

**STAFF REPORT**  
**for**  
**OCTOBER 6, 2021 HRC MEETING**

**Case #:** COA2021-071  
**Staff:** Heather M. Bratland

**Applicant:** Denson Hauser

**LOCATION**

District: West End Historic Overlay District #96  
Street: 418 West End Boulevard, Winston-Salem  
Building: Commercial Building  
Status: Noncontributing  
Local Historic  
Landmark#: n/a

**REQUEST(S)**

- After-the-fact replacement of terracotta coping

**APPLICABLE DESIGN REVIEW STANDARDS**

*West End Historic Overlay District Design Review Standards* available at <https://www.cityofws.org/DocumentCenter/View/4089>

**STAFF COMMENTS**

The *West End Historic Overlay District Report* records that the “small, one-story commercial building with stuccoed walls, large plate glass windows across the front, and a flat roof was in its early days the office of Gallin[s] Vending Co.” The terracotta coping is not described in the *Report*.

**STAFF FINDINGS**

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

- 1) The noncontributing building was constructed after 1930 and has no individual historical or architectural significance. The terracotta coping has failed and water is infiltrating the building through the parapet around the roof. The metal flashing is compatible with the simple Modernist character and style of the building. (*Noncontributing Structures*, West End Standard 3)

**STAFF RECOMMENDATION**

Based on the preceding finding, staff recommends that the Commission approve COA2021-071 at the Commercial Building, located at 418 West End Boulevard, within the West End Historic Overlay District (PIN 6825-88-1546.00).