



By and for the  
West End Neighborhood

September 1988

### WEST END HISTORIC DISTRICT

The West End Association has just been notified that it has been chosen by the Historic Preservation Foundation of North Carolina to receive one of the prestigious Gertrude S. Carraway Awards of Merit (only twelve such awards will be presented this year) for its outstanding efforts in the field of preservation. This is indeed an honor and the award itself will be presented at a special award luncheon being held during the Preservation Foundation's 1988 Weekend of Preservation on October 1st in Chapel Hill. Chris Chapman, who chairs our Historic District Committee, is expected to attend to receive the award on behalf of our association.

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Further inquiries with city planning staff have revealed that they hope to have a student intern on board in the very near future to assist in their efforts to complete its review and revision of proposed guidelines for the West End Historic District. Vision 2005, the comprehensive plan for Forsyth County that has been adopted by the City-County Planning Board, the Winston-Salem Board of Aldermen, and the Forsyth County Board of Commissioners, specifically calls (at p. 138) for the establishment of a local historic district or preservation overlay district for the West End/Crystal Towers neighborhoods. At this point we have been recognized nationally and on the state level as a historic district, but the establishment of a local historic overlay district is the task that still remains before us.

In this connection, it is anticipated that a task force representing the various and diverse interests in the West End Historic District Committee will be formed and charged with the duty of bringing a recommended ordinance and historic district guidelines before the Historic District Commission, the City-County Planning Board, and, finally, the Winston-Salem Board of Aldermen. Part of the task force's function will be to build a consensus among the various interests and to carry the momentum toward the adoption of a local historic district as recommended by the comprehensive plan for Forsyth County.

Please check future newsletters as we will try to keep all residents posted on all developments in this process. In the meantime, you can address any comments or concerns to Chris Chapman, as chairman of our West End Historic District Committee (for Crystal Towers neighborhood residents, the chairman is Sam Sanger).

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MINUTES OF WEST END BOARD MEETING

The meeting was called to order at 8:00 p.m. on Tuesday, September 6th at the home of Mike and Merlyn Bost.

I. ZONING ISSUES - An application for a variance was denied for property at the corner of First Street and West End Boulevard. (See article elsewhere in this newsletter). Of note to West Enders: only sworn testimony shall be admissible in such hearings, according to the City Attorney's office, and this means that letters, petitions and other "hearsay" evidence may no longer be considered.

II. CHRISTMAS HOUSE TOUR - The tour homes have been determined and all is in full swing for the December 4th event. Please get in touch with David Christenbury at 777-8315 to volunteer for this most ambitious of the association's projects. Its success will depend on the work of all our volunteers. It was stressed that the proceeds from the tour will be used to begin erection of special street signs and markers to inform the public of our historic designation. Please join our project today!

III. YMCA PARKING - Martin Sokoloff and Lea Loftis will meet with Rence Callahan and other interested members on concerns about and solutions to the parking crunch at the YMCA. Since city representatives will also be attending, we will also discuss the polluted state of the creek running through Hanes Park.

IV. COMMUNITY NETWORKING - Randolph Horner, a resident and member of a community neighborhood council in Durham, has proposed a meeting here in Winston-Salem to inform and discuss interest in forming a similar organization. It was agreed that we could not be hosts for such an event in September because of lack of information on other neighborhood associations. Susan Walter, Anne Johnston and Lea Loftis will begin trying to contact other associations for their input. Bill Sugg will call the Washington Park Neighborhood Association. This will be discussed at future meetings.

V. ODD & ENDS - Mike Bost will be following up on the purpose of those newsstands that have been popping up over the West End. Why are they on city property? Several members also expressed concern over mail delivery. Do we have a regular route mail person? Members were urged to call the post office directly to inquire on the status. A traffic meeting will be held at Susan Walter's home in September. The first meeting will be to generally discuss areas of traffic concerns and this subcommittee will report to the board in October. Board meetings for the balance of the calendar year are as follows:

- October 4th - Nina Weigl, 1096 West Fourth Street
- November 1st - Becky and Warren Sparrow, 1117 West Fourth Street
- December 9th (special meeting from 6 p.m. to 8 p.m.) - Carole Wells and Bill Sugg, 1100 West Fourth Street (please bring your special hors d'oeuvres)

There being no further business, the meeting was adjourned.



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**WAVIER REQUEST DENIED BY ZONING BOARD OF ADJUSTMENT**

Yet another request for a zoning wavier was before the Zoning Board of Adjustment this month. This one involved a request for a waiver of the side yard requirements by Tridevesco, Incorporated (Jules Smythe was the spokesman). The waiver was needed for a deck that had already been built (without a building permit) at the rear of the home at the corner of First Street and West End Boulevard (930 West End Boulevard). The deck was too close to the adjacent vacant lot, also owned by Tridevsco, but instead of opting to combine lots, Tridevsco apparently wanted to leave open the option of building on the vacant lot at a later date. Another interesting aspect of this case was that affidavits had been submitted showing multi-family use of the home since 1935 and based on that the two upstairs apartments were also fully renovated. However, neighbors who have been regular visitors in the home for years say that the apartments have not been rented out for more than 25 years. The application for the waiver was denied at the Zoning Board of Adjustment hearing September 1, 1988. West End Association took no position on the waiver for the deck, but West End resident Bill Wise did illuminate the board as to a number of apparent discrepancies in this case. The vote to deny the variance for the deck was unanimous, so we won. Right? No, wrong! If it can be shown that the apartments were not continuously used, the off-street parking requirement (5 spaces) and the lot area requirement (10,500 square feet for 3 dwelling units) would be in effect. At the present time, no off-street parking is provided and even with the vacant lot combined, it is not clear whether the area requirement would be met (the two lots together appear to encompass approximately 10,400 or 10,500 square feet). We lost because it is important to keep up with these situations as they arrive. Hey gang, let's pull together and let your association know what is going on. Another concern that has been expressed is that the City Attorney's office has taken the position that only sworn testimony, and not hearsay evidence, should be admissable. A strict application of the hearsay rule would rule out submitting any letters or petitions. This would mean that you would have to personally appear and be subject to cross examination. We are working on a program to have the strict legal rules relaxed a little in zoning cases because the whole process is necessarily informal.

**GRACE COURT BULB PLANTING**

Put on your calendars November 5th at 10:00 A.M. for a bulb planting at Grace Court. We need help to replant the bulbs that Johanna Hudson has been storing. Please volunteer your efforts that day and help make this spring a beautiful time in the West End.

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