



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)



1105 -1107 West End Blvd. BEFORE **Right:**

Left:

1105 -1107 West End Blvd AFTER

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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June 2003



JUNE WEST END EVENTS

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A Word from our Co-presidents:



336-722-0551

May showers have certainly let us know where roofs leak, where drainage is an issue, and

The Stracks threw an absolutely wonderful social on Friday May 6th for the Association.

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 4th Street Jazz &

Blues series. June 6th 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

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.

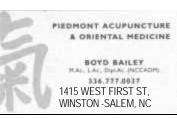
Marilyn Poorbaugh has helped take the lead by collecting items for Welcome Baskets. We

are now trying to identify new neighbors to welcome. If you can help please call us (724-

2706) or email (bryandoherty2@yahoo.com) 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

There was a good turnout of West Enders to greet and meet each other. The Strack's home is







Two Ugly Duckings continued...

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 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 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. 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 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

1109-1111 West End Blvd BEFORE







336-722-3116

Sat 9:00-5:00

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Blessings Antiques & Design Be sure to join the neighborhood at Tise House on July 4th to celebrate the USA and our little corner of the country! 823 Reynolda Road Winston-Salem.NC 27104 Phone: 336-724-9393 West End Association Co-Presidents George Bryan and Ann Doherty, 724-2706; Fax: 336-724-9362 bryandoherty2@yahoo.com STOCKTON LLP **THREE CHEERS FOR THE RED WHITE AND BLUE!**

PLEASE LEND A HAND WITH THE WEST END 4TH OF JULY PARTY!

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

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