

WEST END HISTORIC DISTRICT

This month's monthly Board meeting will include another presentation by LeAnn Pegram of the City-County Planning Board as to what a local historic district would mean for our neighborhood (See also p. 3 of this newsletter for general information as to what it means to be a historic district). This will be at the home of Bill and Dottie Wise at 1113 West Fourth Street on November 3, 1987 at 8:00 p.m. If you missed the September 14th meeting, please try to make it to this one.

VEHICULAR USE LANDSCAPING ORDINANCE

A proposed ordinance requiring trees and shrubs and other landscaping between the parking lots of new developments and public streets went to the work session of the City-County Planning Board on October 22nd and is currently scheduled for public hearing at the November 9, 1987 monthly meeting of the City-County Planning Board. The proposed ordinance enjoys wide support throughout the community not only from neighborhoods but also from other groups, such as the Chamber of Commerce and the Retail Merchants Association, very much interested in improving the appearance of Winston-Salem. There is some opposition, however (including that of the Board of Realtors) and we will continue to watch the progress of this proposal very carefully.

EDITORIAL - PASS THE BONDS

(Views expressed are those of the editors of this newsletter)

The voters of Winston-Salem and Forsyth County will have a unique opportunity on November 3rd to shape our future. The bond referendum scheduled that date includes not only \$36 million necessary to improve our roads and \$30 million necessary to improve our school buildings, but also several other proposed bond issues that will all contribute to the quality of life in our community. There is \$9 million to improve the city's housing stock, \$7 million to improve our health facilities, \$5 million to improve Forsyth Tech, \$4 million for the Fairgrounds, \$3 million for better recreational facilities, \$3 million to purchase land surrounding Salem Lake in order to protect the quality of our drinking water and \$1.7 million for new library facilities. All of these represent investments in the future of our community so please vote on November 3rd and try to persuade your friends and neighbors to do likewise.

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MINUTES OF WEST END BOARD MEETING

The meeting was called to order at 8:15 p.m. at the Chapmans' home on Jersey Ave. After approving the minutes of the September meeting, the Board considered the following matters:

I. Bond Referendum--A special presentation and slide show was made by representatives from the Citizens Committee for Shaping Our Future, which was very informative. A question and answer period followed and brochures describing the nine bond issues (city and county) were distributed. This month's newsletter will include one of the brochures in each mailing. The time to vote on the bond package is November 3rd (see editorial on Page 1 of newsletter, expressing views of the newsletter editors);

II. Grace Court--Work on the fountains will be extensive and is scheduled for November. Nick Jamison, City Recreation Director, has agreed to pursue a source for the spruce tree that will be planted at Grace Court in memory of Barbara Smitherman. In addition, the West End Association has notified the Recreation Department that a special fund has been created in honor of Barbara. Donations will be accepted gladly and the funds will be used for special projects compatible with Barbara's interest in the West End. A plaque in her honor is also being considered;

III. WSTA--It was reported that Jim Richey, the General Manager of WSTA, has replied to our letters and petitions in regard to the speeding buses down Fourth St. He informs the association that a memo has been sent to the drivers requesting reduced speeds. He suggests that monitoring speeds would be helpful, but asserts that there have been no accidents in this area since 1981. The authority will be re-evaluating the bus routes during the fall, but no changes will be made until next year. After a brief discussion, a motion was made and passed that the West End Association recommend a change of routes eliminating 4th Street from the system. Please continue to make your own views known. Letters to Jim Richey are the best avenue;

IV. Zoning Board of Adjustment--The house at 1400 Glade Street has had a variance granted for side and front. After discussion with Bill Wise and Chris Chapman, the original entrance will be maintained. Another variance request before the Zoning Board involved the house at 240 N. Sunset Drive, presently containing three apartments. The proposal was to add a fourth apartment and additional parking. The application was withdrawn (which means no further action can be taken unless and until the entire process is initiated again by the owner);

V. Other Business--Discussion then moved to the card shop, "The Arches," in the KFC Building on West End Boulevard. Renovations have continued and were done nicely; however, there has been no parking waiver even though no spaces are available. It was also reported that the traffic task force will be meeting in the next month. In addition, all residents were urged to continue our Neighborhood Watch (unfortunately crime is still at work in our neighborhood). The next meeting will be November 3rd at the home of Bill and Dottie Wise. All residents are invited to attend this meeting; the West End Historic District slide presentation shown at the first public information meeting (held, but sparsely attended, on September 14th) will be shown (see article, Page 1). This is a very informative program and it is hoped that there will be a better turnout this time. (For more information as to what it would mean to become a locally designated historic district, see next page of newsletter).

There being no further business, the meeting was adjourned.

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WHAT IS A HISTORIC DISTRICT?

A historic district is an area of the city which has been so designated because it contains important architectural and historic resources. It is designated by the Board of Aldermen as part of the zoning ordinance in order to safeguard a valuable part of the community's cultural heritage for future generations. Under such an ordinance, exterior work which would change the appearance of buildings and new construction within the district must be approved by the Historic District Commission.

The proposed work must be found to be consistent with design review guidelines which are established to preserve the unique character of the district. The Commission also has the authority to delay the demolition of architecturally significant buildings for up to 180 days, but cannot prevent demolition. The established guidelines are, essentially, recommendations regarding appropriate treatment for changes to the exterior of buildings within a historic district; they generally address building height, setback and placement on the lot, exterior construction materials, architectural detailing, roof form, pattern and style of doors and windows, general form and proportion of buildings, exterior fixtures such as lighting, and significant landscape features. These are used as reference by the Commission when considering an application for a Certificate of Appropriateness.

If a property owner is planning exterior work, other than ordinary maintenance and repairs, he would need approval by the Historic District Commission. An application must be filed with the staff of the Commission. Since the application process can cause a delay, it is important that property owners in historic districts plan exterior work in advance. Minor work items can be approved immediately by the Planning Director or his designee and ordinary maintenance and repairs do not require approval.

The Commission reviews applications for Certificates of Appropriateness and must determine whether the proposed work is consistent with the design review guidelines established for the district. The Commission itself is appointed by the Board of Alderman and its members are qualified based on an interest or experience in history or architecture.

The historic district designation "overlays" the existing zoning and those uses permitted under the existing zoning are still permitted. However, design standards are added to the existing zoning requirements. The historic district regulations are intended to safeguard important characteristics of the district, but still allow appropriate changes and new buildings. Contemporary design is permitted in historic districts and even encouraged by design review guidelines. However, new construction must harmonize with the surrounding neighborhood in terms of scale, height, setback, orientation, landscape treatment and other design principles and parking lots must be designed and landscaped in such a manner that their impact on the neighborhood is minimal.

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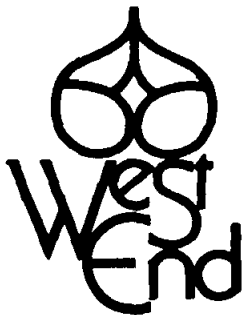
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