

**STAFF REPORT**  
for  
**SEPTEMBER 2, 2020 HRC MEETING**

**Case #:** COA2020-091  
**Staff:** Heather M. Bratland

**Applicant:** Jeff Soriano

**LOCATION**

District: West End Historic Overlay District #390  
Street: 923 West End Boulevard, Winston-Salem  
Building: James House  
Status: Contributing  
Local Historic  
Landmark#: n/a

**REQUEST(S)**

- Fence installation

**APPLICABLE SECTIONS OF DESIGN REVIEW GUIDELINES**

*West End Historic Overlay District Design Review Standards*  
**(Please refer to the applicable sections of the *Standards*, as detailed in the staff comments.)**

**PROJECT DESCRIPTION/ELEMENTS**

*Please refer to the information provided with the application.*

**STAFF COMMENTS**

On February 12, 2019, staff issued COA2019-010, permitting the applicant to construct a 42" high, wooden picket fence in the side yard along First Street. The applicant did not construct the fence as it had been approved. The applicant then submitted an after-the-fact COA application for the as-built fence. As constructed, the fence is a 48" high, solid, dog-eared board fence. The Commission considered the application on September 4, 2019, as case COA2019-062. The Commission found that the application did not comply with the *Guidelines* relating to fence height and design, denying approval of the COA. The applicant appealed the decision to the proper Zoning Board of Adjustment within the required time frame. Concurrently, the *Guidelines* were under revision. The applicant and staff agreed to delay consideration of the appeal until completion of the *Guidelines* revisions, recognizing that it may be possible to bring the fence into compliance with the revised guidelines, i.e. the *Standards*. This application presents a modification of the existing fence in an attempt to bring it into compliance with the *Standards*.

**STAFF FINDING**

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

- 1) The fence is located in an area of high visibility, along First Street in the side yard in front of the rear plane of the house. The fence minimizes its impact on the District and property by being set back from First Street, behind a broad strip of vegetation. It is, nevertheless, low enough that it does not block the view of the James House from First Street. The topography of the site ensures that the house remains visible, as it sits significantly higher than the First Street sidewalk. The unarticulated design of the fence is incongruous with the West End. However, the applicant proposed to add two bands of 1"x4" horizontal boards to the First Street side of the fence. This

will give the fence additional depth and break up the large, flat expanse of fence into smaller components. (*Fences, West End Standards 2-5*)

### **STAFF RECOMMENDATION**

Based on the preceding finding, staff recommends that the Commission approve COA2020-091 at the James House, located at 923 West End Boulevard, within the West End Historic Overlay District (PIN 6825-75-1244.00), with the following conditions:

- 1) The applicant shall complete the modifications and paint or stain the fence within six (6) months of issuance of this COA;
- 2) The applicant shall receive, prior to commencement of the work, all other required permits or permissions from governmental agencies;
- 3) 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,
- 4) The applicant shall submit the Certificate of Appropriateness Request for Certification of Completed Work form and photo documentation of the completed project to HRC staff within ten (10) days of its completion.