Project Overview

Project Title: 418 West End Boulevard Existing building upfit and addition

Jurisdiction: City of Winston-Salem

Application Type: 01.16) Application for Certificate of Appropriateness

State: NC

Workflow: 01.16) Application for Certificate of Appropriateness

County: Forsyth

Address of Subject Property: 418 West End BLVD (6825-88-1546.000)

PIN(s) of subject property: 418 West End BLVD (6825-88-1546.000)

Local Historic Landmark?: No

Landmark Name (If applicable. Type "N/A: if not): NA

Landmark Number (if applicable. Type "N/A: if not): NA

Are you amending a previously submitted COA?: No

Local Historic District: West End

Prior COA case # (if applicable): NA

Project Description

COA Project Intent and Background Statement (click "help" for description):

This ca 1950 one-story commercial building is listed as Non-contributing in the West End Historic District National Register Inventory (List Item 96 - FY1592 / OCT1986). It is a stand alone property located between the residential and commercial areas. The new property owners intend to move their business into the building. To better meet their needs, they are looking to upfit the existing building and build an Addition. The existing parking area will also be reworked to accommodate the required 5 parking stalls (one ADA-compliant).

COA Scope of Work (click the "help" button for description):

The existing building is approximately 1300SF with stuccoed exterior walls, large plate glass windows across the front and a flat roof. The proposed Addition is approximately 700SF. The new parking will include stalls for five vehicles and adjacent accessible entrances.

The Addition will provide necessary expansion for the interior spaces, as well as make the exterior symmetrical, with the large plate glass windows with transoms now in the center of the building massing. The owners propose to erect a stepped center facade with ornamentation, building signage, and lighting; and raise the parapets on the side structures to give the building more visual height, provide a 'zone' for ornamentation, and allow the respective flat roofs to have better pitch for positive water runoff. The center large window with transom will remain. The existing 'right' building plate glass window will be shifted towards the center, with the Addition 'left' building large window to match. All new large window trim will match existing. New striped fabric awnings will project out above the windows and secondary doors. The new main entry is part of the Addition, in the same orientation as the existing current main entry, and faces the new parking area. The new gable roof projecting from the Addition that covers the main entrance will have a standing seam metal roof to visually play off of the striped awnings. The Addition will be stuccoed to match the existing building. All extended parapets and the center...
The stepped facade will be stuccoed to match the existing building. The parapet ornamentation will be stuccoed as well, creating a stucco-on-stucco visual.

On the existing building right hand elevation is an existing door and two windows. To make the building interior accessible, the different floor levels are being equaled with the right hand building being raised to match the center portion floor elevation. This impacts the existing exterior door. The exterior door will be raised to match the new floor elevation, with a new concrete exterior landing and steps, and wrought iron railing for access. The horizontal window will be replaced with a vertical window and shutters, and the adjacent tiny window will be removed altogether, the opening infilled and stuccoed over. All new windows and shutters will be wood, to match the existing construction.

Plans and exterior elevations are included.

COA Compliance with Design Review Standards and/or Guidelines (Copies of the Design Review standards for each district can be found online here: https://www.cityofws.org/1397/Publications):

This commercial building is small and nondescript, and is listed as Non-contributing in the NR Inventory.

The building finish, orientation, large window features, and spatial relationships are preserved and emphasized.

The subject building is located in between the gabled roofs of the residential area and the parapet roofs of the commercial area. The proposed higher main stepped facade and raised parapets attempt to connect these two disparate sections by playing off of them both, and providing visual awareness to the property.

Project Contacts

Applicant Full Name: Monica Wray Cameron
Applicant Address:
Bellissima Brides
Applicant Phone:
Applicant Email Address:

Owner Full Name (If not the applicant): Same
Owner Phone Number (If not the applicant):
Owner Email Address:

COA Consent Statement

We, the applicant and owner (if not the applicant), do hereby make an application for a Certificate of Appropriateness (COA) for the following project to be undertaken within the boundaries of a Historic District, Historic Overlay District, or Local Historic Landmark.

We understand that all required information must be submitted for this application to be considered complete, assigned a case number, and either (a) processed by staff as a minor work project, or (b) placed on the agenda of the Forsyth County Historic
Resources Commission. By applying for a COA and signing below, we give permission to staff of Winston-Salem/Forsyth County Planning & Development Services to enter upon the property to (1) post signage at the property regarding a pending COA application and (2) inspect the property for any reason related to this application and/or an issued COA. We understand that an interior inspection may be necessary for proposed changes to the interior of a Local Historic Landmark.
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c. 1950 Non-contributing building
418 WEST END BOULEVARD, WINSTON-SALEM NC
BELLISSIMA
PROPOSED ROOF PLAN
SCALE: $\frac{1}{8''} = 1'-0''$

**ROOF PLAN KEYED NOTES**
- **AC** Architectural Asphalt Shingles
- **RDG** Rubber Membrane/ Metal Roof on Low Slope
- **SCA** Salvaged Roofing Tile
- **SDS** Stripped Fabric Membrane
BELLISSIMA BRIDES
418 WEST END BOULEVARD
WINSTON-SALEM, NORTH CAROLINA

BUILDING SIGNAGE EXTERIOR LIGHTING

8-INCH X 19-INCH HIGH
BRONZE OUTDOOR WALL LIGHT
(LOCATED AT DOORS)