



**COMMUNITY APPEARANCE
COMMISSION**

SPECIAL CALL MEETING

**Monday December 19, 2016 – 4:00 p.m.
Third Floor Conference Room
Hickory City Hall**

Commission Members	
Meg Nealon (Ward 1)	Vacant (At-large)
Ernie Masche (Ward 2)	Charlie Hayes (At-large) (Chair)
Vacant (Ward 3)	Vacant (At-large)
Vacant (Ward 4)	Junior Hedrick (Planning Commission)
Justin Query (Ward 5) (Vice-Chair)	Darian Abernathy (Youth Council)
Lisa Morphis (Ward 6)	

----- Agenda-----

1. Welcome.
2. Approval of the Minutes from the November 9, 2016 Meeting.
3. Matters not on the Agenda.
4. Request by The Block 108, LLC. for a Community Appearance Grant for property located at 108 South Center Street.
5. Request by The Block 108, LLC. for a Landscape Incentive for property located at 108 South Center Street.
6. Request by The Block 108, LLC. for a Community Appearance Grant for property located at 26 1st Avenue SE.
7. Request by The Block 108, LLC. for a Landscape Incentive for property located at 26 1st Avenue SE.
8. Request by Century Furniture for a Landscape Incentive Grant for property located at 401 11th Street NW.
9. Update of Bond Commission Activities.
10. Reports from Planning Commission and Youth Council Representatives.

PC: Mayor and Members of City Council
City Manager
Public Service Director
Landscape Supervisor

News Media
City Clerk
Communications Director

**Community Appearance Commission
Board & Committee Assignments
September 2014**

Tree Board

- **Charlie Hayes**

Adopt-A-Spots and Beautification Awards Subcommittee

- **Lisa Morphis**

Grant Operating Guidelines Subcommittee

- **Charlie Hayes**
- **Ernie Masche**

Mission Statement

To enhance and improve the visual quality
and aesthetic characteristics of the city.

CAC Powers and Duties

The City of Hickory holds all public meetings in accessible rooms as charged by the Hickory City Council. Special requests for accommodations should be submitted to the City Manager's Office (828-323-7412) at least 48 hours before the scheduled meeting.

Community Appearance Commission
Wednesday, November 9, 2016, 4:00 pm

A special called meeting of the City of Hickory's Community Appearance Commission was held on Wednesday, November 9, 2016, 4:00 pm, in the third floor Conference Room of Julian G. Whitener Municipal Bldg.

Members Present: Charlie Hayes, Junior Hedrick, Darian Abernathy, Justin Query, Lisa Morphis and Ernie Masche

Members Excused: Meg Nealon

Members Absent: none

Others Present: Principal Planner Cal Overby and Minutes Clerk Anne Starnes

A quorum was present.

Call to Order: Charlie Hayes, Chair, called the meeting to order at 4:15 pm.

Approval of Notes from the October 5, 2016 Meeting: Notes from the previous meeting were distributed to members in advance. No changes or corrections were stated. Ernie Masche moved, seconded by Lisa Morphis, to approve the October 5, 2016 notes as presented. The motion carried unanimously.

Matters Not on the Agenda: Cal Overby said he is currently working with an applicant on a Community Appearance Grant for members to consider at their regular meeting on Monday, November 28, 4:00 pm.

Request by Interfaith Housing Development Corp. for a Landscape Incentive Grant: The Interfaith Housing Development Corporation of Hickory submitted an application for a Landscape Incentive Grant for a non-residential building located at 415 1st Street SW. The building is the former Ridgeview Library, now a designated historic property. The proposal includes removal of several trees and installation of new landscaping around the building. All non-residential properties within the City are eligible for consideration of Landscape Incentive Grants.

The applicant provided two (2) bids for the items listed in the proposal, in total amounts of \$5,600 and \$7,255. The total estimated project cost is \$5,600, and the amount requested is \$2,800. The request qualifies for the maximum grant amount of \$2,500.

Tim Shuford attended on behalf of Mike Watkins, who submitted the application. He explained the mission of Interfaith Housing Development Corporation, and shared additional photos of the trees they need to remove from the property. The interior of the building was remodeled over the past year, and he said improving the grounds would be the final portion of the project.

Members discussed the application. Cal Overby said this is the original library building, which has been moved from the original site. He said the City used Community Development Block Grant funds for the parking lot in front of the building. The City's Historic Preservation Commission and Moss-Marlow Building Co. also assisted in the project, and Habitat for Humanity has managed all interior/exterior building improvements made during the past year. Mr. Overby said the proposed use of the building is as a community room for the neighborhood, and possibly some meeting/office space.

Members reviewed the application against the checklist, and scored each category. Mr. Hayes said the total score would put the grant request in the "high" category, with 21 points.

Ernie Masche moved, seconded by Junior Hedrick, to recommend approval of the Interfaith Housing Development Corporation request for a Hickory Landscape Incentive Grant, in the maximum amount of \$2,500. The motion carried unanimously.

Mr. Overby said the recommendation from the CAC would now go to Hickory City Council for final approval, likely in late November or early December. He will contact Mike Watkins to discuss the process.

Bond Commission Update: Bond Representative Charlie Hayes said a walk-through was held recently on the future River Walk, and two other meetings are planned later this month for Bond Commission members.

Reports from Planning Commission and Youth Council Representatives:

Hickory Regional Planning Commission (HRPC) – Junior Hedrick said the HRPC met on October 26, 2016, holding a public hearing to consider a Special Use Permit (SUP) request for an apartment complex on property near Northview Middle School, Mt. Olive Lutheran Church and the future Publix grocery. The SUP was approved for a 144-unit multi-family apartment complex on the property.

Hickory Youth Council – Darian Abernathy said that members would host their first conference this coming weekend, a Mini-Grant Conference for the State Youth Council.

Other Business: Lisa Morphis suggested a certificate be created, and given to each business/organization receiving a grant. If the recipients choose to hang it, the certificate would recognize the assistance given them by both the City of Hickory and the CAC. Members agreed on the idea, and Mr. Overby will work on a draft.

The CAC currently has four (4) vacancies, creating difficulties for considering grant requests this year, due to the lack of quorums at meetings. At the previous meeting, members discussed sending a recommendation to City Council to request they amend the ordinance for the CAC, which currently states a meeting quorum is having six (6) members present. The specific change requested would be a revision stating that a majority of the sitting members present at a meeting represents a quorum.

Ernie Masche moved, seconded by Justin Query, to request that Hickory City Council amend the ordinance for the Community Appearance Commission to state that a majority of sitting members present at a meeting represents a quorum. The motion carried unanimously.

Mr. Overby will begin the process to bring the CAC's recommendation before City Council.

Next Meeting: The next regular meeting will be on Monday, November 28, 2016, 4:00 pm, in the third floor Conference Room.

Adjourn: Lisa Morphis moved, seconded by Justin Query, to adjourn. There being no further business, the meeting adjourned at 4:45 pm.

Charlie Hayes, Chair
Community Appearance Commission

Anne Starnes, Minutes Clerk
City of Hickory

FY 2016 / 2017

Community Appearance Commission - Grant Budget

Applicant	Location	Landscape Grant	Community Appearance	City Council Approval	Paid Out
Mark Tuttle	104 2nd St NW		\$5,000.00	Yes	No
Schmidt Real Estate Investors	1122 Highland Av NE		\$3,500.00	Yes	No
Resource Recovery Company	313 Main Av NE		\$5,000.00	Yes	Yes
Interfaith Housing	415 1st Street SW	\$2,500.00		No	
The Block 108, LLC	108 South Center St	\$2,500.00	\$5,000.00	No	
The Block 108, LLC	26 1st Avenue SE	\$2,500.00	\$5,000.00	No	
Century Furniture	401 11th Street NW	\$2,500.00		No	
Grant Totals		\$10,000.00	\$23,500.00		
FY 2015/2016 Grant Budgets		\$10,000.00	\$30,000.00		
Unencumbered Budget Remaining		\$0.00	\$6,500.00		
Funds Remaining	\$6,500.00				

* NUMBERS SHOWN IN BLACK HAVE BEEN AWARDED, WHILE NUMBERS SHOWN IN RED HAVE NOT BEEN AWARDED.



Life. Well Crafted.

Office of Planning and Development

MEMORANDUM

To: Community Appearance Commission

From: Cal Overby, AICP, Principal Planner

Re: The Block 108, LLC – Community Appearance Grant

The Block 108, LLC has submitted an application for a Community Appearance Grant. The proposal involves improvements to a commercial building located at 108 South Center Street.

The grant proposal put forth involves the replacement of windows on the building's upper floor elevations. The property is located within the City's defined Urban Revitalization Area, and as such is eligible for the consideration of a Community Appearance Grant.

The applicant has provided two (2) bids for the work listed above, which total \$12,400.00 and \$12,600.00. If the Commission moves to approve the proposed grant at the lower of the two estimates, the request would qualify for a \$5,000.00 grant.

Please refer to the attached materials for complete information.

Community Appearance Grant Application

The Block

108 South Center Street

Downtown Hickory, North Carolina



Presented by: The Block 108, LLC

Managed by: Harrill Construction Inc.

Community Appearance Grant
Application Form

Project Location Address: 108 South Center Street

Applicant's Name: The Block 108, LLC

Applicant's Mailing Address: PO Box 3102
Hickory, NC 28601

Telephone: Day: 828-639-9610 Mobile: 828-639-9610

E-mail address: alex@harnillconstructioninc.com

Property Owner's Name (if not the Applicant): '' ''

Mailing Address: _____

Telephone: Day: _____ Mobile: _____

E-mail address: _____

Project Description: Please see attached application
packet for a complete project description.

Total Estimated Project Cost \$ _____
Grant Request Amount \$ 5,000.00

Required Attachments

This information must be clearly presented and include enough detail to enable the staff and the CAC to accurately evaluate the application. Applications will be held without review until all information is received. Additional information may be required if necessary to fully explain the proposed project.

- Property Deed or Lease;
- Color photographs of the existing site or project area;
- A plan (drawing) of the site showing the exact location of proposed plantings and improvements;
- A detailed list of the types and sizes of plant materials to be used;
- A detailed project narrative that fully explains how the application meets the grant guidelines; and
- Two cost estimates/bids.** Cost estimates must be from two different companies or individuals who are capable of performing the proposed work as outlined.

Certification by Applicant and Owner

I have completed the enclosed application and attached the items requested above. I have informed the owner of the project prior to obtaining his/her signature on this application. I have been adequately informed of the requirements of this grant (including eligible and ineligible activities) and the process for review of my application.

I understand that the grant money will only apply for approved work that is completed in accordance with the information I have provided in this grant application. Additional work that may be done on site but that is not described in this application will not be reimbursed.

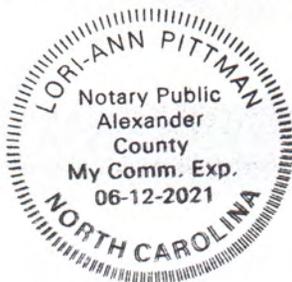
Applicant Signature: ASHIL Date: 11-18-14

Owners Signature: ASHIL Date: 11-18-14
(Owners signature must be notarized)

**NORTH CAROLINA
CATAWBA COUNTY**

I, Lori-Ann Pittman, a Notary Public for said County and State, do hereby certify that Alex S. Harrill personally appeared before me this day and acknowledge the due execution of the foregoing instrument.

Witness my hand and official seal, this the 18 day of November, 2014.



Lori-Ann Pittman
Notary Public

My Commission Expires: 6/12/2021

FILED Catawba County
on Jan 10, 2014 at 01:34:00 pm

Excise Tax \$210.00 (AT)

INST. #00459

DONNA HICKS SPENCER,
Register of Deeds

Bk 03225 Pg 1965-1969

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 210.00

Parcel Identifier No. 3702-07-68-0858 Verified by _____ County on the ____ day of _____, 20____
By: _____

Mail/Box to: Young M. Smith, Jr., Attorney, LLP, 225 Fourth Street, NW, Hickory, NC 28601

This instrument was prepared by: Young M. Smith, Jr., Attorney, LLP, 225 Fourth Street, NW, Hickory, NC 28601

Brief description for the Index: _____

THIS DEED made this 10th day of January, 2014 by and between

GRANTOR	GRANTEE
Auto Suppliers, Inc., a North Carolina corporation 5441 Fenwick Place Granite Falls, NC 28630	The Block 108, LLC P.O. Box 3102 Hickory, NC 28603

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the City of Hickory, Hickory Township, Catawba County, North Carolina and more particularly described as follows:

See Schedule "A" attached.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1294 page 829, Book 1085, Page 858, Book 973, Page 211, and Book 941, Page 617. All or a portion of the property herein conveyed includes or does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book _____ page _____.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

1966

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions: All street and utility easements and rights of way of record.

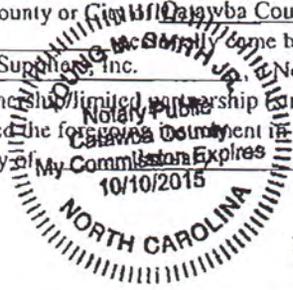
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Auto Suppliers, Inc. (SEAL)
 (Entity Name)
 By: Willard Ray Hunt Print/Type Name: _____
 Print/Type Name & Title: Willard Ray Hunt, President Print/Type Name: _____ (SEAL)
 By: See attached Consent of Directors Print/Type Name: _____ (SEAL)
 Print/Type Name & Title: _____ Print/Type Name: _____
 By: _____ Print/Type Name: _____ (SEAL)
 Print/Type Name & Title: _____ Print/Type Name: _____

State of _____ - County or City of _____
 I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this _____ day of _____, 20____.

My Commission Expires: _____ Notary Public
 (Affix Seal) Notary's Printed or Typed Name

State of North Carolina - County or City of Catawba
 I, the undersigned Notary Public of the County or City of Catawba County and State aforesaid, certify that _____ personally appeared before me this day and acknowledged that he is the _____ of _____ Auto Suppliers, Inc. North Carolina or _____ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this 10th day of October, 2014.



My Commission Expires: October 10, 2015 Notary Public
 (Affix Seal) Young M. Smith, Jr. Notary's Printed or Typed Name

State of _____ - County or City of _____
 I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____
 Witness my hand and Notarial stamp or seal, this _____ day of _____, 20____.

My Commission Expires: _____ Notary Public
 (Affix Seal) Notary's Printed or Typed Name

CONSENT OF DIRECTORS OF
AUTO SUPPLIERS, INC.
TO ACTION WITHOUT MEETING

The undersigned, being all of the Directors of Auto Suppliers, Inc., do hereby adopt the following resolution by signing their written consent thereto:

Approval of Sale of Real Property

RESOLVED, that the sale of real property located at 108 South Center Street, Hickory, NC 28602 to The Block 108, LLC pursuant to the Agreement for Purchase and Sale of Real Property dated December 20, 2013, is hereby approved on the terms and conditions set forth therein, including a purchase price of \$105,000.00. Willard Ray Hunt, president of the corporation, is hereby authorized and directed to close said sale upon such terms and conditions as he shall deem appropriate and to execute any and all documents on behalf of the corporation in connection therewith.

This the 9 day of January, 2014.

WEB

Willard Ray Hunt
Willard Ray Hunt

Henry Earl Hunt
Henry Earl Hunt

Elizabeth W. Hunt
Elizabeth W. Hunt

Schedule "A"

1968

TRACT ONE:

Beginning at a point on the Northern Avenue First Street, SW, said point being the southwest corner of that property being conveyed from the Grantors to the Grantee by Warranty Deed of even date herewith and said point also being located South 2° 54' West 125 feet along the northern boundary of said First Street SW from the northeast corner of its intersection from First Avenue SW in the City of Hickory, and runs thence North 86° 47' East 15 feet to a point; thence South 2° 59' West 25 feet to a point; thence South 86° 47' West 15 feet to a stake in the northern margin of said First Street SW; thence with the northern margin of said street, North 2° 54' East 25 feet to the point of Beginning. The same being Lot 6 in Block "B" according to the map of the property of the City of Hickory dated April 14, 1953, from survey by T.R. Morris, Jr., City Engineer.

TRACT TWO:

Beginning at an iron pin in the eastern margin of 1st Street, SW, which stake is at the southwest corner of the tract of land conveyed by the City of Hickory to R.A. Sigmon, and is also South 2° 54' West, 75 feet from the southern margin of 1st Avenue, SW, at the point of its intersection with the eastern margin of 1st Street, SW, and runs from said beginning point with the southern boundary line of the said land conveyed to R.A. Sigmon, North 86° 47' East, 14.9 feet to a stake; thence South 2° 59' West, 50 feet to a stake; thence South 86° 47' West, 14.7 feet to a stake in the eastern margin of 1st Street, SW; thence with the eastern margin of 1st Street, SW, North 2° 54' East, 50 feet to the point of Beginning. The same being Lots 4 and 5, in Block "B", according to the map of the property of the City of Hickory dated April 14, 1943, from survey by T.R. Morris, Jr., City Engineer.

TRACT THREE:

Lying and being in the City of Hickory, North Carolina, and Beginning at an iron pin in the eastern margin of 1st Street, SW at its point of intersection with the southern margin of 1st Avenue, SW, and runs from said beginning point with the southern margin of 1st Avenue, SW, North 86° 47' East 15 feet to an iron pin, the northwest corner of the City Electric Company property; thence with the western line of City Electric Company land South 2° 59' West 75 feet to a stake, the northeast corner of Lot 4 of Block "B" according to the plat hereinafter mentioned; thence with the dividing line between Lots 3 and 4 of Block "B", South 86° 47' West 14.9 feet to a stake in the eastern margin of 1st Street, SW, the northwest corner of Lot 4 of Block "B"; thence with the eastern margin of 1st Street, SW, North 2° 54' East 75 feet to the point of Beginning. The same being Lots 1, 2, and 3 in Block "B", according to the map of the property of the City of Hickory dated April 14, 1953, from survey by T.R. Morris, Jr., City Engineer.

TRACT FOUR:

Beginning at the point of intersection of the western margin of South Center Street with the southern margin of 1st Avenue, SW, and running thence along the south side of 1st Avenue, SW North 87° 02' West 77.8 feet, more or less, to a point in the southern margin of said avenue, the present northeast corner of Carroll Burns, said point being located 1 foot south of the curb line; thence with Burns' line South 4° West 71.77 feet to a point; thence continuing with Burns' line South 2° 30' West 30 feet to a point; thence South 87° 45' East 79.7 feet to a stake in the western

margin of South Center Street; thence with the western margin of South Center Street, North 2° 30' East 101.90 feet, more or less, to the point of Beginning.

1969

TRACT FIVE:

Beginning at an iron pin in the western margin of South Center Street, City of Hickory, Catawba County, North Carolina, said iron pin marking the common eastern corner of John Hefner and O.D. Hunt, and being 71.69 feet on a bearing of North 2° 30' East from the northwest intersection of Second Avenue SW and South Center Street; and running thence with the line of John Hefner North 86° 57' West a distance of 102.7 feet to the Duke Power Company line; thence with the Duke Power Company and City Electric Company line North 2° 30' East a distance of 70 feet to an iron pin; thence South 86° 57' East a distance of 102.7 feet to an iron pin in the western margin of South Center Street; thence with the western margin of South Center Street South 2° 30' West a distance of 70 feet to an iron pin, the point of Beginning.

TRACT SIX:

Beginning at an iron pin at the intersection of the northerly margin of Second Avenue, SW and the easterly margin of First Street, SW and runs thence with the easterly margin of First Street, SW North 2° 54' East 100.0 feet; thence South 87° 29' East 67.4 feet; thence South 2° 59' West 100.0 feet to a point in the northerly margin of Second Avenue, SW; thence with said street margin North 87° 29' West 67.2 feet to the Beginning, containing approximately 0.14 acre, as shown on print dated March 5, 1971, marked File No. 14-113-B, copy of which is attached hereto and made a part hereof.

Less and excepted from the foregoing description are two strips of land adjoining South Center Street conveyed to The Redevelopment Commission of the City of Hickory by two deeds recorded June 17, 1972, in Book 1001 at Pages 461 and 463, Catawba County Registry.

Existing Site Photos



Existing Site Photos



The Block 108, LLC would like to complete the beautification and upgrade of this large commercial building on a busy downtown Hickory street corner. The Block is 3 levels and the top windows of the building need to be updated and restored to match the new windows on the second floor. Restoring the third level windows to match the second level windows will make the building cohesive and increase its overall appearance.

Project Description

The Block is a large, commercial building on a busy street corner in downtown Hickory. A significant amount of work has been done to update this building but the missing element is restoring the third level windows to match the second level (already restored) windows. By doing so, the building appearance will be cohesive and increase its overall appearance.

Community Appearance Grant Eligibility Overview	
Will there be exterior façade improvements that are appropriate to the architectural style of the building?	Yes, the windows are appropriate to the style of the building and are being replaced to match the second floor windows.
Will there be rehabilitation of key features?	Yes, the windows are large and very visible from the downtown sidewalk and streets that surround this building. The windows are considered a key feature because of this reason.
Appropriate and safe cleaning of the building that does not damage the exterior surface?	Yes, the building will be cleaned and the windows will not damage the existing surface.



*PO Box 3102
Hickory, NC 28603*

10-26-2016

*Spec Sheet of Construction for:
26 1st Ave SE
Hickory, NC 28601*

*All work to be completed in a competent and workmanlike manner

*All electrical, plumbing, HVAC, building construction and pertinent components to be completed to NC Building code

*Job site to be kept clean and safe at all times

We propose to remove old window frames and panes and prepare old openings for new windows. We propose to install new energy efficient windows with oil rubbed bronze frames. This new windows will be in accordance with current energy codes.

This price includes all necessary materials, labor and cleanup to complete project.

Total Price: 12,400



Advanced Building Corporation

PROPOSAL

Advanced Building Corporation

STEVEN M ZEPP

6222 Ruffin Lane
Conover, NC 28613
Phone 828-638-8649
agape3@charter.net

To: The Block 108, LLC

Memo:
108 S Center St
Hickory, NC 28602

DATE	DESCRIPTION	BALANCE	AMOUNT
11-14-2016	-Remove old windows in the third floor of building and replace with new energy efficient windows that will match the downstairs 2nd floor windows. Dispose of all trash and debris		12,600
	Total of all estimated work		12,600

REMITTANCE

Statement 3412

Applicant:		Grant Type:	
Property Address:		Landscape / Community Appearance	
Category	Low (1 Point)	Medium (3 Points)	High (6 Points)
Visibility	The improvement will not be readily visible from public street.	The improvement will be readily visible from public street.	The improvement will be readily visible from an entrance corridor, high traffic public street or other high traffic area (park, community center).
Value	Average or lower value. Meets minimum criteria for owner match.	A good deal. Supports a large owner investment.	Supplements high public or private investment, donations, or matching funds. Is an exceptional value.
Impact – Landscape Grant	Adds to one aspect of the property, such as front entrance or parking lot.	Improves the overall property appearance significantly.	Changes the entire look of the property with dramatic impact.
Impact – Community Appearance Grant	Improves an aspect of the property other than façade or design of the building.	Improves building façade or overall property appearance significantly.	Improves building design and character. Changes the entire look of the property.- Incorporates materials or other details that are contextually appropriate and well designed.
Alignment	Within Urban Revitalization Area.	Within Urban Revitalization Area and is an historical structure.	Within Urban Revitalization Area and complements Inspiring Spaces, or another City or Regional initiative or program.
Longevity	2-5 years Example: flowers, paint, land-clearing.	6-15 years Example: shrubs, roofing, awnings, facial renovations	16+ years Example: trees, masonry repairs, structural renovation
Viability	Improves a property having risky long-term business viability.	Improves a structure with proven short-term (1-3 year) business viability, or low-risk long-term viability.	Improves a structure with proven long-term (4 year +) business viability.
Category Totals	0 to 13 Points	14 to 19 Points	20+ Points
Category Minimums		2L + 4M	5M + 1H
Grant Category Scores			
Overall Grant Score			



Life. Well Crafted.

Office of Planning and Development

MEMORANDUM

To: Community Appearance Commission

From: Cal Overby, AICP, Principal Planner

Re: The Block 108, LLC – Landscape Incentive Grant

The Block 108, LLC has submitted an application for a Landscape Incentive Grant. The proposal involves improvements to a commercial property located at 108 South Center Street.

The grant proposal put forth involves the installation of planter boxes, and planting materials adjacent to the existing commercial building. All non-residential properties within the City are eligible for the consideration of Landscape Incentive Grants.

The applicant has provided two (2) bids for the work listed above, which total \$8,900.00 and \$9,800.00. If the Commission moves to approve the proposed grant at the lower of the two estimates, the request would qualify for a \$2,500.00 grant.

Please refer to the attached materials for complete information.

Landscape Incentive Grant Application

The Block

108 South Center Street

Downtown Hickory, North Carolina



Presented by: The Block 108, LLC

Managed by: Harrill Construction Inc.

Landscape Incentive Grant
Application Form

PROJECT LOCATION: 108 South Center Street

APPLICANT'S NAME: The Block 108 LLC

Mailing Address: PO Box 3102
Hickory, NC 28601

Telephone: Day: 828-639-9610 Cell: 828-639-9610

E-mail address: alex@harrillconstructioninc.com

OWNER'S NAME (if not the Applicant): " "

Mailing Address: _____

Telephone: Day: _____ Cell: _____

E-mail address: _____

Project Description: Please see attached application
packet for a complete project description.

Total Estimated Project Cost \$ 12,000.⁰⁰
Grant Request Amount \$ 2,500.⁰⁰

Required Attachments

- Property Deed or Lease
- Color photographs of the existing site or project area
- A plan (drawing) of the site showing the exact location of proposed improvements
- A detailed list of the materials to be used
- A detailed project narrative that fully explains how the application meets the grant guidelines; and
- Two cost estimates/bids.** Cost estimates must be from two different companies or individuals who are capable of performing the proposed work as outlined.

Certification by Applicant and Owner

I have completed the enclosed application and attached the items requested above. I have informed the owner of the project prior to obtaining his/her signature on this application. I have been adequately informed of the requirements of this grant (including eligible and ineligible activities) and the process for review of my application.

I understand that the grant money will only apply for approved work that is completed in accordance with the information I have provided in this grant application. Additional work that may be done on site but that is not described in this application will not be reimbursed.

Applicant Signature: AISHILL Date: 11-18-16

Owners Signature: AISHILL Date: 11-18-16
(Owners signature must be notarized)

**NORTH CAROLINA
CATAWBA COUNTY**

I, Lori Ann Pittman, a Notary Public for said County and State, do hereby certify that Alex S. Harrill personally appeared before me this day and acknowledge the due execution of the foregoing instrument.

Witness my hand and official seal, this the 18 day of November, 2016.



Lori Ann Pittman
Notary Public

My Commission Expires: 6/21/2021

3225-1965

FILED Catawba County
on Jan 10, 2014 at 01:34:00 pm

Excise Tax \$210.00 (AT)

INST. #00459

DONNA HICKS SPENCER,
Register of Deeds

Bk 03225 Pg 1965-1969

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 210.00

Parcel Identifier No. 3702-07-68-0858 Verified by _____ County on the ____ day of _____, 20____
By: _____

Mail/Box to: Young M. Smith, Jr., Attorney, LLP, 225 Fourth Street, NW, Hickory, NC 28601

This instrument was prepared by: Young M. Smith, Jr., Attorney, LLP, 225 Fourth Street, NW, Hickory, NC 28601

Brief description for the Index: _____

THIS DEED made this 10th day of January, 2014 by and between

GRANTOR	GRANTEE
Auto Suppliers, Inc., a North Carolina corporation 5441 Fenwick Place Granite Falls, NC 28630	The Block 108, LLC P.O. Box 3102 Hickory, NC 28603

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the City of Hickory, Hickory Township, Catawba County, North Carolina and more particularly described as follows:

See Schedule "A" attached.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1294 page 829, Book 1085, Page 858, Book 973, Page 211, and Book 941, Page 617. All or a portion of the property herein conveyed includes or does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book _____ page _____

NC Bar Association Form No. 3 © 1976. Revised © 1/1/2010
Printed by Agreement with the NC Bar Association

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple. 1966

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions: All street and utility easements and rights of way of record.

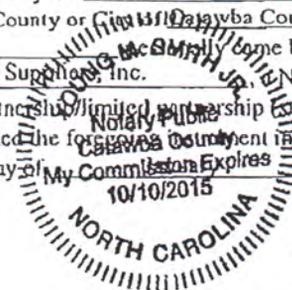
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Auto Suppliers, Inc. (SEAL)
 (Entity Name)
 By: Willard Ray Hunt Print/Type Name: _____
 Print/Type Name & Title: Willard Ray Hunt, President (SEAL)
 Print/Type Name: _____
 By: See attached Consent of Directors (SEAL)
 Print/Type Name & Title: . . . Print/Type Name: _____
 By: _____ (SEAL)
 Print/Type Name & Title: _____ Print/Type Name: _____

State of _____ - County or City of _____
 I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this _____ day of _____, 20____.

My Commission Expires: _____ Notary Public
 (Affix Seal) Notary's Printed or Typed Name

State of North Carolina - County or City of Catawba
 I, the undersigned Notary Public of the County or City of Catawba County and State aforesaid, certify that Willard Ray Hunt personally came before me this day and acknowledged that he is the President of Auto Suppliers, Inc., North Carolina or corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this 10th day of October, 2014.



My Commission Expires: October 10, 2015 Notary Public
 (Affix Seal) Notary's Printed or Typed Name

State of _____ - County or City of _____
 I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____
 Witness my hand and Notarial stamp or seal, this _____ day of _____, 20____.

My Commission Expires: _____ Notary Public
 (Affix Seal) Notary's Printed or Typed Name

CONSENT OF DIRECTORS OF
AUTO SUPPLIERS, INC.

1967

TO ACTION WITHOUT MEETING

The undersigned, being all of the Directors of Auto Suppliers, Inc., do hereby adopt the following resolution by signing their written consent thereto:

Approval of Sale of Real Property

RESOLVED, that the sale of real property located at 108 South Center Street, Hickory, NC 28602 to The Block 108, LLC pursuant to the Agreement for Purchase and Sale of Real Property dated December 20, 2013, is hereby approved on the terms and conditions set forth therein, including a purchase price of \$105,000.00. Willard Ray Hunt, president of the corporation, is hereby authorized and directed to close said sale upon such terms and conditions as he shall deem appropriate and to execute any and all documents on behalf of the corporation in connection therewith.

This the 9 day of January, 2014.

WEB

Willard Ray Hunt
Willard Ray Hunt

Henry Earl Hunt
Henry Earl Hunt

Elizabeth W. Hunt
Elizabeth W. Hunt

Schedule "A"

1968

TRACT ONE:

Beginning at a point on the Northern Avenue First Street, SW, said point being the southwest corner of that property being conveyed from the Grantors to the Grantee by Warranty Deed of even date herewith and said point also being located South 2° 54' West 125 feet along the northern boundary of said First Street SW from the northeast corner of its intersection from First Avenue SW in the City of Hickory, and runs thence North 86° 47' East 15 feet to a point; thence South 2° 59' West 25 feet to a point; thence South 86° 47' West 15 feet to a stake in the northern margin of said First Street SW; thence with the northern margin of said street, North 2° 54' East 25 feet to the point of Beginning. The same being Lot 6 in Block "B" according to the map of the property of the City of Hickory dated April 14, 1953, from survey by T.R. Morris, Jr., City Engineer.

TRACT TWO:

Beginning at an iron pin in the eastern margin of 1st Street, SW, which stake is at the southwest corner of the tract of land conveyed by the City of Hickory to R.A. Sigmon, and is also South 2° 54' West, 75 feet from the southern margin of 1st Avenue, SW, at the point of its intersection with the eastern margin of 1st Street, SW, and runs from said beginning point with the southern boundary line of the said land conveyed to R.A. Sigmon, North 86° 47' East, 14.9 feet to a stake; thence South 2° 59' West, 50 feet to a stake; thence South 86° 47' West, 14.7 feet to a stake in the eastern margin of 1st Street, SW; thence with the eastern margin of 1st Street, SW, North 2° 54' East, 50 feet to the point of Beginning. The same being Lots 4 and 5, in Block "B", according to the map of the property of the City of Hickory dated April 14, 1943, from survey by T.R. Morris, Jr., City Engineer.

TRACT THREE:

Lying and being in the City of Hickory, North Carolina, and Beginning at an iron pin in the eastern margin of 1st Street, SW at its point of intersection with the southern margin of 1st Avenue, SW, and runs from said beginning point with the southern margin of 1st Avenue, SW, North 86° 47' East 15 feet to an iron pin, the northwest corner of the City Electric Company property; thence with the western line of City Electric Company land South 2° 59' West 75 feet to a stake, the northeast corner of Lot 4 of Block "B" according to the plat hereinafter mentioned; thence with the dividing line between Lots 3 and 4 of Block "B", South 86° 47' West 14.9 feet to a stake in the eastern margin of 1st Street, SW, the northwest corner of Lot 4 of Block "B"; thence with the eastern margin of 1st Street, SW, North 2° 54' East 75 feet to the point of Beginning. The same being Lots 1, 2, and 3 in Block "B", according to the map of the property of the City of Hickory dated April 14, 1953, from survey by T.R. Morris, Jr., City Engineer.

TRACT FOUR:

Beginning at the point of intersection of the western margin of South Center Street with the southern margin of 1st Avenue, SW, and running thence along the south side of 1st Avenue, SW North 87° 02' West 77.8 feet, more or less, to a point in the southern margin of said avenue, the present northeast corner of Carroll Burns, said point being located 1 foot south of the curb line; thence with Burns' line South 4° West 71.77 feet to a point; thence continuing with Burns' line South 2° 30' West 30 feet to a point; thence South 87° 45' East 79.7 feet to a stake in the western

margin of South Center Street; thence with the western margin of South Center Street, North 2° 30' East 101.90 feet, more or less, to the point of Beginning.

1969

TRACT FIVE:

Beginning at an iron pin in the western margin of South Center Street, City of Hickory, Catawba County, North Carolina, said iron pin marking the common eastern corner of John Hefner and O.D. Hunt, and being 71.69 feet on a bearing of North 2° 30' East from the northwest intersection of Second Avenue SW and South Center Street; and running thence with the line of John Hefner North 86° 57' West a distance of 102.7 feet to the Duke Power Company line; thence with the Duke Power Company and City Electric Company line North 2° 30' East a distance of 70 feet to an iron pin; thence South 86° 57' East a distance of 102.7 feet to an iron pin in the western margin of South Center Street; thence with the western margin of South Center Street South 2° 30' West a distance of 70 feet to an iron pin, the point of Beginning.

TRACT SIX:

Beginning at an iron pin at the intersection of the northerly margin of Second Avenue, SW and the easterly margin of First Street, SW and runs thence with the easterly margin of First Street, SW North 2° 54' East 100.0 feet; thence South 87° 29' East 67.4 feet; thence South 2° 59' West 100.0 feet to a point in the northerly margin of Second Avenue, SW; thence with said street margin North 87° 29' West 67.2 feet to the Beginning, containing approximately 0.14 acre, as shown on print dated March 5, 1971, marked File No. 14-113-B, copy of which is attached hereto and made a part hereof.

Less and excepted from the foregoing description are two strips of land adjoining South Center Street conveyed to The Redevelopment Commission of the City of Hickory by two deeds recorded June 17, 1972, in Book 1001 at Pages 461 and 463, Catawba County Registry.

Existing Site Photos



Plant List

- A mixture of low shrubs (under 4 ft), most of which are native to North Carolina and are all wildlife friendly.
 - Sweetfern
 - Snowhill hydrangea
 - Carolina Rose
- Two midsize shrubs or small trees will be placed at the two main doors to create a welcoming entrance to the building.
 - Pinkshell Azalea

Existing Site Photos



Project Description

The Block is a large, commercial building on a busy street corner in downtown Hickory. The Block LLC seeks to update the building by adding large planters to the main entrance of the

building. Shrubs will be added to the front of the building that faces 1st Ave SE street. Planters will be added to the main doors to create a more welcoming entrance and increase the overall appearance of the building.

Landscape Grant Eligibility Overview	
Is this building a non-residential and privately owned?	Yes, the building will is non-residential and is privately owned by The Block LLC.
Does the building sit along city or state owned roads outside of the public right of way?	Yes, the building is highly visible as it takes up an entire city block and sits at the center of 1 st Avenue Place SE, 2 nd Avenue SE and South Center Street.
Will trees and shrubs be planted in our around parking lots or buildings?	Yes, shrubs and large planters will be placed around the building and line the parking lot.
Is there use of environmentally friendly landscaping and plants that have identifiable longevity?	Yes, and attention has been paid to ensuring the use of native Western Piedmont plants.
Will the change of landscape dramatically improve the appearance of the property?	Yes, the addition of landscape to this historic and highly visible building is crucial to its integration into downtown Hickory.



ESTIMATE

Re: **108 S Center St**
Hickory NC 28602

-Installation of shrubbery and trees along the North facing wall of the building. Bed will be extended along the property to 1st Ave. Price includes bringing in necessary dirt to build up beds and mulching. Price also includes edging around beds

\$5,700

-Hauling in 1 load of topsoil to prepare ground for sod. Installation of sod between planted beds and river rock driveway

\$2,500

Total Project Cost

\$8,200

Payable to:

HOLBROOK LANDSCAPING,LLC.

134 19TH Ave NW

Hickory NC 28601

828-234-8982

Thank You For Your Business!!

A Cut Above Landscaping and Lawn Care

6280 Dwayne Starnes Dr.

Hickory, NC 28602

RE: 108 S Center St

Hickory, NC 28601

Date: 11/15/2016

Installation of shrubbery along the north facing wall to conceal air conditioning units and extending to the 1 way street to conceal patched brick wall. Landscaping to be completed per drawing. Price includes all dirt, bed edging and mulch needed to complete the project. Also included in the price is all necessary dirt and machine work to prepare the ground for sod between the mulch beds and driveway leading to the dock door. Price includes the cost of the sod and installation of the sod. All watering and care past installation is the responsibility of the owner.

Total Price: 9,800

Applicant:		Grant Type:	
Property Address:		Landscape / Community Appearance	
Category	Low (1 Point)	Medium (3 Points)	High (6 Points)
Visibility	The improvement will not be readily visible from public street.	The improvement will be readily visible from public street.	The improvement will be readily visible from an entrance corridor, high traffic public street or other high traffic area (park, community center).
Value	Average or lower value. Meets minimum criteria for owner match.	A good deal. Supports a large owner investment.	Supplements high public or private investment, donations, or matching funds. Is an exceptional value.
Impact – Landscape Grant	Adds to one aspect of the property, such as front entrance or parking lot.	Improves the overall property appearance significantly.	Changes the entire look of the property with dramatic impact.
Impact – Community Appearance Grant	Improves an aspect of the property other than façade or design of the building.	Improves building façade or overall property appearance significantly.	Improves building design and character. Changes the entire look of the property.- Incorporates materials or other details that are contextually appropriate and well designed.
Alignment	Within Urban Revitalization Area.	Within Urban Revitalization Area and is an historical structure.	Within Urban Revitalization Area and complements Inspiring Spaces, or another City or Regional initiative or program.
Longevity	2-5 years Example: flowers, paint, land-clearing.	6-15 years Example: shrubs, roofing, awnings, facial renovations	16+ years Example: trees, masonry repairs, structural renovation
Viability	Improves a property having risky long-term business viability.	Improves a structure with proven short-term (1-3 year) business viability, or low-risk long-term viability.	Improves a structure with proven long-term (4 year +) business viability.
Category Totals	0 to 13 Points	14 to 19 Points	20+ Points
Category Minimums		2L + 4M	5M + 1H
Grant Category Scores			
Overall Grant Score			



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Office of Planning and Development

MEMORANDUM

To: Community Appearance Commission

From: Cal Overby, AICP, Principal Planner

Re: The Block 108, LLC – Community Appearance Grant

The Block 108, LLC has submitted an application for a Community Appearance Grant. The proposal involves improvements to a commercial building located at 26 1st Avenue SE.

The grant proposal put forth involves the installation of new windows, and painting of the building's exterior. The property is located within the City's defined Urban Revitalization Area, and as such is eligible for the consideration of a Community Appearance Grant.

The applicant has provided two (2) bids for the work listed above, which total \$19,600.00 and \$20,100.00. If the Commission moves to approve the proposed grant at the lower of the two estimates, the request would qualify for a \$5,000.00 grant.

Please refer to the attached materials for complete information.

Community Appearance Grant Application

The Chrysler Building

26 1st Avenue Southeast

Downtown Hickory, North Carolina



Presented by: The Block 108, LLC

Managed by: Harrill Construction Inc.

**Community Appearance Grant
Application Form**

Project Location Address: 26 1st Ave SE, Hickory, NC

Applicant's Name: The Block 108, LLC

Applicant's Mailing Address: PO Box 3102
Hickory, NC 28601

Telephone: Day: 828-639-9610 Mobile: 828-639-9610

E-mail address: alex@hamillconstructioninc.com

Property Owner's Name (if not the Applicant): _____

Mailing Address: _____

Telephone: Day: _____ Mobile: _____

E-mail address: _____

Project Description: Please see attached application
packet for a complete project description

Total Estimated Project Cost \$ _____
Grant Request Amount \$ 5,000.00

Required Attachments

This information must be clearly presented and include enough detail to enable the staff and the CAC to accurately evaluate the application. Applications will be held without review until all information is received. Additional information may be required if necessary to fully explain the proposed project.

- Property Deed or Lease;
- Color photographs of the existing site or project area;
- A plan (drawing) of the site showing the exact location of proposed plantings and improvements;
- A detailed list of the types and sizes of plant materials to be used;
- A detailed project narrative that fully explains how the application meets the grant guidelines; and
- Two cost estimates/bids.** Cost estimates must be from two different companies or individuals who are capable of performing the proposed work as outlined.

Certification by Applicant and Owner

I have completed the enclosed application and attached the items requested above. I have informed the owner of the project prior to obtaining his/her signature on this application. I have been adequately informed of the requirements of this grant (including eligible and ineligible activities) and the process for review of my application.

I understand that the grant money will only apply for approved work that is completed in accordance with the information I have provided in this grant application. Additional work that may be done on site but that is not described in this application will not be reimbursed.

Applicant Signature: Alex S Harriil Date: 11-18-16

Owners Signature: Alex S Harriil Date: 11-18-16
(Owners signature must be notarized)

**NORTH CAROLINA
CATAWBA COUNTY**

I, Lori-Ann Pittman, a Notary Public for said County and State, do hereby certify that Alex S Harriil personally appeared before me this day and acknowledge the due execution of the foregoing instrument.

Witness my hand and official seal, this the 18 day of November, 2016.



Lori-Ann Pittman
Notary Public

My Commission Expires: 6/12/2021

Existing Site Photos



Existing Site Photos



Existing Site Photos



Existing Site Photos



Proposed New Façade Updates

The HVAC units were once stored behind an approximately 6 ft x 6 ft fenced in area. The fence has been destroyed and the HVAC units are exposed and obsolete. The fenced in area will be redone and the HVAC unit will be stored in an aesthetically pleasing, conservative way.



The plywood that covers the windows facing the busy street of 1st Ave Place SE will be removed. The windows underneath will be cleaned and restored to their original state. The side entrance door will also be restored and used as the main entrance to the building.



Project Description

The Chrysler Building is a beautiful and historic building that thousands of Hickory residents and guests drive by every day. It is the goal of Harrill Construction Inc. to respect the architectural integrity of the structure, while bringing it up to code and adding to the overall beautification of downtown Hickory. By restoring and repairing the existing windows, the HVAC unit area and painting the building, it is strongly believed the building will breathe new life into the



Advanced Building Corporation

PROPOSAL

Advanced Building Corporation

STEVEN M ZEPP

6222 Ruffin Lane
Conover, NC 28613
Phone 828-638-8649
agape3@charter.net

To: The Block 108, LLC

Memo:
26 1st Ave SE
Hickory, NC 28601

DATE	DESCRIPTION	BALANCE	AMOUNT
11-17-2016	-Prepare and pressure wash the entire exterior of the building. Paint the entire building with one main color for the body and one color for the trim.		14,500
	-Repair windows as necessary and install new windows as necessary		5,600
	Total of all estimated work		20,100

REMITTANCE



*PO Box 3102
Hickory, NC 28603*

11-12-2016

*Spec Sheet of Construction for:
26 1st Ave SE
Hickory, NC 28601*

*All work to be completed in a competent and workmanlike manner

*All electrical, plumbing, HVAC, building construction and pertinent components to be completed to NC Building code

*Job site to be kept clean and safe at all times

-We propose to prepare and pressure wash the exterior of the building located at 26 1st Ave SE and prepare for painting. We propose to apply two coats of paint to the entire exterior of the building including all trim. There will be allowed one paint color for the main body and a paint color for the fascia and soffits.

14,000

-We propose to fix all damaged windows and frames on the front facing North side of the building. Three of these windows will need to be completely replaced.

5,200

Total Price: 19,600

Applicant:		Grant Type:	
Property Address:		Landscape / Community Appearance	
Category	Low (1 Point)	Medium (3 Points)	High (6 Points)
Visibility	The improvement will not be readily visible from public street.	The improvement will be readily visible from public street.	The improvement will be readily visible from an entrance corridor, high traffic public street or other high traffic area (park, community center).
Value	Average or lower value. Meets minimum criteria for owner match.	A good deal. Supports a large owner investment.	Supplements high public or private investment, donations, or matching funds. Is an exceptional value.
Impact – Landscape Grant	Adds to one aspect of the property, such as front entrance or parking lot.	Improves the overall property appearance significantly.	Changes the entire look of the property with dramatic impact.
Impact – Community Appearance Grant	Improves an aspect of the property other than façade or design of the building.	Improves building façade or overall property appearance significantly.	Improves building design and character. Changes the entire look of the property.- Incorporates materials or other details that are contextually appropriate and well designed.
Alignment	Within Urban Revitalization Area.	Within Urban Revitalization Area and is an historical structure.	Within Urban Revitalization Area and complements Inspiring Spaces, or another City or Regional initiative or program.
Longevity	2-5 years Example: flowers, paint, land-clearing.	6-15 years Example: shrubs, roofing, awnings, facial renovations	16+ years Example: trees, masonry repairs, structural renovation
Viability	Improves a property having risky long-term business viability.	Improves a structure with proven short-term (1-3 year) business viability, or low-risk long-term viability.	Improves a structure with proven long-term (4 year +) business viability.
Category Totals	0 to 13 Points	14 to 19 Points	20+ Points
Category Minimums		2L + 4M	5M + 1H
Grant Category Scores			
Overall Grant Score			



Life. Well Crafted.

Office of Planning and Development

MEMORANDUM

To: Community Appearance Commission

From: Cal Overby, AICP, Principal Planner

Re: The Block 108, LLC – Landscape Incentive Grant

The Block 108, LLC has submitted an application for a Landscape Incentive Grant. The proposal involves improvements to a commercial property located at 26 1st Avenue SE.

The grant proposal put forth involves the installation of planting materials adjacent to the existing commercial building. All non-residential properties within the City are eligible for the consideration of Landscape Incentive Grants.

The applicant has provided two (2) bids for the work listed above, which total \$7,100.00 and \$7,400.00. If the Commission moves to approve the proposed grant at the lower of the two estimates, the request would qualify for a \$2,500.00 grant.

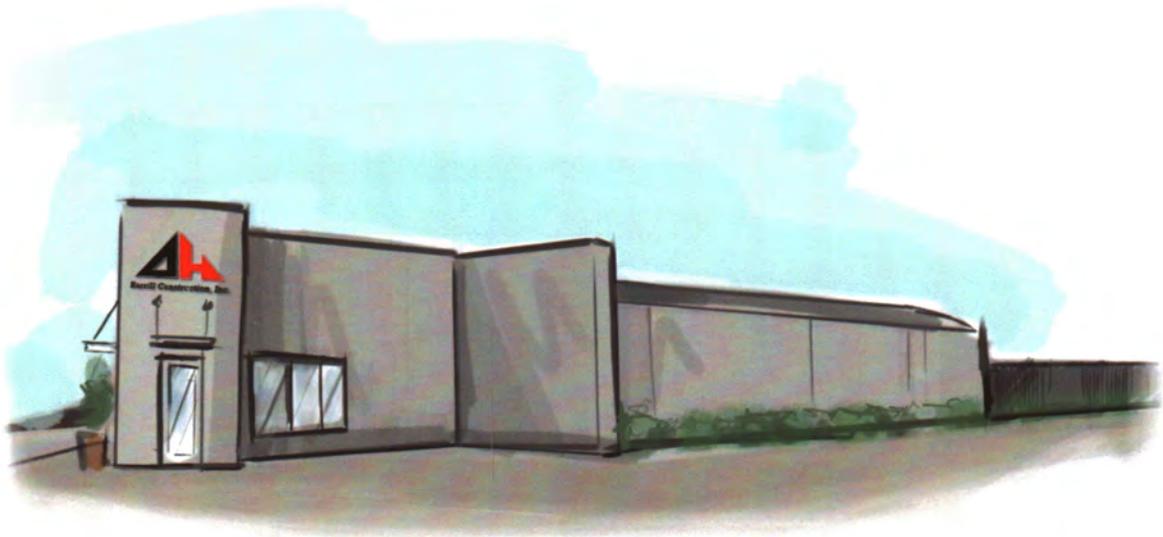
Please refer to the attached materials for complete information.

Landscape Incentive Grant Application

The Chrysler Building

26 1st Avenue Southeast

Downtown Hickory, North Carolina



Presented
108, LLC

Managed by:
Construction

Existing Site

by: The Block

Harrill
Inc.

Photos



**Landscape Incentive Grant
Application Form**

PROJECT LOCATION: 216 1st Ave SE, Hickory, NC 28601

APPLICANT'S NAME: The Block 108, LLC

Mailing Address: PO Box 3102
Hickory, NC 28601

Telephone: Day: 828-639-9610 Cell: 828-639-9610

E-mail address: alex@harrillconstructioninc.com

OWNER'S NAME (if not the Applicant): " "

Mailing Address: _____

Telephone: Day: _____ Cell: _____

E-mail address: _____

Project Description: Please see attached application
packet for a complete project description.

Total Estimated Project Cost \$ _____
Grant Request Amount \$ 2,500.



Existing Site Photos



Existing Site Photos



Existing Site Photos



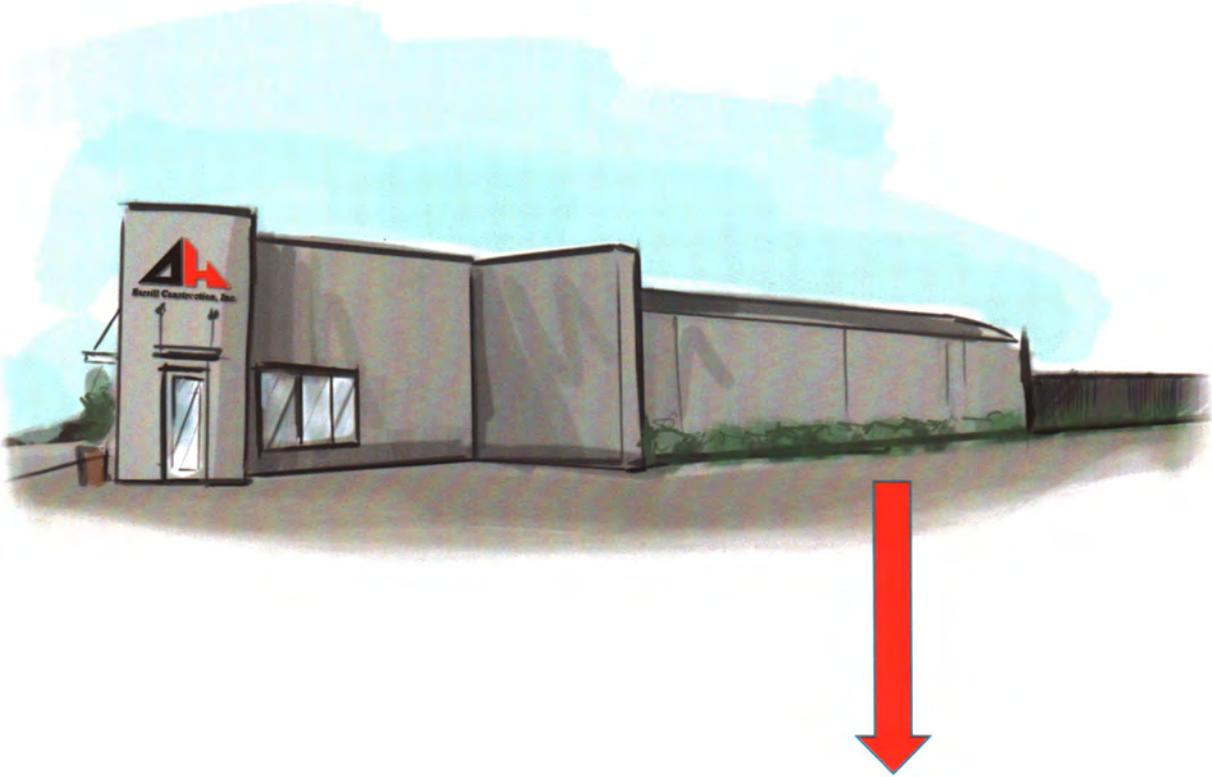
Proposed New Landscape



Plant List (1st Ave SE street facing Main Entrance)

- A mixture of low shrubs (under 4 ft), most of which are native to North Carolina and are all wildlife friendly.
 - Sweetfern
 - Snowhill hydrangea
 - Carolina Rose
- Two midsize shrubs or small trees will be placed at the two main doors to create a welcoming entrance to the building.
 - Pinkshell Azalea

Proposed New Landscape



- Plant List (Main Avenue Place SE street facing)**
- A mixture of low shrubs (under 4 ft), most of which are native to North Carolina and are all wildlife friendly.
 - Sweetfern
 - Snowhill hydrangea
 - Carolina Rose

Proposed New Landscape



Plant List (Main Avenue Place SE street facing)

- The overgrowth, debris and litter that is evident all over the rear parking lot and side entrance will be removed and cleaned thoroughly. An effort will be made to bring the remaining grass areas back to life to be consistently mowed and maintained.

Project Description

The Chrysler Building is a highly visible building, since it is almost completely surrounded by city owned roads. The building also sits at a busy crossway in the urban core of Hickory. The Chrysler Building front entrance faces 1st Ave Place Southeast (across the street from the Christian Ministry property) and the crossway at Main Avenue Place SE. The West side of the building faces South Center street. The rear side of the building faces the busy street of 2nd Avenue SE.

Landscaping this privately-owned, non-residential building is crucial to its overall beautification. Trees and shrubs will be planted alongside the exterior building walls. The main entrance walls sit within 10 yards of a roadway corridor. Large planters will be placed at each of the two entry doors. Shrubs will also line the backside of the building.

The overgrowth, debris and litter that currently is strewn throughout the property area will be cleaned up and trimmed entirely.

Landscape Grant Eligibility Overview	
Is this building a non-residential and privately owned?	Yes, the building will be used to house a commercial company (Harrill Construction) and is privately owned by The Block 108, LLC.
Does the building sit along city or state owned roads outside of the public right of way?	Yes, the building is highly visible and sits alongside three major roads in downtown Hickory: 1 st Avenue Place SE, Main Avenue Place SE and 2 nd Avenue SE.
Will trees and shrubs be planted in our around parking lots or buildings?	Yes, shrubs and large planters will be placed around the building and line the parking lot.
Is there use of environmentally friendly landscaping and plants that have identifiable longevity?	Yes, and attention has been paid to ensuring the use of native Western Piedmont plants.
Will the change of landscape dramatically improve the appearance of the property?	Yes, the addition of landscape to this historic and highly visible building is crucial to its integration into downtown Hickory.



ESTIMATE

Re: **26 1st Ave SW**
Hickory NC 28602

-Installation of shrubbery and trees along the fence lines and particularly in the corners of where the fence meets 2nd Ave. Price includes bringing in necessary dirt to build up beds and mulching. Price also includes edging around beds \$6,500

-Haul in necessary dirt and install sod to incorporate with landscape on corners of fencing \$900

Total Project Cost **\$7,400**

Payable to:
HOLBROOK LANDSCAPING,LLC.
134 19TH Ave NW
Hickory NC 28601
828-234-8982

Thank You For Your Business!!

A Cut Above Landscaping and Lawn Care

6280 Dwayne Starnes Dr.

Hickory, NC 28602

RE: 108 S Center St

Hickory, NC 28601

Date: 11/15/2016

Installation of shrubbery along the new proposed black aluminum fence that will extend to 2nd Ave. We will create two raised beds with shrubbery, trees and some sod grass. Beds will be in both corners of the fence line close to 2nd Ave. We propose to furnish all materials, labor and supplies necessary to complete project. All watering and care after installation is the responsibility of the owner.

Total Price: 7,100

Applicant:		Grant Type:	
Property Address:		Landscape / Community Appearance	
Category	Low (1 Point)	Medium (3 Points)	High (6 Points)
Visibility	The improvement will not be readily visible from public street.	The improvement will be readily visible from public street.	The improvement will be readily visible from an entrance corridor, high traffic public street or other high traffic area (park, community center).
Value	Average or lower value. Meets minimum criteria for owner match.	A good deal. Supports a large owner investment.	Supplements high public or private investment, donations, or matching funds. Is an exceptional value.
Impact – Landscape Grant	Adds to one aspect of the property, such as front entrance or parking lot.	Improves the overall property appearance significantly.	Changes the entire look of the property with dramatic impact.
Impact – Community Appearance Grant	Improves an aspect of the property other than façade or design of the building.	Improves building façade or overall property appearance significantly.	Improves building design and character. Changes the entire look of the property.- Incorporates materials or other details that are contextually appropriate and well designed.
Alignment	Within Urban Revitalization Area.	Within Urban Revitalization Area and is an historical structure.	Within Urban Revitalization Area and complements Inspiring Spaces, or another City or Regional initiative or program.
Longevity	2-5 years Example: flowers, paint, land-clearing.	6-15 years Example: shrubs, roofing, awnings, facial renovations	16+ years Example: trees, masonry repairs, structural renovation
Viability	Improves a property having risky long-term business viability.	Improves a structure with proven short-term (1-3 year) business viability, or low-risk long-term viability.	Improves a structure with proven long-term (4 year +) business viability.
Category Totals	0 to 13 Points	14 to 19 Points	20+ Points
Category Minimums		2L + 4M	5M + 1H
Grant Category Scores			
Overall Grant Score			



Life. Well Crafted.

Office of Planning and Development

MEMORANDUM

To: Community Appearance Commission

From: Cal Overby, AICP, Principal Planner

Re: Century Furniture – Landscape Incentive Grant

Century Furniture has submitted an application for a Landscape Incentive Grant. The proposal involves landscaping improvements to an industrial property located at 401 11th street NW.

The grant proposal put forth involves the installation of new plant materials in an open area adjacent to the manufacturing facility's parking deck. All non-residential properties within the City are eligible for the consideration of Landscape Incentive Grants.

The applicant has provided two (2) bids for the work listed above, which total \$4,658.00 and \$5,969.00. If the Commission moves to approve the proposed grant at the lower of the two estimates, the request would qualify for a \$2,329.00 grant.

Please refer to the attached materials for complete information.

Century Furniture Landscape Incentive Grant

 401 11th Street NW



**Landscape Incentive Grant
Application Form**

PROJECT LOCATION: 401 11th Street NW

APPLICANT'S NAME: Century Furniture

Mailing Address: 401 11th Street NW
Hickory NC 28601

Telephone: Day: 828-326-8350 Cell: 828-612-4406

E-mail address: ngreene@centuryfurniture.com

Project Description: To improve the visual features of our
Property by adding ornamental features, and planting
trees and shrubs

Total Estimated Project Cost \$ 5000.00
Grant Request Amount \$ 2500.00

Required Attachments

This information must be clearly presented and include enough detail to enable the staff and the CAC to accurately evaluate the application. Applications will be held without review until all information is received. Additional information may be required if necessary to fully explain the proposed project.

- Property Deed or Lease;
- Color photographs of the existing site or project area;
- A plan (drawing) of the site showing the exact location of proposed plantings and improvements;
- A detailed list of the types and sizes of plant materials to be used;
- A detailed project narrative that fully explains how the application meets the grant guidelines; and
- Two cost estimates/bids.** Cost estimates must be from two different companies or individuals who are capable of performing the proposed work as outlined.

Certification by Owner

I have completed the enclosed application and attached the items requested above. I have been adequately informed of the requirements of this grant (including eligible and ineligible activities) and the process for review of my application.

I understand that the grant money will only apply for approved work that is completed in accordance with the information I have provided in this grant application. Additional work that may be done on site but that is not described in this application will not be reimbursed.

Owners Signature: Nina L. Greene for Brandon Hucks Date: 9-16-16
(Owners signature must be notarized)

**NORTH CAROLINA
CATAWBA COUNTY**

I, Kathy Ford Huffman, a Notary Public for said County and State, do hereby certify that Nina K. Greene personally appeared before me this day and acknowledge the due execution of the foregoing instrument.

Witness my hand and official seal, this the 19th day of September, 2016.



Kathy Ford Huffman
Notary Public

My Commission Expires: June 10, 2018

2915
0064

FILED
CATAWBA COUNTY
DONNA HICKS SPENCER
REGISTER OF DEEDS

BK 2915 PG 0064

FILED May 28, 2008
AT 01:06:16 pm
BOOK 02915
START PAGE 0064
END PAGE 0067
INSTRUMENT # 13029
EXCISE TAX (None)
PW

NORTH CAROLINA GENERAL WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY:

✓ ELOISE D. BRADSHAW
PATRICK, HARPER & DIXON, L.L.P.
P. O. Box 218, Hickory, NC 28603

REVENUE \$ N/A

NORTH CAROLINA

CATAWBA COUNTY

THIS DEED made this 28th day of May, 2008, by and between **CV Industries, Inc., a North Carolina corporation, successor by merger to Century Furniture Industries, Inc., a North Carolina corporation, Grantor and Century Leasing, LLC, a North Carolina limited liability company, Post Office Box 608, Hickory, North Carolina, Grantee.**

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, the following lots or parcels of land situate in Hickory Township, Catawba County, North Carolina and more particularly described as follows:

See Exhibit A

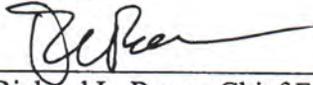
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that the Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that the Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

All easements, restrictions, and rights-of-way of record.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be signed in its corporate name by its duly authorized officer by authority of its Board of Directors, the day and year first above written.

CV Industries, Inc.

By: 
Richard L. Reese, Chief Financial Officer

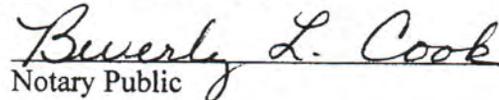
NORTH CAROLINA

CATAWBA COUNTY

I, a Notary Public, certify that Richard L. Reese personally came before me this day and acknowledged that he is the Chief Financial Officer of CV Industries, Inc., a North Carolina corporation, and that he, as Chief Financial Officer, being authorized to do so, voluntarily executed the foregoing on behalf of the corporation.

Witness my hand and official seal, this the 28th day of May, 2008.

My Commission Expires: 10/12/2008


Notary Public

Beverly L. Cook
Printed Name of Notary



Casegoods

Exhibit "A"

Being a 22.593 acre tract in Hickory Township, Catawba County, North Carolina located at 401 11th Street, N.W., Hickory, North Carolina and more particularly described as follows:

Beginning on a 5/8" rebar set in the C/L of the Norfolk Southern Railroad tracks, said point being located S14°23'09"E 155.76' from a GPS Control Point (#CF16), said point also being located N25°11'38"W 75.17' from an existing PK nail in the C/L of said railroad and the C/L of 11th Street N.W.; thence from said beginning point N89°10'47"W 30.82' to an existing PK nail thence S26°12'48"E 101.94' to an existing 5/8" rebar in the Western margin of 11th Street N.W.; thence S17°22'48"E 83.45' to an existing 5/8" rebar in the Western margin of 11th Street N.W.; thence with the Western margin of said street S24°36'48"E 412.66' to an existing "mag" nail, said nail being located N18°32'01"E 67.83' from a GPS Control Point (#CF15); thence S13°49'12"W 77.59' to an existing 5/8" rebar; thence S23°53'12"W 50.00' to an existing 5/8" rebar; thence S33°47'12"W 50.00' to an existing 5/8" rebar; thence S45°21'12"W 30.49' to an existing 5/8" rebar; thence S51°44'12"W 38.06' to an existing 5/8" rebar; thence S57°38'57"W 55.60' to an existing 5/8" rebar in the line of Marcus L. Little (994/266); thence with the line of Little; N18°36'10"W 110.83' to an existing 1/2" pipe; thence continuing with Little's line S81°41'46"W 296.30' to an existing 7/8" pipe on the East side of 12th Street Drive, N.W.; thence with the Eastern margin of 12th Street Drive, N.W. N18°48'33"W 75.00' to a point, said point being located S26°42'10"E 127.07' from a "mag" nail set in the C/L intersection of 3rd Avenue N.W. and 12th Street Drive, N.W.; thence N18°25'53"W 229.00' to a point; thence N17°52'22"W 174.00' to a point; thence N17°51'18"W 71.00' to a point; thence N17°52'30"W 77.50' to a point; thence N18°23'26"W 168.33' to a point; thence N21°27'20"W 61.80' to a point; thence N26°26'11"W 93.10' to a point; thence N27°33'10"W 74.14' to a point; thence S61°05'40"W 14.16' to an existing 5/8" rebar; thence N27°50'54"W 744.00' to an existing 5/8" rebar; thence N28°52'15"W 228.44' to an existing 5/8" rebar; thence N21°56'48"W 160.58' to an existing 1" pipe in the center of Norfolk Southern Railroad and in the line of MDI Management, Inc. (1471/669); thence with the center of said railroad S76°50'07"E 48.43' to an existing PK nail; thence S77°00'33"E 223.26' to an existing 5/8" rebar, said rebar being a common corner of Fiber & Yarn Products, Inc. (2057/1219); thence continuing with the C/L of said railroad S75°48'19"E 99.41' to a point; thence S69°23'11"E 144.00' to an existing 1 pinched pipe, said pipe being a common corner of National Furniture Distributors, Inc. (2193/1452); thence continuing with the C/L of said railroad S59°08'24"E 35.00' to a point; thence S54°16'02"E 100.00' to an existing RR spike; thence S44°42'04"E 47.32' to a point; thence S37°38'06"E 100.00' to a point; thence S29°21'56"E 100.00' to a point; thence S26°04'51"E 176.23' to an existing nail and cap; thence S26°31'09"E 158.32' to an existing nail and cap; thence S27°11'06"E 53.13' to an existing nail and cap; thence S26°40'09"E 63.44' to an existing 5/8" rebar, said rebar being a common corner of Agile Specialty, Inc. (1438/950); thence continuing with the C/L of said railroad S27°23'13"E 216.47' to an existing nail and cap; thence S25°48'08"E 138.60' to an

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BK 2915 PG 0067

existing nail and cap; said nail and cap being a common corner of Norfolk Southern Railway Co. (28/516); thence continuing with the C/L of said railroad S24°26'20"E 117.61' to the point and place of beginning containing 22.593 acres by coordinate computation as shown on a survey entitled "Century Leasing, LLC" as certified by Carl D. Bunton, PLS-3032 on May 15, 2008.

WEB



Community Appearance Commission

Please accept our thanks for considering our application for possible landscaping improvements here at our facility. Century Furniture began in this location in 1947 and has grown to over 1500 team members at this time.

Century has in the past and continues to invest in both employees, equipment and facilities. One of our main goals is to improve the conditions our team members work in. The physical appearance of the facility plays a big part in this. Thus it is our hope, with your help, that we start with this small project in an effort to improve the appearance of our plant.

Sincerely

A handwritten signature in cursive script that reads "Dennis D. Ester". The signature is written in black ink and is positioned below the word "Sincerely".

Carolina Sunshine Landscaping
412 Cardinal Drive
Newton, NC 28658
Cell 828-234-5876
Email carolinasunshinelandscaping@gmail.com

Century Furniture Quote
Date October 24, 2016

Bed at Credit Union

Plant	Size	Plant Number	Total cost per Variety
Vibunrum pragene	15 gal	5	900.00
Thuja Emerald Green	6#38	4	456.00
Loropetalum Garnet Fire	7 gal	6	630.00
Gardenia Double Mint	3 gal	14	630.00
Rose Red Drift	3 gal	12	450.00
Rudbeckia Goldstrum	1 gal	14	252.00
Daylily Stella d'oro	1 gal	18	324.00
		Total	\$3,642.00
Compost		8 yds	480.00
Mulch		8 yds	480.00
Preen Peremergent		2 cans	56.00
		Total	\$1,016.00

Total for plant bed at credit union **\$4,658.00**

PO BOX 1279
 HILDEBRAN NC 28637
 Phone: 828-397-5678 Office
 Phone: 828-612-6235 Mobile



TO:
CENTURY FURNITURE
Attn: Nina Greene
401 11TH ST NW
Hickory NC
Phone: 828-326-8350
EMAIL: ngreene@centuryfurniture.com

**PROJECT
ESTIMATE**

DATE
17-Nov-2016

DESCRIPTION OF WORK

PHASE 1: PLANT BED at CREDIT UNION

ITEM DESCRIPTION	QTY	UNIT PRICE	AMOUNT
<i>PLANT BED at CREDIT UNION</i>			
LANDCAPE FABRIC	1	175	175.00
SHRUBS: STOKASIA COLORWHEEL	18	10.00	180.00
LOROPETALUM	6	30.00	180.00
GULF GREEN	12	29.00	348.00
OTTOLUYKEN	4	46.00	184.00
VIBURNUM	5	125.00	625.00
MAHONIA	14	30.00	420.00
PREEN PRE-EMERGENT	1	35.00	35.00
PERENIAL: ASTILBE	9	10.00	90.00
PERENNIAL: BAPTISIA PURPLE SMOKE	9	10.00	90.00
MULCH 8 Yards @ \$25/Yard	8	25.00	200.00
LABOR, 91 Manhours @ \$37/Manhour	91	37.00	3,367.00
AUGER RENTAL	1	75.00	75.00
TOTAL ESTIMATE			\$ 5,969.00

NOTE: RIVER STONE vs MULCH, 8 Yards @ \$125	8	125.00	1,000.00
RIVER STONE DELIVERY FEE		50.00	50.00

TONY WHISNANT
 Owner





GEN







CENTURY



STOP

Applicant:		Grant Type:	
Property Address:		Landscape / Community Appearance	
Category	Low (1 Point)	Medium (3 Points)	High (6 Points)
Visibility	The improvement will not be readily visible from public street.	The improvement will be readily visible from public street.	The improvement will be readily visible from an entrance corridor, high traffic public street or other high traffic area (park, community center).
Value	Average or lower value. Meets minimum criteria for owner match.	A good deal. Supports a large owner investment.	Supplements high public or private investment, donations, or matching funds. Is an exceptional value.
Impact – Landscape Grant	Adds to one aspect of the property, such as front entrance or parking lot.	Improves the overall property appearance significantly.	Changes the entire look of the property with dramatic impact.
Impact – Community Appearance Grant	Improves an aspect of the property other than façade or design of the building.	Improves building façade or overall property appearance significantly.	Improves building design and character. Changes the entire look of the property.- Incorporates materials or other details that are contextually appropriate and well designed.
Alignment	Within Urban Revitalization Area.	Within Urban Revitalization Area and is an historical structure.	Within Urban Revitalization Area and complements Inspiring Spaces, or another City or Regional initiative or program.
Longevity	2-5 years Example: flowers, paint, land-clearing.	6-15 years Example: shrubs, roofing, awnings, facial renovations	16+ years Example: trees, masonry repairs, structural renovation
Viability	Improves a property having risky long-term business viability.	Improves a structure with proven short-term (1-3 year) business viability, or low-risk long-term viability.	Improves a structure with proven long-term (4 year +) business viability.
Category Totals	0 to 13 Points	14 to 19 Points	20+ Points
Category Minimums		2L + 4M	5M + 1H
Grant Category Scores			
Overall Grant Score			