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. Simon Burgess, applicant, appeared to present testimony and evidence in support of the application. No one 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 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)

Based on the preceding findings, the Forsyth County Historic Resources Commission hereby approves COA2022-080 for work 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.

This the seventh day of September, 2022.

Mary Catherine Berry, Chair
Forsyth County Historic Resources Commission
CERTIFICATE OF APPROPRIATENESS
Date: September 7, 2022
CASE #: COA2022-080

On September 7, 2022, the Forsyth County Historic Resources Commission approved the issuance of this Certificate of Appropriateness (COA) on the application for the following work at the Twin City Motor Company Building, located at 633 North Liberty Street, Local Historic Landmark #142.

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

Approval of this item was granted **subject to 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.

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 whether you have the legal authority to be on the property to perform the approved work.

This Certificate of Appropriateness expires on September 7, 2025.

Mary Catherine Berry, Chair
Forsyth County Historic Resources Commission

*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.*