

City Council – Action Request Form

Date: May 8, 2023

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:

Request to set the Public Hearing regarding the Eligibility of the Coan-Gray House for listing in the National Register of Historic Places.

Strategic Focus Area: Livable Neighborhoods

Strategic Objective: Preserve Historic Resources

Strategic Plan Action Item: No

Key Work Item: No



Summary of Information:

The National Register is a federal program administered by the National Park Service and is the nation's official list of historic buildings and districts worthy of preservation. Listing in the Register is predominantly an honor and does not negatively affect the rights of a private property owner. Unlike Local Historic Landmark designation, there is no local property tax deferral associated with the National Register program. However, National Register listing does allow a property owner to utilize federal and state investment tax credits for qualified rehabilitation work to a property.

The nominated property is located at 1121 Arbor Road and is 2.29 acres. Federal and State guidelines for the Certified Local Government Program require that Winston-Salem participate in the process of nominating properties to the National Register. This participation involves the review of nominations by the Historic Resources Commission (HRC) and the City Council. The HRC and the City Council are required to submit comments to the State Historic Preservation Office relaying their findings as to the eligibility of the property under consideration for listing in the National Register. The HRC and City Council are to comment as to whether they conclude the property meets the criteria for National Register listing. The National Register Criteria for Evaluation have been included for information. The Forsyth County Historic Resources Commission will hold a public comment period at their May 3, 2023 meeting.

Committee Action:

Committee	<u>CDHGG May 8, 2023</u>	Action	<u>Approved</u>
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For	<u>Unanimous</u>	Against	<u></u>
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Remarks:

Coan-Gray House

Significance Requirement

The locally significant Coan-Gray House meets National Register Criterion C for architecture due to its refined Colonial Revival-style design rendered by Charles Barton Keen's Philadelphia-based firm. The remarkably intact residence erected by Winston-Salem contractors Fogle Brothers occupies a sizable 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 on American and European country estates are plentiful in Winston-Salem, with Tudor, Colonial, 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 Colonial 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 open 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 executed in the Federal style. 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.

Integrity Requirement

The Coan-Gray House possesses the seven qualities of historic integrity—location, setting, feeling, association, design, materials, and workmanship—required for National Register designation.