

The West Ender

By and for the
West End Neighborhood

May 1985

The Child Guidance Clinic continues to explore possibilities for relocation and sale of its present location despite the efforts of the West End Association. The public efforts of the association have been muted somewhat by a ruling from the City Attorney, scuttling the rezoning petition filed by the association. This involuntary petition was intended to change the clinic's 1.7 acres from R-1 to R-1-S, leaving the current main structure in place. This petition was withdrawn in the wake of the City Attorney's ruling that a special use zoning petition could not be granted without the consent of the property owner. This ruling was contrary to the earlier opinion of the planning board staff but it was persuasive in the minds of the West End Zoning Committee.

On a second front, West End is attempting to have the Clinic's property designated "historic" by the Historic Properties Commission. Not unexpectedly, the Clinic strongly opposed the association's efforts at the March commission meeting. The matter was held open until the April meeting in order to permit the commission members to inspect the property. By the time of the commission's April meeting, the rezoning petition had been withdrawn from Planning Board consideration. The commission chose to "table" the West End request for historic designation, leaving the Clinic in a position to deal freely with its property unless the matter was resubmitted at a later time by West End.

Meanwhile, Child Guidance has learned that its property is worth at least \$500,000-- not a bad penny for a barn that has become so unsuitable, so expensive to maintain. And, there are two forces that are competing for the prize: Condominium speculators against the law firm of Petree, Stockton, Robinson, Vaughn, Glaze & Maready. This makes for a great battle. The stakes are high indeed, especially for Petree, Stockton. The fallout from this thing will have a great impact on the residential character of West End. Picture this: The law firm loses in the bidding war. Child Guidance moves out as the bulldozers move in. Great press releases are issued, trumpeting the benefits of living in West End, etc. For one year (or more), the byproducts-- the noise and dirt-- of progress will permeate the neighborhood. And, if the westerly winds prevail, the law firm will enjoy their new neighbors more than anyone in the area. This is why the price for 1.7 acres in West End is ONE-HALF MILLION DOLLARS... and maybe more. If Child Guidance chooses to stick it out in West End under this deluge of dollars, Wendy will do the next West Ender from the moon.

It is most improbable that Petree, Stockton will lose this West End version of Star Wars. Any short-term discomfort that will be associated with the exodus of Child Guidance will inure to the benefit of Petree, Stockton. Those who continue to battle for the preservation and enhancement of West End as a residential neighborhood are going to have to step carefully. Ideally, a

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neighborhood should be a place of respite, not constant combat. It is not easy to decide when and how hard to try when these controversies arise. It is for this reason that the input of every resident of the neighborhood is essential. Please make your views known to the board members as frequently as possible. Plan to attend board meetings whenever possible.

At April meeting of the Zoning Board of Adjustments, four West End items were considered. Two sideyard/backyard variances (West End Blvd. and Carolina) passed effortlessly. In a third case, Dr. Kennedy's request for variance on property across from the Christian Scientist Church ran into rough water and the ZBA gave him a month to amend his application. Dr. Kennedy has lived and worked in the structure for many years but has a buyer who wants to have additional off-street parking. The fourth item was Antoine's Summit Street parking problem. The City Inspector (Amos Speas) permitted Antoine's to "share" a parking space with Zevely House in order to comply with the local ordinance. This arrangement was founded on the premise that the Zevely House was not open for lunch during the week. West End Association Zoning Committee hopes to get a ruling on the legality of the inspector's ruling in the near future. The item was continued from the April ZBA agenda at West End's request in order to study the implications of this practice in general. One thing that muddied the water was the suggestion that the Zevely House was now open at lunch! If so, Antoine's is in violation of the conditions put forth by the inspector. What's a mother to do?

At 5 p.m. on June 2, 1985, there will be a significant event for West Enders: There will be a "Little Folks" Reunion at Grace Court Park in honor of Anne Freeman. Bring your favorite dish. Drinks will be provided. If you have a favorite anecdote about Anne that you would like included in the Reunion Scrapbook, please contact Donna Brown, 3048 Kinnamon Road, 768-3047. Donna will also accept donations for a gift for Anne. Please remember this is supposed to be a secret. The West Ender Mailing List Officer has agreed to a late mailing of this edition plus Anne's name and address will be left off. It was suggested that this portion of the West Ender be written in code but no one could agree on what type code. Anne, if you read this, please pretend you didn't. But, don't plan to go anywhere on the 2d of June except Grace Court Park!

For those who did not attend the last board meeting, there has been a changing of the guard: Bill Gibson has been relieved of duty as the editor of the West Ender. Perhaps some of you did not know Bill Gibson, not Wendy, was the editor. Perhaps. In any event, the association owes a thank you to Bill Gibson for getting the newsletter published each month. Like Captain Kirk of the Starship Enterprise, Editor Gibson took the West Ender where no man has gone before. Today the West Ender has

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advertisers and a bulkmail permit. It also has more readers than ever. What it needs is more editorial contributors, more news from the neighborhood, more West End People in the News." If you want to get an item in the newsletter, complain about its contents or make any other noises about it, you may do so by calling 725-8709 during normal business hours or 725-8953 if you are afraid of daylight. The current editor is Warren Sparrow, 1117 West Fourth Street.


The summer of 1985 marks the 13th year for West End ABZ-- After Back Zoning. During that period, the area has made a spectacular comeback. Whether the change in zoning had a positive impact may be questioned by some but it is undisputed that those who predicted blight in the wake of backzoning in 1972 don't have much evidence of that at present. Instead, there is an ambiance unmatched in this City. There is an influx of new residents, most with small children, and a tremendous surge in the value of property. As a matter of government policy, it would appear that this residential area should be encouraged today in the same manner it was encouraged by the Board of Aldermen in 1972. Is there a single instance where a private property owner, be he individual or corporation, has been damaged by the "residential character" of West End? The success of the West End residents has in some measure been its undoing. Had this area been run down, would there be such great clamor over the Child Guidance Clinic? Would there be a Wachovia West End Center? If West End were overrun with undersireables would parents be sending their children to the YMCA and the YWCA? Would the parents be going there for workouts? Did you know Wachovia sends a van down there every day? There is a delicate balance here. It is in the best interest of all of us not to lose it.

POTLUCK: With this issue, we begin a feature of obscure facts. If you have an item about a person or an event, let us know.

A. With all the talk about safety, Neighborhood Watch, etc., it's great to welcome a former police officer to West End. Paul Wineman lives on Piedmont Avenue. Attending his house-warming party were a lot of law-and-order types. Today, Paul is an Assistant United States Attorney. Once upon a time he was an Assistant District Attorney under Don Tisdale.

B. The YMCA has really planted trees and done some landscaping around its facility. If those frail things can survive, we will all profit. Thank you, YMCA.

C. Jewels Smythe has made a lot of improvement to the units on First Street near Sunset. They are the last three on the left before you get to the corner. He's even spiffied up the unit around the corner on Sunset. These may not be your garden variety single



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family dwellings but they represent a tremendous boost to the appearance of the street. They are an excellent alternative to motel-looking apartments or offices. Thank you, Jewels.

The May West End Board meeting will be at President Bill Wise's home, 1113 West Fourth Street, at 8 p.m., May 7, 1985.

WELCOME TO A NEW ADVERTISER: WYLIE M. YARBOROUGH-INTERIOR DESIGN

The West Ender welcomes a new advertiser-- Wylie M. Yarborough-- Interior Design, 851 West Fifth Street, providing home furnishings for 35 years. The company makes a special effort to provide quality in every facet of home furnishings-- including draperies, carpet, wallcoverings and furniture. All are blended to create a quality environment for its clients. The client's needs and wants are foremost in the planning of business as well as residential interiors. Tim Yarborough has joined the staff as a designer/consultant and welcomes your call.

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The 4 1/2 Street Deli offers traditional deli sandwiches along with daily specials such as homemade chicken salad, egg salad and tuna salad. The Deli is open daily from 9 a.m. until 3 p.m., offering take-out and delivery service. On clear days, patrons can enjoy lunch on the antique patio. This summer the Deli offers special treats each Friday and Saturday night: Live jazz, Reggae or classical music. The Deli has something for everyone-- from New York style hot pastrami or Southern style BBQ... and beer. Don't miss it.

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