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Historic Preservation Commission

Agenda
City of Hickory
Historic Preservation Commission
Tuesday November 28, 2023
5:30 P.M.

Location: Hickory City Hall, Council Chambers

Historic Preservation Commission Members: Sam Hunt, Simon Lucas, Katherine Mull, Dan O'Malley, Dan Rink, Dale Rockensuess, Ernest K. Sills

Youth Council Advisory Member: Kate Bridges

1. Call to Order Chair
2. Roll Call
3. Approval of Minutes from the October 24, 2023 Meeting
4. Presentation on Quasi-Judicial Procedure
5. Announcement of Vacancies
6. Other Business
7. Adjourn

Attendance Roster
FY 23-24

Key	A	Absent	AX	Excused	No meeting	No Quorum
	P	Present			Vacant/Not yet appointed	

Historic Preservation Commission

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Appoint	Expire
Historic Properties				P									Jul-22	Jun-25
Historic Properties				P									Jul-22	Jun-25
Historic Properties													Dec-19	Jun-26
Building Trades				A									Jul-22	Jun-25
Building Trades				A									Aug-23	Jun-26
Licensed Architect				A									Jan-23	Jun-24
At-Large (1)				P									Jul-22	Jun-25
At-Large (2)													Mar-22	Jun-24
At-Large (3)				P									Jul-21	Jun-24
Youth Council Advisory				A									Jul-23	Jun-26

**Historic Preservation Commission
Tuesday, October 24, 2023, 5:30 pm**

A regular meeting of the City of Hickory's Historic Preservation Commission (HPC) was held on Tuesday, October 24, 2023 at 5:30 pm, in the Map Conference Room of the Julian G. Whitener Municipal Bldg.

Members Present: Katherine Mull, Dan Rink, Dan O'Malley, and Sam Hunt

Members Excused: Ernie Sills, Simon Lucas, and Kate Bridges

Members Absent: Dale Rockensuess

Others Present: Senior Planner Mike Kirby, staff liaison, and Minutes Clerk Anne Starnes

Call to Order & Introductions: Katherine Mull, Chair, called the meeting to order at 5:35 pm.

Senior Planner Mike Kirby joined the staff in December 2022 and currently serves as liaison to the Historic Preservation Commission. He introduced himself.

Annual Election of Officers: Since the Commission's last meeting on May 24, 2022, the FY 2021-22 officers' terms ended. The current fiscal year began on July 1, 2023 and new officers must be elected to serve through June 30, 2024. The floor was opened for nominations of a Chair and Vice-Chair.

Dan Rink moved, seconded by Sam Hunt, to nominate and elect Katherine Mull as Chair of the Historic Preservation Commission. There were no other nominations, and Ms. Mull accepted the nomination. The motion carried unanimously and Ms. Mull was elected Chair.

Katherine Mull moved, seconded by Dan O'Malley, to nominate and elect Dan Rink as Vice-Chair of the Historic Preservation Commission. There were no other nominations, and Mr. Rink accepted the nomination. The motion carried unanimously and Mr. Rink was elected Vice-Chair.

FY 2023-24 Historic Preservation Commission officers are Katherine Mull, Chair and Dan Rink, Vice-Chair, serving through June 30, 2024.

Roll Call: Mr. Kirby said a quorum was present, and Ernie Sills, Simon Lucas, and Kate Bridges were excused.

Approval of May 24, 2022 Minutes: Minutes of the previous meeting were distributed in advance. No additions, deletions, or corrections to the minutes were stated. Dan Rink moved, seconded by Sam Hunt, to approve the May 24, 2022 minutes as presented. The motion carried unanimously.

Public Hearing to Consider Certificate of Appropriateness 23-01:

Ms. Mull stated the public hearing was quasi-judicial in nature. All persons presenting evidence must be sworn in prior to their testimony and members of the audience should speak only after being recognized. Persons in favor of the petition will speak first during the hearing, followed by the opponents. Any member with a known conflict of interest regarding these proceedings should state so and ask to be recused from participating. None of the members stated a known conflict of interest.

Ms. Mull opened the public hearing.

All speakers were sworn in by the Clerk.

Mike Kirby presented the Staff Report and referred to PowerPoint slides. He reviewed **slide #2** (Certificate of Appropriateness 23-01).

Certificate of Appropriateness 23-01

- **Property Location:** 515 6th Street NW
- **Applicant:** Austin and Judy Allran
- **Owner:** Austin and Judy Allran
- **Property Name:** Shuford-Allran House
- **The property** is located in the Oakwood Local Historic District.

Mr. Kirby reviewed **slide #3** (Property History).

- The Shuford-Allran House is a two story brick and waterboarded, a Dutch Colonial home built around 1925, on 6th Street NW. Character defining features include a gambrel roof, front and rear shed dormers, and an enclosed one-story side porch, capped with a simple balustrade.
- A minor COA was issued in 1993 for the installation of garage doors on an accessory structure. Another minor COA was issued in 1994 for the addition of windows to the screened porch.

Slide #4 (Property History - Photograph). Mr. Kirby said the historic photo showed how the house originally appeared. The side porch was screened-in at the time, but was enclosed many years ago.

Slide #5 (Aerial Map). Mr. Kirby said the overhead photo shows the proximity of the subject house to surrounding ones.

Mr. Kirby reviewed **slide #6** (Nature of the Request).

- The applicant has requested approval to build an addition to the house. The addition consists of one bedroom, one full bath, one half-bath, and a closet.

Slide #7 (Front Elevation). Mr. Kirby noted the side porch was enclosed in this more recent photo.

Slide #8 (Side Elevation). Mr. Kirby said this photo provides a close-up view of the enclosed side porch.

Mr. Kirby reviewed **slide #9** (Rear Elevation), saying the photo showed the rear of the side porch and back of the home.

Mr. Kirby reviewed **slide #10** (Proposed Layout), saying the architectural drawing shows how the addition will appear, and includes a foundation plan and floor plan. He pointed out the rear of the home on the site plan, saying it would be connected to the existing home by an enclosed breezeway. He noted the location of the bedroom, bath, walk-in closet, and bay window at the rear of the new addition.

Mr. Kirby reviewed **slide #11** (Elevations), saying the rendering shows how the addition will appear after completion. The drawing includes the proposed left side elevation, as it will appear from the side property line; the rear elevation, showing the bay window location; and the front elevation, showing the side porch proximity.

Slides #12-15 (Statutory Analysis). Mr. Kirby said members must consider the eight (8) statutory criteria as they review the request, including:

1. Height.
 - The addition will be two stories and approximately 22 feet in height at its highest peak.

2. Setback, lot coverage, yards, orientation and positioning of the building, and spacing of buildings.
 - The building *footprint will increase by approximately 575 square feet*, and *lot coverage will increase by an approximately 575 square feet*.
3. Materials, surface textures and patterns.
 - The garage will be constructed of wood and will be clad in brick veneer. According to the applicant, the brick and siding chosen will closely match the house. No patterns or textures were noted.
4. Architectural detailing.
 - The addition will use Dutch Colonial design details and will not impact any known architectural details associated with the house.
5. Roof shapes, forms, and materials.
 - The new addition will have a *gambrel roof with sloping sides and appropriate pitch*. The roof material will be *fiberglass shingles*. The applicant noted the roof materials would closely match those on the existing house.
6. Fenestration proportions, shapes, position and location, and pattern.
 - The addition will have multiple windows, including a bay window. Placement varies, depending on elevation. The windows will match the existing home.
7. General form and proportions of buildings and structures.
 - The addition will be Dutch Colonial in shape and will be two 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.

Mr. Kirby reviewed **slide #16** (Design Guidelines for 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 are 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.

Mr. Kirby reviewed **slides #17-18** (Design Guidelines for Garages, Accessory Buildings, and Pools).

- 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 to the rear*.
- 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.

Mr. Kirby reviewed slide #19 (Staff Analysis).

- The addition will be located to the rear of the house, behind the existing sunroom. The addition will be closer to the side lot line than the existing house.
- However, the addition will not encroach into the 10-foot side setback required in an R-2 residential zone.
- The addition will follow the existing Dutch Colonial shape of the existing home, and will be approximately 575 square feet in total area.
- Although there are no stated guidelines regarding height and proportionality. The highest point of the expanded garage is 22 feet, which is about a foot less than that of the two-story home.
- The exterior of the addition shall consist of wood and brick veneer finishes, along with fiberglass shingles, which meets Guideline 2.5.4.
- As such, staff recommends approval of the petition as proposed.

Mr. Kirby said the staff recommends approval of this request. He asked for questions from Commission members, and there were none.

The Staff Report was entered into the record as Exhibit A.

PROPONENTS

• **Austin Allran** addressed Commission members, saying he first wanted to thank each of them for their service. He appreciated the sacrifice of their personal time.

Mr. Allran said someone saw the (City's) sign in his yard and asked if he was selling his house. He told them no way, that it was the exact opposite of that. They love the street, they love the neighborhood, they love the house, and they love their neighbors; they just want to be able to stay there. It is a perfect house for them, except for one thing – there is no bedroom and bath on their first floor. A lot of the nearby houses probably did not, either, when they were built. They have nearly all added on to their homes now, except for them. They are now trying to do what everyone else has already done and bring it up to speed, making it livable so they can stay there. They plan to use brick veneer to match the existing house, painted in the same color. The brick on the existing house is red scratch, an unusual type of brick sometimes called wire cut. They hope to use it again, so it will not just look the same, it really will be the same brick. They plan to use the same type of shutters and windows, so they will also appear the same, and of course, it is the same type of architecture.

In his application, Mr. Allran said he had referred his roof as a mansard roof. Mr. Kirby has explained the difference between a mansard roof and a gambrel roof to him, which he never understood until recently, so he now knows their house has a gambrel roof. They plan to copy it on the addition, using the same pitches. He believes the addition will enhance the value of the house and make it more valuable than it was before, noting that both of his closest neighbors are perfectly happy with this project. Having said that, he believes that, by the time they plant trees and bushes in the front for privacy, unless someone goes down the street very slowly and stares at the back, he does not think anyone would notice the addition. But, if they do, he will be proud of it, he just doubts anyone would even notice it.

Ms. Mull asked if there were any questions from members.

Mr. Rink said design guideline 4.2.3 says to, "limit any disturbance to the site's terrain during construction." He asked if everything involved would need to be loaded through the front yard, or do they have direct access to the back. Mr. Allran said that was a great question, that what they are hoping to do is to come up the driveway and into the back; Sixth Street is very busy, and the driveway is very narrow, but they plan to do everything possible to come up the driveway and go in through the back. He was advised that there could be times when they will have to go through the front, but he hopes and prays not, because that would tear up his yard. Mr. Rink asked if there is an alley in the back, and Mr. Allran said no.

Ms. Mull noted they had recently lost some trees on their property. Mr. Allran said there were three trees when they moved to the house, which was nearly 40 years ago. Awhile back, the first maple tree died from disease. Later on, the second maple fell during the night and landed in the yard across the street, taking the power lines down with it. Luckily, neither tree landed on their house, but after that, they decided to address their dying oak tree before it fell on the house and killed them. He referenced the photo in Slide #8, taken directly by the corner of their side porch. Mr. Allran noted the mulch in the photo, which is the site of their former oak tree. He said the stump could only be ground down so much, due to the tree's extensive root system, which runs under their foundation. Removing it entirely could damage the integrity of their house. He has since planted a new maple tree there and hopes it will not be damaged during construction.

Ms. Mull asked who their contractor would be. Mr. Allran said he has a contractor in mind, and has a meeting scheduled with him tomorrow.

Mr. Rink asked if the addition would be two-stories, and Mr. Allran said yes. Mr. Rink asked if the second floor would be finished. Mr. Allran said it would be empty space. They currently have no plans for it, other than using it for storage.

There were no further questions for Mr. Allran, and no additional proponents.

OPPONENTS

None

Ms. Mull asked if there were any further questions or discussion on the request.

Mr. Rink asked Mr. Kirby to clarify a reference to the "expanded garage" in the third paragraph of the Staff Analysis from the staff report. Mr. Kirby said it was a typographical error.

Ms. Mull declared the Public Hearing was closed.

First motion

Dan Rink moved, seconded by Dan O'Malley, that the Commission find as fact that the proposed project at 515 6th Street NW, is congruent with the character of the district, because the eight (8) criteria are generally in harmony with the special character of the neighboring properties and the district as a whole, for the following reasons: as to height, the overall height of the project is 22-feet, which is below the height of the main structure; as to setback and placement, the overall lot coverage will increase by 575 sqft. but is not significant to the total property, and although the building will be closer to the lot line, it will remain within the setback requirements; as to materials, the ones being used are wood and brick veneer, which are consistent with the existing historic structure; as to architectural detail, the addition will use a Dutch Colonial design consistent with the historic property; as to the roof, the new roof will have the same roof line as the original structure, and fiberglass shingles will be used to closely match the ones on the existing house; as to fenestration, the proportions, shapes, and locations of the windows will match those on the existing house; as to general form, the addition will be Dutch

Colonial in shape and be two stories, as is the original structure; and, as to the appurtenant features, none are mentioned in the application or seen on the drawings. The motion carried unanimously.

Second motion

Dan O'Malley moved, seconded by Sam Hunt, that the Commission, based on the previously adopted findings of fact, approve Certificate of Appropriateness 23-01 as proposed. The motion carried unanimously.

Ms. Mull said Certificate of Appropriateness 23-01 had been granted. Mr. Allran thanked Commission members for their support, saying his family would enjoy remaining in their home.

Announcement of Vacancies: Mr. Kirby said there are currently two vacancies on the Commission. John Ehrenreich's term as a historic properties member ended. He is not currently a member, but plans to re-apply and continue serving in the future. William Gardner had served as an at-large member, but moved to Virginia and his seat is vacant. Ms. Mull knows a local contractor who might be interested in the at-large seat. Mr. Kirby said he will need to complete an application on the City's website, and the City Clerk will then send it to City Council for approval.

Other Business: Mr. Kirby suggested conducting a training session for members next month. The regular meeting in November is scheduled during the week after Thanksgiving. He asked if members preferred to meet on Tuesday, November 28 or postpone it to the following week. Members agreed to meet on November 28. During the training session, Mr. Kirby will share short videos on historic preservation that discuss procedures and criteria. He will also invite Deputy City Attorney Arnita Dula to participate.

Ms. Mull asked if the Commission had met all of their requirements. Mr. Kirby said no, but they would be current after holding the training session in November.

Members discussed the recent frequency of their meetings. In the future, Mr. Kirby suggested they hold at least one regular meeting per quarter, whether or not there is an application or other formal business for consideration, and members agreed.

Mr. Rink noted members had requested the previous staff liaison provide them with updates on any requests that were handled solely by staff, such as minor COAs. He had added this to the meeting agendas, which allowed members to stay current on any related work being done. Since joining the staff in December, Mr. Kirby has handled only two minor COAs. He described them, saying one had involved a tree that fell on a historic home near the SALT Block, and the other was for a new roof on a historic home.

Next Meeting: The next regular meeting is scheduled for Tuesday, November 28, 2023, at 5:30 pm.

Adjourn: Dan O'Malley moved, seconded by Sam Hunt, to adjourn. There being no further business, the meeting adjourned at 6:20 pm.

Katherine Mull, Chair
Historic Preservation Commission

Anne Starnes, Minutes Clerk
City of Hickory