



**Historic Resources  
Commission**

September 9, 2022

David Bergstone  
Salem Congregation  
501 South Main Street  
Winston-Salem, NC

**RE: COA2022-075  
Belo House  
455 South Main Street, Winston-Salem  
Old Salem Historic District #35 & 36  
Contributing**

Bryce A. Stuart Municipal Building  
100 E. First Street  
P.O. Box 2511  
Winston-Salem, NC 27102  
CityLink 311 (336.727.8000)  
Fax 336.748.3163  
www.forsythcountyhrc.org

Dear Mr. Bergstone:

At the September 7, 2022, meeting of the Forsyth County Historic Resources Commission, review and consideration was made of the following Certificate of Appropriateness (COA) application for the Belo House located at 455 South Main Street, in the Old Salem Historic District:

- After-the-fact installation of new HVAC system

After consideration, the Commission voted that the application be denied. The Order issued in this matter is enclosed. You have the following options:

1. Submit a new COA application to the Forsyth County Historic Resources Commission with a substantially changed proposed scope of work; or
2. Appeal the decision to the Winston-Salem Zoning Board of Adjustment. An appeal must be filed within thirty (30) days after delivery of the Commission's decision. Questions regarding the appeals process should be directed to staff of the Board of Adjustment at 336-747-7422. Please note that according to North Carolina law, in an appeal, the Board of Adjustment only reviews the record of the Commission's decision; it does not hear any new evidence.

If you have questions, please contact me by phone at 336-747-7063 or by email at [michellem@cityofws.org](mailto:michellem@cityofws.org).

Sincerely,

*Michelle M. McCullough*

Michelle M. McCullough  
Historic Resources Officer

Enclosures

**CityLink311**

Call 311 or 336-727-8000  
[citylink@cityofws.org](mailto:citylink@cityofws.org)

Winston-Salem City Council; Forsyth County Commission; Kernersville Board of Alderman; Village of Clemmons Council

**Historic Resources Commission:** Kaky Berry, Chair; C.J. Idol RPA, Vice-Chair; Scott Binkley; Edwin Bouldin AIA; Chad Gadberry; Emma K. Haney; Veronica Kromm; C. LeAnn Pegram; W. Noah Reynolds; Janet Shill; Tina M. Thacker; Nicole Townsend-Green; Michelle M. McCullough (staff); Heather M. Bratland (staff)

NORTH CAROLINA )  
 )  
FORSYTH COUNTY)

FORSYTH COUNTY HISTORIC RESOURCES COMMISSION

ORDER )  
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CERTIFICATE OF APPROPRIATENESS

CASE NUMBER COA2022-075

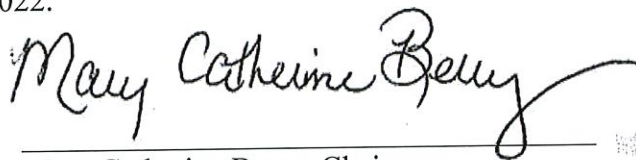
On September 7, 2022, the Forsyth County Historic Resources Commission (“Commission”) conducted, in the above referenced matter, a public hearing in accordance with the statutes and case law pertaining to quasi-judicial proceedings for the issuance of certificates of appropriateness. During the hearing, Michelle McCullough, Historic Resources Officer, presented the staff report, findings, and recommendation. David Bergstone, on behalf of Salem Congregation, applicant, appeared to present testimony and evidence in support of the application. Molly Lineback, resident of the Belo House, appeared to present testimony and evidence in opposition to the application.

After presentation of all testimony and evidence, the Forsyth County Historic Resources Commission, based upon the evidence presented in the application and during the hearing, finds that the proposed project is incongruous with the character of the Old Salem Historic District because:

- 1) The applicant proposes to install condenser units on the roof and run the linesets from these roof units over the top of the wall and gutters, down the wall, and through the mortar joints. Due to the elevation difference between the building and Church Street, the building site is approximately 15’ lower than the intersection of Bank and Church Streets, and the height of the building, these visible linesets can be seen from Bank Street, Church Street, and Cedar Alley. The linesets alter the appearance of the building by adding a highly visible component of HVAC equipment. The size, location, and scale of the linesets, which project into the air and over the side of the building, detract from the character of the building and District: the linesets are not installed in the most unobtrusive manner possible. Outdoor mechanical equipment and HVAC units should be installed in areas where they will require the least possible alteration to the appearance of the structure and be hidden from public view. The size and scale of accessory features should not detract from the character of the building or District. (*Accessory Features*, Old Salem Standards 1, 5, and 9)

Based on the preceding finding, the Forsyth County Historic Resources Commission hereby denies COA2022-075 for work 455 South Main Street (PIN 6835-23-9783.00), within the Old Salem Historic District.

This the eighth day of September, 2022.



Mary Catherine Berry, Chair  
Forsyth County Historic Resources Commission