



WEST END NEWS

OCTOBER 1978

This issue of the West End News is going to press early this month (which is unusual) because neighborhood activities are going on at an extremely rapid pace and it is important that the information contained in this newsletter and notice for several important meetings be given immediately.

HILL PROPERTY - WEST END PLAN

At a widely publicized general meeting of the West End Association on October 4, 1978, it was decided to oppose any non-residential development of the Hill Property, including the law offices proposed by the law firm of Hudson, Petree, Stockton, Stockton and Robinson, and to petition for a rezoning of the Hill Property from R-1 (which has no height restriction and permits high-density residential and offices) to R-2 (medium-density residential). Both the vote to oppose any non-residential development and the vote to rezone were carried unanimously by the over fifty persons who attended the meeting.

The resolution in opposition to any non-residential development of the Hill Property reads as follows:

1. That the West End Association immediately seek the rezoning of the Hill Property from R-1 to R-2; and
2. That the West End Association oppose the development of the Hill Property by the law firm of Hudson, Petree, Stockton, Stockton and Robinson, or any other individual or group, for any non-residential use, and that this opposition be based on the following reasons:
 - a. Non-residential use on such a large tract of land in the West End will have an inevitably negative impact on surrounding residential uses. The proposed project will be at least 27,000 square feet, and will ultimately be 54,000 square feet. At a rate required by law of one parking space for every 400 square feet, a minimum of 135 parking spaces will be required. This level of traffic and use will have a negative impact on homes which adjoin the property.
 - b. Non-residential use will ultimately create a need for more space, and with all the surrounding property being residential, ultimately property now in use as housing will become non-residential, permanently altering the residential quality of the neighborhood. A look at similar construction in the West End shows that while the immediate impact might not be dramatic, ultimately a commercial use will expand. Summit Communications and the removal of the Taylor House from Fifth Street, and the ultimate demise of Fifth Street as a residential street is an example.
 - c. Non-residential development of the prime residential tract discourages further residential development in the West End. Until the purchase by the law firm, the City/County Planning Board listed the Hill Property as the most attractive site for luxury housing development in Winston-Salem. Several developers were progressing with plans to establish a luxury townhouse development on the site, and urban planners are convinced that a sizable market for such housing exists. Should such a project take place, and succeed, the example would be set for other developers to build similar desirable housing on other vacant sites on the West End perimeter. Lack of such a successful venture impedes such development.
 - d. Non-residential construction on this R-1 site makes it more difficult to protect other R-1 sites in the neighborhood from non-residential development. There are other sites which are vulnerable to non-residential development, and a large office building on the Hill Property would likely encourage other similar construction where that is permissible under current zoning.
 - e. A downtown residential area such as the West End has a critical interest in the health of the center city. A move by a major law firm from the center city to a residential neighborhood has negative implications for the future of the commercial/financial/professional life of the center city, and that has negative implications for a downtown residential neighborhood. A move such as the one proposed does not preserve the center city, but brings the center city into a neighborhood of homes. This is not healthy for either the center city or the residential neighborhood.

A copy of this resolution has been sent to the law firm of Hudson, Petree, and several residents of the West End have joined together in efforts to persuade the law firm to remain in the commercial/financial/professional center of downtown Winston-Salem and offered to aid Hudson, Petree in seeking alternatives for its location and for the use of the Hill Property which it has contracted to purchase. You are invited to join in these efforts, as it is important to revive the interest of potential developers who just a few short weeks ago were actively pursuing a project of luxury townhouses for the Hill Property.

The vote to petition for the rezoning of the Hill Property was in accord with the recommendations of the West End Planning Committee as contained in the Second Draft, West End Neighborhood Plan. Copies of this fifty-four page document, which sets forth a comprehensive plan for the West End neighborhood and contains substantial down-zoning recommendations including that of the Hill Property, were distributed to all who attended the meeting, and if you have not yet received a copy, please call Thorns Craven (725-9832), Paul Shepard (722-8253), or Karl Stauber (724-5805) and a copy will be made available to you immediately. It is important that the Plan be given full consideration by the West End Board and general membership immediately in order that the West End Neighborhood Plan as finally adopted by the Board and the general membership be considered by the City/County Planning Board at the same time the petition for the rezoning of the Hill Property is considered. The rezoning petition is currently being prepared and will require wide support throughout the West End neighborhood.

IMPORTANT MEETINGS SCHEDULED

As indicated in the last issue of the West End News, there is already scheduled a general meeting of the West End Association for October 17, at 7:30 p.m., in the auditorium of the Glade Street Y.W.C.A. The meeting will feature Fam Brownless, curator of Historic Winston, Inc., who will speak on the history of the West End. Laura Phillips, an architectural historian, will also speak on how one goes about obtaining recognition from the National Register, and the repercussions of such registration. And Ron Little, a West End resident, an architect, and a photographer who specializes in pictures of West End structures and scenes, will show some of his slides.

This combination promises to be an informative entertaining and pleasant evening, and you are urged to put the date, October 17, on your calendar now. This meeting concerning historic preservation as it relates to the West End will start at 7:30 sharp and is anticipated to last until 9:00 p.m. Because of the time limitations involved and the interrelated nature of this subject and the plan and future we wish for our West End neighborhood, from 9:00 p.m. until 10:00 p.m. there will be a discussion and, hopefully, adoption of the final West End Neighborhood Plan that we will present to the City/County Planning Board for its consideration. Again, please see to it that you obtain a copy of the Second Draft of this Plan, as recommended by the West End Planning Committee, and read it prior to this meeting.

The West End Board has scheduled an important special meeting for Wednesday, October 11, at 7:30 p.m., at the Glade Street Y.W.C.A., in order to discuss the West End Neighborhood Plan and the petition to rezone the Hill Property. You are cordially invited to attend this meeting as well, as it would be a good opportunity to keep up to date with the rezoning petition and a good opportunity to have some input into the West End Neighborhood Plan. The regular monthly meeting of the West End Board falls on October 17 anyway, so it is not anticipated that the Board will make any adoption of the final West End Neighborhood Plan at this special meeting, but, rather, will wait until its regular meeting on October 17 together with the general membership meeting scheduled for that day. If all goes well, both the Board and the general membership of the West End Association can adopt the final West End Neighborhood Plan on October 17, 1978, in order that it can be presented to the City/County Planning Board as soon as possible for its consideration.

WEST END SOUTH

The planning process for 1979-1980 has already begun with respect to the Community Development Program. For this reason, it is important that the neighborhood needs of the West End South continue to be articulated and support for a Community Development Program for West End South be expressed. Important dates in this regard which should be marked on your calendar are as follows:

- OCTOBER 12, 1978: Board of Aldermen meeting, 7:30 p.m., Council Chambers, City Hall, in which the sole topic will be the Community Development Program and the various Community Development Project Areas, including West End South.
- OCTOBER 15, 1978: General meeting of West End South, 3:00 p.m. (Sunday, 1406 Jarvis Street (home of Paul and Claudia Shepard) in which city staff will be present and the needs of and plans for West End South will be articulated and fully discussed for purposes including that of input into the Community Development Program for 1979-1980.

The Community Development Program has engendered a great interest in housing rehabilitation and renovation in West End South which we hope will yeild tangible results beginning in the very near future. There is still a great amount of work to be done, and the support

West End South is receiving from the entire neighborhood has been of invaluable assistance.

There are still several houses in West End South available at reasonable prices, in which new owner-occupants would be eligible for the \$2,000 owner-occupancy grant in addition to the low interest (3%) rehabilitation/renovation loan, and plans are being made to conduct a neighborhood tour within the near future. Further information as to the neighborhood tour will be forthcoming as plans are finalized. In the meantime, if you have a friend or acquaintance interested in moving into the West End, you might let them know about West End South and have him or her give a call to Paul Shepard (722-8253) or Ron or Jane Little (725-5771).

WEST END MEMBERSHIP

There are three membership blanks attached below, and, please, by all means, talk to your neighbors and any that have not joined the West End Association, please invite them to join. The petition to rezone the Hill Property and other actions that may be involved in the final West End Neighborhood Plan that is adopted will require wide neighborhood support as well as money (e.g., the filing fee to petition for the rezoning of the Hill Property is \$100). Please see what you can do because we have our work cut out for us. And for those of you who have not paid your 1978 dues, but continue to receive mailings, please insure that mailings continue to be received by you by paying your dues.

To: The West End Association
P. O. Box 161
Winston-Salem, North Carolina 27102

Please enroll me as a member of the West End Association for 1978. I enclose: ___ \$5.00 for me and my family; ___ \$2.00 for senior citizen or retired person.

Name _____

Address _____ Telephone _____

Special interests and suggestions: _____

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