



Historic Preservation Commission

City of Hickory
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Agenda
City of Hickory
Historic Preservation Commission
Tuesday November 24, 2020
5:30 P.M.

Location: Hickory City Hall, Council Chambers

Historic Preservation Commission Members: John Ehrenreich, Sam Hunt, Simon Lucas, Mary Moorer, Katherine Mull, Dan O'Malley, Dan Rink, Dale Rockensuess, Ernie Sills.

Youth Council Advisory Member: Matthew Rostan

1. Call to Order Chair
2. Roll Call
3. Approval of Minutes from the September 22, 2020 Meeting
4. Items of Correspondence
 - a. Minor Certificates of Appropriateness
 - i. Hickory Landmarks Society – 542 2nd Street NE
 - ii. Turrentine – 406 6th street NW
 - iii. Osborne – 431 6th Street NW
5. Public Hearing to Consider Certificate of Appropriateness 20-04 Staff
6. Bond Commission Update Ernie Sills
7. Other Business
8. Adjourn

Historic Preservation Commission
Tuesday, September 22, 2020, 5:30 pm

A regular meeting of the City of Hickory's Historic Preservation Commission (HPC) was held on Tuesday, September 22, 2020, 5:30 pm, in Council Chambers of the Julian G. Whitener Municipal Bldg.

Members Present: Dale Rockensuess, Dan Rink, Dan O'Malley, Ernie Sills, Sam Hunt, and John Ehrenreich

Members Present via Zoom: Katherine Mull, Mary Moorer, and Matthew Rostan

Members Excused: none

Members Absent: Simon Lucas

Guests Present: Patrick Daily, Executive Director, Hickory Landmarks Society

Others Present: Senior City Planner Ross Zelenske and Minutes Clerk Anne Starnes

Call to Order: Dale Rockensuess, Vice-Chair, called the meeting to order at 5:40 pm.

Roll Call: Mr. Rockensuess called the roll. A quorum was present.

Oath of Office for Historic Properties Appointment: Mr. Zelenske introduced new HPC member John Ehrenreich, and Matthew Rostan, the Hickory Youth Council representative to the Commission. Mr. Rockensuess welcomed them to the Commission.

Mr. Ehrenreich introduced himself, took the oath of office and was sworn in as a Historic Properties Commissioner. He replaces Kim Menzies on the Commission.

Mr. Rostan introduced himself. He is a junior at University Christian High School. Since Mr. Rostan was attending virtually, Mr. Zelenske said he would be sworn in when he attends in person.

Approval of March 24, 2020 Minutes: Minutes of the previous meeting in March were distributed to members in advance. No additions, deletions, or corrections were stated. Dan Rink moved, seconded by Ernie Sills, to approve the March 24, 2020 minutes as presented. The motion carried unanimously.

Items of Correspondence: Mr. Zelenske reviewed on-going activities since members last met in March.

CLG Report – The agenda packet included a letter received from the state in June, affirming that all CLG requirements were met during the previous year.

Mosteller Mansion – Mr. Zelenske reminded members that, nearly a year ago, they had discussed the proposed demolition of Mosteller Mansion. He said the project became more active earlier this (calendar) year. Since members met in March, the house was demolished. The property is now under construction for new apartments, so efforts to save the house were not successful.

Mr. Zelenske asked if there were any questions.

Mr. Rockensuess asked to make a correction, saying that members were not trying to save the house. He said an effort was made to get the Commission to treat it as a historic property, but per the Commission's qualifications and their review, members had agreed it was not a historic property. He said it was not an issue of saving it, but it was an action they were trying to have the Commission agree to, which the members had disapproved. Mr. Zelenske agreed, saying those efforts were not successful and it has since been demolished.

Minor Certificates of Appropriateness – A 2020 report on three Major Certificates of Appropriateness and seven Minor Certificates of Appropriateness was included in the agenda packet.

Mr. Zelenske reviewed the three (3) minor actions taken by staff during the past few months. One was for a property in Claremont, for a pool patio and other work, and the second was for a recently purchased Kenworth property that was in bad shape. A very ambitious couple purchased the house and took the work on themselves, including removing a collapsed deck, replacing the roof, and other work. The final one was for Hickory Landmarks Society, on the Maple Grove property, where a tree fell during a storm and damaged their historic garage/potato shed. They plan to replace the structure as historically as is possible.

Mr. Zelenske asked if there were any questions, and there were none.

Bond Commission Update: Ernie Sills, the HPC member serving on the Bond Commission, distributed a written report. The \$14.3 million Hickory City Walk is proceeding, but is a little behind schedule due to the recent amount of rain. The walk goes from 9th Street NW and through downtown to Lenoir-Rhyne University. So far, the walk has been 90% completed. The 3rd Street Pedestrian Bridge, from the City Walk over to Union Square, has been installed but will not open until the entire walk is completed. The Pedestrian Bridge over Highway 127 is behind schedule due to weather. They anticipate completing the entire project by spring 2021.

Other projects remain in the design phase. The Book Walk will begin at the City Walk, by City Hall, and extend south by the Ridgeview Library and “Untouchables” football team monument, then go south on 4th Street SW, and end across from the Wal-Mart Grocery at Highway 70. The estimated cost is \$5.4 million.

A later addition to the plan is referred to as the Old Lenoir Road Walk, estimated to cost \$12.5 million. It will start at the west end of the City Walk and generally follow Old Lenoir Road to the River Walk. The River Walk is currently under construction at a cost of \$5.9 million.

The final piece of the project is the Airport Walk, connecting the Old Lenoir Road Walk and River Walk, via a pedestrian bridge over Highway 321 and continuing to the Hickory Airport.

Mr. Rockensuess asked how the City Walk would transition through the intersection by the Von Drehle building. Mr. Sills said a round-about is planned for the intersection, which will help with pedestrian traffic. Mr. Zelenske said the round-about would slow traffic down, but some members expressed concerns that it will become a safety issue. Mr. Rockensuess noted they are building a bridge from the City Walk over to Union Square for pedestrian safety, but crossing there is easier than walking through the intersection by the Von Drehle building. Some members thought a pedestrian bridge was also planned for that intersection. Mr. Zelenske said he understood that the City Walk project was also reviewed by the U.S. Department of Transportation.

Appointment of Ex-Officio Bond Commission Member: Mr. Zelenske said members would appoint a Bond Commission representative for the coming year. Mr. Sills currently serves, and is eligible for reappointment to an additional 1-year term. He agreed to continue, unless another member was interested, but was unsure how many total years he could serve. Mr. Zelenske understood that it was unlimited.

Dale Rockensuess moved, seconded by Sam Hunt, to recommend City Council appoint Ernie Sills to the Bond Implementation Commission, as the ex-officio member representing the Historic Preservation Commission. The motion carried unanimously.

Election of Officers for FY 2020-21: Mr. Rockensuess said a Chair and Vice-Chair would be elected to serve during 2020-21, through June 30, 2021.

Dale Rockensuess moved, seconded by Dan Rink, to nominate Katherine Mull as Chair. There were no other nominations, and Ms. Mull accepted the nomination. The motion carried unanimously.

Ernie Sills moved, seconded by Sam Hunt, to nominate Dale Rockensuess as Vice-Chair. There were no other nominations, and Mr. Rockensuess accepted the nomination. The motion carried unanimously.

Officers for FY 2020-21 are Katherine Mull, Chair, and Dale Rockensuess, Vice-Chair.

Other Business:

CLG Training – Mr. Zelenske said Ernie Sills and Katherine Mull had both completed CLG training recently. Members planning to complete on-line CLG training were Dale Rockensuess, Sam Hunt, Dan O’Malley, and John Ehrenreich. Mr. Zelenske said there are a total of six (6) video sessions on the play list, but members are only required to watch one of them. He will re-send the links to members. At this point, he said members had met the requirement for the year, which ends this month. If members wait until later to send their summaries to the state, they would receive CLG training credit for the next year.

FY 2019-2020 Report – A copy of the report Mr. Zelenske prepared for the previous fiscal year was included in the agenda packet. He said the state had requested that Commissions prepare a local report, so others in the community could see what members had accomplished during the year.

HLS Activities – Mr. Zelenske said HLS would begin their Annual Poinsettia Sale on Saturday, November 28, and they are planning a 50th Anniversary celebration of the Summie Propst House relocation and restoration.

Patrick Daily, Executive Director of Hickory Landmarks Society (HLS), is participating in the City of Hickory’s 150th Anniversary Celebration. He said some of the major celebration activities have been postponed to June 2021, but he was asked to proceed with the 3-part series he is scheduled to present on Hickory’s history. His presentations will be held in Drendel Auditorium on Saturday, October 3 at 3 pm (topic: The Hickory Tavern); Thursday, October 29 at 6 pm (Life in Hickory in 1870); and, Thursday, November 12 at 6 pm (History of the Piedmont Wagon Company). Seating is limited to 50 attendees for the in-person presentations and they will also live-stream them on Facebook. They plan to archive his presentations on the HLS website for future viewings. Mr. Zelenske will forward the press release to members.

Commission Members – For the benefit of new members, Mr. Rockensuess asked Mr. Zelenske to review the composition of Commission member appointments. Members and their appointments were listed in the FY 2019-2020 report in the agenda packet. Members serve as Historic Properties Commissioners, Building Trades Commissioners, a Licensed Architect Commissioner, At-Large Commissioners, and a Youth Council Representative. In the current fiscal year, John Ehrenreich replaced Kim Menzies as a Historic Properties Commissioner, and Matthew Rostan replaced Emily Greene as the Youth Council Representative.

Next Meeting: If needed, the next regularly scheduled meeting will be on Tuesday, October 27, 5:30 pm. Mr. Zelenske will advise members of their next meeting by e-mail.

Adjourn: Ernie Sills moved, seconded by Dan Rink, to adjourn. There being no further business, the meeting adjourned at 6:20 pm.

Anne Starnes, Minutes Clerk
City of Hickory



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Historic Preservation Commission

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

Property Address: 431 16th Street NW

Property Owner: Joey and Tonya Osborne

Applicant: owners

Mailing Address: 431 16th St. NW

Daytime Telephone Number: 828-308-7736 (Tonya)

Email Address: tonyaposborneA@gmail.com

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

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

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

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

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WRITTEN DESCRIPTION:

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

Due to our desire and need to expand our garage and to remedy existing structural deficiencies, we would like to make additions and modifications to the garage per the attached plans. All externally visible materials will match the existing main structure.

Applicant Signature: Amya Osborne Date: 10/24/20

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

RETURN COMPLETED APPLICATIONS TO ONE OF THE FOLLOWING:

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

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

**Certificate of Appropriateness at 431 6th Street NW
Staff Report**

Applicant: Joey and Tonya Osborne

Property Owner: Joey and Tonya Osborne

Petition Number: COA 20-04

Property Location: 431 6th Street NW

PIN: 3703-18-32-3058

Lot Size: ~0.46 acres

Property Background: The Dr. George E. Bisanar House is a two story brick colonial built around 1934 on 6th Street NW. Character defining features include its recessed entrance, Tuscan columns, limestone keystones, and side porte-cochere. The property is located in the Oakwood Local Historic District and is considered contributing to the Oakwood National Register Historic District.

Nature of Request: The applicant has requested permission to partially demolish and enlarge an existing detached garage. Note: The existing garage is not original to the property, nor is it significant to the house.

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

1. **Height.** *The garage will be one and half story and will be approximately 20 feet in height at its highest peak, with a mean height of 15 feet.*
2. **Setback, lot coverage, yards, orientation and positioning of the building, and spacing of buildings.** *The overall lot coverage will increase by approximately 770 square feet, which includes the open air grilling patio. The existing building footprint will increase by approximately 650 square feet. The addition will follow the existing rectangular shape of the existing garage, and will be approximately 1,308 square feet in total area. This will be proportional to the main home's 3,000 square foot footprint. The garage will be oriented toward 6th Street, but will also feature garage doors on the rear. The garage will remain closely located to the side property line.*
3. **Materials, surface textures and patterns.** *The garage will be constructed of wood and will be clad in brick veneer and wood siding. According to the applicant, the brick and siding chosen will closely match the house. The applicant informed staff that the garage doors would likely be aluminum. No patterns or textures were noted.*
4. **Architectural detailing.** *The garage will use simple design details and will not impact any known architectural details associated with the house.*

5. **Roof shapes, forms, and materials.** *The new garage will have a multi gable roof. The roof material will be asphalt shingles. The applicant noted the roof materials will closely match those on the house. No equipment or special features were noted.*
6. **Fenestration proportions, shapes, position and location, and pattern.** *The garage will have multiple windows on three of the four elevations. Placement varies depending on elevation. A side door will be added between the porch and steps.*
7. **General form and proportions of buildings and structures.** *The garage will be rectangular in shape and will be one and half stories. The existing house is two stories.*
8. **Appurtenant features and fixtures including, but not limited to, lighting, walls, and fences.** *No impacts to appurtenant features were mentioned in the application, although exterior lighting is likely.*

Guidelines: Sections 2.5 and 4.2 contain the guidelines for garages and additions. The *relevant* guidelines for each section are listed below:

2.5 Garages, Accessory Buildings, and Pools

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

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

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

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

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

4.2 Additions

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

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

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

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

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

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

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

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

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

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

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

Staff Analysis:

The expanded garage will be located to the rear of the house where the existing garage currently sits. The garage addition will be to the rear of the current garage, and will be no closer to the street or side lot line as the garage is currently. The existing garage is not mentioned in the National Register nomination and does not appear to be an original or character defining feature of the house. The expanded garage is proposed to be located to the rear existing home, which is complaint with Guideline 2.5.3. The existing garage is currently freestanding structure; the proposed addition will remain detached from the home, which is compliant with Guideline 2.5.3.

Additionally, the expanded garage is proposed to have an exterior finish consisting of wood and masonry exterior walls, and asphalt shingles, which is compliant with Guidelines 2.5.2 and 2.5.4.

The overall lot coverage will increase by approximately 770 square feet, which includes the open air grilling patio. The existing building footprint will increase by approximately 650 square feet. The addition will follow the existing rectangular shape of the existing garage, and will be approximately 1,308 square feet in total area. This will be proportional to the main home's 3,000 square foot footprint. Although there are no stated guidelines regarding height and proportionality; the highest point of the expanded garage is 20 feet, which is obviously less than that of the two-story home. Additionally, the expanded garage' footprint is approximately one-third (1/3) the size of the home.

As previously discussed, the exterior of the expanded garage shall consist of wood and masonry finishes, along with asphalt shingles, which meets Guideline 2.5.4. The structure will also be constructed to have include windows on three of the structures sides.

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

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



Figure 1: Applicant photo showing the front elevation of the house. *Note the existing garage to the left in the background.*



Figure 2: Applicant photo showing the side elevation of the house. *Note the existing garage to the rear of the home.*



Figure 3: Applicant photo showing the front elevation of the existing garage.

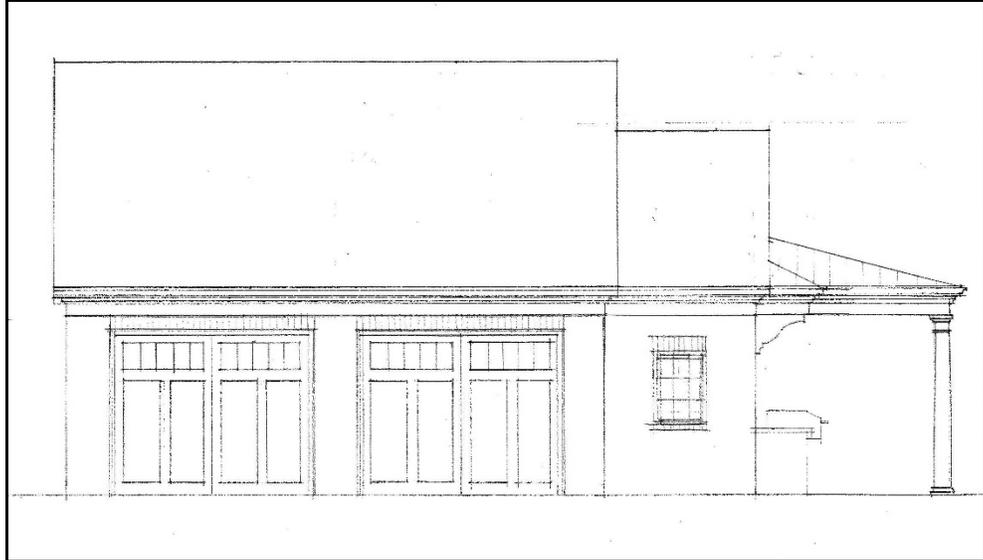


Figure 6: Applicant provided rendering of the proposed front elevation facing 6^t Street NE. *Note the columns, the gabled roof, and window.*

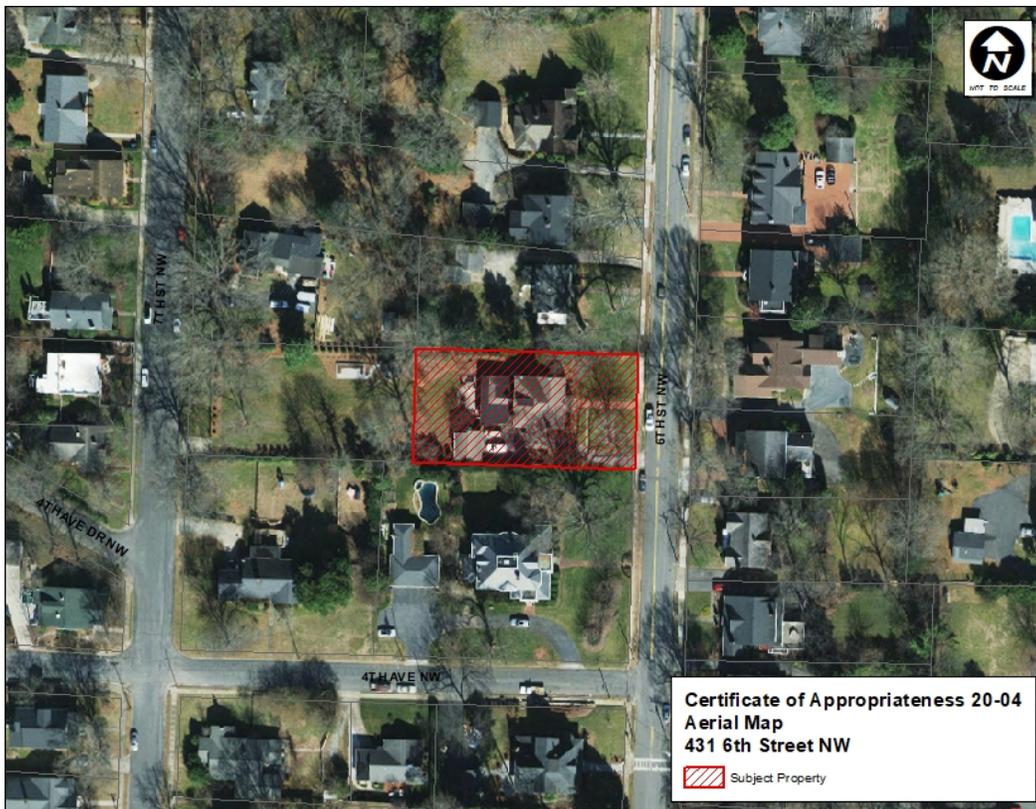


Figure 7: GIS aerial from 2018 showing the property in relation to others in the general area. *Note the location and potential visibility from 6th Street NW and 7th Street NW.*

Citizen Input: As of November 16, 2020, staff has only received one inquiry on the petition. A neighbor requested further information on the proposal and did not express opposition on the matter.

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