

Hickory Historic Preservation Commission

The Historic Preservation Commission works to safeguard the heritage of Hickory by preserving properties that embody important elements of the city's cultural, social, economic, political, or architectural history. The Commission reviews applications for Certificates of Appropriateness when modifications are proposed for a property in a locally designated historic district. In addition, the commission identifies individual landmarks and districts and recommends their designation as historic districts or landmarks.



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Frequently Asked Questions about Local Historic Districts



Hickory Historic Preservation Commission

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Local Historic Districts: Frequently Asked Questions



What is the difference between a Local Historic District and National Register Historic District?

Local Historic Districts are a form of zoning that provides controls on changes to the exterior of existing buildings and the construction of new buildings. Historic District overlay zoning protects neighborhoods from change that is incongruous with the special character of the district. National Register districts are primarily an honorary designation. No additional requirements are placed upon owners of property in a National Register district.

How many historic districts are in the city of Hickory?

There are four historic districts listed on the National Register of Historic Places: Claremont, Kenworth, Oakwood, and Southwest Downtown.

Portions of the Claremont, Kenworth, and Oakwood districts are also designated as local historic districts.

How can I tell if my property is in a local historic district?

Staff maintains maps of all locally and nationally designated properties. These maps are also posted online at www.hickorync.gov.

What is a Certificate of Appropriateness?

In local historic districts, most changes to the exterior of a building or site must be approved by staff or the Historic Preservation Commission. This approval is in the form of a Certificate of Appropriateness. You can download an application on the city website or pick one up at City Hall. All applications for a Certificate of Appropriateness are reviewed in accordance with the Historic Preservation Commission's Design Review Guidelines, which are available at www.hickorync.gov or at city hall.

How do I know if a Certificate of Appropriateness is required?

Before you begin any work on your home, you must speak with the commission staff member to determine whether the proposed work qualifies as ordinary maintenance and repair, minor work, or major work. Whether or not a Certificate of Appropriateness (COA) is required depends on the level of change being proposed. Ordinary maintenance and repair do not require a COA. Minor changes require a COA, but they may be approved by staff. Major changes can only be approved by the Historic Preservation Commission and require a bul. The Historic Preservation Commission's Design Review Guidelines outline what constitutes

ordinary maintenance, minor work, and major work. These guidelines are available www.hickorync.gov or at City Hall.

What is the review period for a Certificate of Appropriateness?

Minor work can usually be approved by staff within one to three business days. Staff cannot deny an application. If staff feels an application does not meet the Design Review Guidelines or constitutes major work, he or she must forward the application to the Historic Preservation Commission. Major work projects require a public hearing. An application must be submitted by the last working day of the month prior to the meeting at which it will be considered. The Historic Preservation Commission meets regularly on the fourth Tuesday of the month at 5:30 P.M. in the Council Chambers at Hickory City Hall. All appeals of Certificate of Appropriateness decisions are heard by the Hickory Board of Adjustment.



For more information contact the Planning and Development Department at (828) 323-7422 or visit www.hickorync.gov