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Neighborhood REjuvenation

Curt Large, owner of Evergreen Roofing, bought a dozen houses in the neighborhood west of the University to renovate or rebuild

BY CHARLES HUNG
FREELANCE REPORTER

As students begin to move back to Eugene for a new school year, West University housing is getting an extreme makeover.

University graduate Curt Large, CEO of Evergreen Roofing, bought 12 rundown rental properties that went on the market after the death of long-time landlord Fred Rankin in February. Large purchased the properties for a total of \$1.92 million on June 9.

"Since the purchase of the properties, I've sold three of them," he said.

The units primarily needed cosmetic improvements, Large said. Currently, Large is renovating four of the units. The first of the units will be available for students to rent beginning in the fall.

"That's our goal, to get four of them fixed up by then. But realistically it's going to be three," Large said.

Three of the properties were so rundown, according to Large, that they had to be bull-dozed.

"The value is really in the property," Large said.

Large would like to turn the other two units into apartment complexes because of their favorable zoning.

"If things work out with the city, that's my ideal," Large said.

Large has been roofing for 17 years. He started working as a roofer while studying

public affairs at the University before starting his own business.

"Having worked for a number of people, I saw where they were going wrong and thought I could improve on it," Large said.

For several years, Large has been investing in residential real estate. This, however, is his largest single investment, and his first foray into multiple-unit residential real estate.

"It was kind of a change of pace," Large said.

Large said none of these particular units have been targeted by historical preservation groups.

"None of them have been tagged as far as historical landmarks, so we haven't had to contend with any of those issues," he said.

Also, Large is working to maintain the original look of the houses while using superior, more modern, building materials.

Mike Eyster, interim vice president for student affairs and director of University Housing, welcomes Large's interest in student housing and commitment to providing better rental options. Eyster said he can't assess the competition Large may pose because Large has provided few details regarding his plans for the properties is redeveloping.

Eyster sees Large's interest as a benefit for students because it will force other landlords in the neighborhood to be more responsive to the needs of their tenants.

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Resource Conservation Information for Students and Staff

Ten Things You Can Do To Reduce UO's Environmental Impact

- 1 Report Wasted Energy and Water
Contact Facilities Services at 346-2293 to report any drips or lights left on.
- 2 Reduce Paper Use
- 3 Turn Off Lights When Not In Use
- 4 Turn Off Monitor When Not In Office Or Room
- 5 Buy Products Containing Recycled Material
- 6 Bike, Walk, Carpool, Or Take The Bus
Remember, LTD is FREE to the UO Community... Just show your UO I.D.
- 7 Conserve Water
- 8 Regulate Your Own Temperature
- 9 Avoid Disposable Products
- 10 Recycle Your Used Materials

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- 17 trees
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- 586.5 pounds of air pollution
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*Provided by Weyerhaeuser's Environmental Savings Report

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Sponsored by the UO Campus Environmental Issues Committee

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