

STAFF REPORT
for
NOVEMBER 3, 2021 HRC MEETING

Case #: COA2021-083
Staff: Michelle M. McCullough

Applicant: Simon K. Burgess
Mayfair Street Partners

LOCATION

District: N/A
Street: 633 North Liberty Street, Winston-Salem
Building: Twin City Motor Company Building
Status: N/A
Local Historic
Landmark#: 142

REQUEST(S)

- Comprehensive rehabilitation of building (exterior and interior)

APPLICABLE DESIGN REVIEW STANDARDS

The Secretary of the Interior's Standards for Rehabilitation available at <https://www.nps.gov/tps/standards/rehabilitation/rehab/stand.htm> and *Forsyth County Design Review Standards for Local Historic Landmarks* available at <https://www.cityofws.org/DocumentCenter/View/21035/Historic-Landmark-Standards-July-2021-PDF>

PORTIONS OF THE PROPERTY DESIGNATED AS A LOCAL HISTORIC LANDMARK

The following described property was designated a local historic landmark on June 7, 2021: Twin City Motor Company Building, 633 North Liberty Street, specifically: the complete exterior and interior of the Twin City Motor Company Building; and all of Tax Block 13, Tax Lot 240 (PIN 6835-28-2505). This property is owned by Twin City Motor Company Building, LLC.

HISTORY

The Twin City Motor Company Building is a contributing building in the Downtown North Historic District, which was listed in the National Register of Historic Places on December 31, 2002. In August 2020, Twin City Motor Company Building, LLC, submitted a Historic Tax Credit Application Amendment to the State Historic Preservation Office (SHPO) and the National Park Service (NPS) for review. The Amendment was to a previous rehabilitation tax credit application from the previous owner. The NPS requested two conditions to bring the work into compliance with the *Secretary of the Interior's Standards for Rehabilitation*. Twin City Motor Company Building, LLC, has submitted a new design, which is included in the COA application, to meet the NPS conditions and expects to receive the final Part 2 approval within the next 30 days. The original rehabilitation tax credit application and all correspondence among the NPS, SHPO, and owner are included in the COA application materials.

This COA application requests the adaptive reuse of a building into an entertainment venue including bars, self-serve brewery, live music stage, duck-pin bowling, golf simulators, and all ancillary uses to those components.

STAFF FINDINGS

The applicant requests the comprehensive rehabilitation of the building (exterior and interior). Due to the scope of the project, the completeness of the application material, and the review by the NPS and SHPO, staff has reviewed the application in accordance with the *Forsyth County Design Review Standards for Local Historic Landmarks* and has based its comments on the *Secretary of the Interior's Standards for Rehabilitation*, found on page 15 of the Landmark Standards. The Secretary's Standards are the basis for the Landmark Standards and represent the principles the Commission is to use to review changes to Landmarks.

Commission staff finds that the project is not incongruous with the character of the Landmark because:

- 1) The adaptive reuse will not remove distinctive materials or alter features or spaces that characterize the landmark, thereby retaining and preserving the historic character of the landmark. (*Standard 2*)
- 2) The adaptive reuse recognizes the landmark's various periods of construction, its original office use, showroom, and industrial uses and will not create physical changes that reflect a false sense of historical development. (*Standard 3*)
- 3) The adaptive reuse will retain and preserve most of the historically significant changes that have occurred to the landmark over time. (*Standard 4*)
- 4) The adaptive reuse will retain distinctive features, finishes, and construction techniques and examples of craftsmanship that characterize the landmark. (*Standard 5*)
- 5) The adaptive reuse will repair deteriorated historic features where possible, and where the severity of deterioration requires the replacement of features; the proposed new features will match or blend with the old. Replacement of missing features will be based on documentary and physical evidence. (*Standard 6*)
- 6) The adaptive reuse will not use chemical or physical treatments that can cause damage to historic materials and surface cleaning will be undertaken with the gentlest means possible. (*Standard 7*)
- 7) Exterior alterations and related new construction will not destroy historic materials, features and spatial relationships that characterize the landmark. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the landmark and its environment. (*Standard 9*)
- 8) The essential form and integrity of the landmark and its environment would be unimpaired if new additions or adjacent or related new construction is removed in the future. (*Standard 10*)

STAFF RECOMMENDATION

Based on the preceding findings, staff recommends that the Commission approve COA2021-083 for the Twin City Motor Company Building, Local Historic Landmark #142 located at 633 North Liberty Street, Winston-Salem (PIN 6835-28-2505) with the following conditions:

- 1) The applicant shall meet all conditions established by the National Park Service and the North Carolina State Historic Preservation Office, so that the rehabilitation meets the *Secretary of the Interior's Standards for Rehabilitation*, therefore meeting *Forsyth County Design Review Standards for Local Historic Landmarks*;

- 2) The applicant shall receive, prior to commencement of the work, all other required permits or permissions from governmental agencies;
- 3) Commission staff shall review and approve any revisions or deviations to any portion of the as-submitted work, that qualifies as a minor work, prior to commencement of that portion of the project; and,
- 4) The applicant shall submit the Certificate of Appropriateness Request for Certification of Completed Work form and photo documentation of the completed project to HRC staff within ten (10) days of its completion.