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**FORSYTH COUNTY HISTORIC RESOURCES COMMISSION  
NEXT MEETING, JUNE 4, 2003, 4:00 P.M.  
COUNCIL CHAMBER, FIFTH FLOOR,  
CITY HALL SOUTH, 100 EAST FIRST STREET**

**Update on South Central Area Plan**

You may remember that the Citizens Advisory Committee for the South Central Area Plan (SCAP) wrapped up its work in the Fall of 2002 on the draft plan for our area. Three West Enders represented our neighborhood in the development of this plan. The City-County Planning Board adopted the SCAP in October 2002, which then opened the door for the City Council to formally adopt it. Difficulties working the schedules of various City Departments into the Implementation Schedule delayed submission of the plan to the City Council. Finally, this past April the City Council was presented the draft SCAP for review. After some budget issues are resolved the Planning Staff expects the plan to be given more thorough consideration. It may go into committee discussion early this summer. After it works its way through Committee we expect a public hearing to follow shortly thereafter. We will be sure to advise West Enders when the time for public comments arrives. It is important that we offer comments and support for the plan, as the SCAP incorporates many of West End's long-term goals into a City-sanctioned policy document. -- Amy Lindsey

**For full minutes of the May West End Association meeting, please visit  
thewestend.tripod.com (no www in this address)**

**Thank you to Claudia and Ralph Kennedy for their many years of delivering the newsletter. Welcome to Charles Coley and Larry Scholer who have volunteered to take up newsletter delivery service!**

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# The West Ender

By and for the West End Neighborhood

June 2003

## Two "Ugly Ducklings" Take Their Rightful Place in the Neighborhood

Sam Ogburn, Jr., a realtor, bought adjacent houses on West End Blvd. in the early 1980's. Of the many properties he owned in the West End and Ardmore, these were not among his favorites. "I struggled with these units for a long time. I felt they were ugly at best, and I was not attracting a high quality tenant," says Ogburn. But he wasn't sure how to upgrade them. He pondered repainting and making minor changes. Then, in December 2001, fate intervened. A fire nearly destroyed the house at 1105 West End. "Once the fire occurred, the house was opened up, and it allowed us to get creative," says Ogburn.

What followed was an amazing metamorphosis and a boon for the West End. As Ogburn describes them, these were two houses that were "squatty and looked like they were in a hole." When Ogburn and architect Stuart McCormick finished with them, they boasted elegant period flourishes and graceful front porches that pulled them out of the "hole" and in line with the surrounding streetscape.

(Continued inside)



**Left:  
1105 –  
1107  
West End  
Blvd.  
BEFORE**



**Right:  
1105 –  
1107  
West End  
Blvd  
AFTER**

### JUNE WEST END EVENTS

**Tuesday, June 3, 7PM, West End Assoc. Meeting, Tise House, 952 W. 4th St, (near Grace Court)**  
All West End residents welcome! Come meet your neighbors and discuss the future of the neighborhood!

**LOOKING AHEAD: Friday, July 4th, 11AM-2PM, Tise House, Independence Day parade and party, start decorating your bikes and wagons now! Prepare your recipe for the apple pie contest!**

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**A Word from our Co-presidents:**

West Enders,  
 May showers have certainly let us know where roofs leak, where drainage is an issue, and how fast grass can grow!

The Stracks threw an absolutely wonderful social on Friday May 6<sup>th</sup> for the Association. There was a good turnout of West Enders to greet and meet each other. The Strack's home is spacious and they shared their on-going renovation strategies with the neighbors. We will skip the social in June in order to encourage West Enders to support the 4<sup>th</sup> Street Jazz & Blues series. June 6<sup>th</sup> Junior Boy Jones will play starting at 6:30 pm. The other night we enjoyed the tunes of Toni Lynn Washington in the Arts District while we purchased a local pottery gift and were so appreciative of the wonderful opportunities that our neighborhood's proximity to downtown provides! Events for the summer are readily available on the web at [www.winstonsalemevents.org](http://www.winstonsalemevents.org).

This past week we again sent out, via email, a listing of the rental unit and home prices for the neighborhood. The recent purchase of homes has focused your Association Board on a way to welcome new neighbors and educate them about our Association and Historic Guidelines. Marilyn Poorbaugh has helped take the lead by collecting items for Welcome Baskets. We are now trying to identify new neighbors to welcome. If you can help please call us (724-2706) or email ([bryandoherty2@yahoo.com](mailto:bryandoherty2@yahoo.com)) and let us know the name, address and when they moved in. (You may also email if you would like to be on the distribution email list for the West End).

Be sure to join the neighborhood at Tise House on July 4<sup>th</sup> to celebrate the USA and our little corner of the country!

West End Association Co-Presidents George Bryan and Ann Doherty, 724-2706; [bryandoherty2@yahoo.com](mailto:bryandoherty2@yahoo.com)

**THREE CHEERS FOR THE RED WHITE AND BLUE!  
 WE NEED YOU!  
 PLEASE LEND A HAND WITH THE WEST END 4<sup>TH</sup> OF JULY PARTY!**

If you would be interested in helping with the neighborhood July 4<sup>th</sup> party, please contact Andrea and Stuart Thomas at 723-9893.  
 We need pie contest judges, and help with set up and clean up.

**Two Ugly Duckings continued...**

Ogburn, a self-confessed "old house person at heart" chose McCormick for his familiarity and affinity for the neighborhood. He had worked with McCormick on quite a few projects in the past. "He is an artist, he's incredible," says Ogburn of McCormick. McCormick had lived across the street from the two houses for 14 years. "After 14 years I was really familiar with what they looked like," says McCormick. He was adamant that the two duplexes, similar square brick boxes with identical floor plans, be granted their own identities through renovation. The new floor plans would be the same throughout the four units, but the exterior of each house would be distinct, in keeping with the character of the neighborhood. "The goal was to make the houses blend in," Says McCormick. "They were built without any sensitivity at a time when the neighborhood had gone down hill."

The original floorplans worked in a simple shoebox format. The front door opened into the living room, a hall led to the kitchen, then the first bedroom, then the bathroom, then the second bedroom. To open up the units, Ogburn decided to take them from two bedrooms to one. By removing the wall between the living room and kitchen and pushing the kitchen into the first bedroom, the living room in each unit became twice the size. The living room ceilings also went from 8 feet to 14 feet.

In addition to playing with the structure, Ogburn also put on new roofs, installed new wiring, new AC/heat systems, lay hardwood floors throughout (with the exception of the tile bathrooms) and trimmed the houses with custom milled moldings to take them back in time. The front doors were custom made as well to match a style typical of many original doors in older West End homes. McCormick designed the new roofline of 1105 West End around an old dormer window that had been sitting in his basement (*see photo on front page*).

Each house took six months to renovate. Ogburn's advice for those embarking on renovation? "Be patient. It can be a long and slow process. And budget for the unexpected, because it will happen!" In this case he is very pleased with the result. "This was taking the ugly duckling and trying to make it feel at home in the neighborhood," he says. "The West End has been a great place to work. The feedback has been so positive, it's very rewarding." And after making such a significant investment to give these houses a new life, there are concrete rewards as well. The units now pull in double the rent!

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