



**TOWN OF BOONE
HISTORIC PRESERVATION COMMISSION
MEETING AGENDA**

The Town of Boone Historic Preservation Commission will meet on **Tuesday, November 13, 2018 at 3:00 p.m.** in the Planning & Inspections - Upstairs Conference room located at 680 West King Street. The following items will be on the agenda:

- 1. Call to Order**
- 2. Adoption of Agenda**
- 3. Approval of Minutes**
 - October 9, 2018
 - October 29, 2018
- 4. Phase I Survey Report Discussion**
- 5. Linville River Gorge Railway 100th Anniversary Celebration Finalization**
- 6. Other Matters by Commission Members or Staff**
 - Set Agenda for next meeting
 -
- 7. Adjournment**

**Boone Historic Preservation Commission
Meeting Minutes
October 9, 2018
3:00 p.m.**

Historic Preservation Commission Members in Attendance: Eric Plaag-Chairperson, Teresa Pearman-Vice-Chairperson, Chuck Watkins, Bettie Bond, Phoebe Pollitt, Loretta Clawson and Rennie Brantz

Town Staff in Attendance: Marty Little-Planner and Marlene Crosby-Board Secretary

Call to Order

Chairperson Eric Plaag called the meeting of the Boone Historic Preservation Commission, held in the Planning & Inspections upstairs conference room located at 680 West King Street, to order at 3:00 p.m.

Adoption of Agenda

Member Bond made a motion, seconded by Vice-Chairperson Pearman to accept the agenda as written.

Vote:

Aye – All

Nay – None

The motion passed.

Approval of Minutes

Member Watkins made a motion, seconded by Member Pollitt to approve the September 11, 2018 meeting minutes with the following changes: on page one under the second vote change the word extension to abstention, add Member Pollitt to the attendance section of the minutes, on page three in the first paragraph the fifth sentence should read, Member Bond pointed out that once the renovation of the Appalachian Theatre is complete there will be about 120 seats available in the community room and about 640 seats available in the auditorium that could be used for hosting these types of events, on page four in the third paragraph change “national register plaques” to “local landmark plaques”, on page five in third paragraph in the first sentence change “handicaps to handicrafts”, on page five in the fourth paragraph in the first sentence add “difficult” before history, in the third sentence remove “that” and add “this type of difficult” and remove “told” and add “interpreted”, on page six in the third paragraph in the second sentence change “COL” to COA”.

Vote:

Aye – (Bond, Brantz, Pearman, Plaag, Pollitt, Watkins)

Nay – None

Abstention – (Clawson)

The motion passed.

Local Landmarks and Small Properties Plaques

Chairperson Plaag began discussion on this topic by noting that he had spoken to Mary at www.erielandmark.com regarding the Town of Boone local landmarks plaques. He explained to Mary that the Town has been using the 11" x 8" size for their local landmarks. He asked her advice on what size plaques should the Town use for both commercial and domestic properties. Mary said that it is common to see rectangular shaped plaques on commercial properties and oval shaped plaques on domestic properties.

Chairperson Plaag explained that oval shaped plaques and rectangle shaped plaques are measured the same. Chairperson Plaag said that Mary suggested using a 10" x 7" or 7" x 5' sized plaque. Chairperson Plaag explained that the 7" x 5" size seemed too small. Mary said there is a custom plaque that is 9" x 6". Chairperson Plaag noted the cost of each size plaque: 10" x 7" is \$184.00, 7" x 5" is \$132.00 and the 9"x 6" is \$165.00 and these prices do not include the shipping costs.

Member Watkins asked Chairperson Plaag for whose benefit are we putting plaques on residential properties. Chairperson Plaag said we have already designated a residence as a local landmark with the Linney House. Chairperson Plaag said he felt we are obligated to offer the property owner a methodology to place a plaque on their property, if they choose to do so. Chairperson Plaag said that he felt that the Town would want to control what the plaque looks like which is common in other Towns. Chairperson Plaag said if a property owner is interested in a plaque, the Town would let them know the cost of it and the property owner would pay for the plaque. Chairperson Plaag said this is a legal designation by state statute for buildings that are at least 50 years of age and has extraordinary significance.

Chairperson Plaag explained that in South Carolina they are doing plaques for the National Registry, he noted that the plaques can be ordered through SHPO. He said the commercial plaques are larger in size than the domestic plaque. He said that he thinks the name of the property, the year built and the year of designation should be on the plaques. Member Brantz said having a plaque on the building can enhance the value of the property.

Member Watkins talked about including some type of award for properties regarding preservation and excellence. Chairperson Plaag said at this time the Town are not authorized to recognize these types of thing. Chairperson Plaag said that the HPC could recommend for approval for this type of program.

Discussion ensued on needing a designer for residential local landmarks plaques. Chairperson Plaag said there may be 12 houses in the whole Town that meet the requirements for local landmark status that may need a plaque. He asked the HPC, if they were in support of the Town hiring a graphic designer to design an oval plaque for domestic architecture or the HPC could order the rectangle shape or the custom sized plaque. Member Bond said she felt there are a lot of local designers that could be contacted to design an oval plaque. Members Bond and Brantz liked the oval design.

Discussion ensued on the graphic design on the plaque. Chairperson Plaag said the graphic designer could suggest some design ideas for the HPC to review.

Discussion ensued on the process for a property applying for local landmark status. Chairperson Plaag explained the application process noting that anyone can apply for this type of designation for their property or a nomination for another property can also be submitted. He said once the application is reviewed a report is conducted based off the information in the application that would need Council approval.

Discussion ensued on the options for designing the oval plaque. Chairperson Plaag said we can get by with the smaller rectangle shaped plaque without additional cost from graphic designer or the HPC can recommend that a graphic designer be hired to propose a more attractive oval plaque. Member Watkins asked about the cost of hiring a graphic designer for designing the oval plaque. Chairperson Plaag asked Member Brantz to ask a graphic designer that he knows about the approximate cost or reasonable fee for this type of work.

Discussion ensued on the names that go on the plaques. Chairperson Plaag said when the properties are designed, they are given names for example the Rivers House.

Motion and Vote:

Member Bond made a motion, seconded by Member Watkins to ask for direction from Council as to whether the plaque for domestic architecture for smaller properties should simply be a smaller rectangle or a more attractive oval plaque that requires the services of a graphic designer to properly design it. And, to request that a reasonable honorarium be attached to the graphic designer for their services.

Vote:

Aye – All

Nay – None

The motion passed.

Chairperson Plaag said he talked with Mary from www.erialandmarks.com regarding the amount of plaques to order at one time. Mary said she preferred to receive orders in small batches and once we receive each batch, then place another small-batch order.

Phase I Survey Update

Chairperson Plaag said the report is coming along and he is hoping to have it to the HPC members within the next two weeks. He asked the HPC members to review the draft report prior to the next regular meeting on November 13, 2018. He said he needed direction from the Planning Staff regarding the future meeting dates based on Council's direction. Chairperson Plaag also reminded the HPC members of their meeting on Monday, October 29, 2018 from 3 p.m. to 6 p.m. to discuss the Historic Design Guidelines and Handbook draft document.

Discussion of Pre-Assignments for Marker Research

Chairperson Plaag began discussion on this topic by outlining the names of the markers that were voted on by the HPC members at their last meeting which are the Junaluska Neighborhood

Marker, Council's Store and the Founders Hall at Appalachian State University. He said the first marker that the HPC members will work on is the Junaluska Neighborhood Marker, he noted that he is waiting on Ms. Roberta Jackson from the Junaluska Heritage Association to get back to him with the information that she would like to see on the marker.

Discussion ensued on the work of the text for the Junaluska Neighborhood Marker. Chairperson Plaag said that the HPC is not approved to create a sub-committee to work on the marker text for this marker. He said in the past the HPC members have asked for an intern or a Commission member has done the work. He said that the HPC members could request from Council that a sub-committee be formed for the purpose of doing the research for the marker text. He asked the HPC members if any of them wanted to help on this marker. Member Bond said because of her connection with Ms. Jackson through Digital Watauga, this would make it easier for her to work with Ms. Jackson on the marker text. Member Pollitt said she could help work on the text for this marker.

Motion and Vote:

Member Clawson made a motion, seconded by Vice-Chairperson Pearman to recommend to Council that a sub-committee be formed to work on the text for a Junaluska Neighborhood marker that will be located near Queen Street and North Depot Street in Downtown Boone.

Vote:

Aye – All

Nay – None

The motion passed.

Chairperson Plaag explained that the HPC members will work on one marker at a time until each marker is completed.

Discussion of the Linville River Gorge Railway 100th Anniversary

Chairperson Plaag began discussion on this topic by handing out four documents dated October 10, 1918, October 24, 1918, January 2, 1919 and the Train Schedule for the East Tennessee and Western North Carolina Railroad Company, Linville River Railway Company (permanently attached). He pointed out that there was not a depot building built at that time. He said the depot building was built by contractors Hodges and White in the spring of 1919.

Discussion ensued on the Town of Boone commemorating the 100th anniversary of the railway on January 1, 2019 at 10 a.m. The HPC members suggested having this proposed event at Tweetsie Railroad or at the "How Space" located on Howard Street. Chairperson Plaag said he could do the presentation at the event. The HPC members suggested asking Bojangles, McDonalds and Dan'l Boone Inn to donate ham biscuits and coffee for this event. Chairperson Plaag suggested asking the owner of Proper Restaurant to cater food for this event. Member Bond suggested asking Tweetsie Railroad to help pay for the food and drink and she suggested having a cake made with a train on it for the event. Member Pollitt said if there is a good menu, a price could be charged for the food at the event. Member Bond suggested selling 100 tickets for the event.

Chairperson Plaag asked the Planning Staff to work on the availability of the “How Space” for January 1, 2019 at 10 a.m. and to find out the occupancy limit for the building and the Town’s position on possibly selling tickets to attend the event or to allow “suggested donations”. Chairperson Plaag asked Member Bond to check with the owner of the Proper Restaurant to see if they can cater the event and donate her services to the Town. Member Bond said she felt it was asking too much from the owner at the Proper Restaurant to donate the food but she felt it was alright to ask the owner to donate her services to cater it.

Chairperson Plaag suggested adding this topic on the next Council agenda to ask for approval to have the event and to request funds for food and drink to be catered. Member Brantz said the November 2018 Council agenda was not finalized at this time and there is time to add an action request.

Motion and Vote:

Member Bond made a motion, seconded by Vice-Chairperson Pearman for Chairperson Plaag to request approval from Council to have the proposed Linville River Gorge Railway 100th anniversary commemoration event on January 1, 2019 at 10 a.m. and to present the HPC’s findings for this event at their November 2018 meeting.

Vote:

Aye – All

Nay – None

The motion passed.

Other Matters by Commission Members or Staff

Member Pollitt asked Chairperson Plaag what are the next topics that the HPC members will be discussing. Chairperson Plaag said beginning in January of 2019, some of the agenda topics would be the 100th anniversary of Downtown buildings, local landmark designation markers for the Council Store and Founders Hall.

Discussion ensued on early segregation in the Town of Boone. Chairperson Plaag read from a handout (permanently attached) and talked about the types of segregation being local practice and by law. He explained that he is talking about this topic because it is a part of the difficult history that was previously discussed on this topic. He said that the HPC members need to be thinking about what the mandate is and how far the HPC members want to go when unfolding the difficult history of the Town of Boone.

Chairperson Plaag confirmed that the HPC will have a meeting on Monday, October 29, 2018 from 3 p.m. to 6 p.m. in the Planning and Inspections Upstairs Conference Room to review and discuss and make possible changes to the Historic Preservation Design Guidelines and Handbook.

Chairperson Plaag noted the agenda items for the HPC meeting on Tuesday, November 13, 2018 at 3 p.m. will be the Phase I Survey Report Discussion and Linville River Gorge Railway 100th Anniversary Celebration Finalization.

Adjournment

Member Clawson made a motion, seconded by Member Brantz to adjourn the meeting at 4:45 p.m.

Vote:

Aye – All

Nay – None

The motion passed.

Eric Plaag, Chairperson

Marlene Crosby, Board Secretary

Image provided by: University of North Carolina at Chapel Hill Library, Chapel Hill, NC

Image: 3 of 4. Page All Pages Issues All Issues Text

—The railroad construction train, as we close our forms, is well this side of Mr. G. C. Winkler's, and if weather conditions remain good, it will reach the depot site by early next week. The first piece of freight to be shipped from Boone over the new line, was the Belgium relief box sent out from Red Cross Headquarters, which was loaded on in the Winkler meadow yesterday afternoon. The box was indeed great, and was valued at at least \$500.00. Something the Chapter is justly proud of.

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Image: 3 of 4.

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—At last, at last, the railroad whistle is heard from the depot site in our heretofore quiet little town, and the moving of local freight to and from the village will begin tomorrow, Capt. Lovill and Mr. Henry Lewis possibly to be the first shippers of potatoes and cabbage, the Capt. putting on a car of Irish potatoes consigned to an Atlanta house, but we are not informed as to the proposed destination of the famous Watauga cabbage. With the railroad practically completed, and the dirt roads under construction, old Watauga is rapidly coming to her own. Three cheers for the progressive people of Watauga, the best county in North Carolina.

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Image: 3 of 4. Page All Pages Issues All Issues Text PDF

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Info 9

—Regular passenger service was put on the railroad between here and Shulls Mills yesterday morning. We are to have two mixed trains daily, Nos. 7 and 8; No. 7 to arrive at 10 and leave at 11 a. m.; No. 8, to arrive in Boone at 2 and leave at 3, p. m. The published schedule for the entire line from Boone to Johnson City Tenn., will appear in these columns next week.

—The flu has struck the families

EAST TENNESSEE & WESTERN NORTH CAROLINA RAILROAD CO. LINVILLE RIVER RAILWAY COMPANY

TIME TABLE NO. 82

IN EFFECT 7:00 A.M., WEDNESDAY, JAN. 1, 1919—EASTERN STANDARD TIME

EASTWARD					STATIONS	WESTWARD				
Second-Class		First-Class		Miles		First-Class		Second-Class		
A.M.	A.M.	P.M.	A.M.			No. 1	No. 3	No. 5	No. 7	No. 9
No. 2	No. 6	No. 4	No. 8			A.M.	P.M.	A.M.	P.M.	P.M.
7.50	8.15	4.00	11.40		Lv. Johnson City Ar.	11.00	3.50	10.50	5.10	5.20
8.05	8.30	4.13	11.52	3.7	Milligan College F.	10.43	3.33	10.33	4.55	5.10
8.10	8.37	4.16	11.56	5.5	Watauga Point F.	10.40	3.30	10.25	4.45	5.00
8.13	8.40	4.20	12.00	6.7	Sycamore Shoals F.	10.37	3.27	10.17	4.38	4.58
8.20	8.50	4.23	12.08	9.5	Elizabethton	10.32	3.22	10.10	4.28	4.50
8.30	9.00	4.33	12.13	11.2	Coal Chute	10.25	3.15	9.50	4.00	4.33
8.35	10.00	4.41	12.21	12.3	Valley Forge F.	10.13	3.03	9.40	3.52	4.33
8.45	10.13	4.47	12.37	14.2	Hampton	10.13	3.03	9.30	3.45	4.23
8.55	10.30	4.54	12.34	16.5	Pardee Point F.	10.05	2.55	9.20	3.35	4.20
9.10	10.45	5.03	12.43	19.4	Blevins	9.58	2.48	9.10	3.25	4.10
9.15	10.55	5.08	12.48	21.7	White Rock F.	9.50	2.40	8.55	3.15	4.03
9.25	11.05	5.14	12.54	24	Crabtree F.	9.42	2.32	8.47	3.05	3.55
9.37	11.25	5.20	1.00	25.7	Road Mountain	9.37	2.27	8.42	3.00	3.50
9.45	11.40	5.23	1.03	27.4	Shell Creek	9.30	2.20	8.32	2.45	3.42
10.05	12.30	5.45	1.25	32	Elk Park	9.15	2.05	8.12	2.30	3.25
10.15	12.40	5.50	1.30	34.3	Ar. Cranberry Lv.	9.05	1.55	8.05	2.00	3.15
A.M.	P.M.	P.M.	P.M.		Lv. Cranberry Ar.	8.50				3.0
10.30	1.45	6.00		3.2	Minneapolis Jet. F.	8.40				2.4
10.45	2.00	6.13		5.8	Vale F.	8.33				2.3
10.55	2.10	6.22		8	Newland	8.25				2.30
11.05	2.30	6.30		10	Montezuma	8.20			6.15	2.20
11.15	2.50	6.40		12.2	Ar. Pineola Lv.	8.00				
		6.55		12.3	Linville F.	A.M.			8.00	2.0
11.25	3.10	P.M.		16.5	The Gap F.				7.37	1.4
11.45	3.35			18.1	Jesse Siding F.				7.30	1.3
11.50	3.45			20.5	Townsend F.				7.20	1.2
12.00	4.05			22	Foscoe F.				7.10	1.1
12.10	4.10			23.8	Ar. Shulls Mills Lv.				7.00	1.00
12.20	4.25									
P.M.	P.M.				Lv. Shulls Mills Ar.				4.00	12.00
P.M.	A.M.			25.5	Laurel F.				3.45	11.45
1.00	9.00			26.8	Dahners F.				3.35	11.35
1.15	9.15			28.5	Hodges F.				3.25	11.25
1.20	9.20			32	Ar. Boone Lv.				3.00	11.00
1.35	9.35									
2.00	10.00									
P.M.	A.M.								P.M.	A.M.

Note change to Eastern Standard Time Effective with Time Table No. 81.

F—Flag Stations. Trains 1, 2, 3 and 4 run daily and carry mail and passengers. All other trains run daily except Sunday. Trains 5 and 9 are mixed trains and carry passengers between all stations. Train No. 6 is a mixed freight and passenger train between Cranberry and Boone. Train No. 7 is a mixed freight and passenger train between Montezuma and Boone. No other trains carry passengers. Westbound trains have right of track over trains of same or inferior class. No train must follow another closer than five minutes. Inferior trains must clear track five minutes before time of other trains. Speed limit five miles per hour between Cranberry Wye and Water Tank.

F. M. ALLISON, Superintendent

GEO. W. HARDIN, V.-P. and G. M.

Image provided by: University of North Carolina at Chapel Hill Library, Chapel Hill, NC



A waiting room for the colored people will be one of the features of the new **depot**, thanks to the persistence of our popular agent, Mr. R. R. Johnson.

A wet May, it is said, insures a heavy yield of hay, and if it be true, we may expect a bumper crop this year, as May, so far, has had abundant rain.

Work on the new **depot** began Tuesday morning, Messrs Hodges & Wyke having the contract. Several carpenters are on the job and the building will soon be completed.

From the Landmark we learn

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**Boone Historic Preservation Commission
Meeting Minutes
October 29, 2018
3:00 p.m.**

Historic Preservation Commission Members in Attendance: Eric Plaag-Chairperson, Teresa Pearman-Vice-Chairperson, Chuck Watkins, Bettie Bond, Loretta Clawson and Rennie Brantz

Town Staff in Attendance: Christy Turner-Senior Planner and Marlene Crosby-Board Secretary

Others Present: John Ward, Town Manager

Call to Order

Chairperson Eric Plaag called the meeting of the Boone Historic Preservation Commission, held in the Planning & Inspections upstairs conference room located at 680 West King Street, to order at 3:00 p.m.

Discussion of Draft Historic Preservation Design Guidelines and Handbook

Chairperson Plaag began discussion on the draft Historic Preservation Design Guidelines and Handbook dated June of 2014, he read each line of the draft document starting with the Guidelines for Commercial Historic Landmarks and Commercial Properties within Historic Districts 1. Storefronts, Upper Facades, Side Elevations, and Rear Elevations on page 65 through 6.11 on page 82. The Historic Preservation Commission members reviewed the content and made proposed changes to the punctuation, photos and text of the draft document (permanently attached).

The following are some of the proposed changes that the Historic Preservation Commission members made at this meeting: On page 65 change the name from “Guidelines for Commercial Historic Landmarks and Commercial Properties with Historic Districts” to “Guidelines for Commercial Historic Landmarks and Commercial Properties within the Downtown Boone Historic District”, remove the Farmers Hardware photo and caption on page 67, remove all of 6.11 on page 82 and re-number the rest of the draft document and change “transom” to “clearstory” windows throughout the draft document.

Discussion ensued on the larger roll-out recycling bins provided by the Town of Boone. Members Bond and Watkins explained about the bins in residential areas being left by the roadside after they have been emptied. The HPC members also discussed the possibility of enforcement notices and fees being applied to homeowners for not returning the bins back to their homes. Mr. Ward noted that this topic of discussion is relevant to recycling at larger projects.

Mr. Ward joined the meeting at approximately 3:15 p.m. and he left the meeting at approximately 4:12 p.m.

Adjournment

Vice-Chairperson Pearman made a motion, seconded by Member Brantz to adjourn the meeting at 5:33 p.m.

Vote:

Aye – All

Nay – None

The motion passed.

Eric Plaag, Chairperson

Marlene Crosby, Board Secretary

Design Guidelines For Commercial Properties

***Guidelines for Commercial Historic Landmarks
and Commercial Properties within the Downtown Boone Historic District***

1. Storefronts, Upper Facades, Side Elevations, and Rear Elevations

Downtown Boone is dominated by historic properties that reflect the commercial block architecture that was so common and influential during the period from 1910 to 1960 in many American towns and cities. In the case of Boone, NC commercial block development began around 1919 to the early 1960's. Central to this architecture is the importance of the storefront itself, whose familiar architectural details—large display windows, transom bars and windows, clerestory recessed entries, and prominent cornice and corbelling work—frequently signaled to customers not only the function of a business but also the quality of its wares. Many other elements—including projecting, flat awnings anchored to the façade with cables or steel rods, or fabric awnings amounted on metal frames, hinged or unhinged—provided customers with shelter from the elements while window shopping or otherwise enhanced the shopping experience. After 1950, many of these architectural details were removed, either in response to decay of these features or in an effort to “update” a building to the stylistic preferences of a later time. One such example is the Appalachian Theatre on West King Street, whose original Art Deco marquee and structural glass were removed during the late 1970s in response to safety concerns. Other elements—most notably transom bars and windows, as well as the details of upper facades—were simply covered over and may still survive today underneath modern additions to the facades of many of Boone's historic downtown properties.



This West King Street building is an outstanding example of successful façade restoration and preservation that uncovered numerous original storefront details, including the clerestory windows above the shop windows and entrance. Photo courtesy of Eric Plaag, 2013.

Similarly, side and rear elevations of many of Boone’s historic commercial properties are vital to the character and integrity of its downtown commercial district. Often, these contributing side and rear elevations are located on corner buildings adjacent to two or even three streets, but sometimes such details are visible on mid-block buildings separated from nearby buildings by an alleyway or a vacant lot. Many of these buildings retain original fenestration, entrances, brickwork, and/or advertisements (some of the “ghost ad” variety) that contribute in their own significant way to the architectural character of the downtown historic district. Similarly, rear elevations can possess many of these same characteristics and also reveal much about the history of a property because of their frequently utilitarian design intended for the workers, owners, and residents who most often saw these rear elevations.

In an effort to preserve what remains of Boone’s historic commercial architecture and encourage the reconstruction or rehabilitation of elements that have been removed or covered over, the guidelines for storefronts, upper facades, and other elevations are intended to facilitate preservation and reconstruction wherever possible while also addressing new construction and its compatibility with commercial historic districts.

- 1.1 Whenever possible, historic storefronts and storefront features such as entrance configurations, display windows, doors, clerestory windows, transom bars and windows, corbelling, cornice work, windows, stonework, stringcourses, structural glass, and other architectural flourishes should be

retained and preserved. When repairing these features, retain and preserve in place original elements as much as possible. If repair is not possible, replace damaged elements with materials that match the originals in composition, design, texture, color, and other visual qualities.

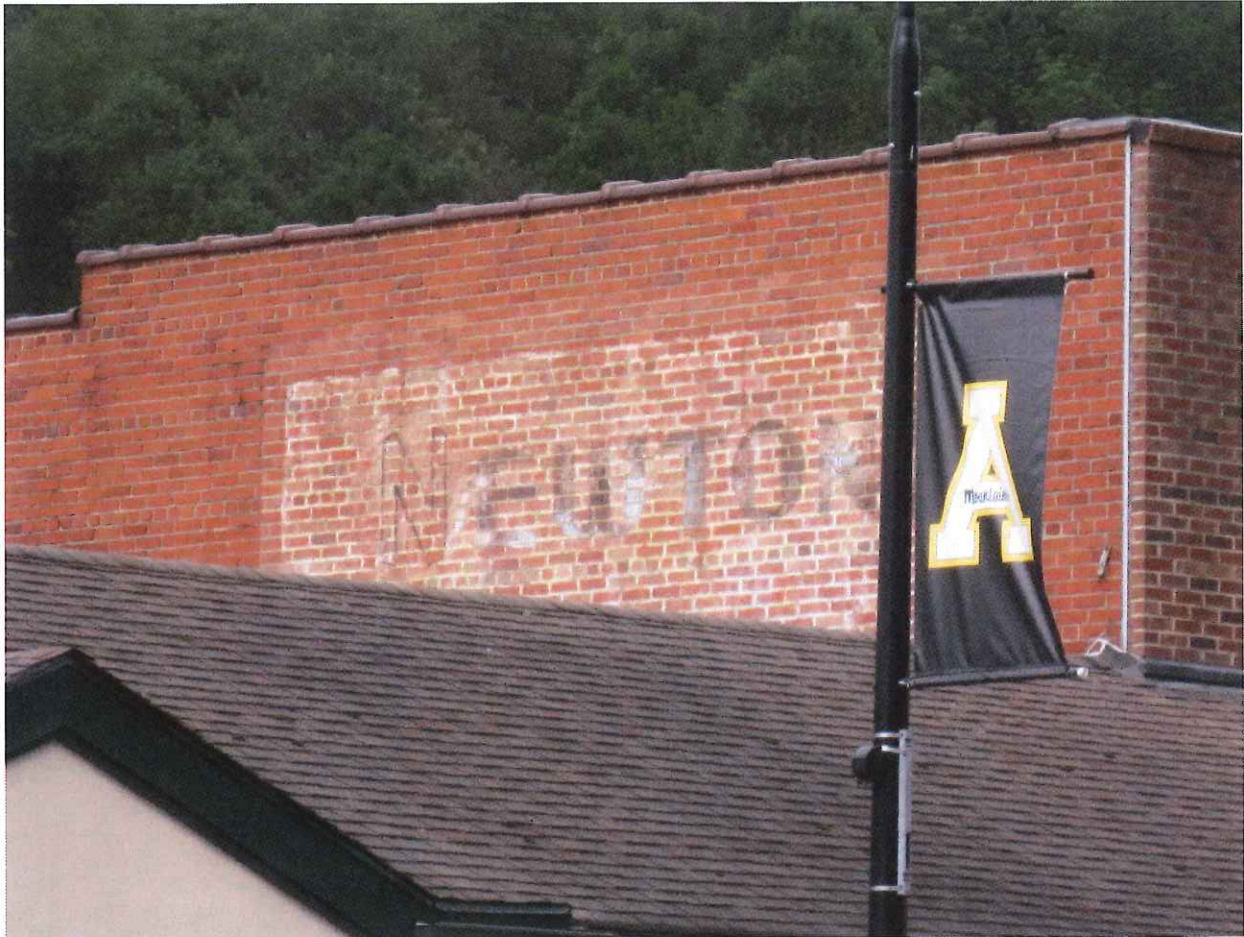
- 1.2 When reconstructing an historic storefront, upper façade, or other elevation, use historical research and evidence as the basis for the design. Reconstructed storefronts should incorporate original dimensions, proportions, and architectural elements.
- 1.3 In making changes to storefronts or other elevations to comply with code or accessibility requirements, avoid destroying historic materials and features and select configurations that have minimal intrusion or impact on the character-defining aspects of the property in question.
- 1.4 When original or early storefronts or upper facades no longer exist, are too deteriorated to save, or cannot be reconstructed based on the available documentary evidence, retain the commercial character and any salvageable architectural details through a contemporary design that is compatible with the scale, materials, color, style, design, and texture of the surviving and surrounding historic buildings.

Sometimes past owners have completely removed the defining characteristics of an historic property's façade, as in the case of the Appalachian Theatre on West King Street. The non-profit group that purchased this building in 2013, recently rehabilitated to resemble it's original, historic appearance using historic documentation. This temporary faux façade is intended to improve the appearance of the building while the rehabilitation of the façade is funded and planned. Photo courtesy of Eric Plaag, 2018.



This building on West King Street is an example of both “good” and “bad” preservation decisions. While much of the original brick detailing, corbelling, and ornamentation of the façade has been preserved, this upper façade’s windows were replaced, with modern materials and the prominent, ornate cartouche that once appeared between these windows has been removed in favor of modern signage. As of 2018, this building is undergoing another rehabilitation. Photo courtesy of Eric Plaag, 2013.

- 1.5 Original upper façade windows should not be removed and replaced with modern materials, nor is the enclosing or bricking in of upper façade windows appropriate. When upper floor windows must be replaced, use new windows that match the original windows in configuration, appearance, and materials.
- 1.6 It is never appropriate to cover an historic upper façade. Whenever possible, non-historic coverings of upper facades, including metal, stucco, or faux mountain village fronts and porches, should be removed and underlying original architectural elements repaired and restored.



Historic "ghost ad" on the upper portion of a Downtown Boone building. Such elements are essential to the history and character of commercial historic districts and should be preserved whenever possible. Photo courtesy of Eric Plaag, 2013.

- 1.7 Historic painted advertisements are a significant element of the architectural and commercial history of downtown Boone, and their preservation and restoration are recommended whenever feasible, even if the product or store advertised is no longer available or in business.
- 1.8 Façade details of side and rear elevations should always be retained and preserved if possible. When repairing these features, retain and preserve in place original elements as much as possible. If repair is not possible, replace damaged elements with materials that match the originals in composition, design, texture, color, and other visual qualities. If there is evidence of a rear public entrance that is no longer extant, use historical research and other evidence to reconstruct or provide an equivalent rear entrance whenever possible.
- 1.9 Utility lines, mechanical equipment, pipes, garbage receptacles, and other service items on rear and side elevations—whether old or new—should be screened from public view whenever possible. Unnecessary or out of

service elements should be removed unless they are essential to the historic character of the property.

2. Architectural Components and Details

Exterior architectural components, including door and window casings, storefront configurations, cast iron ornamentation, stone relief, cornices, columns, brackets, porch railings, soffits, fascias, roof configurations, trim details, architectural flourishes, and various joinery and surface patterns, all contribute significantly to the character and integrity of historic properties and properties located within historic districts. Because many of these components are either irreplaceable or very expensive to reproduce, they should be maintained and valued in the same way that one might consider an important family heirloom or expensive antique furniture. In many cases, missing or damaged architectural details can be replaced with like items from salvage yards, antique shops, or mail order companies that specialize in replacement of historic architectural components. If such items cannot be replaced, many construction supply companies stock simulations of period architectural components that are approved by the Secretary of the Interior and the National Park Service as suitable historic replacements. In any event, before replacing any exterior architectural component, property owners should familiarize themselves with the architectural style and historic characteristics of their building to avoid introduction of inappropriate elements.

- 2.1 It is important to preserve character-defining, historical, architectural features of exterior walls, such as cornices, friezes, medallions, sunbursts, brackets, bays, turrets, fascias, quoins, columns, brickwork, string courses, and decorative moldings. Original architectural details should always be retained if structurally feasible. If original details are missing, design replacement features based on historic photos and other documentation.
- 2.2 It is NOT appropriate to cover or remove rather than repair or replace in kind such features when they are deteriorated. If replacement is necessary, the new materials should match the materials being replaced in composition, design, texture, color, and other visual qualities. Original architectural features that are covered should be uncovered, exposed, repaired, and maintained.
- 2.3 It is NOT appropriate to cover or replace historic materials with substitute materials, such as aluminum, vinyl, hard board (concrete siding), or plywood panels. Architectural details that are not appropriate to the historic context and character of a building should never be added. At the same time, property owners should never use details from an earlier period to try to make a building look older than it is.
- 2.4 Historic architectural metals, such as pressed tin, aluminum, and cast or wrought iron, should always be retained. If these items are not repairable

due to rust or other deterioration, replacement materials should duplicate the form, details, texture, material, size, shape, color, pattern, and composition of the original. When cleaning of architectural metals is necessary, use the gentlest methods possible, such as water, a gentle, non-caustic soap, and soft bristle brushes.

3. Foundations

For most property owners of commercial properties, solid masonry walls on the exterior of the building will obscure the foundation of their historic property. For others, the foundation will resemble the type found in domestic architecture and will consist of either piers of masonry or a complete masonry wall on the perimeter of the structure as well as interior piers or walls for support and a sill plate connecting the perimeter wall with the rest of the building. Some historic commercial buildings in Downtown Boone will have cast concrete foundations below the first floor level of the primary façade. In some cases, masonry walls have been added between original masonry piers on the perimeter of the foundation.

Settling—sometimes of an inch or more—is quite common and should be expected in a historic property, often in an uneven or disproportionate manner along the entirety of the foundation. Settling also typically cracks mortar joints. For this reason, it is part of routine maintenance to periodically re-point mortar joints and inspect for more severe settling problems. In some cases, property owners will need to consult with a masonry contractor or civil engineer to correct serious settling problems. A number of less expensive and fairly common repair “tricks” are inappropriate for historic properties and can actually cause further damage to the historic fabric and integrity of the property.

- 3.1 Whenever a foundation requires repairs, always use the original bricks or stones if possible. If these materials are damaged beyond repair, replace them with bricks or stones similar in size, color, and surface texture to the originals. If using recycled bricks, always put the weathered side to the exterior in order to maintain the historic appearance of the foundation walls and/or piers.
- 3.2 In repairing or reconstructing a foundation, the historic bond patterns and mortar treatments should always be replicated. Brick header rows, band boards, and other horizontal design elements should match and align with the existing historic elements.
- 3.3 Sandblasting, painting, waterproofing, and parging—a technique of applying a cement-like coating to a deteriorating foundation in order to avoid repairs—should never be employed on the exposed portions of foundation exteriors, as all of these methods damage original masonry and mortar treatments. In addition, non-porous applications trap moisture that can freeze, cause further damage to masonry, and result in damage to the interior of the building.

- 3.4 Exposed concrete block and cast concrete and pre-cast concrete panels are strongly discouraged, unless these components are already part of the historic context of the property in question.
- 3.5 If closing in the openings between brick piers, use matching masonry materials or lattice that is slightly recessed from the façade plain of the historic masonry. Note that foundations need to be vented. Vents should be painted a color that blends with the existing foundation color.
- 3.6 Access doors to basements or foundation crawlspaces should always be located in an area not visible from the street unless a different configuration that aligns with the building's historic context already exists.

4. *Masonry*

Many commercial properties in Boone are composed of brick or stone masonry, and it is imperative that original masonry materials—many of which have a weathered appearance reflecting the history of the building—remain preserved whenever possible. For this reason, masonry should never be cleaned unless it is determined that perceived “dirt” is actually accumulated deposits and not the effects of weathering. If cleaning is pursued, always use the gentlest method available, preferably with low-pressure water, a mild, non-caustic detergent, and a natural bristle brush where needed. In addition, while re-pointing is sometimes necessary when mortar is missing or moisture problems have developed, it should only be completed in a manner that avoids smearing the mortar onto the surface of the masonry.

Terracotta, stucco, and concrete are other masonry elements that are occasionally found on historic commercial properties in Boone. In addition, many historic commercial properties feature chimneys, arches, quoins, lintels, sills, cornices, corbelling, and pediments that are all essential to the historic character of the building in question.

- 4.1 It is NOT appropriate to paint masonry materials, such as brick, concrete block, or stone, that were historically unpainted. If there is historic precedent for painting of masonry in the building's original historic context, it should be completed using colors that can be documented with original historic photographic evidence or analysis of original paint samples. Removal of non-historic paint from masonry should be completed using a chemical paint remover specifically intended for masonry and using the gentlest application means possible.
- 4.2 Whenever feasible, historic masonry, including decorative masonry features, should be repaired rather than replaced or covered. When replacement is necessary, it should always be completed using traditional materials of like composition, size, color, shape, pattern, texture, and quality to the originals that are being replaced.



Retaining original masonry configurations, patterns, and detailing is essential to preserving the architectural character of Boone's historic districts. Photo courtesy of Eric Plaag, 2013.

- 4.3 Re-pointing of masonry should also be completed using materials that duplicate the existing mortar in appearance, texture, and color. Colored sands or mineral-pigmented mortar can be used to achieve a match with the existing mortar. Portland cement should be avoided in mortar, as it may produce a mortar that is stronger than the surrounding masonry, potentially causing the masonry to crumble.
- 4.4 Unless there is a specific reason for using waterproof or water-repellent coatings (e.g., brick that has previously been sandblasted, creating a porosity problem), these treatments should be avoided, as they can accelerate deterioration of historic masonry.
- 4.5 When repairing or replacing masonry or mortar, take care to maintain the alignment, bond pattern, joint spacing, color, texture, and size of the original masonry.

- 4.6 Unless there is historic precedent for its use on the building in question, stucco should never be applied to existing masonry walls. If historic stucco is being repaired, the stucco mixture should duplicate the original appearance, color, and texture as closely as possible.



This West King Street property has suffered from poor attempts at re-pointing the masonry between the roofline and upper story windows. Photo courtesy of Eric Plaag, 2013.

- 4.7 Masonry should never be treated with abrasive stripping methods, sandblasting, or high-pressure water cleaning, as these methods almost always immediately damage the “skin” of the brick and the mortar joints, and they can make the masonry more susceptible to spalling, or flaking of the masonry surface as a result of the introduction of moisture. Masonry should only be cleaned using the gentlest method available, including low-pressure water, soft natural brushes, and, if necessary, non-abrasive, non-toxic chemicals that will not damage the masonry being treated.
- 4.8 All historic masonry architectural features, including cornices, moldings, chimneys, and other decorative flourishes, should be retained as they are essential to the architectural character and integrity of the building.

- 4.9 Deteriorated masonry chimneys and boiler stacks should never be shortened or covered with parging. Instead, the original chimney configuration should be restored on historic properties using historically appropriate masonry and mortar materials. In addition, the design of the original chimney should be maintained, including corbelling, clay chimney pots, and other original decorative features. Metal chimney caps may be added if they are unobtrusive and do not alter the design of the chimney, but metal vent pipes that protrude through the top of the chimney are not appropriate. Wooden box chimneys and chimneys made of simulated brick or stone are also inappropriate.
- 4.10 Proper maintenance of masonry is essential to its long-term survival. Property owners should conduct periodic checks for moisture problems and cracking, and they should remove any vegetation that adheres to masonry (such as ivy and other vine plants) or that hinders ventilation and drainage around masonry elements. Vegetation should never be sprayed with defoliants, pesticides, or other harsh chemicals. Please consult with the Planning and Inspections Department for guidance on removal of vegetation of masonry.

5. *Wooden Elements*

Wooden bulkheads below display windows, window sashes, cornices, doors and doorframes, and trim are probably the most commonly found wooden historic materials in Boone's commercial historic district, although wood siding is visible on some domestic architecture in the downtown commercial area (such as the Jones House or the old Watauga County Jail). These wooden design elements are important components of the architectural character and integrity of Boone's historic commercial properties.

Maintaining wooden elements is essential to the preservation of the historic properties on which they appear. In addition to repairing and/or replacing damaged wooden details, it is imperative that a regular maintenance program be in place in order to protect the integrity of historic properties that feature wooden design components. This program should include routine caulking and sealing, cleaning, and painting or staining where appropriate.

- 5.1 The use of artificial siding (vinyl, aluminum, asphalt, asbestos, Masonite, pressboard, hardboard etc.) to cover original wood siding is not permitted in the Downtown Boone historic districts or on locally designated historic properties in the Downtown area because it destroys the integrity of historic properties. Beyond covering up original architectural details, its installation damages the historic materials underneath, and the artificial siding itself often traps moisture that can lead to further damage of the historic materials. Because these man-made materials cover historic

natural materials, they can also hide damage caused by termites, carpenter ants, fungi, and other natural invaders.

- 5.2 The original form, details, and materials of exterior wooden features and trim should be preserved whenever feasible. If damage is present, repair using existing historic materials is always preferable over replacement. Where necessary, patching with new wood, the use of epoxy, splicing, consolidating, and reinforcing deteriorated sections should be considered before replacing historic elements. If replacement is necessary, new materials should duplicate the form, details, texture, size, shape, color, pattern, and composition of the historic wooden elements and should be obtained from salvage or antique suppliers. Only the portion that requires replacement should be replaced. The Commission will consider the use of substitute materials ONLY if the preservation of the historic material is not technically feasible, or is no longer available.
- 5.3 Because its use is not historic to Downtown Boone's historic districts, artificial bark siding is strongly discouraged in the Downtown Boone Historic District.
- 5.4 Wooden elements that were traditionally stained, such as cedar shingles, should never be painted, as this destroys the historic appearance and integrity of the building.
- 5.5 Whenever possible, the removal of non-historic artificial siding and trim materials to uncover or facilitate the restoration of original historic wooden details is strongly encouraged.
- 5.6 It is never appropriate to replace historic wooden architectural materials—especially in siding, trim, or window sashes—with contemporary substitute materials such as vinyl or aluminum.

6. *Windows, Doors, and Awnings*

The arrangement of doors and windows on an historic property is one of the most important elements of building design. It is imperative that these arrangements be preserved in order to maintain the integrity of individual historic properties and the integrity of historic districts. Because older windows and doors were not always designed with heating and cooling efficiency in mind, it is often tempting to property owners to replace these features with modern doors and windows. Despite the apparent advantages of doing so, replacement with modern doors and windows is often far more expensive than repairing existing historic doors and windows, and their use often completely destroys the integrity of the historic property in question. Furthermore, many companies are now producing "modern" wood replacement windows that replicate the appearance of their historic antecedents with fixed muntins but feature double-pane glass to assist with heating and cooling efficiency. The Commission reviews proposals

for the use of modern wood replacement windows carefully to insure that muntin thickness aligns with the muntin dimensions of historic windows.

Boone's downtown commercial historic district has also suffered from the installation of various architectural elements designed to simulate a "mountain village" appearance. These typically consist of large, wooden porch attachments or awnings that are not historically appropriate to the downtown area and its historic context. Metal and modern fabric awnings have also appeared on some properties, disrupting the integrity of many of Boone's historic commercial properties.

- 6.1 The pattern, arrangement, location, size, and shape of windows and doors contribute significantly to a building's historic character, and their consistency within the district helps unify the buildings in context to one another. For this reason, it is always preferable to repair damaged windows and doors rather than replacing them. Furthermore, it is imperative that the fenestration pattern of the door and window openings on the building and of the doors and windows themselves (muntin width, number of lites per sash, etc.) be maintained when repairs to or replacement of elements is underway. It is never appropriate to introduce new features, such as vents, bays, windows, or door openings, in exterior walls if they diminish the historic character of the wall or damage historic materials.



Historic window patterns, like those found here on the Watauga County Bank building, should always be

repaired and preserved rather than replaced. Architectural flourishes, like the night depository door below the window, which is no longer used, should be retained, as they help tell the story of an historic property's function and importance to the community. Photo courtesy of Eric Plaag, 2013.

- 6.2 Whenever possible, the original window and door hardware should be preserved and maintained, as these components are also vital elements of historic properties.



Original clerestory windows, like these found on one West King Street property, contain elaborate details that contribute to the character, appearance, and integrity of the downtown historic district. Photo courtesy of Eric Plaag, 2013.

- 6.3 Whenever possible, other original window and door elements, such as sashes, glass, sills, frames, casings, weather-stripping, lintels, architraves, and shutters, should be repaired rather than replaced. This includes sidelights and fanlights on both doors and windows, which are vital architectural elements that help identify the style and period of a particular property. Snap-in muntins are not historically accurate and should always be avoided.

- 6.4 Unless restoring the appearance of a building to its original, historic context, the pattern, arrangements, and dimensions of doors and windows

on principal elevations should be retained. On elevations not visible from the street, new door or window openings should be proportionate to existing ones and include matching design elements.



Reflective glass, like the kind found on this Depot Street property, is not historically accurate to Boone's commercial historic districts and should never be used if visible from the street or public rights of way. Photo courtesy of Eric Plaag, 2013.

- 6.5 Reflective or tinted glass is not historically accurate to Boone's commercial historic district or historic properties and should never be used if visible from streets or public rights of way. Property owners whose buildings already possess reflective or tinted glass should endeavor to replace this glass with materials that are more historically appropriate to their building and the district.
- 6.6 If a building did not historically possess shutters, they should not be added. Similarly, historic shutter elements should be repaired and retained. Existing shutters should never be replaced with materials that are not historic to the property (metal, vinyl, or plastic shutters, for example), nor should they be replaced with shutters of a different size or configuration, especially those that do not fit the window opening and are attached to existing siding or masonry.
- 6.7 Shutters should be attached to the window casing, not the siding or masonry, unless the original historic context of the property featured shutters attached to the siding or masonry.

- 6.8 It is appropriate to have original windows repaired and storm windows added to historic properties. This approach is preferable to replacement of original windows. Storm windows protect original windows, reduce heat loss, and are not a permanent change to a structure when installed properly. Original window and door elements should never be damaged or destroyed when storm windows or doors are installed on historic properties. Storm windows and doors should blend with the historic property, rather than appearing to be tacked on as an afterthought. Storm doors should have full glass with no meeting rails or muntins, while storm windows should have a meeting rail that aligns with the meeting rail of the window.
- 6.9 Raw metal storm windows and doors are not appropriate. When possible, interior storm windows are encouraged. If exterior storm windows and/or doors are installed, frames should be painted wood or painted or baked enamel finish aluminum.



Shed roof porticoes like this one on West King Street attempt to create a “mountain village” appearance but are not historically appropriate to the Downtown Boone’s historic districts and damage the integrity of the district. Photo courtesy of Eric Plaag, 2013.

- 6.10 Awnings, porches, shed roof porticoes, and arcades that attempt to create a “mountain village” appearance or that are not historically accurate to Boone’s downtown historic context only work to damage the integrity and appearance of the district. Property owners whose buildings possess such features should endeavor to remove them and restore the façade of their property to its historic appearance. They should never be incorporated into additions or new construction within the Downtown Boone historic districts.



Awnings should be historically appropriate to the buildings they are attached to, and they should never obscure historic architectural features. This awning on West King Street, for example, is stylistically inappropriate to the building and almost entirely covers the structural glass that was once visible above this storefront. Photo courtesy of Eric Plaag, 2013.

- 6.11 Awnings on properties in the historic district should always be historically appropriate in accordance with available photographic and historic documentation, and they should never obscure vital architectural components of the original building. For example, properties that historically possessed flat awnings anchored by cables or steel rods should retain these kinds of awnings. In cases where they have been removed, and particularly in cases where they have been replaced with modern, sloped awnings, property owners should endeavor to remove the modern feature and restore the original awning configuration with appropriate materials based on historic documentation. Sloped awnings should be composed of canvas or acrylic. Metal awnings are never appropriate, except for historic properties erected after World War II that historically had metal awnings at the time of their construction.
- 6.12 Awnings on windows, entryways, and porches should be appropriate in design, proportion, scale, and color to the architectural style and period of the property. Window awnings should be mounted within the window or entry opening, directly on the frame. If this is not possible, they should be attached just outside the opening. If attached to a masonry building, all

awning attachments should be made in mortar joints and never in the brick itself.



The historic Boone Drug flat awning supported by cables anchored to the façade is visible to the far left in this photo of the effects of the 1940 Boone Flood along King Street. Where possible, original awning configurations like this one should be restored to historic downtown buildings. Photo courtesy of Becky Haney.

- 6.13 If awnings must be used as signs, they should be kept discreet and not detract from the architectural features and details of the building.
- 6.14 Awnings and canopies that are illuminated from within must be covered or finished with fully opaque material.
- 6.15 New construction, additions, and renovations to existing historic buildings or properties within historic districts should maintain established proportions and spacing of window and door openings.

7. Roofs:

Among the most significant and important of the distinguishing characteristics of historic properties are the roof form and pitch, which are often essential to identifying the architectural style of a building. For this reason, it is imperative that every effort be made to preserve and maintain the original roof configuration and materials on historic properties, including dormers, turrets, balustrades, parapets, etc. While historic roofing materials should always be preserved whenever possible—especially if they consist of specialty roofing materials such as slate or tile—many roofing elements will require replacement due to deterioration and age.

Many of the commercial buildings in the downtown Boone historic district featured flat or gently sloping roofs behind a parapet wall along the façade and sometimes the side elevations when they were first built.

- 7.1 Significant changes to roofs of historic properties, such as the raising or lowering of pitch, the removal or alteration of widow's walks, dormers, turrets, balustrades, bargeboards, quarter round, cornices, corbelling, parapets, coping, dentil moldings, brackets, eaves, rafter tails, weather vanes, or lightning rods, the cutting back of roof overhang, and the replacement of historic roofing materials with modern materials that do not replicate the original appearance of the historic property's roof, are not permitted. Specialty roofing materials, such as tile or patterned slate, should never be replaced with composition shingles.
- 7.2 Whenever possible, deteriorated soffits, fascia, moldings, brackets, eaves, rafter tails, cornices, coping, and other important roof components should be repaired. If replacement is necessary, it should be completed using historic materials if possible, and at minimum with equivalent materials that replicate the appearance, configuration, size, scale, and composition of the original historic materials. Underlying roofing components are just as important. For example, tongue-and-groove soffit lumber should never be replaced with plywood, and whenever possible, roof decking should be replaced with similar materials rather than modern materials that are not historically appropriate to the house.
- 7.3 Dormers and gables should never be added to the principal elevations visible from the street (unless replacing an historic element that had been previously removed) and should be added to rear elevations only when it can be shown that they are appropriate for the building style. The addition of dormers to commercial block buildings is especially inappropriate and should be avoided on all occasions and reversed in cases where this change has already been made. Skylights, solar panels, power ventilators, and mechanical equipment should always be restricted to the rear portions of the roof or areas behind parapet walls and hidden from the street.
- 7.4 It is important to provide adequate ventilation for roofing components, as excessive heat buildup under the roof can shorten the life of shingles. Ventilators should be located in an inconspicuous place, preferably on rear roof slopes not visible from the street, and low-profile mechanical or power ventilators are best. Soffit vents are permissible as long as the original soffit lumber is retained. On historic properties that already possess louvered wood gable vents, these should never be covered or replaced with metal louvers.