

**STAFF REPORT**  
**for**  
**SEPTEMBER 1, 2021 HRC MEETING**

**Case #:** COA2021-062  
**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)**

- Installation of a fence

**APPLICABLE DESIGN REVIEW STANDARDS**

*West End Historic Overlay District Design Review Standards* available at <https://www.cityofws.org/DocumentCenter/View/4089>

**STAFF COMMENTS**

This application proposes modifications to the after-the-fact fence application that was denied by the Commission on September 4, 2019, under COA2019-062.

**STAFF FINDINGS**

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

- 1) The proposed fence is located in an area of high visibility, and it is adjacent to the street. The design minimizes its impact on the special character of the property and West End. It is a modified shadowbox fence constructed of 48" high wooden, dog-eared pickets that are approximately 6" wide. The pickets facing the house are spaced with gaps of several inches between them. The pickets facing First Street will partially overlap the gaps, leaving an opening of 1-3" to create transparency and a line of sight through the fence to the basement of the house. The topography of the site situates the house well above the fence; all floors above the brick basement are visible above the fence. The fence will not impede the view of the house from First Street. (*Fences*, West End Standards 2, 3, and 4)

**STAFF RECOMMENDATION**

Based on the preceding finding, staff recommends that the Commission approve COA2021-062 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 fence shall be installed as approved to create transparency through the fence within three (3) months of the issuance of this Certificate of Appropriateness;

- 2) The fence shall be painted or stained to comply with Standard 4 within three (3) months of the issuance of this Certificate of Appropriateness;
- 3) The applicant shall receive, prior to commencement of the work, all other required permits or permissions from governmental agencies;
- 4) 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,
- 5) The applicant shall submit the *Certificate of Appropriateness Request for Certification of Completed Work* and photo documentation of the completed project to HRC staff within ten (10) days of its completion.