

East Winston

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own any dwellings in East Winston, according to John Cockerham, supervisor of real estate. He minimized the extent of city-owned property, saying that only 20 to 35 lots remain to be sold off for development.

However, he was not able to provide a complete inventory of city-owned property in the geographic area designated by the East Winston Area Plan.

In addition to lots owned by the city, the Winston-Salem

Winston because the East Winston community is the target of two major city planning and development efforts.

First, the Board of Aldermen is on the verge of designating a new redevelopment program for an area between Cameron and Gray avenues, from 12th to 14th

streets, amidst controversy over what kind of housing should be build there.

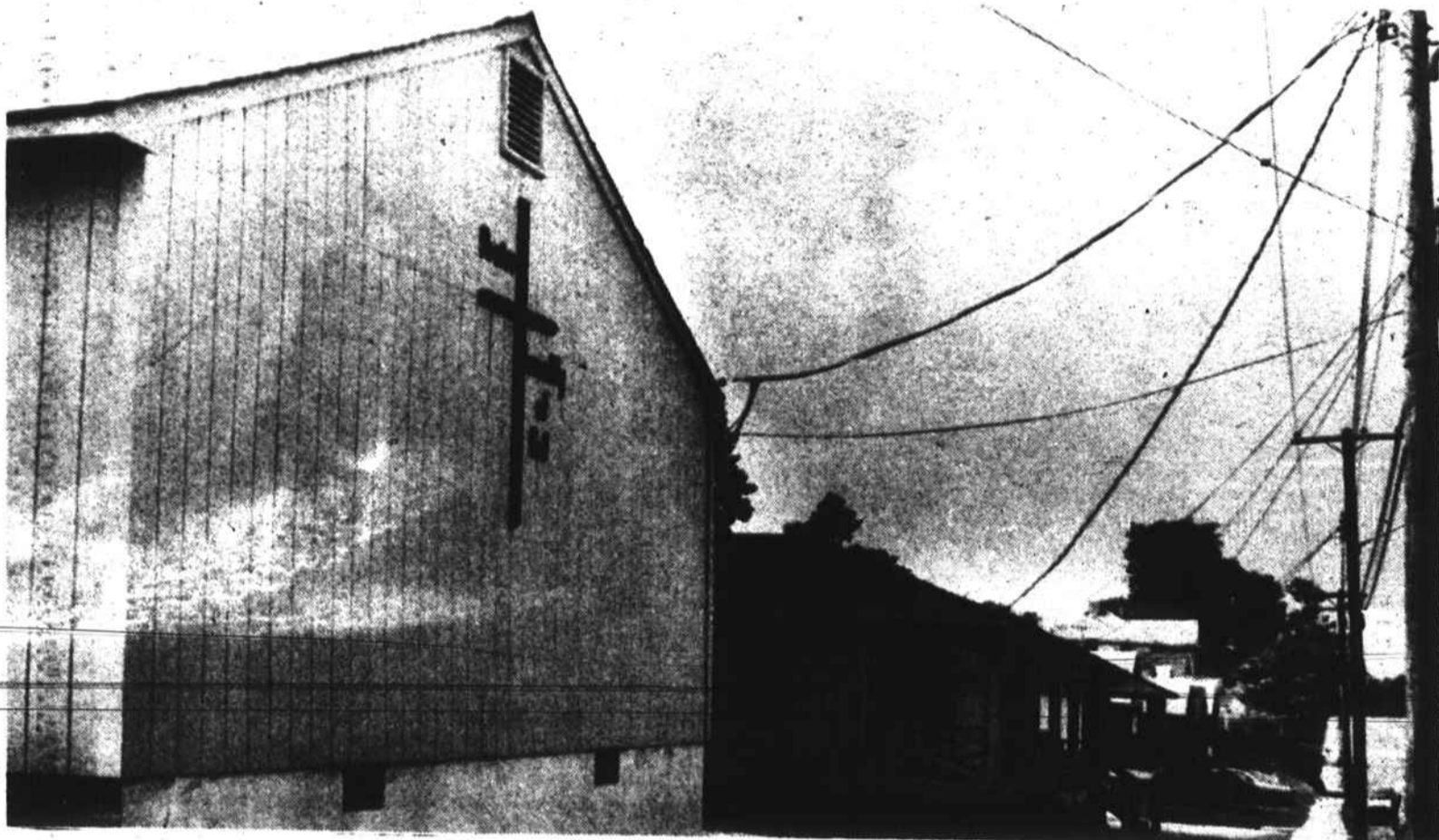
Under this plan, the city would

relocation of East Winston residents. A settlement was reached by the parties in 1983, with the city agreeing to channel more money into housing and relocation efforts.

Secondly, planning officials and East Winston residents have prepared a long-range East Winston Area Plan for the community's future development, which also will require formal approval by the Board of

has been dragging its feet ... a lot of funds got shifted to Mercantile Plaza or stuff downtown, the Trade Street mall, or going back to tear up the Trade Street mall, or West Salem. The money just gets away."

Andrews claims that he recalls plans dating back 25 years "to do something about housing across from Atkins High School," the precise area proposed now for redevelopment.



Set For Demolition?

This church and its neighbors are in the path of proposed demolition between Cameron and Gray avenues between 12th and 14th streets (photo by James Parker).

Housing Authority owns and manages a total of 691 public housing units and manages another 146 publicly subsidized housing units owned by non-profit organizations.

Many of the housing units owned by private investors are occupied by tenants who receive public subsidies of one kind or another.

Numerous parcels in East Winston are carried on the books as non-taxable property because they are owned by the many churches in the African-American community.

The Chronicle undertook its inquiry into who owns East

designate for redevelopment some 16 acres, which would involve demolishing 78 structures and relocating 96 families and two churches. The price tag is \$2.2 million.

This latest redevelopment plan comes in the wake of years of controversy over East Winston redevelopment efforts which have resulted in widespread clearance and population dispersal and relocation, including a suit against the city filed in 1978 by the NAACP, League of Women Voters, East Winston Restoration Society and the Legal Aid Society which sought to block further clearance and

Aldermen. The draft of the area plan proposes economic development as well as expanding housing, transportation and public safety programs.

Meanwhile, even as the city eyes more redevelopment efforts to deal with existing substandard housing and shapes a plan for East Winston's future, efforts lag in marketing cleared property that was acquired by the city under programs that date back to 1974 and still remains vacant.

Many in the black community are frustrated by the delay in many housing projects. Says developer William Andrews: "I think the city of Winston-Salem

Transit center

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stating, "In a downtown already pockmarked by parking lots and an empty Post Office, surely the Transit Authority can do better than tearing down existing, productive, taxpaying properties and a most significant part of our historic streetscape."

The group called the Fifth, Trade and Liberty site the worst, from an historical perspective, to use for a transit center. And, they said, the block represents the last example of "turn-of-the-century" commercial architecture in the downtown area.

Prior to the June 29th meeting, the Aldermen were given 1,500 signatures collected by shoppers at McCroy's Department Store who did not want a transit center to dislocate the business.

McCroy's is the largest business that would have been driven from the area by a transit center at the location across from the post office.

Rick Simon, manager of McCroy's had said that without major renovation there was no other building suitable to house the company in the downtown area.

"I think with some compromise on their (the city's) part the Third and Liberty site could be used," he had said in a earlier interview.

Many of the small business owners in the group of 14 threatened with relocation protested the selection of their block for a transit center.

But city officials said that most of the owners of the property in the block were willing to sell.

One even approached a city official and said that selling the property would be best for the group of owners that she represented. They did not want to do extensive renovations that she

felt the structures needed, she said.

Henry Lindley, owner of Lindley's Photo and landlord for seven of the other businesses slated for relocation, had said he was willing to sell the city his property for the transit center.

"You can't do anything once the city makes up it's mind," he had said when the parcel including his land had first been chosen for a bus center.

"You could go down to city hall and take a million people and talk all day and it wouldn't do any good."

Although it may have seemed like it to the Aldermen, it did not take a million people to get the site changed. Just the repeated efforts of concerned citizens.

Now city planners are going to restudy the Third and Liberty location.

One major drawback of the site had been possible conflicts in traffic flow with buses entering and leaving the already heavily traveled streets. The Third and Liberty location had the highest pedestrian and auto counts of all the sites studied as a possible center location.


Assitant city manager Thomas W. Fredricks said the city would "look at the possibility of redoing the street network in that area."

After the decision by the board on the 29th, the "little guys" celebrated in the hall outside the Aldermen's meeting room. Several of the 14 small business owners who had spoken to the press, Aldermen, Transit Authority representatives and other city officials congratulated each other on winning the fight to keep their businesses at the present locations.

"I feel very good. I feel

happy," said Theldora Small, owner of Tes Fashions on the corner of Fifth and Liberty streets. "It shows what you can do when you get up and do a little work."

If there is a question or issue you would like to have answered in the Chronicle Camera, call our newsroom at 723-8448 or 723-8428, or mail your questions to the Winston-Salem Chronicle, P.O. Box 3154, Winston-Salem, N.C. 27102.



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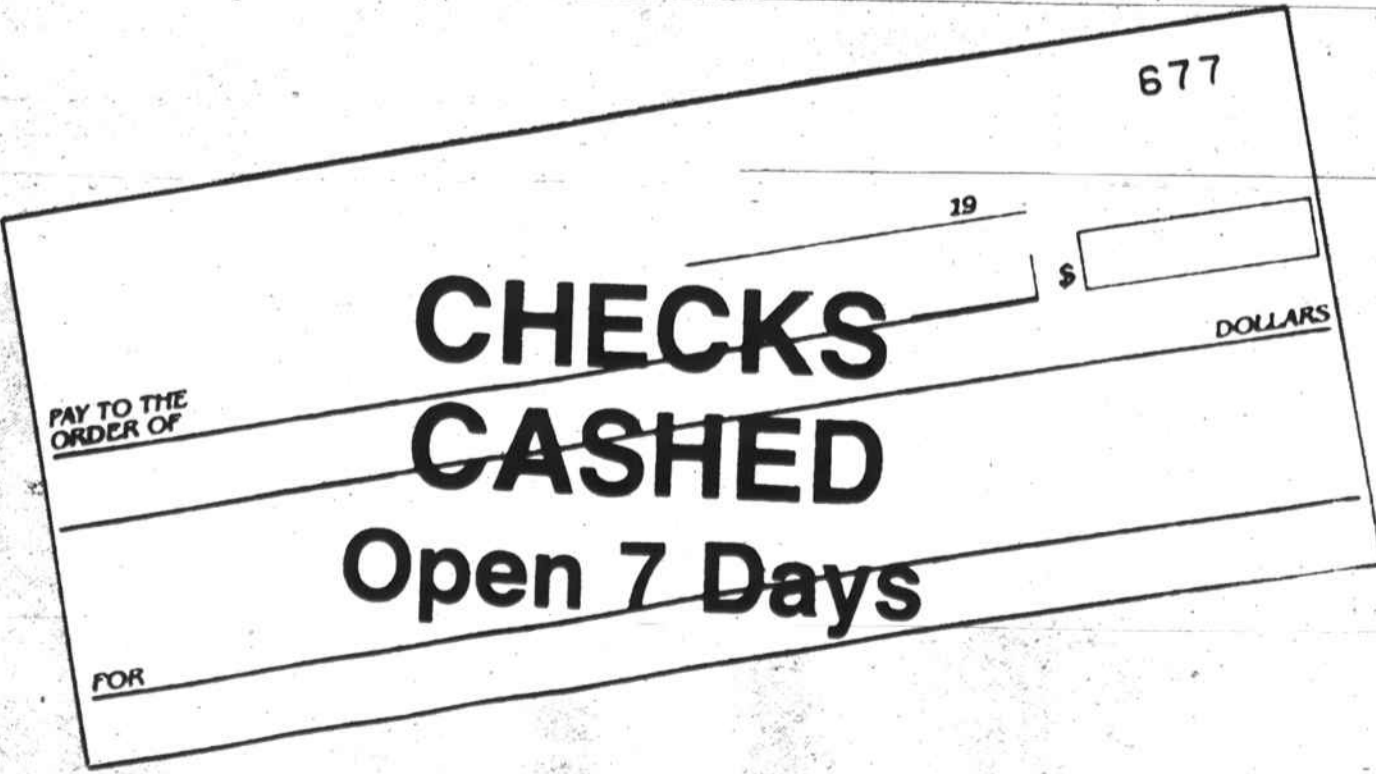
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