

Hickory Historic Preservation Commission



Design Review Guidelines



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Acknowledgements

Architectural illustrations generously provided by Greg Schauble.

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Members:

Amelia Stafford, Chair
Katherine Mull, Vice Chair
Tom Dobbins
Sam Hunt
Simon Lucas
Kim Menzies
Mary Moorer
Dale Rockensuess
Ernie Sills

Approved by Hickory City Council August 6, 2019

Members:

Hank Guess, Mayor
Brad Lail, Ward 1
Charlotte Williams, Ward 2
Danny Seaver, Ward 3
David Williams, Ward 4
David Zagaroli, Ward 5
Jill Patton, Ward 6

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Section 1 Introduction

1.1 Introduction to Historic Preservation in Hickory

Hickory's historic districts and landmarks are among the City's most valued and important assets. The Historic Overlay zoning district helps to preserve these districts and landmarks by regulating certain exterior changes to buildings. This publication explains how the regulations work and answers the most frequently asked questions about living in a historic district. It also provides background about the history and architecture of Hickory's Historic District neighborhoods.

In an historic district, certain exterior work, from do it yourself home repairs to major new construction, must be approved in advance to preserve the neighborhood's character. Approval is in the form of a Certificate of Appropriateness issued by the Historic Preservation Commission or the City of Hickory Planning Staff. The Historic Preservation Commission and Planning Staff must insure that the proposed changes are consistent with the Design Review Guidelines. This handbook illustrates many of the recommended methods and techniques contained in the guidelines with the help of sketches and drawings. In addition we have provided practical information for the property owner to help you plan home improvements in a manner that will preserve the historic character of your property.

The Commission has adopted as its guidelines the "Secretary of the Interior's Standards for Rehabilitation and Illustrated Guidelines for Rehabilitating Historic Buildings" as they apply to the exterior portions of Historic Properties and Districts. In addition the attached Design Review Guidelines have been tailored to reflect the special character and particular needs of Hickory's Historic District Neighborhoods. These neighborhoods are described in greater detail in Appendix 6.2

1.2 Hickory Historic Preservation Commission

The mission of the Historic Preservation Commission is to safeguard the heritage of the city by preserving properties that embody important elements of Hickory's cultural, social, economic, political, or architectural history. The Commission makes recommendations to city council on the designation of local historic landmarks and districts. The Commission reviews exterior alterations to locally designated historic properties. The nine City of Hickory residents that make up the commission have a proven interest, expertise and devotion to Historic Preservation. The Commission currently consists of a registered architect, two building trades professionals, three historic property owners and three at-large members.

Commission members and staff are also able to provide technical assistance to property owners interested in preserving the historic character of their property. The Commission can provide assistance in many areas, whether it is to provide suggestions or materials or methods to repair decaying soffit material or provide design assistance on a new addition or providing information about the history of your property. The Historic Preservation Commission should not be thought of solely as a regulatory body, but also as a technical assistance board established to assist you in preserving the value of your historic structure and neighborhood.

As an historic district or local landmark property owner you have certain rights and responsibilities as set forth in the City of Hickory Land Development Code. You, the property owner, are responsible for obtaining a Certificate of Appropriateness before beginning certain exterior work to your house or property. If you are planning a major project, it must be reviewed by the Historic Preservation Commission at a public hearing where surrounding property owners are notified. By the same token, you will be notified in advance of projects planned near your property.

1.3 The Design Review Process

If you are considering work to your house or property, you should first contact the Planning Department at 323-7422 to see if a Certificate of Appropriateness is required. Exterior work on an historic property is classified into one of following three categories. Appendix 6.4 contains a matrix classifying most common projects. This section also contains a more thorough explanation of how work is classified.

- **Ordinary Maintenance and Repair** where there is no change in design, material and appearance does not require a Certificate of Appropriateness.
- **Minor Work** items require a Certificate of Appropriateness that can normally be issued by Planning Department Staff with little delay if the proposed work is consistent with the Design Review Guidelines. The staff may not deny an application, but may forward the application to the Historic Preservation Commission for further review if the work is deemed to be substantial, inconsistent with the guidelines, or precedent setting in nature.
- **Major Work** items require issuance of a Certificate of Appropriateness after design review by the Historic Preservation Commission. Major work items require a public hearing and the notification of adjacent property owners. A Certificate of Appropriateness is required before a Zoning Compliance Permit or Building Permit can be issued.

Application forms and copies of the Design Review Guidelines may be picked up in the Planning Department or will be mailed to you upon request. There is no application fee for minor work projects. The application fee for projects requiring a public hearing is set annually by the Hickory City Council. This fee is designed to defray the costs of advertising the hearing. Planning Department Staff is available to answer any questions about the application process.

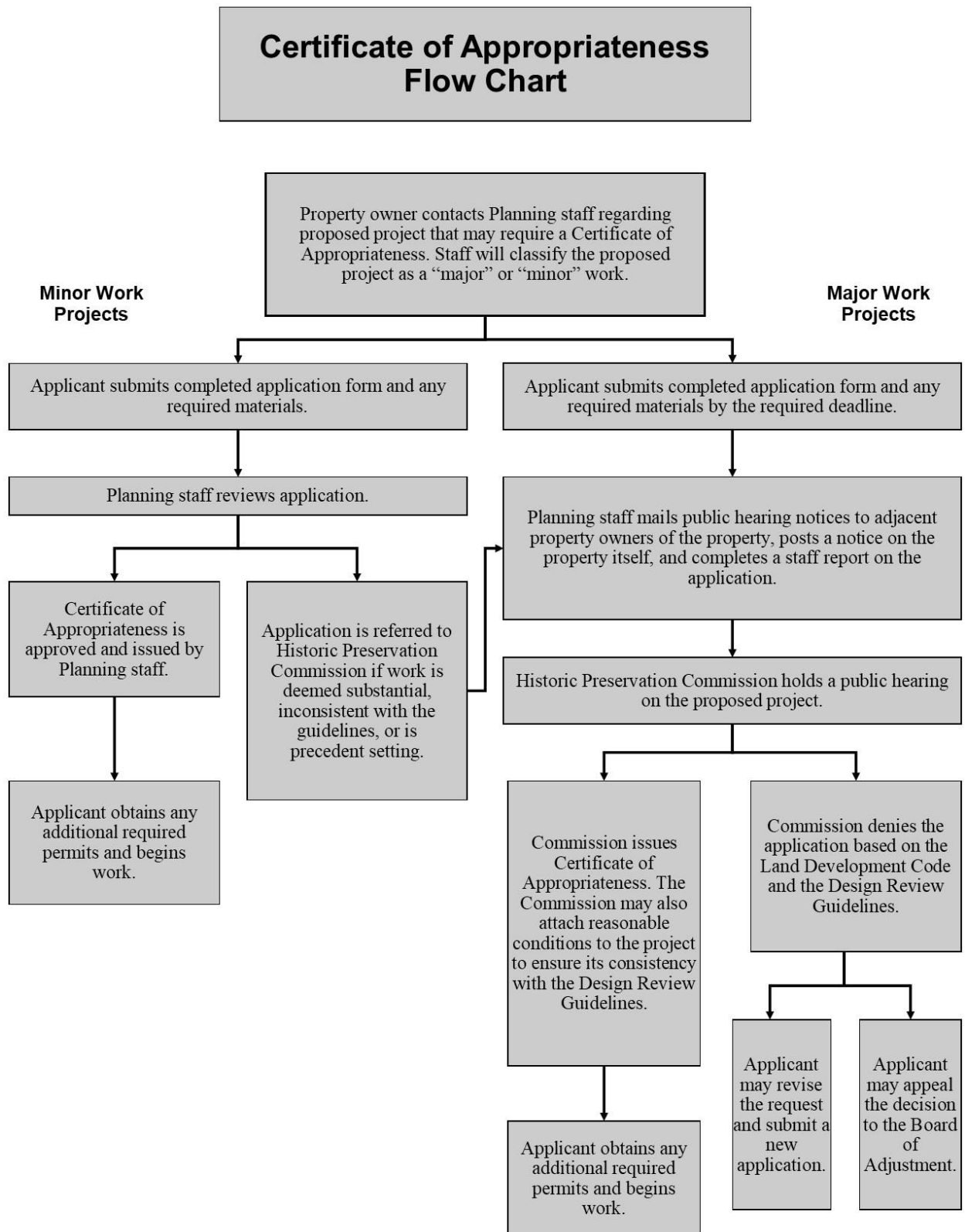
Please attach a detailed written description of the project which specifies the types of materials to be used to your Certificate of Appropriateness application. Proposed structural alterations or additions will require elevation drawings. A site plan may be required to show the location of existing and proposed property improvements if a zoning permit is necessary.

It is important to plan your project well in advance because the review process does require a certain amount of lead time. To be considered by the Historic Preservation Commission, completed applications must be received on the last working day of the month prior to the meeting at which it is to be considered. The Historic Preservation Commission meets on the fourth Tuesday of each month at 5:30 p.m. All public hearings for Certificates of Appropriateness are quasi-judicial in nature and require sworn testimony and evidence to be presented to the commission.

You have the right to appeal the decisions of the Historic Preservation Commission. You may appeal a denial of your application for a Certificate of Appropriateness or the approval of a Certificate for someone else. Appeals are made to the Board of Adjustment. Any appeal must be filed with the Planning Director in the Planning and Development Department within thirty (30) days of the Historic Preservation Commission decision. Appeals of the Board of Adjustment are taken to the Superior Court of Catawba County.

Appeals are in the nature of “certiorari,” a legal term meaning that if an aggrieved party feels that the Commission did not follow its rules and procedures properly in reaching its decision they can ask the Board of Adjustment to look at the record of the meeting to determine whether or not the Commission found sufficient factual evidence to support its decision.

1.4 Certificate of Appropriateness Flow Chart



1.5 Secretary of the Interior's Standards for Rehabilitation

The following sections of the Design Review Guidelines recommend methods for cleaning, repairs, replacement and new construction for historic district and local landmark property owners. The recommended methods, illustrations and examples are based on the Secretary of the Interior's Standards for Rehabilitation and Illustrated Guidelines for Rehabilitating Historic Buildings, but have been modified to meet the requirements of the citizens of Hickory. The Historic Preservation Commission does have the right to make further modifications, to be applied in a reasonable manner, based on economic or technical feasibility of a particular situation. However, for a historic property to be eligible for tax credits, it must meet the full requirements of the Secretary of the Interior's Standards for Rehabilitation.

We begin this part of the manual with the Secretary of the Interior's Standards for rehabilitation, since they provide the framework for the Guidelines used in Hickory's historic districts.

- 1 A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
- 2 The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
- 3 Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
- 4 Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
- 5 Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
- 6 Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
- 7 Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
- 8 Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
- 9 New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- 10 New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

1.6 Evaluating Projects: Eight Statutory Factors

An element is incongruous with the special character of the district if it is significantly different from what is found on similar buildings in the vicinity or throughout the district. The standard in North Carolina is that Historic Preservation Commissions shall make no requirements except to prevent work that is obviously incongruous or out of character with the district as a whole or the landmark.

- 1 Height
- 2 Setback and placement
 - Lot coverage
 - Yards
 - Orientation, positioning of the building
 - Spacing
- 3 Materials
 - Wood, aluminum, vinyl, brick, stone, combination
 - Surface textures (rough, smooth, reflective, non-reflective)
 - Patterns (regular, irregular, obvious and highly visible, subtle, random, repetitive)
- 4 Architectural detailing
 - Simple, complex, traditional, vernacular, high-style
 - Window and door surrounds (simple, unadorned, complex, elaborate)
 - Decorative details (relatively few, many)
 - Lintels, cornices, brick bond, foundation materials
- 5 Roof shapes, forms, materials
 - Shape (square, rectangular, simple, complex)
 - Forms (shed, gable, gambrel, hip, mansard, flat, high pitch, moderate pitch, low pitch)
 - Features (cupolas, chimneys, dormers, turrets, gutters, vents, cornices, brackets)
 - Equipment (skylights, solar panels, HVAC, antennas)
 - Materials (wood shingle, asphalt shingle, clay tile, slate, rolled, galvanized metal, tin)
- 6 Fenestration (window and door openings)
 - Proportions (large, small, moderate in size)
 - Shapes (horizontal, vertical, rectangular, square, arched, round, regular, irregular)
 - Position and location (comparable, different from similar buildings in the district)
 - Pattern (style, materials, form, regular, orderly, complex, simple, random)
- 7 General form and proportions of buildings and structures
 - Form proportion (stories, essentially horizontal, essentially vertical)
 - Shape or plan (rectangular, square, irregular, with offsets, without offsets, porches)
- 8 Appurtenant features and fixtures: Lighting, walls, fences
 - Lighting fixtures and features (pathway, entrance, garage, landscape, spot, security, location, materials, wiring, location, arming, shielding)
 - Walls and fences (materials, length, height, character, overall appearance, placement)
 - Mailboxes (location)

Section 2 Site and Setting

2.1 Public Spaces and Building Sites

An improved environment includes any gardens, parks, parking lots, or any other proposed outside improvements, such as planted vegetation, public street furniture, sidewalks, signage, or any other appurtenant features. Trees and other landscaping features are important to the overall character of the district. These features are those which define, service, or surround the site of the building or streetscape and should be given the same considerations as the structure or area itself. The city of Hickory and the utility companies should take extra care when pruning the trees to protect utility lines, sidewalks, etc. The features can enhance and add a finishing touch to a project. Neglecting appurtenant features may result in a reduction of the entire district's quality. In fact, the district's character is the product of these elements.

Proper care and maintenance should be provided to landscape areas. Additionally, strategic "gateways" or entrances should be identified and landscaped in a manner which symbolizes the districts. It should be noted that the Hickory Historic Preservation Commission does not have the authority to regulate landscape features. Guidelines related to trees and landscape features are purely advisory in nature. However, in certain instances, the Commission may require the provision of landscaping or screening in order to ensure that certain changes to a historic building or site are congruous with the district or landmark. An example of this would be requiring the installation or retention of shrubs to screen a modern accessory structure placed in a rear or side yard.

- 1 It is recommended that mature trees and other landscape features, such as sloping terrains, remain intact and undisturbed whenever possible.
- 2 When older vegetation requires replacement, size of the new materials in relation to the immediately surrounding environment should be considered. New plant materials should be congruous with the character of the neighborhood.
- 3 Retain planting strips between sidewalk and street. Consider placement and type of trees to avoid damage to sidewalks, curbs, retaining walls, foundations, etc.
- 4 It is recommended that trash containers and dumpsters be screened from public view.
- 5 It is recommended that benches, trash receptacles, fountains, or the like be designed to enhance and blend with the surroundings.
- 6 It is not appropriate to introduce contemporary equipment including, but not limited to, satellite dishes, solar collectors, playground equipment, mechanical units, and storage units in locations that compromise the historic character of the building or district. Such features and equipment should be located unobtrusively and screened from view.
- 7 Placement of new mailboxes at curbside or in location other than the front wall or porch of a property is not permitted in the historic districts.

2.2 Walkways, Driveways, and Off-street Parking

- 1 Single-lane driveways are preferred in the front yard along a side property line for residential properties. If a wider driveway is desired, it should be provided at the rear of the lot. Driveway widths should generally be in harmony with the surrounding area. Planting strips should be left between driveways and adjacent property lines.
- 2 It is recommended that driveways not be constructed or extended in front of a present or former residential structure (between the structure and the public right-of-way).

- 3 Driveways should be designed to minimize changes to existing historical materials and features, such as retaining walls, walkways, and major landscaping. Avoid paving in the drip line area under large evergreens and paving more than 20% of the drip line area under large deciduous trees.
- 4 Maintain walks and pathways in their original state as closely as possible. Widths and materials should harmonize with the neighborhood.
- 5 Maintain sidewalks in such a manner as not to disturb vegetation.
- 6 Pathways and walkways giving access to buildings should be serviceable and relate to building in scale, width, placement and material.
- 7 Preserve details, such as original granite curbstones, brick pavers, rock, etc.
- 8 Commercial parking lots were historically located in the rear yards of buildings. New commercial parking areas should be designed to minimize their impact on the existing environment and be placed behind buildings, if possible, or to the side and screened from view using landscaping.
- 9 Areas for circulation and parking should be clearly defined. Edges within these areas should be clearly defined using appropriate markings and materials.
- 10 Landscaping should be used to visually reduce the impact of off-street parking lots. Large expanses of paving should be broken up into smaller components with interior planting areas.
- 11 When new parking lots are being developed, existing vegetation such as mature trees, should be retained and incorporated into the landscape plan.

NOTE: Historic property owners may apply for a waiver or reduction of the off-street parking requirements. The Historic Preservation Commission and the Board of Adjustment would both need to review the application. For more information please contact the City of Hickory Planning Department.

2.3 Fences and Walls

- 1 Fences and walls that contribute to the character of the district should be maintained and preserved.
- 2 The use of materials similar to that which were originally used in the district, such as brick, stone, cast iron, or wood is recommended.
- 3 Size, height, scale, material, and location need to be considered when creating a new fenced or walled area. Avoid any new fence which would not contribute to the character of the district, such as split rail fencing.
- 4 Chain link fencing should be confined to the rear and screened from view.
- 5 Heights of new fences and walls should be consistent with the height of existing fences in the immediate vicinity.
- 6 Good construction methods should be used when constructing or repairing fences so they won't sag, lean, or fall down.
- 7 It is recommended that fences be designed so that there are not long unbroken expanses of wood or brick.

2.4 Lighting

- 1** Low level lighting should be located at the public/private edge for pedestrian safety.
- 2** Retain original lighting fixtures whenever possible.
- 3** Lighting fixtures should be compatible in style, size, scale, and material with the character of the structure and neighborhood.
- 4** Along public streets in the historic districts, the Commission encourages the installation of decorative lighting fixtures of pedestrian scale, uniform spacing and with underground wiring.
- 5** Detached lighting fixtures should be hidden from view as much as possible unless they are intended to be decorative elements appropriate to the architectural style.
- 6** Modern exterior light fixtures such as flood lights should be placed in inconspicuous locations where they cannot easily be seen from the street.

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.

2.6 Signage

Outdoor advertising signs are an important visual element at designated landmarks and in historic districts, and should be in harmony with the structure, site and neighborhood. While the City's sign ordinance is tailored for today's auto-oriented businesses, the buildings in the historic districts and the designated landmarks were built when walking was the prominent form of travel. The following guidelines seek to satisfy the legitimate needs of commerce without visual clutter, obstruction of public views, or obscuring architectural details of historic buildings. Signs on historic properties must conform to the codes and ordinances of the City of Hickory.

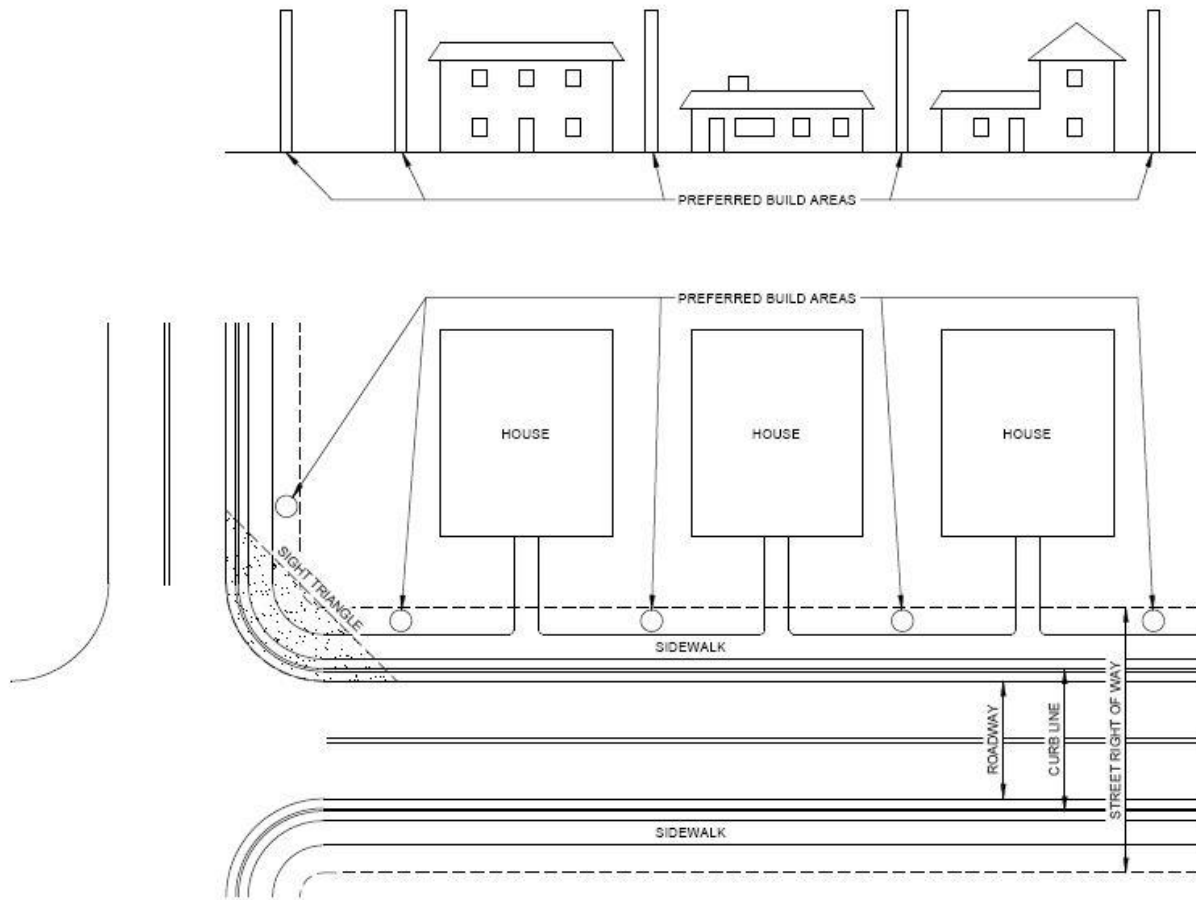
- 1 Introduce new signage that is compatible in material, size, scale, and character with the building or district. Design signage to enhance the architectural character of the building.
- 2 Wall signs should be integrated in the building's façade. It is not appropriate to cover a large portion of the façade or any significant architectural features with signage.
- 3 At locations where more than one business is located, signs should be of consistent and compatible design.
- 4 Signs should only be illuminated by screened ground-level spotlights. Backlit signs and internally-illuminated signs are discouraged.
- 5 Wood, stone and metal are preferred materials. Synthetic materials that are of high quality and mimic the design and appearance of wood, stone, or metal may be used.
- 6 Flush mounted flat signs are recommended. Major architectural details or ornamental features should not be interrupted or covered. On masonry buildings, holes for fasteners should be placed in the mortar joints, not the masonry unit.
- 7 Building numbers and bronze identification plaques should be mounted so as not to obscure architectural features and details.

2.7 Small Cell Wireless Facilities

Small cell wireless facilities are the next generation of broadband infrastructure being deployed by wireless providers to meet a growing demand for faster speed and greater data availability. Small cell facilities use a different radio frequency output, footprint, and range compared to traditional cell towers, also known as, macro cell facilities. Most small cell wireless facilities will be located on utility poles or small towers located within the public street right-of-way to cover small, but densely populated areas. While this infrastructure is necessary to meet the next generation of wireless technology, known as 5G, careful placement of these facilities is necessary to maintain the character of historic districts and landmarks.

- 1 Collocation of small cell wireless facilities on existing buildings and structures, including traffic signals, street lights, utility poles, and flag poles, is preferred over the installation of new stand-alone poles.
- 2 If new poles are necessary, the alignment, spacing, materials, size, height, and overall appearance should closely match existing pole structures in the area, such as traffic signals, street lights, and utility poles. A decorative base for new metal poles is encouraged.
- 3 In areas with both metal and wooden pole infrastructure present, new small cell wireless poles using metal are preferred.
- 4 New small cell wireless poles should function as street lights.

- 5 Small cell wireless facilities should not be located in a manner that obstructs the direct line of sight between the front of a building and the street. Facilities should be located between building frontages.
- 6 Antennas necessary for small cell wireless facilities should not exceed the height of the pole structure they are attached to by more than five (5) feet. Antennas should be minimized in overall size and should incorporate stealth measures on new or replacement poles.
- 7 Equipment associated with small cell wireless facilities, including but not limited to remote radio units (RRUs), cabinets, and cables, should be fully concealed inside new or replacement poles or use other stealth measures. Associated equipment should closely match the appearance of the pole. Associated equipment should not excessively protrude in width or height from the pole and should be minimized in overall size. Ground mounted equipment should be limited and when necessary, it should not conflict with existing utilities.
- 8 If ground or low mounted equipment is necessary, the equipment should be screened through landscaping of sufficient height or other concealment measures. Locating equipment underground is encouraged.



DETAIL SHOWING PREFERRED LOCATIONS FOR 5G BUILD AREAS

Section 3 Changes to the Building Exterior

3.1 Masonry

Brick is one of the most frequently occurring masonry building materials found in the City of Hickory Historic Overlay Districts. Other types of masonry materials are present throughout the District, but with fewer examples. Older brick walls have certain characteristics which should be preserved and enhanced. With age, a brick wall develops a patina, which is a definite maintenance advantage over wood siding.

Brick is laid in a pattern known as bond, a method of laying brick with headers and stretchers exposed at the face of the wall. Bond previously served the purpose of providing stability of brick construction, yet today, it has become more of an aesthetic consideration through its pattern of order and repetition.

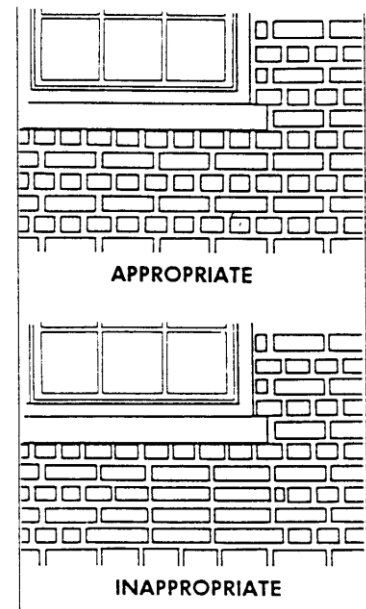
The repointing of mortar joints involves the removal of old mortar to replace with new mortar. Repointing is necessary when moisture problems are evident or when there is sufficient mortar missing to cause water to stand in the mortar joints. Mortar composed of a high Portland cement content is not recommended for repointing. This will often create a mortar that is stronger than the existing masonry. This is a potential source of deterioration as the new mortar will bond too strongly to the existing masonry. To avoid giving the building a strange, unnatural appearance, colored sands or mineral pigmented mortar mixtures can be used to help match new mortar to original mortar. Organic or chemical pigments are not recommended since they may fade.

Brick surfaces may have been painted or white-washed for practical or aesthetic reasons. Indiscriminate paint removal may subject the building to harmful damage and may give the surface an unauthentic appearance. Additionally, cement coatings applied to brick foundations or other masonry eventually break loose, usually removing the protective brick face in the process. These coatings also hide the texture and detail of chimney and foundation brick.

Cleaning brick should only be undertaken to stop deterioration, not as a result of the effects of weathering. The use of low pressure water and soft natural brushes are recommended. Chemical cleaners are only to be used after a spot test has demonstrated that the chemicals will not have an adverse reaction with the masonry. Sandblasting and water-blasting erode the protective skin from the surface and leave the core of the material open to moisture penetration. Waterproof and water repellent coatings are generally unnecessary, expensive, and can accelerate deterioration. Deteriorated brick should be repointed duplicating existing bond, brick size, color, and width of joint.

Masonry materials commonly found in the historic districts include: brick, stone, terra cotta, concrete, and stucco. Brick is the most frequently occurring masonry building material and is found in all of the districts. Other types of masonry materials are exhibited throughout the districts, but with fewer examples.

- 1 Retain all original or early masonry materials whenever possible.
- 2 If it is necessary to repair or replace deteriorated masonry, it should be with products that duplicate the existing materials as closely as possible in appearance, texture, and color.
- 3 Deteriorated brick should be repointed duplicating existing bond, brick size, color, and width of joint.



- 4 New masonry materials which are appropriate are cast stone (dry-tamped), glass fiber-reinforced concretes, precast concrete, and fiber-reinforced polymers. Specifically not recommended is the use of artificial brick siding, artificial cast stone, and portland cement.
- 5 Cleaning masonry is recommended only when it is determined that the “dirt” is actually accumulated deposits and not simply the effects of weathering.
- 6 Masonry should be cleaned with the gentlest methods possible, such as the low pressure water and soft natural brushes. Chemical cleaners are acceptable, provided they are used only after a spot test demonstrates that they will not have an adverse affect upon the masonry material.
- 7 Sandblasting with either wet or dry abrasives is not recommended. This method erodes the surface of the building material and will accelerate deterioration of the masonry. The use of chemical cleaners is an acceptable alternative; however, please contact City of Hickory staff for more technical information on these chemicals and their possible hazards.
- 8 Duplicate old or existing mortar in composition, color, and texture. Repointing with a mortar composed of a high portland cement content is not recommended as its strength is usually greater than that of the existing masonry and will not expand and contract with temperature changes in the same way that the original masonry does. The resulting stress on the original masonry will cause it to crumble.
- 9 If repointing work is carefully executed, there will be little excess mortar to clean from walls. A conscientious mason will remove most mortar particles with a bristle brush after the mortar dries, but before it hardens. Hardened mortar can be removed with a wooden paddle or, if necessary, a chisel.
- 10 The Commission discourages the painting of existing masonry structures which have not been previously painted.
- 11 Remove paint from masonry with great care. Test patches should be done first to determine if the paint may be removed successfully without damaging the masonry.
Warning: Lead in old paint can be a health hazard during paint removal. Paint chips from sanding or fumes from burning off paint can be dangerous if ingested or breathed. Contact the Historic Preservation Commission staff liaison for further information.
- 12 All masonry architectural features (cornices, moldings, etc.) should be retained as they are significant parts of structures and contribute to their character. If these details are missing, and if it is determined by research that they existed, the Commission encourages their replacement with identical or similar compatible elements.
- 13 Permanently removing an original stucco finish is inappropriate.
- 14 Repair stucco with a mixture duplicating the original as closely as possible in composition, color, texture, style, and character. It is not recommended to repoint or repair with mortar or portland cement content which is harder or stronger than the existing building material.
- 15 Avoid applying stucco finish to a building on which such finish would be incongruous.
- 16 It is recommended to use only the gentlest cleaning methods on stucco finishes.

3.2 Wood

Because it can be easily shaped by sawing, planing, carving and gouging, wood is used for architectural features such as clapboard, cornices, brackets, entablatures, shutters, columns, and balustrades. These

wooden features, both functional and decorative, may be important in defining the historic character of the building and thus, their retention, protection, and repair are important in rehabilitation projects.

Wood has played a central role in American buildings during every period and in every style. Whether as structural supports, exterior cladding, roofing, interior finishes, or decorative features, wood is frequently an essential component of historic buildings.

- 1 It is recommended that all original or existing wood siding and wooden architectural features be retained whenever possible.
- 2 Repairs or replacement for any deteriorated wood materials should match the existing in size, shape, material and texture.
- 3 Historic structures, as well as accessory structures, should be appropriately painted or finished with a material that is congruous with the structure and the surrounding neighborhood.
- 4 When certain wooden architectural features are no longer produced or are deemed economically unfeasible by the Historic Preservation Commission, substitute materials (i.e., fiberglass, plastic molding, etc.) may be appropriate if they are matching in appearance and texture.
- 5 It is recommended that whenever artificial materials, such as asphalt shingles and vinyl siding, are removed, they should be replaced with materials matching the original wood in appearance and texture.



APPROPRIATE



INAPPROPRIATE

Replace siding with materials which duplicate the original in size, shape, and texture.

3.3 Architectural Metals

Architectural metal features, such as cast iron façades, porches and steps, sheet metal cornices, siding, roofs, roof cresting and storefronts, and cast or rolled metal doors, window sash, entablatures, and hardware, are often highly decorative and may be important in defining the overall historic character of the building. Metals commonly used in historic buildings include lead, tin, zinc, copper, bronze, brass, iron, steel, and to a lesser extent, nickel alloys, stainless steel, and aluminum. Historic metal building components were often created by highly-skilled local artisans, and by the later 19th Century, many of these components were prefabricated and readily available from catalogs in standardized sizes and designs.

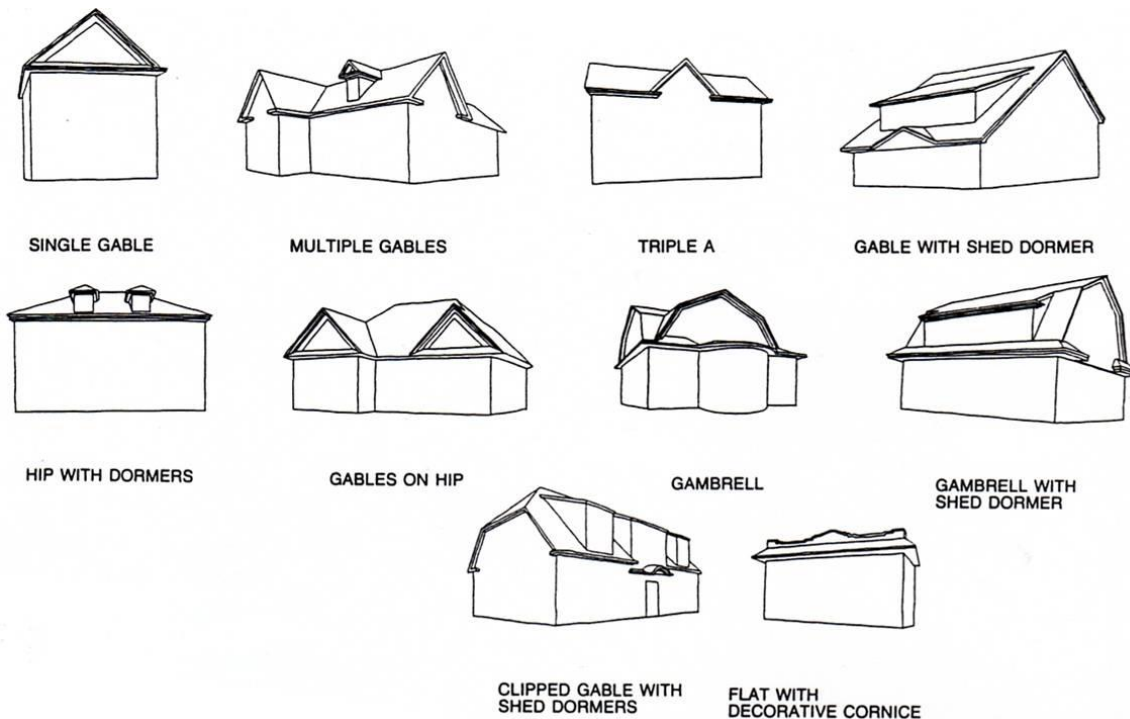
- 1 Original architectural metals should be retained. Removal of these features often destroys the structure's character and, therefore, is not recommended.
- 2 The Commission recommends the cleaning of architectural metals by appropriate methods. Cast iron may be cleaned by mechanical methods. Pressed tin and aluminum should be cleaned by the gentlest methods possible such as detergent, water, and soft bristled brushes.
- 3 Radically changing the type of finish or its historic accent scheme is not recommended.
- 4 It is recommended that any feature damaged beyond repair be replaced in like kind or with material that matches the original in design, size and appearance.

3.4 Roofs and Roofing Materials

The roof – with its shape; features such as cresting, dormers, cupolas, and chimneys; and the size, color, and patterning of the roofing material – is an important design element of many historic buildings. In addition, a weather tight roof is essential to the long term preservation of the entire structure. Historic roofing reflects availability of materials, levels of construction technology, weather, and cost. For example, throughout the country in all periods of history, wood shingles have been used – their size, shape, and detailing differing according to regional craft practices.

European settlers used clay tile for roofing as early as the mid-17th century. In some cities, such as New York and Boston, clay was popularly used as a precaution against fire. The Spanish influence in the use of clay tiles is found in the southern, southwestern, and western states. In the mid-19th century, tile roofs were often replaced by sheet-metal, which is lighter and easier to maintain. The use of slate as a roofing material dates from the mid-17th century. Slate has remained popular for its durability, fireproof qualities, and decorative applications. The use of metals for roofing and roof features dates from the 18th century, and includes the use of sheet iron, corrugated iron, galvanized metal, tinplate, copper, lead, and zinc. Most properties in the Hickory historic districts have asphalt shingle roofs. Awareness of these and other traditions of roofing materials and their detailing will contribute to more sensitive treatment.

The historic districts and landmarks exhibit a variety of roof shapes. Some of the most common roof types are:



- 1 As roofs are one of the most important visual features of a building, the existing roof shape should be preserved. All architectural features that give a roof its essential character (dormer windows, cupolas, cornices, brackets, chimneys, and crestings) should be retained. Roof equipment and alterations (such as skylights, solar panels, power ventilators, and television antennas) should be located on rear slopes or inconspicuous where they are not easily visible from public view.
- 2 Whenever possible, the existing original roofing material should be retained. The application of new roofing material that is inappropriate to the style and period of the building or surrounding

structures is not recommended. A deteriorated roof covering should be replaced with new materials that match the existing in composition material.

- 3 It is recommended that metal roof materials be protected from pitting, streaking, rust and corrosion. For information on recommended methods please contact the City of Hickory Planning Department.
- 4 If new gutters or downspouts are required, they should be installed so that no architectural features are lost or damaged.
- 5 In order to prevent roof deterioration and damage, gutters and downspouts should be cleaned and maintained regularly.
- 6 It is recommended that deteriorated roofing materials be replaced with materials matching the original. If alternative materials are required, they should match the original in shape, size and design so as not to change the appearance of the structure.
- 7 Remove asbestos shingles from the roof with great care.
Warning: Asbestos in old shingles can be a health hazard during removal. Asbestos dust can be dangerous if breathed. Contact the City of Hickory Planning staff for further information.
- 8 Chimneys are significant features of historic properties and should be preserved whenever possible. They should be repaired or rebuilt rather than shortened or removed when they become deteriorated.
- 9 Special care should be taken to ensure that the repairs blend in. Chimney stacks should not be stuccoed above the foundation as a means of stabilizing weak masonry.
- 10 Non-original chimneys may be removed if the appearance of the structure will otherwise remain unchanged.
- 11 Wooden boxed chimneys and exposed metal vent pipes are not appropriate where easily visible from a street.
- 12 New chimneys should be congruous with the original structure and the surrounding neighborhood.
- 13 It is not appropriate for antennae to be attached to chimneys in a way that would cause damage or deterioration.

3.5 Windows and Doors

Windows add light to the interior of a building, provide ventilation, and allow a visual link to the outside. At the same time windows help to define a building's particular style through the rhythm, patterns, size, proportions, and ratios of solids (walls) and voids (windows and doors). There is a variety of architectural styles and periods of construction within the historic district. Likewise, there is a corresponding variation of styles, types, and size of windows.

Doors vary as much as windows and help to define a building's particular style through the size, proportions and materials. Doors serve to allow access to the interior of a building. They also, in association with porches and entrances, may be decorated and ceremonial. Doors on secondary façades tend to be simpler and more utilitarian but also help define the character of the building. Outbuildings, too, can have character defining doors. Windows and doors are important architectural elements. The historic character of a structure can be adversely affected by the alteration of these elements.

In addition, awnings, shutters, and storm windows and doors can add to the character of historic properties while increasing their energy efficiency. On commercial buildings the canvas awning is often an important design element that provides cover, adds color and serves as a transition between the storefront and the upper façade. Awnings are most appropriate for late and post-Victorian house styles – especially Queen Anne, Colonial Revival, Bungalow, Spanish and the many period-revival styles. Installing both awnings and shutters on a building is generally not appropriate.

- 1 The original window and door openings, their size and dimensions should be retained, especially on front and side street façades, unless restoring the appearance of the structure to its original design. Also, important elements pertaining to the windows and doors, such as sashes, lintels, sills, and architraves should be retained.
- 2 The repair of existing original windows and doors is encouraged. If replacement of a window or door element is necessary, the replacement should be compatible with the architectural style of the structure and match the original as closely as possible.
- 3 It is recommended that new window or door openings match the pattern, style, location, and appearance of the architectural period of the structure and the surrounding district.
- 4 Whenever possible, the existing original door and window materials should be retained. The application of new material to original doors or windows on principal elevations that are inappropriate to the style and period of the building or surrounding structures in the district is not recommended. A deteriorated window and door should be replaced with new materials that match the existing in composition and material.
- 5 If additional windows and doors are necessary to accommodate a new or expanded use, they should be installed on a rear or non-character defining façade of the building.
- 6 Snap in muntins may be deemed appropriate upon individual review to determine that the size and pattern of the muntins are congruous with the existing patterns and sizes on the structure or surrounding structures.
- 7 It is recommended that replacement shutters be constructed of wood or a similar material. Shutters made of an alternative material should match the original in appearance, texture, and design.
- 8 Original windows and door elements should not be destroyed when storm windows or doors are installed.
- 9 Storm windows and doors should blend in with the building rather than appear to be tacked on. The shape and general appearance should match the existing window or door as closely as possible. Storm doors and windows should be full view or sectioned in an unobtrusive manner so as not to obscure or distort the existing window or door. Storm windows should have a meeting rail which aligns with the meeting rail of the window to which it is applied.
- 10 Storm doors should be detachable.
- 11 Raw metal storm window and door frames are discouraged as raw metal conflicts with traditional building material finishes. Traditional wood, baked enamel, or painted storm windows are preferable alternatives to raw metal. Raw metal storm doors may be appropriate on certain post 1945 buildings.
- 12 Whenever possible, the Commission encourages the placement of storm windows on the interior side of the existing windows.
- 13 The use of both awnings and shutters for window openings is not appropriate.

- 14 For residential usage, the three most common awning materials are canvas, vinyl coated canvas and acrylic. Metal awnings are inappropriate for any style other than post-Second World War homes.
- 15 Awnings should generally be mounted within the window opening, directly on the frame. If this is not possible, they should be attached just outside the opening. On masonry structures attachments for awnings should be made in the mortar joints and not in the brick itself.
- 16 An awning should reinforce the frame of the storefront and should not cover piers or the space between the second story window sills and the storefront cornice.
- 17 Window awnings may be appropriate on upper story windows, but not if shutters are present.
- 18 Arched awnings are appropriate for arched windows.
- 19 Commercial awning materials can vary from canvas, vinyl-coated canvas or other appropriate canvas-like synthetic materials. Aluminum, plastic, or wood shingle awnings generally detract from the historic character and are not recommended.

3.6 Entryways, Porches, and Steps

Porches are common features of many structures in the Hickory Historic Districts. Their function is to serve as an extension of living space to the outdoors. They take a variety of shapes and forms, varying from small one-bay porches to the large wraparound porches of the Victorian Style. Entrances and steps serve as an important first view to the property and should be preserved as they were originally intended.

Architectural details, such as hand rails, balusters, balustrades, columns, cornices, moldings, finials, etc., are important parts of a building. Stripping porches of these details is not recommended. The replacement of original wood porch floors with concrete is not recommended. Porches have often been filled in to create interior space. Every attempt should be made to keep porches “open.”

- 1 Original or existing features of porches, porte cocheres, and entry steps should be retained. Deteriorated details, such as hand rails, balusters, balustrades, columns, etc. should be repaired or replaced, matching materials as closely as possible. If alternative materials are required they should match the original in size, design and shape.
- 2 Original wood porch floors should be retained.
- 3 Avoid enclosing porches and where possible, remove any existing infill to restore the original appearance. If enclosure is necessary, the enclosure should be of a transparent material, such as glass or screening, which will allow the basic structure to show through. Such enclosures should be installed behind the original railing and/or columns.
- 4 The use of artificial turf, indoor/outdoor carpeting, or similar material is not recommended for covering or partially covering porch floors which are visible from the street.
- 5 If a feature of an entire entryway or porch is missing, replace it with a new feature based on documentation of the original or a new design compatible with the historic character of the building or district.
- 6 Special care should be taken in installing features to aid the handicapped and disabled. Such features should be designed so there is minimal visual impact on the structure and, if possible, should not be visible from the street. The scale, materials and details of these features should be compatible with the structure and should be designed so that these features may be constructed and removed with minimum damage to the structure.

3.7 Artificial Siding

As a general policy, the Historic Preservation Commission discourages the use of artificial building materials in the historic districts. When artificial materials are required, particular attention will be paid to any special circumstances that make use of artificial siding prudent or necessary. Likewise, the Commission will carefully scrutinize the application in terms of the effect of the artificial materials on the building's historical and architectural integrity, and the effect on the historic district as a whole. The careful removal of artificial siding materials and restoration of the original siding is encouraged.

For the use of artificial siding (such as aluminum siding, steel siding, vinyl siding, and other plastic or synthetic siding), the Commission has adopted the following guidelines:

- 1 The architectural character of the structure should not be lost due to the covering of details and the removal of features (such as window trim).
- 2 The artificial materials should be similar in appearance to the original materials used by similar properties in the district.
- 3 The substitute material should match the historic materials in size, profile, and finish so that there is minimal change in the character of the building.
- 4 The application of artificial siding should not hide underlying problems that could progress unseen to the point of seriously affecting structural soundness and make necessary future restoration more difficult and expensive.
- 5 The artificial siding should be easy to replace and match if a piece is damaged.
- 6 The contractor should use appropriate application methods and be sensitive to the need to preserve architectural details.
- 7 All artificial siding should run in the same direction as the original siding.
- 8 All decorative architectural detailing should remain uncovered.
- 9 All existing shutters should be returned to their original location after the siding is applied.
- 10 All masonry should remain uncovered.
- 11 The width of the artificial siding should have approximately the same width and shape as the original siding.
- 12 Artificial siding should not be installed over rotted wood; all original materials should be repaired prior to the installation of the artificial siding.
- 13 Siding materials with a stamped or molded design which imitates masonry or wood grain should not be used (unless the original siding has a similar grain appearance).

3.8 Utilities and Energy Retrofitting

Some character-defining features of a historic building or site, such as cupolas, shutters, transoms, skylights, sun rooms, porches, and plantings, also play a secondary, energy-conserving role. Therefore, prior to retrofitting historic buildings to make them more energy efficient, the first step should always be to identify and evaluate the existing historic features to assess their inherent energy-conserving potential. If it is determined that retrofitting measures are necessary, then such work needs to be carried out with particular care to insure that the building's character is preserved in the process of rehabilitation.

- 1 Retain and preserve the inherent energy-conserving features of historic buildings and their sites, including shade trees, porches, awnings, and operable windows, transoms, shutters, and blinds.
- 2 Increase the thermal efficiency of historic buildings by observing appropriate traditional practices, such as weather stripping and caulking, and by introducing energy-efficient features, such as awnings, operable shutters, and storm windows and doors, where appropriate.
- 3 If a new mechanical system is needed, install it so that it causes the least amount of alteration to the building's exterior facades, historic building fabric, and site features.
- 4 If desired, introduce narrow-profile exterior or interior storm windows so that they do not obscure or damage the existing sash and frame. Select exterior storm windows with a painted or baked-enamel finish color that is compatible with the sash color. Bare aluminum storm windows may be appropriate for post-1945 buildings. For double-hung windows, operable storm window dividers should align with the existing meeting rails.
- 5 If desired, introduce full-light storm doors constructed of wood or aluminum that do not obscure or damage the existing door and frame. Select storm doors with a painted, stained, or baked-enamel finish color that is compatible with the color of the existing door. Bare aluminum storm doors may be appropriate for post-1945 buildings.
- 6 Replace deteriorated or missing wooden blinds and shutters with matching new units sized to fit the opening and mounted so that they can be operated.
- 7 If desired and where historically appropriate, install fabric awnings over window, door, storefront, or porch openings with care to ensure that historic features are not damaged or obscured.
- 8 Locate new mechanical equipment and utilities, including heating and air conditioning units, meters, exposed pipes, and fuel tanks, in the most inconspicuous area, usually along a building's rear facade. Screen them from view.
- 9 Where possible, locate portable window air-conditioning units on rear facades or inconspicuous side facades.
- 10 Install low-profile ridge vents, if desired, only if they will not destroy historic roofing materials and details.
- 11 Install ventilators, solar collectors, vehicle charging stations, and mechanical equipment in locations that do not compromise character-defining building features or in locations that are not prominently visible from the street.

3.9 Accessibility, Health, and Safety Considerations

Historic properties are not exempt from laws requiring accessibility for persons with disabilities. Accessibility solutions should be considered that are both sensitive to human needs and respectful of a property's significant historic features. The key to a successful project is determining early in the planning process which areas of the historic property can be altered and to what extent, without causing loss of significance or integrity.

- 1 Accessibility measures (lifts, ramps, grade changes) should be designed to meet accessibility codes without creating a significant visual impact on the historic structure.
- 2 Ramps and railings should be of simple design, be located where architectural features of the entrance way or porch are not obscured, and project from the building as little as possible.

- 3** Unless necessary to comply with accessibility codes, accessibility measures should not negatively impact or impair the original fabric of a structure, especially its significant features. If a main entrance cannot be altered without loss of historic significance, then another primary public entrance should be considered. (Note: Accessibility codes require access by a primary public entrance.)
- 4** Fire escapes should be placed at inconspicuous locations if possible, preferably on the rear of the building. They will generally not be approved for an exposed elevation, such as the exposed side of a building on a corner lot.

Section 4 Additions and New Construction

4.1 Decks

The outdoor deck is a contemporary exterior feature frequently introduced in the residential historic districts. Essentially an uncovered, private version of a back porch, the deck can be compared functionally with a more traditional patio or terrace. To maintain a building's historic character, deck additions are generally located unobtrusively on the rear elevation. Decks are usually built on posts to align with the first-floor level of a residence and can consequently stand considerably above the ground. Like any addition to a historic building, a deck should be compatible with but differentiated from the building and constructed to be structurally independent so that it could be removed in the future without damage to the building. A deck should never be so large that it overpowers the building or the site. Insetting a deck at least six inches from a building corner also helps to diminish its impact and differentiate it from the existing building.

- 1 Locate and construct decks so that the historic fabric of the structure and its character-defining features and details are not damaged or obscured. Install decks so that they are structurally self-supporting and may be removed in the future without damage to the historic structure.
- 2 Minimize the visibility of new residential decks from the street by introducing them in inconspicuous locations, usually on the building's rear elevation and inset from the rear corners.
- 3 Design and detail decks and associated railings and steps to reflect the materials, scale, and proportions of the building.
- 4 In rare occasions where it is appropriate to site a deck in a location visible to the public right-of-way (i.e. the side of a building), it should be treated in a more formally architectural way. Careful attention should be paid to details and finishes.
- 5 Align decks generally with the height of the building's first-floor level. Visually tie the deck to the building by screening with compatible foundation materials such as skirt boards, lattice, masonry panels, and dense evergreen foundation plantings.
- 6 Locate new decks so they do not require removal of a significant building element or site feature such as a porch or a mature tree.
- 7 Ensure that new decks are sited and designed so they do not detract from the overall historic character of the building or the site.
- 8 Design new decks to be of a size and scale that does not significantly change the proportion of original built area to open space for a specific property.
- 9 It is appropriate to implement a tree protection plan prior to the commencement of construction activities.

4.2 Additions

Over the life of a building, its form may evolve as additional space is needed or new functions are accommodated. Many buildings in Hickory's historic districts and some landmarks reflect their history through the series of previous alterations and additions that they exhibit. Consequently, such changes are significant to the history of the building and the district as they tell the story of the building's changes over time. Traditionally, additions were built onto the rear of a building and stepped in from the side walls as they extended the depth of the building to gain additional living area. Other times, side or rear porches

were enclosed to become conditioned space. Such additions are easy to discern because they extend beyond the original building footprint with changes in wall planes and, often, rooflines.

New additions are appropriate as long as they do not destroy historic features, materials, and spatial relationships that are significant to the original building and site. Further, new additions should be differentiated from the original building and constructed so that they can be removed in the future without damage to the building

- 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.
- 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.
- 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 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.
- 5 It is appropriate to implement a tree protection plan prior to the commencement of construction activities.
- 6 Additions should be located on an inconspicuous elevation of the historic building, usually the rear one.
- 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.
- 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.
- 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.
- 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.
- 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.

4.3 New Construction

New construction may be contemporary and current in style while at the same time blending in comfortably with the character of the district. There is no requirement that a new structure attempt to duplicate any of the existing historical styles in the neighborhood. An exception to this might be a structure built in close association with an existing structure or structures, such as an outbuilding located on the same lot where a contemporary design would detract from the architectural unity. New construction is required to be complementary to the surrounding structures.

- 1 New construction within the Hickory Historic Districts should have lot coverage similar to that of existing and/or surrounding buildings in the districts.
- 2 Setbacks should be uniform and establish a feeling of order and coherence. New structures should have setbacks consistent with existing buildings on their block. Side yards should also be similar in size to yards of neighboring buildings.
- 3 Spacing should conform to the spacing of existing structures within their block.
- 4 New structures should face the same directions as existing structures within their block.
- 5 Height should be consistent with the existing buildings on their block.
- 6 Scale of elements of the new construction should be compatible with existing and/or surrounding structures within the neighborhood.
- 7 New construction should be compatible in basic shape and form with existing and/or surrounding structures within the district.
- 8 Roof form and pitch for new construction should conform to that of existing structures on the block. Roofing materials should be compatible with those of existing structures.
- 9 Architectural design components of the exterior are such things as cornices, lintels, foundation materials, and chimneys. These design components provide a sense of unity and cohesion within the district.
- 10 Architectural components must be compatible with the new building, as well as with surrounding structures.
- 11 Within the Hickory Historic Districts the most prevalent building materials used are wood siding, brick, stone and stucco. Building materials, such as artificial brick or stone, artificial siding, oversized brick, exposed and/or painted concrete blocks or cinder blocks, and plate glass walls are not recommended for new construction with the district.
- 12 Building materials and surface textures should be compatible with those of surrounding structures.

Section 5 Relocation and Demolition

A Certificate of Appropriateness for the demolition or relocation of a designated local landmark or a building within a local historic district may not be denied. However, the effective date of such certificates may be delayed for a period of up to 365 days. Additionally, if the Commission has recommended a building for designation as a local historic landmark or district, it may delay the demolition for up to 180 days or until City Council takes action on the proposed designation. The Commission may waive all or part of the delay period if the owner would suffer extreme hardship or be permanently deprived of all beneficial use of or return from such property by virtue of the delay.

During a delay period, the Commission will study the feasibility of rehabilitating or relocating the structure, ensure that potential buyers are aware of the threatened demolition, and photographically document the property. If the Commission finds that a building or site within a district has no special significance or value toward maintaining the character of the district, it shall waive all or part of such period and authorize earlier demolition, destruction, or removal.

5.1 Relocation

- 1 A delay is recommended for the relocation of a designated landmark, for the removal from a historic district of a primary building listed in the National Register of Historic Places as a pivotal or contributing structure in the historic district, and for the removal from a historic district of an outbuilding considered historically significant by the HPC.
- 2 Relocation of contributing buildings and landmarks should only be considered as a last resort to avoid demolition of the resource.
- 3 Buildings relocated within historic districts should generally follow the guidelines for New Construction.
- 4 The proposed relocation site should not possess historical significance that would be adversely affected by the intrusion of the structure.

5.2 Demolition

- 1 Delays are recommended for demolition or destruction if:
 - The building is a designated landmark, a primary building or site listed in the National Register of Historic Places as pivotal or contributing to a historic district, or an outbuilding considered as historically significant by the HPC.
 - The proposed demolition or destruction would have an adverse effect upon the overall aesthetic character of a historic district, or to any other individual structure or site located in the district.
 - The structure or site is of such architectural or historic interest that its demolition or destruction would be detrimental to the public interest.
- 2 Any large trees (or other important landscape features) should be protected during the demolition or destruction.
- 3 If the site is to remain vacant for more than 60 days, it should be cleared of debris and replanted.
- 4 Before any demolition activity is started, photographic documentation should be made of the historic structure for future historical reference.

- 5 Work with interested parties to salvage usable architectural materials and features before demolition occurs.

Section 6 Appendices

6.1 Resources for Historic Preservation Information

Local Resources

Hickory Historic Preservation Commission
PO Box 398
Hickory, NC 28603
www.hickorync.gov
(828) 323-7422

Hickory Landmarks Society
542 Second Street N.E.
PO Box 2341
Hickory, NC 28603
www.hickorylandmarks.org
(828) 322-4731

State Resources

State Historic Preservation Office
North Carolina Division of Archives and History
4617 Mail Service Center
Raleigh, NC 27699-4617
Survey and National Register Branch: (919) 807-6573
Restoration Branch: (919) 733-6547
www.hpo.ncdcr.gov

Preservation North Carolina
220 Fayetteville Street
Suite 200
P.O. Box 27644
Raleigh, NC 27611-7644
(919) 832-3652
www.presnc.org

National Resources

U.S. Department of the Interior
National Park Service
www.nps.gov/history

National Trust for Historic Preservation
1785 Massachusetts Ave. NW
Washington, DC 20036-2117
(800) 944-6847
www.preservationnation.org

6.2 The Special Character of Hickory Historic Districts

Claremont

The Claremont Historic District neighborhood is located within the shadows of the Catawba Valley Arts & Science Center (former Claremont Female College and later Claremont Central High School). The Claremont Female College stood at the corner of 3rd Avenue NE and 3rd Street NE from 1883 to 1916, and provided instruction in the classics, art, and music for the young women of Hickory. Upon the closing of the female college in 1916, the way was cleared for the opening of a new public high school in 1925. The high school served as the center of educational and cultural activities for the city for many years. Another gathering place for local residents was Carolina Park. The seven acre arboretum was known for its healing mineral springs by local residents and tourists alike. The park was purchased by the City in 1904 and with the help of the Hickory Civic League became the City's first large park in 1909.

The Claremont Historic District is dominated by Queen Anne Style Structures, including the two finest examples of this style in Hickory. Examples of Bungalows, Colonial Revival, and Tudor Revival are also scattered throughout the district. The large building lots and grid pattern streets are similar to those in the Oakwood Historic District Neighborhood. Claremont, like Oakwood, has been and is still home to families that have played a vital role in the development of the City of Hickory.

The Claremont Neighborhood has been designated as a National Register Historic District as well as a Local Historic District in order to protect it from the effects of modernization.



Kenworth

The Kenworth Historic District neighborhood is located in Southeast Hickory. This neighborhood has the largest and most intact group of Bungalow style homes in Hickory. The Kenworth neighborhood was Hickory's first planned subdivision. It was planned by Charlotte Civil and Landscape Engineers, Holmes Blair, Brent Drane, and Wilbur W. Smith and platted in 1913. These same individuals were instrumental in the development of the Dilworth subdivision in Charlotte. The major characteristics of this area are the similarity in the type of structures, the location of the structures on small building lots, and use of like building materials. The historic district also includes Hickory's second graded school and a neighborhood church. The Kenworth neighborhood was the beginning for planned subdivisions in the City of Hickory and as such has been designated a National Register and Local Historic District.



Oakwood

The Oakwood Historic District neighborhood is located in Northwest Hickory. Its development began in the 1880s and 1890s as prominent Hickory businessmen and professionals built fine homes using the latest architectural styles in an area away from the busy downtown. This area of sizeable building lots is characterized by its examples of Queen Anne, Shingle, Colonial Revival, Spanish Mission Revival, Tudor Revival and Bungalow Style homes. As you travel along its tree lined, grid pattern streets you notice the similarities of these structures in relation to the distance they are back from the street, the dominance of 2-story structures and the location of the porte-cocheres and garages in the back or side yards. The Oakwood neighborhood has served a vital role in the development of Hickory as prominent Hickory citizens such as state senators, mayors, doctors, lawyers and business leaders have lived and are living in this Historic District Neighborhood. This neighborhood has been designated as a National Register Historic District and a Local Historic District in order to preserve its distinctive character, architecture, and associations with the City's historical development.



6.3 Architectural Styles Commonly Found in Hickory Historic Districts

Queen Anne

The very name of this style suggested eclecticism to its originators. It was coined in England to describe buildings that supposedly were inspired by the transitional architecture of the pre-Georgian period architecture when classical ornament was grafted onto buildings of basically medieval form. The English architect most closely associated with the Queen Anne style was Richard Norman Shaw (1831-1912), whose sprawling manor houses were well known to American architects. The Queen Anne style played on contrast of materials. First floors were often brick or stone; upper stories were stucco, clapboard or decorative shingles, which were used frequently in the United States in place of the tiles popular in England. Huge medieval type chimneys were common. Roofs were gabled or hipped and there were often second story projections and corner turrets borrowed from French chateaux. Gable ends were ornamented with half timbering or stylized relief decoration. Molded or specially shaped bricks were used as decorative accents. Banks of casement windows were common and upper panes were often outlined with stain-glass squares. Verandas and balconies opened houses to the outdoors.



JUDGE W.B. COUNCIL HOUSE 1902
QUEEN ANNE STYLE (1875-1915)

Illustration by Greg Schauble

especially with prominent corner turrets, was also the choice of bankers and physicians in small town America until the turn of the century. The Queen Anne style also changed urban row house architecture. The projecting bay front topped by a gable or pinnacle roof was found in cities from Boston to San Francisco in the 1880s. Decorative brick pattern, molded bricks and colorful stained glass transoms enlivened the face of the row house. Similar features were found in small commercial buildings of the 1880s and 1890s, but the picturesque efforts of the Queen Anne style were employed to best advantage in substantial, free-standing residences.

Neo-Classical Revival (1900-1930)

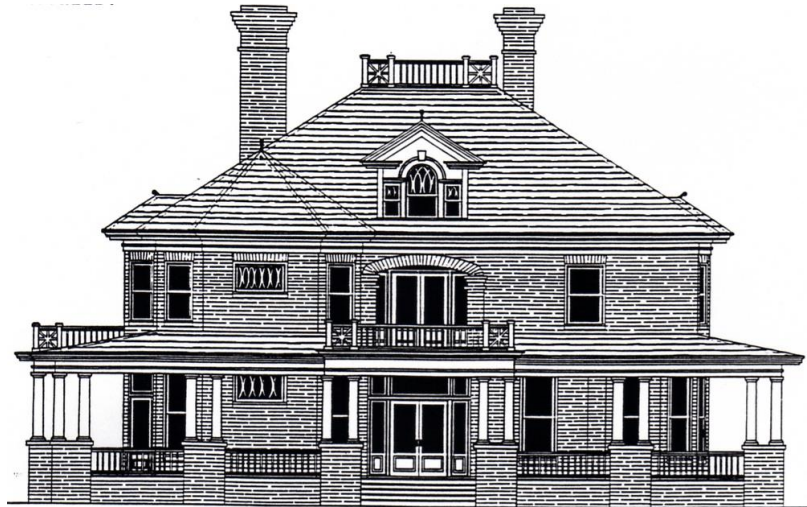
The first part of the 20th century saw a revival of interest in the building styles of Europe and colonial America. In part, the public was reacting to Victorian excesses in architecture. Typically, early twentieth century houses were distinguished by a general symmetry in the arrangement of their parts and by the exercise of restraint in architectural ornamentation.

Interior plans which had been moving farther and farther from classical symmetry, were given greater freedom. The fully developed Queen Anne plan featured the living hall – a central living and circulation space with both a fireplace and a grand staircase. This space flowed freely into other ample rooms. Rich, dark woods in wall paneling and beamed ceilings replaced the plaster ornament and bright wallpapers of the Italianate and Second Empire styles.

The first full blown American Queen Anne building was Architect H. H. Richardson's Watts Sherman House (1874) in Newport, Rhode Island. The informality and amplitude of the Queen Anne were perfect for summer "cottages" of Newport, but the style,

The Neo-Classical Revival style emphasizes classical forms. Key elements include round porch columns inspired by the classical orders, cornices with modillion blocks or dentil molding, and pediments. Colonial Revival houses employed the basic plan and details of the originals but on a much larger scale. The Tutor Revival was a romantic interpretation of the architecture of medieval England.

Windows of the revival styles often have multiple light divisions, and shutters are common. The three part Palladian window is found in numerous variations. Entrances feature solid paneled doors with sidelights and transom lights. Instead of a full front porch, there may be a front portico and a side porch with matching details.



JONES W. SHUFORD HOUSE 1907
COLONIAL REVIVAL (1900-1930)

Illustration by Greg Schauble

Bungalow (1905-1930)

The style originated in California at the turn of the century, and spread eastward with the help of pattern books. The Bungalow was an enormously popular house for the middle classes because of its practical features. The long, narrow shape of most Bungalows was ideally suited to the 50-foot by 150-foot lots of typical 1920s subdivisions. Narrow lots allowed the developer to take maximum advantage of the newly available public infrastructure: paved streets and sidewalks, water and sewer lines, electrical and telephone services, and public transportation.



WILLIAM B. SOUTHERLAND HOUSE 1923
BUNGALOW (1900-1930)
ONE AND ONE-HALF STORY CHALET TYPE

Illustration by Greg Schauble

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Bungalows are normally single story houses, although they can be one and a half and even two stories. They usually have gently sloping gable or hip roofs with wide overhanging eaves. Roof beams and rafters are almost always exposed. A common Bungalow form has the gable end facing the street, with the gable porch roof set to one side. Occasionally the roof will be brought forward to cover the front porch. “Knee brackets” supporting the roof are a common feature.

American Foursquare (1905-1930)

The term “American Foursquare” was coined in recent years to make a category for the charming two-story, box-shaped houses that fill early twentieth century neighborhoods in this country. Like the Bungalow, the American Foursquare reflected a trend toward simplicity and efficiency in residential construction. It was a practical house because it provided ample living space on its two floors, requiring only a minimum amount of land.

Hip roofs with deep overhanging eaves are typical of the American Foursquare. The eaves are either open like the Bungalow, or closed if the house is influenced by some other style. Construction materials and detailing are often similar to the Bungalow but details were borrowed from various styles including the Neo-Classical, Colonial Revival and even Frank Lloyd Wright's Prairie style.



JOHN L. RIDDLE HOUSE 1918
CRAFTSMAN-STYLE (EARLY 20TH CENTURY)

Illustration by Greg Schauble

6.4 Certificate of Appropriateness List of Work

A Certificate of Appropriateness is not necessary for **Ordinary Maintenance and Repair** of any exterior architectural feature where there is no change in design, material, or appearance. In addition, a building inspector or similar official may certify in writing that the reconstruction, alteration, restoration, moving or demolition of an architectural feature is required to protect the public safety and to prevent and unsafe or dangerous condition. Any change or alteration that involves a change in design, materials, or general appearance requires a Certificate of Appropriateness.

Minor Work items require a Certificate of Appropriateness, which may be issued by the Historic Preservation Staff if the work is consistent with the Design Review Guidelines. Staff may not deny an application. Projects will be forwarded to the Historic Preservation Commission for review if staff judges the proposed changes to be substantial, not consistent with the guidelines, or precedent setting in nature. Generally minor work items will require building permits, zoning permits, or other approvals.

Major Work items generally involve a change in the appearance of a building or district and are more substantial than maintenance or minor work projects. Major work projects require design review by the Historic Preservation Commission and a Certificate of Appropriateness prior to issuance of other development permits.

The following table lists the level of review that can be expected for most projects. The assignment of work to a review category is a guideline, and staff may assign a given project a higher level of review based on the factors described above. It is important to note that minor work items may only be approved by staff when consistent with the guidelines. Projects that are inconsistent with the guidelines must be forwarded to the Historic Preservation Commission for review.

Type of Work	Minor Work	Major Work
Construction of a new primary structure		X
Additions to a primary structure		X
Demolition of any primary structure		X
Relocation of structures		X
Removal of any contributing part of a structure or appurtenant feature where there will be a change in appearance.		X
Removal of any non-contributing part of a structure or appurtenant feature	X	
Alteration of Accessory Structures with no expansion of building footprint	X	
New Accessory Structures with total area equal to or less than 144 square feet	X	
New Accessory Structures with total area greater than 144 feet		X

Type of Work	Minor Work	Major Work
Additions to Accessory Structures where the total area of the improved structure will be equal to or less than 144 square feet	X	
Additions to Accessory Structures where the total area of the improved structure will be greater than 144 square feet		X
Demolition of Accessory Structures that are architecturally or historically significant		X
Demolition of Accessory Structures that are not architecturally or historically significant with total area equal to or less than 144 square feet	X	
Demolition of Accessory Structures that are not architecturally or historically significant with total area greater than 144 square feet		X
Complying with Accessibility Requirements in such a way that character defining features are preserved	X	
Replacement, removal or addition of character defining Architectural Details and exterior surfaces where there will be a change in design or materials from the original or existing details.		X
Construction/Alteration/Removal of Awnings	X	
Alteration of Carports/Porte Cocheres	X	
Construction/Alteration of Chimneys	X	
Construction of Code Required Stairways, Stairways, and Elevators	X	
Alteration/Construction/Removal of Decks	X	
Alteration/Construction/Removal of Driveways, Walkways, and Pathways	X	
Alteration/Construction/Removal of Fences and Walls	X	
Alteration of exposed Foundations	X	
Alteration/Construction/Removal of Gutters and Downspouts	X	
Alteration/Construction/Removal of House Numbers and Property Identification Plaques	X	
Alteration/Installation/Removal of Lighting Fixtures	X	

Type of Work	Minor Work	Major Work
Alteration/Installation/Removal of Mailboxes	X	
Installation/Relocation/Removal of Mechanical Equipment such as heating and air conditioning units	X	
Painting of previously unpainted masonry		X
Construction of new Patios	X	
Alteration of existing Porches	X	
Alteration of Roof form		X
Changes in Roofing Materials		X
Alteration/Construction/Removal of Parking Lots	X	
Installation of Satellite Dishes and Television Antennas	X	
Construction/Alteration/Removal of Shutters	X	
Alteration/Installation/Removal of Small Cell (5G) Wireless Facilities	X	
Alteration/Construction/Removal of Stairs and Steps to the rear or an inconspicuous side of the building	X	
Alteration/Construction/Removal of Stairs and Steps on any other building elevation.		X
Installation of Skylights	X	
Installation and alteration of Solar Panels or Solar Collectors	X	
Installation of Storm Windows and Storm Doors	X	
Installation and alteration of Swimming Pools	X	
Alteration of existing Window sashes, openings, or trim	X	
Installation of new Windows	X	
Installation of Window Air Conditioners	X	
Minor Changes to approved certificates of appropriateness	X	

Type of Work	Minor Work	Major Work
Substantial Changes to approved certificates of appropriateness		X

6.5 Definitions

Apron – An either plain or decorated piece of interior trim found directly below the stool of a window. Apron sometime is used to describe any paneling found on the exterior of a building.

Awning – A roof-like covering of canvas, often adjustable, over a window, door, etc., to provide protection against the sun, rain, and wind.

Baluster – One of a series of short pillars or other uprights that support a handrail or coping. Balusters are often lathe-turned and vase-shaped in appearance, although they are also quite often simple square posts or cutouts.

Balustrade – A series of balusters connected on top by coping on a handrail (toprail) and sometimes on the bottom by a bottom rail; used on staircases, balconies, porches, etc.

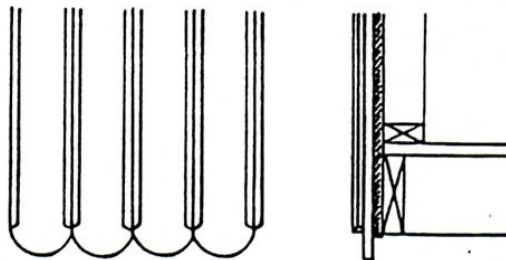
Batten – A narrow board used to cover gaps between siding boards or sheathing; also used to brace and stiffen boards joined edge to edge, as in a batten door.

Bay Window – A projecting bay with windows which extends floor space on the interior and usually extends to ground level on the exterior.

Beveled Glass – Glass panes whose edges are ground and polished at a slight angle so that patterns are created when panes are set adjacent to one another.

Blinds – External or internal louvered wooden shutter that exclude direct sunlight but admit light through a window or door. This feature is found on many southern houses since its exterior placement intercepts the sun's heat before striking a window pane, thereby helping to cool the interior.

Board and Batten – Closely spaced wide boards or planes placed vertically with the joints covered by thin wood strips called battens.



Bond – The pattern formed by the laying of brick in a regular manner in a wall for strength. Masonry bond is essential to brickwork when wire reinforcement is not used. The following are different types of bond:

Common bond – Also called American bond; a brick wall pattern in which the fifth, sixth, or seventh course is a header course.

English bond – A brick pattern in which alternating courses are composed entirely of stretchers or entirely of headers.

Flemish bond – A brick wall pattern in which every course is composed of alternating headers and stretchers.

Running bond – Also called stretcher bond; a contemporary pattern of continuous stretcher courses with no headers.

Bow Window – A curved bay window.

Brackets – Projecting support members found under eaves or other overhangs; may be plain or decorated. Related terms: console, mutules, medallions, corbel.

Brick – Bricks are generally composed of clay mixed with some coarser materials such as silt or sand and burnt, not baked, in a kiln. The common standard brick is now about 7 3/4 x 3 5/8 x 2 1/4 inches, but many other sizes exist.

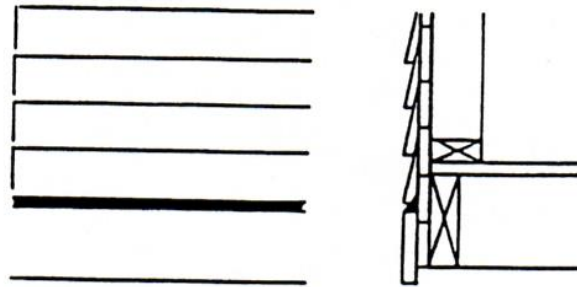
Brick veneer – An outer covering, usually for a wood frame building, consisting of a single layer of brick attached to the load bearing walls with ties.

Building Height – is the vertical distance measured from the average elevation of the finished grade to the topmost section of the roof.

Casement Window – A window which swings open along its entire length, usually on hinges fixed to the sides of the opening into which the window is fitted.

Casing – The exposed trim molding, framing, or lining around a door or window; may be either flat or molded.

Clapboard – Overlapping horizontal boards which are slightly thicker at the exposed bottom edge.



Clerestory Windows – Windows located relatively high up in a wall that often tend to form a continuous band. This was a feature of many Gothic cathedrals and was later adapted to many of the Revival styles found here.

Corner Block – A block placed at a corner of the casing around a wooden door or window frame, usually treated ornamentally.

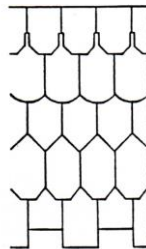
Cornice – The projection at the top of a wall; the top course or molding of a wall when it serves as a crowning member.

Courses – Parallel layers of bricks, usually horizontal, including any mortar laid with them.

Crest – The ornamental work forming the top of a screen or wall, or the decorative railing running along the ridge of a roof.

Cut Wood Shingles – Wood shingles nailed to the sheathing covering the frame of the building. Examples of cut wood shingles:

- a) Spaced and Cut
- b) Fish Scale
- c) Feather Cut
- d) Imbricated and Beveled
- e) Stagger Butt



Dormer Window – A vertical window projecting from the slope of a roof.

Double-hung Window – A window with two sashes which open by sliding up and down in a cased frame.

Entablatures – The classical architecture and derivatives, the part of a building carried by the columns; consists of cornice, frieze and architrave.

Etched Glass – Glass whose surface has been cut away with a strong acid or by abrasive action into a decorative pattern.

Façade – The principal face or front elevation of a building.

Fanlight – An arched overdoor light whose form and tracery suggest an open fan.

Finial – An ornament that caps a gable, hip, pinnacle finial is vase-shaped. When a finial is used on a gable with a barge board, it is generally terminated or other architectural feature. The term urn is used if the with a pendant.

French Window – A long window reaching to floor level and opening in two leaves like a pair of doors.

Glue-chip Glass – A patterned glass with a surface resembling front crystals; common in turn-of-the-century houses and bungalows.

Header – A brick laid across the thickness of a wall to bond together different layers of a wall; the exposed end of a brick.

Jamb – The vertical sides of any opening, usually for a door or window.

Joints – The mortar between adjacent bricks or stones.

Lancet – A narrow window with a sharp pointed arch typical of Gothic architecture.

Lot Coverage – measure of density of developed land along each block front and for each lot.

Lunette – A semicircular opening.

Molded Surround – A decorate molded frame around an opening, such as a window door.

Moldings – A continuous decorative band; serves as an ornamental device on both the interior and exterior of a building or structure; also often serves the function of obscuring the joint formed when two surfaces meet.

Mortar – A mixture of portland cement, lime, putty, and sand in various proportions used for laying bricks. Until the use of hard Portland cement became general, the softer lime-clay or lime-sand mortars and masonry cement were common.

Mullion – A molding which forms part of the frame of a window sash and holding one side of a pane.

Oriel Window – A projecting bay with windows, generally on the second story of a building. An oriel is adopted from Gothic forms.

Orientation – is the position and placement of a structure on a lot in relationship to the street.

Overdoor Light – A glazed area above a doorway and sometimes continued vertically down the sides.

Pendant – A hanging ornament; usually found projecting from the bottom of a construction member such as a newel in a staircase, the bottom of a barge board, or underside of a wall overhand.

Pointing – Raking out deteriorated mortar joints and filling into them a surface mortar to repair the joint.

Portland cement – A very hard and strong hydraulic cement, one that hardens under water, made by heating a slurry of clay and limestone in a kiln.

Sash – The framework into which glass panes are set.

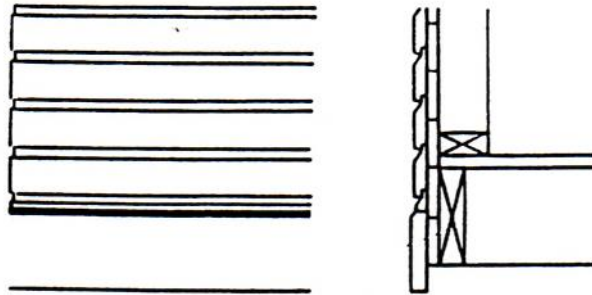
Sandblasting – An abrasive and damaging method of cleaning bricks, masonry, or wood which involves directing high –powered jets of sand against a surface.

Setback – is the distance from the edge of the right-of-way to the building front. A strong and continuous streetscape is achieved by a uniform setback pattern.

Scale – is the size of unit’s construction and architectural details in relation to one another and to size of humans. Scale is determined by the relationship of a building mass to open space.

Score – To cut a channel or groove in a material with a hand tool or a circular saw so as to interrupt the visual effect of a surface or otherwise decorate it.

Shiplap or German Siding – Siding with a flat face which is beveled or grooved at the lap.



Shutters – Solid blinds on either side of a window; may be plain or decorated, operative or purely ornamental, and on the inside or outside of a building.

Spacing – is the distance between adjacent buildings. A regular pattern of spacing adds strength and continuity to the streetscape.

Stretcher – A brick that is laid with its length parallel to the length of a wall.

Stucco – An exterior finish, usually textured, composed of portland cement, lime, and sand, which are mixed with water; older-type stucco may be mixed form softer masonry cement rather than portland cement.

Waterblasting – Similar to sandblasting except that water is used as an abrasive; like sandblasting this method is also damaging.