STAFF REPORT
APRIL 12, 2023 HRC MEETING

Case #: COA2023-019
Staff: Heather M. Bratland
Applicant: Karie Chrisler, Ward Construction

LOCATION
District: West End Historic Overlay District
Street: 533 Summit Street, Winston-Salem
Building: John E. Coleman House #110
Status: Contributing
Local Historic Landmark#: n/a

REQUEST(S)

- Revision of COA2023-009 to use horizontal wooden rails between the brick piers

APPLICABLE DESIGN REVIEW STANDARDS

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

STAFF COMMENTS

The West End Historic Overlay District Report notes that “the Coleman House is a monumental Colonial Revival dwelling which is one of the most sophisticated houses of its period remaining in Winston-Salem.”

STAFF FINDING

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

1) The applicant proposes to install 4’ high sections of horizontal, treated pine rails between the brick piers. The fence along the rear property line will be 4’ high horizontal, treated pine rails supported on wooden posts. Horizontal wooden rails are typical of an agricultural or rural estate setting, and their use is incongruous with the tightly developed, streetcar suburb character of the West End and the sophisticated Coleman House. The design of the fence does not minimize its impact on the special character of the Coleman House or West End, and it will draw attention from the house to a modern landscape feature. (Fences, West End Standard 2)

STAFF RECOMMENDATION

Based on the preceding finding, staff recommends that the Commission deny COA2023-019 at 533 Summit Street (PIN 6825-87-6582) within the West End Historic Overlay District.