STAFF REPORT
for
OCTOBER 7, 2020 HRC MEETING

Case #: COA2020-100
Staff: Heather M. Bratland
Applicant: Jerome Charles, Gabella Real Estate Holdings LLC

LOCATION

District: West End Historic Overlay District #504
Street: 146 Piedmont Avenue, Winston-Salem
Building: W.R. James House
Status: Contributing
Local Historic Landmark#: n/a

REQUEST(S)
- After-the-fact installation a fence

APPLICABLE SECTIONS OF DESIGN REVIEW STANDARDS

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

Staff has received multiple inquiries and complaints from members of the public regarding installation of the fence.

STAFF FINDING

Commission staff finds that the project is incongruous with the character of the West End Historic Overlay District because:

1) The fence is located in an area of low visibility, a rear yard not adjacent to the street. The fence is a 6'-high, articulated solid fence. The fence is constructed of PVC, which is not included in the list of appropriate materials for fences located in areas of low visibility. The fence is incongruous with the special character of the property and District. The fence does not minimize its impact on the special character of the property and District. (Fences, West End Standards 2, 4, and 5)

STAFF RECOMMENDATION

Based on the preceding finding, staff recommends that the Commission deny COA2020-100 at the W.R. James House located at 146 Piedmont Avenue, within the West End Historic Overlay District (PIN 6825-74-6601.00).