

STAFF REPORT

SEPTEMBER 7, 2022 HRC MEETING

Case #: COA2022-080
Staff: Michelle M. McCullough

Applicant: Hollie Burgess

LOCATION

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

REQUEST(S)

- After-the-fact installation of HVAC/mechanical equipment and screening

APPLICABLE DESIGN REVIEW STANDARDS

Forsyth County Design Review Standards for Local Historic Landmarks available at <https://www.cityofws.org/DocumentCenter/View/21035/Historic-Landmark-Standards-July-2021-PDF>

STAFF COMMENTS

On November 3, 2021, the Commission approved the comprehensive rehabilitation of the Twin City Motor Company Building, exterior and interior. Part of that application included installing the HVAC equipment on the roof of the building in an unobtrusive location. However, due to the weight of the required new HVAC units and the distance of the condensation lines between the lower floors units and the rooftop, which would void manufacturer warranties on the system, a change was made to relocate the units to the ground level.

STAFF FINDINGS

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

- 1) The applicant proposes to move the HVAC and mechanical equipment from the roof to the southeast corner adjacent to the building and Main Street. Due to its location in the City center, the building has three street fronting elevations and one elevation facing a surface parking area, therefore making all four sides highly visible. The location selected to house the HVAC and mechanical equipment is on the south side of the building. The south and east elevations are the least prominent because they were the more utilitarian and nondecorative elevations of the building. The south elevation is the only one that was left unfinished, exposing the concrete frame and brick infill. The front and/or highly decorative elevations of the building face Liberty and Seventh Streets. Therefore, this is the most unobtrusive location for new HVAC and mechanical equipment that is necessary for the new uses. The mechanical equipment will not compromise the overall historic character of the Landmark building or site. (*Utilities and Energy Retrofit*, Landmark Standards 6 and 7; *Site Features and Plantings*, Landmark Standard 8)
- 2) The HVAC and mechanical equipment are proposed to be screened from view with two different styles of fencing. The screening fence around the HVAC units on the southeast corner adjacent to the building and Main Street will be constructed of black steel columns with stained wood panels between. A black silhouette of the Winston-Salem skyline with a stained wood Model T Ford will be added to all three sides of the screening. The fence will measure 38.54' wide x 30' deep x 6'

high. Each side will have four columns and three sections of wood paneling. The south panel will have a gate made of the same material and same dimensions as the other portion of the screening. There will also be screening of mechanical equipment located at the center of the south elevation. The screening fence will be black steel columns with shrubs planted between the columns. The screening will be 10' wide x 20' deep x 6' high. The screening will minimize the visual impact of the HVAC and mechanical equipment. The screening fences are located and configured so that they are compatible with the landmark building and site. They will not obscure, damage, or destroy any significant building or structural features. (*Utilities and Energy Retrofit*, Landmark Standard 6 and *Fences and Walls*, Landmark Standard 7)

STAFF RECOMMENDATION

Based on the preceding findings, staff recommends that the Commission approve COA2022-080 located at 633 North Liberty Street (PIN 6835-28-2505), the Twin City Motor Company Building, Local Historic Landmark #142, with the following conditions:

- 1) All existing chain link fencing shall be removed and the new screening shall be constructed within 60 days of issuance of the COA;
- 2) No commercial, contractor, or manufacturer signs shall be posted on the screening;
- 3) The applicant shall receive, prior to commencement of the work, all other required permits or permissions from governmental agencies;
- 4) 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
- 5) 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.