



# The West Ender

By and for the West End Neighborhood

historicwestend.org

October 2015

## UPCOMING EVENTS

### IMPORTANT MEETING

**October 27**

#### West End Association

6:00PM

West End Room

Central YMCA

To discuss Hanes Park Improvement Plans and Proposed RJR Stadium

#### November 4

Historic Resources

Commission Meeting

4:00 PM

Bryce A. Stuart

Municipal Building

Room 530

#### November 11

Historic resources

Commission Certificate of Appropriateness

Application Submittal

Deadline 5:00PM

#### December 2

Historic Resources

Commission Meeting

4:00 PM

Bryce A. Stuart

Municipal Building

Room 530

#### West End Neighborhood Blue Recycling Bins

##### Mondays

Oct. 26<sup>th</sup>

Nov. 9<sup>th</sup>, 23<sup>rd</sup>

#### Considering Renovations?

Consult the West End Historic Overlay District Design Review Guidelines FIRST.

[http://historicwestend.org/wp-content/uploads/2014/08/WE\\_Guidelines\\_2006.pdf](http://historicwestend.org/wp-content/uploads/2014/08/WE_Guidelines_2006.pdf)

## Welcome New Neighbors



Story by Cyndy Lively; photo by M. Lively

In December, Chatham Mill Ventures will begin leasing apartments in the first phase of the redevelopment of the former Chatham Manufacturing complex. Located on a six-acre site on the northern edge of West End, the four-story building at 800 Chatham Road will house 166 one, two, and three-bedroom units ranging in size from 830 to 1552 square feet. Monthly rents at Chatham Mills Apartments are expected to range from a low of \$845 for a one-bedroom unit to a high of \$1385 for the most expensive three-bedroom unit. The building features interior courtyards, a fitness center, a rooftop terrace, and some covered parking.

The mixed-use development will also provide commercial and office space. Building 23 at 850 Chatham Road, built by Western Electric in 1956, has 36,000 square feet for commercial use. Amenities include hardwood floors, 11-19-foot ceilings, and covered parking. Building 21 at 890 Chatham Road has 4500 square feet on two levels and is being marketed as office and innovation space.

The Chatham Mill Manufacturing Company constructed the mill in 1907 and produced high-quality woolen blankets. National Carbon Company leased the property during World War II to make and test military equipment for the US Navy. At the end of the war, Western Electric Company purchased the building. The company constructed additional buildings and manufactured communication equipment for the military, as well as circuits for national telephone companies. A series of smaller manufacturing operations leased the property from 1970 to 2005.

Chatham Mill Ventures acquired the property in 2012 and has been working to construct a mixed-use development. The original mill is listed on the National Register of Historic Places, which made the property eligible for a 20% federal tax credit and a 30% tax credit through the NC Mill Rehabilitation Tax Credits program. Soil contamination was documented at the site and the development company entered the site into the North Carolina Brownfields Voluntary Cleanup Program. They worked closely with the NC Department of Environment and Natural Resources to provide appropriate remediation.

(continued ⇨)



# Chatham Mill Ventures (continued from pg. 1)

In a March 13, 2015 interview on Time Warner Cable News, Kenneth Reiter, the project's co-developer, said "preserving the site's historic value was a key reason" he took the project on. He said he hopes to have a positive impact on the surrounding community. As an example, half of the units in the apartment complex will charge below market rates to be more affordable.

A \$40 million dollar redevelopment project with a positive environmental impact that provides housing and new upscale commercial space is certainly a welcome addition to our neighborhood.



The old Chatham Mfg. Co. mill building along Chatham Road will house many new apartments.



These buildings in the interior courtyard face a central parking area, across from Building 23 (not pictured) that is to be renovated for commercial use in a future phase of the project.



This sign on the end of Building 23 shows the principals on this project: owner Chatham Mill Ventures; developer Belmont Sayre; Landmark Builders of Winston-Salem; Tise-Kiester Architects; Stimmel Associates, landscape architecture.

# MOSQUITO AUTHORITY

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## Pedestrian Safety on West End Boulevard



Jan Wharton is spearheading a neighborhood group hoping to improve pedestrian safety on West End Boulevard. In August of 2011, Brenda Penney and Mark Lively worked with the Winston-Salem Department of Transportation to develop a traffic calming plan for the section of West End Boulevard bordering Hanes Park. The plan required a certificate of appropriateness from the Forsyth County Historic Resources Commission and the approval of a majority

of home-owners impacted by the changes that were proposed, which would have reduced available parking on West End Boulevard.

Pending further progress on the plan, crosswalks were painted at the bottom of Clover Street (see photos) and signage was installed in the middle of the street in both crosswalks. After the signs were destroyed multiple times by speeding cars, the city opted not to replace them. Today, this stretch of road continues to be hazardous to cross as vehicles routinely exceed the 25mph speed limit and often drive down the middle of the road. The sight distance to is very short for vehicles approaching the crosswalks from the direction of Glade St.

The current neighborhood group is trying to take a more effective approach to provide a safe crossing point for our children who walk to school and for families accessing Hanes Park. Three-way stops signs at the bottom of Clover Street, at the entrance to Hanes Park, would allow for protected crossing. This option would have minimal impact on parking and be an inexpensive alternative to a more expansive traffic calming plan.



Text by Cyndy Lively  
Photos by Mark Lively



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# Come Out and Support The Children's Home



**The Children's Home Maze opened Sept. 19 and runs through Nov. 1.**

Admission: \$10 for adults; \$7 for children 4-11 and seniors; free for children three and under.

**Hours:** 10 a.m. to 6 p.m. Saturday; noon to 6 p.m. on Sunday; Closed Monday and Tuesday; Open 9 a.m. to 2 p.m. Weds-Friday for groups from schools, churches and Scouts.

Other activities include a cow train for kids, a pumpkin chucker, a slide, photo cutout figures, and a shaded resting place for adults. You can visit the farm animals and pick up some fall garden produce.

More information at: <https://www.childrenshomefarm.org/home-maze-and-pumpkin-patch/>

## Volunteer Opportunities with *The West Ender*

**Business Membership Coordinator** - Local businesses join the West End Association as Business Members. They are full members of the WEA and we publish their small ads in each issue of the newsletter. The Coordinator is responsible for recruiting and renewing business members.

**Delivery Routes** - *The West Ender* is distributed to >1000 addresses in the West End Historic District by dedicated volunteers who deliver the new issues directly to residences. Having a route is a great way to get to know your neighbors and your neighborhood. We currently have three open routes. If you live in or near these areas please consider volunteering to help:

**Route #2** - West 1<sup>st</sup> St. to West 4<sup>th</sup> St and Piedmont Ave to West 4<sup>th</sup> St.;

**Route #8** - All of Forsyth St. and West End Blvd. from West 1<sup>st</sup> St. to Glade St.;

**Route #11** - Glade St. from Hawthorne Rd. to N. Sunst Dr. and N. Sunset Drive from Glade to West 1<sup>st</sup> St.

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## The West Ender

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