Historic Preservation Commission

Regular Meeting

~ Agenda ~

,
http://www.townofboone.net/

Jane Shook
828-268-6960

Tuesday, April 11, 2023 | **3:00 PM** | **WebEx**

This meeting will be held using video conferencing software (WebEx).

For information on how to watch, listen, and/or participate in the meeting, please see the WebEx Video Conferencing Information section at the end of this agenda.

I. Call to Order

II. Approval of Minutes

February 14, 2023 Quasi-Judicial Meeting Minutes

March 14, 2023 Quasi-Judicial Meeting Minutes

III. Case Z06492-022423 Southend Brewing Co., LLC - COA

Z06492-022423 - Exhibit 1 - Application

Z06492-022423 - Exhibit 2 - Written Description

Z06492-022423 - Exhibit 3 - Existing Conditions

Z06492-022423 - Exhibit 4 - Submitted Historic Photos

Z06492-022423 - Exhibit 5 - Site Plan Survey

Z06492-022423 - Exhibit 6 - Elevation

Z06492-022423 - Exhibit 7 - Submitted Historic Documentation

Z06492-022423 - Exhibit 8 - Staff Report

Z06492-022423 - Exhibit 9 - Historic Photos

IV. Adjournment

WebEx Video Conferencing Information

WATCH OR PARTICIPATE IN THE MEETING: Individuals who wish to give testimony/evidence with respect to this case may do so through WebEx, either online (by computer or smartphone) or telephone. To do so, please email: Jessica Mitchell, Long-Range/Special Projects Planner at jessica.mitchell@townofboone.net or call 828-268-6960 and you will be provided with an email invitation to the meeting. All requests for participation must be completed by 2 p.m. on the day of the meeting.

Staff will be happy to schedule a test meeting with each participant to ensure that they are able to participate the day of the meeting. Please call Jessica Mitchell at 828-268-6960 if you are interested in this option.

Staff will moderate the WebEx session to ensure all participants have an opportunity to speak. Individuals who require user assistance registering or joining the WebEx event on the day/night of the meeting can call 828-268-6960 for support

CONCERNS REGARDING PARTICIPATION: Please contact Jessica MItchell, Long-Range/Special Projects Planner by phone at 828-268-6960 as soon as possible if you are concerned about your ability to participate through the options listed above (online or by telephone) in the "To participate in the meeting" section above.

TOWN OF BOONE
HISTORIC PRESERVATION COMMISSION
MEETING MINUTES
FEBRUARY 14, 3:00 p.m.
WebEx Video Conferencing

Historic Preservation Commission Members in Attendance: Chair Eric Plaag

Council Liaison: None

Town Staff in Attendance: Jessica Mitchell-Long-Range/Special Projects Planner

Others in Attendance: Jody Feimster

Call to Order

Chair Eric Plaag called the HPC Quasi-Judicial meeting, held via WebEx, on February 14, 2023, to order at 3:01 p.m.

CASE Z05737-052522 – Wilcox Warehouse - COA – Modification of Previous COA

Chair Plaag stated that the applicant had requested through the Planning Staff that they wanted to table this case until a future meeting.

Chair Plaag opened this case for the purpose of tabling it until March 14, 2023, quasi-judicial hearing of the Boone Historic Preservation Commission via, WebEx a video conferencing software, or until such other time, as may be determined by the HPC.

Adjournment

With no further business to be discussed, Chair Plaag adjourned the meeting at 3:03 p.m.

_____ _____

Eric Plaag, Chair **Marlene Crosby, Board Secretary**

TOWN OF BOONE
HISTORIC PRESERVATION COMMISSION
MEETING MINUTES
MARCH 14, 2023, 3:00 p.m.
WebEx Video Conferencing

Historic Preservation Commission Members in Attendance:
Chair Eric Plaag, Vice-Chair Bettie Bond, Chuck Watkins, and James Sharp

Council Liaison: Virginia Roseman

Town Staff in Attendance: Jessica Mitchell-Long-Range/Special Projects Planner, Christy Turner-Senior Planner, and Marlene Crosby-Board Secretary

Others in Attendance: Allison Meade-Town Attorney, Jim Deal-Deal, Moseley, and Smith Attorney-at-Law, John Winkler-Winkler Organization, Judah Goheen-Winker Organization, Brian Kossel, Skip Greene-Greene Construction Inc., and Chris Folk-Stone Restoration of America

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Call to Order

Chair Eric Plaag called the HPC Quasi-Judicial meeting, held via WebEx, on March 14, 2023, to order at 3:03 p.m.

Chair Plaag introduced the Staff members as Ms. Jessica Mitchell, Long-Range/Special Projects Planner, Ms. Christy Turner, Senior Planner, Ms. Marlene Crosby, Board Secretary, and Ms. Allison Meade, Town Attorney.

Approval of Minutes

Member Watkins made a motion, seconded by Vice-Chair Bond, to approve January 17, 2023, meeting minutes as amended with the following changes:

- Page 3, paragraph one, second sentence change: “air Plaag” to “Chair Plaag”
- Page 4, paragraph five, fourth sentence change: “hard coast” to “hard coat”
- Page 8, paragraph nine, third sentence change: “Commission noted” to “Commission and noted”

Vote: Aye – All
Nay – None
The motion passed.

CASE Z05737-052522 – Wilcox Warehouse - COA – Modification of Previous COA

John Winkler on behalf of Howard Street Ventures II, LLC (Wilcox Warehouse) has requested a Certificate of Appropriateness for Major Work (COA) to repair/replace and modify the exterior facade at 161 Howard Street (Watauga County PIN 2900-79-8147-000). The applicant proposes to replace damaged stucco with natural stucco as well as repair the awning and roof.

Chair Plaag opened this case and noted that the applicant's information began on packet page 15. He said most of the material for this case in the meeting packet is from earlier discussions. He said the newest material submitted by the applicant for this case begins on packet page 55 with the Stone Restoration of

Communication: March 14, 2023 Quasi-Judicial Meeting Minutes (Approval of Minutes)

America letter, Exhibit 11.

Chair Plaag swore in Ms. Christy Turner, Senior Planner, and Ms. Jessica Mitchell, Long-Range/Special Projects Planner.

Chair Plaag asked the Historic Preservation Commission members if any commissioner had a fixed opinion about the case that is not susceptible to change; if any commissioner had a conflict of interest regarding this case, including any financial interest in the outcome of the case or a close familial relationship with any person affected by the outcome of the case; or if any commissioner had engaged in any undisclosed ex-parte communication regarding the application. There were no answers in the affirmative.

Chair Plaag asked Mr. Jim Deal from Deal, Moseley, and Smith, if he was the applicant's attorney and had an opening statement. Mr. Deal said he was the attorney representing the applicant, and he felt that the HPC had heard enough opening statements about this case, and asked if he could begin the questioning of the witnesses.

Chair Plaag asked Mr. Deal to briefly summarize the request for this case. Mr. Deal said the request is to reapply a hard coat stucco system over the existing brick, as recommended by the masonry experts who have examined the building. He continued that the request also includes to then paint the finished stucco with a brick red color to resemble the original brick as much as possible. He added that the applicant feels this is the only appropriate method to deal with their situation.

Chair Plaag asked Mr. Deal to list the standards that support what the applicant believes justifies the proposed solution. Mr. Deal outlined the following Commercial Properties Within the District, Standards for Commercial Properties within the District, Architectural Components, and Details [Design Standards p. 61-67], Storefronts, Upper Facades, Side Elevations, and Rear Elevations:

> 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.

Mr. Deal talked about Design Standard 1.4, similar to surviving and surrounding buildings, in considering surviving and surrounding buildings in the Howard Street area, those do have stucco on them. He pointed out that the applicant's building has stucco and will continue to have stucco over part of the building. He said the main Wilcox building coming down Howard Street, the Winkler Herb building, has stucco on it. He said this design standard supports their proposed solution.

Mr. Deal continued to reference Design Standard 1.4 and pointed out that whenever a building façade is too deteriorated or cannot be reconstructed, you have to look at a contemporary design compatible with the scale, materials, color design, and texture of the surviving and surrounding historical buildings. He said this is the primary basis the applicant provides in their proposal based on the opinions of the experts who have viewed the property and the brick.

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Chair Plaag asked Mr. Deal to call his first witness, Mr. George Perry Greene, Jr., nicknamed Mr. Skip Greene. Chair Plaag swore in Mr. Greene. Mr. Greene stated that he had been the owner and general contractor of Greene Construction Inc., based in Boone, North Carolina, for 54 consecutive years. Mr. Deal asked Mr. Greene if he had dealt with restoring or renovating existing buildings within the Downtown Historic District; Mr. Greene replied yes. Mr. Deal also asked Mr. Greene to give some examples his company has worked on in the Downtown Boone Historic District. Mr. Greene said the most visual example would be the Downtown Boone Post Office building approximately seven or eight years ago. He said last year, his construction company worked on the Farmers Hardware building to restore the brick facade on it. Mr. Greene said at different times, his construction company had worked on every building on King Street.

Mr. Deal asked Mr. Greene if he had viewed the applicant's building, and Mr. Greene replied yes. Mr. Deal asked Mr. Greene to explain what he saw when he looked at the building. Mr. Greene said the first time he viewed the building, he was asked to give some possible recommendations for repairing the upper portion of the façade of the building. Mr. Greene said the lower portion of the building had originally been block and was now covered with vertical wood siding. He noted that the upper portion of the building had been stuccoed, but the stucco was now gone, and about 60 percent of the finished brick face was gone. He explained that some nail holes were visible that showed evidence of a metal lath, and additionally an area to the right where it makes a 90-degree, stucco is still there; however, this stucco was pulling off the existing masonry where you can see some metal lath exposed there.

Mr. Deal asked Mr. Greene if he considered himself well versed in restoring or repairing brick, such as what is shown on this building. Mr. Greene said he has a lot of experience restoring and repairing brick. He explained that the brick face mostly pops off because of water getting in behind it, and the water freezes and pops off the brick face. He added that this building had a metal lath nailed to it, and when the wire lath comes off, it pulls the face-off of the brick. He said it is especially evident around the windows and the window trim, and the corner of the building, you can see a lot of the finished brick pulled out. He said that the damage to the brick resulted from water damage. He asked Mr. Greene if it was feasible to restore this brick to its original condition or as near to its original condition as possible. Mr. Greene testified that there was no way to repair the existing brick to where it would look like the original brick. Mr. Greene added that anything you do to the existing brick would be like using a band aid on it and not fixing the issue. He said that the face of the brick would come off because of the moisture over time.

Mr. Deal asked Mr. Greene if he knew the business named Stone Restoration of America. Mr. Greene said he knows of that company and has worked with them. He said he worked on the Downtown Boone Post Office building with that company. Mr. Deal asked Mr. Greene if he asked Mr. John Winkler, the applicant on this case, to contact Stone Restoration of America. Mr. Greene said that he contacted Mr. Chris Folk at Stone Restoration of America and gave Mr. Winkler the contact information for Stone Restoration of America. Mr. Deal asked Mr. Greene why he contacted Stone Restoration of America. Mr. Greene said he contacted Stone Restoration of America because he worked with them previously on the Downtown Boone Post Office and the Farmers Hardware building. He added that this company's specialty is in restoring damaged brick in the Southeast.

Mr. Deal asked Mr. Greene for his recommendation on what to do with the brick on the second floor. Mr. Greene said from what he could see from the ground level, a large percentage of the face of the existing brick has come off and the other brick appeared to be loose. He said the more moisture that gets on the face of the existing building, the more that brick will deteriorate. He did not think there was any way to repair the brick where it would stay. He explained that if the loose material was removed and hard coat stucco was put on with a heavy metal lath base, would be the best way to repair it to where it would look like some of the other buildings on Howard Street. Mr. Deal said he had no further questions at this time for Mr. Greene.

Chair Plaag asked the HPC if they had any questions for Mr. Greene. Chair Plaag asked Mr. Greene if replacing the second-floor brick would be a possibility. Mr. Greene said he was sure the brick could be removed from the second-floor level; however, he explained that there would be a waterproofing issue where the brick sits atop the block. He said it would be a massive undertaking to take those old bricks out because they have been there for approximately 67 years. He added that it would be extremely difficult to get those bricks off without causing damage to the rest of the structure. He said the removal of the brick would cause a waterproofing issue that would have to be dealt with where those bricks, to a large degree, are waterproofing the interior structure now. He said if the existing brick were taken off, it would expose the whole structure to moisture then you have to re-waterproof the block before you put on the new brick.

Chair Plaag referred to the letter in the meeting packet from Mr. Chris Folk at Stone Restoration of America. Chair Plaag said the letter indicated that the second-floor brick wall is structurally sound in its current condition. Mr. Greene noted this brick wall is structurally sound and reiterated that if the face of the brick if left like they are, it will continue to absorb moisture, and the brick will continue to deteriorate. He added that there are either additional layers of brick or block behind the wall, which is the structural point for the wall.

Chair Plaag asked Mr. Greene if another way of expressing it is that the brick seen on the second-floor is a veneer over probably a concrete block, in your opinion. Mr. Greene says yes, that is what he thinks because many brick walls laid during that period were laid as a solid brick. He said he had not examined the wall to determine if that was true. He said the backing of it could be two or three more courses of brick or block.

Mr. Deal called Mr. Chris Folk from Stone Restoration of America as a witness. Chair Plaag swore in Mr. Folk. Mr. Deal asked Mr. Folk to state his name and the company where he works; Mr. Folk stated his name as Chris Folk for Stone Restoration of America. Mr. Deal asked Mr. Folk how long the Stone Restoration of America had been doing restoration work; Mr. Folk replied they are celebrating their 30th year doing restoration work. Mr. Deal asked Mr. Greene if he was familiar with the Town of Boone and if he had done restoration work in Boone. Mr. Folk said his company worked at the Downtown Boone Post Office, but he was not involved in this project. Additionally, Mr. Folk said his company had done restoration work at the Farmers Hardware building, and he was involved in that work. Mr. Deal asked Mr.

Folk if he had reviewed the building that was being discussed. Mr. Folk said on February 22, 2023, he and Mr. Greene visited the building.

Mr. Deal asked Mr. Folk, regarding a typical case, what his company would be discussing and looking to do for brick restoration. Mr. Folk responded that you often refer to masonry restoration as more of a tuckpointing dealing with the mortar. He said the assumption is the brick is sound, but the mortar has deteriorated over time. He said buildings over 100 years old and built before Portland cement was invented or used with a limestone-based mortar, and that particular mortar gets softer over time. He said his company would replace that mortar and give it a new face and more structure going forward.

Mr. Deal asked Mr. Folk if, in this case, when he looked at the brick on this building, is it possible for your company to do what you just explained. Mr. Folk noted that the mortar appeared to be in fairly sound condition; the stucco that has come off has removed the brick's face. He said once that face is removed, there is no way to put that face back on it in its current condition.

Mr. Deal asked Mr. Folk if he thought the wall appeared to be structurally sound, in reference to his letter included in the meeting packet. Mr. Folk agreed with Mr. Deal. Mr. Folk said he did not remove any of the brick; he is making his statements based on visual observation of the brick. Mr. Folk noted that he assumed it was a mass masonry wall, and there was no veneer with airspace behind it. Mr. Folk added that we do not know the depth of the wall or if it has multiple brick or block walls, but the wall appeared to be structurally sound.

Mr. Deal asked Mr. Folk, based on his experience and his view of the wall, what he would think was the best solution to deal with the second-floor. Mr. Folk said the second-floor could be faced with any number of materials. He said that one option would be in keeping with a masonry product, a Portland cement-based stucco hard coat system. He said other types of aluminum and different types of products could be used as an option, but they wouldn't necessarily be keeping with the historic standards. Mr. Folk said that, as mentioned earlier, there are examples in the Downtown area where stucco has been used.

Mr. Deal asked Mr. Folk if it would be possible for him to provide some samples of different stucco options for the HPC to review. Mr. Folk said he would be glad to do a mock-up of different materials on the building wall so the HPC can see them. He explained that many different types of stucco finishes or natural colors could be used, or as mentioned, painting over the top of the stucco is an option. He said another option is to leave the stucco in its natural state with a pigment dye. He said a coarse aggregate could be put in the stucco, which would be more typical of that period-type stucco versus a very fine aggregate. Mr. Deal said he had no further questions for Mr. Folk.

Chair Plaag asked Mr. Folk if at least the first layer of brick, not knowing what is behind it, could be replaced instead of being covered with a brick of similar composition, color, and masonry pattern. Mr. Folk responded that he was making the assumption that it was a masonry wall with multiple layers that had been mortared together. He said to remove that brick would potentially justify the structure of the wall versus a true veneer with an airspace behind it, where you could remove the brick and put a new

brick in front of it, including the airspace behind it, which is more modern-day masonry. He said, assuming the age of the building, it is probably a mass masonry wall that would jeopardize the structure if you were to remove that brick completely. Chair Plaag confirmed with Mr. Folk that the alternative option he just described was putting on a new veneer over what exists there with an airspace behind the wall. Mr. Folk said it would make a new façade and bring the whole exterior wall out, potentially six inches. He added that the footing and the support underneath it at that point and the roofing above when the façade is brought out that far would have to be dealt with.

Chair Plaag talked about the damaged brick faces. He said from what Mr. Folk described, it is not all that different from what happens with a spalled brick where water infiltrates into the brick itself through the freezing, and it pops off the face, and the finish of that brick is lost. Mr. Folk said that is a fair way of describing spalling. Mr. Folk added that sometimes it is a cracked brick, and maybe the face has popped off. He said in this case, it is dealt with more on a surgical basis, removing multiple bricks in an area and putting new bricks back in their place. Mr. Folk said that he did not measure the percentage, but it looks like over 80 percent of the faces have been removed, and a large part of the wall has lost its face.

Chair Plaag asked Mr. Folk if, in his opinion, replacing the spalled bricks, or the bricks that have lost their faces, it is not practical or realistic to do that kind of work given the number of compromised bricks. Mr. Folk said that is a true statement. Chair Plaag and the other HPC members had no further questions for Mr. Folk at this time.

Chair Plaag asked Mr. Deal if he had other witnesses that he would like to call to testify on behalf of this case. Mr. Deal said he did not have other witnesses to call to testify at this time. Chair Plaag asked Mr. Deal if he had any objections to the materials in the meeting packet for today's hearing. Mr. Deal said he had no objection to the materials in the meeting packet.

Chair Plaag asked the Staff if they wished to present a statement regarding this application. Ms. Turner said that Staff did not have anything to add at this time. Chair Plaag asked the HPC if they had any questions for Staff regarding this application; the HPC did not have questions for the staff.

Chair Plaag asked if there was any other interested party to speak or present evidence supporting the application; if there was any non-party witness to speak or present evidence supporting the application; if there was any interested party to speak or present evidence in opposition to the application; if there was non-party witness to speak or present evidence in opposition to the application. There were no answers in the affirmative.

Chair Plaag told Mr. Deal that he would normally ask him if he wanted to rebut any of the evidence in opposition, but there was none, he assumed the answer to that question was no. Chair Plaag asked Mr. Deal if this was accurate; Mr. Deal replied yes.

Chair Plaag asked the Staff if they wanted to make a closing statement. Ms. Turner said Staff did not wish to make a closing statement.

Chair Plaag opened the floor for Mr. Deal to make a closing statement. Mr. Deal recalled that Member Watkins had said in a previous hearing that we don't have a great solution to what we would like to do. He continued that it appears that the only feasible situation is to come back with a hard-shell stucco, as suggested by Mr. Greene and Mr. Folk, who are professionals and have dealt with this type of restoration work throughout their careers. Mr. Deal said that he thought the applicant would be willing, if the HPC would like to see two or three various stucco options that might be available. Mr. Deal said that the applicant tried to get the best product possible for this section of Howard Street to get this brick covered, and move on with this building.

Chair Plaag referred to packet page 23 and asked Mr. Deal to clarify if the awning had been approved. Mr. Deal said he was not positive whether the staff approved the awning when they approved the lower level of the building. Ms. Turner confirmed that the HPC had agreed to approve the cable-hung awning when they approved the lower level of the building.

Chair Plaag asked Mr. Deal if he had presented all of his witnesses; Mr. Deal replied yes. Chair Plaag closed the testimony phase of this case. Chair Plaag said if something comes up in the discussion, he reserves the right to reopen the hearing for this case and turn to either a witness or the applicant's representative for further discussion. Mr. Deal agreed with Chair Plaag.

Chair Plaag opened the floor for the HPC to discuss the evidence at hand and the standards or findings of fact that apply to them. He strongly urged the HPC to make motions for a finding of fact, particularly with regard to the assertions made by the applicant that the second-floor brick is compromised beyond repair, and specifically about the proposed treatment being the best viable solution to dealing with the second-floor part of the building.

Vice-Chair Bond noted that she felt the HPC had heard all the evidence they needed in the proposed solution that Mr. Folk discussed. She stated that it is the clearest and easiest solution with the state of the brick. She mentioned how it was described with the various treatment by Mr. Folk. She concluded that what was presented was the best solution considering the state of the brick.

Chair Plaag pointed out what he thought was difficult about this case. He said we have several different design standards applied to this case in conflict with one another. He said he felt confident that all the HPC members agreed with the Design Standards that apply to this case. He encouraged the HPC members to add Design Standards if they thought other standards applied to this case.

Chair Plaag referred to packet page 36 and read the following Design Standards for Storefronts, Upper Facades, Side Elevations, and Rear Elevations that create a conflict for the Commission in addressing the case.
Commercial Properties Within the District, Standards for Commercial Properties within the District, Architectural Components, and Details [Design Standards p. 61-67], Storefronts, Upper Facades, Side Elevations, and Rear Elevations:

- 1.1 Whenever possible, historic storefronts and storefront features such as entrance configurations, display windows, doors, clerestory windows, transom bars, and windows, bulkheads, 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 the 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 a 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.
- 1.4 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 historical buildings.

Chair Plaag pointed out that in Design Standards 1.1, the text says that if you cannot repair it, replace it with like kind materials in terms of appearance and composition, and workmanship, which is emphasized through Design Standards 1.2 and 1.4 to a degree. He said that Design Standard 1.4 leaves an opening that Mr. Deal referred to on behalf of his client that says, when they cannot be reconstructed, based on available documentary evidence, then retain the commercial character and use a contemporary design that is compatible with the scale, materials, color, style, design, and texture of the surviving and surrounding historic buildings.

Chair Plaag talked about the question of surrounding historic buildings. He said the HPC recognized from some other COA cases that a poorly worded standard that creates the possibility that new elements on historic buildings that are not appropriate to the district could be used to justify some new element on a given historic building. He thought that, in a way, this is the problem that the HPC is facing in this case. He said the HPC has to go by this particular standard and how the text is worded now.

Chair Plaag referred to packet page 37 and read the following Commercial Properties Within the District, Standards for Commercial Properties within the District, Architectural Components, and Details, [Design Standards p. 69-73], Masonry:

- 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 composition, size, color, shape, pattern, texture, and quality to the originals that are being replaced.
- 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.

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Chair Plaag pointed out that under the specific masonry Section 4 of the Commercial Standards it is clear that when a repair is not possible, replace with new masonry that matches the original. He added that Mr. Greene and Mr. Folk, both of whom have satisfactorily established their credentials and experience in working on historic buildings, have indicated that the idea of pulling down the veneer, assuming it is entirely a brick wall would likely jeopardize the integrity of the South façade of the building. Chair Plaag noted that he did not believe it was entirely a brick wall, but rather a veneer over block. He pointed out that Mr. Folk discussed another solution, leaving the existing wall in place and putting up a new veneer over the current one. He said that following this solution does not do what the commercial standards say, which is to preserve those dimensional representations of this building. He added that putting on a veneer over the top of the existing veneer would alter the historical and spatial relationship of the building. He said he went through all this information to say there was no good solution.

Chair Plaag explained that the applicant has proposed stucco as a treatment option. He continued that as Mr. Folk noted, many treatments that might be appropriate under the Design Standards for exterior treatments could be used. He stated there are other treatments that would not be appropriate, such as corrugated tin on the front of the building. He continued that another possibility is an example of the first floor with the use of board and batten siding, which is present in the Historic District and as a modern commercial treatment for the building.

Chair Plaag asked the HPC members to give their opinions on how the HPC can reconcile the conflicting standards, especially given that trying to impose the strictest of those standards might create more problems than the HPC can solve.

Member Sharp asked Chair Plaag about the age of the existing stucco. Chair Plaag explained that the best estimate is that the stucco treatment was first applied to this building in approximately 1994, when there was a major renovation. He added that Mr. Deal referred to this earlier with the Winkler Herb Building, which was the Wilcox Drug Company complex. He said that in 1994 the renovation work was done to make it look like one complex rather than two separate buildings. He added that 1994 is well outside the period of significance for the Historic District, making the stucco not a historical treatment. He said that when the HPC reviewed the Mast Store COA case, they saw buildings Downtown that had stucco applied to them during the period of significance. He explained that the HPC's position is that they have generally taken in the standards in consideration of cases, if there is a historical precedent, meaning in the period of significance for a given building, it is acceptable for the applicant to come back with a proposal for a similar stucco treatment. Member Sharp said that this clarifies and indicates that there is a lack of best options available.

Member Watkins noted that the choices are to replicate a façade or a partial façade that was proven to have been on a building. He pointed out that there are a number of stucco buildings on Howard Street, and the stucco finish appears to be mostly the same. He said, in this case, we have a stucco finish that we know is on the building is historic. He felt that the HPC did not need to look at a number of different stucco finishes because the HPC would be subject to their own idea of what a tasteful stucco finish would be. He said in his view, the proposal from the applicant is reasonable, and he will vote to approve it.

Chair Plaag voiced his concern about the HPC granting carte blanche to put any stucco finish on the building. He talked about other buildings in the district, for instance the former Swafford Tire Store and the Vetro building, which have stucco finishes that were not used during the period of significance and are not congruous with the district. For this reason, he would like to see a condition allowing the HPC to review and approve a set of stucco finish options provided to the HPC so they can say whether they are good and are congruous with the district.

Member Watkins reiterated his previous statement that he meant that the applicant matches the stucco finish taken off of the building. He explained that the stucco finish is a close approximation of the stucco finish on every other stucco building on Howard Street. He said it certainly matches the building to the left of the façade. Chair Plaag asked Member Watkins if he would agree to a condition that says that whatever stucco finish will approximately match the stucco finish of the Wilcox Drug Company to the west of this building. Member Watkins agreed that it would be appropriate to make that condition.

Chair Plaag asked Member Watkins if, when he talked about the stucco finish, did he also mean the color of the stucco finish, even though the HPC does not regulate color. Member Watkins said the applicant indicated that the color red they provided was chosen to match the brick. He said after he reviewed the color, it did not seem to match the color of the brick when viewed from a computer screen. He said if the applicant intends to duplicate the color, it would be a good idea for the applicant to check on the color they have selected for the stucco finish.

Chair Plaag explained that because the applicant is proposing painting over the stucco to achieve the red color, and he is opposed to that. He said he had rather refer to Mr. Folk's statement regarding a natural color. Chair Plaag noted that he assumed that would be a tannish or sand color. Mr. Folk agreed with Chair Plaag about the color, and explained that other types of natural finishes are based on the type and color of sand used, mortar color used, or the Portland cement colors used to achieve the natural color versus painting over the top of the stucco finish.

Chair Plaag pointed out that he thought it would be preferable from the HPC's standpoint to have the ability to regulate the color, as the HPC can regulate mortar color. He added that it seems fair for the HPC to request to see a natural finish that approximates the appearance of the other stuccoed buildings immediately to the West. He asked Member Watkins if he agreed. Member Watkins disagreed because the buildings on Howard Street are painted. He said if the applicant had planned to do the treatment on the whole row of buildings, that would be one thing, but that is different from what the applicant has proposed to do with this building.

Chair Plaag asked Member Watkins if he opposed the applicant's proposal to match the brick in color or if Member Watkins was just concerned that the applicant's proposal did not match the existing brick. Member Watkins responded that the applicant should recheck the stucco finish color to see if it matches the brick. Member Sharp thought that in terms of the color of the proposed stucco, rather than trying to match the color of the stucco to resemble the original brick, the applicant looked at acceptable colors used during the period of historical significance on separate finishes. Chair Plaag said this is difficult

because we have so few color historical images from that period. He said he was fairly confident that the stucco on the front of the law offices next to the Mast General Store building was tan, and that the Mast General Store stucco was a bright white stucco from color historical images. Chair Plaag asked Mr. Deal if he remembered that stucco finish. Mr. Deal said that was when it was Hunt's Department Store, it was a white stucco in the 1950s and early 1960s. He said the applicant would work with whatever color the HPC wanted. He thought the red color was suggested to try to match the brick. He said the applicant is fine with a more natural color or whatever the HPC would think would be appropriate from a color perspective.

Chair Plaag clarified that he was not opposed to the painting of the stucco because it was done historically in the Historic District when stucco existed elsewhere. He said he would need time to review the standard for it. He thought from a congruous standpoint; he thought painting it red did not feel right, but he did not know if he could point to a specific standard that addresses it.

Vice-Chair Bond felt that the applicant has offered to use stucco to make it a part of Howard Street, and to be congruous with the surroundings. She expressed that she would like to see this go forward with the understanding to view which finish would do best to represent the time that this building existed during the period of significance. She expressed that painting the stucco was setting the applicant up to repaint it after it faded, or the paint might peel off in the future.

Chair Plaag asked Ms. Meade if it would be useful for the HPC to make findings of fact on whether repair or replacement of the existing brick is possible or feasible without endangering the building itself. Ms. Meade told Chair Plaag that findings of fact are only necessary where a fact is both disputed and material to the legal findings of the board. She said if they are not both of those, you may also feel free to proceed by reaching a legal conclusion, but then explaining how you reach that conclusion based upon facts as you have found them. Chair Plaag stated that there are standards that are in conflict, but not evidence that contradicts what has been discussed about repair and replacement. He clarified with Ms. Meade that it is not necessary to do findings of fact, but the HPC should ground their rationale in the testimony that they heard in this hearing; Ms. Meade agreed.

Motion and Vote:
Member Watkins made a motion, seconded by Vice-Chair Bond, to approve the application as written with the understanding, based on the expert testimony the Commission has heard including the following conditions:

- Where there is a conflict between the application information (resubmittal February 28, 2023) and the plans (original May 25, 2022, resubmittal November 18, 2022, resubmittal December 8, 2022, and resubmittal February 28, 2023) the plans control. Insignificant deviations may be permitted to comply with the requirements of the UDO.
- Any commitments and representations concerning the proposed exterior modification made by the applicant or its (his or her) representatives at the public hearing shall also become a condition of the permit and a basis for a stop work order and/or permit revocation if violated.

- The applicant shall submit the necessary applications, plans, details, and specifications which meet the requirements of the Town Code, UDO, Building Code, and any other applicable codes for review and approval necessary to issue Zoning and Building Permits.
- The stucco finish must duplicate the pre-existing stucco as closely as possible.

Mr. Deal, on behalf of the applicant, agreed to the condition. He said the applicant would want the building to look similar and be congruent with the other buildings.

Chair Plaag asked if there was any discussion. He noted that, in his opinion, reapplying stucco to the upper façade of this building probably doesn't fit with some of the standards for the Historic District. However, he added that when he tried to apply the standards that are applicable to this situation, it was made very clear to him that, knowing what we know now, the work would either further alter the historic appearance of the building, or it would result in damage to the building that could potentially be catastrophic over time. He reiterated that this is a case with no good solutions. He reiterated Member Watkins's opinion that this might not be the best solution, but it might be the best solution, given the circumstances when the HPC heard this case. Chair Plaag said that he was satisfied with the testimonies of the witnesses, which is why he was going to vote in support of the application at this time, even though he was opposed to it previously.

Vote: Aye – All
Nay – None
The motion passed.

Chair Plaag added there are elements that can be evident to future applicants about this process, which is for applicants to be able to point to the standards that justify the work they want to do. He explained that the Commission is looking for the applicants to make that case to them, framed with the standards. Additionally, he added that the evidence needs to meet the evidentiary standard of being competent, material, and substantial evidence.

Chair Plaag told Mr. Deal that he did not see a requirement for the applicant to return to the HPC for any further review of this application based on the condition that the applicant agreed to. He also told Mr. Deal that he believed it is understood that Staff can review the stucco information that will be provided by the applicant. Chair Plaag said if Staff has an issue, they can determine if it needs to go back to the HPC for further review. He stated that there was an agreement on what was meant regarding the stucco. He further stated that he would like for Staff to be flexible, within the boundaries of the condition the HPC previously imposed, about not requiring a new COA application for the year that the HPC has allowed for this issue to be resolved. He said he would like to see in practice that this be continued for this particular case, if some issue arises with the stucco. He said he wanted to avoid seeing the applicant have to apply all over again to resolve it. He confirmed with Ms. Meade that there were no issues with this, since the condition already exists; Ms. Meade agreed.

Communication: March 14, 2023 Quasi-Judicial Meeting Minutes (Approval of Minutes)

Chair Plaag read aloud the standard conditions of approval on packet page 44. He asked Mr. Deal if he or his applicant had any objection to these standard conditions; Mr. Deal replied no. Chair Plaag clarified that the motion did not need to be rephrased. Ms. Meade stated that the standard conditions of approval are automatically included, whether they are specified or not.

Chair Plaag closed this case at approximately 4:23 p.m.

Adjournment

Vice-Chair Bond made a motion, seconded by Member Sharp, to adjourn the meeting at 4:24 p.m.

_____ _____

Eric Plaag, Chair **Marlene Crosby, Board Secretary**

Certificate of Appropriateness for Major Work

Town of Boone Planning & Inspections Department
680 W. King Street, Suite C ◆ Boone, North Carolina 28607
Phone (828) 268-6960 ◆ Fax (828) 268-6961 ◆ Email: planning@townofboone.net ◆ www.townofboone.net

A. Required to be Submitted at Time of Application

Note: A pre-application meeting is required prior to application submittal.
Failure to provide the required information will delay the review and scheduling of the requested hearing.

- ☐ Digital copies of all paper submittal documents (may be emailed to planning@townofboone.net)
- ☐ Four paper copies of complete site plans meeting the requirements of Town of Boone Unified Development Ordinance (UDO), including UDO Appendix A (max. size 30" x 42")
- ☐ Information in compliance with the Supplemental Checklist on Page 4
- ☐ Property Owner Authorization. If you are not the property owner, you will need to provide documentation of property owner authorization to apply for this permit. You may have the property owner sign this application (Section L), or the property owner can provide a written and signed authorization that clearly states they are authorizing the applicant to submit this application.

Permit Fee (See Planning & Inspections Fee Schedule). Each application is allowed two (2) reviews. The 1st review of the submitted information and a 2nd review if revisions or supplemental information is required based upon the 1st review. Each subsequent review after the 2nd review will be charged at 50% of the original fees charged for the application. These fees shall be paid at the time of resubmittal.

B. Requested Hearing – See latest published Meeting Schedule for dates

Date of requested hearing: APRIL 11TH, 2023

C. Property Information

Street Address: 747 WEST KING ST.

Watauga County Parcel Identification Number: 2900 79 8447 000

Existing Zoning District(s): B1 DOWNTOWN CORE DISTRICT

Total Land Area: 0.170 AC.

Are there any existing variances or other site-specific approvals granted to the property? ☐Yes ☐No ☒Unknown

If yes, describe:

D. Applicant Information

Name: ARAM KEVORKIAN - MANAGER - BOONE

Complete Mailing Address (Street, City, Zip): 117B WEST LEWIS ST. GREENSBORO NC 27406

Phone Number: 336-615-3489

Email Address: aram@southendbrewing.com

Preferred Method of Contact for Written/Response Documents (select one): ☐ Mail or ☐ Email

E. Property Owner Information

Name: EDAKCO LLC ERIC KEVORKIAN, MANAGING PARTNER

Complete Mailing Address (Street, City, Zip): 1536 SQUIRE DAVIS ROAD, KERNERSVILLE, NC 27284

Phone Number: 336-423-9107

Email Address: ERIC@SOUTHENDBREWING.COM

F. Landmark/District Information

District/~~Landmark Name~~: B1 - DOWNTOWN CORE

Communication: Z06492-022423 - Exhibit 1 - Application (Case Z06492-022423 Southend Brewing Co., LLC - COA)

Period of Significance: 1930's

G. Project Details

Project Cost: $ 25,000. $

Project Type:

☐ New Construction ☒ Renovation ☐ Landscaping

☐ Moving Structure ☐ Demolition

H. Design Professional Information

Designer is an: ☒ Architect ☐ Engineer ☐ Owner ☐ Other:

Name: Bill Oxion

Company: Appalachian Architecture, PA

Complete Mailing Address (Street, City, Zip): Po Box 179 Boone NC 28607

Phone Number: 828.265-2405

Email Address: bill@appalarch.com

Additional Designer Information: If additional designers are involved beyond the one listed, please provide additional info on a separate sheet

I. Applicant Signature and Property Owner Authorization

I hereby certify that I am authorized to submit this application, that all information is correct and complete, and all work will comply with all applicable State and local laws, ordinances, and regulations.

I acknowledge and agree that the Historic Preservation Commission members, Town employees, and Town agents may enter, solely in performance of their official duties and only at mutually agreeable times, upon the applicant's property for examination or survey thereof pursuant to North Carolina General Statute 160A-400.8.

I understand and agree that an approved Certificate of Appropriateness is valid only for the particular application, plans, specifications, and related project details presented to, and approved by, the Historic Preservation Commission. Any proposed modification or addition must be submitted to the Planning and Inspections Department for review.

By signing below, the applicant agrees to notify the Planning and Inspections Department of any changes or alterations in the data contained in this application, the approved plans, or the approved specifications related to the project that is the subject of this application.

Hearings on Certificate of Appropriateness applications before the Commission are quasi-judicial proceedings. Therefore, Historic Preservation Commission members cannot discuss a pending application with the applicant or other party. By signing below, the applicant agrees to refrain from speaking with or contacting any member of the Historic Preservation Commission about an application outside of the formal evidentiary hearing on the application.

ADAM KEVORKIAN		2/21/23
Applicant (Print)	Applicant (Signature)	Date
ERIC KEVORKIAN		2/21/23
Property Owner (Print)	Property Owner (Signature)	Date

Official Use Only

Communication: Z06492-022423 - Exhibit 1 - Application (Case Z06492-022423 Southend Brewing Co., LLC - COA)

Permit Name:	Southend Brewing Company, LLC			
Permit Number:	Z06492-022423			
Date:	Fee:	Receipt Number:	Method of Payment:	Paid By:
02-24-2023	$374.00	615690	☐ Cash ☑ Check Number: 1084	Southend Brewing Co. LLC

Public Hearing Meeting Date: _____

Date of APO Mailed Notification: _____

Date of Posted Notification: _____

Request Approved: ☐ Yes ☐ No

S:\FORMS\PI_Forms_Current\Planning Forms\LocalHistoricLandmark_07012021.docx

COA for Major Work Supplemental Checklist

Note: The following is a checklist for the presentation materials needed for your application. It is the applicant's responsibility to provide adequate photographs, architectural plans, and other material to enable the HPC to understand the proposal and its impact on the historic district/landmark. The consideration of the application may be delayed if preservation materials are not sufficient to evaluate the proposal.

- ☑ Written Description of the proposed work: Describe in detail the scope and nature of the proposed project, including exact material types, colors, and dimensions for materials to be used (e.g., width of siding, color of window trim, type of roofing materials, etc.).
- ☑ Design Standards References: Cite the applicable sections of the design standards related to and/or reflected in the proposed request.
- ☑ Photographs of Existing Conditions: Provide current photographs showing the present conditions of the area where the work will be completed and/or the portions of any existing building that will be affected by the proposed work. Photographs must be clearly labeled and keyed to a site plan.
- ☑ Site Plan: For development which includes modifications to the site in addition to the building, the applicant shall provide scaled drawings prepared in accordance with UDO Appendix A, which depict at least the relationship of all buildings, secondary structures, driveways, sidewalks, fences, drains, lighting, and trees to the property line. Clearly identify the location of any and all proposed changes. Caliper of trees should be indicated as measured from four and a half feet (4.5') above the earth's surface.
- ☑ Historical Documentation: If available, provide copies of historic photographs of the property in question, along with a list of any known previous alterations to the property (and the approximate date of those alterations). If the property is already listed on the National Register of Historic Places or is a designated Local Historic Landmark, include a copy of the nomination text for the property.

Communication: Z06492-022423 - Exhibit 1 - Application (Case Z06492-022423 Southend Brewing Co., LLC - COA)

APPALACHIAN ARCHITECTURE, P.A.

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FEB 24 2023
BY:

Façade Renovation - 747 West King Street – WT0865 C.M.CRITCHER BUILDING

Proposed renovation to the façade include the following (from top to bottom):

1- Terra cotta parapet cap to remain.

2- Existing 28" wide (+/-) full height brick veneer on left and right sides of façade to remain.

3- 1 x 6 painted wood trim under the parapet cap to remain.

4- Replace existing T1-11 plywood with thin-set rock veneer with convex mortar joints above windows to match the rock veneer on the adjacent River's Printing building.

5- Replace existing tall, fixed storefront windows on each side of entry door with new shorter folding window system to "open-air" the front of the restaurant to public sidewalk. Windows to left of center door would fold against left wall. Windows to right of center door would fold against right wall. Window frames to be aluminum dark bronze color to match adjacent Rivers printing building.

6- Install bar-height (42") solid wall with thin-set rock veneer and convex mortar joints under new folding window system.

7- Existing brick veneer at base to remain.

8- Install new 18" seat-height wall to property line in sidewalk to match the low wall at the adjacent Rivers printing building. Cap wall with painted pressure treated wood. All materials to match the adjacent low wall at Rivers Printing building. This new low wall will direct patrons to the restaurant's primary entry door and designate an outdoor seating area for restaurant use.

9- Redo sidewalk in front of the building as required to accommodate the new low seating wall.

Communication: Z06492-022423 - Exhibit 2 - Written Description (Case Z06492-022423 Southend Brewing Co., LLC - COA)

RECEIVED
FEB 24 2023
BY:

Façade Renovation - 747 West King Street– WT0865 C.M.CRITCHER BUILDING
DESIGN STANDARDS for Commercial properties within the District

1.3 – Proposed façade improvements will have "minimal intrusion or impact on the character-defining aspects of the property in question."

1.4 - Proposed façade improvements incorporate "a contemporary design that is compatible with the scale, materials, color, style, design and texture of the surviving and surrounding historic buildings".

2. Architectural Components and Details – The "character defining historical features" which remain on the façade will be preserved. The new storefront window system will provide an open and inviting presence to the public sidewalk and enhance the street-life in front of the building.

3. Foundations – Not applicable

4. Masonry – Existing terra cotta parapet cap and brick elements will remain. The proposed new rock veneer and mortar joints will match the historical rock veneer on the River's Printing Building next door and create a cohesive front façade that reflects the internal layout of the existing restaurant which includes this property and the adjacent River's Printing Building next door.

5. Wooden elements such as trim boards on the façade will remain.

6. Windows, Door and Awnings – While the proposed storefront windows and doors will not match the shinny aluminum storefront system materials and sizes used on the original façade, the proposed façade will create a uniform and contemporary appearance to the overall restaurant which occupies both this property and the adjacent River's Printing Building next door.

Awnings- Not applicable

7. Roofs – Not applicable.

8. Entrances – The existing centralized and historical door location will remain unchanged. Dark bronze materials will create a uniform appearance to the overall restaurant which occupies both this property and the adjacent River's Printing Building next door.

Communication: Z06492-022423 - Exhibit 2 - Written Description (Case Z06492-022423 Southend Brewing Co., LLC - COA)

Exhibit 3

RECEIVED
FEB 24 2023
BY:

Appalachian Architecture, P.A.
703 W. King Street, Suite #201
Post Office Box 179
Boone, NC 28607

PHOTOGRAPH - EXISTING CONDITIONS

747 West King Street
WT0865 C.M. CRITCHER BUILDING

02.24.2023

Appalachian Architecture, P.A.
703 W. King Street, Suite #201
Post Office Box 179
Boone, NC 28607

PHOTOGRAPH - EXISTING CONDITIONS

747 West King Street

WT0865 C.M. CRITCHER BUILDING

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BY:

03.24.2023

Communication: Z06492-022423 - Exhibit 3 - Existing Conditions (Case Z06492-022423 Southend Brewing

Exhibit 4

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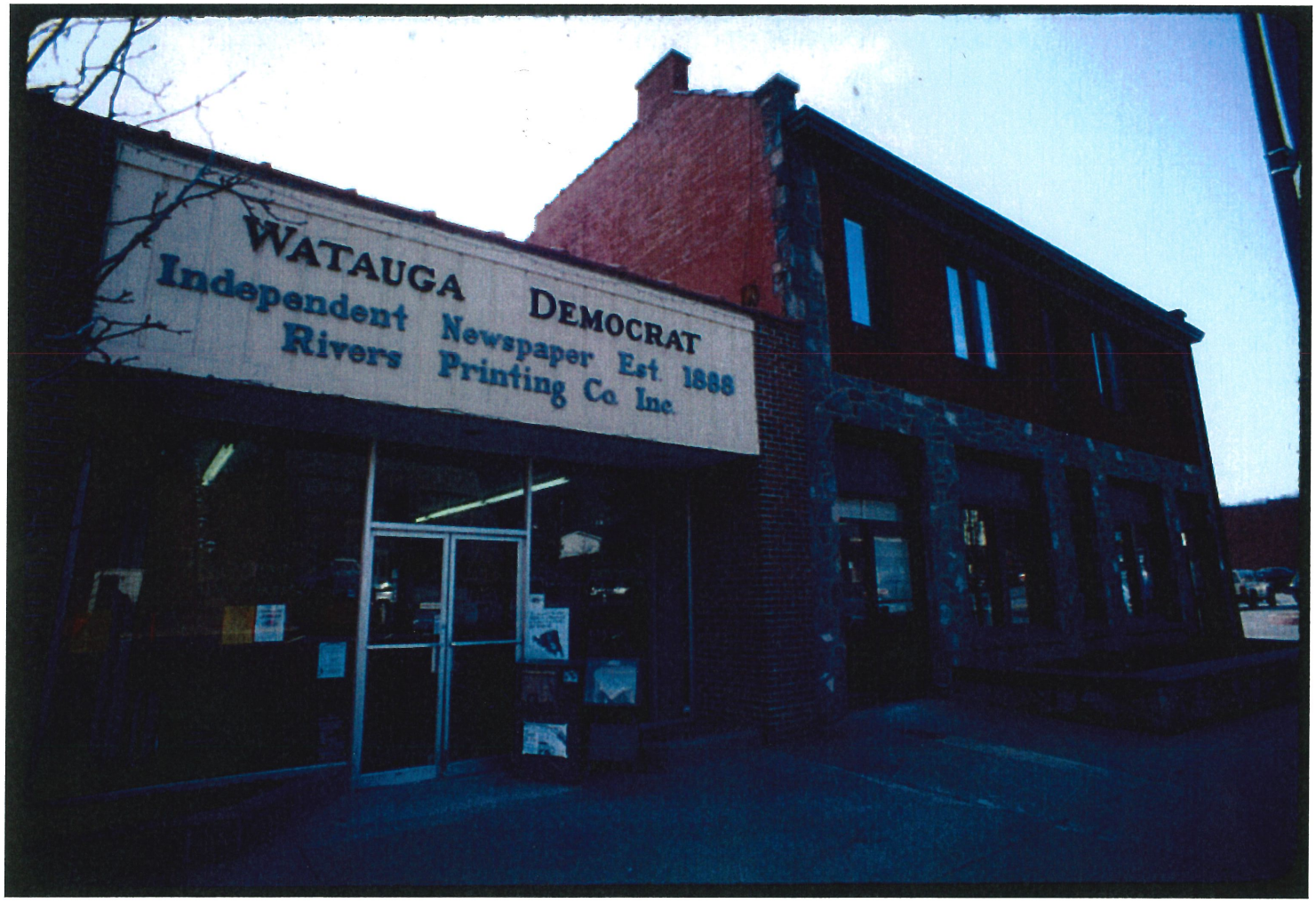
FEB 24 2023
BY:



Communication: Z06492-022423 - Exhibit 4 - Submitted Historic Photos (Case Z06492-022423 Southend Brewing Co., LLC - COA)

Exhibit 5

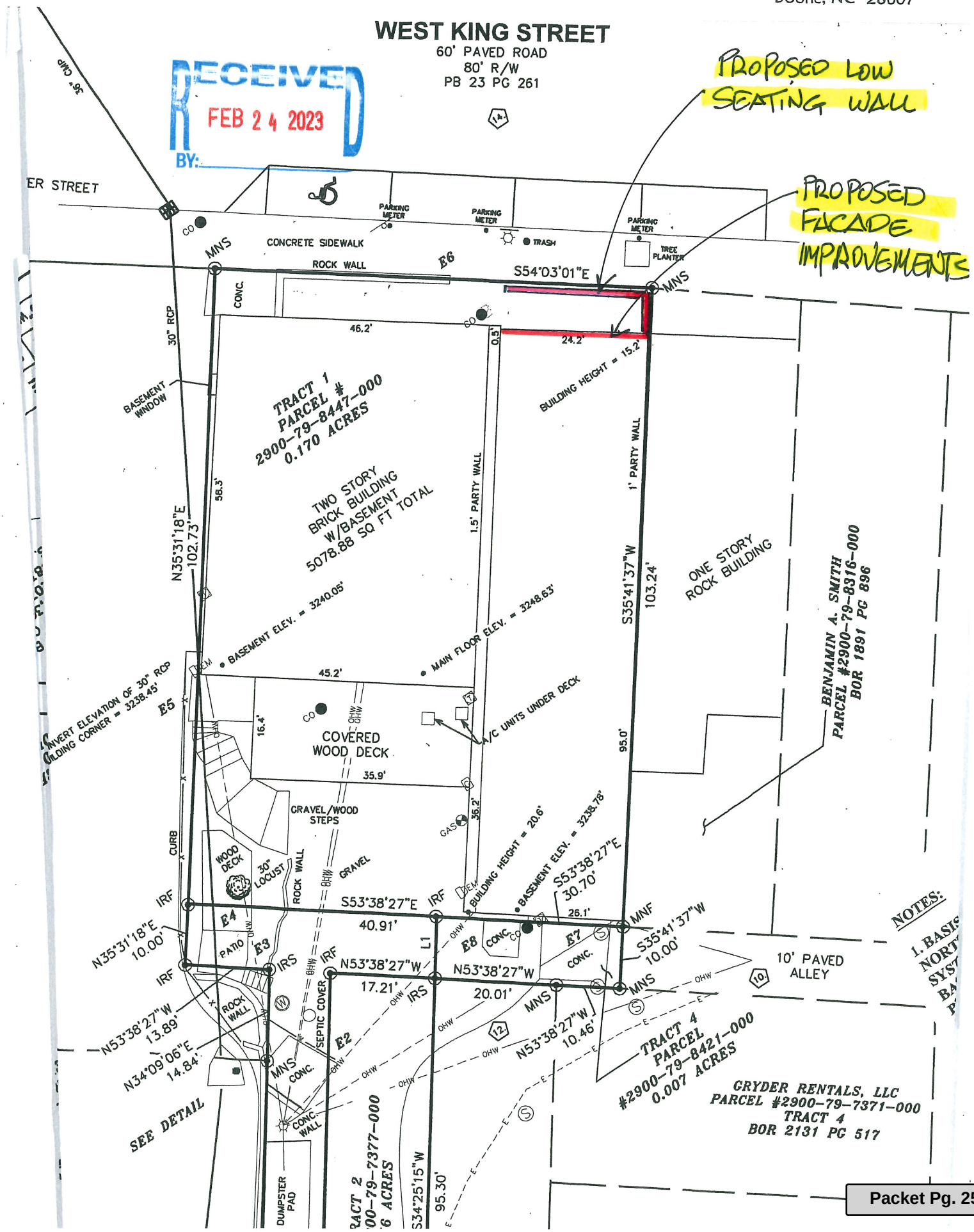
SURVEY - 747 West King St

Proposed Façade Renovation & New low seating wall on Sidewalk

WT0865 C.M. CRITCHER BUILDING

02.24.2023

Appalachian Architecture, P.A.
703 W. King Street, Suite #201
Post Office Box 179
Boone, NC 28607



Communication: Z06492-022423 - Exhibit 5 - Site Plan Survey (Case Z06492-022423 Southend Brewing Co., LLC - COA)

Exhibit 6

RECEIVED
FEB 24 2023
BY:

747 West King Street

Proposed Façade Renovation & New low seating wall on Sidewalk

WT0865 C.M. CRITCHER BUILDING 02.24.2023

Appalachian Architecture, P.A.
703 W. King Street, Suite #201
Post Office Box 179
Boone, NC 28607

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FEB 24 2023
BY:

WT0865 C. M. Critcher Building
747 West King Street

This property and WT0864 to the east have a complicated deed and construction history that requires they be considered in tandem, even though they were apparently built independently. C. M. Critcher, M. P. Critcher, and A. E. Hamby originally purchased both lots—consisting of Lots 2 and 3 of the R. C. Rivers Addition to the Town of Boone—in 1923 (Deed Book 29, Page 222). Through a series of complex transactions, the Critchers and Hamby conveyed their interest in the eastern lot (Lot 2) to W. L. and Hazel Cook in July 1934 but retained their interest in Lot 3 and brought on a partner, Niley Cook. The W. L. Cook transaction included language that any wall built between Lots 2 and 3 would be erected by W. L. Cook as a party wall. A week later, notice appeared in the August 2, 1934, *Watauga Democrat* that Lloyd Robbins of Blowing Rock was erecting a new brick building on Lot 2, 25' X 50', for Hi-Land Dry Cleaners and W. L. Cook, with the specific needs of a dry cleaning business in mind. Nearly two months later, however, news reports (*Watauga Democrat*, September 27, 1934) discussed the "new business block" completed by Lloyd Robbins on Lots 2 and 3—half owned by Cook, half owned by C. M. Critcher—with an unnamed business planned for the west space (WT0865).

Early images of the commercial block suggest the difficulty in determining whether WT0864 and WT0865 should be considered separate buildings or part of a single building. A 1940 image in the possession of Becky Haney, showing the effects of the Boone flood, confirms that the north elevation was one story with a uniform brick façade and two storefronts, both essentially identical to one another and divided from each other by a brick pilaster at center. Each storefront had a recessed, central entry flanked by large, plate glass, shop windows and brick bulkheads that angled back to the main façade plane. Above each storefront was a clerestory window with five divided lights. Brick pilasters framed the whole façade at the extreme northeast and northwest corners of the two buildings. As suggested by a ca. 1945 parade image from the Appalachian Collection (5015_131_06), the entire façade appears to have had a complex, triple-tiered corbel run just below the low, parapet roofline, which was coped with a concrete cap. This unified appearance continued at least through 1949, when the façade appeared in Palmer Blair's footage of the 1949 Watauga Centennial Parade. Despite the unified façade suggesting a single building, the split ownership and separate start dates for each part of the commercial block to list the buildings independently for survey purposes.

Communication: Z06492-022423 - Exhibit 7 - Submitted Historic Documentation (Case Z06492-022423 Southend Brewing Co., LLC - COA)

In November 1934, just as the building was being completed, it was announced that the Smithey Store was renting the basement for potato storage (*Watauga Democrat*, November 1, 1934), and a November 15, 1934, *Watauga Democrat* article confirmed that New River Light and Power Company had opened a retail operation, selling various appliances, in the west section of the commercial block. Eleven years later, Watauga Hardware (a new business, apparently independent of a business by the same name that had closed in the 1930s) announced that it would be moving into the "Critcher Building," a name frequently used thereafter to describe WT0865 specifically (*Watauga Democrat*, March 1, 1945). In May 1945, work began on a 25' X 36' addition to the rear of the building, completed by local contractor W. C. Greene (*Watauga Democrat*, May 31, 1945). Watauga Hardware still occupied the space as late as 1960, but the company dissolved in 1961, at which time the property was sold back to R. C. Rivers, Jr. The building was briefly occupied by the Blue Ridge Shoe Company in 1963 as a training space, but in June 1963, a fire swept through the basement portion of the building, causing significant damage to the space. Shortly thereafter, the *Watauga Democrat* (which was headquartered at WT0585 next door) took over the space as an additional office area, at which time the interiors of WT0865 and WT0585 were connected. The *Watauga Democrat* continued to operate in this space until at least 1994, when Rachel Rivers-Coffey and Paul Armfield Coffey sold the newspaper but retained the building. In later years, a restaurant—Murphy's—occupied the building. Since the survey fieldwork was completed, a new restaurant, Ransom has taken over the space.

Today, the north elevation bears little resemblance to the building built for C. M. Critcher. While the north elevation does feature running bond, multicolored brick on its outer edges and in the interior walls of the recessed entrance alcove, this brick appears to be a veneer applied over the original façade at an unknown date. The low, parapet roofline is coped with terracotta tiles, while the space above the recessed entry is clad in board and batten finish with a wood paneled ceiling underneath. This board and batten treatment continues onto the recessed storefront face, which has a single, aluminum framed, central door flanked by narrow, aluminum framed sidelights. Flanking the entrance are two, aluminum framed, plate glass windows with an eight by five light grid of fake muntins. Board and batten bulkheads are visible beneath the windows, while low concrete pads with benches are immediately in front of the window areas.

The east and west elevations are mostly obscured by WT0864 and WT0585, but a long portion of the east elevation is exposed at the rear of the building. The seam for the 1945 rear addition is quite distinguishable, from which the low, stepped parapet roofline coped in terracotta descends toward the rear. This east wall is mostly featureless, consisting of 6:1 common bond on the original portion to the north and running bond brick on the 1945 addition. The original portion of the east wall is coped with concrete. An interior, brick chimney with a concrete and terracotta cap rises near the junction between the two sections of the building, just off the east

Communication: Z06492-022423 - Exhibit 7 - Submitted Historic Documentation (Case Z06492-022423 Southend Brewing Co., LLC - COA)

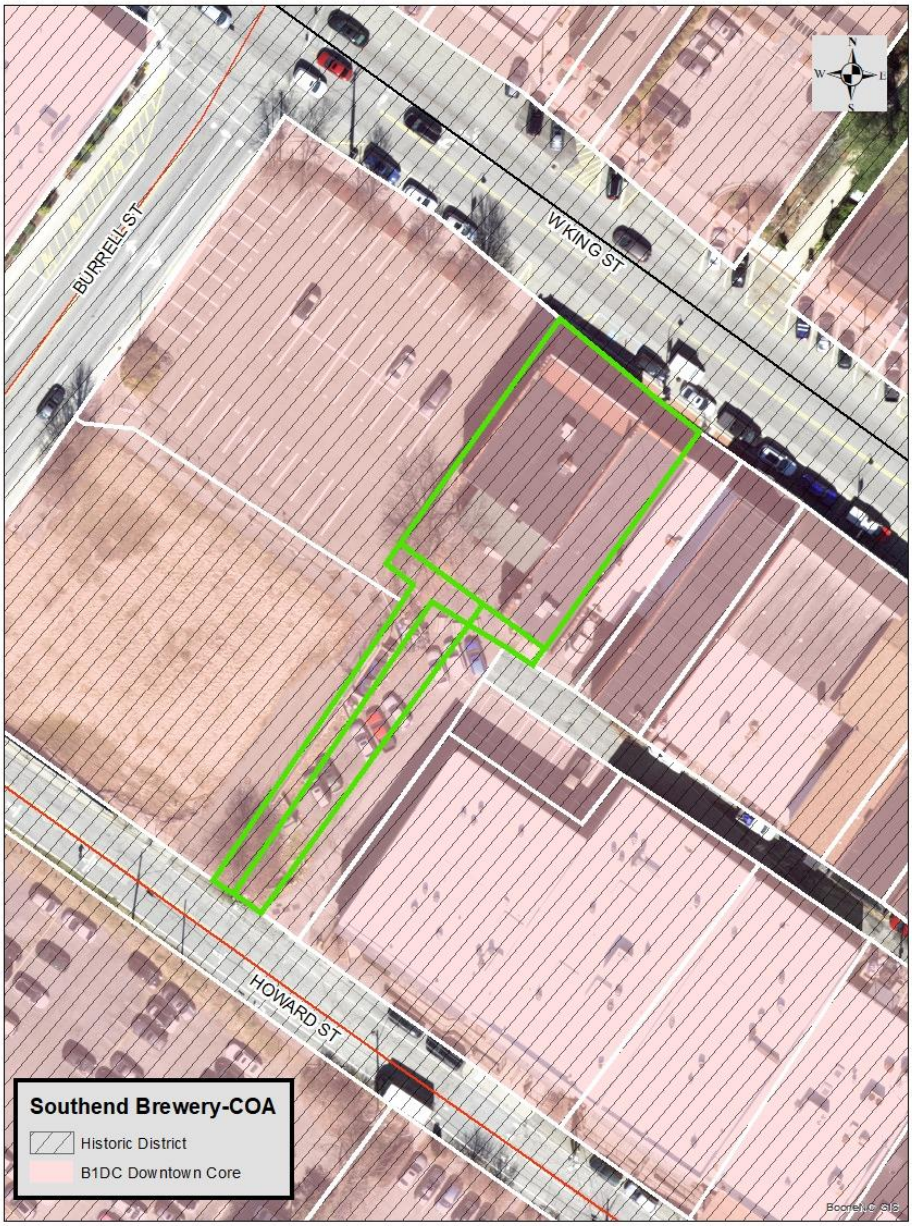
roofline. The west elevation is also mostly featureless, running bond brick, save for two bricked in window openings at the basement level that have concrete lintels.

The south elevation of the 1945 rear addition has two former garage bays with concrete lintels at the basement level. The west bay has been filled with a double, aluminum door with narrow, two-light sidelights set in a wooden frame. The east bay remains a garage bay with a vinyl, roll-up door, although it appears to have replaced an area with a narrow window near its east end, as suggested by a short, rowlock lintel above the concrete lintel at that location. Between the garage bays, a metal, fire escape ladder rises to a first floor fire escape landing in front of a single, steel door with an upper light, then extends again at the right of the door to the roof. This doorway (which is set in a wooden frame) is flanked to either side by large, symmetrically spaced window piercings with rowlock sills. The west window piercing has been filled with a large fan unit surrounded by plywood, while the east window is a six-over-six, double-hung sash, wooden window ill-fitted to a wooden frame.

Communication: Z06492-022423 - Exhibit 7 - Submitted Historic Documentation (Case Z06492-022423 Southend Brewing Co., LLC - COA)

Exhibit 8

STAFF REPORT
HISTORIC PRESERVATION COMMISSION, APRIL 11, 2023
CASE Z06492-022423– SOUTHEND BREWING CO., LLC - COA FACADE RENOVATION



Request

Aram Kevorkian, on behalf of Edakco, LLC (Southend Brewing Co.), has filed an application for a Certificate of Appropriateness for Major Work for 747 W. King St. for a renovation to the facade including the front veneer, windows, and sidewalk. This property is located within the Downtown Boone Local Historic District. (Watauga County PIN 2900-79-8447-000).

The storefront windows on each side of the entry door will be replaced with an entry system to "open-air" the front of the restaurant to the sidewalk. An 18" seat-height wall will be installed to the property line in the sidewalk to match the wall at the Rivers Printing building. The plywood is proposed to be replaced with a thin-set rock veneer.

Pursuant to the Town of Boone Unified Development Ordinance (UDO), Appendix D, Downtown Boone Local

Communication: Z06492-022423 - Exhibit 8 - Staff Report (Case Z06492-022423 Southend Brewing Co., LLC - COA)

Historic District, specifically the section on COA Application for Major Work, a COA is required for pointing of masonry as well as alteration, repair, or replacement of masonry, siding, roofing materials, architectural trim elements, foundations, windows, doors, and other significant architectural details.

Parcel Information

Address: 747 W. King Street

Property Owner: Edakco, LLC

Watauga County PIN: 2900-79-8447-000

Lot size (total): .480 Acres

Jurisdiction: Town of Boone

Access: W. King Street (State maintained)

SFHA: No

Watershed District: No

Corridor District: No

NCD: No

Viewshed: No

Steep Slope: No

Transitional Zone: No

Current Zoning: B1 Downtown Core, Downtown Boone Local Historic District Overlay

Zoning & Use of Adjacent Properties		
	Adjacent Zoning	**Adjacent Land Use**
North	B1 Downtown Core, Downtown Boone Local Historic District	Professional Office/Retail
East	B1 Downtown Core, Downtown Boone Local Historic District	Retail
South	B1 Downtown Core, Downtown Boone Local Historic District	Parking Lot
West	B1 Downtown Core, Downtown Boone Local Historic District	Future Multi-Use Building

Historic District Analysis

The following three documents are central to the Downtown Boone Local Historic District:

1. Comprehensive Architectural Survey of Downtown Boone, NC – Final Report
2. Report and Recommendation for the Designation of the Downtown Boone Local Historic District, Boone, NC
3. Downtown Boone Local Historic District Standards

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The designation report (#2 above), was created using the architectural survey of the downtown area (#1 above) and recommended the Downtown Boone Local Historic District area be designated as a historic overlay district; and the Downtown Boone Local Historic District Design Standards, which are outlined in a separate document (#3 above), are to be applied by the HPC when it considers applications for Certificates of Appropriateness for proposed development within the historic district.

INVENTORY CLASSIFICATION

The following information has been taken from the designation report starting on page 69. The property inventory found within the report was specifically written to assess the contributing significance and integrity of the district's resources. Integrity, as determined was based upon the following:

1. design integrity, meaning the building's relationship to its original appearance or altered appearance during the period of significance;
2. material integrity, meaning the building's relationship to original materials during the period of significance or replacement materials that mimic the appearance of original materials during the period of significance;
3. locational integrity, meaning the building's relationship to its original location during the period of significance;
4. integrity of association, meaning the building's relationship to its original or adapted use, function, and purpose during the period of significance; and
5. integrity of relationship to the district as a whole, meaning the building's historical importance to the development of downtown Boone's commercial district during the district's four periods of growth within the period of significance (1918-1964).

This ratio of parcels with contributing resources to the overall number of parcels in the district represents an unusually dense and rich collection of commercial, institutional, and residential buildings and/or structures with excellent to outstanding integrity as defined by the above criteria, thus illustrating the special significance of the district to the town of Boone in terms of its history and architecture. Taken together, these resources help to tell the story of the development of downtown Boone's commercial district through its four periods of growth within the period of significance. For these reasons, the district possesses outstanding integrity as a whole, which can only be improved as owners of individual resources continue to rehabilitate their properties and storefront configurations to their historic appearance.

Inventory Classifications:

CA: Contributes to the character of the district based on architectural significance

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CH: Contributes to the character of the district based on historical significance related to events or individuals associated with the property
NC: Non-contributing property
VL: Vacant lot

Designation Report/Architectural Survey

Property Summary

The Designation Report summary is included on the right (in blue), and the full Architectural Survey summary is included below. The subject property is classified as "CA" and "CH" meaning the property contributes to the district based on historical significance related to events or individuals associated with the property, while also contributing to the character of the district based on architectural significance. The parcel has two entries in these reports for 747 Howard Street.

WT0585 Rivers Printing Company Building (1937)
747 West King Street

This is an update to the previous 1988 survey and 2002 survey update to this property. The original survey failed to provide a full description of the building, omitting essential details. For example, the interiors of this building and the one to the east (WT0865) have been connected for several decades now, thus facilitating the current use of both buildings as a restaurant, until recently known as Murphy's (now known as Ransom). Since the initial survey photos were taken in 2015, the current owners have opened several bricked-in windows on the west elevation and removed the plantings from the front (north) elevation.

This unusual, two-story building with basement has a complex deed and use history. Numerous sources, including past surveys, suggest that the main building was built in 1933, which is false. Located on Lots 4 and 5 of the R. C. Rivers Addition to Boone, the property was the site of the original Watauga Democrat building, which was a similar- sized, two-story, brick building. When the Democrat moved a few dozen yards to the west into a mixed frame and brick, one-story building in 1922, the original building was demolished for a one-story, brick building built on the site in 1925 for the Carolina Wholesale Company,

WT0585 Rivers Printing Company Building (1937)—CA, CH
747 West King Street (2900-79-8447-000, parcel shared with WT0865 to the west)
E. A. Poe designed this unusual, two-story building with basement, employing what was described as "a distinctive type of architecture." Using a combination of granite, brick, and steel, B. G. Teams constructed this building in 1937 explicitly for use by the Rivers Printing Company, publishers of the Watauga Democrat, with the second floor space reserved for apartments. The original north elevation appeared much as it does today, except that original wooden windows have been replaced with metal ones. The building was clearly designed to evoke the Georgian Revival Style, as is evident in its parapeted east and west rooflines and prominent, faux, end chimney stacks. The north elevation features an irregularly cut stone veneer on the first floor, while the second floor is clad in brick, and the interplay of these two materials creates the appearance of quoins at the northeast and northwest corners. Door openings of the first floor have also been modified from their original appearance. As part of renovations completed in 2017-18, three double window bays on the west elevation have been opened back up after being bricked in for decades. A large, wooden deck with a metal-framed roof was added to the rear of the building at an unknown date. The building is an outstanding example of late 1930s replacement architecture, given that the building sits on the original site of the Watauga Democrat's original home, a two-story brick building that was demolished in 1925 for a short-lived, one-story brick building at this site. That second building was demolished in 1937 for the present building.

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colloquially known as the Carolina Store (Watauga Democrat, October 8, 1925). This building appears to have been demolished in early 1937, when a news item reported that construction of the present building on the site was underway, and that the new building would "include the site of the 'Carolina store'" (Watauga Democrat, June 3, 1937).

E. A. Poe, an architect from Lenoir, designed the current building, employing what was called at the time "a distinctive type of architecture." The building employed a combination of granite, brick, and steel construction, and the basement and first-floor spaces were designed specifically for the use of the Rivers Printing Company, publishers of the Watauga Democrat, while the second floor was reserved as apartments. The principal contractor was B. G. Teams, while Wilfred Davis served as the construction foreman. As reported and advertised by the November 25, 1937, issue of the Watauga Democrat on the completion of the building, subcontractors included Noland Company from Winston-Salem (boiler and plumbing equipment), Ira S. Ayers (electrical wiring), James B. Winkler (plumbing and heating installation), R. F. Green Lumber Company (windows, doors, Celotex, finish lumber, and trim), Barger-Ashe Roofing Company from Lenoir (roofing and sheet metal work), Dave Steel Company from Asheville (structural steel), Whiting Lumber Company of Butler, Tennessee (wood flooring), and Farmers Hardware and Supply Company (brick, lime, cement, hardware, and paint).

The north elevation of the building in 1937 appeared largely as it does today, except that the original wooden windows have been replaced with metal ones. The north (front) elevation and north portions of the east and west elevations were clearly intended to evoke a Georgian Revival style, particularly as seen in the north slope of the roof (which retains terracotta tile, as originally configured), with its parapeted east and west roofline (coped with terracotta tiles) and the prominent, faux, end chimney stacks with adjoining parapets located at the peak of the north sloping roofline and at the north ends of the east and west elevations. These faux chimney stacks are capped with concrete. The north elevation of the main building features an irregularly cut stone veneer on the first floor. This stone veneer

extends at the corners beyond the second floor (most of which is clad in running bond brick) to the roofline on the east and west ends of the elevation, creating the appearance of quoins at the northeast and northwest corners of the building. These quoin elements are capped with square stones. A large stone planter with wooden seat tops extends into the sidewalk in the center of the first floor; this feature was not present in 1937, but an outline of another defined space of similar size was present in the 1937 photo that ran in the newspaper. Plantings were present in this area in 2015 but have been removed to create a seating area in 2019. The roofline features a boxed gutter that projects slightly over the north elevation. The deceit of the Georgian Revival details of the north elevation is revealed by the flat, rubber roof that is hidden by the stepped parapets that descend from the faux chimneys to the rear (south).

The first floor of the main building, reading from east to west, has five bays consisting of metal framed doors and windows that are replacements of wood frame doors and windows visible in the 1937 newspaper image and a circa 1949 parade image from the Appalachian Collection (5015_131_06), but all of the original piercings of this elevation remain.

Originally, the two outer bays included double door entries with leaded glass transoms of elongated, overlapping, hexagonal designs. Today, these outer bays consist of a single, metal door set to the right, a plate glass window set to the left, and spanning, narrow, transom between the entrance and the original leaded glass transom that now functions as a clerestory window. Originally, the window piercings included a one-over-one, double- hung sash, wooden window at center, flanked by double sets of one-over-one, double-hung sash windows, each with a leaded glass transom with elongated, overlapping, hexagonal designs. Today, a single light, plate glass window

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has replaced each of the original, double- hung sash windows, although the original, leaded glass transoms survive intact. Each window piercing has a natural stone sill, as originally.

The second floor of the north elevation features running bond brickwork with a course of rowlock brick just above the irregular stonework of the first floor and another spanning the space under the windows (doubling as a sill), effectively creating a frieze plate between the two rowlock bands. The window bays are set between the rowlock course below and a soldier course above (doubling as a lintel). Originally, these windows were all double-hung sash, wooden windows, but today they are all metal framed. The five window bays mimic the bays of the first floor, although the two outer bays consist of one plate glass window centered above the first floor entrance bays. The center window is a one-over-one, double- hung sash window, while the two double window bays that flank this central window each consist of one plate glass window for the inner window and a one-over-one, double-hung sash window for the outer window.

The west elevation of the building features six-course, common bond brick. At the time of the 2015 survey, the first floor of the elevation contained one single and three double window bays with soldier course lintels that had been filled in with brick. In late 2018, the three double bays were opened up and filled with single, metal-framed, plate glass windows. The second floor contains two double, one-over-one, double-hung sash window bays in wooden frames with screens, rowlock sills, and soldier course lintels. The east elevation is partially obscured by the building (WT0865) to the east on the first floor. The visible second floor is painted, six-course, common bond brick that mimics the west elevation. There appear to be four single, one-over-one, windows visible on the second floor level, at least one of which features upper and lower awning sashes; the remainder of the windows are difficult to define because of obstructing trees and the fact that the rear portion of the elevation was blocked from view.

The south elevation of the building contains a large wooden deck with a metal-framed roof clad in corrugated metal. A patio seating area is located at the southwest corner of the property with a wooden fence surrounding the area entirely on the west and partially on the south. Wooden stairs descend from the patio to the southern parking lot at the southwest edge of the property. The first floor contains three one-over-one, double-hung sash windows and two window openings that have been filled in with bricks, all of which have soldier course lintels. Between the two filled-in window openings is a wooden door. A metal fire escape ladder extends through the deck roof just east of the center of the building, and connects to a metal platform around a second floor window. The second floor contains four one-over-one, double-hung sash windows with screens, rowlock sills, and soldier course lintels. The basement level, partially visible under the wooden deck and behind the partial lattice covering, contains two twelve-light windows at the east end with wood covering a possible doorway between the two windows.

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WT0865 C. M. Critcher Building (1934)
747 West King Street

This property and WT0864 to the east have a complicated deed and construction history that requires they be considered in tandem, even though they were apparently built independently. C. M. Critcher, M. P. Critcher, and A. E. Hamby originally purchased both lots—consisting of Lots 2 and 3 of the R. C. Rivers Addition to the Town of Boone—in 1923 (Deed Book 29, Page 222). Through a series of complex transactions, the Critchers and Hamby conveyed their interest in the eastern lot (Lot 2) to W. L. and Hazel Cook in July 1934 but retained their interest in Lot 3 and brought on a partner, Niley Cook. The W. L. Cook transaction included language that any wall built between Lots 2 and 3 would be erected by W. L. Cook as a party wall. A week later, notice appeared in the August 2, 1934, *Watauga Democrat* that Lloyd Robbins of Blowing Rock was erecting a new brick building on Lot 2, 25' X 50', for Hi-Land Dry Cleaners and W. L. Cook, with the specific needs of a dry cleaning business in mind. Nearly two months later, however, news reports (*Watauga Democrat*, September 27, 1934) discussed the "new business block" completed by Lloyd Robbins on Lots 2 and 3—half owned by Cook, half owned by C. M. Critcher—with an unnamed business planned for the west space (WT0865).

Early images of the commercial block suggest the difficulty in determining whether WT0864 and WT0865 should be considered separate buildings or part of a single building. Despite the unified façade suggesting a single building, the split ownership and separate start dates for each part of the commercial block compelled the survey team to list the buildings independently for survey purposes. A 1940 image (Dav-Wyk-01-004), showing the effects of the 1940 Flood in Boone, confirms that the north elevation was one story with a uniform brick façade and two storefronts, both essentially identical to one another and divided from each other by a brick pilaster at center. Each storefront had a recessed, central entry flanked by large, plate glass, shop windows and brick bulkheads that angled back to the main façade plane. Above each storefront was a clerestory window with five divided lights. Brick pilasters framed the whole façade at the extreme northeast and northwest corners of the two buildings. As suggested by a circa 1949 parade image from the Appalachian Collection

WT0865 C. M. Critcher Building (1934)—CH
747 West King Street (2900-79-8447-000, parcel shared with WT0585 to the west)

Built by Lloyd Robbins in tandem with WT0864 to the east in 1934, the separately deeded space of this one-story, brick, commercial block building with basement was originally home to the New River Light and Power Company, with Smithey's renting out the basement for potato storage. While the north elevation of both buildings originally presented a unified appearance, the two parts were actually built separately for different owners. The east storefront had a recessed, central entry flanked by large shop windows and brick bulkheads, along with a spanning, five- light, clerestory window. A triple-tier corbel also ran the length of the north façade just below the concrete coping of the parapet roofline. In 1945, local contractor W.C. Greene completed a large addition at the rear of the building, and in 1963, a fire swept through the basement, causing significant damage and subsequent renovations that obscured or removed many original elements of the storefront. Shortly thereafter, the Rivers Printing Company, headquartered in the building to the west (WT0585) took over this building as an additional office area, at which time the interiors of the two buildings were connected. Portions of the original brickwork may survive under the current veneer and storefront treatment applied to the building in more recent renovations during the late 2010s.

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(5015_131_06), the entire façade appears to have had a complex, triple-tiered corbel run just below the low, parapet roofline, which was coped with a concrete cap. This unified appearance is also evident in Palmer Blair's footage of the 1949 Watauga Centennial Parade (Pal-Bla-09-004).

In November 1934, just as the building was being completed, it was announced that the Smithey Store was renting the basement for potato storage (*Watauga Democrat*, November 1, 1934), and a November 15, 1934, *Watauga Democrat* article confirmed that New River Light and Power Company had opened a retail operation, selling various appliances, in the west section of the commercial block. Eleven years later, Watauga Hardware (a new business, apparently independent of a business by the same name that had closed in the 1930s) announced that it would be moving into the "Critcher Building," a name frequently used thereafter to describe WT0865 specifically (*Watauga Democrat*, March 1, 1945). In May 1945, work began on a 25' X 36' addition to the rear of the building, completed by local contractor W. C. Greene (*Watauga Democrat*, May 31, 1945). Watauga Hardware still occupied the space as late as 1960, but the company dissolved in 1961, at which time the property was sold back to R. C. Rivers, Jr. The Blue Ridge Shoe Company briefly occupied the building in 1963 as a training space, but in June 1963, a fire swept through the basement portion of the building, causing significant damage to the property. Shortly thereafter, the *Watauga Democrat* (which was headquartered at WT0585 next door) took over the space as an additional office area, at which time the interiors of WT0865 and WT0585 were connected. The *Watauga Democrat* continued to operate in this space until at least 1994, when Rachel Rivers-Coffey and Paul Armfield Coffey sold the newspaper but retained the building. In later years, a restaurant—Murphy's—occupied the building. Since the survey fieldwork was completed, a new restaurant, Ransom has taken over the space. Following Ransom's arrival, massive renovations to the building were completed, significantly altering the north elevation and the interior.

Today, the north elevation bears little resemblance to the building built for C. M. Critcher. While the north elevation does feature running bond, multicolored brick on its outer edges and in the interior walls of the recessed entrance alcove present at the time of the initial survey, this brick appears to be a veneer applied over the original façade at an unknown date. The low, parapet roofline is coped with terracotta tiles, while the space above the recessed entry is clad in board and batten finish. At the time of the initial survey, this board and batten treatment continued onto the recessed storefront face, which had a single, aluminum-frame, central door flanked by narrow, aluminum framed sidelights. Flanking the entrance were two aluminum-frame, plate glass windows with an eight by five-light grid of fake muntins. Board and batten bulkheads were visible beneath the windows, while low concrete pads with benches were immediately in front of the window areas. Following the recent renovations, however, this recessed entrance alcove was eliminated and replaced with an aluminum-frame window wall with low brick bulkheads brought forward to the façade plane. Flanking the single doorway entrance are two large, plate glass windows. All three elements are capped by stunted transoms and a continuation of the board and batten treatment from above.

The east and west elevations are mostly obscured by WT0864 and WT0585, but a long portion of the east elevation is exposed at the rear of the building. The seam for the 1945 rear addition is quite distinguishable, from which the low, stepped parapet roofline coped in terracotta descends toward the rear. This east wall is mostly featureless, consisting of six-course, common bond brick on the original portion to the north and running bond brick on the 1945 addition. The original portion of the east wall is coped with concrete, while the 1945 portion has terracotta coping. An interior, brick chimney with a concrete and terracotta cap rises near the junction between the two sections of the building, just off the east roofline. The west elevation is also mostly featureless, running bond brick, save for two bricked-in window openings at the basement level that have concrete lintels.

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As seen at the time of the initial survey, the south elevation of the 1945 rear addition has two former garage bays with concrete lintels at the basement level. The west bay has been filled with a double, aluminum door with narrow, two-light sidelights set in a wooden frame. The east bay remains a garage bay with a vinyl, roll-up door, although it appears to have replaced an area with a narrow window near its east end, as suggested by a short, rowlock lintel above the concrete lintel at that location. Between the garage bays, a metal, fire escape ladder rises to a first floor fire escape landing in front of a single, steel door with an upper light, then extends again at the right of the door to the roof. This doorway (which is set in a wooden frame) is flanked to either side by large, symmetrically spaced window piercings with rowlock sills. The west window piercing has been filled with a large fan unit surrounded by plywood, while the east window is a six-over-six, double-hung sash, wooden window ill-fitted to a wooden frame. The rear of the building was not resurveyed following the recent renovations, so it is not known if any changes have been made.

Sanborn Fire Insurance Maps From the Library of Congress

The Library of Congress has made Sanborn Fire Insurance Maps from 1928 and 1947 accessible. As these years fall within the historic district's period of significance (1918-1964), these maps will be used when the property in question, or area of the property in question, can be viewed within these maps. The content of the Library of Congress online Sanborn Maps Collection is in the public domain and is free to use and reuse. Credit for each map will be included underneath each image. An image of the full map, followed by a cropped version is included below; the image has been cropped by Planning Staff.

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1928 Sanborn Fire Insurance Map – E. King Street, W. King Street, and Howard Street

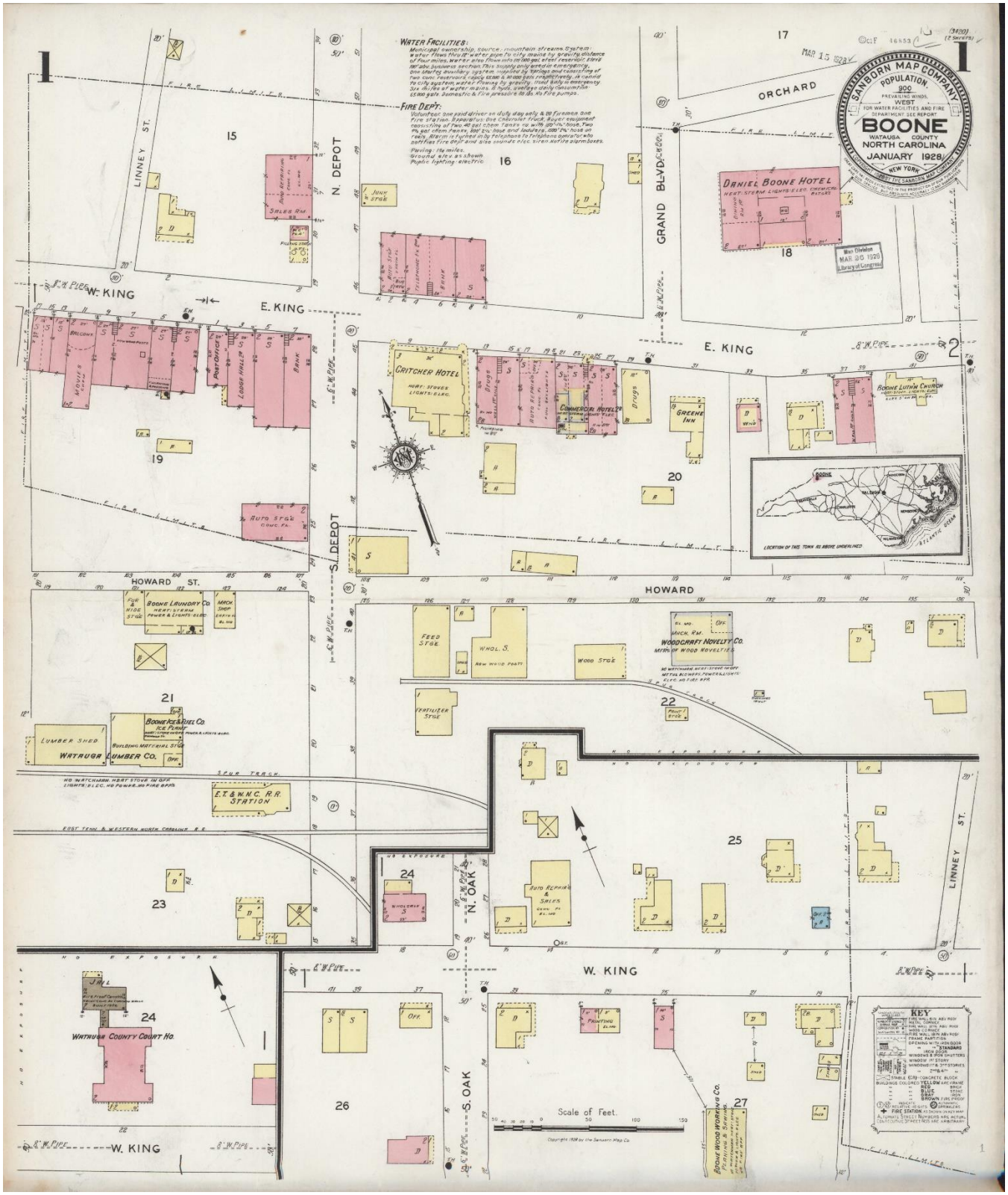

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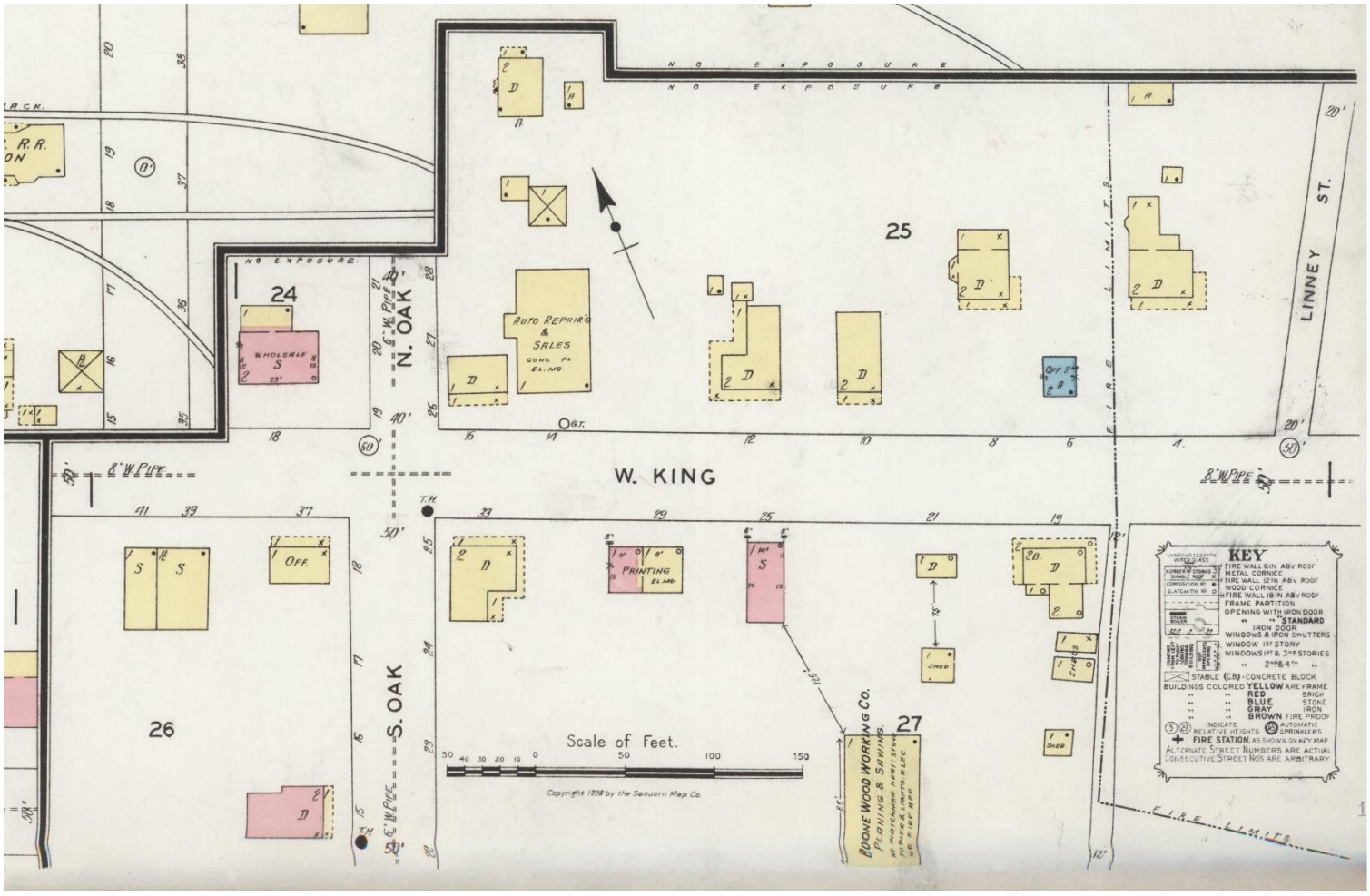
Figure 1. Sanborn Fire Insurance Map from Boone, Watauga County, North Carolina. Sanborn Map Company, Jan, 1928. Map. https://www.loc.gov/item/sanborn06383_001/. Digital Id http://hdl.loc.gov/loc.gmd/g3904bm.g3904bm_g06383192.



CROPPED IMAGE OF Figure 1. Sanborn Fire Insurance Map from Boone, Watauga County, North Carolina. Sanborn Map Company, Jan, 1928. Map. https://www.loc.gov/item/sanborn06383_001/. Digital Id http://hdl.loc.gov/loc.gmd/g3904bm.g3904bm_g063831928.

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1947 Sanborn Fire Insurance Map – W. King Street, S. Depot Street, Howard Street, Water Street

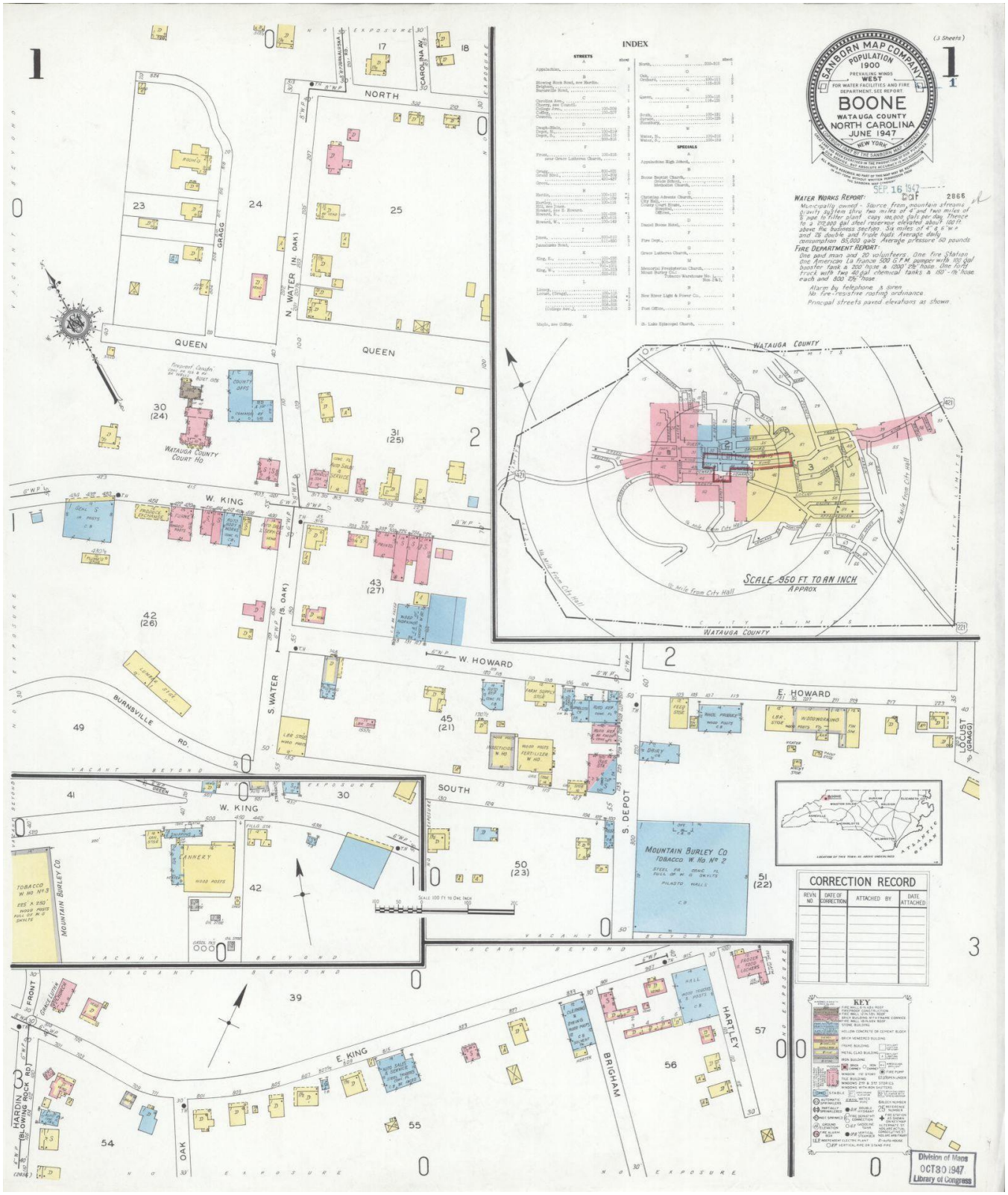

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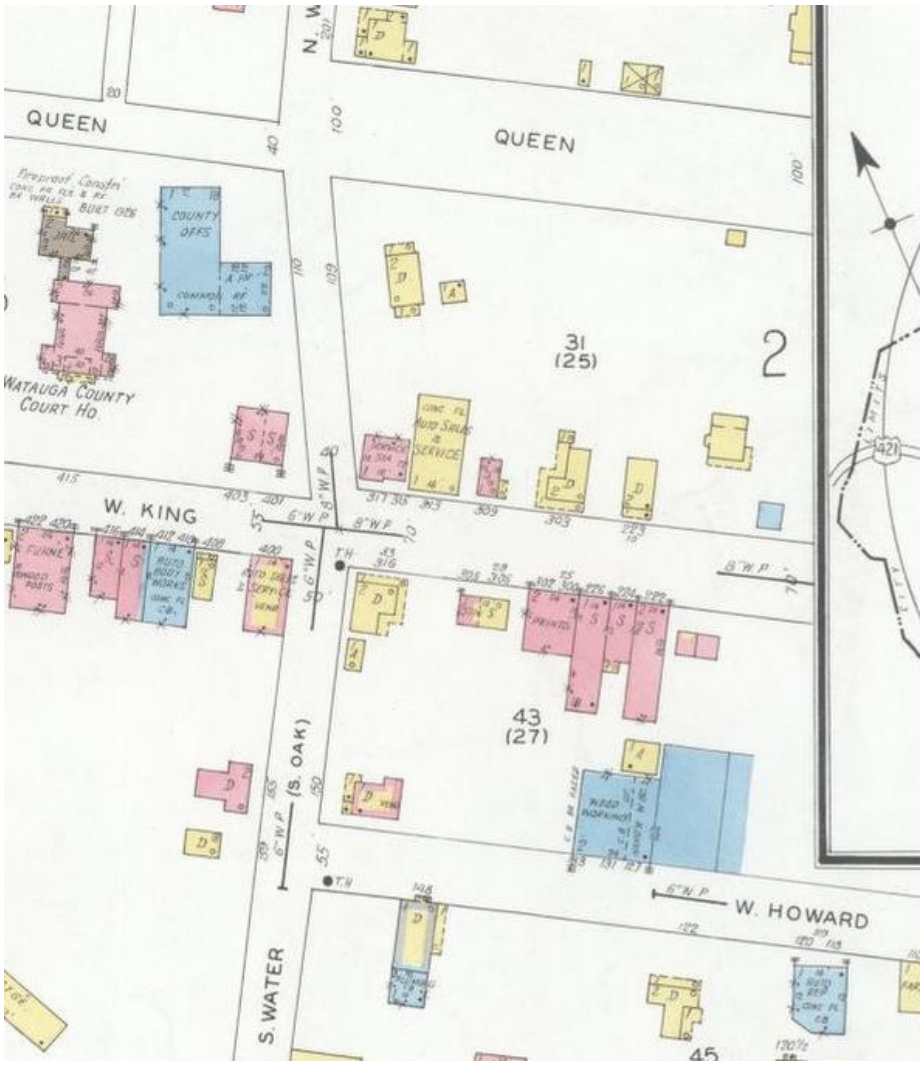
Figure 2. Sanborn Fire Insurance Map from Boone, Watauga County, North Carolina. Sanborn Map Company, Jun, 1947. Map. https://www.loc.gov/item/sanborn06383_002/. Digital Id http://hdl.loc.gov/loc.gmd/g3904bm.g3904bm_g063831947.



CROPPED IMAGE OF Figure 3~~2~~. Sanborn Fire Insurance Map from Boone, Watauga County, North Carolina. Sanborn Map Company, Jun, 1947. Map. https://www.loc.gov/item/sanborn06383_002/. Digital Id http://hdl.loc.gov/loc.gmd/g3904bm.g3904bm_g063831947.

DESIGN STANDARDS

Applicable design standards from the Downtown Boone Local Historic District Design Standards and Handbook, UDO Appendix D, are included below.

Standards for Commercial Properties Within the District, Commercial Properties Within the District

…

1. Storefronts, Upper Facades, Side Elevations, and Rear Elevations, [Design Standards p. 62-68]

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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 the District, commercial block development began around 1919 and continued to the early 1960s. 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 transoms and clerestory 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 in the District.

…

In an effort to preserve what remains of the District's historic commercial architecture and encourage the reconstruction or rehabilitation of elements that have been removed or covered over, the standards 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 the rest of the District.

1.1 Whenever possible, historic storefronts and storefront features such as entrance configurations, display windows, doors, clerestory windows, transom bars and windows, bulkheads, 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 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

…

1.6 It is never appropriate to cover an historic upper facade. 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.

…

2. Architectural Components and Details, [Design Standards p. 68-69]

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

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details, architectural flourishes, and various joinery and surface patterns all contribute significantly to the character and historical integrity of properties located within the District. 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, even if portions of the original material are damaged or deteriorated to a point requiring replacement. If original details are missing, design replacement features based on historic photos and other documentation.

…

2.3 It is NOT appropriate to cover or replace historic materials with substitute materials, such as aluminum, vinyl, fiber cement board siding (or similar materials simulating the appearance of wood), 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.

3. [Design Standards p. 68-69]

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 residential 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 or even stacked stone foundations below the first floor level of the primary elevation. In some cases, masonry walls have been added between original masonry piers on the perimeter of the foundation.

…

3.4 Exposed concrete block, cast concrete walls, and pre-cast concrete panels are strongly discouraged, unless these components are already part of the historic context of the property in question. Such treatments are somewhat common in the District and should be left intact if original, rather than covered over.

4. Masonry, [Design Standards p. 70-74]

Many commercial properties in the District 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

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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.

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.

…

4.2 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.

5. Wooden Elements [Design Standards p. 74-75]

Wooden bulkheads below display windows, window sashes, cornices, doors and doorframes, and trim are probably the most common wooden historic materials found on commercial buildings in the District. These wooden design elements are important components of the architectural character and integrity of the District. 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.

…

5.2 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 HPC will consider the use of substitute materials ONLY if the preservation of the historic material is not technically feasible, or is no longer available.

…

5.6 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, [Design Standards p. 76-85]

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 the District. 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

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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 HPC 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 vinyl 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 lights 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.

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.

6.3 Whenever possible, other original window and door elements, such as sashes, glass, sills, frames, casings, weather-stripping, lintels, architraves, surrounds, 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 tertiary elevations not visible from the street, new door or window openings should be proportionate to existing ones and include matching design elements.

6.5 Reflective or tinted glass is not historically accurate to the District or its historic properties and should never be used. 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 In cases where historic windows are deteriorated or damaged beyond repair, replacement windows on historic properties must match the original, historic window casings, sash details, and muntin divisions. In most cases, this will mean the use of true, divided light sashes, rather than sashes featuring simulated divided lights. Grids between glass (GBG) windows, vinyl replacement windows, and windows made of fiberglass, aluminum, or other materials that are incongruous to the District are not permitted. For new windows in new construction or an addition to an historic property, new windows may use simulated divided light sashes (with muntins permanently attached to the interior and exterior of the window panes and a matching space in between the glazing) that approximate the general appearance of windows in other residential properties in the District.

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…

6.9 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.

…

6.16 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.

…

8. Entrances, Porches, and Balconies [Design Standards p. 89-91]

One of the most significant and defining characteristics of all architecture is the main or front entrance, including any porches that surround or frame that entrance. While most of the commercial buildings in the District employed conventional storefront configurations (see Section 1 of these commercial standards), a handful of properties in the District do not employ traditional commercial entrance configurations. These properties include the Boone Post Office (WT0049), the Wade E. Brown Law Office Building (WT0586), the Watauga County Office Building (WT0607), and the Boone Recreation Parlor (WT0869). Retaining the original porch and entrance components of these buildings is especially important for understanding the building's history in context with the District. Unfortunately, main or front entrances are also often the most altered elements of historic properties. Many historic entrances, porches, and balconies contain architectural elements that are essential to communicating the architectural style of the home. Machine-carved balustrades, spindles, brackets, entrance surrounds, and posts were common in many of the District's buildings, but hand-worked elements were also not uncommon. Preserving these details is vital to preserving the appearance and integrity of the District's historic architecture.

8.1 Entrances, porches, and balconies, as used in this section, include front (primary elevation), side (secondary elevation), and rear (tertiary elevation) porches, mudrooms, porticos, sleeping porches, balconies, pergolas, terraces, widow's walks, and entrances. Components of porches include steps, balustrades, columns, trellises, skirt boards, fascias, brackets, and various ornamental details. Most original porches and balconies were built with a slight pitch away from the residence to facilitate the runoff of rainwater.

8.2 Because of their architectural significance, porches, balconies, and entrance configurations—especially those on the front or primary elevation—and all of their architectural details (steps, balustrades, brackets, spindlework, columns, roofs, etc.) should be preserved in their original form and detail whenever possible. It is inappropriate to enclose porches and balconies on the front (primary) elevation for use as an interior space. In addition, the original pitch of porches and balconies should be maintained in order to facilitate the runoff of rainwater and snowmelt. Porches and balconies must be properly maintained and repaired as necessary, as they are exposed to the weather and will deteriorate if regular maintenance is not conducted.

…

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12. Additional Standards on Artificial Materials, [Design Standards p. 96-97]

While most of the historic properties in the District were built using traditional materials (such as kilned brick, wood trim, structural glass, and native stone), over the years, some properties have been covered with aluminum, vinyl, asbestos, plywood, parging, modern brick veneers, simulated stone, pre-formed concrete panels, cast concrete patterned to look like stone or brick, or other non-traditional materials. Due to the loss of both historic character and original materials inherent in the application of such substitute materials, the damage caused during installation, and the potential for undetected insect infestation and moisture damage, the practice is not acceptable for a historic property in the District.

12.1 The removal of previously installed substitute materials of all types is strongly encouraged.

12.2 Previously installed vinyl windows and snap-in muntins are examples of inappropriate replacements for wood windows and should also be removed and replaced with more historically appropriate materials whenever possible.

12.3 Simulated stone in all of its forms is inappropriate, as are "contemporary" bonding techniques, including the "stacked stone" design. Faux brick and roughcasting are also inappropriate.

…

Design Standards for Historic Streetscapes, Landscapes, Monuments, and Other Resources in the District

1. Streetscapes

In contrast to the natural elements around which communities are often organized, historic streetscapes instead represent the built environment that defines the character, context, and components around which a community grows and evolves. Typically, buildings are the most obvious and dominant streetscape features, but this type of landscape includes other elements, including the spaces between buildings, private yards, alleyways and streets, sidewalks and other pedestrian elements, lighting, fences, public benches, retaining walls, monuments, public art, and street signage.

With regard to all streetscapes in the District, the following standards should be observed:

1.1 The form, scale, and massing of building facades located along public ways should be preserved.

1.2 The width, alignment, and configuration of streets, alleys, sidewalks, and walkways within the District should be retained and preserved.

1.3 The intended sightlines and views of historic public monuments and public art should be maintained.

1.4 Historic streetscape features, including lighting, fences, benches, and signage, should be preserved.

1.5 When installing new street and building lighting, select fixtures that complement the height and character of existing streetscape features and surrounding architecture, and that align with the historic context of the properties in question. Employ the minimal street lighting levels required for public safety while striving to eliminate light pollution. Whenever possible, lighting should be directed toward the ground, away from surrounding properties, and be shielded from direct view.

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1.6 All historic streetscape elements between buildings—most particularly road width, grade, crown, swale, curbing, sidewalks, lawns, tree plantings, and setbacks—should be preserved and maintained.

1.7 Shared and public open spaces visible from public ways created by private yards, natural settings, and building setbacks should be preserved and maintained.

…

1.11 Historic street paving and sidewalk materials, as well as historic curbing, should be retained and preserved, using salvaged or historically compatible materials when repairs are necessary. If historic materials cannot be found, substitute materials may be used, provided they replicate the durability, color, texture, and appearance of the original historic materials.

…

4. Fences and Garden Walls

…

4.7 Use fences or walls in a manner that is historically appropriate such as for demarcating property lines and screening private areas from the public right-of-way.

CONFORMITY TO ADOPTED PLANS

COMPREHENSIVE PLAN UPDATE

1.1 Overall Objectives for the Boone Comprehensive Plan (p. 15):

The following objectives, which have not been listed in any particular order of importance, are deliberately broad in scope and less specific than either a policy statement or an implementation action.

Economic Development: Acknowledge the area's natural beauty, university, and medical center presence as the Town's greatest assets for economic development and jobs creation. Treat them accordingly.

Community Appearance and Community Character: Blend the built environment with the natural, scenic, and historic character of a High Country small town. Especially discourage commercial strip development, cluttered signage, and "cheap" apartment buildings.

Open Space: Integrate open space and greenways into the urban fabric of the Town. Preserve the countryside by discouraging suburban sprawl. Avoid development in floodplains, on ridgetops, and on steep slopes.

Environmental Quality: Address and monitor growth factors and activities that contribute to water, air, light, and noise pollution.

Trees: Conserve existing trees and plant new trees, especially hardwoods.

Automobile Transportation: Maximize the efficiency of existing facilities, but not at the expense town and neighborhood character and livability. Build or expand transportation facilities and parking areas as needed, but with care. Work to reduce auto dependency, use, and congestion.

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Bikeways: Implement the planned system of bikeways as a legitimate transportation alternative. Unify with greenways and other pedestrian facilities where possible.

Mass Transit: Enhance and support the mass transit system as an effective alternative to the congestion created by the individual automobile.

Pedestrian Movement: Encourage a system of sidewalks, paths, crosswalks and compact development patterns which make it easy to get around Boone on foot.

Infrastructure: Engage in long range planning for water and sewer systems, stormwater runoff, natural gas, and other utility systems. Place overhead utilities underground whenever feasible.

Public Safety: Maintain a high level of policing and fire protection and plan the expansion of public safety services to coincide with projected population increases and identified needs.

Energy and Waste: Reduce waste generation, and the consumption of energy and water. Develop area recycling programs to the fullest. Encourage an anti-litter consciousness among residents and visitors.

University: Emphasize cooperative planning among the Town, County, and University.

Downtown: Support and enhance the cultural and historic significance of downtown Boone, and affirm its appealing, pedestrian orientation.

Recreation: Strive for additional public recreation facilities, especially sports fields, greenways and indoor recreation centers.

Neighborhoods: Ensure the livability of neighborhoods, especially through land use and traffic planning. **Public Involvement:** Encourage active public involvement and volunteerism to expand the effectiveness of community planning and action.

1.2 Growth Strategy Map (p. 17): This development is located within the Primary Growth Area as shown on the Growth Strategy Map. The Primary Growth Area is that portion of the urban growth area where urban levels of facilities are already in place or can be provided most cost effectively. This is the area where near term growth and development is to be especially encouraged. See Growth Strategy Map below:

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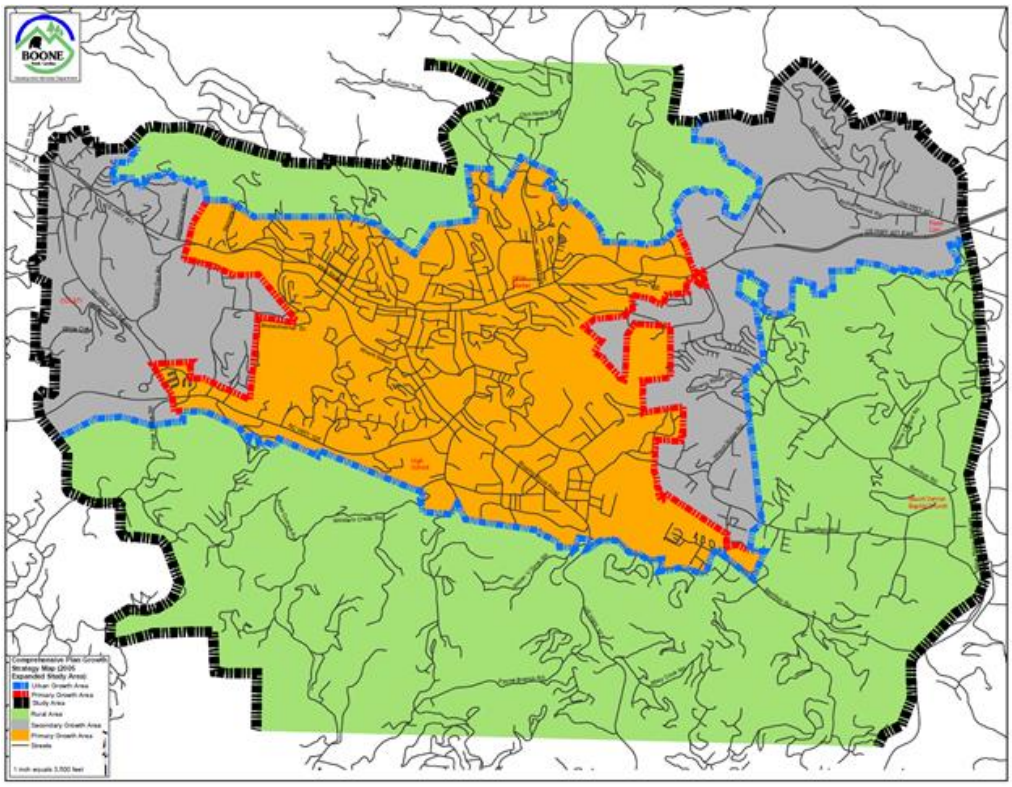

2.0 Policies for Growth and Development (P. 18-77)

Staff has reviewed land use and comprehensive plan policies, and listed those policies which in staff's opinion have a bearing on the request. The Board should review these policies carefully. Each member may make his or her own interpretation as to the relevance of each and which carry the most weight thereby shaping their overall recommendation.

2.1 THE ECONOMY (p. 19)

A. The Town shall protect and enhance a high quality of life, image, cultural amenities, and natural beauty as the most effective, long-term component of an economic development strategy.

B. New and expanding industries and businesses shall be encouraged which: 1) diversify the local economy, 2) train and use a skilled labor force and 3) increase area residents' incomes.

C. The Town shall encourage the development of a well-balanced tourism trade as a primary element of the area's economic future. Investments in services, facilities, and proper growth management shall be employed in furtherance of this objective.

D. Economic development efforts shall encourage the revitalization and reuse of currently unused or underutilized structures, sites and infrastructure in appropriately located areas.

E. The Town shall encourage a public service and regulatory environment conducive to business recruitment and expansion, while at the same time enhancing the area's physical and human resources.

F. New firms and expanding businesses that complement the natural resources and beauty of the region shall be especially recruited and encouraged.

G. The Town shall support the development of new business parks.

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H. The Town shall promote coordination of economic development resources with the appropriate institutions and agencies. Regional coordination and interaction among areas with a shared economic interest shall be encouraged.

I. Small business start-ups, expansions and spin-offs shall be encouraged. The presence of ASU and Caldwell Community College and Technical Institute shall be recognized as a necessary and important resource for area businesses.

J. Appropriate educational and training programs shall be encouraged to help local residents, especially those unemployed and underemployed, take advantage of business expansion and to develop new skills.

K. Boone shall identify and provide services consistent with the needs of the area's growing retiree population.

2.1.5 Downtown

A. A compatible design character for the downtown area, drawing upon the locality's original High-Country small-town features, shall be identified, reinforced and supported to put forth a quality image and sense of place.

B. The Town, in concert with the downtown property owners and merchants, shall encourage public and private efforts to develop and publicize adequate and appropriately designed off-street parking lots in the downtown area.

C. A variety of mutually compatible and supportive mixed uses shall be encouraged in the downtown area.

D. Public and private developments shall be encouraged to incorporate local artistry into public and semi-public spaces downtown.

E. Public and private development decisions in the downtown area shall exhibit a special concern for maintaining the intensive, pedestrian oriented character of the district.

F. The maintenance and revitalization of downtown Boone, as well as planning for its future development, will reflect the realities and qualities befitting its geographical setting and function as a center of (1) commercial and service activities, (2) educational and cultural activities, events and (3) public services.

2.3 THE COMMUNITY (p. 60).

A. Urban type development within the Urban Growth Area shall meet appropriate Town standards.

B. Properly planned, mixed use developments that promote efficient provision of public services shall be encouraged within the Urban Growth Area.

C. Funding for outside agencies and organizations serving the citizens of Boone shall continue to receive support consistent with area service needs and Town budget constraints.

D. Coordinated inter-governmental and university-town planning for urban area land use and development, transportation, utilities, recycling, environmental management, law enforcement, education, recreation, tourism and economic development shall be encouraged.

2.3.2 Community Character (p. 67)

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A. The identification, restoration and active use of structures, buildings, monuments, and neighborhoods of historic or architectural significance shall be encouraged as a means of enhancing their economic and cultural value to the planning area.

B. Multiple and appropriate adaptive reuse of historic resources shall be encouraged.

C. Wise development of the tourism potential of the area's architectural, historic, scenic and natural resources shall be encouraged.

D. The destruction of significant architectural, historic, scenic, natural and archaeological resources in the planning area shall be discouraged.

E. New development, redevelopment and rehabilitation of structures and sites shall occur in a manner which is consistent with the neighborhood and architectural context of the immediate area, and supportive, whenever possible, of Boone's original community character as a High-Country small town.

2.3.4 Public Involvement

A. Public involvement shall be encouraged in decisions concerning land use and development by making the public aware of proposed developments at the earliest opportunity, as well as fostering communication among developers, the Town, the County, the University, and the general public. ****

B. Neighborhood and special area planning shall be encouraged to foster public involvement in the production of closely tailored, action oriented special area plans and programs.

C. Specific functional plans and implementation tools shall be supported as part of the comprehensive planning program for the Town and County.

D. Special committees, advisory panels, educational forums, public workshops, leadership seminars, town meetings and media contacts shall be encouraged and fostered to enhance the effectiveness of citizen involvement in community planning and action.

Conditions of Approval

The following conditions are automatically included and a part of any approval.

- Where there is a conflict between the application information and the plans (February 24, 2022), the plans control. Insignificant deviations may be permitted to comply with the requirements of the UDO.
- Any commitments and representations concerning the proposed exterior modification made by the applicant or its (his or her) representatives at the public hearing shall also become a condition of the permit, and a basis for a stop work order and/or permit revocation if violated.
- The applicant shall submit the necessary applications, plans, details and specifications which meet the requirements of the Town Code, UDO, Building Code and any other applicable codes for review and approval necessary to issue Zoning and Building Permits.

The Commission may issue approval subject to reasonable conditions necessary to carry out the purposes served by the historic district (see G.S. 160D-940, 160D-947(a)):

1. Condition (as warranted) …

Historic Preservation Commission Procedure

Congruity with the historic district

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The question before the Historic Preservation Commission is whether or not the proposed exterior modification is incongruous (i.e., not in agreement, not in harmony) with the special character of the historic district. If the proposed exterior modification is not incongruous, the Commission shall issue the requested COA. If the proposed exterior modification is incongruous with the special character of the historic district, the Commission shall deny the requested COA. The Commission shall approve or the deny the COA by majority vote.

The Commission may issue a COA subject to reasonable conditions necessary to carry out the purposes of the historic district. In this connection, the purposes of the historic district are to (i) safeguard the heritage of the town insofar as the Historic District embodies important elements of the town's culture, history, architectural history, and/or prehistory, and (ii) to promote the use and conservation of the district for the education, pleasure, and enrichment of the residents of the town and/or the State as a whole, See G.S. §160D-940, 944, 947(a).

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Exhibit 9

Historic Photos for Case Z06492-022423 – Southend Brewing Co. LLC., – COA

Planning Staff acquired these photos by coordinating with Digital Watauga. All commentary on the images is from the Digital Watauga technician(s) who found and sent the images to Planning Staff. Planning Staff only compiled the images into this document as presented.

Each image is presented on a separate page(s) with the corresponding cropped image. Commentary on the images from Digital Watauga is included below the citation within a bulleted item.

Communication: Z06492-022423 - Exhibit 9 - Historic Photos (Case Z06492-022423 Southend Brewing Co., LLC - COA)

Figure 1. Unknown, "Flood Waters Rush Through Boone, NC, August 13, 1940," Digital Watauga, accessed March 30, 2023, https://digitalwatauga.org/items/show/6176.

Dav-Wyk-01-004: August 1940, shows the north elevation of the building while King Street is flooded

Figure 1. Unknown, "Flood Waters Rush Through Boone, NC, August 13, 1940," Digital Watauga, accessed March 30, 2023, https://digitalwatauga.org/items/show/6176.

Cropped Image to Critcher Building

Communication: Z06492-022423 - Exhibit 9 - Historic Photos (Case Z06492-022423 Southend Brewing Co., LLC - COA)

Figure 2. Unknown, "Alleyway and Rear Facades of King Street Buildings, Downtown Boone, 1990s," Digital Watauga, accessed March 30, 2023, https://digitalwatauga.org/items/show/7052.

Dow-Boo-01-088: Early 1990s, shows the south (back) of the building.

Figure 2. Unknown, "Alleyway and Rear Facades of King Street Buildings, Downtown Boone, 1990s," Digital Watauga, accessed March 30, 2023, https://digitalwatauga.org/items/show/7052.

Cropped Image to Critcher Building

Figure 2. Unknown, "Alleyway and Rear Facades of King Street Buildings, Downtown Boone, 1990s," Digital Watauga, accessed March 30, 2023, https://digitalwatauga.org/items/show/7052.

Cropped Image to Ransom Building

Communication: Z06492-022423 - Exhibit 9 - Historic Photos (Case Z06492-022423 Southend Brewing Co., LLC - COA)

Figure 3. Unknown, "King Street Buildings, Including Watauga Democrat, Downtown Boone, 1990s," Digital Watauga, accessed March 30, 2023, https://digitalwatauga.org/items/show/7053.

Dow-Boo-01-089: Early 1990s, shows the north elevation of the building.

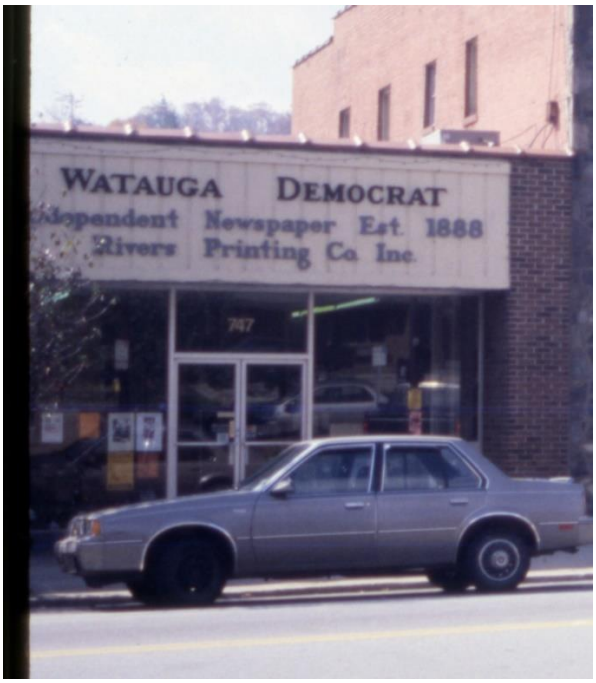

Figure 3. Unknown, "King Street Buildings, Including Watauga Democrat, Downtown Boone, 1990s," Digital Watauga, accessed March 30, 2023, https://digitalwatauga.org/items/show/7053.

(Left) Cropped Image to Critcher Building, (Below) Cropped Image to Ransom Building

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Figure 4. Unknown, "Intersection at King Street and Water Street, Downtown Boone, 1990s," Digital Watauga, accessed March 30, 2023, https://digitalwatauga.org/items/show/7069.

Dow-Boo-01-105: Early 1990s, shows the west elevation of the building.

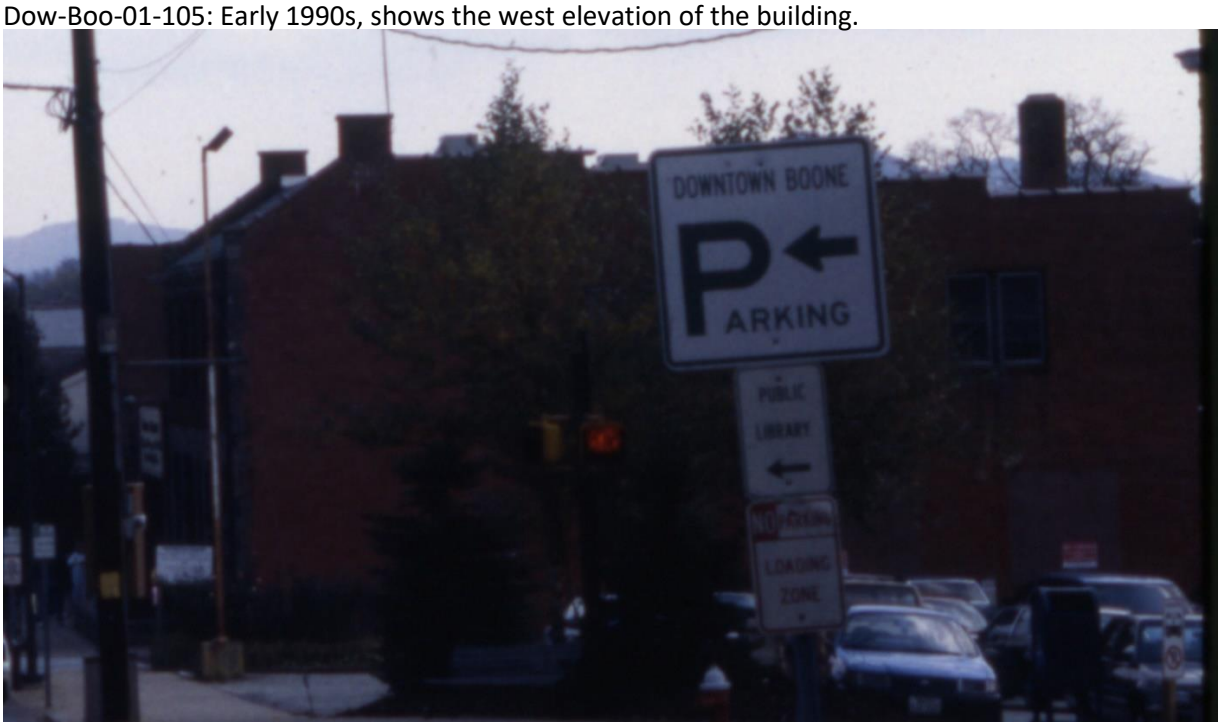

Figure 4. Unknown, "Intersection at King Street and Water Street, Downtown Boone, 1990s," Digital Watauga, accessed March 30, 2023, https://digitalwatauga.org/items/show/7069.

Cropped Image to Rivers Printing

Communication: Z06492-022423 - Exhibit 9 - Historic Photos (Case Z06492-022423 Southend Brewing Co., LLC - COA)

Figure 5. Unknown, "Street Corner in Downtown Boone, 1990s," Digital Watauga, accessed March 30, 2023, https://digitalwatauga.org/items/show/7083.

Dow-Boo-01-119: Early 1990s, shows the west elevation of the building.

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Figure 6. Unknown, "Buildings at 747 West King Street in Downtown Boone, April 1996," Digital Watauga, accessed March 30, 2023, https://digitalwatauga.org/items/show/7106.

Dow-Boo-01-142: Early 1990s, shows the north elevation of the building.

Figure 6. Unknown, "Buildings at 747 West King Street in Downtown Boone, April 1996," Digital Watauga, accessed March 30, 2023, https://digitalwatauga.org/items/show/7106.

Cropped Image to Critcher Building

Figure 6. Unknown, "Buildings at 747 West King Street in Downtown Boone, April 1996," Digital Watauga, accessed March 30, 2023, https://digitalwatauga.org/items/show/7106.

Cropped Image to Rivers Printing

Communication: Z06492-022423 - Exhibit 9 - Historic Photos (Case Z06492-022423 Southend Brewing Co., LLC - COA)

Figure 7. Unknown, "King Street Leading into Downtown Boone, 1990s," Digital Watauga, accessed March 30, 2023, https://digitalwatauga.org/items/show/7108.

Dow-Boo-01-144: Early 1990s, shows the north and west elevation of the building.

Figure 7. Unknown, "King Street Leading into Downtown Boone, 1990s," Digital Watauga, accessed March 30, 2023, https://digitalwatauga.org/items/show/7108.

Cropped Image to Rivers Printing

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Figure 8. Unknown, "Watauga Democrat Office on King Street in Downtown Boone, February 1993," Digital Watauga, accessed March 30, 2023, https://digitalwatauga.org/items/show/7113.

Dow-Boo-01-149: 1993, shows the north elevation of the building.

Figure 8. Unknown, "Watauga Democrat Office on King Street in Downtown Boone, February 1993," Digital Watauga, accessed March 30, 2023, https://digitalwatauga.org/items/show/7113.

Cropped Image to Critcher Building

Figure 8. Unknown, "Watauga Democrat Office on King Street in Downtown Boone, February 1993," Digital Watauga, accessed March 30, 2023, https://digitalwatauga.org/items/show/7113.

Cropped Image to Rivers Printing

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Figure 9. Unknown, "Buildings at 747 West King Street in Downtown Boone, April 1996," Digital Watauga, accessed March 30, 2023, https://digitalwatauga.org/items/show/7114.

Dow-Boo-01-150: 1996, shows the north elevation of the building.

Figure 9. Unknown, "Buildings at 747 West King Street in Downtown Boone, April 1996," Digital Watauga, accessed March 30, 2023, https://digitalwatauga.org/items/show/7114.

Cropped Image to Critcher Building

Figure 9. Unknown, "Buildings at 747 West King Street in Downtown Boone, April 1996," Digital Watauga, accessed March 30, 2023, https://digitalwatauga.org/items/show/7114.

Cropped Image to Rivers Printing

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Figure 10. Unknown, "Side View of 747 West King Street in Downtown Boone, April 1996.," Digital Watauga, accessed March 30, 2023, https://digitalwatauga.org/items/show/7115.

Dow-Boo-01-151: April 1996, shows the west elevation of the building.

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Figure 11. Unknown, "Rear View of 747 West King Street in Downtown Boone, April 1996," Digital Watauga, accessed March 30, 2023, https://digitalwatauga.org/items/show/7116.

Dow-Boo-01-152: April 1996, shows the south elevation of the building.

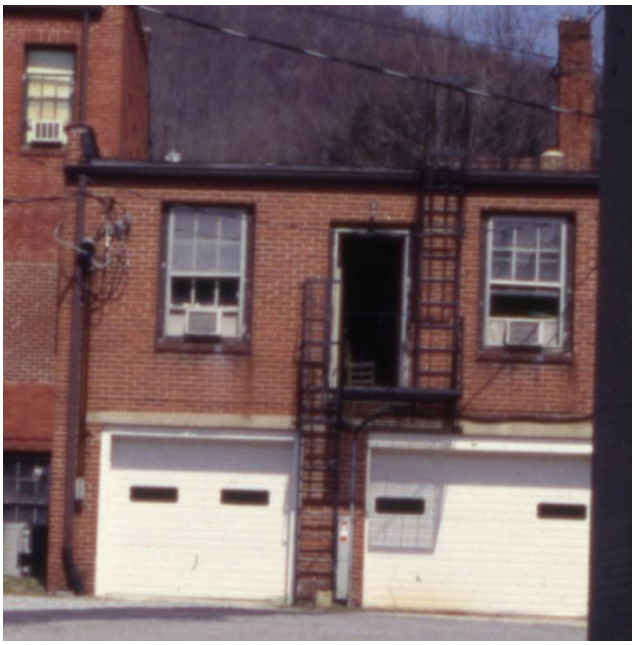

Figure 11. . Unknown, "Rear View of 747 West King Street in Downtown Boone, April 1996," Digital Watauga, accessed March 30, 2023, https://digitalwatauga.org/items/show/7116.

Cropped Image to Critcher Building

Figure 11. . Unknown, "Rear View of 747 West King Street in Downtown Boone, April 1996," Digital Watauga, accessed March 30, 2023, https://digitalwatauga.org/items/show/7116.

Cropped Image to Rivers Printing

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Figure 12. John Ward, "Daniel Boone Wagon Train Family," Digital Watauga, accessed March 30, 2023, https://digitalwatauga.org/items/show/19870.

Joh-War-01-021: Circa 1967, shows a slightly obstructed view of a portion of the north elevation.

Figure 12. John Ward, "Daniel Boone Wagon Train Family," Digital Watauga, accessed March 30, 2023, https://digitalwatauga.org/items/show/19870.

Cropped Image to Critcher Building

Figure 12. John Ward, "Daniel Boone Wagon Train Family," Digital Watauga, accessed March 30, 2023, https://digitalwatauga.org/items/show/19870.

Cropped Image to Rivers Pr

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Figure 13. John Ward, "J. Ernest Smith Covered Wagon," Digital Watauga, accessed March 30, 2023, https://digitalwatauga.org/items/show/19873.Joh-War-01-024.

Joh-War-01-024: Circa 1967, shows a street view of the north elevation of the building.

Figure 13. John Ward, "J. Ernest Smith Covered Wagon," Digital Watauga, accessed March 30, 2023, https://digitalwatauga.org/items/show/19873.Joh-War-01-024.

Cropped Image to Critcher Building

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Figure 14. John Ward, "Children Riding Pony," Digital Watauga, accessed March 30, 2023, https://digitalwatauga.org/items/show/19874.

Joh-War-01-025: Circa 1967, shows the street view of the first level of the building.

Figure 14. John Ward, "Children Riding Pony," Digital Watauga, accessed March 30, 2023, https://digitalwatauga.org/items/show/19874.

Cropped Image to Rivers Printing

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Figure 15. John Ward, "Man in a Coonskin Hat," Digital Watauga, accessed March 30, 2023, https://digitalwatauga.org/items/show/19881.

Joh-War-01-032: Circa 1967, shows the street view of the first level of the north elevation of the building.

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Figure 16. John Ward, "Ann Elizabeth Bailey, 1967 N.C. Rhododendron Queen," Digital Watauga, accessed March 30, 2023, https://digitalwatauga.org/items/show/19883.

Joh-War-01-034: Circa 1967, shows the north elevation of the building.

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Figure 17. John Ward, "Wagon Train Riding Past Newton's Department Store," Digital Watauga, accessed March 30, 2023, https://digitalwatauga.org/items/show/19885.

Joh-War-01-036: Circa 1967, shows street view of the north elevation of the building.

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Figure 18. John Ward, "Men on Horses Ride Past A & P Food Store," Digital Watauga, accessed March 30, 2023, https://digitalwatauga.org/items/show/19887.

Joh-War-01-038: Circa 1967, shows the street view of a portion of the north elevation of the building.

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Figure 19. Linda Miller, "King Street and Water Street, Downtown Boone," Digital Watauga, accessed March 30, 2023, https://digitalwatauga.org/items/show/16970.

Lin-Mil-01-156: C. 1960s-70s, shows the west elevation of the building.

Figure 19. Linda Miller, "King Street and Water Street, Downtown Boone," Digital Watauga, accessed March 30, 2023, https://digitalwatauga.org/items/show/16970.

Cropped Image to Rivers Printing

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Figure 20. Palmer Blair, "View of Boone from Rich Mountain #6," Digital Watauga, accessed March 30, 2023, https://digitalwatauga.org/items/show/6616.

Pal-Ba-10-074: Circa Mid 1940s, shows an aerial of downtown Boone, cropped image shows the Rivers Printing Building.

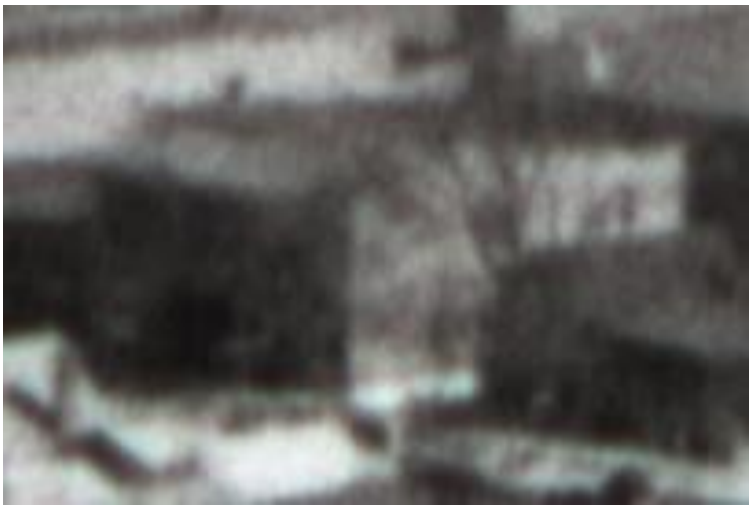

Figure 20. Palmer Blair, "View of Boone from Rich Mountain #6," Digital Watauga, accessed March 30, 2023, https://digitalwatauga.org/items/show/6616.

Cropped Images to Rivers Printing

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