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


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).