Project Overview

Project Title: Belo House HVAC upgrade
Application Type: 01.16) Application for Certificate of Appropriateness
Workflow: 01.16) Application for Certificate of Appropriateness

Jurisdiction: City of Winston-Salem
State: NC
County: Forsyth

01.16) Application for Certificate of Appropriateness

Address of Subject Property:
- 455 S MAIN ST, WINSTON-SALEM, NC 27101 (Unverified)
- 455 S Main St (6835-23-9783.000)

Local Historic Landmark?: No
Landmark Number (if applicable. Type "N/A: if not):
Are you amending a previously submitted COA?: No
Is this an "After the Fact" COA application?: Yes

PIN(s) of subject property:
- 455 S MAIN ST, WINSTON-SALEM, NC 27101 (Unverified)
- 455 S Main St (6835-23-9783.000)

Landmark Name (if applicable. Type "N/A: if not):
Local Historic District: Old Salem
Prior COA case # (if applicable):

Project Description

COA Project Intent and Background Statement (click "help" for description):
To better serve the tenants, we are replacing the 60 year old boiler heating which is reaching end of life and constantly shutting down entire building's head. This also allows removal of individual window units to be served by dedicated mini-splits to each unit. This means all residents can control their individual space temperature and use a more cost efficient system.

COA Scope of Work (click the "help" button for description):
Mini-split units will be installed for all interior spaces.
All exterior portions of wiring, linesets, and exterior units will be placed on the rear of building toward non-public side of property, or on the roof.
All electrical will be in conduit. All linesets used have white insulation so only a single black wire would be visible, but linesets can be covered with white 'gutter' if desired by HRC

Had started this as minor works with mounting exterior units on the upper rear wall, but installer determined that it would be easier to install and service upper floor condenser units on roof instead of mounting units on rear wall. Then only linesets and electrical conduits would be on the rear wall, no mounted units needing to be attached. They looked at feeding linesets through roof but they determined would be best to not add a dozen roof penetrations and just route the lineset out the wall and up onto the roof.

COA Compliance with Design Review Standards and/or Guidelines (Copies of the Design Review standards for each district can be found online here: https://www.cityofws.org/1397/Publications):
Accessory Features 1-outdoor units installed in areas of least alteration to appearance and hidden from public view. Please expose items on rear and screen when possible.
Accessory Features 2-interior AC units used instead of window units.

<table>
<thead>
<tr>
<th>Project Contacts</th>
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</thead>
<tbody>
<tr>
<td><strong>Applicant Full Name:</strong> Salem Congregation (David Bergstone contact)</td>
</tr>
<tr>
<td><strong>Applicant Phone:</strong> [Redacted]</td>
</tr>
<tr>
<td><strong>Applicant Address:</strong> [Redacted]</td>
</tr>
<tr>
<td><strong>Applicant Email Address:</strong> [Redacted]</td>
</tr>
<tr>
<td><strong>Owner Full Name (If not the applicant):</strong> [Redacted]</td>
</tr>
<tr>
<td><strong>Owner Address:</strong> [Redacted]</td>
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<td><strong>Owner Email Address:</strong> [Redacted]</td>
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We understand that all required information must be submitted for this application to be considered complete, assigned a case number, and either (a) processed by staff as a minor work project, or (b) placed on the agenda of the Forsyth County Historic Resources Commission. By applying for a COA and signing below, we give permission to staff of Winston-Salem/Forsyth County Planning & Development Services to enter upon the property to (1) post signage at the property regarding a pending COA application and (2) inspect the property for any reason related to this application and/or an issued COA. We understand that an interior inspection may be necessary for proposed changes to the interior of a Local Historic Landmark.
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<tr>
<td><strong>Applicant Phone:</strong> 3367226504</td>
</tr>
</tbody>
</table>
| **Applicant Address:** 501 S Main St.  
Winston-Salem, NC 27101 |
| **Applicant Email Address:** david@salemcongregation.org |
| **Owner Full Name (If not the applicant):** |
| **Owner Phone Number (if not the applicant):** |
| **Owner Address:** |
| **Owner Email Address:** |

COA Consent Statement

We, the applicant and owner (if not the applicant), do hereby make an application for a Certificate of Appropriateness (COA) for the following project to be undertaken within the boundaries of a Historic District, Historic Overlay District, or Local Historic Landmark.

We understand that all required information must be submitted for this application to be considered complete, assigned a case number, and either (a) processed by staff as a minor work project, or (b) placed on the agenda of the Forsyth County Historic Resources Commission. By applying for a COA and signing below, we give permission to staff of Winston-Salem/Forsyth County Planning & Development Services to enter upon the property to (1) post signage at the property regarding a pending COA application and (2) inspect the property for any reason related to this application and/or an issued COA. We understand that an interior inspection may be necessary for proposed changes to the interior of a Local Historic Landmark.
Placement of Mini-split

There is an optimal distance limitation for line sets from the units to the exterior compressor of 75 feet plus limits on the number of bends and turns.

So to reach the front units and run to the rear of the building, there is not enough length to go down to the ground, even if there were space for them all to sit on the ground. We have limited area and have mandated space around the large power transformer and gas service.

Thus the rear wall and/or up onto the roof is the only option unless we mount something on the front of the building.

We will enclose if desired but think the white (instead of typical black insulation) may be less visible and smaller than covering with rigid covering that was initially proposed.
HRC and legal staff meet today and reviewed the presentations on the COAs for the September 7, 2022 Commission meeting. The following is a list of questions the group feels you and/or the contractor should be prepared to answer at the meeting. The list also includes items that you may want to bring so that the Commission has all the pertinent information.

1. Did the building historically have gutters? Are the gutters on the building original, if not when were they installed? Are they closed, boxed, at the top?
2. Will the linesets been heavily taped like in the mock-up?
3. The original application had fewer units proposed on the ground and on the wall, what is the exact count being installed in each area?
4. Supply a scaled roof plan that shows the location and sizes of the proposed units to be installed there. Be sure to include the size of the building.
5. In the mockup emailed on August 31, 2022 showing the units on the roof, it appears that the entire unit is visible, is that true, if not how much will be visible?
6. How tall is the chimney on the roof?
7. What is the white box on the roof and how tall is it?

It appears that there now are more units proposed on the ground and proposed on the roof. The new material submitted does not match the Minor Work COA. Since COA2022-075 is reviewing only the new linesets for the 3rd floor units, at a minimum, a revision to the Minor Work COA would need to be submitted for review. Staff requests that a site plan showing where the new units would go in relation to the building, sidewalk, and any other features in the yard. The plan needs to be scaled. It should also include the location of screening of the units. Please submit details on the screening.

If you have any questions please let me know.

Michelle M. McCullough
Historic Resources Officer
Winston-Salem/Forsyth County Planning & Development Services
100 East First Street
P.O. Box 2511
Winston-Salem, NC 27102
336.747.7063 (Direct)
336.701.9452 (Mobile)
336.748.3163 (Fax)
michellem@cityofws.org (Email)
Hi Michelle,

   It is Public Right Of Way, but is not maintained by the City to my knowledge. It serves as public access to an asset of Salem Congregation, the cemetery.

Thanks,
Jeff

From: Michelle McCullough <michellem@cityofws.org>
Sent: Monday, August 8, 2022 12:10 PM
To: Jeffrey Fansler <JEFFREYGF@cityofws.org>
Subject:

Jeff,

I know I have asked in the past, but one last time. Is the pedestrian walkway by God’s Acre in Old Salem, public or private? Is it considered right-of-way?
Michelle McCullough

From: David Bergstone <david@salemcongregation.org>
Sent: Thursday, September 1, 2022 2:19 PM
To: Michelle McCullough
Subject: [EXTERNAL] staff report

*** CAUTION! EXTERNAL SENDER *** STOP. EVALUATE. VERIFY. Were you expecting this email? Does the content make sense? Can you verify the sender? If the email is suspicious: Do not click links or open attachments. Click the Report Message button in Outlook to notify Information Systems.

Michelle,
I got staff report and thought you may want to correct two items:

We did not propose changing the location of any ground unit. Only those units that were to be mounted on the wall were proposed to be put on the roof. We did not mount or attach anything on the roof other than laying the linesets up and over to protect them until we knew the final location of the units they would connect to.

Cedar Avenue is part of the graveyard and is privately owned. It was never sold or transferred to city, there is language from the 19th century that it could not ever be sold without explicit permission of the Salem Congregational Council. Salem Congregation has controlled access to it for over 100 years with gates and/or markers at every entrance noting it is part of God's Acre. We allow some public use but do restrict access during church services.

I think those are material facts that should be corrected.

--

David Bergstone
Director of Facilities
Salem Congregation
501 S. Main St.
Winston-Salem, NC 27101
336-722-6504
View of Belo from private property on back. Depending on vegetation, most not visible from street. Existing lines on top level running up to roof, middle and lower floor connection go down to ground units. All window units to be removed.
Let me know what they decide to do so we can update your COA. I think the roof option would be a more appropriate location, if it works out.

David Bergstone
Director of Facilities
Salem Congregation
501 S. Main St.
May 13, 2022

David Bergstone
Salem Congregation
501 S. Main Street
Winston-Salem, NC 27101

RE: CERTIFICATE OF APPROPRIATENESS
455 S. Main Street, Winston-Salem
Belo House
Old Salem Historic District
CASE #: COA2022-039

Dear Mr. Bergstone:

Staff of the Forsyth County Historic Resources Commission received your Minor Work application requesting the following work for the Belo House located at 455 S. Main Street, in the Old Salem Historic District:

- Removal of window air conditioning units and installation of electrical mini-split units in the rear of the building

After reviewing the specifications of the request, Commission staff determined that the application constitutes a Minor Work project as defined by the Old Salem Historic District Guide to the Certificate of Appropriateness (COA) Process and Design Review Standards.

The applicant proposes to remove all the window air conditioning units and install on the rear elevation new mini-split electric heat pumps for all the units and common areas. The rear of the building faces a privately owned pedestrian walkway that leads to God’s Acre and there is vegetation screening of a majority of the building. There will be four locations on the ground, where five units, at each location, will be placed along the wall of the building. Between floors two and three on the rear wall will be five locations with two units each. All lines and fasteners will be installed through the mortar joints, not the historic bricks. All the electrical lines and conduit will be painted white to match the building. The new units will be in a white color that matches the building as close as possible.

Upon consideration of the proposed work, staff believes the work as proposed meets the Standards for the District and is in keeping with the character of the District. Specifically, staff finds that the project meets District Standards 1, 5, and 9 of the Accessory Features section. As such, staff has approved your request, as submitted, and issued the attached Certificate of Appropriateness (COA) for Minor Work.

This COA is subject to the following conditions:

1. The applicant will retain screening of the new units from West Bank Street;

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 and photo documentation of the completed project to HRC staff within ten (10) days of its completion.

Please remember that the scope of work for this project must meet all other applicable building codes and ordinances. Any additional approvals or permits from the City must be obtained prior to initiating work. You should consult with the City Inspections Division at 336-727-2628 prior to beginning the project. This includes issues related to zoning and use of the property.

Please note that the work must be conducted as submitted and approved; any deviations from the approved COA must be discussed with staff prior to its implementation.

If you have questions, please contact me at 336-747-7063 or by email at michellem@cityofws.org.

Sincerely,

Michelle M. McCullough

Michelle M. McCullough
Historic Resources Officer

Enclosures
CERTIFICATE OF APPROPRIATENESS
Date: May 13, 2022
Case #: COA2022-039

On May 13, 2022, the Forsyth County Historic Resources Commission issued this Certificate of Appropriateness (COA) for the following as-submitted work at the Belo House located at 455 South Main Street, located in the Old Salem Historic District:

- Removal of window air conditioning units and installation of electrical mini-split units in the rear of the building

Approval of this item granted subject to the following conditions:

1. The applicant will retain screening of the new units from West Bank Street;

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 and photo documentation of the completed project to HRC staff within ten (10) days of its completion.

This COA runs with the property upon which the work is to be performed. The COA does not serve in any manner as a certification by the HRC or the Winston-Salem/Forsyth County Planning Division that the applicant or anyone else has the authority to be on the subject property to perform the approved work. You should perform your own due diligence to confirm if you have the legal authority to be on the property to perform the approved work.

This Certificate of Appropriateness expires on May 13, 2025.

Michelle M. McCullough

Michelle M. McCullough
Historic Resources Officer

The scope of work for this project must meet all other applicable building codes and ordinances. Any additional approvals or permits from the City must be obtained prior to initiating work.
Forsyth County
Historic Resources Commission

CERTIFICATE
OF
APPROPRIATENESS

Has been issued for:

Address: 455 South Main Street

Case #: COA2022-039

Date Issued: May 13, 2022

Expiration Date: May 13, 2025

- Removal of window air conditioning units and installation of electrical mini-split units in the rear of the building

THIS CARD MUST BE KEPT IN A CONSPICUOUS LOCATION UNTIL ALL PHASES OF THE DESCRIBED PROJECT ARE COMPLETED

The scope of work for this project must meet all other applicable building codes and ordinances. Any additional approvals or permits from the jurisdiction must be obtained prior to initiating work.
Certificate of Appropriateness Request for
Certification of Completed Work

COA Number: COA2022-039  COA Expiration Date: 5/13/2025
Property Owner: Salem Congregation/David Bergstone
Email Address: david@Salemcongregation.org  Telephone Number (Daytime): 336-7722-6504
Mailing Address (Street or Box): 501 S. Main Street
City: Winston-Salem  State: NC  Zip: 27101

Property Name: Belo House
Address: 455 South Main Street, Winston-Salem

Approved Work:
- Removal of window air conditioning units and installation of electrical mini-split units in the rear of the building

Historic District: Old Salem  Local Historic Landmark #: 

Staff assigned to the Case/Email: Michelle M. McCullough / michellem@cityofws.org

Applicant and/or Property Owner complete and sign below:

Date of Completion: I/We have decided not to undertake this project. 

Please submit the following items to verify proper completion of work:

Photographs: Photos showing all aspects of the completed work. Submit 4"x6" photographs and this completed form in the mail or scan signed form and email digital photos to Staff assigned to the case referenced above.

Signature of Applicant and/or Property Owner: 

Date: Staff Reviewer: 
Date: 
01.16 Application for Certificate of Appropriateness
City of Winston-Salem
100 E 1st St., 520 | Winston-Salem, NC 27101
P: 336-727-8000 | E: citylink@cityofws.org

Project Overview

Project Title: Belo House HVAC upgrade
Application Type: 01.16) Application for Certificate of Appropriateness
Workflow: 01.16) Application for Certificate of Appropriateness

Jurisdiction: City of Winston-Salem
State: NC
County: Forsyth

01.16 Application for Certificate of Appropriateness

Address of Subject Property: 455 S Main ST (6835-23-9783.000)
Local Historic Landmark?: No
Landmark Number (if applicable, Type "N/A; if not):
Are you amending a previously submitted COA?: No
Is this an "After the Fact" COA application?: No

PIN(s) of subject property: 455 S Main ST (6835-23-9783.000)
Landmark Name (if applicable, Type "N/A; if not):
Local Historic District: Old Salem
Prior COA case #: (if applicable):

Project Description

COA Project Intent and Background Statement (click "help" for description):
We need to replace the current 60+ year old boiler heating system before it completely fails. We want to install new mini-split electric heat pumps for all the units and common areas. This will remove all the existing window AC units.

The new exterior units for the systems will be placed on the rear of the building. Most will be down at ground level along building, but upper floor units will need to be placed on rear wall high enough to reach the intended units, due to distance limitations of running the linesets to the interior units. See attached diagram.

We will also have to running electrical lines to various units from the basement, rear mechanical room. Those will need to be conduits.

COA Scope of Work (click the "help" button for description):
Existing window units removed. New exterior units placed on rear of building with necessary power connections. The only public view of this area is from portions of S. Church and Bank Street, but largely should be limited to the upper mounted units. Most on the ground should be hidden by lower elevation and vegetation.

COA Compliance with Design Review Standards and/or Guidelines (Copies of the Design Review standards for each district can be found online here: https://www.cityofws.org/1397/Publications):
Accessory Features 1-installed with least possible alteration and hidden from public view to maximum extent possible.

Accessory Features 2-interior units instead of window units.

Project Contacts

Created with idPlanes Review
5/2/22
Belo House HVAC upgrade
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[Signature]

Muriel
Paul
PilotAir LLC
David Bergstone
SALEM CONGREGATION
BELO HOUSE APTS - 601 S
Main Street
Winston Salem, NC 27101
Tel: 336-722-8504

Proposed by: Chad Greene
202 West Highway 52 Bypass
Pilot Mountain, NC 27041
Tel: 336-339-4681
chad.pilotair@outlook.com
pilotairnvgo.com
License: NC License # 236001
VA License # 271031855

HIGH

EFFICIENCY

MODEL S
Mitsubishi MUZGL24NAU1
- Single Zone Heat Pump
(6) Mitsubishi MUZGL18NAU1
- Single Zone Heat Pump
(10) Mitsubishi MUZGL12NAU1
- Single Zone Heat Pump
(2) Mitsubishi MXZ-3C30NA2-U1
- M-Series
- Outdoor Unit
(10) Mitsubishi MSZGL12NAU1
- Wall Mounted
- Heat Pump
(6) Mitsubishi MSZGL18NAU1
- Wall Mounted
- Heat Pump
(1) Mitsubishi MSZGL24NAU1
- Wall Mounted
- Heat Pump
(15) Mitsubishi MSZGL09NAU1
- Wall Mounted
- Heat Pump
(15) Mitsubishi MUZGL09NAU1
- Single Zone Heat Pump

Net Investment

SCOPE OF WORK: Remove existing boiler set up with radiators and install ductless mini-splits to supply the first, second and third floor.
INCLUDED SERVICES:

- Install New Refrigeration Lines. Lines to be ran on the interior walls up high to connect with indoor units. All condensers to be located on back side of building.
- Wall brackets for Mounting Condensers on back of building for 3rd floor apartments
- Removal of boiler and radiators. Radiator pipes to be cut flush at floor/wall penetrations. Boiler piping to be removed in boiler room.
- All communication wire needed
- Professional Equipment Installation, Start-up and First 6 Month Maintenance
- 1 Year Labor Warranty
- New Equipment Pads for Condenser
- Components Needed for Proper Condenser
- Mechanical Permits
- Each indoor unit to be supplied with handheld remote thermostat control.
- Aluminum gutter covers for refrigerant lines on the outside of the building.
- 6 year parts and 7 year compressor warranty box.
Michelle McCullough

From: David Bergstone <david@salemcongregation.org>
Sent: Wednesday, May 11, 2022 9:57 AM
To: Michelle McCullough
Subject: [EXTERNAL] Fwd:

*** CAUTION! EXTERNAL SENDER *** STOP. EVALUATE. VERIFY. Were you expecting this email? Does the content make sense? Can you verify the sender? If the email is suspicious: Do not click links or open attachments. Click the Report Message button in Outlook to notify Information Systems.

Additional info on HVAC at Belo.

Here's the color of the units to be installed.

David

-------- Forwarded message --------
From: Chad Greene <chad.pilotair@gmail.com>
Date: Wed, May 11, 2022 at 9:14 AM
Subject:
To: <david@salemcongregation.org>

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David Bergstone
Director of Facilities
Salem Congregation
From: David Bergstone <david@salemcongregation.org>
Sent: Wednesday, May 11, 2022 9:57 AM
To: Michelle McCullough <michellem@cityofws.org>
Subject: [EXTERNAL] Fwd:

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David Bergstone
Director of Facilities
Salem Congregation
501 S. Main St.
Winston-Salem, NC 27101
336-722-6504