



# The West Ender

*By and for the West End Neighborhood*



MAY 1999

## EDITOR NOTES

- To all our readers in the West End - we would like to thank you for the feedback we have received in the past few months. Many of you have called or spoken to us about the importance and value of the newsletter as a means of learning about the events and issues that affect our community. We will continue to do our best to present information in a timely and useful manner. The past two years we have had great success in getting the advertising support of our local merchants. They play a major part in making our newsletter possible. It would be worthwhile for all of our readers to occasionally take a moment and thank our merchants for their sponsorship. They will appreciate hearing from you and it will help them in making future business decisions. - Editor

Spring is here and with it comes home improvement projects. In case you haven't walked around the West End lately, many homes are getting their annual fix-up and in some cases, major renovation. If you are new to the neighborhood, you may not be aware that one of the benefits of living in a National Historic District entitles you to a state tax credit for rehabilitation work done on the interior or exterior of your home. West End resident **David Christenbury** has graciously offered to help with filling out the necessary forms. Give him a call at 777-8315. Prior to making any changes to the exterior of your home, you must obtain a Certificate of Appropriateness (COA) from the City of Winston-Salem Historic District Commission. Work requiring a COA includes erecting a fence, retaining wall or other structure, removing any trees over 8 inches in diameter and other projects that will significantly alter the appearance of the property. Remember, any improvements you make to your home benefits the whole West End. (Maybe the YMCA will renovate the 3 houses they own,;-)

The next meeting, will be **Tuesday, May 4th 1999 at Brunson Elementary School cafeteria from 7:00 to 8:45**. Everyone is invited.

## MINUTES FROM THE APRIL MEETING

West Ender **David Poythress** reported Historic Sign Project is moving forward. A prototype has been ordered and we are in discussions with the city about the installation.

Drawings of the proposed redesign of Grace Court were presented and discussed.

The proposal by the YMCA to demolish 3 homes to expand their parking lot received a lot of attention. A committee is being formed to research this serious issue. We decided to ask the YMCA to withdraw their application to the Historic District Commission (HDC). This is the letter that **Eric Elliott** sent to YMCA, the HDC, and the Journal:

<p><b>THE CABINET</b> BY</p> <p>1033 Burke Street Winston-Salem, NC 27101 (336)-724-1754 Fax (336)724-1755</p> <p><b>Bruce R. Holliday, CKD</b> President</p>	<p><i>Price Davis</i> FLORIST</p> <p>1166 BURKE ST., WINSTON-SALEM, NC 27101 336-724-2270 FAX# 336-722-0527</p>
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Published by the West End Association  
P.O. Box 10055 Salem Station  
Winston-Salem, NC 27108  
[www.geocities.com/~thewestend](http://www.geocities.com/~thewestend)  
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Business Mgr: Nick Kefal 725-9209  
Circulation: David Elam 724-5282

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"On behalf of the West End Association, I am writing to report that the Association members voted last night in its April meeting to vigorously oppose the proposed demolition of three historic properties owned by the YMCA along West End Boulevard: the Brannock House, at 719 West End; the Bergman House, at 725 West End; and the Crichton-Atkinson House at 731 West End. By this letter, the Association asks the YMCA to withdraw its request for demolition from the Historic District Commission. Since our Association was founded thirty years ago, a primary mission has been the preservation of the architectural integrity of the West End. That mission was given national imprimatur with the creation of the West End National Register Historic District in 1986 and local validation in the granting of Local Historic District status in 1993. We have consistently been vigilant in our opposition to unnecessary destruction of the contributing structures with which we have been entrusted, and we will continue to be so. We have the community's assurance they stand behind that goal with the granting of our Historic District status. All three structures that the YMCA is seeking to demolish are listed in the 1986 Historic Register Survey as buildings with unusual contributions to the architectural mix of the West End. When these homes were purchased by the YMCA, the YMCA assured West End neighbors that these structures were to be used as low-cost housing, a supplemental employee benefit, and would not be torn down. We feel that a convincing case has not been made for the removal of these homes to solve the YMCA's parking problems. We argue that the destruction of contributing properties to the District demands a compelling argument and we feel this has not been made. We are neighbors of the YMCA, and many of us are customers of its services and its financial supporters. We are sympathetic to its problems. We cannot condone the removal of contributing structures in our West End Historic District under any circumstances."

**Brian Cole**, Executive Director of the Winston Salem Events, presented his organization's plan to create a summer-long special events series in the downtown area. They plan to have 62 special event nights, which include "Alive After Five" every Thursday, the 4th Street Jazz Series every Friday and beginning in June, Saturday evenings in the Art District. He also talked about future plans for other types of entertainment.

On May 12th, Grace Court will host the 150 Year Celebration of Winston-Salem and the kickoff of the West End Community Fundraising Campaign for the establishment of West End Historic District Signage and a Town (Millennium) Clock at Grace Court. There will be refreshments and great weather - bring your lunch and join the celebration. This is the schedule of events:

- 11:30 a.m. *Special West End Trolley bus departs Old Salem Square and stops at City Hall on Main Street and the Benton Convention Center. The final stop is Grace Court in front of Women's Club*
- 11:45 *Music by R. J. Reynolds High School Stage Bands*
- Noon *Introduction of Event by West End President Eric Elliott*
- 12:03 *Invocation by Rev. Moses E. Hodnett, Jr; St. Andrews United Methodist Church*
- 12:05 *Singing of the National Anthem by Elizabeth Brannan, Director, R. J. Reynolds High School Chorus*
- 12:13 *Re-Telling of the Founding of Winston (transfer of the deeds on May 12, 1849 by period costumed actors); Prof. J. Edwin Hendricks, Wake Forest University*
- 12:18 *Presentation of the Deed to the Mayor and Aldermen*
- 12:20 *Introduction of the Mayor by Alderman Wanda Merschel*
- 12:23 *Remarks by Mayor Jack Cavanagh, "Building Winston-Salem's Future; One Neighborhood at a Time"*

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12:30 Introduction of the West End Community Fund Campaign, Neighborhood Signage, Time Capsule, and Town Clock; Allan Burrows and David Poythress, West End Association

12:35 Invitation to the Community to Celebrate Neighborhoods/Dedication of Time Capsule/Unveiling of Representation of Clock

12:42 Closing Announcements; Lisa Elam, West End Vice President

12:45 Refreshments (cake and ice cream) on grounds

1:00 - 1:15 Leave as Individual Schedules dictate; trolley returns by way of Brookstown Ave. to Old Salem, then City Hall, then Center City, at 1:00 p.m.

## CERTIFICATE OF APPROPRIATENESS APPLICATIONS - May 1999

St. Paul's Episcopal Church, Applicant  
520 Summit Street -- Installation of 6'-0" wide wood lattice screen to conceal existing electrical junction box on south elevation of sanctuary building

The following is a list of the Certificate of Appropriateness applications (West End) reviewed by the Winston-Salem Historic Commission last month (April 14, 1999).

Lee Hendrix, Applicant  
Former West End Cafe Building -- 878 West Fourth Street  
Installation of signage on the west and north elevations - *Commission voted to Approve with Conditions*

James and Allison Chrapek  
Bost-Dunnagan House -- 1033 West End Boulevard  
Installation of canvas awnings on rear of structure; Extension of rear deck; Installation of brick patio in rear yard; and, Replacement of chain link drive fence/gate with wood picket fence/gate - *Commission voted to Approve with Conditions*

David Phillips & Tonya L. McClamrock, Applicants  
Duplex -- 1216-1218 West First Street  
Installation of exterior deck, stairs, and entrances on the side elevations; Relocation of side windows to the rear elevation; and, Installation of parking in the rear yard - *Commission voted to Approve as Submitted*

Kristen N. and Matthew D. Lauten, Applicants  
James House -- 923 West End Boulevard  
Replacement of roof shingles with new shingles of differing color and installation of soffit vents  
*Commission voted to Approve with Conditions*

Grover C. McNair, Jr., Applicant  
Dunstan-McNair House -- 749 Summit Street  
Replacement of the existing slate roof with new fiberglass shingles - *Withdrawn by applicant before meeting*

Augsburg Lutheran Church, Applicant  
Augsburg Lutheran Church & H.H. Labberton House -- 845 & 847 West Fifth Street  
Construction of new addition to 845 West Fifth Street - *Commission voted to Approve with Conditions*


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YMCA of Greater Winston-Salem, Inc., Applicant  
Brannock House, Julius S. Bergman House, and Crichton-Atkinson House  
719, 725, & 731 West End Boulevard

Removal of houses and installation of parking lot

*Concerning the removal of the houses, the Commission voted to Approve with Conditions, including a 365 day delay of the demolition of the structures.*

*Concerning the installation of a parking lot, the Commission Denied the request as submitted.*

The following is an excerpt from the West End Association web site [www.geocities.com/~thewestend/](http://www.geocities.com/~thewestend/)  
New Historic Preservation State Tax Credits - Effective January 1, 1998

The law provides: An increase from 5% to 20% in the existing state tax credit for rehabilitations of income-producing historic properties that also qualify for the 20% federal investment tax credit. In effect, the combined federal-state credits reduce the cost of a certified rehabilitation of an income-producing historic structure by 40%. A new state tax credit of 30% for qualifying rehabilitations of non income-producing historic structures, including owner-occupied personal residences.

Only certified historic structures will qualify for the credits. A "certified historic structure" is defined as a building that is listed in the National Register of Historic Places, either individually or as a contributing building in a National Register historic district, or as a contributing building within a local historic district that has been certified by the Department of the Interior. A non income-producing building must be a "certified historic structure" at the time the state credit is taken -- that is, it must actually be listed in the National Register either individually or as part of a district or it will not qualify for the state credit.

The rehabilitation of the historic structure must be substantial. For income-producing properties, the rehabilitation expense must exceed the greater of the "adjusted basis" of the building or \$5,000 within a 24 month period or a 60 month period for phased projects. For non income-producing properties, the rehabilitation expense must exceed \$25,000 within a 24 month period.

All rehabilitation work must meet The Secretary of the Interior's Standards for Rehabilitation. The credits cannot be claimed against the cost of acquisition, new additions, site work, or personal property. Only costs incurred in work upon or within a historic structure will qualify. Interior work such as HVAC work and kitchen and bathroom remodelings will qualify if the work meets "The Secretary of the Interior's Standards for Rehabilitation."

Rehabilitation work on non income-producing historic structures **must** be approved by the State Historic Preservation Office prior to the commencement of the work!! Property owners of income-producing properties are strongly advised to consult with the State Historic Preservation Office before beginning a rehabilitation to resolve potential design and rehabilitation problems that could result in denial of the credits. For more information contact:

Tim E. Simmons, AIA, Preservation Tax Credit Coordinator  
Restoration Branch, N.C. State Historic Preservation Office  
N.C. Division of Archives and History  
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