



May 5, 1977

Dear West End Association Member:

You have probably read about the purchase of the large brown house on the corner of First and Fourth by Grover Shugart Enterprises. This letter is to inform you of developments which have taken place recently concerning that property.

The house in question has been vacant for some time. It is on the southwest corner of First and Fourth, facing onto Fourth. Jones TV Repair is directly across the street. As one goes down the First Street hill toward Hawthorne, the house is on the left. As you go further down the hill, there is a vacant, overgrown lot. Shugart Enterprises also owns the lot.

This tract, and the tract occupied by a deteriorating grey Tudor duplex, is zoned B-3. Shugart Enterprises has petitioned the Planning Board for a change in the zoning to R-1. Additionally, there is a strip of land alongside the tract which is now R-2. The petition calls for zoning this strip R-1. The hearing on the petition is set for Thursday, May 12. The May 12 hearing is the first step in a rezoning process, which culminates with action by the Board of Aldermen.

About two weeks ago, Grover Shugart, Jr.'s, attorney, Sam Booth, informed me in general of his client's plans for the property. He intends to demolish the house, construct on the site a one-story office building which would be designed to look generally residential. This building would be the headquarters of Shugart Enterprises, a contracting firm. It would also house a real estate firm which members of Mr. Shugart's family operate, and it would have the capacity for several other small offices. Behind the office, going down the First Street hill, Mr. Shugart proposes to build a three-story apartment building.

The present zoning, B-3, would support the office building, but not the apartments. A move from the more permissive classification of B-3 to the more restricted uses permitted by R-1 is generally favored by the Planning Board. R-1 would allow the construction of the office building and the apartments. A shift to R-1 would remove any potential for general business use on that corner, and would leave only one tract west of Fourth and north of First left zoned B-3, that is, the grey vacant duplex. I am informed that the owner of that property has expressed an interest in having his property rezoned to R-1. Almost all of the surrounding property is zoned R-2.

On Tuesday night, the Board of Directors met to discuss the plans which had been furnished by Mr. Shugart, the rezoning petition, and the possible reaction to these events which the Association might make. The Board was joined by Larry Robbs and Ron Little, residents of the West End who are architects, and who have expressed an interest in assisting the Association with technical questions which might require their professional skills.

On Wednesday night, May 4, the Board, along with Larry and Ron, met with Grover Shugart, Jr., and his attorney for about two hours, and discussed in great detail his

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plans for developing the site he has purchased. Basically, we explored two topics: (1) the possibility of rehabilitating the existing house and adapting it to the needs of his company instead of demolishing it and building a new structure, and (2) the nature of the apartments which will be constructed. We found Mr. Shugart to be very forthright in expressing his plans and in his willingness to discuss those plans with the representatives of the West End Association.

The meeting concluded with the Board undertaking several tasks. We are trying to provide Mr. Shugart with some tangible information concerning the preservation of the house. We are trying to find out information about costs of similar conversions, expected future costs of such things as heat and light, and anything else which might be generally helpful in supporting a decision which Mr. Shugart might find compelling in reconsidering his decision to demolish the house. Additionally, Ron and Larry are undertaking to make a rough measurement of the space in the house and to compare that with the plans Mr. Shugart has for new construction. They will seek to point out how the house might be adapted for the uses which Mr. Shugart requires.

Quite frankly, I do not think we can be overly optimistic in this area. Persons who have direct knowledge and expertise, or who have suggestions they can offer which can provide demonstrable evidence to Mr. Shugart that his financial costs can be substantially cut while providing him with space adapted to his use are urged to come forward quickly. Mr. Shugart states that he has an open mind on the subject, but he remains very skeptical about the possibility of actually converting the house into something which his company could find useful and efficient.

On the issue of the apartments, we discussed the reasons that people move into the West End, the number of persons who are seeking higher quality living space, the number of inquiries about good apartments which the Board members and other residents frequently receive, and the possibility that Mr. Shugart's apartments, if they are to be built, be built with the close involvement of the neighborhood in their design and marketing. In sum, the Board felt that providing Mr. Shugart with some tangible suggestions about the desirability of high quality apartments which will attract tenants who want to live in the West End and who cherish the neighborhood would be a very constructive step in the development of the neighborhood. In this effort, we also seek the active participation of all members.

There are some time constraints under which we are operating. The hearing on the rezoning petition is scheduled for May 12. Our considered opinion is that the rezoning will be granted because of the general proposition that it is desirable to move from business to residential zoning in a neighborhood setting such as the one under consideration. For that reason, it is unlikely that our opposition or support will have much impact. The only reason which the Board can find for possible opposition to the rezoning petition is that without a change from B-3 to R-1, no apartments could be constructed on the site. Weighed against the probable rezoning, even in the face of West End Association opposition, is the potential loss of any meaningful opportunity to share with the developer the concept of development which the Association might want to put forward with him.

Because all of this gets a bit complicated, and because the Board of Directors does not feel that it should make decisions such as these without the entire Association expressing its reaction, we will have a general meeting of the West End Association on Wednesday, May 11, at the Y.W.C.A. The meeting will be held at 7:30 p.m.

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Please make every effort to attend this meeting. Also, please take it upon yourself to inform your friends and neighbors who might not have yet joined the West End Association to attend. You will recall that we have suspended our practice of hand delivery of notice of meetings to every resident in the West End. This letter is going only to those persons who have paid dues for 1977. That mailing list does not include every resident, and it should. Please do your part in helping expand the membership by informing your neighbors of this meeting, and encouraging them to come on Wednesday, and to join the Association so that they too can get letters like this one. Dues are \$5 (\$2 for senior citizens and retired persons), and can be sent directly to our post office box, 161, Winston-Salem, North Carolina, 27102.

I look forward to seeing you on Wednesday night.

Sincerely,



Thorns Craven  
President

TC:lhv