

## City Council – Action Request Form

**Date:** November 8, 2022

---

**To:** Mayor, Mayor Pro Tempore, and Members of the City Council

---

**From:** Aaron King, Assistant City Manager  
Chris Murphy, Director of Planning and Development Services

**Council Action Requested:**  
Ordinance Designating Certain Property as a Local Historic Landmark – Coan-Gray House

**Strategic Focus Area:** Livable Neighborhoods  
**Strategic Objective:** Preserve Historic Resources  
**Strategic Plan Action Item:** No  
**Key Work Item:** No



**Summary of Information:**

Local historic landmark designation is 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, 142 properties in Forsyth County are so designated. The effects of landmark designation are as follows: (1) a property owner who wishes to make changes to a designated landmark must first have the plans reviewed and approved by the Historic Resources Commission and (2) the owner of a designated landmark may apply for an annual property tax deferral of up to 50% for as long as the property’s important historical features are retained. A designation application and report have been submitted by Arthur Jay Everette and Christopher Brian Speas for the complete exterior and interior of the Coan-Gray House and the complete exterior and interior of the attached garage/apartment and all of the tax block and lot upon which the house sits, located at 1121 Arbor Road in Winston-Salem, Tax Block 1311A, Tax Lot 006A. PIN 6826-34-8264. The tax value of the property is \$2,090,200, and the tax office will calculate the value of the tax deferral based on the amount of the property that is designated. The Historic Resources Commission held a public hearing on the application and report on October 5, 2022 and unanimously recommended approval.

**Committee Action:**

<b>Committee</b>	CDHGG 11/8/2022	<b>Action</b>	Approval
<b>For</b>	Unanimous	<b>Against</b>	
<b>Remarks:</b>			

## **Coan-Gray House**

### **Significance Requirement**

The Coan-Gray House possesses special local architectural significance due to its refined Georgian Revival-style design rendered by Charles Barton Keen's Philadelphia-based firm. The remarkably intact residence erected by Fogle Brothers Construction Company occupies a sizable prominent corner lot in Reynolda Park, where winding roads, deep setbacks, and dense landscaping create estate like settings for an eclectic mixture of finely detailed dwellings commissioned from nationally recognized architects. Although abodes influenced by those of American and European country estates are plentiful in Winston-Salem, with Tudor, Georgian, and Classical Revival styles being the most typical throughout the city's early- to mid-twentieth-century subdivisions, the Coan-Gray House is distinguished by its scale, sophisticated execution, and setting. The spacious residence encompasses a two-and-one-half-story, five-bay-wide, brick main block; shorter two-story, weatherboarded, T-shaped east and west wings; and a one-story weatherboarded east kitchen wing that abuts the one-and-one-half-story brick garage. The exterior displays Georgian Revival stylistic elements often specified by Keen's firm: red brick and white weatherboarded and painted-brick walls, a green Ludowici-Celadon tile roof, molded cornices, gabled dormers, multi-pane double-hung and casement wood windows and French doors, and operable louvered wood shutters. Distinctive classical elements include the pedimented wood primary entrance surround surmounted by a round-arched double-hung multi-pane window embellished with keystone and impost blocks, full-height rear porch supported by square posts, and the west wing's north porch with slender Tuscan columns. On the interior, the formal spaces; reception hall, dining room, and living room; are embellished with classical cornices, door and window surrounds, and mantels. Single and double-leaf raised panel wood doors and wood-framed multi-pane French doors and transoms retain original hardware. Intact finishes include random width quarter-sawn oak floors, smooth plaster walls and ceilings, ornamental plaster cornices, paneled wainscoting, and molded baseboards, chair rails, and cornices. The reception hall stair railing comprises slender turned balusters capped by a molded wood handrail that terminates in a spiral on the bottom step. The period of significance is 1928, the dwelling's construction date. (Taken from Heather Fearnbach, Coan-Gray House Local Historic Landmark Application 7/29/2022)

The current owners are seeking Local Historic Landmark designation for the complete exterior and interior of the Coan-Gray House and the complete exterior and interior of the attached garage/apartment and the site in order to recognize the property's architectural significance. A list of the character-defining features is found in the application on pages 35-37.

### **Integrity Requirement**

The Coan-Gray House possesses the seven qualities of historic integrity: location, setting, feeling, association, design, materials, and workmanship.

### **Location, Setting, Feeling and Association**

The dwelling maintains integrity of location as it stands on its original site. Although the planting and hardscape configuration has evolved, the 2.29-acre property provides appropriate estate-like surroundings in keeping with the dwelling's Georgian Revival-style character, thus allowing for integrity of setting, feeling, and association.

### **Design, Material, and Workmanship**

The Coan-Gray House retains integrity of design, material, and workmanship. The 1928 exterior displays Georgian Revival stylistic elements often specified by Charles Baron Keen's firm: red brick and white weatherboarded and painted-brick walls, a green Ludowici-Celadon tile roof, molded cornices, gabled dormers, multi-pane double-hung and casement wood windows and French doors, and operable louvered wood shutters. Distinctive classical elements include the pedimented wood primary entrance surround surmounted by a round-arched double-hung multi-pane window embellished with keystone and impost blocks, full-height rear porch supported by square posts, and the west wing's north porch with slender Tuscan columns.

On the interior, most rooms in the main block east and west two-story wings retain original volumes and finishes. The formal spaces; reception hall, dining room, and living room; are embellished with classical cornices, door and window surrounds, and mantels. Single and double leaf raised panel wood doors and wood framed multi-pane French doors and transoms retain original hardware. Intact finishes include random width quarter-sawn oak floors, smooth plaster walls and ceilings, ornamental plaster cornices, paneled wainscoting, and molded baseboards, chair rails, and cornices. The reception hall stair railing comprises slender turned balusters capped by a molded wood handrail that terminates in a spiral on the bottom step. The second-floor bathrooms in the east and west wings retain original medicine cabinets, square white-ceramic-tile wainscoting, hexagonal-green-ceramic floor tile, and white porcelain fixtures, towel bars, shelves, and toothbrush and soap holders. Modification such as the 2011 service wing renovation, carpet installation, and remodeling of two bathrooms in the house as well as the apartment bathroom were sensitively executed.

(Heather Fearnbach, Coan-Gray House Local Historic Landmark Application 7/29/2022)