

The West End

By and for the
West End Neighborhood

August 1988

WHAT IS A HISTORIC DISTRICT?

Now that it appears that The West End may be locally designated as a historic district, we should all look again at what this would mean for our neighborhood. (At this point it is anticipated that there will be a public informational meeting after the planning staff finishes its review and revision of the proposed guidelines sometime this fall--so please look for announcements in future newsletters.)

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, new buildings and exterior work which would change the appearance of existing buildings 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 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.

The commission reviews applications for Certificates of Appropriateness (other than ordinary maintenance and repairs, which would not require approval, and minor work items, which could be approved immediately by the Planning Director or his designee) and must determine whether the proposed work is consistent with the design review guidelines established for the district (the first step in any case would be to show the proposed exterior work to the planning staff to see what the next required step would be). The commission itself is appointed by the Board of Aldermen 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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MINUTES OF WEST END BOARD MEETING

The meeting was called to order at 8:00 p.m. on Tuesday, August 2nd at the home of David Christenbury. Apologies to all for the newsletter information that said it was to be on the 9th of August. The meeting date is permanently established as the first Tuesday of each month (next one is at the Bosts' home, 1229 Brookstown Avenue, on September 6th).

I. UPDATE ON ZONING - Dottie Wise reported for Bill that the Arches has now filed for a waiver of off street parking. This avenue was open many months ago but the Arches chose instead a challenge to the whole ordinance. The West End Association has no opposition to a reasonable waiver on the parking issue. Wachovia has also searched unsuccessfully apparently for an extra 13" to accommodate the plans to add an extra teller window at the Fourth Street branch. The West End Association supports the request for a variance in this case. (See separate article on next page).

II. NOMINATING COMMITTEE - The nominating committee of the association consists of those board members most recently elected. The committee will nominate members and officers at the February meeting. The members are the Cutchins, Beatties, Dottie Wise, Susan Walter, Cary Sutton and the Von Isenburgs. They will be glad to hear your suggestions.

III. CHRISTMAS HOUSE TOUR - David Christenbury reported on the plans to date. The committees are as follows:

1. Selection of Homes - David, Bill Wise, Susan Walter
2. House Operations - Bill and Dottie Wise
3. Transportation - Lea Loftis
4. Publicity and Printed - Warren Sparrow
5. Refreshments - Billye Keith Jones
6. Music - Anne Johnston
7. Head of House Captains - Martha Harper
8. Ticket Sales - Mike and Merlyn Bost
9. Volunteers - David Christenbury

We need many more volunteers. This is an association project and its success depends on all our work. Call David at 777-8315 to volunteer. New members, this is a great chance to get acquainted and have fun.

IV. TREE ORDINANCE - Several members have expressed their concern that work continue on the problem of protecting trees in our urban environment. The committee at work on this includes Jim Fox, Barbara Lister-Sink, Becky Gibson and Martin Sokoloff. A representative from Duke Power will be invited to a future board meeting to inform us of its policies.

V. MISCELLANEOUS ITEMS - the YMCA's need for parking is always a concern, and Martin Sokoloff is following this issue. Crystal Towers Neighborhood residents are always invited to our monthly meetings and summer entertainment. The traffic meeting will be held in September, please call Susan Walter at 723-9137 for meeting date and time. City Recreation director Nick Jamison has reminded us that it is illegal to have dogs run loose or soil the parks (without cleaning up after them).

There being no further business, the meeting was adjourned.

Frank
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ZONING

West End had an interest in two Zoning Board of Adjustment cases this month. First, Wachovia Bank needed a waiver of about 6 inches in the backing/turning space in the parking lot. The alternative was to remove the line of holly bushes that screen the Duncan-Parnell Building. The waiver passed with our support. Second, The Arches Building at West End and Pilot View is finally off the zoning agenda, with the granting of a front setback waiver (routine since the building was constructed prior to the ordinances requirements) plus a waiver of five off street parking spaces required for a "low traffic generator" retail business. West End supported the setback waiver as we normally do where the proposed business use is not in conflict with adjacent residential zoning. We also supported the low-density parking waiver but noted our opposition to granting any higher density waiver in the future. The permanent record will carry that note.

BRAVO NETWORK

In Washington, D.C., Carey Sutton discovered a wonderful pay station, the Bravo network. It's similar to the A & E--but MUCH better: no commercials, for example, and with an emphasis on the kind of wonderful movie that usually only comes to Winston as part of the Cinema Guild's season. If you're interested, write John Howell at Summit Cable (PO 2954, W-S 27102). If he's convinced enough people want it, he'll consider adding it to the cable roster here.

YMCA CHILD CARE

Soon it will be back to school and the area's largest child care agency is ready to provide before and after school care for your child, ages 5-12, at the Central YMCA or any of a dozen school sites. We provide care from 7:00-8:45 a.m. and/or 2:00-6:00 p.m. that includes a variety of wholesome activities and experiences under adult supervision.

For those parents who need to schedule some quality time with a son or daughter, the YMCA Indian Guide and Princess or Indian Maiden or Brave programs may be just the answer. This parent-child program focuses on values, communication, and growing together with fun projects and experiences throughout the year. For more information, call 722-1163.

COMPREHENSIVE REVISION OF ZONING ORDINANCES

West End resident Paul Shepard has been appointed to the Citizens Committee that will be reviewing the city and county zoning ordinances over the course of the next year or so. By the end of 1989, a comprehensive revision of the zoning ordinances is expected to be completed.

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BABYSITTER - Call Emily Penny 722-2905.

MOWING LAWNS AND ODD JOBS - Call Colin Shepard 722-8253.

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