



The West Ender

By and for the West End Neighborhood

historicwestend.org

March 2017

Our West End Alleys

by Cyndy Lively

In 1890, Colonel Jacob Scott Ludlow, Winston's first City Engineer, designed a resort and residential community on the edge of downtown. The West End Historic District was listed in the National Register of Historic Places in 1986. Many of his design elements helped create the area's distinctive character. These included curvilinear streets, terraced lawns, stone retaining walls, granite curbs, and parks. In addition, a system of service alleys provided access to the rear of homes and businesses.

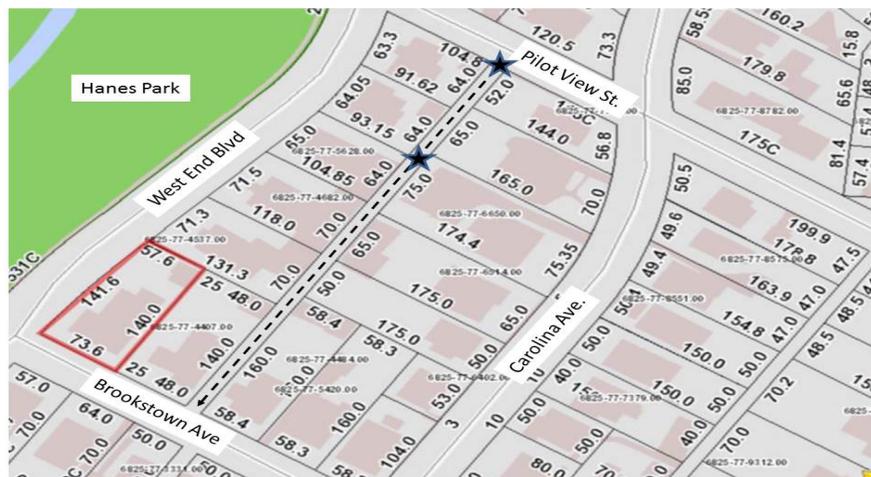
These alleys are a legacy from a time when there were no legal stipulations about ownership or requirements for maintenance of these shared spaces. The West End Historic Overlay District Design Review Guidelines (last amended by the Historic Resources Commission on May 3, 2006) provides some answers to commonly asked questions about the alleys.

Ownership: The city of Winston-Salem does not own the alleys or take responsibility for maintaining them. The original developer dedicated them to the neighbors with access to the alleys.

Maintenance: If an alley is in need of repairs, any resident adjoining the alley may make improvements. Changes should maintain the character of the District. Removal of vegetation, minor grading to level the surface of an alley, or replacing deteriorating pavement with the same material do not require prior approval. The Historic Resources Commission requires Certificates of Appropriateness for projects that would realign, widen, or change the existing paving material of an alley. Also, a COA would be required to remove a mature tree over eight inches in diameter.

Closing an Alley: Anyone may petition to have an alley or a portion of an alley closed. However, the Historic Resources Commission is in favor of maintaining alleys as important to the character of the District and is not in favor of closures. Over the years, many alleys have been blocked by structures or vegetation. Others are still used by the adjoining property owners to provide access to their homes. Many continue to be used by city sanitation vehicles.

The guidelines recommend that residents should not block alleys with plantings, fencing, garages, or vehicles. "Most issues related to alleys are private property matters and should be discussed and worked out between property owners."



Streets and property lines in the 1400 block between Pilot View St. and Brookstown Ave. Note alley (dashed line). Segment between stars is blocked. See photos next page. Map from Geo-Data Explorer

UPCOMING EVENTS

West End Association Meetings

4th Tuesdays at 6:00PM
Next Mar. 28, 2017

West End Room
William G. White YMCA
775 W End Blvd,
Winston-Salem, NC

Historic Resources Commission Meetings

1st Wednesdays at 4:00 PM

April 5
May 3

Historic Resources Commission Meetings
Bryce A. Stuart
Municipal Building
Room 530
Winston-Salem, NC

Certificate of Appropriateness Applications

Submittal deadline 5:00PM no later than the 2nd Wednesday of the month before the next HRC meeting.

West End Collections

Garbage & Yard Waste

Thursdays, weekly

Recycling (Blue bins)

Every other week:
March 13 & 27
April 10 & 24

Planning Renovations or Tree Work?

Consult the West End Historic Overlay District Design Review Guide. Call the staff of the Historic Resources Commission for advice: (336) 747-7054



Our West End Alleys (continued from page 1)

The alley between the 1400 blocks of Brookstown Ave. and Pilot View St. is a typical example of a West End alley that remains in use yet no longer connects the two streets. This alley is open from Brookstown Ave. so some residents of West End Blvd and Carolina Ave use it for parking and to access the backs of their properties. It cannot be accessed from Pilot View St. because previous owners built a garage and a fence across it many years ago. None of the current neighbors remembers when it was blocked but it has been long enough for some very large trees to have grown in the path. There are many other examples of overgrown, unusable alleys found throughout the neighborhood. In some cases, alleys that remain on the plat maps were never developed and no evidence of their existence can be seen.



View toward Brookstown Ave. along the alley between 1409 and 1413 Brookstown Ave. This alley was paved by one of the property owners more than 25 years ago. The paving now needs to be repaired because of heavy traffic from automobiles and city sanitation trucks that use it to access the back sides of the properties behind Carolina Ave. and West End Blvd. Repaving would have to be funded by the property owners as the City will not pay for maintenance.



View in the opposite direction toward Pilot View St. along the same alley between West End Blvd. and Carolina Ave. This segment of the alley has been blocked for many years by fences, a garage, large trees, and is now completely overgrown and inaccessible, even on foot.

*Photos by M. Lively
See the map on page 1 for the location of this alley.*

Renew your West End Association Membership 2017
Details on the back page.

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West End Issues in Brief



Hanes Park plan before the HRC: The *Hanes Park Repair and Renovation Plan – Phase I* was approved by the Historic Resources Commission on March 1. Plan details are posted here: www.cityofws.org/Portals/0/pdf/planning/hrc/COA_Cases/2017/MajorWorks_COA_2017.pdf?ver=2016-12-23-132947-577. The WEA board spoke in support of the plan at the HRC meeting. The plan now goes to the City Council for consideration.

Spring Park erosion control: The City continues its efforts to repair a serious erosion problem between West 6th Street and West End Blvd. The drainage flows under the parking lot of a privately owned apartment complex. The erosion must be repaired because it is damaging the parking lot and Spring Park (details, historicwestend.org/wea-newsletters/2016/201608.pdf). Legal negotiations are still taking place to reach an acceptable agreement that will allow work to begin.

Business 40 reconstruction:

The West End Association has invited representatives of the North Carolina Department of transportation to give a presentation and update about the planning for the Business 40/Salem Parkway reconstruction project. A date will be set once the DOT has chosen the detour routes that will be designated for use during the projected two-year closure of Business 40 through downtown.

Safety and Security in West End:

We plan to invite representatives of the Winston-Salem Police Department to meet with residents at an upcoming WEA meeting in the next few to safety and security issues in our neighborhood. The date will be announced in *The West Ender* and on the listsev.

West End Association Board

New board members and officers were elected at our February 28 meeting. The board extended Mark Lively's term for one year and elected Jo Ann Mount Vice President/President-elect. Clint Buss will serve as Secretary and new member Keith Stone was chosen to fill his board position. Other new board members include Carol and Ralph Moore and Brian and Katrina McElhinney. Each couple will share a board seat. The board extends its sincere thanks and appreciation for the retiring board members: Stan Hill, and Toni and David Phillips. We thank them for their longtime support of the WEA.

Officers 2017

Mark Lively - President (2017-2018) Jo Ann Mount - Vice-President (2017-2019)
George Bryan - Treasurer (2016-2018) Clint Buss - Secretary (2017-2019)

Board Members 2017

David Elam (2017-2019), Keith Stone (2017-2019), Carol and Ralph Moore (2017-2018), Brian and Katrina McElhinney (2017-2019), Frank Johnson (2016-2018), John Merschel (2016-2018), Dan Bradley (2016-2018)



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Renew Your West End Membership TODAY!

2017 West End Association Membership

Annual dues: \$20 per household and \$80 per business (includes newsletter ads).

ONLINE: <http://historicwestend.org/about-wea/join/> using PayPal

USPS: West End Association Membership, PO Box 21054, WS, NC 27120-1054

Your membership supports: Monthly newsletter, neighborhood List Serv; neighborhood social events; community engagement; Neighborhood preservation and beautification.

Anyone may join. Voting membership open to those who live in the West End and to anyone who owns, leases, rents or occupies property in the the West End neighborhood.

Contact us about business memberships includes advertising in newsletter and our web site.

2017 West End Association Membership

WEA Membership, PO Box 21054, WS, NC 27120-1054



Name(s): _____

Email: _____

Address: _____

City, Zip: _____

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The West End Association: historicwestend.org Facebook: West End Neighbors Association

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