Case #: COA2023-077
Staff: Heather M. Bratland
Applicant: RSM 1121 WESTEND LLC c/o Vasilis Michael

LOCATION
District: West End Historic Overlay District
Street: 1121 West End Boulevard, Winston-Salem
Building: Apartments #544
Status: Noncontributing
Local Historic Landmark#: n/a

REQUEST(S)
- After-the-fact exterior alterations

APPLICABLE DESIGN REVIEW STANDARDS
West End Historic Overlay District Design Review Standards available at: https://www.cityofws.org/DocumentCenter/View/4089

STAFF COMMENTS
The Apartments are a noncontributing resource. Staff received a complaint about work without a Certificate of Appropriateness and worked with the Zoning Enforcement team to resolve the complaint by having the owner submit an application for a Certificate of Appropriateness.

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

1) The Apartments were constructed after 1930, specifically ca. 1960. They do not appear on the 1958 Sanborn Fire Insurance Map, and the first classified advertisement offering the units for lease is found in the September 25, 1960, edition of the Winston-Salem Journal. They were built by local restauranteur Chip Berrier and his wife Fannie and have no individual historical or architectural significance. (Noncontributing Structures, West End Standards)

2) Painting the modern brick veneer exterior; replacing the unit entry doors with wooden, paneled Craftsman style doors with lights in the upper third; replacing the exterior metal stair with a new metal stair that is substantially the same in design, material, location, and dimensions; removing the non-original lattice panels that were mounted on the street façade of the building; replacing exterior light fixtures; replacing the through-wall air conditioning units with brick infill; and installing shutters at all windows are alterations that are compatible with the style and character of the Apartments and make it more compatible with the special character of the West End and surrounding buildings. (Noncontributing Structures, West End Standard 3)

STAFF RECOMMENDATION
Based on the preceding findings, staff recommends that the Commission approve COA2023-077 at 1121 West End Boulevard (PIN 6825-74-3299) within the West End Historic Overlay District.