

**West End Association  
January 10, 2012  
Meeting Minutes**

Attendees:

Mark Lively, Pres.  
Susan Morris, VP  
Eric Elliott, Treas.  
Kristi Marion, Sec.  
Jim & Missie Vaughn  
David & Lisa Elam  
Clare Fader  
George Bryan  
David Poythress  
Kathleen Ramich  
Stan Hill  
David Phillips  
Richard Atwood  
Daniel Yohannes  
Andrew Leslie  
Wanda & John Merschel  
Amy Smitherman  
Jake Wharton  
Bill & Becky Gibson  
Joe & Langdon Oppenheimer, West Highlands Assoc.

Guest Speakers:

LeAnn Pegram, HRC  
Kathryn Spanos, Reynolds High School Stadium

West End Association President, Mark Lively called the meeting to order.

**New Business:**

**Historic Resources Commission:**

LeAnn Pegram, Langdon Oppenheimer, Amy Smitherman and \_\_\_\_ were in attendance from the Historic Resources Commission. Of the 12 members of the HRC, four live in the West End.

LeAnn presented a program detailing the history of the West End neighborhood, stating that the West End became a historic district in 1986 and was included in the National Register of Historic Districts, but the West End pursued local historic designation and in 1993, the West End became the first "historic overlay district."

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Regarding home ownership, Pegram explained applying for a Certificate of Appropriateness (CofA) for changes to the exterior of West End homes. There are three categories of changes: 1) Routine maintenance, for which no CofA is needed; 2) Minor Work, which is reviewed at the staff level; and 3) Major Work, such as a new porch, addition, demolition or moving of structures, which requires the HRC board's review. The application for Major/Minor work is available at [www.ForsythCountyHRC.org](http://www.ForsythCountyHRC.org). Obtaining a CofA after the fact is costly and time consuming and there is an escalating fine starting at \$75 for the first incident and the fine goes up if the homeowner does not undo any unapproved work. Pegram distributed copies of the HRC Source Book, which details the architectural history and style of the neighborhood; income tax credits program. The HRC Sourcebook is also available on their website.

Pegram said there are two openings on the HRC board which are categorical seats. One seat is open for a West End property owner and they are particularly interested in someone from the Crystal Towers area or South of First Street to be sure the central area of West End is well represented. The second seat is a seat open to anyone in Forsyth County, for a landscaper, arborist, archaeologist or architect.

**HRC contact info: 727-8000 CityLink or 747-7054.**

#### **Reynolds High School Stadium concept:**

Guest Kathryn Spanos attended to present the concept of the Reynolds High School Stadium. She apologized that residents found out about the proposed project by reading about it in the Winston-Salem Journal. Spanos said the group is in the process of setting itself up as a 501(c)(3). She said there are no outdoor sports facilities on campus. Reynolds students currently travel to various facilities, sometimes leasing and renting the space, to practice and play soccer, field hockey, football, lacrosse.

Excerpt from *Winston-Salem Journal* article, "Fundraising begins for Reynolds High School stadium", which ran December 15, 2011"

*"Reynolds High School boosters are looking to raise \$5 million to \$6 million to build a football stadium next to Wiley Middle School across the street from the main Reynolds campus on Northwest Boulevard.*

*The stadium, which has been discussed for years, would seat at least 3,000 people and be built on land owned by Winston-Salem/Forsyth County Schools. The stadium would be constructed using private donations, boosters have told school board members.*

*The stadium would have a turf field and could be used for a number of sports, as well as band practices, said Kathryn Spanos, who is spearheading the effort. It would be beside Hanes Park and open to the public as well as the schools, she said.*

*Spanos said there will be about 4 acres available once the gym is demolished. She said a local civil engineering firm has looked at the site and told her the stadium can be built on about 2 1/2 acres..... Reynolds High School boosters are looking to raise \$5 million to \$6 million to build a football stadium next to Wiley Middle School across the street from the main Reynolds campus on Northwest Boulevard.*

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Spanos said the group wants the stadium to be as "unintrusive" as possible, with great attention to historic detail, allowing the neighborhood to use the facility for summer concerts, 5k races and events.

West End residents raised concerns over noise and the lack of parking. Spanos said that noise would be limited to soccer in the afternoon, but evening football noise should end by 9:30 p.m. She said that although the stadium would hold up to 4,000, only around 2,500 attend a football game on a big night. All current parking would be redesigned, with a lighted brick walkway to parking.

Spanos stated that strong schools are a strong draw for residents to the West End and West Highlands neighborhoods.

Richard Vaughan read a portion of the deed (1919) (though he may have seen reading from a 1999 memo of understanding on shared use), stating that the property was donated by the Hanes family. The City owns the property, but the school board shares in the use of the property, which the deed directs is for "park, playground and school purposes," while Parks and Recreation manages it.

First, funds must be raised, then the group will conduct a parking study, traffic study, etc.

Jake Wharton expressed concern that the proposed stadium location is one of the only viable locations for the relocation of Brunson Elementary. He asked why should the school board give the interest for a stadium priority over the building of a needed elementary school? It is the only site that would not cost the school system money to buy. Barbara Lentz, on the Brunson Elementary committee from the West Highlands neighborhood agreed. She said the same site has been

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proposed for a new Brunson and that a traffic has been done for the property with Brunson in mind.

Councilwoman Wanda Merschel spoke up and said that she felt the presentation for the proposed stadium is premature. It needs to first be presented to the school board and if it is supported, then presented to Parks and Recreation, then neighborhoods before it is presented to City Council.

David Poythress said he would like to see the original bequeathment to see if and what portions are designated for school and park, whether separately or together..

Bill Gibson suggested other, academic uses for the money raised.

Becky Gibson said she would like to see studies done on how the environment would be impacted, as well as a plan for parking.

The 2012 Tour of Homes is set for December 9, 2012. We need to identify a principle organizer of the event.

**Old Business-**

The December minutes were approved. Approval of the October minutes was postponed to the upcoming board meeting, as were the November minutes. Other business was postponed, due to the large program for the meeting.

**February Meeting:** Our February meeting which would fall on February 14th (Valentine's Day), has been moved to Tuesday, February 7th, in the West End Room of the YMCA. It is the Association's Annual Meeting and election of board members. As only paying members are eligible to vote, there will be an opportunity to pay 2012 membership dues at the beginning of the meeting and attendance is strongly encouraged.

The meeting was adjourned at 8:50 p.m.