

**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).