

The West End

By and for the
West End Neighborhood

HERE'S YOUR CHANCE TO READ SOMEBODY ELSE'S MAIL :

Why are you getting this opportunity?

Read the letter, turn the page, and read on.

(Don't forget the Christmas party.)

October 12, 1983

Mr. Robert Colley, Chairman
Commercial & Industrial Division, Board of Realtors
Helms Parrish Properties
P.O. Box 14
Bethania, NC 27010

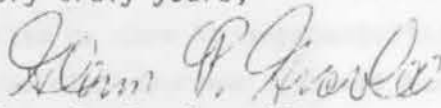
Dear Mr. Colley:

I am pleased that the West End has attracted a great deal of real estate investment over the past few years. Businessmen, landlords, and single-family residents alike seem drawn to our neighborhood. Inevitably, desirable mixed-use neighborhoods breed some controversy. Occasionally conflicts arise between residential and business property owners. West End residents enjoy the mixture of commercial and residential land uses, but the commercial desirability of our residential streets frightens us. In many areas R-2 zoning protects us. Areas zoned R-1, however, are vulnerable to office conversions.

I hope that you will remind your colleagues that Section 29-6 of the Winston-Salem Zoning Ordinance requires a minimum lot width of 100 front feet for non-residential property use in sections zoned R-1. Most of the R-1 lots in the West End do not meet this front footage requirement. Office conversions in these areas therefore require a zoning variance. On October 3, 1983 the Board of Directors of the West End Association voted unanimously to oppose front footage waivers for office conversions in the West End. We feel that further business conversions would undesirably alter our residential character, and have successfully opposed front-footage waivers on several occasions.

The statement "Excellent for offices" has appeared on real estate advertisements for R-1 properties in the West End. The West End Association differs with that view, and respectfully requests that realtors inform prospective commercial clients to expect opposition to R-1 front-footage waivers within the West End.

Very truly yours,


Glenn P. Gravlee, MD
President

cc: Martha S. Wood, Alderman
Charles Freeman, Chairman, Zoning Board of Adjustment

west end printing

832 west fourth street
(919) 722-7015
725-1310

City Beverage Company

YOUR COMPLETE PACKAGE STORE

Complete Line of American & Imported Wines,
Beers & Mixes

908 BURKE STREET

(919) 722-2774
725-1481

DISPLAY ROOM
1148 BURKE STREET
8-4, MONDAY-FRIDAY
724-5409

Specializing in domestic and
imported ceramic tile



Cent

MILLER-SI
1066 West
(919) 722-7

Paint
west
Furniture

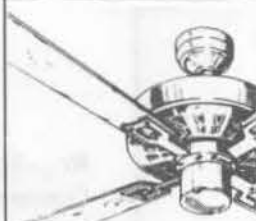
JIM PAINTER • 1131 BU
"ANSWERING ALL YOUR H

The Presidential Message on the previous page was prompted primarily by events surrounding two recent meetings of the West End officers and Board, along with several concerned members of your association. On October 3rd, Leigh Fultz, the owner of the "Bitting House" at 1074 West Fourth Street, presented his plans for the building at a special meeting called for that purpose. He asked for formal approval of his zoning variance (to by-pass lot width restrictions) for his planned office-apartment dual use. You might remember (if you've been studying your newsletters carefully) that there appeared to be some initial support for the variance. However, at the meeting on the 3rd, there was considerable vocal opposition raised against the variance by several near-by residents who staunchly feel that strong lines must be drawn against commercial encroachment into residential areas.

While there was praise aplenty for the lovely rehabilitation that Leigh has done for the property, the Board sided with the opponents of his commercial plans for that site. The prevailing view was that the kind of need to enhance the residential character of the West End, which propelled this Association into existence more than a decade ago, is equally legitimate today, if not moreso.

Coupled with its vote of opposition to the commercialization of the Bitting House (no matter how tastefully done) was a vote of intent to explore ways that certain parts of the West End which are now zoned R-1 could be switched to R-2, a more "residential" classification. The area toward town from the Bitting House on 4th Street and parts of Sunset were two places which received attention.

The Board held its regularly scheduled (second Tuesday of the month) meeting at the Wise's house on October 11th. The Board voted to set aside funds to explore with local experts the possibilities of obtaining zoning changes to a more residential flavor. No one at the meeting held any illusions that such a change would be easy to effect, but the history of this neighborhood supports the "realistic" character of such an effort. And, to the extent that our recent history comports with other city-centers across the U.S. of A., it does not appear foolish or wasteful of neighborhood resources to tackle the challenge.



STAY WARMER
THIS W

- THREE SPEEDS
 - REVERSING SWITCH
 - 5 YR. WARRANTY
- AS LOW AS \$8995

— Expert Lamp Repair

MON.-FRI. 9-5:30

Special
Carpet, Vinyl Fl

Jewell Inter

1033 Burke Street
Telephone (919) 723-1088
M-F 8:30 - 5:30
Sat 9:30 - 1:00

Blue
Ridge
PAINTS

PROFESSIONAL T

Accent
Travel Service
Incorporated

Our Accent i
And our Se



The Phoenix Antiques, Inc.
QUALITY CONSIGNMENT FURNISHINGS

SUSAN APPERT
843 REYNOLDA ROAD • (919) 722-3457



878 WEST FOURTH STREET
(919) 723-4774

THE LIGHTHOUSE RESTAURANT

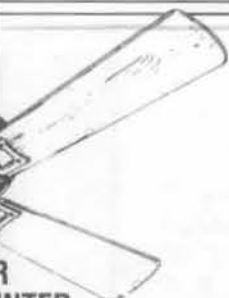
CORNER OF BURKE & BROOKSTOWN
724-9619

July 21

AW, INC.
Fourth Street
96

ER/
end
Shoppe

RKE STREET • 724-1964
HOME FURNISHING NEEDS"



R
INTER

SAVE
ENERGY

Electric
Sales, Inc.
...the Light, Fantastic!

0 SAT. 9-12:30

izing in
doors, Wallpaper

eriors, Inc.

Robert Jewell
Stuart French
Linda Bettis
Priscilla French

WEST END PAINTS, INC.
70 West 4th St.
919/722-1370
Custom Blending
Available

LEVEL PLANNING

55 Burke Street
919 723-0731

on Service -
vice is FREE

ONE LAST WORD ABOUT ZONING . . .

at least for the time being. The Zoning Board has recently been making statements implying that neighborhood associations are going to have to supplement the municipal officials as watchdogs on violations and proposed changes. While people in the West End appear to already be tuned in to this expectation, another reminder doesn't hurt, does it?

FLORA

There was a bit of discussion about beautification efforts in our neighborhood at the meeting on the 11th. Apparently some residents are quite concerned about people's cutting down some of the large old trees in the West End, and they are in the early stages of drafting up a tree ordinance of some kind, which would be incorporated into a more comprehensive plan for neighborhood beautification. If you are interested in this kind of thing, drop a note to Box 161.

FAUNA

Rence Callahan has resigned his position on the Board; he has been one of the most insightful and effective members of your association, and although he no longer is officially a board member, we shall continue to seek his expert counsel from time to time. Betsey Gregg is slated to take his place. She ain't so bad, herself.

Speaking of people, he said, there are probably people living on your block, or maybe in your apartment building or maybe even in your house who could benefit from an ever-improving West End. Those folks have a golden opportunity to help enhance the quality of life in this community by joining the West End Association. Membership is on a calendar year basis, so if you are already a member but haven't paid your 1983 dues, please send in your money to Box 161 (\$10 for families, 7½ for singles, 5 for students and folks over 65). If you are not yet a member, you might as well hold off until January, or otherwise you won't get your money's worth.

BUT WAIT!

We have another clever idea: it's called "Year-End Tax Planning." As you look back over the year and realize that the price of your personal prosperity is a lofty marginal tax rate, consider the West End Association to be one of your recipients of largess. We are a tax-exempt organization for purposes of charitable contributions. Your contribution might go to maintain Grace Court, to establish the Historic Preservation District, or would go into the General Fund if you elect not to designate.

PUT THESE THINGS ON YOUR CALENDAR:

#1 -- The Bond Referendum, on November 8th. Your Board supports the proposal, particularly as our neighborhood stands to get some direct benefit from the project as well as the indirect benefits we predict will accrue to most of the people in Forsyth County. This bond proposal is controversial, and you ought to get out there and express your views in the ballot box.

#2 -- The next Association board meeting is set for Tuesday, November the 8th, at the England's home on Clover St. Anyone interested in what's being done or should be done is cordially invited. The meeting is at 8:00 P.M.

#3-- The annual West End Christmas party will be held on Friday night, December 9th. [Finally, something in this newsletter pertains to having fun and a good time. Life is so serious these days, don't you think? And all this earnest committment to GETTING THINGS DONE becomes so tiresome after a while. Well, here's your chance to come and, within the confines of the new Safe Roads Act, kick it up a bit] It will be held at the YWCA, and it will start at 8 o'clock and last until 12. Bring an hors d'oeuvre (or - durve) or a dessert (dez-zurt). Bring a friend. ^(N.B. The food at this thing has always been amazing.) The Association will provide the libations, and pedestrian traffic is encouraged. This party is usually a loud, somewhat boisterous affair, and the people who have gone in the past have generally enjoyed themselves.

The West End Association Post Office Box 161 Winston-Salem, N.C. 27102

Bulk Rate
U. S. POSTAGE
PAID
Winston-Salem, N. C.
PERMIT NO. 419



Mr. Cortland Meader
1149 W. Fourth Street
Winston-Salem, NC 27101