



WEST END NEWS

SEPTEMBER 1978

HILL PROPERTY

There will be a special meeting of the West End Association on Wednesday, October 4, at 8:00 p.m., at the Glade Street Y.W.C.A. The meeting will be to discuss the proposed development of the Hill Property into a law office for the firm of Hudson, Petree, Stockton, Stockton and Robinson.

The Board of Directors has had two opportunities to discuss the proposed development. After the first meeting, on September 7, a letter was sent to Hudson, Petree, identifying the concerns which the neighborhood would feel deserve special attention. The membership was sent a copy of this letter. To date (September 26) no response has been received, although representatives of the law firm have indicated they share those concerns, and will make every effort to satisfy the neighborhood on those points. At its regular monthly meeting, on September 22, the Board of Directors had a chance to discuss the proposed development after having had more thought and discussion, and a variety of views were expressed.

The Initial reaction of most persons to the announcement of the proposed development has been, "that's better than a lot of things." Upon reflection, many persons have determined that this might not be an adequate response to such a permanent and significant development, and opposition to the development has been expressed. The opposition makes the following points:

- 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.
- 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.
- 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.
- 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.
- 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 center city or the residential neighborhood.

There are doubtless other reasons for opposition to this development. Support for the project has largely been stated in terms of initial reaction, that is, that it is better than high-density, rental development; but there has been no general enthusiasm for the project, more resignation.

The Board of Directors feels that all the pro's and con's must be aired at a general meeting of the Association. If the development is to be resisted, then that must be the desire of the clear majority of members of the West End Association. Please make every effort to attend this extremely important meeting, and bring your neighbors with you.

WEST END PLANS CHRISTMAS HOUSE TOUR

Under the direction of Stephanie Mitchell, Rolfie Teague and Vicki Cook, the West End Association will sponsor its first House Tour during the Christmas season. On Sunday, December 17, at least a half dozen West End homes will be opened to the inspection of the public, in what we hope will be the first of a regular series of events which spotlight restoration and renovation efforts in the West End and provide the Association with funds for various projects.

A house tour is a very large undertaking, with volunteers needed to serve in the various homes, provide advance publicity, and do many other details. If you are interested in working on the House Tour, please contact Stephanie (722-6925), Rolfie (748-1843), or Vicki (725-1827). More details of this exciting event will be published as plans become more definite and as the big event approaches.

WEST END - GENERAL MEETING

A general meeting of the West End Association is scheduled for October 17, at 7:30 p.m., in the auditorium of the Glade Street Y.W.C.A. The meeting will feature Fam Brownlee, 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.

JENNY'S GONE AWAY

DEDICATED AND PRESENTED TO THE CITY

If you were one of the puzzled joggers, tennis players, strollers, or just plain passers by in Hanes Park during August who wondered what in the world was going up near the children's playground, we hope you got out to the picnic on August 31 and attended the dedication ceremony for "Jenny's Gone Away," the sculpture created by Thomas Sayre under the auspices of grants received by the West End Association from the Winston-Salem and North Carolina Arts Councils.

In an informal ceremony which introduced the sculptor to the neighborhood, the West End presented the piece formally to the city as represented by Mayor Corpening, and acknowledged the help of many, many people. Members of the West End Association participated in an event which might be unique in American Art. For the first time, a neighborhood, not a professional art association or a wealthy donor, got together, found the funds, selected an artist, and has constructed a truly outstanding piece of work.

Publicity which surrounded the event went far in explaining the significance of the title and the work itself, but the Association can be pleased that it has accomplished something seldom even attempted by others. The West

End Association is particularly grateful to The Hanes Park Sculpture Committee, chaired by Lida Lowrey, to the City of Winston-Salem, especially the Recreation Department and its director Nick Jamison, and to local concerns which furnished materials and construction aids: Salem Steel, Hoots Concrete, Sherwood Treating Company, and Pine Hall Brick.

And, of course, the West End thanks most enthusiastically the artist, Thomas Sayre, who has given us something of interest and beauty, a piece of sculpture which we can share with the entire city.

YWCA AFTER-SCHOOL CHILD CARE EXPANDED

The Y.W.C.A. will have after-school child care in two locations this year for children of working parents. The Glade Street Y.W.C.A. building and a pilot project in Mineral Spring Elementary School will provide care for girls and boys from 5-11 years of age during the hours of 2:30 - 5:30 p.m. The Glade Street Y will provide a bus service for students from Brunson, Moore, Whitaker and Wiley schools who will be attending the Y.W.C.A. program.

The Y.W.C.A. will have a ratio of one counselor to every ten children. Planned activities will include supervised outdoor play, crafts, music, and recreational games. Special events such as carnivals and field trips to the Natural Science Museum and Skate Haven will also be planned.

Financial help will be provided for those who qualify. There will be an \$8 registration fee which may be applied to a Y.W.C.A. membership. Program fees for the Glade Street program will include transportation. The fees are: 1 child \$15 per week; 2 children, \$25 per week; and 3 children, \$30 per week. Applications for both program locations are available at the Glade Street Y.W.C.A. For more information, call the Y.W.C.A. at 722-5138.

APARTMENT WANTED

Barbara Jones, single, no children, no pets, a family counselor with Family Services, is seeking a large one-bedroom or small two-bedroom apartment in the West End. Unfurnished and renting in the \$150 range. Call 722-8173 (day), or 723-5217 (nights and weekends) if you can help.

NEW MEMBERS

George and Geneva Brown, 500 West End Boulevard
Chuck and Liz Hotchkiss, 1029 West End Boulevard
Cary A. Thale, 1074 West Fourth Street
William and Doris Wise, 1113 West Fourth Street
Laurence and Susan Rosen, 3520-E Beacon Hill Drive (after 10/1 - 1105 West Fourth Street)
Bob and Susan Law, 1100 West Fourth Street
Lewis and Kay Ward, 915 West End Boulevard