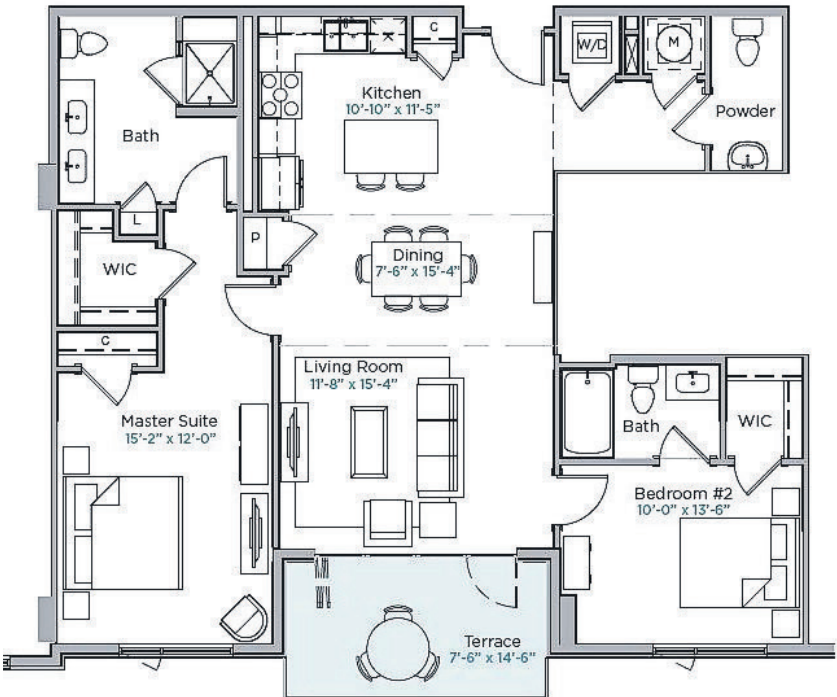
New condos
75 percent
under contract

BY REBECCA R. NEWSOME, MIRM

Looking for exceptional condominium living at a highly desirable Downtown Durham address? Consider The Brannan, at the corner of Hunt and Roney Streets, before it's too late. Under the thoughtful guidance of Henry Lambert, principal of Lambert Development, The Brannan was designed by renowned Roger Ferris + Partners in collaboration with JDavis, a leading North Carolina condominium architect. Of The Brannan's exclusive 35 condominiums under construction, only eight opportunities remain.

"Downtown Durham has been hungry for condos of this caliber for quite awhile," says Molly Barnes, Brannan Sales Manager and Broker with the Durham office of Berkshire Hathaway HomeServices York Simpson Underwood Realty. "We currently have wonderful floorplans for 2 bedroom/2.5 bath condos and 2 bedroom/2 bath condos with dens available for sale. We expect construction to be complete in early fall, and we already have contracts on 27 homes. It's exciting to have this volume of interest before the roof has even been built. Anyone interested should contact me right away... We don't expect to have many purchase opportunities available for long."

What does The Brannan offer that other area condominium properties don't? For starters,



a crisp, clean, modern façade, with a street-level wall inspired by Luis Barragán, one of the major figures in 20th century international architecture. Another distinctive feature is that each Brannan home will include a floor-to-ceiling glass door that opens onto a large terrace, which will significantly expand living space to the outdoors. "These doors are fully retractable and include a screen and shade," says Barnes. "Brannan buyers have been very excited about the ability to bring the outside in." Brannan interiors will include 9' ceilings, hardwood floors throughout living areas, well-detailed kitchens with quartz countertops, under-counter lighting, and stainless steel Bosch appliances, and luxurious baths with European-designed Grohe fixtures. A private parking garage with assigned spaces will be located under the building, with elevators

from the parking levels to the upper floors. A refrigerated area off the lobby will be available for deliveries when owners aren't available to accept them, and two bike racks will be provided per home. "Everyone has been impressed with the level of sophistication we're offering," adds Barnes.

The Brannan's notable location will place residents within easy access of Downtown Durham's dynamic lifestyle without the noise of being in the nucleus of all of the activity. Residents will enjoy the "walkability" of the property to Durham Central Park, the Farmer's Market, Carolina Theatre, the YMCA, Durham Performing Arts Center, Durham Bulls Athletic Park, and a profusion of shops and restaurants. Duke University and major thoroughfares are also nearby,

SEE **BRANNAN/PAGE A9**

Design show features projects meant to lift communities

BY KATHERINE ROTH
THE ASSOCIATED PRESS

NEW YORK — "By the People: Designing a Better America" is not your typical design show. There is no posh furniture, and any glitz comes intertwined with grit. The show is a paean to local ingenuity and "can do" spirit.

These are designs intended to save lives or improve the quality of life for communities in need.

The show, on view at the Cooper Hewitt, Smithsonian Design Museum here through Feb. 26, features 60 design projects from across the country. Some aim to expand access to education, food, health care and affordable housing. Others are meant to increase social and economic inclusion or improve alternative transportation.

The vast exhibit was organized by Cynthia E. Smith, the museum's curator of socially responsible design, who logged over 50,000 miles and devoted over two years to exploring shrinking post-industrial cities, sprawling metropolitan areas, struggling rural towns, and places hit by disasters or poverty, in search of inspiring design projects.

"I traveled to places of persistent poverty, to Indian reservations. One big takeaway is that poverty is often hidden, but it is all around us," Smith says. "I hope people going through the exhibit begin to see that the causes of poverty are old and complex, and so the design solutions to various aspects are also complex."

For instance, the exhibit features Cleveland's Evergreen Cooperatives, meant to build wealth for low-income residents while reducing the area's carbon footprint. The cooperatives, which include a green laundry, an alternative-energy enterprise and a hydroponic greenhouse, provide training and create jobs, while also serving area hospitals and businesses.

Also in Cleveland, the Collinwood Community Center, built on the site of a sprawling former K-mart store, has turned a blighted eyesore into a colorful community hub with pools, gyms and other facilities.

Around the country, Smith says, abandoned strip malls are being redesigned and converted by communities into libraries, schools, museums, day care centers and flea markets.

In Texas, the Rapido Rapid Recovery Housing program rethinks the model for large-scale rebuilding after natural disasters. Instead of bringing in temporary mobile homes for

SEE **DESIGN/PAGE A9**

Mystery Plant: 'Black locust,' Robinia pseudoacacia

BY JOHN NELSON

I love Paris in the winter when it drizzles.

— Cole Porter

You need to go to Paris some time, and it doesn't matter which part of the year. Of course, it is a big city, but it is not hard to become lost in its charm, and in places where the tourists don't end up. A couple of years ago I was in Paris on a chilly spring break, and of course, as a botanist had to pay homage to the fantastic natural history museum (<https://www.mnhn.fr/en>), its gardens, and its world-renowned herbarium. Its collections contain many specimens of plants from the

Southeast, collected in the 17th and 18th Centuries, including those of Andre Michaux, famous botanist who resided in Charleston, and who studied much of the plant life in South Carolina.

But after a long morning of studying old plant specimens, my charming host, Gerard Aymonin, decided that the visiting American needed to see something growing — a tree — growing just outside. And what a tree it was! One of the oldest trees in all of Paris, it was our Mystery Plant, planted in 1636, and still chugging along, although partially fallen and otherwise propped up with supports. An amazing sight in the drizzle.

This is a tree which at maturity is usually a bit stunted and curved. Although not considered a primary source of lumber, its wood is one of the hardest of any species in North America. Historically, this wood was used for planking and beams, and it also makes a really durable fencepost. The leaves are compound, each producing a long rachis with 7-9 leaflets on each side, plus one at the end. At the base of each leaf will be a pair of pliable, green, horn-like stipules. The stipules persist throughout the growing season and even after the associated leaves have fallen, at which time the horn-like



Photo by John Nelson

SEE **PLANT/PAGE A9**



Matt Flynn | Cooper Hewitt, Smithsonian Design Museum via AP

This undated photo provided by the Cooper Hewitt, Smithsonian Design Museum shows an installation view of "By the People: Designing a Better America."

DESIGN

FROM PAGE A8

displaced families — and later building homes that might not suit their needs — Rapido quickly deploys a 400-square-foot "core" housing unit containing a living space, kitchen, bathroom and bedroom on a family's property. While the disaster-relief application process gets underway, architects and contractors work with families to expand and customize the unit. This allows families to live on their own property — and in their own home — during reconstruction, and quickly find themselves with a completed house that they helped design.

The show also includes futur-

istic, fuel-efficient commuter vehicles made of aluminum and steel, with tiny moped motors. The vehicles were created by a Michigan design team called "The Future People" to get people around cities and suburbs at minimal cost, with room for groceries or other supplies.

In farming communities across the United States and in Canada and Britain, a coalition of makers, engineers and farmers builds "Farm Hack Tools," including pedal-powered tractors with features like customizable, 3D-printed seeder wheels.

The show begins with a section on design solutions to improve interactions between police officers and the communities they serve. In Chicago, for instance, a basketball court was built on a vacant lot attached to a police station to

encourage interaction. As the exhibit continues up a side staircase, charts show housing costs and the salaries required to afford them in various parts of New York City.

In the museum's Process Lab, visitors of all ages can try coming up with their own design solutions to different community challenges.

Organized into thematic sections — Act, Save, Share, Live, Learn and Make — the show is the third in a series devoted to socially responsible design, but the first of the series to focus on communities in the United States. The exhibit will not travel beyond New York, but is accompanied by a hefty catalog, featuring details about each project and interviews with the designers, as well as a chapter by Smith.

PLANT

FROM PAGE A8

growths become woody and hardened, very effective as sharp thorns. These "stipular spines," as we botanists call them, are variably abundant on different individuals, and at different ages. Rapidly growing sucker branches typically have lots of spines, while new growth on upper branches usually produces few. This species blooms generally in late spring, producing handsome, white sweet-pea shaped blossoms, many held together in a loose raceme, and dangling. The flowers at the height of blooming are quite fragrant. As a member of the bean family, it produces legumes as its fruit type. In this case, they are flat, papery pods, about 3" long, containing a number of hard, black seeds.

Our Mystery Plant tree is native to North America, presumed to have a rather odd distribution. It is widespread in the Appalachians, and then jumps over to the Ozark Plateau of Arkansas and Oklahoma. But it can be found widely in North America, surely as a "wild" plant... and this suggests that it is somewhat invasive, or at least a bit rambunctious. It is indeed something of a weed, commonly growing in disturbed

places, sprouting readily unless the seeds land in shade. Of course, the plants are often planted intentionally, and that helps it to spread. Including in Paris.

John Nelson is the curator of the A. C. Moore Herbarium at the University of South Carolina, in the Department of Biological Sciences, Columbia SC 29208. As a public service,

the Herbarium offers free plant identifications. For more information, visit www.herbarium.org or call 803-777-8196, or email nelson@sc.edu.

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BRANNAN

FROM PAGE A8

allowing convenience to all points of the Triangle.

"We've enjoyed success with similar projects in other parts of the county, and we're delighted to become a part of Downtown Durham," says Lambert. Recent projects by Lambert Development are located in Los Angeles, Pasadena, San Diego, and San Francisco, California; Denver, Colorado; and Cap-Ferrat, France.

To visit The Brannan from NC 147, take the Duke Street exit, 12C.

"We've enjoyed success with similar projects in other parts of the county, and we're delighted to become a part of Downtown Durham."

— Henry Lambert
principal of Lambert Development

Merge onto South Duke Street. Turn right on West Chapel Hill Street, left on Morris Street, then right on Hunt Street. The Brannan is on the left, at 400 Hunt Street. For more information, call 919-973-1516 for an appointment or visit TheBrannanNC.com.

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