

STAFF REPORT for JUNE 2, 2021 HRC MEETING

Case #: COA2021-037
Staff: Heather M. Bratland

Applicant: Simon Gatto, LMI Builders

LOCATION

District: West End Historic Overlay District #154
Street: 916 West Fourth Street, Winston-Salem
Building: Wachovia Bank & Trust
Status: Noncontributing
Local Historic
Landmark#: n/a

REQUEST(S)

- Construction of an addition

APPLICABLE DESIGN REVIEW STANDARDS

West End Historic Overlay District Design Review Standards; Secretary of the Interior's Standards for Rehabilitation available at <https://www.nps.gov/tps/standards/four-treatments/treatment-rehabilitation.htm>.

STAFF COMMENTS

Wachovia Bank & Trust is a noncontributing building and was completed in 1950. However, the original structure is clad with George Black brick. Accordingly, the opinion of staff is that the noncontributing building has individual historical or architectural significance. The building has been added onto several times during its history. The drive-through canopy was added in 1988, and the original north wall was altered to install a large drive-through window.

STAFF FINDINGS

Commission staff finds that the project is not incongruous with the character of the West End Historic Overlay District because:

- 1) The George Black brick used in the original 1950 bank building is a distinctive material and example of craftsmanship. The addition will be constructed on the north façade, using the drive-through canopy from 1988 as a roof. A doorway into the addition will be created at the location of the drive-through window, minimizing the loss of the George Black brick. Where the George Black brick will be a part of an interior wall, it will be left uncovered and function as an accent wall. The historic character of the property will be retained and preserved. The removal of distinctive material will be avoided and examples of craftsmanship that characterize the property will be preserved. (*Noncontributing Structures*, West End Standard 2; *Secretary's Standards*, Rehabilitation Standards 2 and 5)
- 2) The design of the addition is compatible with, yet differentiated from, the original building. The applicant proposes to use Old Carolina Brick Company handmade brick laid in Flemish bond, which is compatible in appearance with the original George Black brick. The parged foundation, broom-finished concrete stoop, and the proposed entry door are also compatible with the building. The simulated divided light windows with lunette windows above differentiate the addition from the original bank building, which has small, segmentally-arched window openings without lunettes. The addition will not destroy historic materials, features, and spatial relationships

that characterize the property. (*Noncontributing Structures*, West End Standard 2; *Secretary's Standards*, Rehabilitation Standard 9)

- 3) The essential form and integrity of the building would be unimpaired if the addition were removed in the future. (*Noncontributing Structures*, West End Standard 2; *Secretary's Standards*, Rehabilitation Standard 10)

STAFF RECOMMENDATION

Based on the preceding findings, staff recommends that the Commission approve COA2021-037 at Wachovia Bank & Trust, located at 916 West Fourth Street, within the West End Historic Overlay District (PIN 6825-86-5451.00), with the following conditions:

- 1) The applicant shall receive, prior to commencement of the work, all other required permits or permissions from governmental agencies;
- 2) Commission staff shall review and approve any revisions or deviations to any portion of the as-submitted work, that qualifies as a minor work, prior to commencement of that portion of the project; and,
- 3) The applicant shall submit the *Certificate of Appropriateness Request for Certification of Completed Work* and photo documentation of the completed project to HRC staff within ten (10) days of its completion.