

City Council – Action Request Form

Date: September 20, 2013
To: The City Manager
From: C. LeAnn Pegram, Historic Resource Officer, Historic Resources Commission

Council Action Requested:

Adoption of an ordinance for Local Historic Landmark Designation of the YWCA Administration Building, 1201 Glade Street (Tax Block 0122, Lot 105A/PIN #6825-76-5652.00).

Summary of Information:

Local Historic Landmark Designation is a program administered by the Forsyth County Historic Resources Commission. Landmark designation is provided for by North Carolina law and signifies recognition that a property is important to the heritage and character of the community and that its protection enriches the community's residents. To date, 126 properties in Forsyth County have been so designated.

The effects of landmark designation are as follows: (1) the property owner who wishes to make changes to a designated landmark property must first have the plans reviewed and approved by the Historic Resources Commission; and, (2) the owner of a landmark property may apply for an annual 50% property tax deferral for as long as the property's important historical features are retained.

Application has been submitted by West End Renaissance Residence Development, LLC for landmark designation of the (former) YWCA Administration Building, located at 1201 Glade Street in Winston-Salem (Tax Block 0122, Lot 105A/PIN #6825-76-5652.00). The applicant is requesting designation for only the building's exterior and the 1.11-acre tract upon which it sits. Current Forsyth County tax records do not show a separate value for the 1.11 acre tract, as it was subdivided from the larger, original tract in recent months. As the property was owned and used by a nonprofit organization (YWCA) until the recent sale to West End Renaissance Development LLC, no taxes were levied on the property during that time.

Committee	Finance 10/21/13* CD/H/GG 10/22/13**	Action	Forwarded to Council* Approval**
For	Unanimous**	Against	

Remarks:
*Meeting Canceled

The Historic Resources Commission held a public hearing on the application on September 4, 2013, and voted to recommend in favor of Local Historic Landmark Designation.

The YWCA Administration Building is significant for its use by the Young Women's Christian Association of Winston-Salem and Forsyth County for 65 years. The organization facilitated women's mental, physical, and social well-being through recreation, education, and training. Architecturally, the Colonial Revival-style building is significant as an intact example of local architect Harold Macklin's scope of work. Additionally, the building was constructed with George Black's handmade bricks, and is an example of Frank L. Blum Construction Company's expert craftsmanship.