

City Council – Action Request Form

Date: October 9, 2018

To: The City Manager

From: Damon Dequenne, Assistant City Manager
Michelle McCullough, Historic Resource Officer

Council Action Requested:

Adoption of an Ordinance for Local Historic Landmark Designation of the Bunyan and Edith W. Womble House, 200 North Stratford Road, Winston-Salem (Tax Block 1880, Lot 103/PIN # 6825-27-6456) (West Ward)

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 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, 139 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 property tax deferral of up to 50% for as long as the property's important historical features are retained. Application has been submitted by Gary G. and Sandra K. Peohling for the complete exterior, interior, and the tax block and lot upon which the Bunyan and Edith W. Womble House sits, located at 200 North Stratford Road in Winston-Salem (Tax Block 1880 Lot 103, PIN #6825-27-6456). The current tax value of the property is \$1,687,700 and the tax office will calculate the new tax value with a reduction based on the amount of the property that is designated. The Historic Resources Commission held a public hearing on the application on August 1, 2018 and recommended approval.

Committee Action:

Committee	Finance 10/8/18 CDHGG 10/9/18	Action	Approval
For	Unanimous	Against	

Remarks:

Bunyan and Edith W. Womble House

Located at 200 North Stratford Road on a 1.93-acre parcel, the Bunyan and Edith W. Womble House was designed by architects Keen and Wallace. The residence is one of four imposing 1920s dwellings facing east toward Stratford Road in the exclusive Stratford Place subdivision platted by Philadelphia landscape architect Thomas Sears. Members of the Chatham and Hanes families erected three of the four homes in the Stratford Place subdivision.

The residence has a deep setback which allows for a bluestone terrace, grass lawn, planting beds, pond, stone retaining wall, asphalt driveway, and concrete-paver motor court east of the house. The rear yard features a five-section formal garden, greenhouse, playhouse, cabana, grass croquet court, planting beds, brick and bluestone walkways, and asphalt, brick, and concrete-paver driveways and parking area. The lot has been extensively landscaped to create an estate-like setting.

This building meets Category C of the Local Historic Landmark designation criteria and has special significance because it is one of four houses in the small Stratford Place subdivision. The Classical Revival-style residence is remarkably intact and locally significant due to its design by Philadelphia-based firm Keen and Wallace. The hipped-roofed Womble House is distinguished by its scale, sophisticated execution, and estate-like setting. The 1927 dwelling encompasses a two-and-one-half-story, seven-bay-wide main block, a one-story flat-roofed south sunporch, and a one-and-one-half-story north service wing.

The classical central entrance on the main block's east elevation heralds the sophisticated tone of the reception area within. The formal spaces which include the reception hall, dining room, living room and library feature classical cornices, wainscoting, paneling, door and window surrounds, and mantels. Single and double-leaf raised-panel wood doors and wood-framed multi-pane French doors with transoms retain original hardware. Intact finishes include smooth plaster walls and ceilings, tongue-and-groove oak floors, and molded baseboards and chair rails. The period of significance is 1927, the house's construction date.

The property is a significant example of Forsyth County's architecture that possesses integrity of location, design, setting, materials, workmanship, feeling, and association.