



## COMMUNITY APPEARANCE COMMISSION

**Wednesday November 28, 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 1<sup>st</sup> Avenue SE.
7. Request by The Block 108, LLC. for a Landscape Incentive for property located at 26 1<sup>st</sup> Avenue SE.
8. Update of Bond Commission Activities
9. 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.

**Attendance Roster**  
**FY 16-17**

**Key**

A	<i>Absent</i>	AX	<i>Excused</i>		<i>No meeting</i>
P	<i>Present</i>				<i>Vacant</i>

<b>Community Appearance Commission</b>		<b>Jul</b>	<b>Aug</b>	<b>Sep</b>	<b>Oct Special Meeting</b>	<b>Oct</b>	<b>Nov Special Meeting</b>	<b>Nov</b>	<b>Dec</b>	<b>Jan</b>	<b>Feb</b>	<b>Mar</b>	<b>Apr</b>	<b>May</b>	<b>June</b>	<b>Appoint</b>	<b>Expire</b>
Ward1	Meg Nealon	P			P		AX									Jun-15	Jun-18
Ward 2	Ernie Masche	A			P		P									Nov-14	Jul-17
Ward 3	Vacant																
Ward 4	Vacant																
Ward 5	Justin Query	P			P		P									Jun-16	Jul-19
Ward 6	Lisa Morphis	P			P		P									Aug-13	Jul-16
At-Large (HRPA)	Vacant																
At-Large (HRPA)*	Charlie Hayes	P			P		P										
At-Large (HRPA)	Vacant															Jun-13	Jul-16
HRPC	Junior Hedrick	P			P		P										
Youth	Darian Abernathy				P		P									Aug-16	Aug-16

A quorum necessary to conduct meetings could not be secured for the August, September, and October regular meetings. Special call meetings were held to cover business carried over from the September and October meetings.

**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 1<sup>st</sup> 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.

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Charlie Hayes, Chair  
Community Appearance Commission

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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	No
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	
<b>Grant Totals</b>		<b>\$7,500.00</b>	<b>\$23,500.00</b>		
<b>FY 2015/2016 Grant Budgets</b>		<b>\$10,000.00</b>	<b>\$30,000.00</b>		
<b>Unencumbered Budget Remaining</b>		<b>\$2,500.00</b>	<b>\$6,500.00</b>		
<b>Funds Remaining</b>	<b>\$9,000.00</b>				

\* 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.

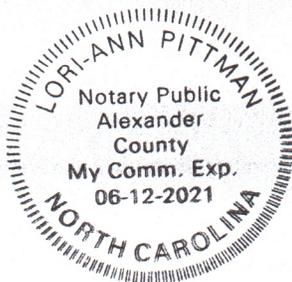
Applicant Signature: ASHIL Date: 11-18-14

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.

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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.

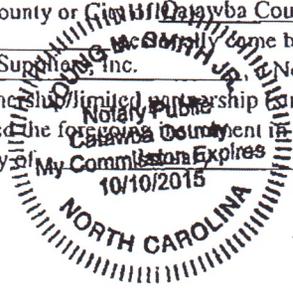
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Auto Suppliers, Inc. (SEAL)  
 By: Willard Ray Hunt (Entity Name) 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 Willard Ray Hunt 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) 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.

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.

W E B

Willard Ray Hunt  
Willard Ray Hunt

Henry Earl Hunt  
Henry Earl Hunt

Elizabeth W. Hunt  
Elizabeth W. Hunt

## Schedule "A"

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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 1<sup>st</sup> 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 1<sup>st</sup> Avenue, SW, at the point of its intersection with the eastern margin of 1<sup>st</sup> 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 1<sup>st</sup> Street, SW; thence with the eastern margin of 1<sup>st</sup> 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 1<sup>st</sup> Street, SW at its point of intersection with the southern margin of 1<sup>st</sup> Avenue, SW, and runs from said beginning point with the southern margin of 1<sup>st</sup> 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 1<sup>st</sup> Street, SW, the northwest corner of Lot 4 of Block "B"; thence with the eastern margin of 1<sup>st</sup> 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 1<sup>st</sup> Avenue, SW, and running thence along the south side of 1<sup>st</sup> 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.

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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.

<b>Community Appearance Grant Eligibility Overview</b>	
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**



# PROPOSAL

## Advanced Building Corporation

STEVEN M ZEPP

6222 Ruffin Lane  
Conover, NC 28613  
Phone 828-638-8649  
[agape3@charter.net](mailto: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

<b>Applicant:</b>		<b>Grant Type:</b>	
<b>Property Address:</b>		<b>Landscape / Community Appearance</b>	
<b>Category</b>	<b>Low (1 Point)</b>	<b>Medium (3 Points)</b>	<b>High (6 Points)</b>
<b>Visibility</b>	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).
<b>Value</b>	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.
<b>Impact – Landscape Grant</b>	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.
<b>Impact – Community Appearance Grant</b>	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.
<b>Alignment</b>	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.
<b>Longevity</b>	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
<b>Viability</b>	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.
<b>Category Totals</b>	0 to 13 Points	14 to 19 Points	20+ Points
<b>Category Minimums</b>		2L + 4M	5M + 1H
<b>Grant Category Scores</b>			
<b>Overall Grant Score</b>			



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.<sup>00</sup>  
Grant Request Amount \$ 2,500.<sup>00</sup>

**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.

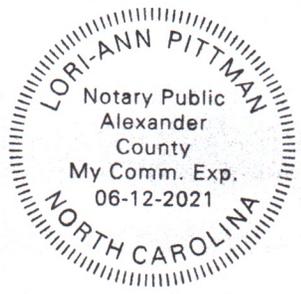
Applicant Signature: A Harrill Date: 11-18-16

Owners Signature: A Harrill 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.

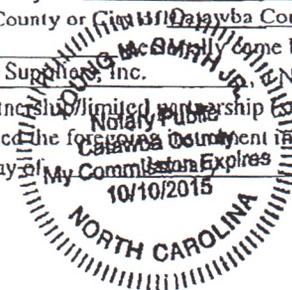
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

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 1<sup>st</sup> 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 1<sup>st</sup> Avenue, SW, at the point of its intersection with the eastern margin of 1<sup>st</sup> 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 1<sup>st</sup> Street, SW; thence with the eastern margin of 1<sup>st</sup> 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 1<sup>st</sup> Street, SW at its point of intersection with the southern margin of 1<sup>st</sup> Avenue, SW, and runs from said beginning point with the southern margin of 1<sup>st</sup> 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 1<sup>st</sup> Street, SW, the northwest corner of Lot 4 of Block "B"; thence with the eastern margin of 1<sup>st</sup> 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 1<sup>st</sup> Avenue, SW, and running thence along the south side of 1<sup>st</sup> 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.

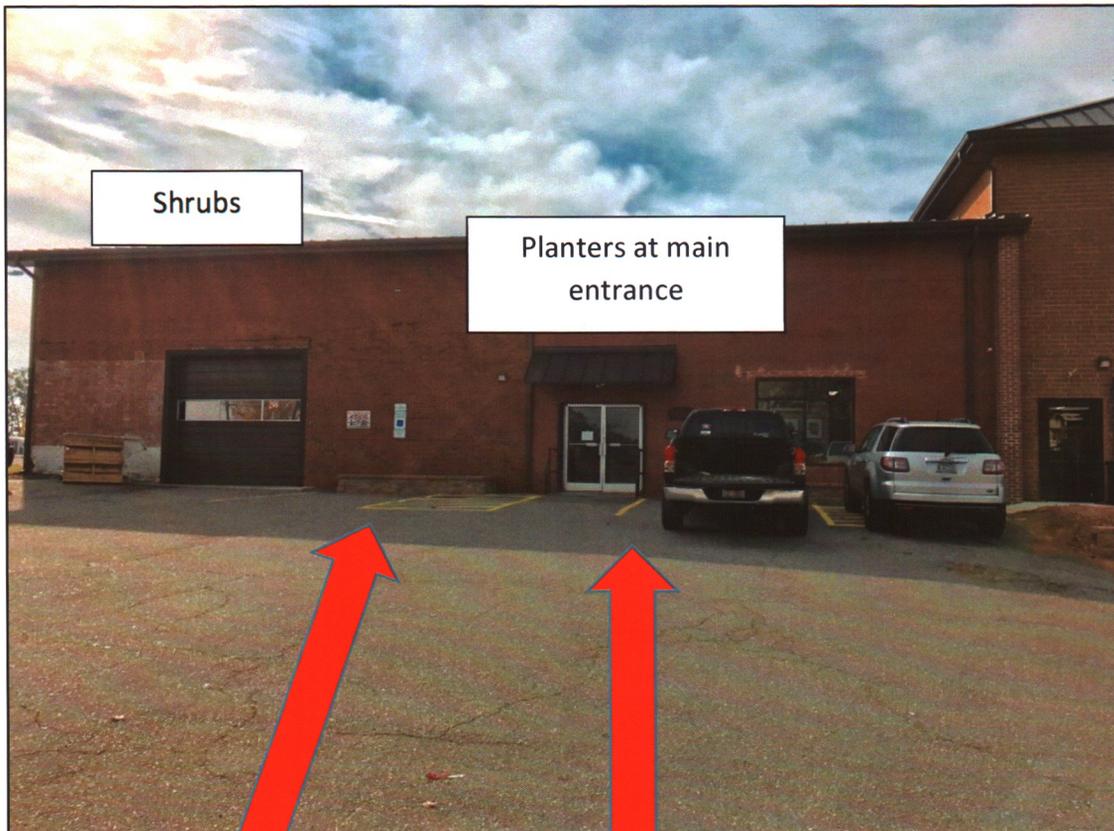
Existing Site Photos



### ***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 landscape to the main entrance of the

building. Shrubs will be added to the front of the building that faces 1<sup>st</sup> 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.

<b>Landscape Grant Eligibility Overview</b>	
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 <sup>st</sup> Avenue Place SE, 2 <sup>nd</sup> 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***

<b>Applicant:</b>		<b>Grant Type:</b>	
<b>Property Address:</b>		<b>Landscape / Community Appearance</b>	
<b>Category</b>	<b>Low (1 Point)</b>	<b>Medium (3 Points)</b>	<b>High (6 Points)</b>
<b>Visibility</b>	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).
<b>Value</b>	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.
<b>Impact – Landscape Grant</b>	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.
<b>Impact – Community Appearance Grant</b>	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.
<b>Alignment</b>	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.
<b>Longevity</b>	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
<b>Viability</b>	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.
<b>Category Totals</b>	0 to 13 Points	14 to 19 Points	20+ Points
<b>Category Minimums</b>		2L + 4M	5M + 1H
<b>Grant Category Scores</b>			
<b>Overall Grant Score</b>			



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 26 1<sup>st</sup> 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.

# The Block 108, LLC Community Appearance Grant

 26 1st Avenue SE



# Community Appearance Grant Application

## *The Chrysler Building*

26 1<sup>st</sup> 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 1<sup>st</sup> 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.

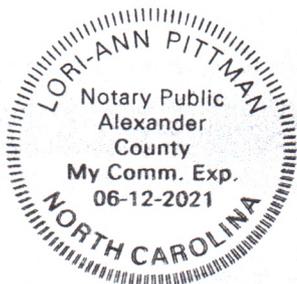
Applicant Signature: Alex H Date: 11-18-14

Owners Signature: Alex H 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 Harriell 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

Existing Site Photos



*Existing Site Photos*



***Existing Site Photos***



*Existing Site Photos*

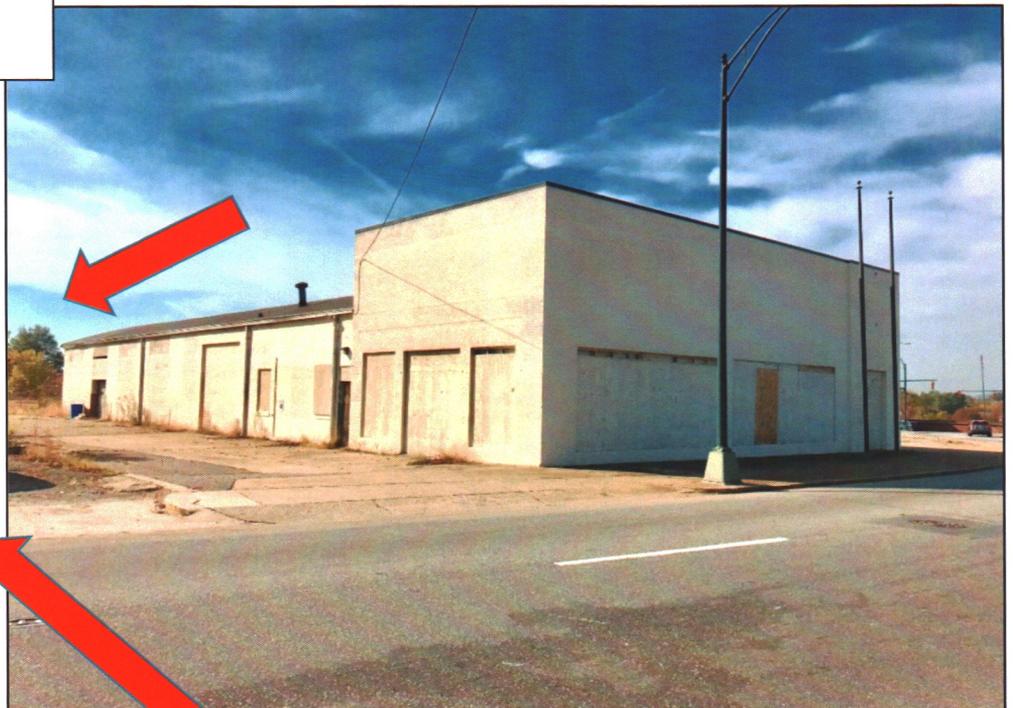


## Proposed New Façade Updates

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 1<sup>st</sup> 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 dry 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](mailto: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***

<b>Applicant:</b>		<b>Grant Type:</b>	
<b>Property Address:</b>		<b>Landscape / Community Appearance</b>	
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<b>Value</b>	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.
<b>Impact – Landscape Grant</b>	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.
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<b>Overall Grant Score</b>			



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 1<sup>st</sup> 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.

# The Block 108, LLC Landscape Incentive Grant

 26 1st Avenue SE

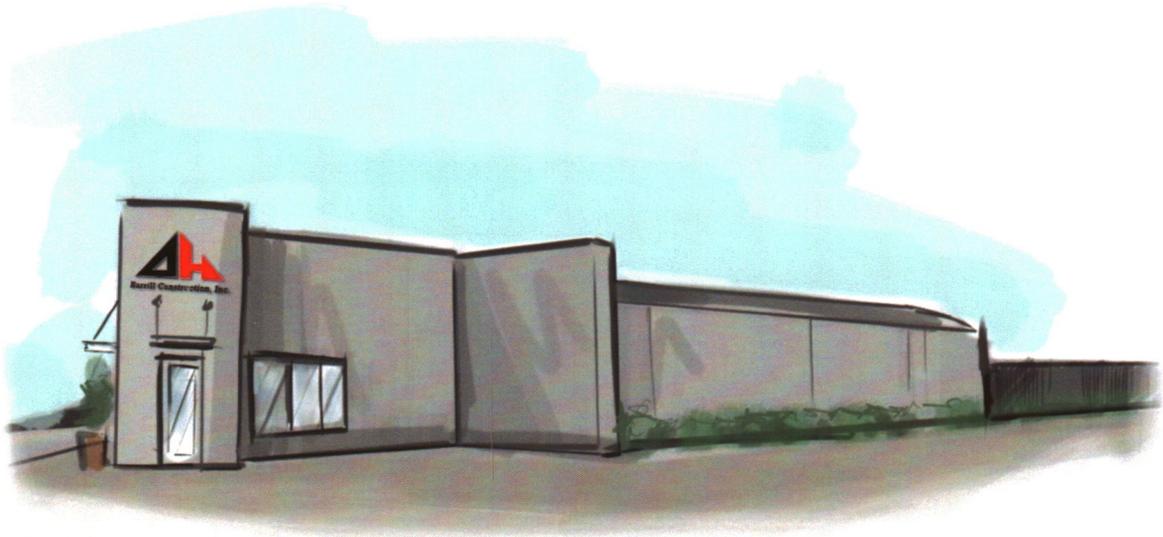


# Landscape Incentive Grant Application

## *The Chrysler Building*

26 1<sup>st</sup> 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 1<sup>st</sup> 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***



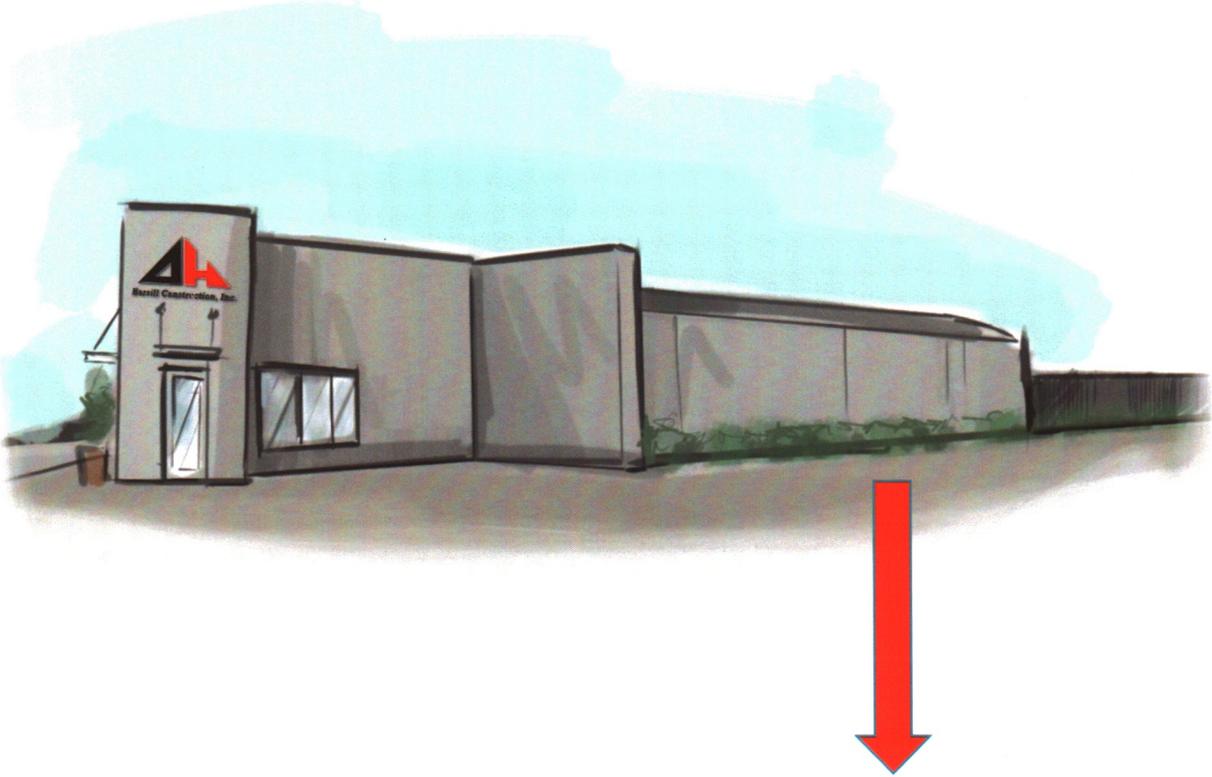
*Proposed New Landscape*



***Plant List (1<sup>st</sup> Ave SE street facing Main Entrance)***

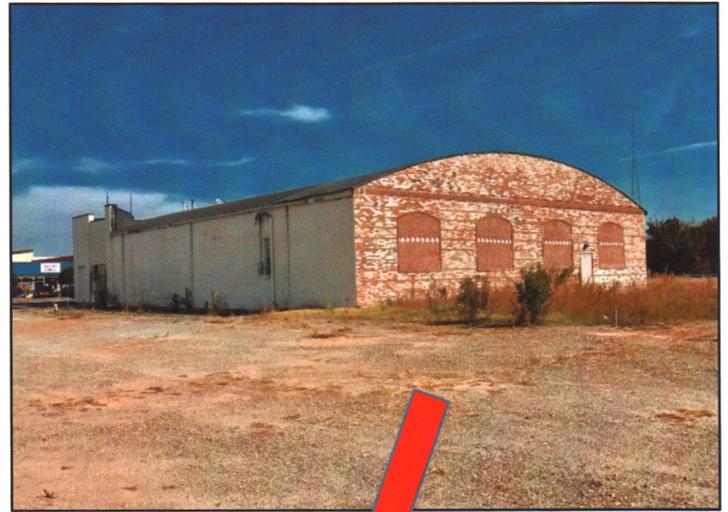
- A mixture of low shrubs (under 4 ft), most of which are native to North Carolina and are all wildlife friendly.
  - Sweetfern
  - Snowhill hydrangea
  - Carolina Rose
- Two midsize shrubs or small trees will be placed at the two main doors to create a welcoming entrance to the building.
  - Pinkshell 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 1<sup>st</sup> 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 2<sup>nd</sup> 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.

<b>Landscape Grant Eligibility Overview</b>	
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 <sup>st</sup> Avenue Place SE, Main Avenue Place SE and 2 <sup>nd</sup> 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***

<b>Applicant:</b>		<b>Grant Type:</b>	
<b>Property Address:</b>		<b>Landscape / Community Appearance</b>	
<b>Category</b>	<b>Low (1 Point)</b>	<b>Medium (3 Points)</b>	<b>High (6 Points)</b>
<b>Visibility</b>	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).
<b>Value</b>	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.
<b>Impact – Landscape Grant</b>	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.
<b>Impact – Community Appearance Grant</b>	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.
<b>Alignment</b>	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.
<b>Longevity</b>	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
<b>Viability</b>	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.
<b>Category Totals</b>	0 to 13 Points	14 to 19 Points	20+ Points
<b>Category Minimums</b>		2L + 4M	5M + 1H
<b>Grant Category Scores</b>			
<b>Overall Grant Score</b>			