



City of Hickory
PO Box 398
Hickory, NC 28603
Phone: (828) 323-7422
Email: planning@hickorync.gov

Historic Preservation Commission

Agenda
City of Hickory
Historic Preservation Commission
Tuesday June 25th, 2024
5:30 P.M.

Location: Hickory City Hall, Council Chambers

Historic Preservation Commission Members: Sam Hunt, Simon Lucas, Katherine Mull, Dan O'Malley, Dan Rink, Ernest K. Sills, Adam Oakley

Youth Council Advisory Member: Kate Bridges

1. Call to Order Chair
2. Roll Call
3. Approval of Minutes from the March 26th, 2024 Meeting
4. Public Hearing to Consider Certificate of Appropriateness 24-02 Staff
5. Announcement of Vacancies
6. Other Business
7. Adjourn

Attendance Roster
FY 23-24

Key	A	Absent	AX	Excused		No meeting		No
	P	Present				Vacant/Not yet appointed		Quorum

Historic Preservation Commission

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Appoint	Expire
Historic Properties				P	P		P		P				Jul-22	Jun-25
Historic Properties				P	A		P		P				Jul-22	Jun-25
Historic Properties													Dec-19	Jun-26
Building Trades				A	A								Jul-22	Jun-25
Building Trades				A	P		P		P				Aug-23	Jun-26
Licensed Architect				A	A		P		P				Jan-23	Jun-24
At-Large (1)				P	P		P		P				Jul-22	Jun-25
At-Large (2)							P		P				Mar-22	Jun-26
At-Large (3)				P	P		P		P				Jul-21	Jun-24
Youth Council Advisory				A	A		A		A				Jul-23	Jun-26

Historic Preservation Commission
Tuesday, March 26, 2024, 5:30 pm

A regular meeting of the City of Hickory’s Historic Preservation Commission (HPC) was held on Tuesday, March 26, 2024 at 5:30 pm, in the Map Conference Room of the Julian G. Whitener Municipal Bldg.

Members Present: Katherine Mull, Dan Rink, Simon Lucas, Dan O’Malley, and Adam Oakley

Members Excused: none

Members Absent: Sam Hunt, Ernie Sills, and Kate Bridges

Others Present: Senior Planner Mike Kirby, staff liaison, and Minutes Clerk Anne Starnes

Call to Order: Katherine Mull, Chair, called the meeting to order at 5:35 pm.

Roll Call: A quorum was present.

Approval of January 24, 2024 Minutes: Minutes of the previous meeting held in January were distributed in advance. No additions, deletions, or corrections to the minutes were stated. Simon Lucas moved, seconded by Dan O’Malley, to approve the January 24, 2024 minutes as presented. The motion carried unanimously.

CLG Historic Preservation Training: For the City’s Historic Preservation Commission to maintain their status as a Certified Local Government (CLG), one staff member and two Commission members must attend a CLG training annually. Mr. Kirby held a 30-minute virtual training session for members, prepared by the NC State Historic Preservation Office (SHPO). Their Local Government Coordinator, Kristi Brantley, introduced the training session on the topic of Comprehensive Community Preservation (Session 4), which was conducted by staff members Dan Becker and Sarah Woodward David. Their discussion included information on Raleigh’s historic districts and African-American cultural resources; Black historic properties and landmarks; the process of ensuring the Raleigh Historic Preservation Commission’s membership represents their city’s cultural diversity and population; details regarding an African-American Studies Project they completed in three phases, which included conducting 56 interviews and publishing the book *Culture Town: Life in Raleigh’s African-American Communities*; the importance of conducting survey projects; and, the process of listing African-American resources on the National Register.

Ms. Brantley provided a link to Dan Becker’s article, *Reflecting Community Diversity at the Local Level*, which Mr. Kirby will share with members.

Following the meeting, Mr. Kirby will e-mail a training form to members. Two members are required to complete and submit the form to Ms. Brantley, so the HPC will receive their CLG training credits.

Mr. Kirby recently participated in a training session on alternative materials, including specific substitute materials to consider using on historic properties when the original materials are no longer available. He will e-mail a link to the 24-page document to members.

Announcement of Vacancies: There are currently two (2) vacancies on the Commission, for a member who is a historic properties owner and a member working in the building trades profession. Mr. Kirby was contacted by someone interested in serving on the Commission. Mr. Oakley serves as an at-large member, but he works in the building trades profession and is willing to change seats with someone, if needed. Members discussed the difficulty of switching a seated member to another category, even though it would allow a new member to join the Commission.

Ms. Mull asked if the Historic Preservation Commission has a demographic requirement for their membership, based on the racial demographics of Hickory. Mr. Kirby said the HPC membership requires a very specific number of owners of historic properties, persons working in the building trades profession, at-large members, and a licensed architect.

Other Business: Mr. Kirby shared a recent conversation he had with Manley Fuller, who is interested in seeking local historic designation for his property, the George Harvey Geitner house, which was built in 1898-99. He explained the process to Mr. Fuller, and he is gathering the necessary information for the report Mr. Kirby will send the state.

Mr. Kirby recently discussed a possible National Historic Register designation with the new owner of the former First National Bank building in downtown, but he was not interested. The owner currently plans to make changes to the interior of the building, but not the exterior.

Since the previous meeting, various people had contacted Mr. Kirby with questions, but no minor COAs were issued. He said \$9,000 remains in the current HPC budget, which could be used toward member training expenses, including their meals, gas, and lodging, but the current fiscal year ends on June 30, 2024. He said a 1-day training would be held in Lenoir during August, and he will send the information to members.

Next Meeting: Members discussed their next quarterly meeting date. Unless an application is submitted that requires members to meet in April or May, the next regular meeting will held on Tuesday, June 25, 2024, 5:30 pm, at City Hall.

Adjourn: Dan Rink moved, seconded by Simon Lucas, to adjourn. There being no further business, the meeting adjourned at 6:30 pm.

Katherine Mull, Chair
Historic Preservation Commission

Anne Starnes, Minutes Clerk
City of Hickory

Certificate of Appropriateness at 401 3rd Ave NE

Applicant: Scott and Hailey Lail

Property Owner: Scott and Hailey Lail

Petition Number: COA 24-02

Property Location: 401 3rd Ave NE

PIN: 3703-20-80-0866

Lot Size: ~0.74 acres

Property Background: The George W. Hall House is a two-story frame dwelling of Neo-Classical Revival design built in 1906. A two-story central portico with a pedimented cornice and Scamozzi capitals dominates the three-bay façade. Other notable features include doors and windows with segmented arched transoms; a hipped and gabled roof; with three original chimneys and one added in the 1980's. The house is located in the Claremont Historic District.

Nature of Request: The applicant has requested approval to add a free-standing carriage house, screened porch to the existing non-historic portion of the house, fencing, and a pool.

Analysis: The request must be reviewed according to the design review criteria and the general statutory criteria contained in the ordinance.

1. **Height.** *The addition will be two story and will be approximately 20 feet in height at its highest peak.*
2. **Setback, lot coverage, yards, orientation and positioning of the building, and spacing of buildings.** *The overall lot coverage will increase by approximately 1634 square feet. The existing building footprint will increase by approximately 1634 square feet.*

The screen porch addition will follow the existing rectangular shape of the existing home, and will be approximately 300 square feet in total area. This will be an addition connected to the main house and located at the rear of the home.

The carriage house addition will be oriented towards the main house, but will also feature windows to the rear. The carriage house will remain closely located to the side property line and be within 20 feet of the main house.

The pool addition will be approximately 336 square feet and be located to the rear of the property.

3. **Materials, surface textures and patterns.** *The screed porch addition will be constructed of wood and will be clad in brick veneer and lap board. According to the applicant, the*

brick veneer chosen will closely match the house. The applicant informed staff that the windows were chosen to match the original. No patterns or textures were noted.

The carriage house will be constructed of wood, lap board, and brick veneer. According to the applicant, this will closely match the existing house.

The pool will consist of concrete with bluestone paving. A stone veneer wall will separate the pool from the rear property.

- 4. Architectural detailing.** *The screen porch addition will incorporate the Neo-Classical Revival design details and will not impact any known architectural details associated with the house.*

The carriage house will incorporate design details of the main house and will not impact any known architectural details associated with the house.

- 5. Roof shapes, forms, and materials.** *The new addition will have a hip roof with sloping sides and appropriate pitch. The roof material will be fiberglass shingles. The applicant noted the roof materials will closely match those on the house. No equipment or special features were noted.*
- 6. Fenestration proportions, shapes, position and location, and pattern.** *The carriage house will have multiple windows. Placement varies depending on elevation. Windows will match the existing home.*
- 7. General form and proportions of buildings and structures.** *The screened porch and carriage house will be Neo-Classical Revival in shape and will be one story. The existing house is two stories.*
- 8. Appurtenant features and fixtures including, but not limited to, lighting, walls, and fences.** *No impacts to appurtenant features were mentioned in the application.*

Guidelines: Section 4.2 contain the guidelines for additions. The *relevant* guidelines for each section are listed below:

4.2 Additions

4.2.1 Construct additions, if feasible, to be structurally self-supporting to reduce any damage to the historic building. Sensitively attach them to the historic building so that the loss of historic materials and details is minimized.

4.2.2 Design additions so that the overall character of the site, site topography, character-defining site features, trees, and significant district vistas and views are retained.

4.2.3 Survey in advance and limit any disturbance to the site's terrain during construction to minimize the possibility of destroying unknown archaeological resources.

4.2.4 Protect large trees and other significant site features from immediate damage during construction and from delayed damage due to construction activities, such as loss of root area or compaction of the soil by equipment. It is especially critical to avoid compaction of the soil within the critical root zone.

4.2.5 It is appropriate to implement a tree protection plan prior to the commencement of construction activities.

4.2.6 Additions should be located on an inconspicuous elevation of the historic building, usually the rear one.

4.2.7 The size and the scale of an addition in relationship to the historic building should be limited so that it does not diminish or visually overpower the building.

4.2.8 Additions should be designed to be compatible with the historic building in mass, materials, and relationship of solids to voids in the exterior walls, yet make the addition discernible from the original.

4.2.9 Design additions so that the placement, configuration, materials, and overall proportion of windows and doors are compatible with those of the historic building. Select exterior surface materials and architectural details that are compatible with the existing building in terms of composition, module, texture, pattern, and detail.

4.2.10 It is not appropriate to construct an addition if it will detract from the overall historic character of the principal building and the site, or if it will require the removal of a significant building element or site feature.

4.2.11 It is not appropriate to construct an addition that significantly changes the proportion of original built mass to open space on the individual site.

2.5 Garages, Accessory Buildings, and Pools

The garage apparently evolved from carriage barns which were modified to store an automobile as well as a carriage. The earliest true garages were simple frame structures with no floor, which could accommodate a single automobile and little else. Gradually they became more substantial structures and sometimes provided living quarters for servants. They could be distinctive, often matching the architecture of the house. A surprising number of original garages and even a few carriage barns survive in the historic districts and provide models for new garages.

1 Historically significant outbuildings (storage buildings, garages, carports, greenhouses, gazebos, sheds), especially those noted in the National Register of Historic Places Inventory, should be preserved and treated as historic structures.

2 Garages and outbuildings should generally follow the guidelines for Architectural Design Elements.

3 Garages and outbuildings should be freestanding structures unattached and sited to the rear of main buildings. Attached carports may be considered appropriate on certain post-1945 homes.

4 It is recommended that metal utility sheds, metal carports, and metal garages be located in the rear yard and screened from public view.

5 Pools are modern amenities which should be screened from public right-of-way and adjacent properties by vegetation or appropriate fencing to reduce the intrusive effect on the character of the neighborhood.

6 Pools should be located only in the rear yard. On corner lots, pools should be located in the portion of the rear yard farthest from the street.

7 Fencing for screening or pool safety should be in compliance with the guidelines for fences and walls.

8 Pools should be designed to minimize the impact on the existing environment, including mature trees.

Staff Analysis:

The carriage house will be located to the rear side of the house. The screened porch will be to the rear of the home. However, the addition will not encroach into the 10-foot side setback required in an R-3 residential zone.

The overall lot coverage will increase by approximately 1634 square feet. The existing building footprint will increase by approximately 1634 square feet. The carriage house and porch addition will follow the existing Neo-Classical Revival shape of the existing home, and will be approximately 1298 square feet in total area. This will be proportional to the main home's 1,492 square foot footprint. Although there are no stated guidelines regarding height and proportionality; the highest point of the carriage house is 22 feet, which is about a foot less than that of the two-story home.

As previously discussed, the exterior of the carriage house shall consist of wood and lap board finishes, along with fiberglass shingles, which meets Guideline 2.5.4. The structure will also be constructed to have include windows on three of the structure's sides.

As such, staff recommends approval of the petition as proposed.

Visual Aids: A complete list of photos and plans provided by the applicant will accompany this report. The following figures have been selected and commented on by staff:



Figure 1: Applicant photo showing the front elevation of the house.



Figure 2: Applicant photo showing the rear elevation of the house.



Figure 3: Applicant photo showing rear area of property

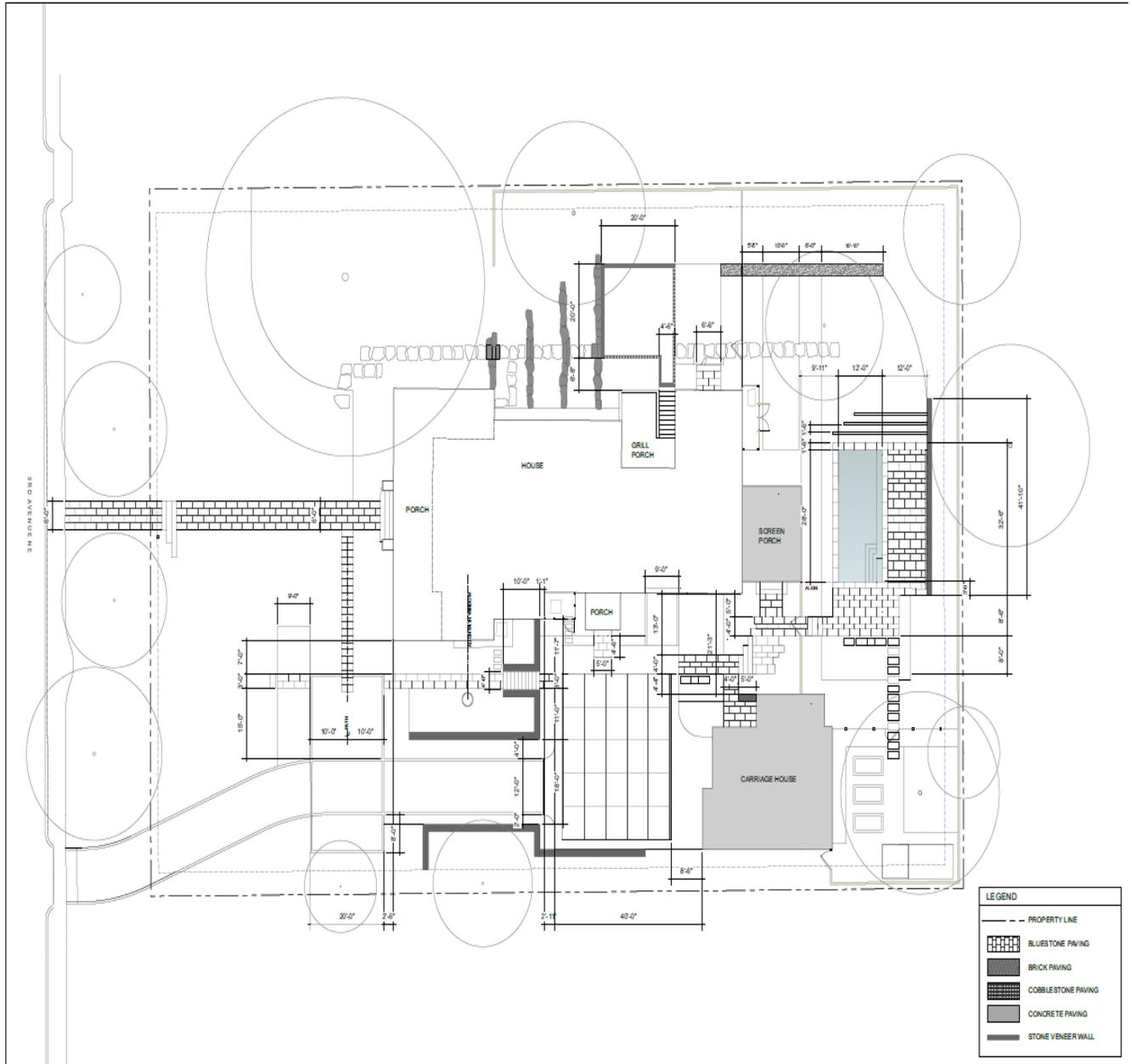


Figure 4: Applicant provided site plan for overall project.



Figure 5: Applicant provided elevation drawing of the proposed carriage house.

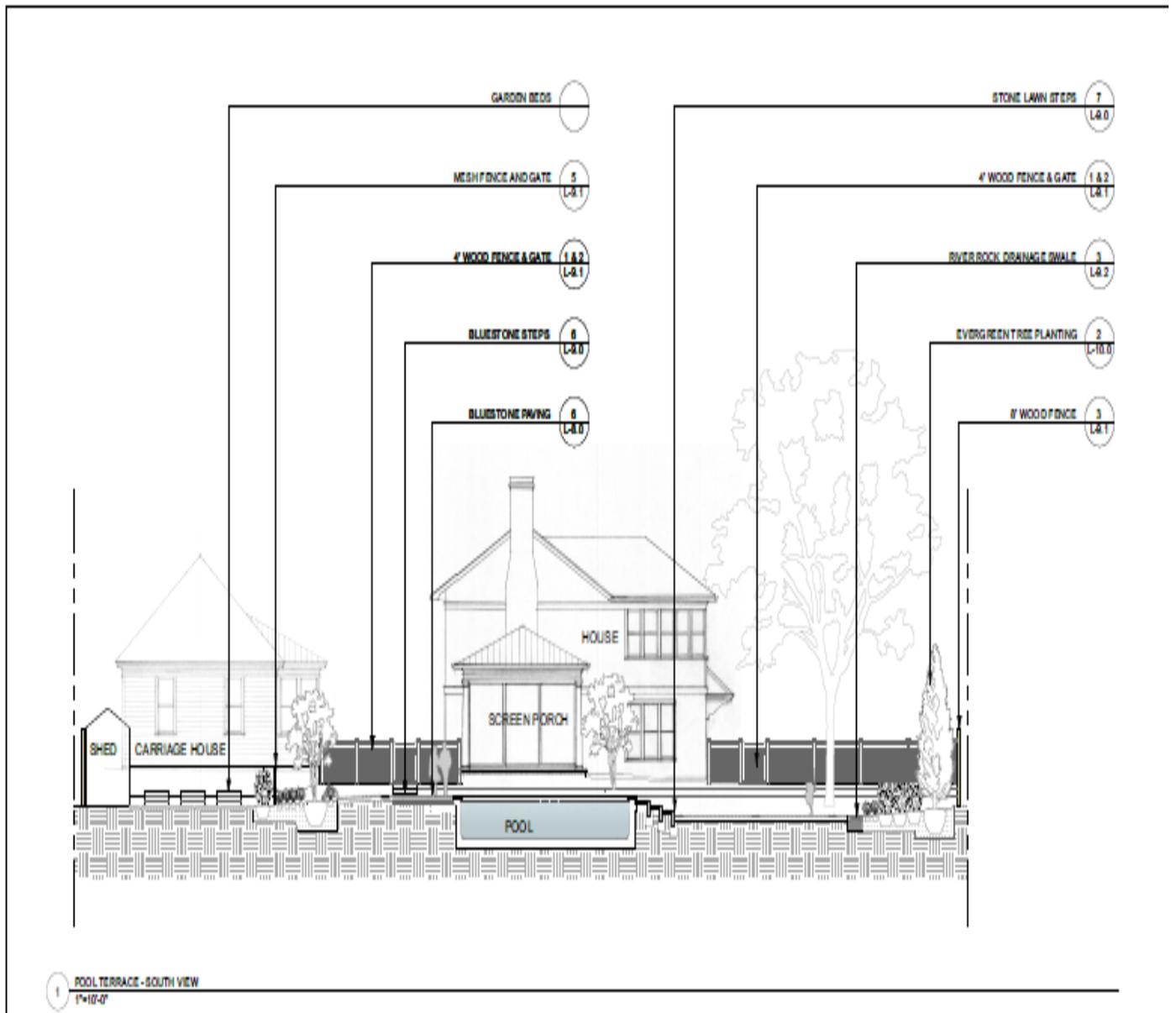


Figure 6: Applicant provided elevation drawing for overall project

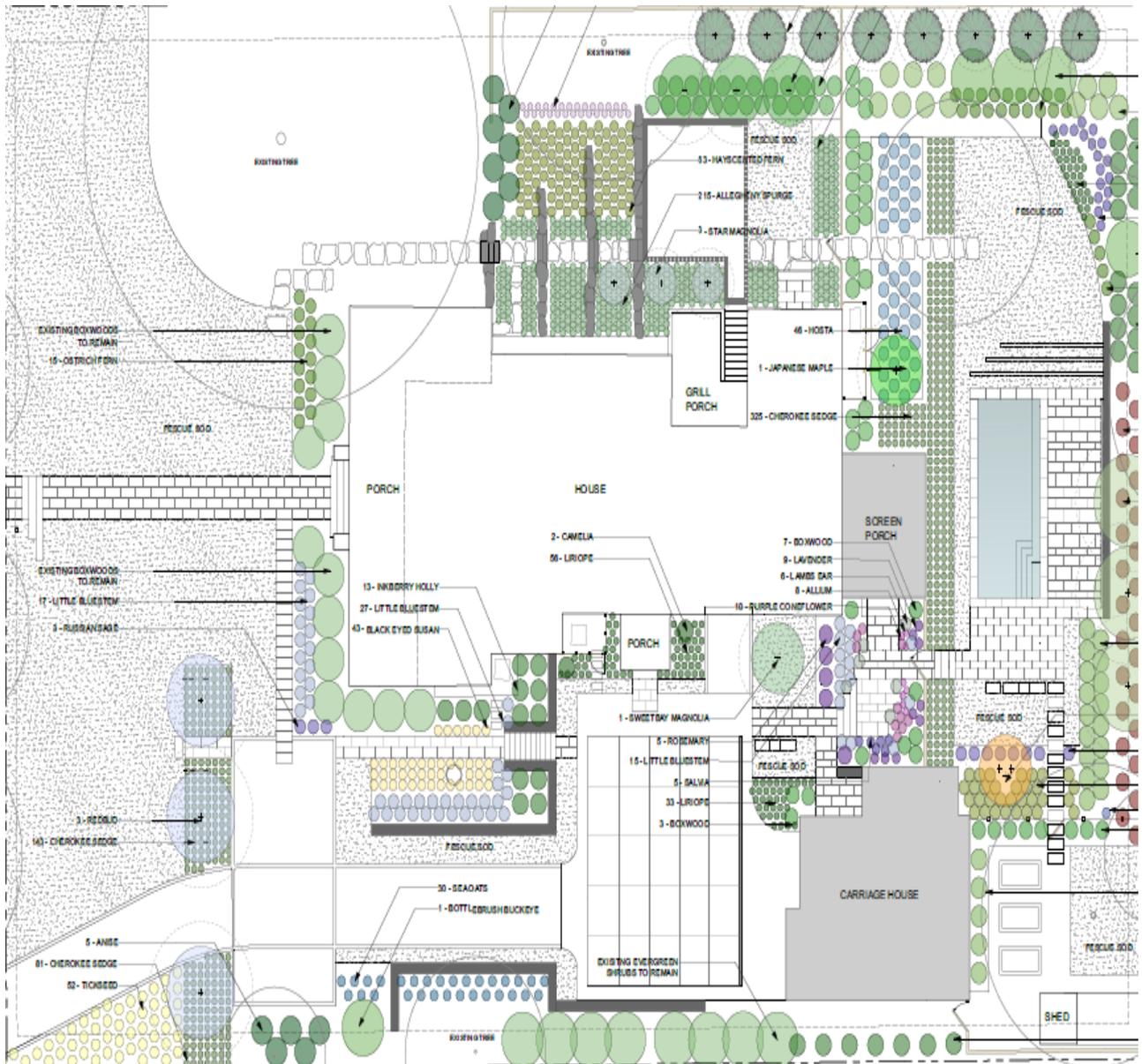


Figure 7: Applicant provided landscape plan for overall project.

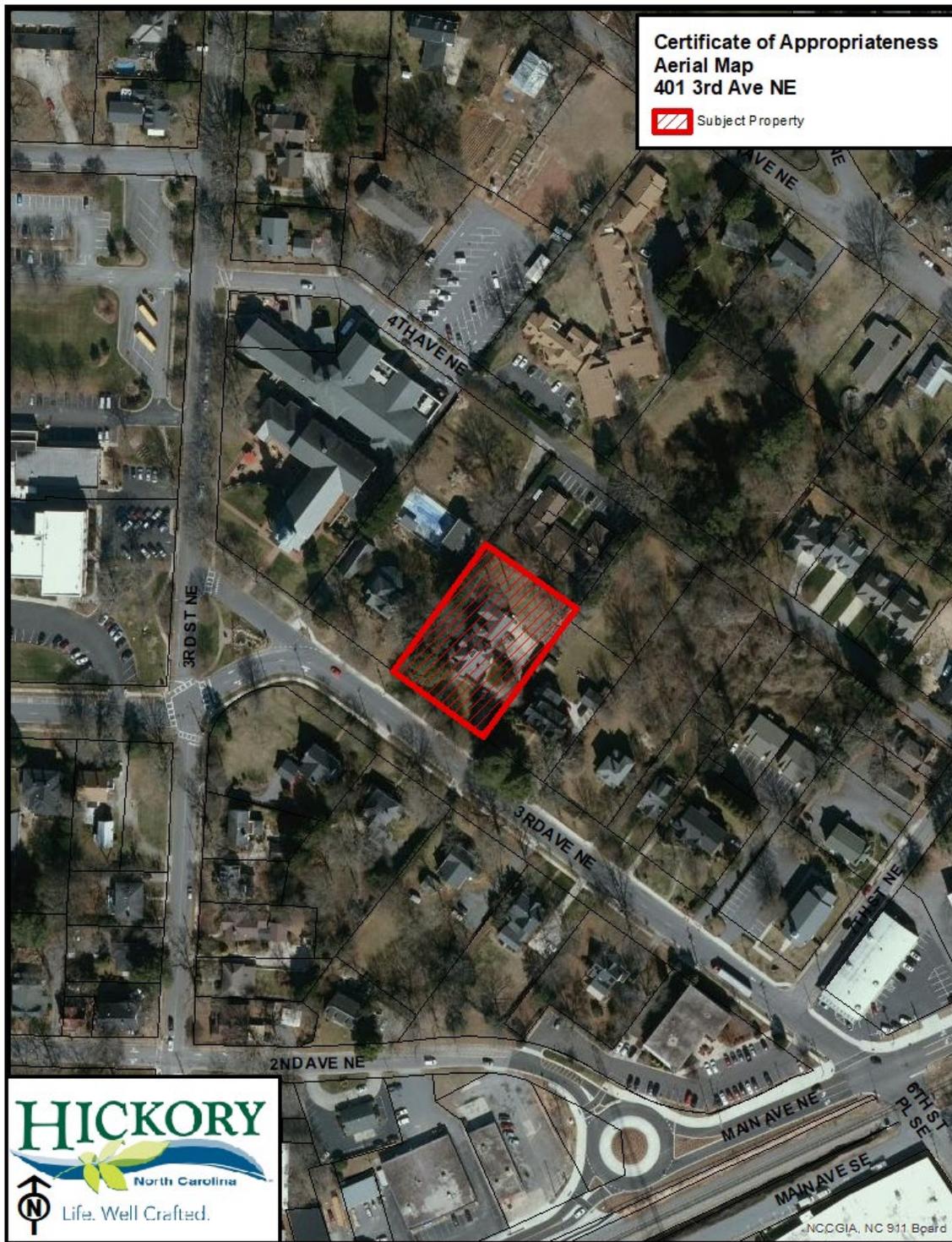


Figure 7: GIS aerial from 2022 showing the property in relation to others in the general area.

Citizen Input: As of June 19th,2024, staff has received no inquires on the petition.

Commission's Decision: The Commission must weigh the factors presented by the applicant along with the Design Review Guidelines in their deliberation. Staff would like to remind the Historic Preservation Commission they have the right to make modifications, to be applied in a reasonable manner, based on the economic or technical feasibility of a particular situation. The guidelines thought to be most applicable by staff were included above. The commission can consider other guidelines it deems important. Before voting on the proposed Certificate of Appropriateness, the commission must adopt findings of facts based on the evidence presented at the hearing. The findings of fact must address specific design guidelines and whether or not the proposed project is in harmony with the design guidelines and the special character of the neighboring properties and the district as a whole.



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Historic Preservation Commission

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

Property Address: 401 3rd Ave NE Hickory, NC 28601
Property Owner: Scott and Hailey Lail
Applicant: Scott and Hailey Lail
Mailing Address: 401 3rd Ave NE Hickory, NC 28601
Daytime Telephone Number: 828-381-9459
Email Address: scottlail@hickoryfurniture.com

All applications must include a detailed, written description of the project which specifies changes proposed with reasoning. Proposed exterior alterations or additions will require elevation drawings. A site plan is required to show the location of existing and proposed property improvements. Use the checklist below to indicate materials submitted.

- 1. Detailed written description of the project (see next page).
- 2. Elevation drawings of proposed work (sealed by a design professional as required).
- 3. Photographs of existing conditions.
- 4. Site plan (sealed by a licensed surveyor or design professional as required) showing existing and proposed property improvements.

All major work applications and required materials must be submitted to the Planning Department by the last working day of the month in order to be heard at the next meeting of the Historic Preservation Commission. Commission meetings are typically held on the fourth Tuesday of each month at 5:30 pm. The applicant or their attorney must be present at the meeting. If this application is submitted by anyone other than the property owner, notarized written permission of the property owner must be provided. An application fee will be charged for all major work applications and payment must be included in order to be deemed a complete application.

Note: An approved Certificate of Appropriateness application must meet the standards of the Commission's Design Review Guidelines. However, it may or may not meet the Secretary of Interior Standards for Rehabilitation and may disqualify a property for National Register designation.

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WRITTEN DESCRIPTION:

Describe in great detail the activity for which you are seeking a Certificate of Appropriateness. Specify the types of materials and dimensions to be used, reasoning/justification for the design, materials, etc., as well as, an estimated timeline. Projects will be reviewed for congruence with the Design Review Guidelines (available on the Commission's webpage).

We have resided in the George Hall house in the Claremont Historic District since 2001. The house consists of the original 1906 structure and a non historic addition that was done in the mid 1980's. We have hired Karen Barton an architect with a background in historic buildings and preservation to design a free standing carriage house and screen porch addition to the non historic addition to the house. Her plans and specifications are provided. We have also hired a landscape architect David Pearson who has designed updated driveways/walkways, fencing, plantings and a pool. His plans and specifications are provided.

All the work to be done with the exception of the new driveway and walkway materials is in the rear of the house adjacent to the non historic addition.

Applicant Signature: G. Fred Junt Date: 5/21/2024

If approved, the Certificate will expire if the project does not commence within one year after its issuance. Time extensions will be considered on a case by case basis.

RETURN COMPLETED APPLICATIONS TO ONE OF THE FOLLOWING:

Physical Address: Hickory City Hall, Planning Department, 76 N Center Street, Hickory, NC 28601

Mailing Address: City of Hickory, Attn: Historic Preservation Staff, PO Box 398, Hickory, NC 28603