



Historic Preservation Commission

Regular Meeting

<http://www.townofboone.net/>

~ Agenda ~

Jane Shook
828-268-6960

Tuesday, May 9, 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

April 11, 2023 Meeting Minutes

III. Case Z06555-032323 Watauga County Parking Deck - Modified COA

Z06555-032323 Exhibit 1: Application

Z06555-032323 Exhibit 2: Written Description - Supplemental Info.

Z06555-032323 Exhibit 3: Revised Elevations

Z06555-032323 Exhibit 4: Staff Report

Z06555-032323 Exhibit 5: Previously Submitted Existing Site Photos

Z06555-032323 Exhibit 6: Previously Submitted Applicant Historic Photos

Z06555-032323 Exhibit 7: Previously Submitted and Approved Site Plans

Z06555-032323 Exhibit 8 Previously Submitted and Approved Elevations

Z06555-032323 Exhibit 9: Digital Watauga Historic Images

Z06555-032323 Exhibit 10: Meeting Minutes Excerpts

IV. Case Z06553-032323 Southend Brewing Co. - Addition and Patio Improvements - COA

Z06553-032323 Exhibit 1: Application

Z06553-032323 Exhibit 2: Scope of Work

Z06553-032323 Exhibit 3: Description of Work

Z06553-032323 Exhibit 4: Architectural Survey

Z06553-032323 Exhibit 5: Existing Conditions Photos

Z06553-032323 Exhibit 6: Additional Existing Photos

Z06553-032323 Exhibit 7: Historic Photos

Z06553-032323 Exhibit 8: Site Plan

Z06553-032323 Exhibit 9: Conceptual Images for Bar Addition

Z06553-032323:Exhibit 10: Staff Report

Z06553-032323 Exhibit 11: Digital Watauga Historic Images

V. Adjournment**WebEx Video Information**

WATCH OR PARTICIPATE IN THE MEETING: Individuals who wish to give testimony/evidence with respect to a 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
APRIL 11, 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

Student Member: Riley Ziegler

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, Aram Kevorkian-Applicant, Bill Dixon-Appalachian Architecture, and Eric Kevorkian

Call to Order

Chair Eric Plaag called the HPC Quasi-Judicial meeting, held via WebEx, on April 11, 2023, to order at 3:06 p.m.

Chair Plaag introduced himself as the Chair of the Historic Preservation Commission and members Vice-Chair Bettie Bond, Student Member Riley Ziegler, Member Chuck Watkins, and Member James Sharp.

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

Vice-Chair Bond made a motion, seconded by Member Sharp, to approve February 14, 2023, meeting minutes with the following change:

- Add 2023 to the date in the title of the meeting minutes

Vote: Aye – All

Nay – None

The motion passed.

Member Sharp made a motion, seconded by Student Member Ziegler, to approve March 14, 2023, meeting minutes with the following changes:

- Page 2, paragraph seven, first sentence change “buildings,” to “buildings;”
- Page 4, paragraph one, fifth sentence: change “lath base,” to “lath base, that would”
- Page 4, paragraph three, third sentence: change “reiterated that if the face of the brick, if left like they are, it will continue” to “reiterated that the face of the brick, if left like they are, will continue”
- Page 4, paragraph four, second sentence: change “Mr. Greene says” to “Mr. Greene said”
- Page 5, paragraph six, first sentence: delete “instead of being covered”

- Page 5, paragraph six, third sentence: change “justify” to “jeopardize”
- Page 6, first paragraph, third sentence: change “confirmed” to “asked” and change “Mr. Folk that” to “Mr. Folk if”
- Page 6, third paragraph, first sentence: change “or realistic to do that kind of work” to “or realistic”
- Page 6, seventh paragraph, first sentence: change “but there was none” to “but given that there was none”
- Page 10, fourth paragraph, second sentence: change “He said he had rather” to “He too had rather”
- Page 10, paragraph six, third sentence: change “looked” to “should look at”
- Page 10, paragraph six, third sentence: change “separate” to “stucco”
- Page 11, second paragraph, third sentence: change “He thought from a congruous standpoint; he thought painting it red did not feel right,” to “He thought from a congruous standpoint that painting it red did not feel right,”

Vote: Aye – All

Nay – None

The motion passed.

CASE Z06492-022423 – Southend Brewing Co., LLC – COA

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). Per the applicant’s proposal, 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 will be replaced with a thin-set rock veneer.

Chair Plaag opened this case and noted that the applicant’s information began on packet page 17, a description of the proposed work on packet page 20, references to some standards on packet page 21, and a rendering of the proposed work on packet page 26 labeled as Exhibit 6.

Chair Plaag swore in Ms. Christy Turner and Ms. Jessica Mitchell.

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. Bill Dixon, Appalachian Architecture, if Mr. Aram Kevorkian, the applicant, was in the same office as Mr. Dixon; Mr. Dixon confirmed Chair Plaag’s question. Chair Plaag asked Mr. Kevorkian if he was self-representing this case; Mr. Kevorkian replied that he was self-representing. Chair Plaag asked Mr. Kevorkian if he had any objections to the materials provided to the HPC in advance of the hearing, and that was published in the meeting packet. Mr. Kevorkian stated that he had no objections to the material in the meeting packet.

Chair Plaag asked Mr. Kevorkian to make an opening statement. Mr. Dixon asked if he would be considered a witness in this case and not a presenter. Chair Plaag said it is likely that Mr. Dixon would be presenting evidence about what was proposed for this case. Therefore, Chair Plaag recommended that Mr. Kevorkian make the opening statement and not Mr. Dixon. Ms. Meade stated that Mr. Dixon should only serve as a witness, not as an attorney, not summarizing or arguing outside his realm. She said the applicant could serve that role because this is an individual owner or corporate owner that's involved. Mr. Aram Kevorkian explained that the owning agency of the building is Dafoe, LLC, which is primarily owned by Mr. Eric Kevorkian, also attending this meeting. Mr. Aram Kevorkian noted that they are all a family that is operating the business within that space collectively. He said he was prepared to make the opening statement on their behalf.

In his opening statement, Mr. Aram Kevorkian said they are proposing to continue to use the building as a restaurant and pub. He said that in collaboration with Mr. Dixon, who was aware of the history of the Town, and a stone mason, they had proposed a design that is functional and practical for their clients, as well as proposing materials that would match the historical look and feel of the Town. He said that they tried to consider stakeholders, and relevant regulations, including ABC regulations, fire department requirements, and historical considerations for this project. He said he was happy to discuss the details of this proposed application.

Chair Plaag asked the Staff if they had an opening statement. Ms. Turner said Staff did not have an opening statement for this application.

Chair Plaag asked Mr. Kevorkian if he had witnesses to provide evidence on behalf of this application. Mr. Kevorkian said his witnesses were his brother, Eric Kevorkian, and Mr. Dixon. He called Mr. Dixon as his first witness. Then, Chair Plaag swore in Mr. Dixon.

Mr. Dixon referred to packet page 21 and noted that he felt these Design Standards for Commercial Properties within the District supported the proposed renovations to the building. He explained that this is an unusual project because the applicant is requesting several alterations. He felt it was fair and safe to say that the original building was built in tandem with the building to the left of it. He said even though they are two separate properties, they share similar facades, and both facades have been radically altered on numerous occasions. He added that the crab orchard stone on the building to the left was added to the former dry cleaner building. Mr. Dixon referred to packet page 23 and said that this is the existing facade that the applicant is proposing to make alterations to.

Mr. Dixon reviewed the following Design Standards and voiced why he felt they applied to the proposed facade alteration.

- 1.3 – Proposed facade improvements will have “minimal intrusion or impact on the character-defining aspects of the property in question.”
- 1.4 – Proposed facade 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 mean only the facade 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 facade 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 facade will remain.
- 6. Windows, Door Awnings – While the proposed storefront windows and doors will not match the shiny aluminum storefront system materials and sizes used on the original facade, the proposed facade 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.
- 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.

In Design Standard 1.3, Mr. Dixon said the proposed improvements would have minimal impact on the character-defining aspects of this property. He thought the proposed facade renovation was an improvement compared to the existing facade.

In Design Standard 1.4, Mr. Dixon said most importantly, the proposed facade improvements incorporate a contemporary design that is compatible with the scale, materials, color, style, design, and texture of the surviving and surrounding historic buildings.

In Design Standard 2, Mr. Dixon said he was not sure if there were many character-defining historical features left on the current facade due to the renovation in the 1990s. He said the applicant is proposing an open storefront that is inviting to the public and also thought it would be a great enhancement to the Downtown area. He said the applicant wants to preserve the masonry features, such as the terracotta parapet caps, and the rock and brick elements on each side of the existing facade. He said that currently, there is a dark bronze or black storefront material used. He said the proposed storefront would be similar in nature and color. He said the applicant would like to open the storefront so there is less distinction between the inside and outside of the building allowing for bar-type seating along the front wall in direct contact with the sidewalk. He noted that the entrance is not original to the building, and he thought it was altered in the 1990s renovation.

Mr. Dixon said the applicant is proposing to add a low wall and seating area on the sidewalk to match the wall at the River's Printing building. He said the property does extend out to the sidewalk about halfway, and he didn't know if it would render zoning staff approval to add the proposed low wall and seating. He added that to maintain an ABC license, property owners have to designate and mark where their property lines are located, and the low wall would really define the property line.

Chair Plaag informed Mr. Kevorkian that it might be useful for the purposes of the witness's testimony to establish for the record who Mr. Dixon is, his area of expertise, and his role in this project. Mr. Kevorkian asked Mr. Dixon to clarify his role in this proposed project. Mr. Dixon said he is a licensed architect in North Carolina who does a lot of work in Downtown Boone. He noted that he had appeared before the HPC on multiple occasions, and he was employed by the Southend Brewing Co., LLC, to assist them in their endeavors to renovate what was formerly the Ransom Restaurant and Bar.

Chair Plaag asked Mr. Kevorkian if he had other witnesses that he wanted to present evidence with regard to this application. Mr. Kevorkian said he had no other questions for Mr. Dixon, and he had no other witnesses to call at this time.

Mr. Kevorkian clarified that he had done research into the stones that are commonly used around Town and the stones that have been used in adjacent buildings. He felt they would be able to find stones that

are locally mined in Marion, North Carolina, that closely match the facade. He said this would maintain the historical look and feel of the block the building is on, as well as match the Rivers Printing building. He said they have the ability to match the grout for the stones that they are proposing to use on the proposed facade. He said this information was not included in the application but was discovered later through a qualified stonemason.

Chair Plaag opened the floor for the HPC to ask questions on this case.

Chair Plaag referred to packet page 56, Figure 1. Unknown, "Flood Waters Rush Through Boone, NC, August 13, 1940."

Member Watkins clarified with Chair Plaag that this image was not in the applicant's submittal package, but the Staff had provided it as part of the staff report for this case. Member Watkins clarified that Exhibit 4 was an image submitted by the applicant.

Chair Plaag continued to discuss the image on packet page 56. He talked about this pair of buildings in the image. He said they look like they are one building because of the facade, but they are actually two buildings. He described the image, explaining if you see the two people standing in the middle of the pillar at the center of that image, the building on the left is the building that now has Crab Orchard stone over the front of it. He noted that you might remember that building as the Watauga Insurance building, and it may now be somehow part of the Escape Room. He pointed out that the building to the right in the image is the applicant's building. He explained why he wanted to draw attention to this image, stating if you look at the Crab Orchard side of the building, on the left side of the two buildings, these facades are made to mirror one another. He wanted to point out that at the top of the facade, above the Highland Cleaners sign, and mostly below the Second-Hand Store Shoes and Clothing sign, you can see a frieze plate in the brick. He said you could also see a recessed brick area because of the shadow of the pilaster at the east end or left end of the building. He pointed out to the right of the Second-Hand Store Shoes and Clothing that you can see a series of corbels that also recess away from the roofline to that frieze plate. He said this is difficult to see because the tree and GE Appliances sign obscures what would have been the storefront of the applicant's building.

Chair Plaag pointed out that there was a clerestory window above the storefront. He said some people inaccurately referred to these types of windows as transoms, but they are clerestory windows. He said it looked like it probably consisted of five individual panes, assuming it mirrored the other side of five individual lights within that clerestory window. He said below the clerestory windows, the storefront would have mirrored each other, so you had a central entrance that was probably a singular entry that recessed from the building facade line. He added on each side of the recessed entry were angled storefront windows, and near the building facade plane, there is a continuation of that window system with the brick bulkhead below it.

Chair Plaag explained that there is another image of the Watauga Democrat, or Rivers Printing building, from 1949 that was not in the meeting packet that he would like to share for the purposes of having a better understanding of the building. He said he made reference to this image in the description of the building. Chair Plaag asked Mr. Kevorkian and the HPC if they had an objection to him sharing this image. There were no objections to Chair Plaag sharing this image.

Chair Plaag explained that the image is of the 1949 Watauga County Centennial Parade. He said this image shows more detail about what he had described earlier about the storefront. He continued that it shows the angled shop windows and the entryway; further, he described that above the clerestory windows, there was some bunting, and above that, there is the frieze panel. He said you could see the corbelled lines recessing down to the frieze panel between the bunting to the left of the Maytag sign. He noted that this image came from the Appalachian Collection at Appalachian State University, and it is not certain, but

Palmer Blair may have taken the image. He said he acquired the image while he was doing the survey report.

Chair Plaag referred to packet page 23, which shows the current image of the building. He said as described in the application, this image shows a board and batten-type wood material that is above the storefront sitting between those two pilasters on either side. He asked if any effort had been made to determine whether that frieze plate and the corbelling treatment that were originally on the building survive beneath basically this wood element that is currently on the building. Mr. Dixon responded he thought the property owners would be willing to pull off some of the T1-11 plywood and see if there is any original brick behind it. He added that if they find the brick in good shape, he thought they would be willing to expose it and not have the wooden material over the frieze panel.

Chair Plaag referred to packet page 26 and asked Mr. Dixon if the design submitted is a proposal to install a new stone veneer, basically in that frieze panel area as well as the bulkhead areas. He said if it was the applicant's intention to essentially rearrange the bulkhead, it was not expressed in the meeting packet. He noted that he did not think it was the applicant's intention to match or resemble the same height of the bulkhead that was shown in the historic images. He said the effect is that the lower stone veneer would be used to basically raise the bulkhead, and he asked Mr. Dixon if this was correct. Mr. Dixon asked Chair Plaag if he meant by the bulkhead, the wall with the bottom of the storefront; Chair Plaag said that is correct. Mr. Dixon replied that it would be 42 inches or seat height.

Chair Plaag said he understood from the meeting packet that the applicant's intention was to have the stone veneer effectively match the stone veneer on the Rivers Printing Company building. Mr. Dixon replied that was correct regarding the stone veneer.

Chair Plaag asked Mr. Dixon if it was the applicant's intention to match the pronounced mortar joint pattern on the Watauga Democrat building. Mr. Dixon said that is correct regarding the mortar joint pattern. Chair Plaag confirmed with Mr. Dixon that the intention, even though it is a veneer material, was to use natural stone and not simulated stone. Mr. Dixon said that is correct, they would use a natural stone material.

Chair Plaag pointed out that in addition to the drawing on packet page 26, it referenced the proposed low seating wall that would be in front of the applicant's building, which is the C.M. Critcher Building. He asked to confirm that the intention of the wall addition is to define that ABC required a seating area to delineate a line behind which alcohol can be served, and beyond that line, it's not supposed to be served. Mr. Dixon said yes, that is the general purpose of the proposed wall. Mr. Dixon believed that Ransom Restaurant and Bar used to put up some type of pedestrian movable barriers. He added that the applicant's goal is to have a more semi-permanent low wall that could also accommodate seating. Chair Plaag asked would it also consist of the same stone materials and the same pronounced mortar joint pattern; Mr. Dixon said that is correct.

Chair Plaag asked if there were other questions from the HPC on this topic. Mr. Dixon added that if the HPC would prefer to see the brick in the frieze panel area on the building, the Southend Brewing Company was willing to accommodate that versus using the rock material.

Member Watkins stated that he understood the concept of using garage doors as a device for trying to get an indoor-outdoor feel for restaurants. He was interested to know what is behind the plywood material in the frieze panel area above the fenestration of the building. He said it looks architecturally impossible to try to link the two buildings together because the building reads like it has a very heavy architectural device that has no transfer to the ground, like it is floating. He said for this reason, this is why the HPC is interested in the historic photographs. He also noted that he expected to see older photographs submitted with the application. He asked Mr. Dixon if it was his impression, having been part

of the survey, that the building originally was clad in brick. Chair Plaag asked Ms. Meade if he could give his opinion about the materials of the building. Ms. Meade said she did not think it was a problem if the applicant did not object to Chair Plaag giving his opinion. Mr. Dixon responded that the applicant had submitted with their application a historic photograph of what was the Watauga Democrat building. Mr. Dixon told Member Watkins that he did not go back to the 1930s and 1940s and locate earlier historic photographs. He added that the historic photo that the applicant submitted was 37 years old. The applicant did not have an objection to Chair Plaag responding.

Chair Plaag said that he would have to look in more detail at exactly what the survey report entry says again, but he thought it was clear that this was a conventional one-story, commercial block building, composed entirely of brick elements with brick bulkheads. He described the building as wooden framed, possibly, early metal framed, with shop windows around the inverted entrance. He said that given the date of construction, he had no doubt that with the existence of the 1940 photo, it was its original appearance. He said to his knowledge, there were no stone elements.

Member Watkins wondered if what we are looking at with those pilasters is the original cladding of the building and if it continues to exist under the wooden paneling. He said it would be nice to know if there is an original facade underneath the wooden paneling before there was an expensive effort made to introduce an entirely new design element to the building. Chair Plaag said it is hard to judge because the lower part of the storefront has been altered so much. He said, for the record, he did not believe that the clerestory windows survived behind the double-tiered plywood treatment. He said the plywood treatment makes it clear to him that everything above that part still has brick behind it, and everything below that where the clerestory windows were in the recessed entry.

Chair Plaag said it is important for the work that the HPC does as a Commission to know whether that brick survives and is intact beneath the frieze panel and the corbelling. He said the design standards are clear that if those components do survive, the HPC would want to see them uncovered and preserved and not recovered with stone.

Vice-Chair Bond asked if there was evidence about the clerestory windows. She expressed interest in seeing what details were there for this entrance.

Chair Plaag explained the next steps of the meeting to Mr. Kevorkian regarding possible conditions and changes. Mr. Dixon said that Mr. Kevorkian is willing to remove the plywood building material and expose the brick to see if it is in good shape, and if not in good shape, he is willing to install a brick that is more keeping with the historic nature of the building. He thought the same thing was true for the clerestory windows shown in the image on packet page 23. Mr. Dixon agreed with Chair Plaag that the original clerestory windows probably went up to that horizontal line shown in that image. He said the applicant is willing to make this change in this meeting, including the rock that was originally proposed to brick below the bar-height windows to try to bring back a more historical context to the building.

Chair Plaag asked Mr. Kevorkian if he had other questions to ask Mr. Dixon or did he want to conclude his testimony for now. Mr. Kevorkian said he had no other questions at this time.

Chair Plaag asked Mr. Kevorkian again if he had other witnesses to call, and Mr. Kevorkian said no.

Chair Plaag asked Staff if they wished to present any evidence other than in the meeting packet with regard to this application. Ms. Turner pointed out that the Staff had talked to the Public Works Department, who confirmed that the property lines are within their legal boundaries for the proposed wall.

Chair Plaag said asked Ms. Turner if, after the completion of permitted work is the business owner allowed, for example, to put out a set of planters to delineate their property line within the Downtown

Core zoning district or within the historic district. Ms. Turner said she would have to ask the Public Works Department about what is allowed in the Downtown Core. Ms. Meade said with some certainty the business owner would be allowed because it is within their parcel lines and not within the Town sidewalk. She said that Chapter 96 of the Town Code, which applies to the sidewalk and obstructions of the sidewalk, would not apply. She thought it was clear if the business owner has the right to put up a wall, they have the right to put up temporary barriers, and there may be some restrictions. She pointed out that signage would not be allowed.

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 asked Mr. Kevorkian if he would like to rebut any of the evidence submitted by Town Staff. Mr. Kevorkian stated that he had no rebuttal.

Chair Plaag asked Mr. Kevorkian if he would prefer to give a closing summary or argument or defer that closing summary or argument until after Town Staff had the opportunity to do so. Mr. Kevorkian chose to defer.

Chair Plaag asked if the Staff wished to make a closing summary, and Ms. Turner replied not at this time.

Mr. Dixon noted that the applicant appreciated the HPC's consideration and was willing to consider some of the proposed changes to keep the project moving to the wishes of the HPC.

Chair Plaag closed the testimony phase of this case with the understanding that Mr. Dixon could be called back at any point to provide additional testimony.

Chair Plaag opened the floor for the HPC to discuss the evidence at hand regarding the proposal. Vice-Chair Bond said she would like to see what is behind the facade, she liked the use of the building, and she hoped that the proposed building facade would be somewhat reminiscent of the Watauga Democrat building. Member Sharp agreed that it is a priority to find out what is behind the board and batten building material that is currently on the building.

Member Sharp asked regarding the other proposed elements for the facade improvements if the owner and architect make progress while pulling back the board and batten building material. Further, he added to his question if the HPC is left to discuss other matters such as the bulkhead, low wall, and the collapsing storefront windows. Chair Plaag confirmed with Ms. Turner that as work is continuing on the exterior of the building, the Staff can approve a COA for a business to carry on its business inside even as things are being determined either by the HPC or Town Staff about outside work. Ms. Turner pointed out that the zoning should be approved first, and building inspectors can issue a Certificate of Occupancy.

Member Sharp talked about the bulkhead, the low wall area, and the stone that is proposed that will match the building next door. He asked would the stone be an acceptable or unacceptable material in line with the historic nature and material used on buildings on King Street, or would there be an issue with the material, by all accounts that the HPC can determine, has not existed on the exterior of this building.

Chair Plaag pointed out that there are multiple issues from the standards perspective about what is being proposed for this case. He appreciated Mr. Kevorkian and Mr. Dixon's willingness to work with the HPC on finding a solution that's appropriate within the standards.

Chair Plaag talked about the effort to match the stone to the building to the west, and he read the following standard from the Commercial Properties Within the District section, Architectural Components,

and Details:

Design Standard 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.

Chair Plaag said the property owners should never use details from an earlier period to try to make a building look good with the building next to it or make it seem more historic. He said it is a common expectation in the preservation world to add historic-looking features, even in an attempt to create a match between two adjacent properties.

Chair Plaag talked about the permanent element extending to the property line in front of the building. He said it creates the illusion, particularly if it's done in a historic material such as stone, it creates the illusion of the footprint of the user space. He added that attempting to create a match between two adjacent properties can create a false sense of historic appearance. He explained that in the preservation world, that would only be redefining the physical form of the building.

He referred to packet page 48 and read the following standards from the Design Standards for Historic Streetscapes, Landscapes, Monuments, and Other Resources in the District, Streetscapes section, Streetscapes:

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

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

Chair Plaag thought that the proposal for permanent elements failed the test based on Design Standards 1.1 and 1.2. He said the proposal is redefining the facade of the building, even though it is just a low wall on the outer perimeter of it, and it is altering the understanding of the sidewalk space. He said a part of it is on the applicant's property and not in the Town's right-of-way. He said it is also altering the visual sense of the sidewalk. He said this is why he asked Ms. Turner earlier in the meeting if temporary elements, such as planters, were allowed. He continued to explain that in about every city that has a historic district and where there is a great demand for seating within the property owner's space in front of their building, use temporary elements. Chair Plaag explained the reason that temporary elements work is because they are not permanent, removable, do not harm historic elements, and do not change the historic understanding of the building itself or the sidewalk space. He added that the use of a wooden fence, a concrete weight with rebar in it, or the use of planters are all temporary elements that help delineate the space in the front of a building. He concluded that using temporary elements would accomplish the applicant's goal of delineating that space for not only expanding seating purposes but also for ABC purposes without creating an issue for the HPC and the historic standards for the district.

Chair Plaag asked if the applicant was open to considering temporary components to delineate the seating space rather than using the low stone wall on the exterior. Mr. Kevorkian stated that he understood the meaning of the temporary solution as described, and he was open to considering temporary solutions instead of what was proposed in the application. He clarified that it was not their intent to redefine the footprint of the building but to propose a wall in that proposed location. He said if a temporary solution was the only solution, that would be acceptable but recognized that it comes with more logistical challenges down the line. Chair Plaag clarified with Mr. Kevorkian what he meant by temporary, which is

something that is not permanent in that you are not attaching to the building or sidewalk within your property line. Additionally, he explained this is considering they do not violate some other standard of the district in terms of appearance.

Mr. Kevorkian responded to Chair Plaag's comment about altering the historic nature of the building with the proposed materials. He explained that it was never his intention to in any way alter or change the period of the building and its appearance. His intention was to propose a solution that matches the historical look and feel of Downtown Boone in the locations where stone granite was proposed. He said if the brick was preferred by the Commission, he said he was flexible and did not have an issue with a discussion on specific material. Mr. Kevorkian said that without knowing what is underneath the facade, they thought the stone was an appropriate option for the facade building materials. He told Chair Plaag that if the HPC felt like brick was a more appropriate option, he understood. Chair Plaag said that brick was his preference for both the areas above the storefront and also in the bulkheads. Member Watkins asked a clarifying question regarding the seat height wall of 18 inches.

Mr. Dixon emailed Ms. Mitchell a pencil sketch that he had drawn to try to respond to the feedback from the HPC during this meeting. He said that Mr. Kevorkian is willing to expose the brick above the windows along with a brick bulkhead below the 42-inch high operable opening windows and also increase the clerestory windows back to their original height.

Chair Plaag thought what Mr. Dixon pointed out in the pencil sketch was an improvement. Chair Plaag said he would love to see Mr. Kevorkian recreate the original proportions of the storefront to include the recessed entry, where the door itself is set back about six feet from the facade plate of the building with angled shop windows coming out from the bulkhead below them. He said doing all of this would further facilitate what is trying to be accomplished with having a seating height bulkhead and windows that open; he said this creates two little pockets at the front of the storefront. He added this would be ideal for bar-height seating with the windows open and people looking out onto the street. He told Mr. Kevorkian that if he recreated this orientation of the storefront, he thought he would have two highly desirable seating areas at the front of the building. He said this would help to restore as much of the original appearance as possible.

Mr. Kevorkian explained that the space that he would be recessing into is interior space, which includes electrical, plumbing, and fire extinguishers. He said the challenge of reassessing the front facade in that manner as described would be highly prohibitive in this project. He also noted that he understood what Chair Plaag had stated about creating seating areas.

Member Watkins stated that he did not have a problem with the proposed folding windows. He explained it was a nice accommodation to use brick rather than stone if possible, assuming the brick underneath the plywood is in good shape. He thought Mr. Dixon's design was a good one for integrating the two buildings. He said it would require that the Town boundary be moved a little to the east to make it possible.

Ms. Meade suggested that the HPC discuss conditions to try to handle both the preferred possibility that the brick is still in good shape behind the frieze panel area and that it can be resuscitated. Further, she suggested that the HPC could discuss the possibility that the brick cannot be recovered and has to be instead replaced.

Chair Plaag said that since an investigation has to be completed, he wondered if the easiest way to handle this is to continue the case, pending exploration behind the frieze panel area and several possible outcomes for the brickwork above the entrance. He asked Ms. Meade her thoughts on the best way to proceed with this case.

Ms. Meade said there seem to be certain eventualities in which the HPC could go ahead and give full

guidance. If the applicant finds the original brick under the frieze plate area in good shape, the applicant could proceed with the original brick. On the other hand, if the applicant finds that the original brick has been removed or the face destroyed, and there is no question that is not recoverable, the applicant should be allowed to proceed by replacing the brick. If the Staff felt it is unclear whether the brick was recoverable, then the HPC might direct Mr. Kevorkian to come back to the HPC. In these ways, the HPC could avoid rehearing the case if it is not necessary.

Vice-Chair Bond liked the proposal to remove the plywood element and uncover the original brick frieze panel area, and she hoped it was intact or required only minimal repair.

Chair Plaag said that Mr. Kevorkian and Mr. Dixon had stated that they liked the idea of adding a new storefront window system, which included the clerestory windows above the folding windows that would match the original clerestory windows. He said whether the brick is intact or not and whether the brick needs to be replaced, they like the idea of bringing back the clerestory element from an aesthetic perspective. He agreed with these elements being done. Ms. Meade asked Chair Plaag if he would ask Mr. Kevorkian and Mr. Dixon if they agreed with these proposed conditions. Mr. Dixon said that they agreed with those proposed conditions.

Mr. Kevorkian noted that if they find that the brick is either missing or damaged and not able to be repaired, he would bring in his general contractor, who is licensed as a stonemason, to assess, and he would be willing to commit to replacing and returning the brick to that location. Chair Plaag was fine with both of Mr. Kevorkian's statements.

Chair Plaag had a concern that if Mr. Kevorkian finds out that the brick is damaged but reparable, then there are requirements about mortar and repair. He said he would like to help Mr. Kevorkian to avoid having to come back to the HPC. He suggested a condition that says if the brick is intact but requires repair, those repairs are to be completed in compliance with the existing standards for the district for brick repair, subject to Planning Staff referring Mr. Kevorkian back to the HPC if they have concerns about what is proposed on that repair not meeting those standards. Chair Plaag asked Ms. Meade if what he stated was sufficient. Ms. Meade noted that this was sufficient, adding that if the Planning Staff had any questions of fact as to the repairability of the brick, it could then be referred back to the HPC. Chair Plaag asked Mr. Kevorkian and Mr. Dixon if they were amenable to that condition, and they replied yes.

Mr. Kevorkian stated that he had already undertaken efforts to find appropriate stonemasons who can match the more complicated brick that exists on the Rivers Printing building and follow the historical requirements to repair or replace the brick.

Chair Plaag suggested that a condition be placed, to the extent that is possible, if the brick for the bulkheads, which is, in essence, new brick, could be similar in color but sufficiently different enough that there is not a mistake of it being original to the building. He asked Mr. Kevorkian and Mr. Dixon if this was an acceptable condition, and they agreed that it was acceptable.

Chair Plaag suggested a condition for the outdoor seating area and parcel boundary demarcation. He said the applicant should use temporary means rather than permanent fixtures to demarcate the outdoor seating area and parcel boundary lines. He gave an example of temporary elements, including heavy planters or benches, and they cannot be attached to the sidewalk or the building. He asked Mr. Kevorkian if this was a condition that he was willing to accept, and he said yes.

Ms. Meade asked Chair Plaag to ask Mr. Kevorkian and Mr. Dixon if they were clear that once they take off the board and batten that they will make the window opening proportions like they existed before, including the clerestory windows, although they will not be required to recess that glass like it was before. Chair Plaag clarified that the clerestory windows were not recessed. They were flat across the front. He

said it was only the storefront part, the middle recessed area, and they are not expected to do that.

Ms. Meade asked Mr. Dixon if he would be installing the overall proportions of the entry door glass openings, including the clerestory window openings, which would be recovered and used with new material. Mr. Dixon said that Mr. Kevorkian agreed to increase the height of the clerestory windows back to what appears to be the original line, but that would not be the case on the rest of the storefront facade below.

Chair Plaag noted that the 42-inch height is a proposed increase in the height of the brick bulkheads. He said in the photos that he has, he was estimating the height of the brick bulkheads was something more like 24 to 36 inches. He said he did not have an issue with the height of the bulkheads, as the proposal is for an entirely new storefront, not the original storefront. He had no objection to the proposed new storefront. He stated that he did not think from his perspective of the standards that the proposed storefront violates anything in the standards, he said an allowance is given for new storefronts when original storefronts have been obliterated.

Chair Plaag clarified that proportions were discussed just for the clerestory windows and not the part below them. He said this would allow Mr. Kevorkian to do the sliding windows and the other elements they want to use in that space. Mr. Dixon and Mr. Kevorkian agreed to that condition.

Chair Plaag reviewed the other proposed elements. He said the terracotta parapet is required to remain.

Ms. Meade requested clarification of Chair Plaag's prior statement that if the brick had to be replaced, it could be replaced with a different color so it doesn't look like the old brick. Chair Plaag reiterated that the bulkheads are not the original bulkheads, they are not to the height of the original bulkheads. He further explained that the bulkhead is that brick element below the windows, and he had asked if that brick could be of a similar color but sufficiently distinct to not be confused as original to the building. He added that for the brick above the clerestory windows, there would be no replacement needed if it is uncovered and is still intact and can be repaired. He added that if a brick or two had to be replaced, the applicant would need to match that brick. He said if all of it has to be replaced for any reason, it should also match because you are restoring that part to the original proportion. He said you would want to replace that with a brick of a similar cut and similar color. He said it is a multicolored brick that should be easy to find because it is common brick today and fairly easily matched. Chair Plaag asked if there were any objections from the applicant or architect about the clarification on the brick, and no objections were stated.

Mr. Kevorkian clarified with Chair Plaag that the windows that he said would roll out would actually pull upwards and will look identical from the outside when closed. Chair Plaag noted that he was confused because, on packet page 20 and number five, it stated that the storefront windows on each of the entry doors would have a new shorter folding windows system to open either from the left of the center door would fold against the left wall, windows to the right of the center door would fold against the right wall. Mr. Kevorkian apologized and explained that after further research, he received a better understanding of track systems from experts. He said he identified that the superior product for weather sealing durability and have the same visual aesthetic, but they simply fold upwards instead of outwards. Chair Plaag added that it makes it almost like a garage door, and Mr. Kevorkian agreed it makes a nicer look than a garage door. Chair Plaag noted that there would be a condition that the windows that are proposed would be that system and not the folding to the side system since it is an alteration to the material package. Chair Plaag confirmed that the HPC accepted this proposed condition.

Chair Plaag asked if there were other areas of concern for the HPC or Planning Staff. Ms. Meade asked if the existing brick that does survive on the sides of the building was original. Chair Plaag said that he believed that the brick that Ms. Meade asked about was original. Chair Plaag referred to packet page 20 and pointed out that this is what the proposal states under Facade Renovation – 747 W. King Street –

WT0865 C.M. Critcher Building, Number 2, Existing 28" wide (+/-) full height, brick veneer on left and right sides of the facade to remain. Ms. Meade confirmed that is what the applicant would be matching to the upper area of brick, and Chair Plaag said that is correct.

Member Watkins pointed out that Exhibit Six shows the windows moving left and right and not up and down. He asked if he was correct in thinking that these windows would go straight up. He added to his question if the windows would be like a garage door where they are on a track that goes up and back. Mr. Dixon said the windows would go straight into the wall. Member Watkins said that his garage door is curved, and it goes up and ends up parallel to the ceiling of his garage. Mr. Dixon said that might be the case, but we are probably talking about four to five feet of height versus a garage door which can be eight to ten feet tall.

Chair Plaag asked if there were other concerns or questions of the HPC, and hearing none, he moved on the motion and vote for this case.

Motion and Vote:

Student Member Ziegler made a motion, seconded by Member Sharp, to conditionally approve the application as written based on the following conditions:

- 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 applicant will remove the existing plywood, etc., above the existing storefront windows:
 - (a) If the brick that is uncovered is the original (historic) brick and is intact and/or can be recovered/restored/repared, it shall be so restored/recovered/repared by a skilled mason. Any brick and/or mortar that must be replaced/repared shall be replaced with brick and mortar as nearly similar to the original as it is reasonably possible to obtain.
 - (b) If the original brick is missing or is so damaged as to be unrecoverable, it shall be replaced with brick of a similar cut and color and with matching or mortar so as to match surviving brick on the sides of the building.
 - (c) Once the existing plywood etc., is removed and the original brick evaluated by the applicant's contractor(s), the applicant shall report to Planning Staff with respect to the condition of the brick and the applicant's intentions as to recovery, repair or replacement of the brick. Planning Staff will then evaluate whether there is any question of fact as to whether the brick is recoverable or reparable; if such a question is presented, the matter shall be referred back to the Commission for additional consideration.
- The new storefront window:
 - (a) The brick used for the bulkheads below the windows shall be similar in color to, but sufficiently distinct from, the original brick (on the sides of the building) so as to distinguish it from the original brick so that it is not mistaken for the original, historic brick.

- (b) The new storefront window system shall include clerestory windows(s) above the folding windows that will match the original storefront clerestory windows as to top height (from grade) and width.
- Outdoor seating area/parcel boundary demarcation. The applicant shall use temporary means rather than permanent fixtures to demarcate the outdoor seating area/parcel boundary lines. Such temporary means might include, for example, heavy planters or benches; no such item shall be affixed to the sidewalk or the building.

Chair Plaag asked if there was any further discussion on this application. He said he had a friendly amendment to add. He stated in the event that there are concerns, either expressed by the applicant or Planning Staff, with regard to repair or replacement of the brick elements above the proposed clerestory windows, the applicant be permitted to come back to the HPC for a reopening of their case, subject to a one-year period from today's date, April 11, 2024. He said this gives them time to assess the materials, and if there are issues or the Planning Staff has issues, they are not having to repeat the entire COA process over again. He asked if there were any objections from the Planning Staff to taking this approach. Ms. Meade offered a suggestion to Chair Plaag to table the case, keeping the case open with the understanding that if it proceeds as well as we hope it will, the Planning Staff is then empowered to close the case. She said this way, it is very clear there will be no further permit fee and no additional notice is required, which seems fair given where we are in this case.

Chair Plaag clarified that the HPC is potentially approving the motion subject to the friendly amendment that the case shall otherwise remain tabled until such time as the Commission elects to either reopen the case or close the case as conditions merit. Ms. Meade confirmed that this empowers the Planning Staff to bring it back to the HPC or to close the case if there is no further business to be done.

Chair Plaag asked Student Member Ziegler and Member Sharp if they would accept this friendly amendment which is a conditional approval subject to the language that Ms. Meade just said about potentially reopening the case if either the applicant or Planning Staff feels that is necessary. Student Member Ziegler and Member Sharp accepted the friendly amendment.

Chair Plaag asked Mr. Kevorkian and Mr. Dixon if they had any questions for the HPC or Planning Staff. Mr. Dixon voiced his concern about the tabling of the case. He asked does this mean they basically have the approval of the HPC to proceed with their project unless the brick proves that it is unrepairable or needs replacing or the Planning Staff thinks the case needs to go back to the HPC. Mr. Dixon asked does this grant them permission to proceed with the approved application. Chair Plaag told Mr. Dixon that was correct that they are able to proceed because it is a conditional approval with the understanding that either the Planning Staff, Mr. Kevorkian, or Mr. Dixon have concerns about what they find behind the frieze panel area, and if they feel that it needs more discussion, then the HPC has the ability to reopen the case for this purpose. He also explained that the Planning Staff is empowered to proceed with the normal permitting process for the work that's proposed and that's been conditionally approved.

Mr. Kevorkian asked if he can proceed unless an official concern is brought to his attention, then he would need to stop work. Ms. Meade responded and told Mr. Kevorkian that he can proceed unless when they uncover the brick and there is a question about the brick not being repairable. She explained that at that point, he would need to communicate that information to Staff to discuss how they would need to proceed.

Ms. Turner said that she would ask Mr. Mike James, Senior Planner, to issue the "Certificate of Appropriateness" (COA) for this case because she was out of the office.

With the conditional approval, Chair Plaag effectively tabled this case for one-year pending further action, to be recalled as recommended by Staff if it becomes necessary.

Adjournment

Vice-Chair Bond made a motion, seconded by Student Member Ziegler, to adjourn the meeting at 5:04 p.m.

Eric Plaag, Chair

Marlene Crosby, Board Secretary

Request to modify the original August 9, 2022 COA to allow a change of exterior materials from true brick veneer to Thin-set brick in Precast concrete wall panel system and reduce number of "window openings" from 90 to 61.

Certificate of Appropriateness for Major Work

Exhibit 1



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: MAY 9TH, 2023

C. Property Information

Street Address: 136 NORTH WATER STREET Watauga County Parcel Identification Number: 2900-79-9830-000

Existing Zoning District(s): B-1

Total Land Area: .717 ACRE

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

If yes, describe:

D. Applicant Information

Name: WATAUGA COUNTY DERON GEORQUE, COUNTY MANAGER

Complete Mailing Address (Street, City, Zip): 614 WEST KING ST. SUITE 205, BOONE NC 28607

Phone Number: 828-265-8000 Email Address: Deron.Georquee@watgov.org

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

E. Property Owner Information

Name: SAME AS ABOVE

Complete Mailing Address (Street, City, Zip): _____

Phone Number: _____ Email Address: _____

F. Landmark/District Information

District/Landmark Name: B-1, DOWNTOWN BOONE LOCAL HISTORIC DISTRICT

Period of Significance: UNKNOWN

G. Project Details

Project Cost: \$ 5.5 million

Project Type:

☒ New Construction

☐ Renovation

☐ Landscaping

☐ Moving Structure

☐ Demolition

H. Design Professional Information

Designer is an: ☒ Architect

☐ Engineer

☐ Owner

☐ Other: _____

Name:

Bill Dixon

Company:

APPALACHIAN ARCHITECTURE, PA

Complete Mailing Address (Street, City, Zip):

703 WEST KING ST - Suite 201

BOONE NC 28607

Phone Number:

828-265-2405

Email Address:

bill@appalachianarch.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.

DERON GEORQUE, CTY. MANAGER
Applicant (Print)


Applicant (Signature)

03-23-2023
Date

DERON GEORQUE, CTY. MANAGER
Property Owner (Print)


Property Owner (Signature)

03-23-2023
Date

Official Use Only

Permit Name:

Watauga County Parking Deck - COA

Permit Number: <u>206555-032323</u>				
Date: <u>3-23-23</u>	Fee: <u>\$ 374.00</u>	Receipt Number: <u>615748</u>	Method of Payment: ☐ Cash ☒ Check Number: <u>8934</u>	Paid By: <u>Appalachian Architect</u>

Public Hearing Meeting Date: _____

Date of APO Mailed Notification: _____

Date of Posted Notification: _____

Request Approved: ☐ Yes ☐ No

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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.

Architect's statement

On August 9th, 2022, the HPC approved the COA, allowing the County to construct a parking deck with the understanding that the exterior finish of the parking deck would be a true brick veneer which is required under the Historic District Commercial Standards for New Construction. As my office prepared detailed documents for construction of the parking deck this winter, I became convinced that it would be a much better building if constructed with a thin-set brick veneer cast into a precast concrete wall panel, rather than a true brick veneer cavity wall system (and its many components) laid on site by masons. Current examples of the thin-set brick wall system can be seen at ASU's newest parking deck located at the stadium and the new addition to the Watauga Medical Center. Photos of both structures are included in this request.

As an Architect, I cannot, in good faith, recommend that a true brick veneer be used on this parking deck structure. It is my professional opinion that the potential for moisture intrusion in the true brick exterior cavity wall system will result in ongoing maintenance issues for the county which will, in a short amount of time, become visibly evident in cracks in the brick and mortar, spalling brick, and efflorescence on the brick surfaces. Moisture intrusion in a thin-set brick wall system is rare and will NOT suffer the long-term on-going moisture intrusion problems inherent in a true brick veneer cavity wall system.

Additionally, the building plans approved in the original COA showed a total of 90 window openings in the brick veneer on the four exterior walls of the parking deck. Twenty-seven (27) of these were true window openings allowing natural light into the stairs and the passage of fresh air into the lower level of the parking deck while sixty-three (63) of the openings would be "false windows", with the precast wall panel exposed behind the opening in the brick veneer. All of the openings, true or false, were to receive a storefront aluminum window frame set into the opening in the brick veneer, mimicking the look of a true window.

The precast concrete wall panels are manufactured in 12' widths with a vertical expansion joint at every 12' section. In the parking deck, these joints unfortunately occur in the middle of many of the window openings in the exterior walls. Vertical expansion joints in brick veneer buildings are typically located in solid wall conditions or at the corners of window and door openings; never in the middle of a window/door opening because they are difficult, if not impossible over time, to maintain a water-tight seal. Please refer to the attached approved exterior elevations showing location of the vertical expansion joints in the parking deck. Applicant is requesting that the "window openings" located at the vertical expansion joints in the precast concrete wall panels be eliminated from the exterior elevations. This would reduce number of "window openings" in the exterior walls of the parking structure from the ninety (90) shown in the approved exterior elevations to sixty-one (61) "window openings". Please refer to the attached elevations and renderings showing the reduced "window openings".

To make an informed decision regarding the applicant's request to use a thin-set brick, it is essential that the members of the HPC look at ASU's newest parking deck at the stadium and the new addition to the Watauga Medical Center, both of which were constructed using a thin-set brick installed as part of the precast concrete wall panel. The attached photos of these two recently built structures are a poor substitute for seeing the quality of the thin-set brick installed in these local buildings. Applicant strongly urges that HPC members visit these buildings in person to see for themselves the quality of construction. I, as an Architect with over 30 years of experience, had a difficult time determining if these buildings were constructed of a true brick veneer, or a thin-set brick cast into a precast concrete wall panel.

We appreciate your consideration of these requests.

Respectfully,

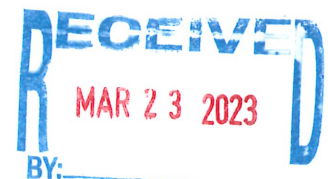
Bill Dixon, Architect



DOWNTOWN BOONE LOCAL HISTORIC DISTRICT DESIGN STANDARDS AND HANDBOOK

DESIGN STANDARDS FOR COMMERCIAL PROPERTIES WITHIN THE DISTRICT-*The standards which apply to the applicant's request are addressed below and highlighted in the following pages.*

1. Storefronts, Upper Facades, Side & Rear Elevations NA to this request
2. Architectural Components and Details NA to this request
3. Foundations
- 3.4 - *The vast majority of parking structures and underground retaining walls built today are constructed of cast-in-place concrete or precast concrete panels. In the proposed parking deck only the interior surfaces will be exposed concrete. With the exception of the exposed pre-cast concrete surfaces within the false windows openings, the exterior of the entire structure will be clad in a brick finish.*
4. Masonry NA to this request
5. Wooden Elements NA to this request
6. Windows, Doors and Awnings NA to this request
7. Roofs NA to this request
8. Entrances, Porches and Balconies NA to this request
9. Paint and Paint Color NA to this request
10. Utilities and Energy Retrofit NA to this request
11. Accessibility, Health and Safety Considerations NA to this request
12. Additional Standards on Artificial Materials
- 12.3 - *The proposed thin-set brick material is an actual clay fired brick product which is cast into the precast concrete wall panels during the manufacturing process. It is not a faux brick.*
13. Additions to Existing Buildings in the District NA to this request
14. New Construction of Commercial Buildings within the District
- 14.1 - *The proposed use of a thin-set brick cast integrally into the precast concrete wall panel is reflective of the current means and methods used in construction, and is an appropriate use of the thin-set brick product in this application and location. The use of the thin-set brick material as an exterior finish will reduce the probable moisture intrusion inherent in a true brick veneer cavity wall system. The use of the thin-set brick in a precast concrete wall panel will provide a higher quality exterior finish better able to withstand the long-term effects of freezing and thawing cycles than a true brick cavity wall system. The potential cracking, spalling and efflorescence often seen in older brick structures does not occur in the proposed thin-set brick application.*
- 14.2 - *Applicant is unsure of what is meant by "preformed concrete panels" are not permitted in new construction and if this statement is applicable in this situation.*
15. Height, Width, Spacing and Setback Requirements NA to this request



3. Foundations

For most property owners of commercial properties, solid masonry walls on the exterior of the building will obscure the foundation of their historic property. For others, the foundation will resemble the type found in 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.

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

- 3.1 Whenever a foundation requires repairs, always use the original bricks or stones if possible. If these materials are damaged beyond repair, replace them with bricks or stones similar in size, color, and surface texture to the originals. If using recycled bricks, always put the weathered side to the exterior in order to maintain the historic appearance of the foundation walls and/or piers.
- 3.2 In repairing or reconstructing a foundation, the historic bond patterns and mortar treatments should always be replicated. Brick header or rowlock rows, soldier or sailor courses, band boards, water tables, driplines, and other horizontal design elements should match and align with the existing historic elements.
- 3.3 Sandblasting, painting, waterproofing, and parging—a technique of applying a cement-like coating to a deteriorating foundation in order to avoid repairs—should never be employed on the exposed portions of foundation exteriors, as all of these methods damage original masonry and mortar treatments. In addition, non-porous applications trap moisture that can freeze, cause further damage to masonry, and result in damage to the interior of the building.
- 3.4 Exposed concrete block, 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.
- 3.5 If closing in the openings between brick piers, use matching masonry materials or lattice that is slightly recessed from the façade plain of the historic masonry. Note that foundations need to be vented. Vents should be painted a color that blends with the existing foundation color.

12. Additional Standards on Artificial Materials

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.**

14. New Construction of Commercial Buildings within the District

It is inevitable that new commercial buildings will be constructed within the District. The intention of these design standards is not to prevent such changes but to ensure that new construction is compatible with and complementary to the integrity and architectural character of the District. While new commercial buildings should not attempt to replicate existing historic properties, they should mesh with and support the historic design principles of the other commercial properties in the District. These standards are intended to preserve the integrity of the District while also encouraging sensitive and appropriate new construction.

- 14.1 New commercial construction within the District should not seek to duplicate historic buildings in the District or mimic their appearance. That said, new construction should strive to be sensitive to and compatible with the character-defining features of the commercial properties in the District. **Thus, new construction should employ architectural design that reflects its current time, place, use, and culture,** provided that this design is compatible with the character of the District.
- 14.2 New construction should incorporate the predominant historic materials typical in surrounding historic buildings when possible—usually brick, native stone, structural glass, wooden trim, and similar historic materials. Synthetic, non-traditional materials, such as vinyl, synthetic stone, fiber cement board, aluminum, plywood, parging, and **pre-formed concrete panels, are not permitted in new construction.** It is NOT appropriate in new construction to use contemporary substitute materials in place of traditional materials. The use of the highest-quality, historically appropriate, exterior facing materials is encouraged.
- 14.3 Design, height, massing, and proportions of new buildings should complement and be compatible with the dimensions of neighboring buildings with similar character and style. New buildings should not overpower adjacent buildings or the District as a whole as a result of out-of-scale massing, footprint, height, or overhang. Roofs, fenestration, and materials should be compatible with surrounding buildings. Traditional separations between storefronts and upper facades should be maintained and consistent with those existing in adjacent or nearby buildings. Vertical divisions maintain the feeling of traditional building widths and should be maintained. New buildings generally should align with adjacent buildings facing on the same street and conform to existing setbacks from the street. The primary façade and main building entry shall face the primary public way.



ASU Stadium Parking Deck

Thin-set brick on Precast Concrete Wall

Constructed 2019

March 7th, 2023

RECEIVED
MAR 23 2023
BY: _____



Watauga Medical Center Addition Constructed 2022

Thin-set brick on Precast Concrete Wall

March 7th, 2023

Packet Pg. 28

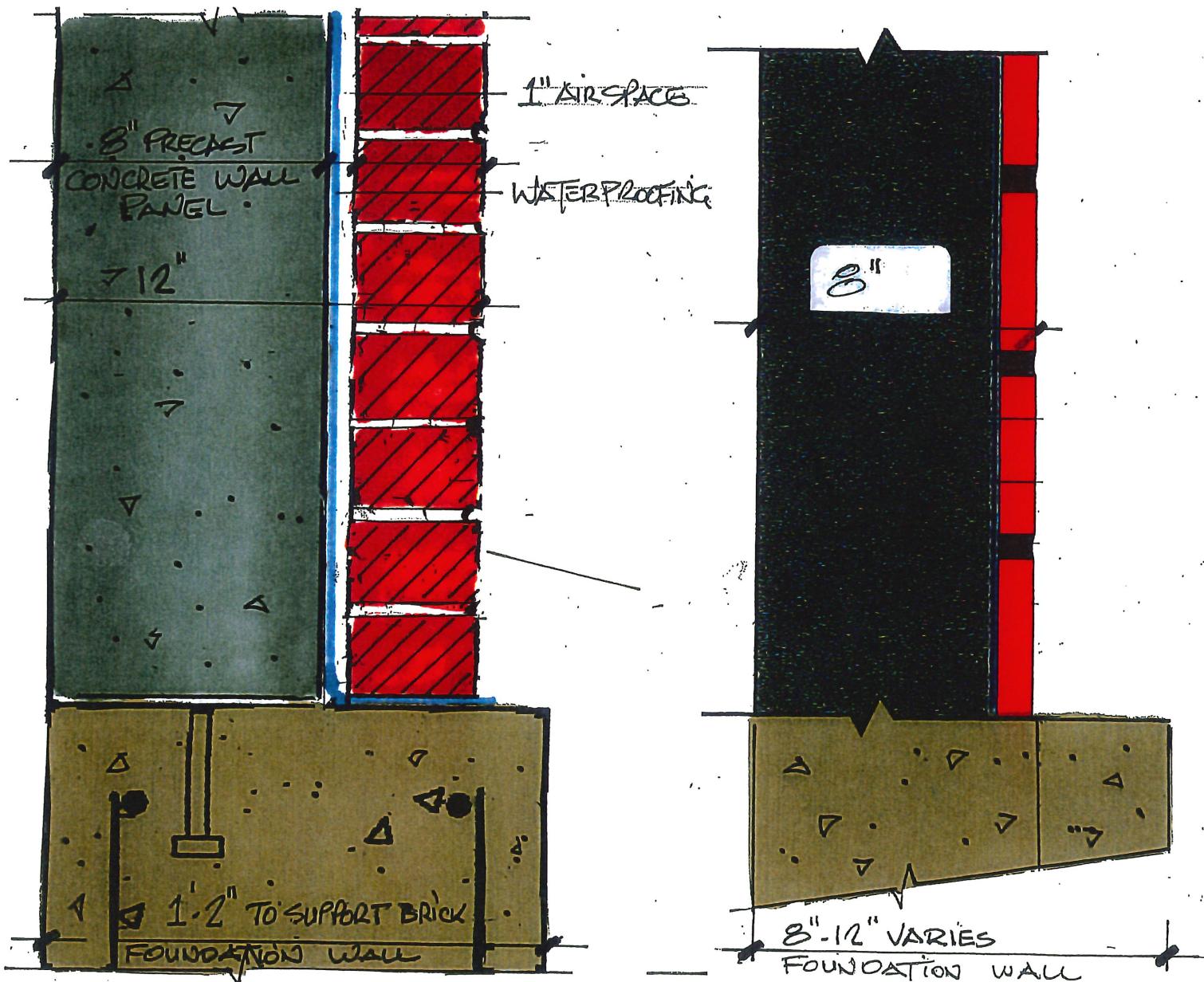


Column Detail

Watauga Medical Center Addition Constructed 2022

Thin-set brick on Precast Concrete Wall

March 7th, 2023

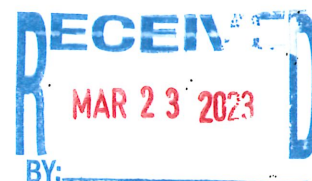


Wall Sections

Comparison between true Brick on Precast Concrete Wall
and Thin-set brick on Precast Concrete Wall

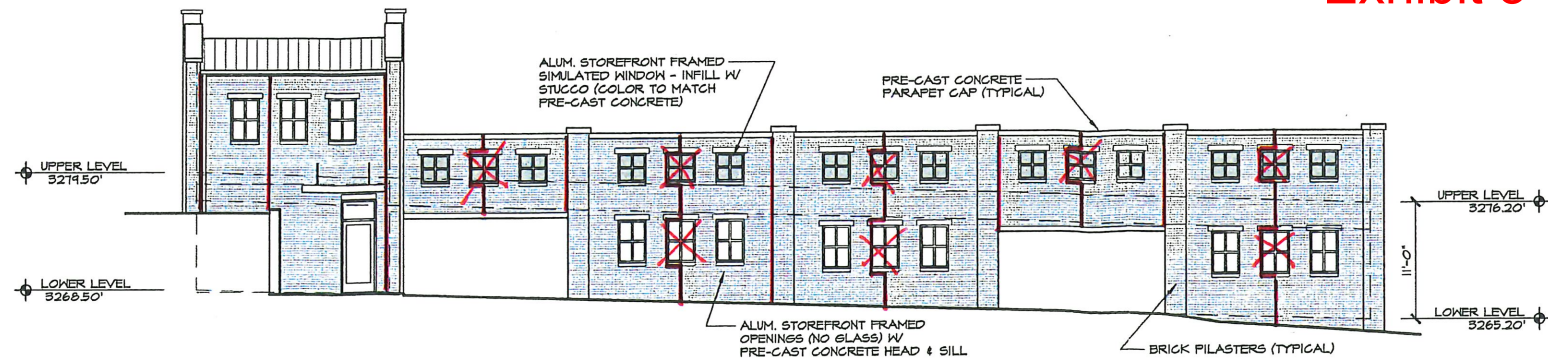
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March 7th, 2023

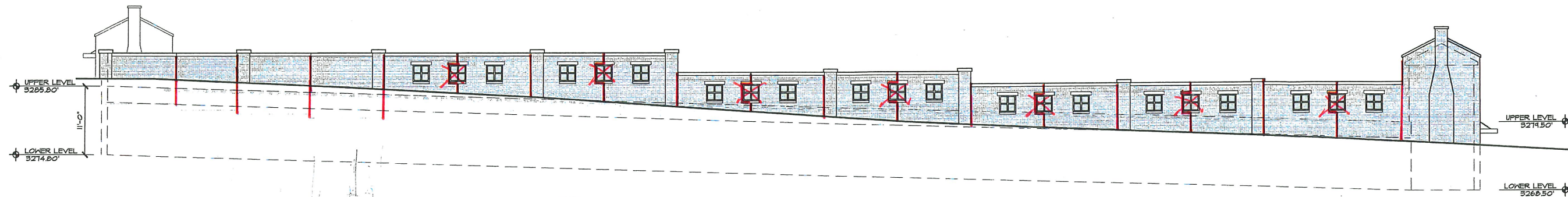


Appalachian Architecture, P.A.
703 W. King Street, Suite #201
Post Office Box 179
Boone, NC 28601

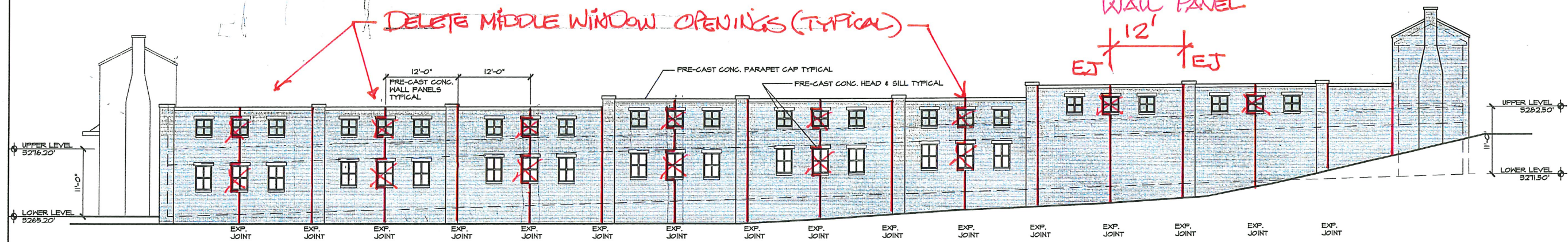
Packet Pg. 30



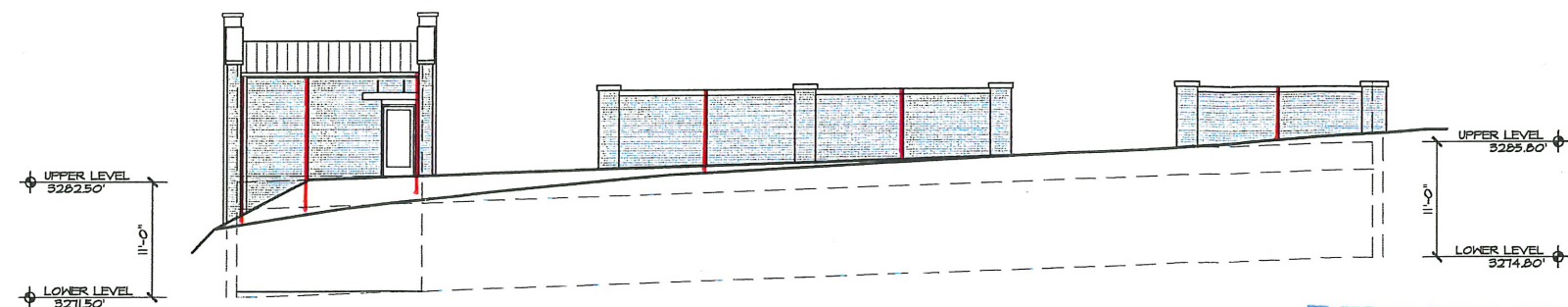
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A-3 1/8"=1'-0"



2 NORTH ELEVATION (QUEEN ST.)
A-3 1/8"=1'-0"



3 SOUTH ELEVATION
A-3 1/8"=1'-0"



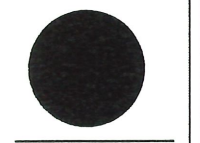
4 EAST ELEVATION
A-3 1/8"=1'-0"



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705 N. KING ST.
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WEBSITE: WWW.APPALARCH.COM

DATE: 3/2/23

NO.	REVISIONS	DATE	BY



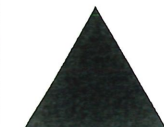
EXTERIOR ELEVATIONS
WATAUGA COUNTY PARKING GARAGE
BOONE
NORTH CAROLINA

DRAWN BY: LB
CHECKED BY:
SHEET TITLE

A-3
OF



RECEIVED
MAR 23 2023
BY:

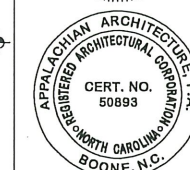
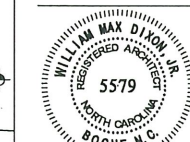


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DATE	BY	REVISIONS



EXTERIOR ELEVATIONS

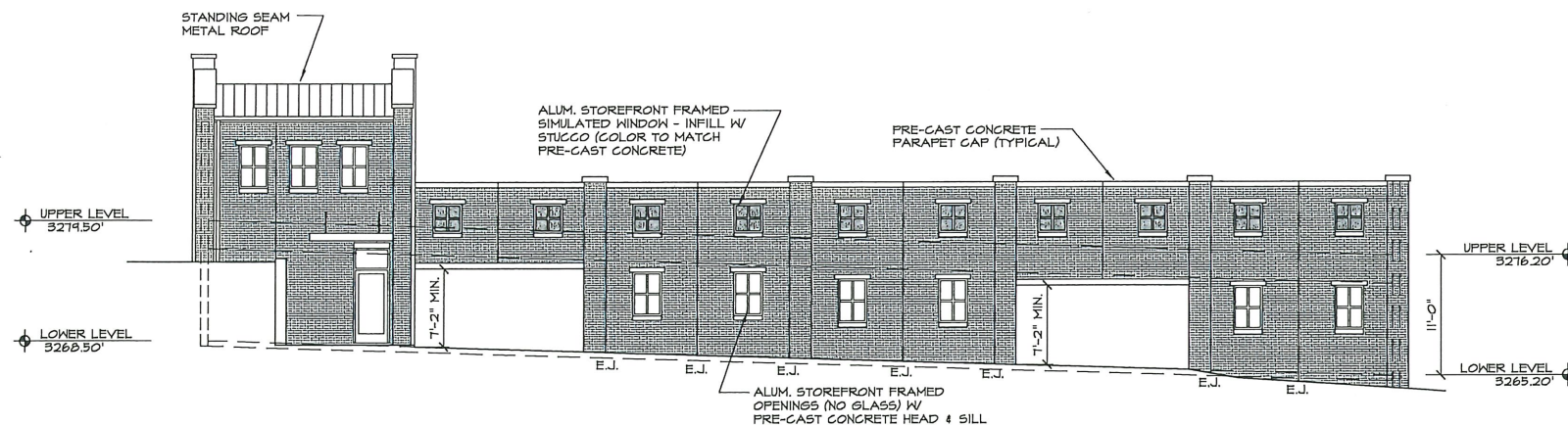
WATAUGA COUNTY PARKING GARAGE

BOONE
NORTH CAROLINA

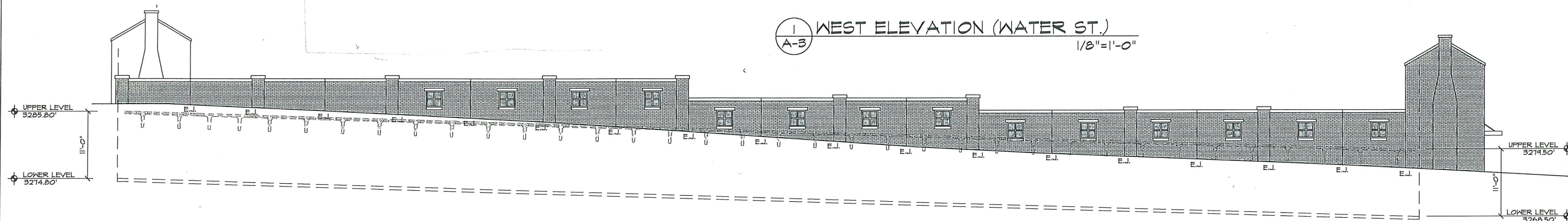
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A-3
OF

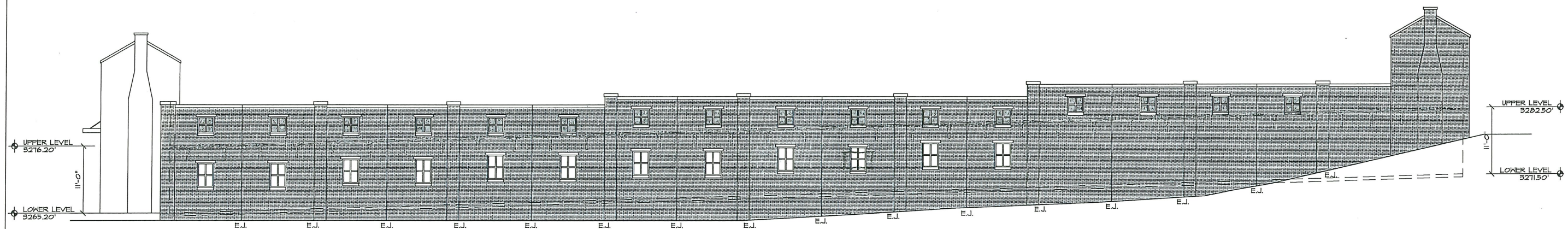
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MAR 23 2023
BY:



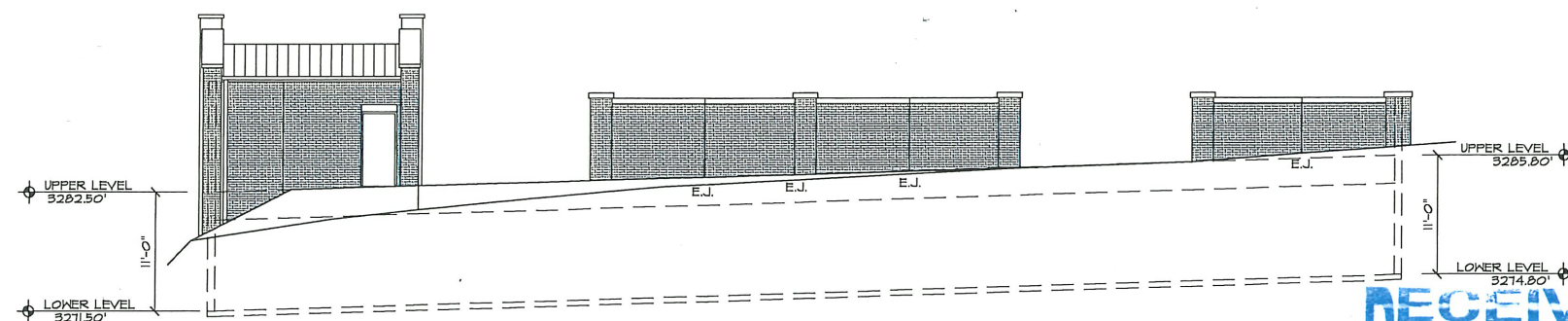
1 WEST ELEVATION (WATER ST.)
A-3
1/8"=1'-0"



2 NORTH ELEVATION (QUEEN ST.)
A-3
1/8"=1'-0"



3 SOUTH ELEVATION
A-3
1/8"=1'-0"



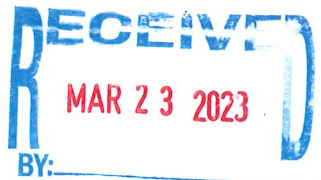
4 EAST ELEVATION
A-3
1/8"=1'-0"



1 WATER ST. VIEW
A-1 N.T.S.



2 WATER ST./QUEEN ST. VIEW
A-1 N.T.S.



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DATE: 5/25/22

REVISIONS	DATE	REV#	BY
1/21/22	HFC COMMENTS		
9/2/22	HFC COMMENTS		
9/4/22	HFC COMMENTS		
3/23/23	REVISED		



EXTERIOR ELEVATIONS
WATAUGA COUNTY PARKING GARAGE
BOONE
NORTH CAROLINA

DRAWN BY: LB
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OF



Staff Report

Historic Preservation Commission

May 9, 2023

Case Z06555-032323, Watauga County Parking Deck Certificate of Appropriateness Modification



Request

Watauga County has requested to modify a previously approved Certificate of Appropriateness for Major Work (COA) for the proposed new construction of a parking structure on Water Street (Watauga County PIN: 2900-79-9830-000), located in the Downtown Boone Local Historic District. The modification includes a change in the exterior materials for a thin-set brick in precast concrete wall panel system, modify the window arrangement, and the number of window openings.

The revised elevations depict modifications on the primary and secondary elevations of the proposed building, according to the definitions included in Town of Boone Unified Development Ordinance (UDO), Appendix D, Downtown Boone Local Historic District Design Standards and Handbook.

The definitions are within the Commission Procedures section on page 27:

Primary Elevation: The elevation generally thought of as the main facade that faces the public street and that contains the building's primary pedestrian entrance.

Secondary Elevation: The elevation that faces a public street or adjacent buildings and that may contain additional pedestrian entrances other than the primary pedestrian entrance.

Pursuant to the Town of Boone Unified Development Ordinance (UDO), Appendix D, Downtown Boone Local Historic District, specifically the section on COA Application for Major Work, a COA is required for new construction of structure in the Downtown Boone Local Historic District.

Parcel Information

Address:	N. Water Street
Property Owner:	Watauga County
Watauga County PIN:	2900-79-9830-000
Lot size (total):	.72 Acres
Jurisdiction:	Town of Boone
Access:	N. Water 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 Historic District Overlay

Zoning & Use of Adjacent Properties		
	Adjacent Zoning	Adjacent Land Use
North	O/I, Office & Institutional, B1-Conditional, B1, Downtown Interface	Parking Lot, Business or Professional Office, Single Family Dwelling, Business or Professional Office
East	B1. Downtown Core, Downtown Boone Local Historic District	Multi-Family Dwelling
South	B1, Downtown Core, Downtown Boone Local Historic District	Business or Professional Office, Business or Professional Office, Business of Professional Office, Other Restaurant

West	B1, Downtown Core, Downtown Boone Local Historic District	Government Facility
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History

- 08/09/22 The Historic Preservation Commission issued a Certificate of Appropriateness (COA) (Case Z05738-052522) for the development with the following conditions:
1. The applicant shall meet the lighting standards set forth at Section 7 of the Design Standards for Historic Streetscapes, Landscapes, Monuments, and Other Resources in the District, UDO Appendix D. In meeting these lighting standards, the goal shall be to minimize the number and visibility of the fixtures, and in particular to avoid or minimize poles that are visible from the outside of the structure. Staff shall review the lighting plan submission, and if Staff has significant questions as to compliance with Section 7, the applicant agrees that the case will be brought back HPC for further review and approval of the lighting plan.
 2. The faux chimneys on the stair buildings shall not to exceed the height shown on the revised plans, and may be modified consistent with any of the examples that the applicant showed the HPC during the August 9, 2022 meeting.
 3. Where there is a conflict between the application information (May 25, 2022), and the plans (May 25, 2022), the plans control. Insignificant deviations may be permitted to comply with the requirements of the UDO.
 4. 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.
 5. 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.
- See Exhibits 5-9 for information used for review of initial COA. Please note applicant is requesting modification to the elevations (prior approved elevations can be found within Exhibit 8).
- See Exhibit 10 for HPC meeting minutes excerpts for this case.
- 8/31/22 Town Council approved the Conditional District Zoning Map Amendment (Case PL05865-070822) as presented following the Planning Commission's recommendation.

Zoning Analysis (B1 Downtown Core)

Staff Comment: The revised development information for this particular case does not alter the building dimension information previously submitted and approved. This development proposal is for a revision to the building material and design. The information below remains unchanged from the initial submittal.

Parking Structure Definition: A structure used for motor vehicle or bicycle parking which is partially or wholly enclosed and includes any above or below-grade decks for temporary, daily or overnight parking.

Intensity Standards:

Required	Proposed	Compliance
Minimum Gross Land Area: 2,500 sq. ft.	31,276.08 sq. ft. (0.718 acres)	Yes
Minimum Building Footprint: 50% of the lot	80.5%	Yes

Building Height:

Required	Proposed	Compliance
Maximum Height 33'	30'	Yes

Staff Comments:

1. Pursuant to UDO Subsection 14.19.04(F)(5), buildings fronting streets in the B1 Districts, outside of the area governed by Subsection 14.19.03(G)(1) above, are limited to thirty-three feet (33'), as measured from the average elevation of the existing or proposed public sidewalk facing the street to the highest point of the building or structure containing the primary entrance.
2. Pursuant to UDO Subsection 14.14.04(F)(7)(a)(ii), the building height limitations for this building shall not include parapet walls so long as the parapet walls do not exceed 4' above the maximum building height of thirty-three feet (33'). The height of parapet walls above 4' shall be counted toward the building height. The applicant has indicated that the parapet wall does not exceed the minimum height allowed for parapet walls in this zoning district.
3. Pursuant to UDO Subsection 14.19.04(F)(7)(b), the height of a building existing as of April 26, 2018 may not be increased, whether by demolition and rebuilding or reconstruction, renovation, or improvement, unless approved under the Conditional District Zoning Map Amendment process set forth in Article 9 herein. The applicant has agreed that they will apply for a Conditional District Zoning Map Amendment for this project.

Building Setbacks:

Required	Proposed	Compliance
Street Setback is to build-to-line. Pursuant to UDO Subsection 14.19.04(E)(1)(a), the build-to line is the back of the required public sidewalk or the back of the street right-of-way along the primary public way. The building may be set back farther if the area created by an additional setback is designated as plaza space and/or landscaped greenspace that retains the intended connection between the publicly accessible pedestrian realm and ground-level internal portions of the building.	11.5' (N. Water) 0' (Queen)	Yes
Interior Setback: Pursuant to UDO Subsection 14.19.04(E)(2), the interior setback is Interior: 0', except whenever a lot in a B1 Downtown	Southern Boundary: 1.5'-5'	Yes

Required	Proposed	Compliance
District has a common boundary line with a lot in an adjacent zoning district, the interior setback requirement applicable to the B1 lot shall be the minimum set forth for the adjacent lot.	Eastern Boundary: 0'-4'	

Staff Analysis

Brandon Wise, Environmental Planner

Landscape plan will be reviewed when the zoning application submittal is received. At that point the plantings to be used would be reviewed to ensure native historically accurate plantings are chosen and placed.

Amy Flieg, Fire Marshall

Based on the definitions in the Building Code is the first level considered an open or enclosed parking garage? The requirements for these are set forth in the NC Building Code section 406.5.2. If it is an open parking garage then please prove that the opening dimensions equal or exceed those requirements set forth in section 406.5.2. If those opening cannot be met then the first level would be considered on enclosed parking garage and would have to meet all the criteria in Building Code section 406.6 and all pertaining sections in the Fire Code.

Justin Stines, Facilities Maintenance Supervisor

If sidewalk along Queen Street is constructed as drawn on site plan, a discussion must take place regarding the responsibility of maintenance before project completion.

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](#)

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

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 PROPERTYSUMMARY

The Designation Report summary is included on the right, and the full Architectural Survey summary is included below. The subject property is classified as “VL” meaning the property is a vacant lot.

WT0056 Oscar and Suma Hardin House (1926, demolished January 2021)

136 North Water Street

Originally built as a residence, this one and a half-story, Colonial Revival frame building was first surveyed in 1988 and again in 2002. The house has served in recent years as a law office, first for Judge Philip Ginn, then later as the Turner Law Office. Past surveys have reported that the house was built in 1927 in error. In fact, ground was broken for construction of the house in September 1925 (Watauga Democrat, September 17, 1925), with work completed on the house in June 1926 (Watauga Democrat, June 24, 1926).

Defining features of this side-gabled house include a steeply pitched gable over the main (west) elevation entrance, an ornate, second-floor, Palladian window under this entrance gable, a front entrance that has a webbed transom window and is flanked by full-length sidelights with ornate tracery, four Tuscan columns on the porch that support the semi-circular balcony above this entrance, and stunted, scrolled brackets beneath the eaves. All of these elements still survive. Indeed, the home displays an unusually high style of architecture among the domestic properties located within Boone’s downtown area.

Oscar Hardin (1883-1927) was the grandson of Henry Hardin, a prominent and significant early Boone citizen. Oscar Hardin was engaged in business for many years at Hickory and Johnson City before returning to Boone to serve as a partner in the Henry J. Hardin & Co. firm at Boone, which was located at the old Blackburn Store site opposite the courthouse. He was also a leader in the Boone Methodist Church, serving on the church’s board of stewards. Suma Bogle Little Hardin (1888-1931) was the daughter of Dr. H. McDuffie Little, a prominent Boone physician and a wealthy and significant landowner of property along the Boone side of Rich Mountain. She played a lead role in numerous civic ventures, including the Friday Afternoon Club and

WT0056 Oscar and Suma Hardin House (1926, demolished 2021)—VL

136 North Water Street (2900-79-8884-000)

Oscar Hardin and his wife Suma Bogle Little Hardin had this stunning, one and half-story, Colonial Revival residence constructed in 1926. It was the boyhood home of Robert Bogle “Bobby” Hardin (1910-1977), the longtime mayor of Blowing Rock from 1953 to 1971. Defining features of this side-gabled house include a steeply pitched gable over the main (west) elevation entrance; an ornate, Palladian window on the second floor under the pitched gable; a front entrance with a webbed transom window and flanking, full-length sidelights with ornate tracery, a semi-circular porch supported by four Tuscan columns with a balcony above, and stunted, scrolled brackets beneath the eaves. Several reversible changes—including the enclosure of the porte cochere and the north porch, the application of aluminum siding, and the removal of the ornate, pressed tin shingles from the roof—diminished the architectural flare of this property. Nevertheless, it was an important architectural example of late residential construction in what was becoming Boone’s downtown commercial district during the 1920s. A one-story outbuilding, originally used as a garage but later converted to an apartment, was located at the rear of the property. Despite a 2020 agreement between the Town of Boone and the Watauga County Commissioners to work cooperatively on a parking deck just outside the proposed district in exchange for preserving this house, the Watauga County Commissioners voted suddenly in December 2020 to demolish the property. Demolition of the house and garage building was complete in January 2021.

South Side of Queen Street from North Water Street to North Depot Street

Parking lot immediately east of WT0056—VL
No street address (2900-79-9786-000)

Once part of the yard and the site of at least one outbuilding related to WT0056, this land was converted to a parking lot by the Watauga County government several years ago.

the Entre Nous Club. This house was also the boyhood home of Oscar and Suma Hardin's son, Robert Bogle "Bobby" Hardin (1910-1977), the longtime mayor of Blowing Rock from 1953 to 1971. Following Oscar Hardin's and Suma Hardin's untimely deaths, the home changed hands a couple of times before Walter and Clara Brown eventually purchased the home and resided there from 1952 into the early 1990s. Walter Brown was the postmaster of Todd, North Carolina, and his wife Clara was a teacher in Ashe County.

Judge Ginn made attempts in 1996 and 1997 to secure rehabilitation advice and Study List listing from the North Carolina Department of Cultural Resources, with a view toward obtaining rehabilitation tax credits and National Register listing. Unfortunately, North Carolina's National Register Advisory Council responded to Judge Ginn's Study List application by declining to Study List the property. The NRAC cited several areas of concern as the basis for their decision—the application of aluminum siding, enclosure of the porte cochere, shortening of a chimney stack, and "disturbance of the surrounding yard."

Unfortunately, additional alterations have occurred since 2002. The north porch described in the 1997 Study List Application has since been filled in and dramatically altered to a one-story addition with a flat roof, prominent cornice treatment, rows of six-over-six, double-hung sash windows on the west, north, and east elevations, and board and batten siding that is not appropriate to the Colonial Revival style. In addition, the two large Norwegian pines have been removed from the property for reasons that are unclear. Perhaps most distressing, the ornate, pressed tin shingles have been removed entirely from the house since 2002 and replaced with asphalt shingles.

A one-story outbuilding, with a low-pitch, side-gabled roof survives at the rear of the property. This building is likely original to the property, as it appears on the 1928 Sanborn Map of Boone, where it was labeled as a garage. It has since been converted to either an apartment or a light office use.

In early 2019, following their purchase of the property, the Watauga County Commissioners scheduled the house for demolition so that a parking garage could be built on the site. Following outcry from the Boone Historic Preservation Commission, the Boone Town Council, and many Boone residents, the Watauga County Commissioners briefly worked with the Town of Boone to determine appropriate solutions that will allow for the preservation of the house while achieving parking solutions elsewhere in downtown Boone. By December 2019, however, the county abandoned these pursuits, secured a demolition permit, and scheduled the house for surplus in April 2020. Despite a 2020 agreement between the Town of Boone and the Watauga County Commissioners to work cooperatively on a parking deck just outside the proposed district in exchange for preserving this house, the Watauga County Commissioners voted suddenly in December 2020 to demolish the property. Demolition of the house and garage building was completed in January 2021.

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.

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

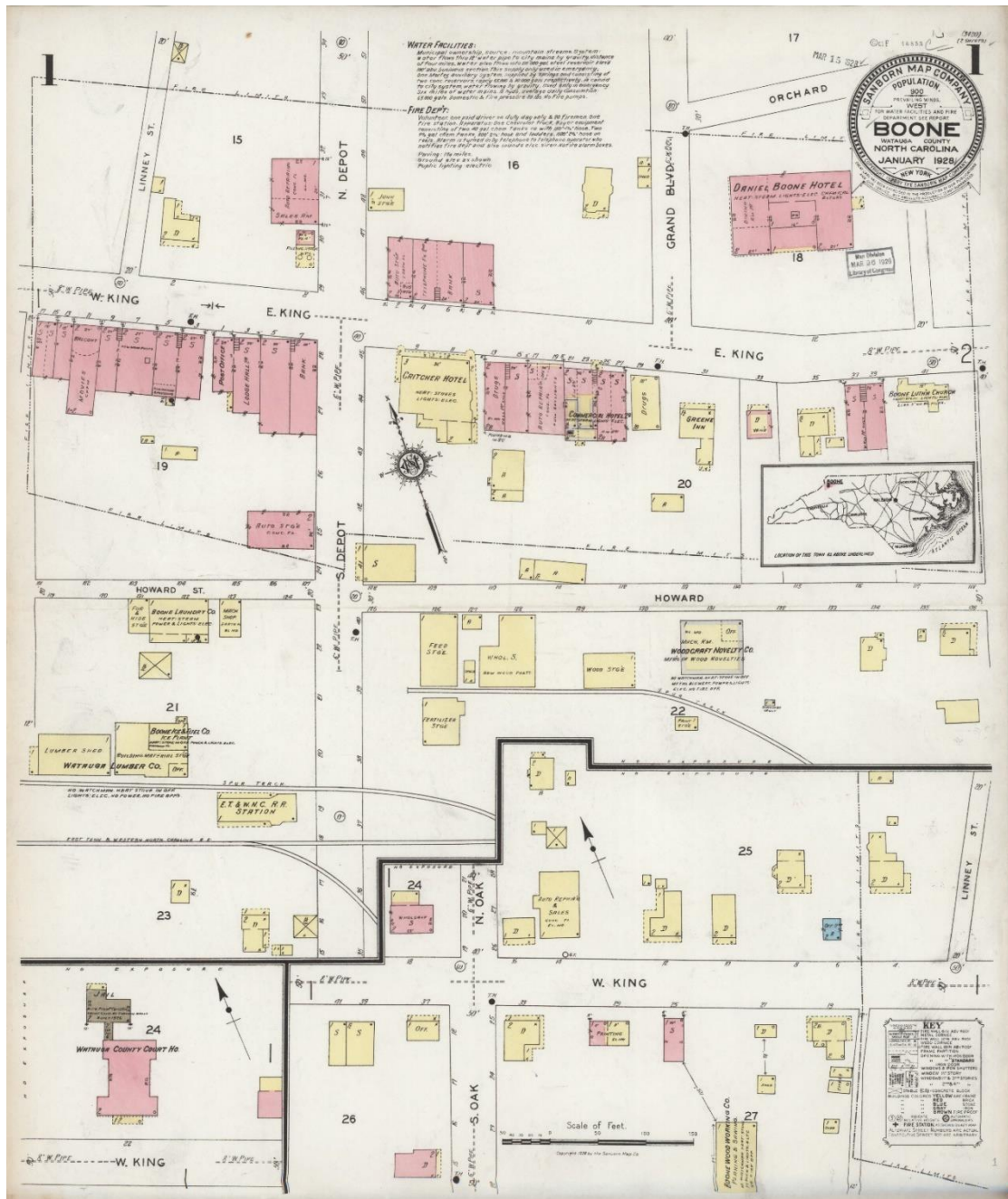
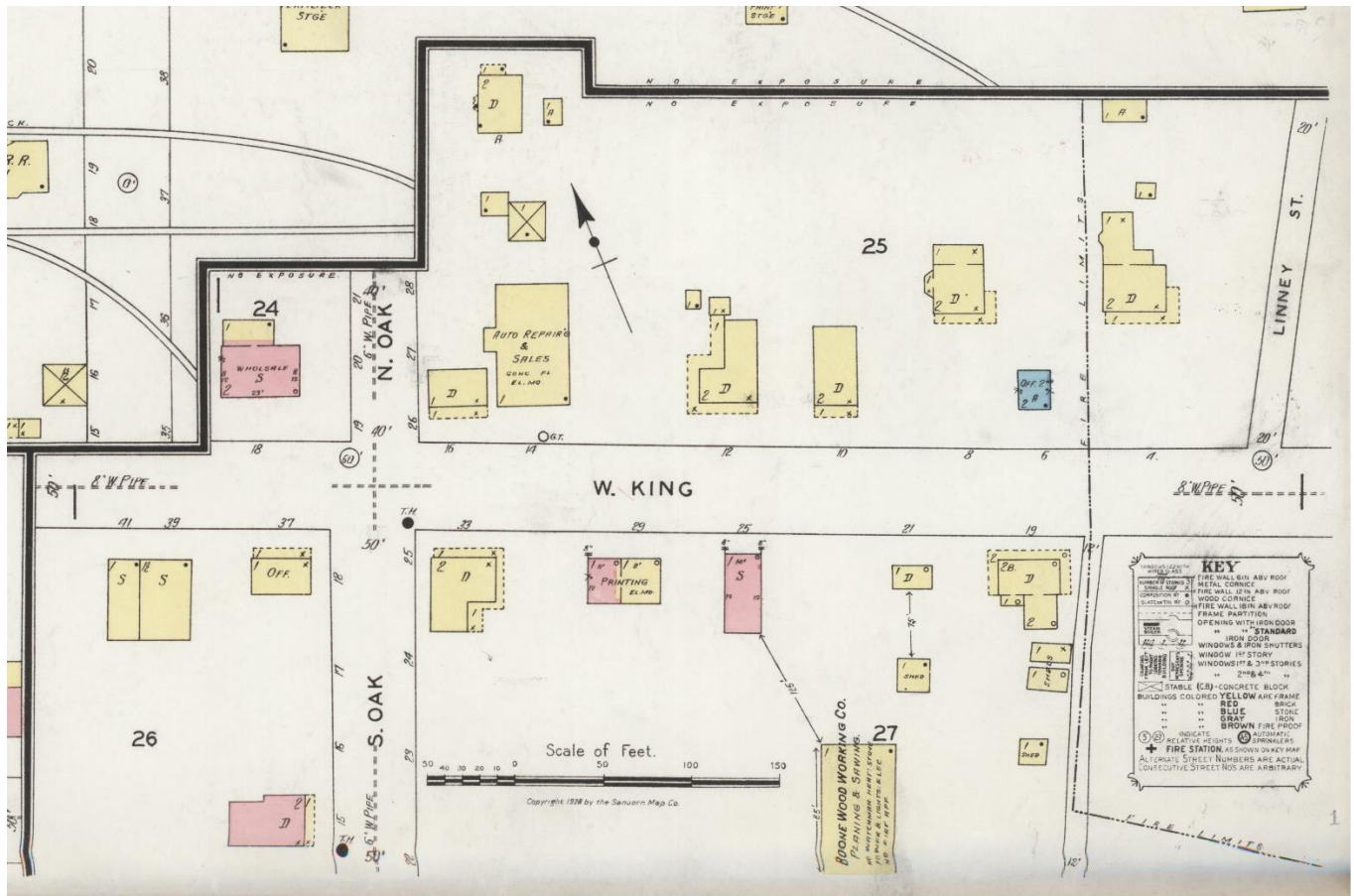


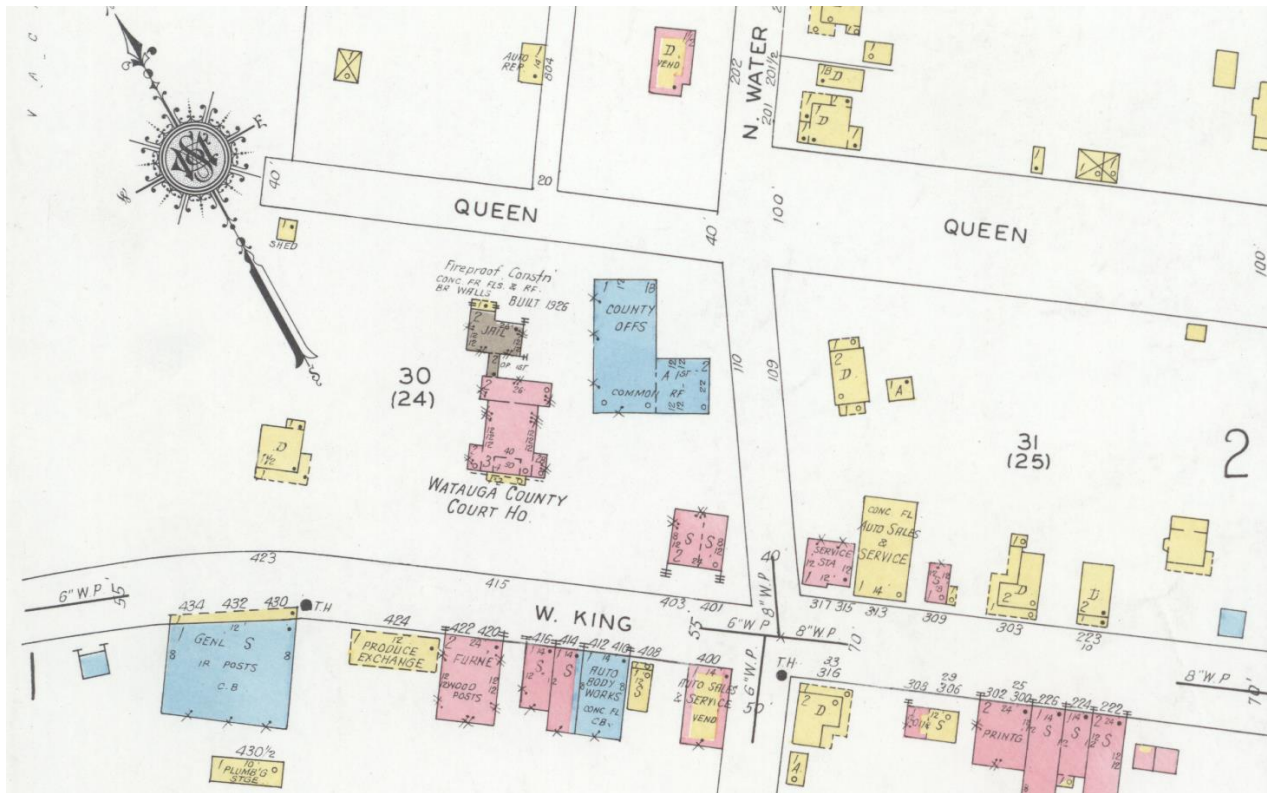
Figure 1. Sanborn Fire Insurance Map from Boone, Watauga County, North Carolina. Sanborn Map Company, Jan, 1928. Map. https://www.loc.gov/item/sanborn06383_001/. Digital Id http://hdl.loc.gov/loc.gmd/q3904bm.q3904bm_q06383192.



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/q3904bm.q3904bm_q06383192.

1947 Sanborn Fire Insurance Map – Water Street, Howard Street, W King Street, Queen Street





CROPPED IMAGE of Figure 3. 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/q3904bm.q3904bm_q063831947.

DESIGN STANDARDS

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

Commercial Properties Within the District, Standards for Commercial Properties within the District, Foundations, [Design Standards p. 68-69]

Foundations

For most property owners of commercial properties, solid masonry walls on the exterior of the building will obscure the foundation of their historic property. For others, the foundation will resemble the type found in 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.

- 3.5 If closing in the openings between brick piers, use matching masonry materials or lattice that is slightly recessed from the façade plain of the historic masonry. Note that foundations need to be vented. Vents should be painted a color that blends with the existing foundation color.

Commercial Properties Within the District, Standards for Commercial Properties within the District, Windows, Doors, and Awnings, [Design Standards p. 75-8485-88]

Windows, Doors, and Awnings

The arrangement of doors and windows on an historic property is one of the most important elements of building design. It is imperative that these arrangements be preserved in order to maintain the integrity of individual historic properties and the integrity of 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 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.

...

- 6.5 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.

...

- 6.16 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.

Commercial Properties Within the District, Standards for Commercial Properties within the District, Roofs, [Design Standards p. 85-88]

Roofs

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

Many of the commercial buildings in the District originally featured flat or gently sloping roofs behind a parapet wall along the primary elevation and sometimes the secondary elevations.

- 7.8 Flashing materials should blend in color with the roof or chimney color. Whenever possible, historically appropriate splash blocks at the base of downspouts should be used to direct water away from the building's foundation. (Please note that the Town of Boone's storm water detention requirements may apply to the use of splash blocks.)
- 7.9 Roof coping on commercial buildings with original flat roofs was typically made of terracotta tile. Modern coping systems that are often used in conjunction with rubber membrane roofs, especially if they employ metal Downtown Boone Local Historic District Design Standards--88 coping in a color that contrasts with the masonry walls they cover, are inappropriate.

Commercial Properties Within the District, Standards for Commercial Properties within the District, Additional Standards on Artificial Materials, [Design Standards p. 95-96]

Additional Standards on Artificial Materials

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.

Staff Comment: The standards listed above (12.1, 12.2) were included for context in reference to this proposal.

Commercial Properties Within the District, Standards for Commercial Properties within the District, New Construction of Commercial Buildings within the District, [Design Standards p. 97-99]

New Construction of Commercial Buildings within the District

It is inevitable that new commercial buildings will be constructed within the District. The intention of these design standards is not to prevent such changes but to ensure that new construction is compatible with and complementary to the integrity and architectural character of the District. While new commercial buildings should not attempt to replicate existing historic properties, they should mesh with and support the historic design principles of the other commercial properties in the District. These standards are intended to preserve the integrity of the District while also encouraging sensitive and appropriate new construction.

- 14.1 New commercial construction within the District should not seek to duplicate historic buildings in the District or mimic their appearance. That said, new construction should strive to be sensitive

- to and compatible with the character-defining features of the commercial properties in the District. Thus, new construction should employ architectural design that reflects its current time, place, use, and culture, provided that this design is compatible with the character of the District.
- 14.2 New construction should incorporate the predominant historic materials typical in surrounding historic buildings when possible—usually brick, native stone, structural glass, wooden trim, and similar historic materials. Synthetic, non-traditional materials, such as vinyl, synthetic stone, fiber cement board, aluminum, plywood, parging, and pre-formed concrete panels, are not permitted in new construction. It is NOT appropriate in new construction to use contemporary substitute materials in place of traditional materials. The use of the highest-quality, historically appropriate, exterior facing materials is encouraged.
 - 14.3 Design, height, massing, and proportions of new buildings should complement and be compatible with the dimensions of neighboring buildings with similar character and style. New buildings should not overpower adjacent buildings or the District as a whole as a result of out of-scale massing, footprint, height, or overhang. Roofs, fenestration, and materials should be compatible with surrounding buildings. Traditional separations between storefronts and upper facades should be maintained and consistent with those existing in adjacent or nearby buildings. Vertical divisions maintain the feeling of traditional building widths and should be maintained. New buildings generally should align with adjacent buildings facing on the same street and conform to existing setbacks from the street. The primary façade and main building entry shall face the primary public way.
 - 14.4 Reserved
 - 14.5 The appropriateness of the site for a new commercial construction project will be evaluated based upon its compatibility with the district context in terms of setback, spacing, orientation, topography, height, and landscaping. New buildings should have setbacks, orientation, lot coverage, and spacing that align with existing historic properties and comply with the provisions of the Town UDO.
 - 14.6 New construction should respect the existing topography and vegetation on the site. Large-scale grading to level or otherwise dramatically alter the natural slope of a lot is destructive to the historic landscape and is not appropriate. Whenever possible, existing trees and historic landscape features should be incorporated into the design for a new property. If large trees must be removed, they should be replaced with trees similar in type and species. During construction, any mature tree that will not be removed should be protected with appropriate fencing around the tree's canopy area that will eliminate construction parking, material storage, and concrete washout that could harm the mature tree.
 - 14.7 The appropriateness of a proposed new commercial building will be evaluated based on compatibility in terms of scale, height, form, massing, materials, openings, roof pitch, roof type, and other details with the District context.
 - 14.8 New commercial construction should incorporate architectural elements and details into new construction that provide human scale. Do not add fanciful decorative elements and colors that are out of place or not in keeping with the historic context of the District and/or adjacent historic properties.
 - 14.9 Oversized and monumental scale architecture is not appropriate, and the overall height and width of the new buildings should be compatible with neighboring structures and Town UDO requirements.

- 14.10 Historically, most of Boone’s downtown commercial buildings had flat roofs. Residential roof types are not permitted in new commercial buildings. Roof planes should be hidden from view on the façade, and rooflines should be decorated using historic decorative details, using historic photographs and/or neighboring buildings as a guide. Walls should not appear to terminate at flat roofs, except along the tertiary elevation. Instead, flat roofs should be concealed from view by using historically appropriate pitched roof features, parapets, or a mixture thereof. Where only one elevation has this condition, the parapet or other feature will continue four feet along the adjacent elevation. The minimum slope for pitched roofs is four feet vertically to every twelve feet horizontally. Where a parapet intersects with a pitched roof element, there shall be no apparent breaks in the parapet wall.

Design Standards for Historic Streetscapes, Landscapes, Monuments, and Other Resources in the District, Streetscapes, [Design Standards p. 101-103]

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.
- ...
- 1.5 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.
- 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.
- 1.8 Historic traffic circulation patterns along sidewalks and roadways, including dual or one-way designations, should be preserved and maintained whenever possible.

- 1.9 Existing historic property lines, block patterns, setbacks, and other land divisions—both natural and created—should be maintained.
- 1.10 When necessary, prune or remove and replace trees that threaten public safety, utilities, or property. When considering new plantings near existing utilities, select historically appropriate, native species that will not interfere with the utility when they reach mature height.
- 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.
- 1.12 To prevent damage to historic street paving and sidewalk materials, the Town of Boone and property owners should avoid the application of deicing salts, relying instead on less intrusive materials such as sand or non-salt chemical de-icers (including calcium magnesium acetate).
- 1.13 New paving and sidewalk materials, especially new accessibility features, should be designed to be consistent with the character and appearance of historic paving materials.
- 1.14 Because historic streetscapes often did not account for the high volume of automobile traffic found today in Boone, parking areas are often a challenge. New parking areas should be as unobtrusive as possible, located behind buildings with access from alleyways and secondary streets rather than along main thoroughfares, and screened with historically appropriate natural plantings and/or fences. Parking decks should be built to complement and blend with the existing historic architecture. Generally speaking, new parking areas should be built on the periphery of the District so as not to impede historic traffic patterns or conflict with historic landscapes and streetscapes.
- ...
- 1.18 Property owners and the Town of Boone should protect, encourage, and replace as necessary all street plantings that are in keeping with the historic context of the streetscape and for which there are historic precedents.

Design Standards for Historic Streetscapes, Landscapes, Monuments, and Other Resources in the District, Landscapes and Ecologically Sensitive Areas, [Design Standards p. 101-103]

Landscapes and Ecologically Sensitive Areas

Landscape features, regardless of whether they consist of formally planned, human-constructed gardens or naturally evolving woodlands and meadows in the community, are essential to maintaining and preserving the character, aesthetic appeal, and history of the District. Evaluating and preserving the integrity of such existing features and their historical significance requires documentation with historic images, maps, and other data. As with architecture, the preservation and restoration of historic landscape features is always preferred over elimination or replacement, but when the integrity of an existing feature is seriously compromised, new features should be designed to be compatible with the historic context of the District and simultaneously identifiable as a new feature rather than as an attempt to recreate the old.

...

It is important to maintain landscaping details that enhance the character of the District. Additions to landscaping such as fences, lighting, garden art, and streetscape furniture should be in accordance with the surrounding environment. The purpose of the landscaping standards is to regulate the planting and preservation of landscape material; to promote the general health, safety, and welfare of the community; to facilitate the creation of an attractive environment; to protect property values; to further the urban design and economic development of the community; and to encourage skilled installation and continued maintenance of all plant materials.

Regarding ecologically sensitive areas and natural areas, the Town of Boone has seen dramatic development over the past fifty years, much of which has adversely impacted the stream corridors flowing through the District as well as once-forested and open areas in the community. As a result, the remaining ecologically sensitive and natural environments within the Town's limits are valuable resources, especially in the context of the Town's urban environment. Contrary to the public perception when the occasional flooding rainstorm visits Boone, these areas actually help slow and filter rainwater and runoff, improve air and water quality, provide natural habitat, and offer aesthetic contributions to the community. In addition, some of these natural areas offer essential clues to the settlement history of Boone and the ways in which its natural resources have been utilized for the better part of two centuries.

Accordingly, the following standards should be followed in an effort to maintain these vital resources:

- 3.1 Maintain mature street trees. When removal or replacement is warranted, replace with historically appropriate, indigenous cultivars that will thrive at the site and that will achieve a similar canopy and street edge definition at maturity.
- 3.2 Use plant materials that are indigenous to the District. New plant material should complement those found on the site and in the District.
- 3.3 Retain and maintain landscape elements that contribute to the character of the District such as mature trees and hedge rows, grassy lawns, foundation plantings, paver materials, ground covers, fountains, outbuildings, and gardens.
- 3.4 Keep the location of new landscape features consistent with the location of similar elements in the District.
- 3.5 It is inappropriate to introduce contemporary plant edging materials such as exposed landscape timbers (e.g., rail ties) in primary and secondary elevations.
- 3.6 Maintain the relationship between building mass and open space that exists on the block or streetscape. Property owners should preserve the historic spatial arrangements and land-use patterns within the District as they have changed over time, and they should strive to protect character-defining elements of both constructed and natural landforms, including the topography and open spaces surrounding historic buildings and landscape features.
- 3.7 Locate additions and new construction, if possible, in areas that do not necessitate the removal of mature plantings or cause the disruption of the established rhythm of building mass and open space. New construction should not interrupt or obstruct significant views and sight lines within

the District, and existing intrusions within the District should either be removed or screened with plantings.

Design Standards for Historic Streetscapes, Landscapes, Monuments, and Other Resources in the District, Fences and Garden Walls, [Design Standards p. 107-108]

Fences and Garden Walls

- 4.1 Required street trees shall be planted outside of the sight triangle area, as regulated by UDO Subsection 31.02.02. For detailed descriptions of screening regulations, see the Town of Boone UDO.

...

- 4.8 Use walls and hedgerows in the District to screen parking lots. A masonry wall or single species evergreen hedge will maintain the sense of an “edge” to the streetscape in a similar manner as a building. The peripheral screen will also hide wheels, bumpers, and paving, thereby eliminating the undesirable aspects of the automobile while at the same time not jeopardizing safety.

Design Standards for Historic Streetscapes, Landscapes, Monuments, and Other Resources in the District, Driveways and Off-Street Parking, [Design Standards p. 109-110]

Driveways and Off-Street Parking

...

- 6.2 Construct new driveways to conform to the configuration, width, location, and materials of existing driveways.
- 6.3 Locate new driveways and off-street parking areas in tertiary areas. If this is not possible, driveways should be placed in the least conspicuous area of the lot.
- 6.4 Discourage additional curb-cuts, new driveways, or drive-throughs in the District.
- 6.5 It is inappropriate to pave large, off-street parking areas that occupy the majority (more than 50%) of the rear yard so that the residential character of a residential property is severely compromised or lost.
- 6.6 It is inappropriate to demolish historic buildings or outbuildings to create new parking areas.
- 6.7 It is inappropriate to destroy mature plantings to create new parking areas.

Incorporate said plantings into the design and provide for their protection.

- 6.8 Incorporate trees, shrubbery, fencing, or other landscape devices around the periphery and within parking areas.
- 6.9 Utilize a low evergreen hedge or masonry wall, not to exceed 36” in height, along the street frontage of all parking lots. This landscape element will screen automobile wheels, bumpers, and paving, thereby eliminating the harshest aspects of the automobile without compromising surveillance and safety.

- 6.10 Discourage parking lots on corners, as this creates large voids in the streetscape.
- 6.11 Follow the standards for exterior lighting in illuminating parking areas.
- 6.12 Design lighting levels for safety. Avoid spilling light onto adjacent properties.

Design Standards for Historic Streetscapes, Landscapes, Monuments, and Other Resources in the District, Exterior Lighting, [Design Standards p. 110-111]

Exterior Lighting

- 7.1 Select lighting that is compatible with the building, site, height and character of existing streetscape features, and the surrounding architecture, and that aligns with the historic context of the property in question, in terms of design, materials, use, size, scale, location, and level and angle of illumination.
- 7.2 Avoid placing fixtures in areas that will obscure or damage character-defining architectural or landscape features.
- ...
- 7.4 Employ minimal 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.
- 7.5 Locate lighting sources in strategic locations on the building or landscape to create a subtle and inviting ambience.
- ...
- 7.7 All public streets, sidewalks, and other common areas shall be sufficiently illuminated to ensure the security of property and the safety of persons using streets, sidewalks, and other common areas or facilities.
- 7.8 All entrances and exits in substantial buildings used for nonresidential purposes and in two-family or multifamily developments containing more than four (4) dwelling units shall be adequately lighted to ensure the safety of persons and the security of the buildings.
- 7.9 Lighting within any lot that unnecessarily illuminates any other lot and substantially interferes with the use or enjoyment of such other lot is prohibited. Lighting unnecessarily illuminates another lot if it clearly exceeds the standards set forth in the Town of Boone UDO.
- 7.10 Screen from view ground-mounted accent or spotlights. Such lights should not highlight non-target structures, signs, or premises.

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.

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.

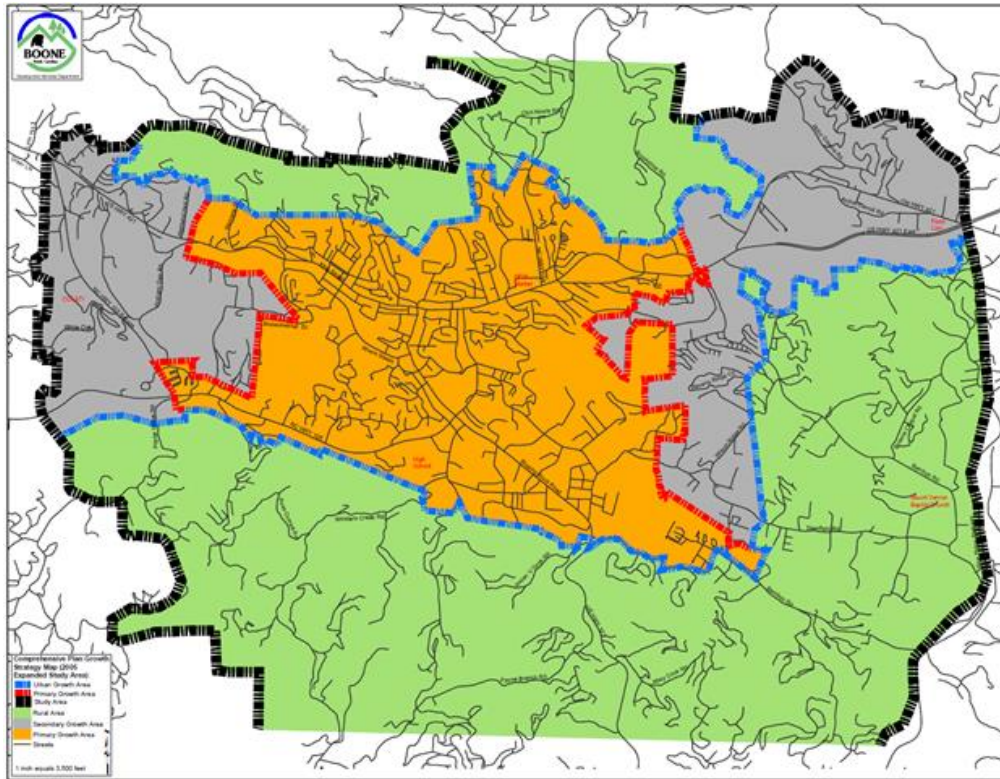
Recreation: Strive for additional public recreation facilities, especially sports fields, greenways and indoor recreation centers.

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:



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.
- 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)

- 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 revised elevations (March 23, 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 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)). If approved, Staff recommends the following:

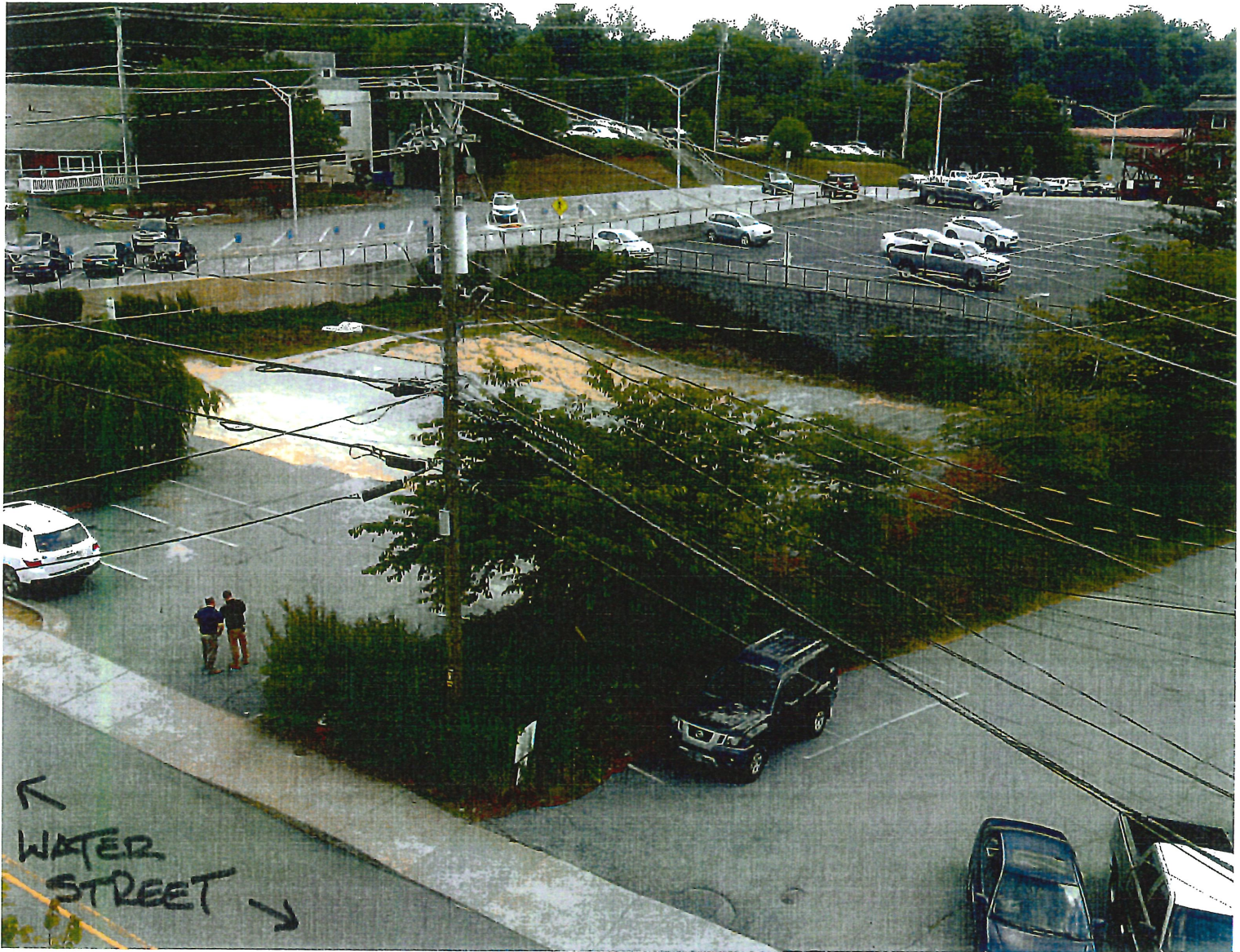
1. Any previous condition not modified by the revised elevations (March 23, 2023) remains applicable including:
 - a. The applicant shall meet the lighting standards set forth at Section 7 of the Design Standards for Historic Streetscapes, Landscapes, Monuments, and Other Resources in the District, UDO Appendix D. In meeting these lighting standards, the goal shall be to minimize the number and visibility of the fixtures, and in particular to avoid or minimize poles that are visible from the outside of the structure. Staff shall review the lighting plan submission, and if Staff has significant questions as to compliance with Section 7, the applicant agrees that the case will be brought back HPC for further review and approval of the lighting plan.
 - b. The faux chimneys on the stair buildings shall not to exceed the height shown on the revised plans, and may be modified consistent with any of the examples that the applicant showed the HPC during the August 9, 2022 meeting.
2. Condition (as warranted) ...

Historic Preservation Commission Procedure

Congruity with the historic district

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.

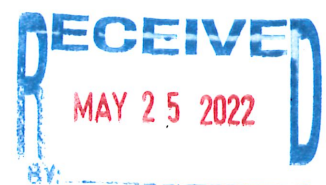
The Commission may issue a COA subject to reasonable conditions necessary to carry out the purposes of the historic district. In this connection, the purposes of the historic district are to (i) safeguard the heritage of the town insofar as the Historic District embodies important elements of the town's 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).



Proposed Parking Deck

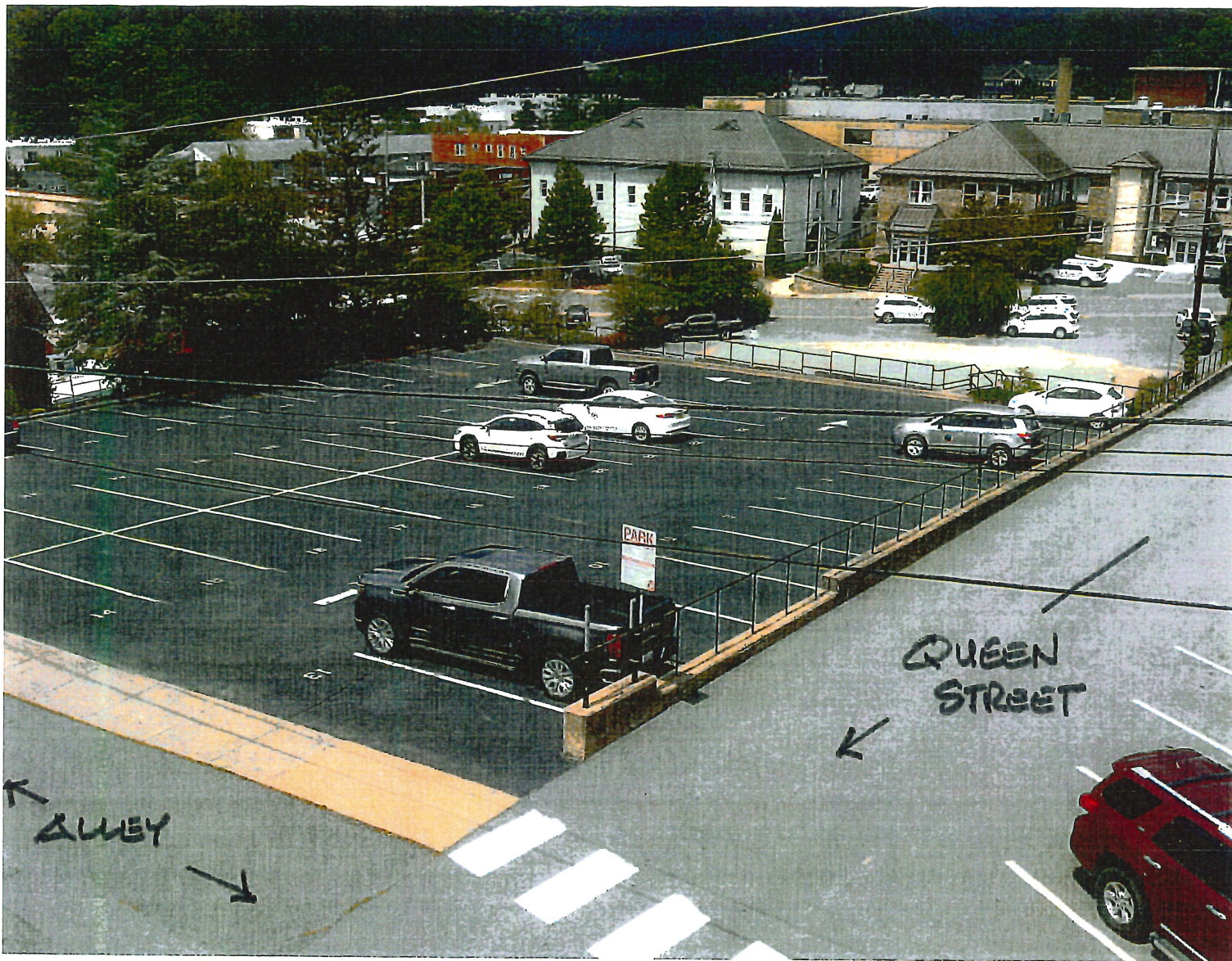
May 25th, 2022

Site Photograph of existing vacant lot on Water Street



www.appalachian.com

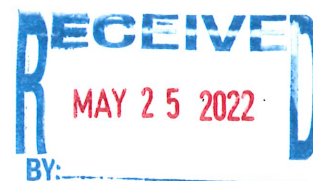




Proposed Parking Deck

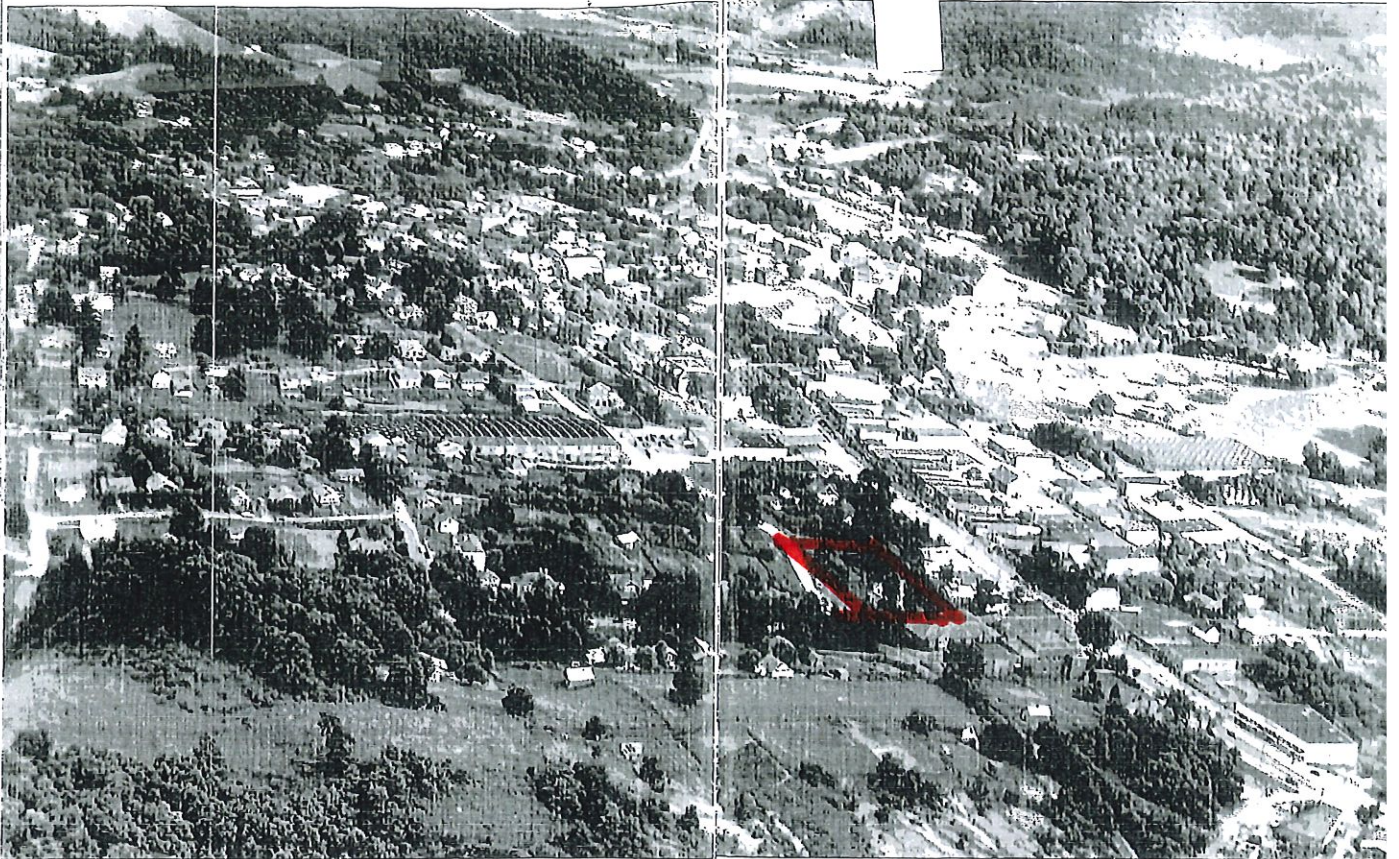
May 25th, 2022

Site Photograph of County's existing surface parking lot



www.appalachian.com





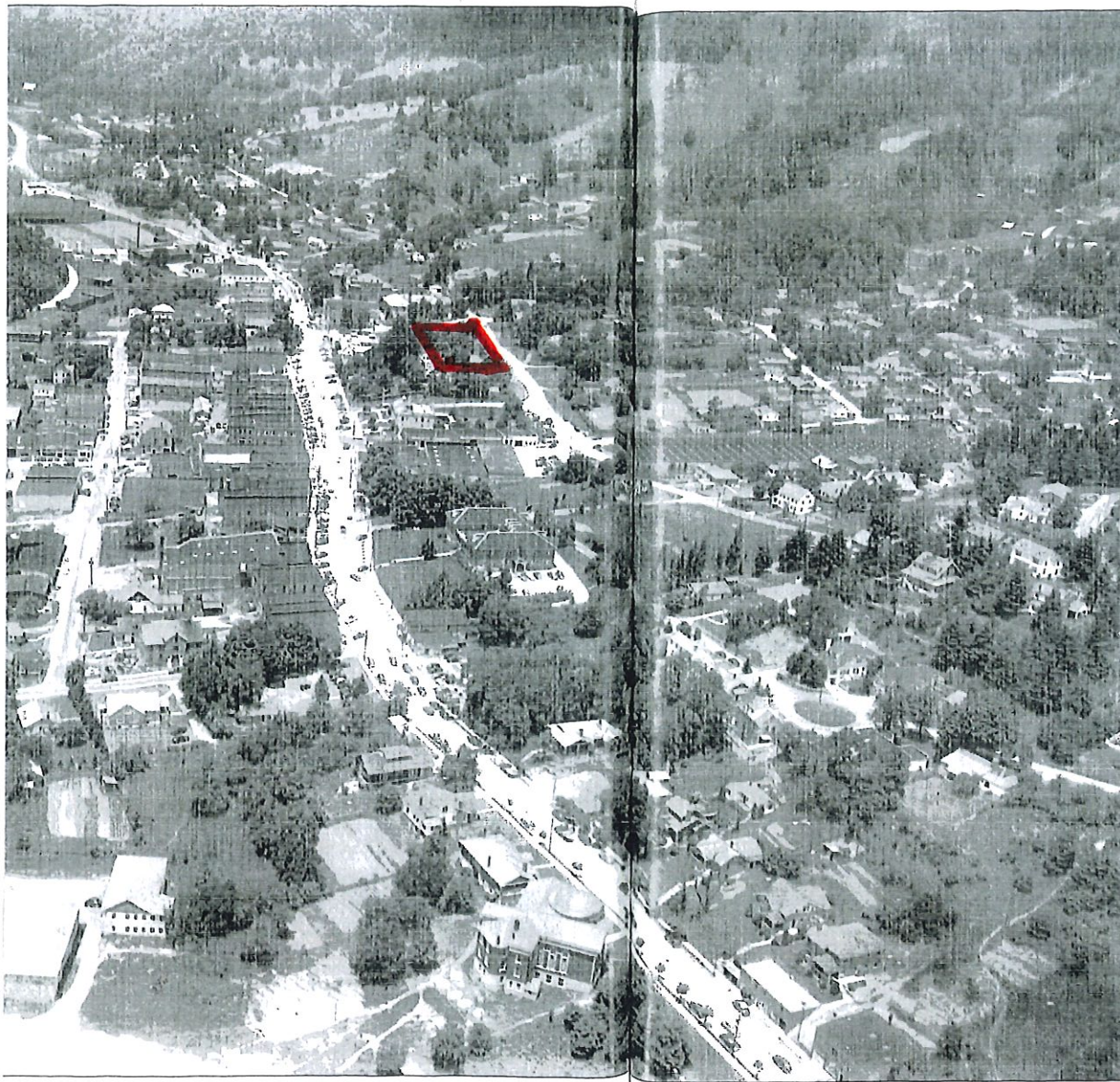
DOWNTOWN BOONE. This 1949 aerial photograph is a view of West King and Queen Streets (middle center) in downtown Boone, the Appalachian State Teachers College (top center), and Blowing Rock Road (very top center). Buildings of interest include the Watauga County courthouse (bottom right),

a large tobacco warehouse (middle left), the First Baptist Church without a steeple (above warehouse along King Street), and the adjacent Methodist church. (Courtesy of Brian Lambeth.)

12

IMAGES OF AMERICA - WATAUGA CO.

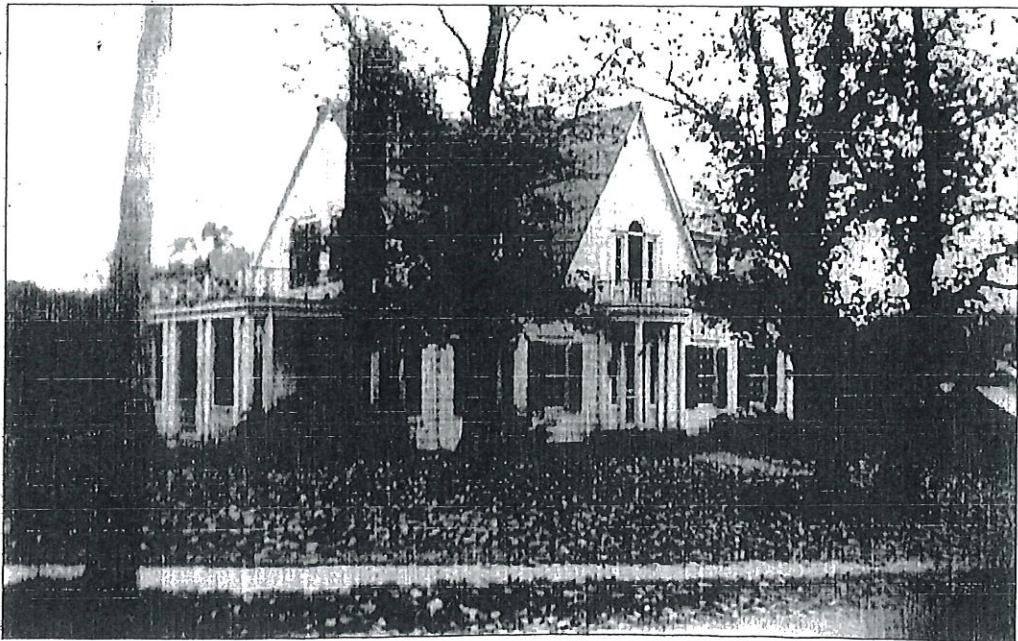
2008 OONNA MYERS & BRIAN LAMBETH



This June 1950 aerial view shows downtown Boone from the southeast and offers a different perspective on its development. Appalachian High School is at lower left, while the Daniel Boone Hotel is at center. King Street flows from upper left to lower right. Appalachian State faculty members originally built many of the homes at lower right on the north side of King Street, but in the 1950s, this area began to transition to a student housing cluster later known as Hippy Hill; many of the garage buildings along King Street expanded into apartment complexes. Note the three burley tobacco warehouses at center right, far center left, and upper left. Much of the Junaluska community, including the Mennonite Brethren Church, is visible at upper right just beyond the first tobacco warehouse. (Palmer Blair Collection.)

IMAGES OF AMERICA - REMEMBERING BOONE
2021 DR. ERIC W. PLAAG.

51



Built on North Water Street in 1926, the Oscar and Suma Hardin House was an outstanding example of Colonial Revival architecture that was unusually high style for Boone's domestic architecture. Blowing Rock mayor Robert Bogle "Bobby" Hardin (1910-1977) spent his late teenage years in this house until the untimely deaths of his parents in 1927 (Oscar) and 1931 (Suma). (Jones House Collection.)

32

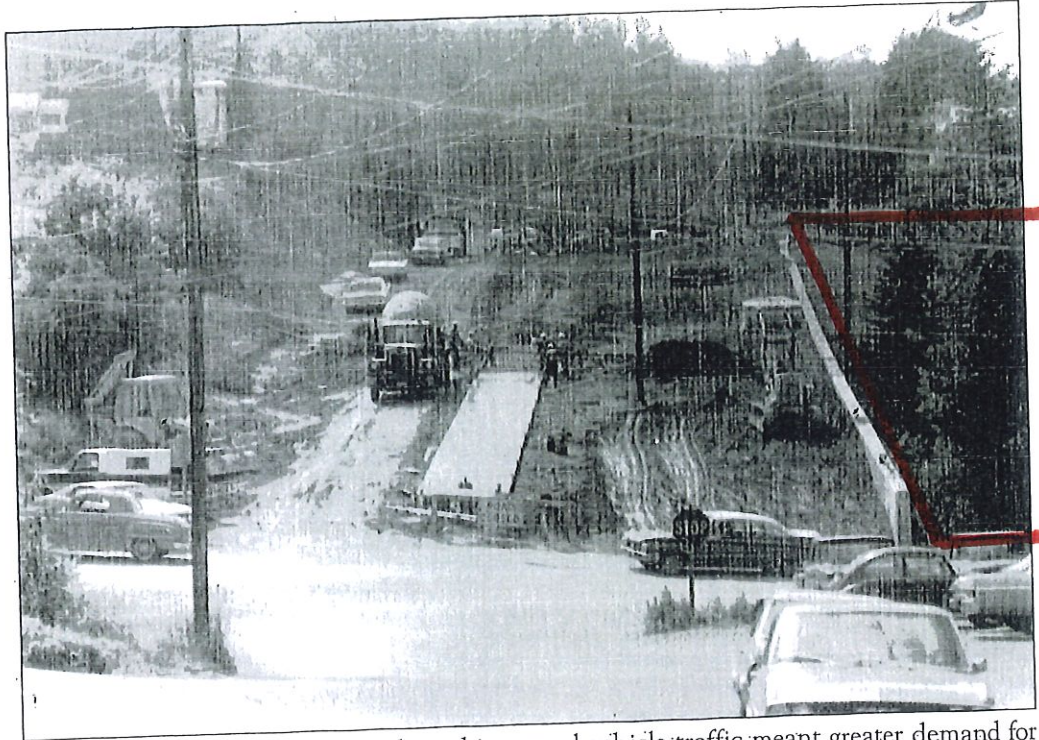
IMAGES OF AMERICA - 'REMEMBERING BOONE'
2021. DR. ERIC W. PLAAG



Eager to create a parking area closer to the courthouse, the Watauga County commissioners acquired the Hardin House in 2018 for use as a future parking deck site. Despite an agreement with the Town of Boone to explore an alternative location nearby, the commissioners voted suddenly—over public opposition—to demolish the house. The county bulldozed the house in January 2021, triggering outrage throughout the community. (Eric Plaag Collection.)

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IMAGES OF AMERICA - 'REMEMBERING BOONE'
2021 DR. ERIC W. PLAAG



High tourist demand, rapid growth, and increased vehicle traffic meant greater demand for parking. This c. 1972 image looking east along Queen Street shows the widening effort intended to create a parking island in the center of the street. The A.E. and Roberta Hodges House (1940) on Grand Boulevard is at upper center, with the North Water Street crossing in the foreground. (Paul Armfield Coffey Collection.)

104

IMAGES OF AMERICA - 'REMEMBERING BOONE'
2021 OR. ERIC W. PLAC



elimination of the barrier fence between the two sections, to be replaced with a ground-level granite "line" demarcating the original boundary. This work is expected to be complete by 2018. The cemetery remains active (averaging one burial per year), but it is believed to be nearly full.

WT0056 Oscar and Suma Hardin House

136 North Water Street

Originally built as a residence, this one and a half-story, Colonial Revival frame building was first surveyed in 1988 and again in 2002. It presently houses a law firm. Past surveys have reported that the house was built in 1927 in error. In fact, ground was broken for construction of the house in September 1925 (*Watauga Democrat*, September 17, 1925), with work completed on the house in June 1926 (*Watauga Democrat*, June 24, 1926). Defining features of this side-gabled house include a steeply pitched gable over the main (west) elevation entrance, an ornate, second-floor, Palladian window under this entrance gable, a front entrance that has a webbed transom window and is flanked by full-length sidelights with ornate tracery, and four Tuscan columns on the porch that support the semi-circular balcony above this entrance.

As has been noted in previous surveys, the original porte cochere on the south end of the house has been enclosed as a sunroom, and the entire building is now clad in aluminum siding, but the building appears to have experienced additional alterations since 2002. The north porch described in a 1997 Study List Application has since been filled in and dramatically altered to a one-story addition with a flat roof, prominent cornice treatment, rows of six-over-six, double-hung sash windows on the west, north, and east elevations, and board and batten siding that is not appropriate to the Colonial Revival style. In addition, the two large Norwegian pines have been removed from the property for reasons that are unclear. Perhaps most distressing, the ornate, pressed tin shingles have been removed entirely from the house since 2002 and replaced with asphalt shingles.

WT0067 (Former) Watauga County Jail

142 Water Street

Completed in December 1889 by William Stephens (1870-1945) of Mayfield, Kentucky (*Watauga Democrat*, May 22, 1889, sometimes reported in error as William Stephenson of Mayesville, Kentucky), for \$5,000, the Watauga County Jail was the fourth jail building to serve Watauga County and is Boone's only surviving local government building from the nineteenth century. Like many small-town jails of the period, this building was actually a mixed-use space, with both floors of the rear half of the building being used for jail purposes and the front half set aside for the residence of the jailer and his family. The building continued in service as a jail until 1925, when a new jail building was opened behind the 1904 Watauga County

TOWN OF BOONE - HISTORIC RESOURCES SURVEY
RESOURCES DESCRIPTIONS (PART II, NOVEMBER 2017)

severe wind event lifted the entire roof off of this building in July 2016, requiring its replacement with all new materials. The second building, completed in 1964, fronts on Queen Street at the north end of the parcel and is a U-shaped, two-story building with a large exposed basement. Architectural details are fairly pedestrian, with interior access to the first and second floor apartments and exterior access from the rear to the basement level apartments. The buildings are an excellent example of Boone's shift to higher density apartment complexes as infill in the downtown area during the 1960s.

East side of North Water Street from West King Street to Queen Street

WT0056 Oscar and Suma Hardin House (1926, demolished 2021)—VL
136 North Water Street (2900-79-8884-000)

Oscar Hardin and his wife Suma Bogle Little Hardin had this stunning, one and half-story, Colonial Revival residence constructed in 1926. It was the boyhood home of Robert Bogle "Bobby" Hardin (1910-1977), the longtime mayor of Blowing Rock from 1953 to 1971. Defining features of this side-gabled house include a steeply pitched gable over the main (west) elevation entrance; an ornate, Palladian window on the second floor under the pitched gable; a front entrance with a webbed transom window and flanking, full-length sidelights with ornate tracery, a semi-circular porch supported by four Tuscan columns with a balcony above, and stunted, scrolled brackets beneath the eaves. Several reversible changes—including the enclosure of the porte cochere and the north porch, the application of aluminum siding, and the removal of the ornate, pressed tin shingles from the roof—diminished the architectural flare of this property. Nevertheless, it was an important architectural example of late residential construction in what was becoming Boone's downtown commercial district during the 1920s. A one-story outbuilding, originally used as a garage but later converted to an apartment, was located at the rear of the property. Despite a 2020 agreement between the Town of Boone and the Watauga County Commissioners to work cooperatively on a parking deck just outside the proposed district in exchange for preserving this house, the Watauga County Commissioners voted suddenly in December 2020 to demolish the property. Demolition of the house and garage building was completed in January 2021.

South Side of Queen Street from North Water Street to North Depot Street

Parking lot immediately east of WT0056—VL
No street address (2900-79-9786-000)

Once part of the yard and the site of at least one outbuilding related to WT0056, this land was converted to a parking lot by the Watauga County government several years ago.

WT0809 Terrace Apartments (1964)—CH
247 Queen Street (2900-89-0611-000)

REPORT AND RECOMMENDATIONS FOR THE DESIGNATION OF THE DOWNTOWN
BOONE LOCAL HISTORIC DISTRICT
DRAFT VERSION, APRIL 2021

Boone Historic District Designation Report--80



The Oscar and Suma Hardin House (WT0056) as it appeared in October 2015 (demolished January 2021). Image by Nicole Holladay.

Two other significant residences went up on the west end of town during this same period. The Oscar and Suma Hardin House (WT0056, 1926) was somewhat high style for Boone in its design. Located on the east side of North Water Street a short distance from King Street, the one and a half-story, Colonial Revival, frame building offered numerous luxurious, architectural flourishes, including a steeply pitched gable on the main (west) entrance; an ornate, second-floor, Palladian window under the entrance gable; a front entrance with a webbed transom window and full-length sidelights with ornate tracery; and four Tuscan columns supporting the semi-circular balcony porch over the entrance.⁶⁶ The Hardin House, sometimes referred to as the Turner House, was also the boyhood home of Bobby Hardin (1910-1977), Blowing Rock's mayor from 1953 to 1971.

⁶⁶ In a sad turn of events, the Watauga County Commissioners purchased this property in 2018, then announced preliminary plans to demolish this building in favor of a surface parking lot in early 2019. See Anna Oakes, "Boone Asks County to Reconsider Building Removal," *Watauga Democrat*, online, January 7, 2019, available at https://www.wataugademocrat.com/news/boone-asks-county-to-reconsider-building-removal/article_14aac748-d039-55c8-9bb3-50f96847a57d.html. Despite cooperative plans formed in February 2020 between the county and the Town of Boone to spare the house in exchange for a partnership on a new parking deck less than a block away, the Watauga County Commissioners suddenly voted in December 2020 to demolish the house and its garage. See

VICINITY MAP
NOT TO SCALE

INDEX OF DRAWINGS

DWG. NO.	DESCRIPTION	DWG. NO.
C-1	COVER SHEET	1 OF 4
C-2	EXISTING CONDITIONS PLAN	2 OF 4
C-3	SITE PLAN LOWER PARKING LEVEL	3 OF 4
C-4	SITE PLAN UPPER PARKING LEVEL	4 OF 4

OWNER/APPLICANT:
WATAUGA COUNTY
814 WEST KING STREET, SUITE 205
BOONE, NC 28607
(828) 265-8000

CIVIL ENGINEER:
MUNICIPAL ENGINEERING, INC.
820-B STATE FARM ROAD
BOONE, NC 28607
(828) 262-1767

ARCHITECT:
APPALACHIAN ARCHITECTURE, PA
703 WEST KING STREET, SUITE 201
BOONE, NC 28607
(828) 265-2405

SURVEYOR:
APPALACHIAN PROFESSIONAL LAND
SURVEYORS & CONSULTANTS, PA
1480 US HWY 421 S
BOONE, NC 28607
(828) 264-0290

WATAUGA COUNTY PARKING DECK WATAUGA COUNTY WATER STREET BOONE, NORTH CAROLINA

PROJECT NO. B21030

Municipal Engineering Services Company, P.A.
Boone, N.C. Garner, N.C.

PRELIMINARY

FOR REGULATORY REVIEW ONLY

By: _____
Professional Engineer

LEGEND	LINETYPES	LAND USE INFORMATION	PROJECT NOTES
EX. POWER POLE EX. SS MANHOLE EX. SS CLEANOUT EX. GATE VALVE EX. FIRE HYDRANT EX. LIGHT POLE EX. CATCH BASIN EX. DROP INLET EX. WATER METER EX. GUY WIRE EX. TEST PIT EX. DRAINAGE MANHOLE EX. GAS MARKER EX. WELL EX. TREE EX. BUSH EX. SIGN EX. TELEPHONE PEDESTAL EX. FIBER OPTIC MARKER PROPOSED POWER POLE PROPOSED SS MANHOLE PROPOSED SS CLEANOUT PROPOSED GATE VALVE PROPOSED FIRE HYDRANT PROPOSED WATER METER PROPOSED LIGHT POLE PROPOSED STORMWATER DETENTION OUTLET CONTROL STRUCTURE PROPOSED STORMWATER DRAINAGE STRUCTURE			

PROPOSED WATERMAIN

PROPOSED CONTOURS

EXISTING CONTOURS

STREAM OR CREEK

DITCH OR SWALE

STREAM OR CREEK TOP OF BANK

STREAM BUFFER

TROUT BUFFER

EXISTING WETLANDS

PROPOSED DRAINAGE PIPE

EXISTING STORM DRAINAGE

PROPOSED SANITARY SEWER MAIN

CENTERLINE

FENCES

EXISTING WATERLINE

RIGHT-OF-WAY LINE

EASEMENTS

EXISTING WATERSHED

EXISTING FLOOD ZONE AE LIMIT

EXISTING SANITARY SEWER

PERMANENT DIVERSION

TEMPORARY BERM DITCH

SILT FENCE

EXISTING WOODS LINE

EXISTING OVERHEAD POWERLINE

UNDERGROUND GAS LINE

UNDERGROUND FIBER OPTIC LINE

UNDERGROUND POWERLINE

UNDERGROUND TELEPHONE LINE

UNDERGROUND CABLE LINE

WATAUGA COUNTY PIN: 2900-79-9830-000

WATAUGA COUNTY BOOK / PAGE: 2275 / 413

ZONING: B-1 DC (DOWNTOWN CORE)

PROPERTY AREA: 0.718 AC

CONSTRUCTION COST ESTIMATE: \$5,100,000.00

APPROXIMATE DISTURBED AREA: 0.718 AC

EXISTING LAND USE: VACANT & 15.01 PARKING LOT

PROPOSED LAND USE: 15.02 PARKING STRUCTURE

EXISTING GROSS FLOOR AREA: 0 SF

PROPOSED GROSS FLOOR AREA: 50,340± SF

PROPOSED BUILDING FOOTPRINT: 25,170± SF

BROWNFIELDS: N/A

WATERSHED: N/A

FLOOD HAZARD AREA: N/A

1. THE PROPOSED PROJECT CONSISTS OF THE CONSTRUCTION OF A TWO LEVEL PARKING DECK ON PROPERTY OWNED BY WATAUGA COUNTY. THE LOWER LEVEL WILL BE ACCESSED OFF OF WATER STREET AND THE UPPER LEVEL WILL BE ACCESSED OFF OF QUEEN STREET VIA A TOWN OF BOONE ALLEY. CURRENTLY THE PROPERTY IS USED FOR SURFACE LEVEL PARKING.

2. THESE PLANS ARE SUBMITTED FOR THE CONSIDERATION OF A CERTIFICATE OF APPROPRIATENESS BY THE TOWN OF BOONE'S HISTORIC PRESERVATION COMMISSION. MINOR REVISIONS TO THE SITE PLANS MAY BE REQUIRED AFTER FURTHER REVIEW AND PERMITTING THROUGH THE TOWN OF BOONE'S CONDITIONAL DISTRICT ZONING PROCESS.

3. SITE LIGHTING SHALL MEET THE REQUIREMENTS OF THE TOWN OF BOONE'S UDO.

4. DETAILED GRADING, DRAINAGE, STORM WATER DETENTION AND EROSION CONTROL PLANS WILL BE SUBMITTED FOR REVIEW DURING THE CONDITIONAL DISTRICT ZONING AND ZONING COMPLIANCE PROCESSES.

811

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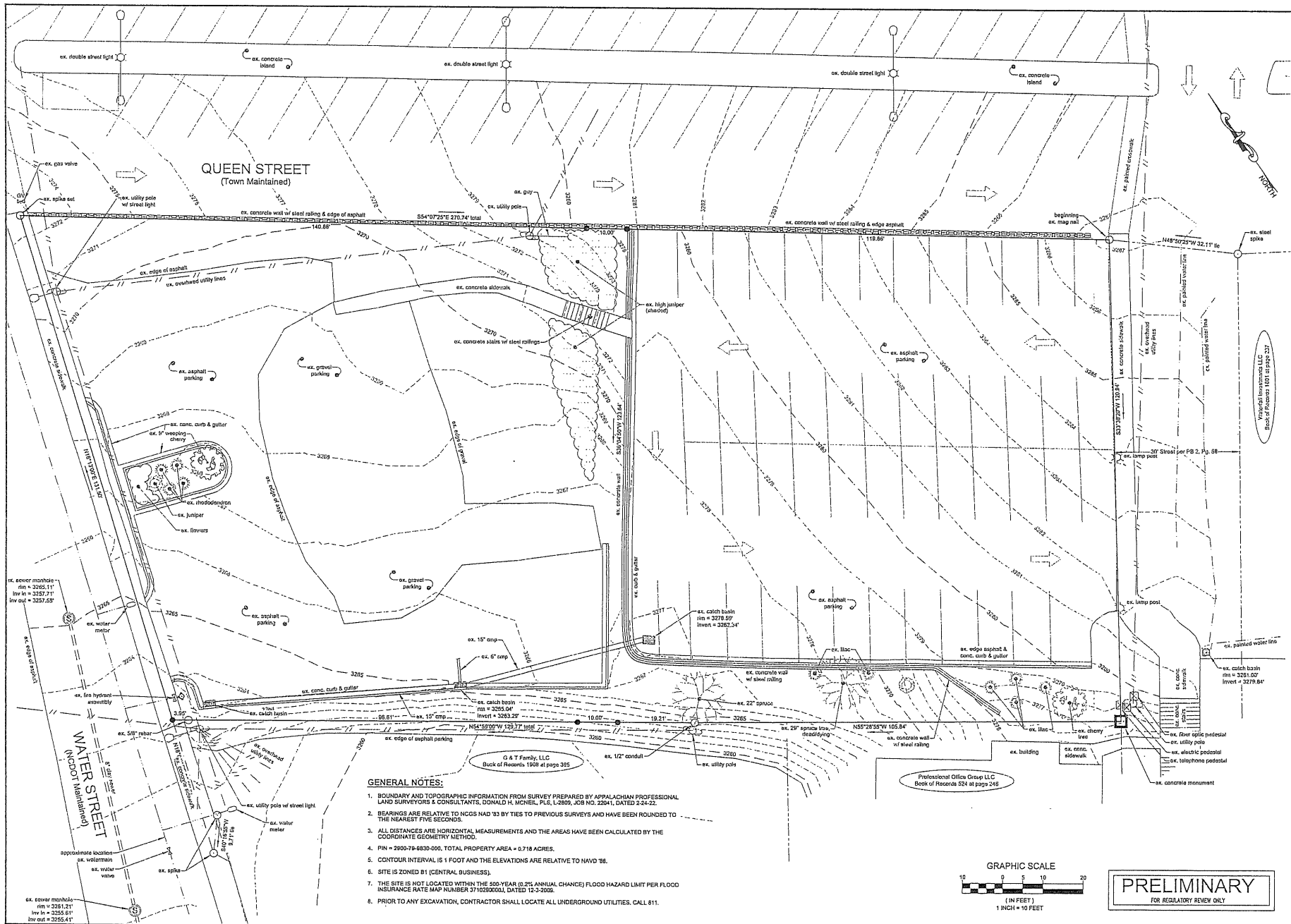
WATAUGA COUNTY PARKING DECK
WATAUGA COUNTY
WATER STREET

COVER SHEET

DATE	BY	CHKD.	DATE

SCALE: N/A
DATE: 5-23-22
DRAWN BY: SGT
CHKD. BY: AJC
PROJECT NUMBER: B21030
DRAWING NO.: C-1

Communication: 206555-032323 Exhibit 7: Previously Submitted and Approved Site Plans (Case 206555-



MUNICIPAL ENGINEERING, INC.

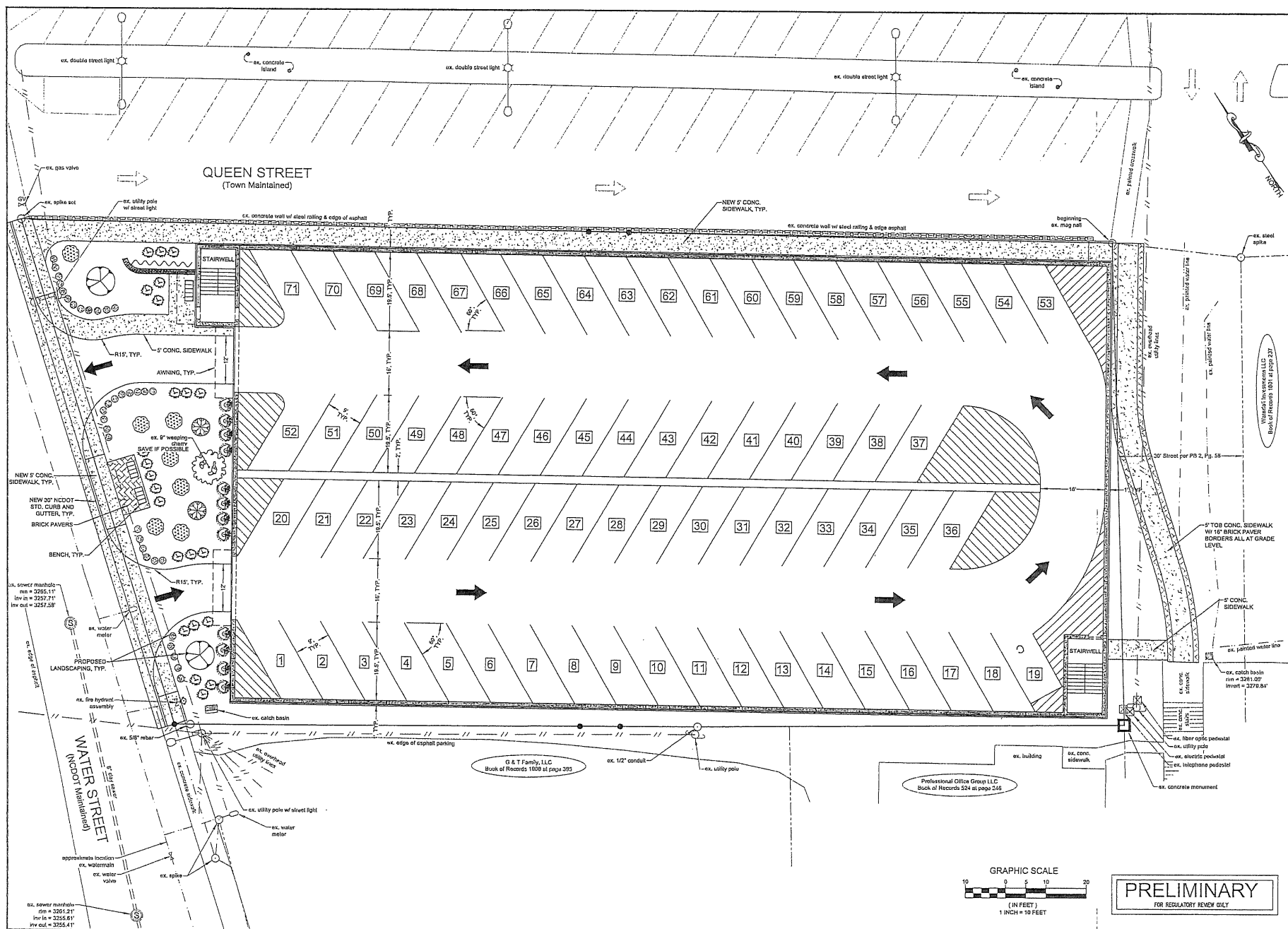


WATAUGA COUNTY PARKING DECK
WATAUGA COUNTY
WATER STREET

DATE	BY	REV.	REASON
2-25-22	AS SHOWN		

SCALE: AS SHOWN
DATE: 2-25-22
DRAWN BY: SJE/ECT
CHKD BY: ALG/AMT
PROJECT NUMBER: 821030
SHEET: 2 OF 2

Communication: Z06555-032323 Exhibit 7: Previously Submitted and Approved Site Plans (Case Z06555-



MUNICIPAL ENGINEERING, INC.



WATAUGA COUNTY PARKING DECK
WATAUGA COUNTY
WATER STREET

[illegible]

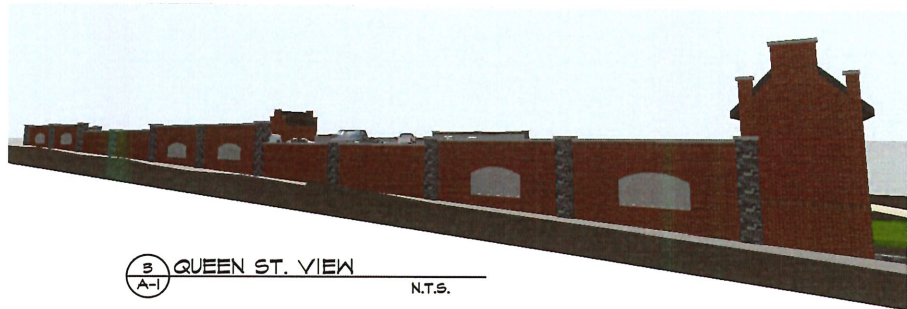
Communication: Z06555-032323 Exhibit 7: Previously Submitted and Approved Site Plans (Case Z06555-



4
A-1 QUEEN ST. VIEW
N.T.S.



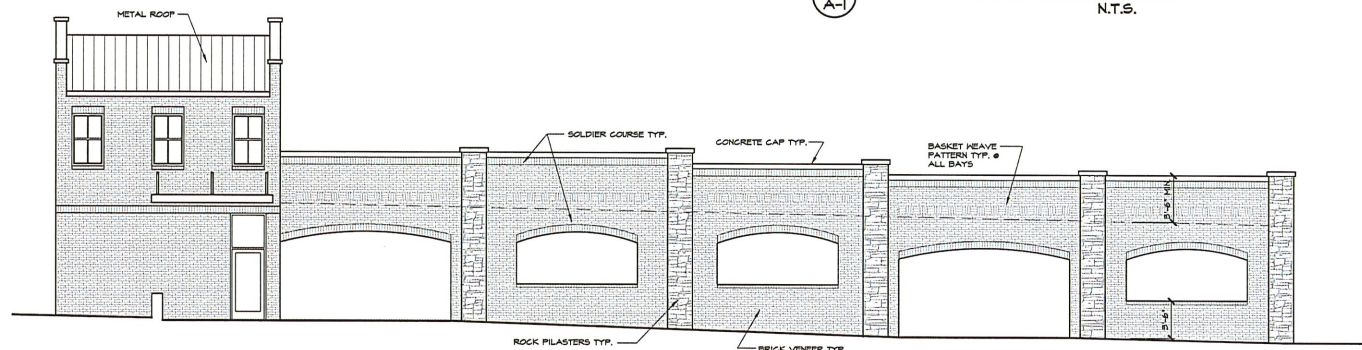
5
A-1 WATER ST. VIEW
N.T.S.



3
A-1 QUEEN ST. VIEW
N.T.S.



2
A-1 WATER ST. VIEW
N.T.S.



1
A-1 WATER ST. ELEVATION
(TYPICAL DETAILING) 3/16"=1'-0"



APPALACHIA
ARCHITECTURE, P.A.
APPALACHIAN
ARCHITECTURE, P.A.
BILL DYKOR, NCARB
705 H. KING ST.
SUITE 201
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828 268 2409
FAX: 828 268 2408
WEB: WWW.APPALACHIAARCH.COM

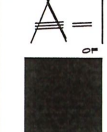
DATE: 5/25/22

REVISIONS:
DATE AREA BY



EXTERIOR ELEVATIONS
WATAUGA COUNTY PARKING GARAGE
BOONE
NORTH CAROLINA

DRAWN BY: LB
CHECKED BY:
SHEET TITLE





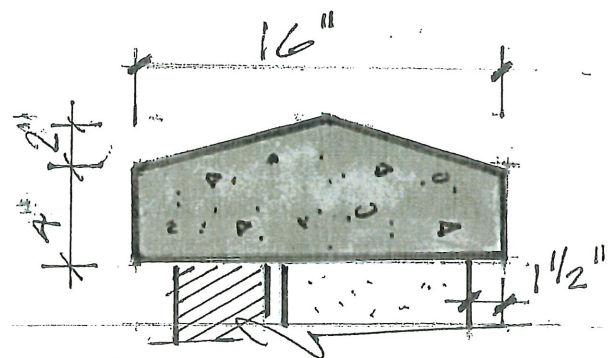
Proposed Parking Deck Exterior materials

May 25th, 2022

ROCK to match the rock work on the Linney Law Office building,
designated as a Local Historic Landmark by the town in 2017.



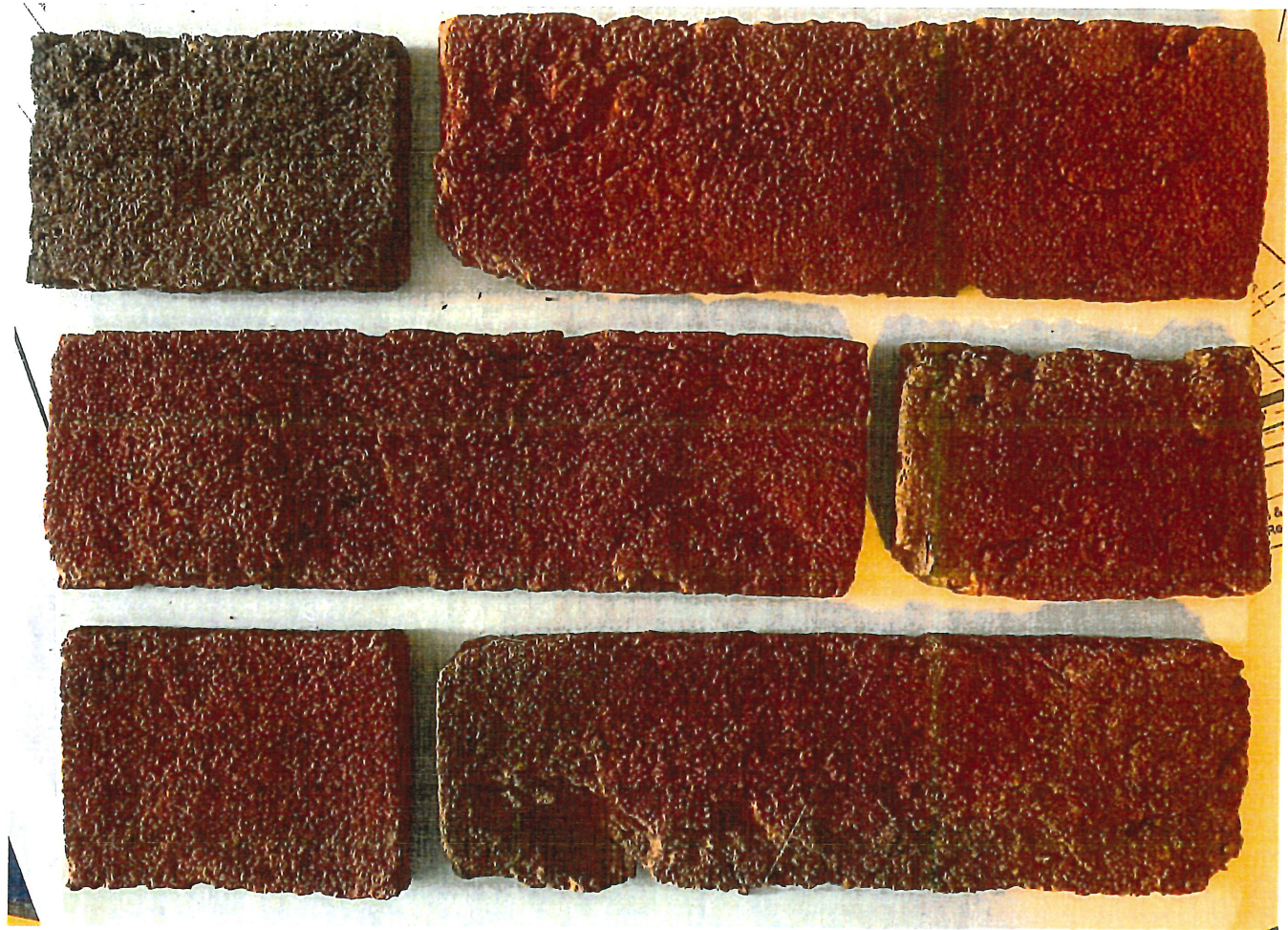
Proposed Parking Deck Exterior materials
**METAL ROOFING, WINDOWS,
DOOR FRAMES, DOORS &
MISC. METALS - Dark Brown**



Proposed Parking Deck Exterior materials

**PRECAST CONCRETE
PARAPET & WALL CAPS—Gray**

www.appalachian.com



Proposed Parking Deck Exterior materials

May 25th, 2022

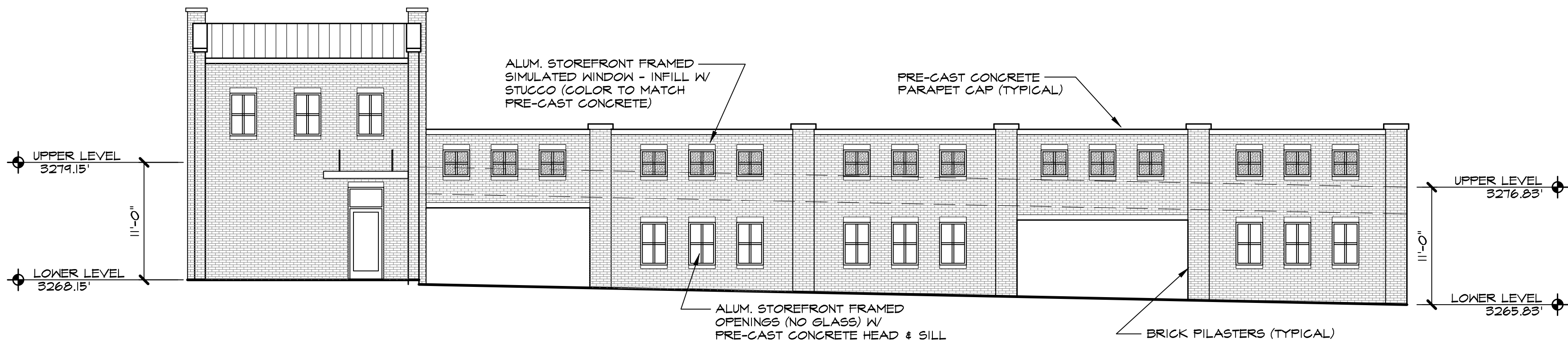
**BRICK – Selected because of resemblance to old handmade brick
in form, color & texture**

Manufacturer's Information

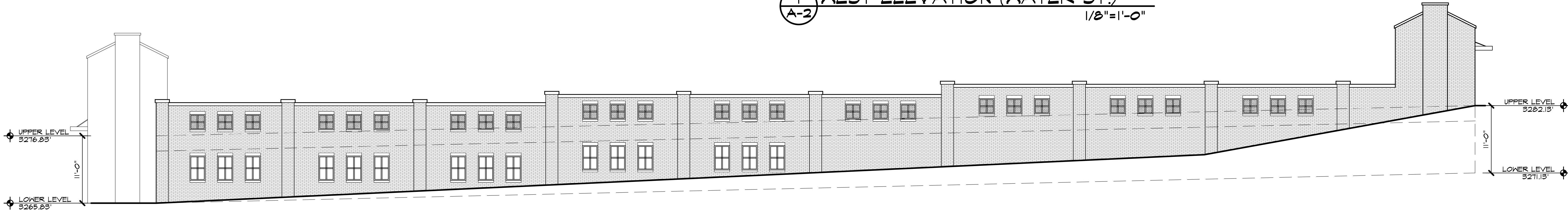
www.appalach.com



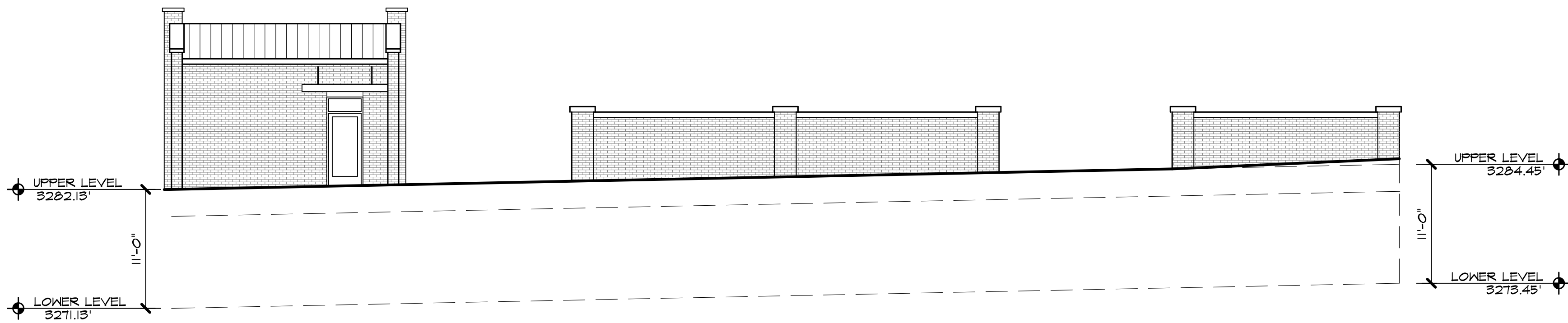
Exhibit 8



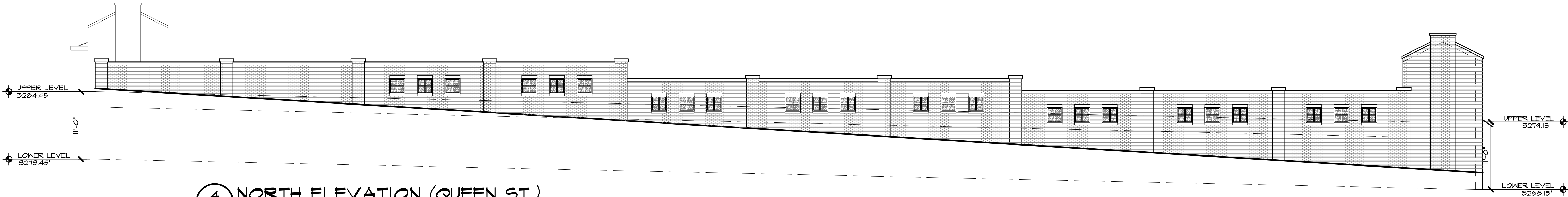
1 WEST ELEVATION (WATER ST.)
A-2 1/8"=1'-0"



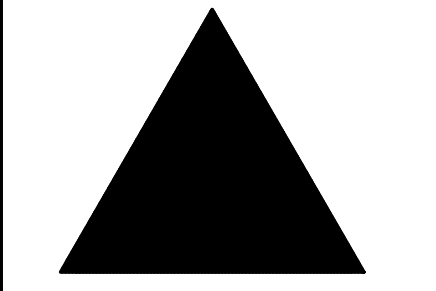
2 SOUTH ELEVATION
A-2 1/8"=1'-0"



3 EAST ELEVATION
A-2 1/8"=1'-0"



4 NORTH ELEVATION (QUEEN ST.)
A-2 1/8"=1'-0"

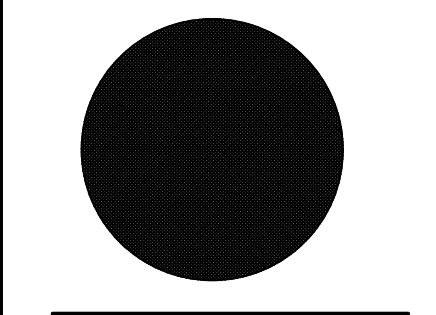


APPALACHIAN
ARCHITECTURE, PA

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FAX: 828 265 2406
WEBSITE: WWW.APPALARCH.COM

DATE: 6/7/22

REVISIONS	DATE	REV.	BY
1	7/14/22	HPC COMMENTS	
2	8/2/22	HPC COMMENTS	



EXTERIOR ELEVATIONS
WATAUGA COUNTY PARKING GARAGE
BOONE
NORTH CAROLINA

DRAWN BY: LB
CHECKED BY:

SHEET TITLE
A-2
OF



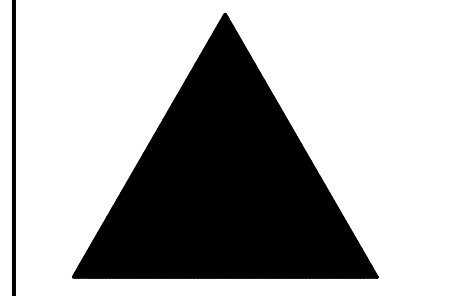
1 WATER ST. / QUEEN ST. VIEW
A-1 N.T.S.



2 WATER ST. VIEW
A-1 N.T.S.



3 QUEEN ST. VIEW
A-1 N.T.S.



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WEBSITE: WWW.APPALARCH.COM

DATE: 5/25/22

DATE	REV#	BY
7/27/22	HPC COMMENTS	
8/2/22	HPC COMMENTS	

EXTERIOR ELEVATIONS
WATAUGA COUNTY PARKING GARAGE
BOONE
NORTH CAROLINA

DRAWN BY: LB
CHECKED BY:

SHEET TITLE
A
OF
1

Historic Photos for Case Z06555-032323 – Watauga County Parking Deck – Modified COA

Planning Staff acquired these photos by coordinating with Digital Watauga. All commentary and cropped images are 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.



Figure 1. Crayte Teague, "Looking North on Water/Burrell Street," Digital Watauga, accessed April 27, 2023, <https://digitalwatauga.org/items/show/31196>.

Aerial image of downtown Boone, July 1948. Shows the South elevation of the building.



CROPPED Figure 1. Crayte Teague, "Looking North on Water/Burrell Street," Digital Watauga, accessed April 27, 2023, <https://digitalwatauga.org/items/show/31196>.



Figure 2. Unknown, "Oscar and Suma Hardin House, Water Street, Boone, NC," Digital Watauga, accessed April 27, 2023, <http://digitalwatauga.org/items/show/7980>.

Oscar and Suma Hardin House, Water Street, this image shows the west elevation (front) of the home. Circa 1940s.



Figure 2. Paul Weston, "Flood Damage, North Water Street, Boone, NC, August 1940," Digital Watauga, accessed April 27, 2023, <http://digitalwatauga.org/items/show/6344>.

Flood Damage, North Water Street, Boone, NC, August 1940: Shows the front porch of the home, and the North West corner of the property.



Figure 3. Paul Weston, "Flood Damage, North Water Street #2, Boone, NC, August 1940," Digital Watauga, accessed April 27, 2023, <http://digitalwatauga.org/items/show/6345>.

Flood Damage, North Water Street #2, Boone, NC, August 1940; Shows the North West corner of the property.



Figure 4. Paul Weston, "Flood Damage, North Water Street #3, Boone, NC, August 1940," Digital Watauga, accessed April 27, 2023, <http://digitalwatauga.org/items/show/6346>.

Flood Damage, North Water Street #3, Boone, NC, August 1940; Shows the North West corner of the property.



Figure 5. Palmer Blair, "Aerial Shot of Boone, 1950," Digital Watauga, accessed April 27, 2023, <https://digitalwatauga.org/items/show/3565>.

Aerial Print of Downtown Boone; Circa 1950s.

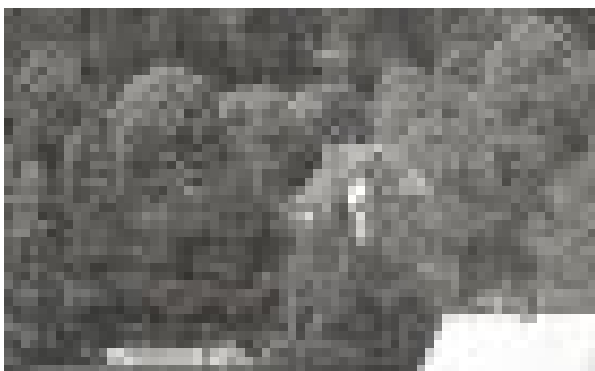


CROPPED Figure 6. Palmer Blair, "Aerial Shot of Boone, 1950," Digital Watauga, accessed April 27, 2023, <https://digitalwatauga.org/items/show/3565>.



Figure 7. Palmer Blair, "Ground View of Boone in 1950," Digital Watauga, accessed April 27, 2023, <https://digitalwatauga.org/items/show/3567>.

Aerial Print of Downtown Boone; Circa 1950s. Shows the South elevation of the second floor of the building.



CROPPED Figure 7. Palmer Blair, "Ground View of Boone in 1950," Digital Watauga, accessed April 27, 2023, <https://digitalwatauga.org/items/show/3567>.



Figure 8. Palmer Blair, "Aerial Print of Downtown Boone," Digital Watauga, accessed April 27, 2023, <https://digitalwatauga.org/items/show/3809>.

Aerial Print of Downtown Boone; Circa 1950s



CROPPED Figure 8. Palmer Blair, "Aerial Print of Downtown Boone," Digital Watauga, accessed April 27, 2023, <https://digitalwatauga.org/items/show/3809>.



Figure 9. Palmer Blair, "Aerial View of Boone from the East, 1950," Digital Watauga, accessed April 27, 2023, <https://digitalwatauga.org/items/show/6032>.

Aerial View of Boone from the East, 1950



CROPPED Figure 9. Palmer Blair, "Aerial View of Boone from the East, 1950," Digital Watauga, accessed April 27, 2023, <https://digitalwatauga.org/items/show/6032>.



Figure 10. Palmer Blair, "Aerial View of Boone from the Southeast, 1950," Digital Watauga, accessed April 27, 2023, <https://digitalwatauga.org/items/show/6030>.

Aerial View of Boone from the Southeast, 1950



CROPPED Figure 10. Palmer Blair, "Aerial View of Boone from the Southeast, 1950," Digital Watauga, accessed April 27, 2023, <https://digitalwatauga.org/items/show/6030>.

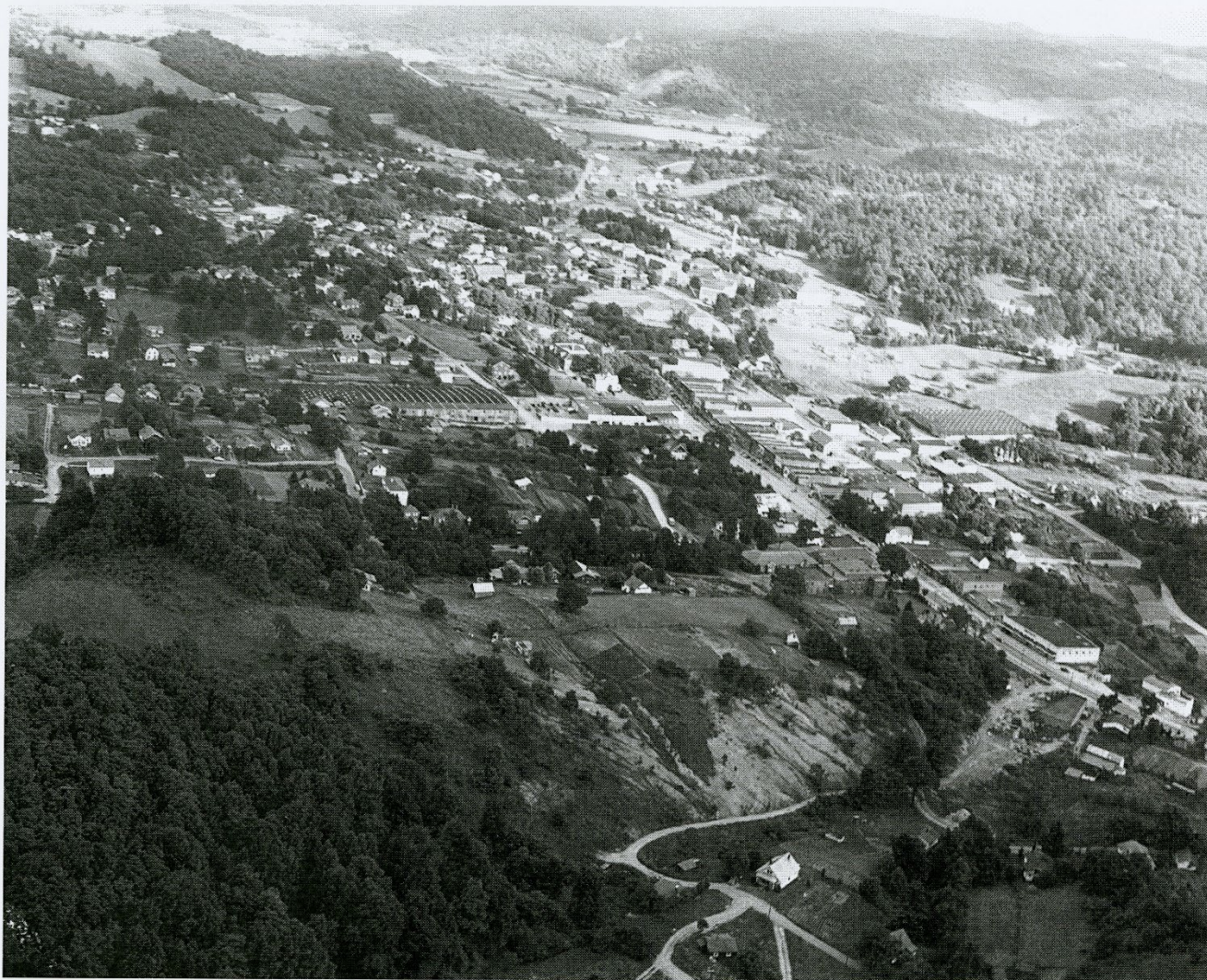


Figure 11. Palmer Blair, "Aerial View of Downtown Boone," Digital Watauga, accessed April 27, 2023, <https://digitalwatauga.org/items/show/5751>.

Aerial View of Boone, 1950s. Shows the north west corner of the home and property.



CROPPED Figure 11. Palmer Blair, "Aerial View of
Downtown Boone," Digital Watauga, accessed April
27, 2023,
<https://digitalwatauga.org/items/show/5751>.



Figure 12. Dexter Press Inc., "Aerial Postcard of Downtown Boone," Digital Watauga, accessed April 27, 2023, <https://digitalwatauga.org/items/show/20679>.

Postcard of Boone, Circa early 1960s. Shows the property from above. Mostly green space.



CROPPED Figure 12. Dexter Press Inc., "Aerial Postcard of Downtown Boone," Digital Watauga, accessed April 27, 2023, <https://digitalwatauga.org/items/show/20679>.



Figure 13. Dexter Press Inc., Aerial Photography Services Inc., "Greetings from Boone Postcard #2," Digital Watauga, accessed April 27, 2023, <https://digitalwatauga.org/items/show/20613>.

Postcard of Boone, Circa 1986. Shows the second floor of the home and green space.



CROPPED Figure 13. Dexter Press Inc., Aerial Photography Services Inc., "Greetings from Boone Postcard #2," Digital Watauga, accessed April 27, 2023, <https://digitalwatauga.org/items/show/20613>.

Exhibit 10 HPC Meeting Minutes Excerpts

**TOWN OF BOONE
HISTORIC PRESERVATION COMMISSION
MEETING MINUTES
JULY 12, 2022, 3:00 p.m.
WebEx Video Conferencing**

Historic Preservation Commission Members in Attendance:

Chair Eric Plaag, Vice-Chair Bettie Bond, and Chuck Watkins

Council Liaisons: Virginia Roseman

Town Staff in Attendance:

Jane Shook-Director of Planning & Inspections, Christy Turner-Senior Planner, and Marlene Crosby-Board Secretary

Others in Attendance: Tim Futrelle-Mayor, Amy Davis-Interim Town Manager, Allison Meade-Town Attorney, Jim Deal-Attorney at Deal, Moseley and Smith, John Winkler-Winkler Organization, Judah Goheen-Winkler Organization, Brent Davis-Brent Davis Architecture, Bill Dixon-Appalachian Architecture, Alan Crees-Municipal Engineering, Deron Geouque-County Manager and Chelsea Garrett-Attorney at di Santi, Capua and Garrett, PLLC

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Case Z05738-052522 Watauga County Parking Deck – COA

Deron Geouque, County Manager, on behalf of Watauga County, has requested a Certificate of Appropriateness for Major Work (COA) for the proposed new construction of a parking structure on Water Street (Watauga County PIN: 2900-79-9830-000), located in the Downtown Boone local Historic District.

Pursuant to the Town of Boone Unified Development Ordinance (UDO), Appendix D, Downtown Boone Local Historic District, specifically the section on COA application for Major Work, a COA is required for new construction of the structure in the Downtown Boone Local Historic District.

Chair Plaag asked the HPC members and the Planning Staff to state their names and noted that the Planning Staff had already been sworn in. He explained the process that the HPC and Planning Staff follow for a quasi-judicial hearing.

Chair Plaag asked the HPC the following questions: does anyone have a fixed opinion about the case that is not susceptible to change; have a conflict of interest regarding the case, including any financial interest in the outcome of the case; have a close familial relationship with any person affected by the outcome of the case; or engaged in any undisclosed ex-parte communication regarding this particular application. There were no answers in the affirmative to these questions.

Chair Plaag asked Ms. Chelsea Garrett from di Santi, Capua, and Garrett, if she was acting as Counsel on behalf of the applicant. Ms. Garrett confirmed she was the applicant's attorney and noted that also with her was Mr. Bill Dixon from Appalachian Architecture, Mr. Deron Geouque, Watauga County Manager and Mr. Alan Crees from Municipal Engineering.

Ms. Garrett made the following opening statement; she presented the property's history and the concerns expressed regarding the demolition of the building. She asked Chair Plaag if he would state for the record that the statements he made during that time would not color his judgment regarding this proposed project, given that there would be new construction on the site where the Turner House used to be. Chair Plaag stated that the history of the house occurred before a historic district was established. He said he saw that as a separate issue from what is being proposed, now that there is a historic district. He assured Ms. Garrett that he had no bias with regard to the proposal described in this case.

Discussion ensued on combining lots to build a single building across multiple lots not permitted in the historic district. Ms. Garrett pointed out the clause in Appendix D, Section 14.4 regarding combining lots. Ms. Meade pointed out to the HPC that she had previously given the opinion to Council and Staff that this particular standard is unlawful and unauthorized with respect to seeming to state that applicants cannot combine lots. She explained that as a result of that opinion, a text amendment is being presented to the Planning Commission and to Council to strike that particular standard. She counseled the HPC not to apply that standard concerning the lawfulness of the combination of lots involved in this proposed case as noted in the Staff Report. Chair Plaag said that it is appropriate for the HPC to apply the size, scale, massing, and height standards to the proposed project. Member Watkins asked Ms. Meade if the HPC could approve a proposed project before changing the regulation. Ms. Meade said yes because the text amendment is in the middle of being possibly changed. It was stated that it seems unlikely that this case will be finished tonight; therefore, the text amendment may be approved by the time the HPC hearing is reconvened for this case. She said there is no legal authority to support that standard, so she is counseling the HPC not to apply that standard to the proposed project.

Ms. Garrett continued with the opening statement. She said the design seeks to tuck the proposed parking deck into the topography of the site so that the structure does not appear to have a large mass or scale. She said the applicant desires to have an attractive building, and there are a number of ways that it could be designed. She said there are a couple of design features they are open to discussing, and Mr. Dixon will cover them in his presentation. She said she looked forward to the HPC's feedback on the proposed project design.

Ms. Garrett asked Mr. Dixon to present the proposed site plan for the project. After Mr. Dixon was sworn in by Chair Plaag, he began the presentation. Mr. Dixon said that his firm had been working for six months or more with the applicant and Mr. Cree to figure out more parking spaces around the courthouse. He said they concluded that a parking deck is necessary to create more parking. Mr. Dixon presented the elevations and the project description as outlined the meeting packet.

Mr. Dixon noted that the existing at grade parking lot owned by the County was underutilized due to poor winter conditions. He said the proposed change would increase parking from roughly 40 to 139 spaces, with the lower level accessed off of Water Street and the upper deck accessed off of Queen Street. He noted the entrance into the parking deck would be landscaped with a seating area and that they will try to save the weakened cherry tree as well. He said the lower end of the deck entrance on Water Street has a 15-foot setback and a 35-foot setback closer to the deck exit near Queen Street. He said the Town requires a five-foot sidewalk, and the applicant is proposing to install it.

Mr. Dixon noted some discussions with the Public Works Department regarding cutting down the Town-owned retaining wall on Queen Street and making it level with the street. He said this would make it easier for the Town to plow snow in winter weather. He explained that the upper-level entrance and exit would be off the alleyway off of Queen Street. He said the building code required the structure to have two

pedestrian exits, one at both levels of the two-level parking deck. He said there is one stairway on the northwest corner of the parking deck that goes down to Water Street, and another stairway on the southeast corner leading to the upper level and the alleyway. He noted that the height of the stairways is 18 feet, and with the parapets it is the highest part of the structure. He said that all perspectives of the building height are based on where you enter at Water Street, and all the building heights are under the 33 feet minimum building height regulation; the ground level at Water Street is 28 feet, and the rest of the building varies in size between 16 feet and 18 feet.

Discussion ensued on various building heights. Ms. Garrett asked Mr. Dixon to identify the proposed building height, if you are standing on the grade level at the stairwell next to the Clement Law Office building. Mr. Dixon said it is about 32 feet. She asked Mr. Dixon to compare the height of the proposed deck to the My Phở Restaurant building height, and he said they were probably comparable in height. Chair Plaag asked the approximate height of the gable on the Turner Law Office; Mr. Dixon said he would guess it would be approximately 30 feet. Ms. Garrett stated that she would get this information for Chair Plaag. Ms. Garrett asked Mr. Dixon if the proposed deck would affect the sight line of the buildings on Queen Street. Mr. Dixon said no.

Discussion ensued on the elevations. Mr. Dixon talked about Water Street in Exhibit 6; he explained the entrance and exit, and the two-story stairway feature. He outlined the location of the retaining wall on the side of the structure, and he said if the retaining wall remains, it will screen part of the structure from the Queen Street view. He further stated that the east elevation is the alleyway. Mr. Dixon continued his explanation that the Town requires a minimum height of 42 inches to screen parking inside the building. He stated this exhibit is showing a varying height to break up the massing from about 42 inches to 60 inches. He added that the stairway exit is about 15 feet. Additionally, he stated the structure will be screened because of the change in grade and elevation.

Discussion ensued on roof types. Mr. Dixon said he looked at a variety of different roof types. He pointed out that flat roofs work to a certain extent but they cause maintenance issues with the freezing and thawing in winter weather. He said that because of this issue, the County is using gabled or hipped roofs on their buildings. He said the County requested that the proposed deck roof be tied into the roofs of the surrounding county buildings. He noted that a gabled or hipped roof is appropriate for the historic district. Ms. Garrett confirmed that the pitched roof being proposed is over the structure at the stairways.

Discussion ensued on materials. Mr. Dixon said the UDO requirements limit the look to either brick or stone. He said he selected the rock like the old Linney Law Office building, and the type of brick is from the brick used on King Street. He said both the stone and brick that he selected are very compatible.

Discussion ensued on the apartment building located adjacent to the alleyway. Ms. Garrett asked Mr. Dixon about the height of the closest building to the proposed structure, an apartment building situated in the alleyway and Queen Street. Mr. Dixon said the height of the apartment building is about 24 or 25 feet. He said it is a two-story building with a flat sloping roof. She said if you are on Queen Street looking at the proposed deck will it stick up over any of the structures around it. Mr. Dixon said no.

Discussion ensued on a proposed change to remove the retaining wall along Queen Street. Mr. Dixon said there had been some discussion between the North Carolina Department of Transportation and the Town of Boone Public Utilities Department on removing the retaining wall, and making a 90-degree turn at the corner of Water Street and Queen Street to improve sight when turning at this intersection.

Discussion ensued on the staff comments. Ms. Garrett asked Mr. Dixon if he had received any comments from the staff; he said yes and that he had addressed the staff comments. Ms. Meade clarified that every project approved by the HPC still has to be approved by staff and be fully compliant with the UDO. Ms. Meade added that regardless of what is said at this hearing, the proposed application must comply as part of the subsequent process following this initial approval.

Chair Plaag asked Ms. Garrett if she had any objections to the materials provided in the meeting packet. She said one section in Appendix D talks largely about renovations or additions to existing historic buildings. She said she thought this language was more for existing buildings than new construction. Chair Plaag suggested that the language be struck from the staff report because it is irrelevant to this case.

Chair Plaag asked Mr. Dixon about the sidewalk in the alleyway being changed to a serpentine sidewalk. He said he was concerned that it would limit vehicular access to the west side of the Terrace Apartments. Mr. Dixon said he would need to defer to Mr. Crees to answer this question because Mr. Crees had talked about moving the sidewalk to the right side of the alleyway and working with the apartment property owner on a parking agreement. Mr. Dixon said the applicant is proposing a sidewalk in the alleyway, and it is up for discussion as to the final location of it.

Discussion ensued on stone pilasters with brick. Chair Plaag asked Mr. Dixon about the combination of stone pilasters and brick that he used to break up the façade. He said it almost looks like quoins that continue up to the second-floor level. He asked Mr. Dixon if there was another way to break up the façade through other brick elements and suggested brick pilasters. Chair Plaag said brick pilasters would be more in keeping with Downtown's architectural patterns than mixing up the stone and brick. Mr. Dixon said he would be glad to entertain that idea.

Discussion ensued on using arches on the proposed deck openings. Chair Plaag said he knew of two buildings that historically used rounded arches. He mentioned the Watauga County Bank building being a vault type building that used a brick element to suggest a proper round arch. He said the former Pastime Theatre had three round arches that were not flat. Mr. Dixon said that he could not do round arches because there was not enough room between the floor levels; he said he could flatten the low arches to where they are just straight lines and angles. Member Watkins did not support that idea. Member Watkins said he liked the low arches better, but they may not meet historical precedence. Ms. Garrett asked Chair Plaag if he was questioning the shape or the material around it. Chair Plaag voiced his concern about mass, scale, height, and footprint. He said one of the ways to minimize the impacts architecturally is not to use the stone pilasters as a feature because it draws the eye. Chair Plaag noted that using limestone sills, headers, and lintils might be a way of finding cohesiveness for the openings with other buildings Downtown. Ms. Garrett said they could change the openings to square and flat and use limestone material.

Member Watkins indicated that he might not necessarily agree with the changes discussed by Chair Plaag. Member Watkins noted that we probably need more discussion before the applicant proposes a major redesign for the parking garage. Chair Plaag pointed out that Vice-Chair Bond and Member Watkins had not given their feedback on the proposed changes.

Mr. Dixon asked if it would be appropriate to make some of the proposed changes discussed in this hearing before the next hearing of this case. Chair Plaag said it is up to the applicant if they want Mr. Dixon to make any changes.

**TOWN OF BOONE
HISTORIC PRESERVATION COMMISSION
MEETING MINUTES
JULY 26, 2022, 3:00 p.m.
WebEx Video Conferencing**

Historic Preservation Commission Members in Attendance:

Chair Eric Plaag, Vice-Chair Bettie Bond, and Chuck Watkins

Council Liaisons: Virginia Roseman

Town Staff in Attendance:

Jane Shook-Director of Planning & Inspections, Jessica Mitchell-Long-Range/Special Projects Planner, Christy Turner-Senior Planner, and Marlene Crosby-Board Secretary

Others in Attendance: Tim Futrelle-Mayor, Allison Meade-Town Attorney, Chelsea Garrett-Attorney-diSanti, Capua and Garrett, PLLC, Deron Geouque-Watauga County Manager, Bill Dixon-Appalachian Architecture, Alan Crees-Municipal Engineering, Jim Deal-Deal Moseley and Smith, Tucker Deal-Deal Moseley and Smith, John Winkler-Winkler Organization, Judah Goheen-Winkler Organization, and Laurence Lindsey- L-Squared Engineering

Call to Reconvene

Chair Eric Plaag reconvened the Boone Historic Preservation Commission hearing from July 12, 2022, held via WebEx, at 3:02 pm.

Case Z05738-052522 Watauga County Parking Deck - COA

Deron Geouque, County Manager, on behalf of Watauga County, has requested a Certificate of Appropriateness for Major Work (COA) for the proposed new construction of a parking structure on Water Street (Watauga County PIN: 2900-79-9830-000), located in the Downtown Boone Local Historic District.

Pursuant to the Town of Boone Unified Development Ordinance (UDO), Appendix D, Downtown Boone Local Historic District, specifically the section on COA Application for Major Work, a COA is required for new construction of a structure in the Downtown Boone Local Historic District.

Chair Plaag reopened this case and explained that at the last hearing he had completed a series of questions on this case and there was at least one other Historic Preservation Commission member that may have additional questions. He asked if there were any questions for the applicant or the applicant's witnesses.

Discussion ensued on possible architectural questions from the last hearing. Mr. Deron Geouque, County Manager, said he thought some of the last discussion was on the window arches. Mr. Bill Dixon, Appalachian Architecture, stated that he designed as many large openings as he could, based on the proximity to the property lines. He said because of this, he was only allowed a certain percentage of space for the openings.

Ms. Chelsea Garrett, attorney for the applicant, noted that she had some information on some different design options to show the HPC depending on the direction at this hearing. She pointed out that Mr. Alan Crees from Municipal Engineering was present to answer questions if needed.

Chair Plaag opened the floor for the HPC to ask questions of Mr. Dixon. Member Watkins asked Mr. Dixon if the parking spaces in the proposed parking deck would be reserved for the courthouse or if would they revert to general public use. Chair Plaag explained that Member Watkin's question may be outside the purview of the HPC's consideration as they are to consider the proposed design in relationship to the standards. Ms. Meade noted that once it becomes time for decision-making on this case, the HPC members should not consider the answer to this type of question. She said she thought as long as the HPC doesn't consider the answer as evidence, it is probably all right if the county is willing to answer Member Watkins's question. Ms. Garrett answered and said that the applicant is still working on those plans but the entirety of the parking deck will be available for public use, after business hours and on weekends. She said the plan is to designate parking spaces for county employees. She also explained that the parking spaces that the county employees are using now will be available when the county employees begin parking in the parking deck. Member Watkins said he appreciated the answer and he withdrew the question.

Discussion ensued on the proposed renderings of the current parking deck design. Mr. Dixon confirmed that the renderings had not been revised, he was just showing a to-scale rendering of the proposed parking deck. Ms. Garrett asked Mr. Dixon if the building height was about 30 feet to the top of the chimney for the stairwell shown on the rendering. Mr. Dixon said the measurement of the top of the chimney is about 28 feet. He said the height of the My Pho Restaurant to the height of the chimney, on the stair building, is about the same height of 28 feet or lower than the My Pho Restaurant. Mr. Dixon also noted that the roof height of the parking deck is several feet lower than the chimney for the stairwell. Ms. Garrett noted the top of the pilasters on the building is about 16 feet in height.

Discussion ensued on the arched windows. Member Watkins asked if the arched openings were actually openings. Mr. Dixon said the arched windows are all open except for the ones on the Queen Street side of the parking deck and they are enclosed. Mr. Dixon said the Town retaining wall remains in place and there will not be landscaping along that side of the parking deck.

Mr. Dixon showed the to-scale view of the entrance to the parking deck from the alleyway. Chair Plaag asked Mr. Dixon if he could talk about some ways that the Town's retaining wall might be modified and how it might change the appearance along Queen Street. Mr. Dixon pointed out that the applicant would like to discuss with the Town possibly softening the curve where the retaining wall comes up to the intersection of Water Street and Queen Street because it is a sharp 90-degree turn. He suggested that the Town cut the retaining wall down to street level. He said the County would pour a sidewalk on top of that wall, which would allow the Town to maintain Queen Street in winter. He said this proposed change would create a pedestrian walkway of about five or six feet in width and about a foot and one-half on top of the existing retaining wall. Ms. Garrett said it is her understanding that the cost of the sidewalk would be part of the required development cost of the parking deck. Mr. Dixon added that the height of the retaining wall at the intersection of Queen Street and Water Street is about seven feet. He pointed out that it would take cooperation and funds from the Town and the North Carolina Department of Transportation to make this proposed change. Ms. Garrett pointed out that the softening of the 90-degree turn radius would affect the utility pole as well. Chair Plaag asked Mr. Dixon if the turn is a little bit more than 90 degrees, and Mr. Dixon agreed that the turn is more than 90 degrees.

Chair Plaag asked Mr. Dixon to clarify that the proposed rendering being reviewed does not include the landscaping and bench items that are proposed to be on the west or south elevation of the parking deck. Mr. Dixon said that is correct that the landscaping and bench items are not included.

Discussion ensued on the proposed materials changes. Mr. Dixon said that the proposed changes were made from Chair Plaag's suggestions, which were to remove the false corner chimneys, create a hipped roof, and remove the curved, arch on all openings. Mr. Dixon noted that these proposed changes are not his preference when trying to mute the features.

Discussion ensued on the Appearance Standards and the Historic District Standards. Ms. Garrett explained that Mr. Dixon had stated that the Unified Development Ordinance (UDO) Appearance Standards require either rock or brick. Chair Plaag explained that the historic district standards would trump other UDO standards regarding appearance requirements for materials.

Discussion ensued on a possible third option for the façade and materials of the parking deck. Mr. Dixon explained the proposed changes to some of the features that further mute the building and minimizes the scale or the perception of it. He listed the proposed changes they added including: wrought iron railings near the top of the upper level of the parking deck, which means the upper-level parking is not screened; added some false windows and stepped up the parapet; made some openings to reduce the massive height for the brick wall; kept the arched openings on the lower level; made the chimney stairwell with the same design just made entirely of rock; increased the height of the façade on Water Street with some false open windows; and opened up the railings on the bottom and upper part to reduce the height of the brick wall on Water Street. Mr. Dixon said the proposed changes do not meet the requirements of the Appearance Standards section that requires a minimum of 42-inch-high wall for screened parking. Mr. Dixon said in this case a combination of open railings of 42 and 48 inches is being proposed.

Discussion ensued on possible screening issues with the proposed changes in option three. Ms. Garrett noted the purpose of screening is to prevent headlights from shining into undesirable locations. She pointed out that she was not sure how not having screening on the north side of the upper level of the parking deck would affect any residential properties. She said the applicant does not have to replace all of the screening, replacing in the front of Water Street to help break up the façade. Chair Plaag pointed out that it was his observation that the visual effect of replacing the parapet screening walls of the original design with the open-sided fencing is that you accentuate the height of the elevator buildings visually. He said making the material stone even further accentuates their appearance. He further explained that as we previously discussed, part of the goal, with something of this scale and massing is to attempt to mute those features as best you can, so that they do not distract from the character of the historic district.

Discussion ensued on another proposal for a change in materials. Ms. Garrett suggested going with brick on the stairs instead of stone and using a hipped roof. She explained this proposed change would bring the height of the chimney stairwells down, especially on the taller one. Chair Plaag explained that the proposed metal railings will create a problem with regard to compliance with the UDO. He said what is proposed for the historic district still has to meet any other underlying UDO requirements for that zoning district. He said if the HPC knows the metal railings are a potential problem, he did not think that the HPC could issue a Certificate of Appropriateness (COA).

Discussion ensued on the metal railings being a UDO Appearance Standard issue or a historic district issue. Ms. Meade asked Chair Plaag if the metal railings are part of an appearance standard or another type of standard. Chair Plaag said that he would argue that it is also a historic district standard. He said he could

not think of another building in the historic district that has used metal railings as a rooftop element. Chair Plaag explained that if there is not a standard in the parking deck section of the historic district standards that states that the metal railings are desirable within the historic district, then there is no standard to support the metal railings as an acceptable feature.

Ms. Garrett said that by proposing the third option design, they were trying to make an effort to address the concerns of the HPC. She continued that the applicant wanted to try to minimize the size of the parking deck based on the height. He talked about the use of the square or rectangular muntin windows on the second level. He asked if there was a way to explore using something similar, but slightly larger where the larger flat arched openings are on the lower portions of each elevation. He said this would be an improvement in making the parking deck look more like other buildings in the historic district while accomplishing the ventilation requirement in the lower part of the garage. Ms. Garrett agreed that there are additional windows on the south elevation and they can add some windows on the north elevation. Mr. Dixon said that he could revise the design to include this proposed change.

Vice-Chair Bond pointed out that taking out the rounded arches and keeping the window openings square where they look like regular windows would be an improvement. She noted that Charleston, South Carolina, and Savannah, Georgia, have parking garages that look like regular buildings that blend into their districts. She said she liked the softer look of brick rather than the look of stone. She suggested to use the look of stone on the corners of the parking deck to break up the façade. Chair Plaag agreed with Vice-Chair Bond regarding the look of parking decks in larger cities and how they look like regular buildings. He said there is a hospital parking deck in Columbia, South Carolina, that is located across from the Trundle Hotel that Mr. Dixon could look at to see the type of windows they used to create that effect they have in that parking deck. Ms. Meade noted that there are several other parking decks in the Columbia area that use brick, and the parking decks have vegetation growing up against the sides.

Discussion ensued on the roofing materials for the chimney stairwells. Mr. Dixon said the applicant is proposing a dark brown metal roofing material that matches the other county buildings. Member Watkins asked if the roof would look like a real standing seam-type roof. Mr. Dixon said it would look like a standing seam-type roof. Chair Plaag pointed out that the applicant's argument when this topic was discussed before was that the county wanted to try to match the parking deck roof with the recently installed raised seam-type roof that is new to the annex building, administration building, and the courthouse. Chair Plaag also pointed out that the raised seam-type roof is not historically appropriate for any of these three county buildings. Chair Plaag voiced his concern for the use of a non-historic feature as precedent for why the parking deck should have the same feature that is not historic to the district. He said the only standing seam building that he can think of is the post office building. He said the post office has a copper roof which was intended to accomplish a very specific architectural effect when it was built. He noted that the post office roof also features a patina that is very different than what is being proposed. Member Watkins said he preferred a standing seam roof.

Ms. Garrett asked if the standing seam roof could be made as a condition. She also said that she knows that the standing seam roof is not historically appropriate, however it is preferred to match the other county buildings. She thought making the parking deck structure compatible with the other county buildings would help make the parking deck blend in and would look better. Mr. Dixon suggested the use of asphalt shingle and noted it would be less expensive.

Discussion ensued on the topic of proposed window opening modifications. Ms. Meade asked that the HPC review the modifications that were shown on the south and west elevations. Ms. Garrett said the

only difference will be in addition to the south and west elevations will be to insert some small openings similar to the select areas of the upper level. It was stated that the lower-level openings, instead of having just one big opening or arch, have two-square or three-square windows assuming there is enough airflow passing through them. Chair Plaag added for the two raised window openings that are in the middle of the south elevation have what looks like the second story of square windows. Mr. Dixon said yes, and that he could design the new proposed window layout. He pointed out that it would be like the King Street Flats apartment building screening for their parking garage. Ms. Garrett confirmed the proposed window openings would look like false aluminum storefront windows. Vice-Chair Bond pointed out that with the larger rectangle window opening that someone could crawl through them. Ms. Garrett agreed to this proposed layout and that it would look more residential as well.

Discussion ensued on the proposed materials. Mr. Dixon said that they could use limestone sills for the window openings. Ms. Garrett said they could use the limestone to look more residential. Chair Plaag suggested either a limestone sill or a brick rowlock or header sill would fit with the historic district. Ms. Garrett asked Chair Plaag if the HPC was wanting the applicant to remove the stone and add the brick. She said if so, the limestone sill might look nice with the brick. Chair Plaag said that was his preference, but he was not speaking for the other HPC members.

Discussion ensued on the hipped roof design. Member Watkins said he did not feel comfortable specifying materials. He also said he did not like the look of a hipped roof. Chair Plaag pointed out that the Old Watauga Jail has a hipped roof.

Discussion ensued on guiding the applicant on the next steps. Chair Plaag told Ms. Meade that it was his understanding of this process that the HPC cannot issue a COA until there is some sort of finalization of what the parking deck design will be. Ms. Meade suggested that the HPC guide the applicant so the applicant can come back to the HPC with proposed final plans for this case.

Chair Plaag stated that his biggest concern is regarding the design of the tower or chimney structures and the height of their roof pitch. Chair Plaag suggested Mr. Dixon come back with a design of a single chimney at the center of the elevation in a pseudo-Georgian design that is congruous with the Democrat Building and the Mountain Bail Bonds building, which no longer exists in the historic district and are covered in the survey. Chair Plaag said if the proposed design could have some of these features, for example, not having corner chimneys and a roof pitch that doesn't as tall as it appeared to be in the original plan, while still having the end chimney features. Chair Plaag said the chimneys on the Mountain Bail Bonds buildings were stunted without appearing to stick out.

Member Watkins noted that at one time in the 1920s there was a lot of Georgian architecture in this community. He said he felt there was a historic precedent for these types of buildings.

Discussion ensued on a pedestrian walkway. Ms. Garrett asked about the pedestrian pathway on the upper end of the entrance. Chair Plaag said that was a question for Mr. Alan Crees from Municipal Engineering. After being sworn in by Chair Plaag, Mr. Crees explained that he had spoken with Mr. Todd Moody from the Town of Boone Public Works Department. Mr. Crees said he asked Mr. Moody about his preference for the location of the sidewalk. Mr. Moody said he liked the sidewalk to be moved to the other side of the alley, so when the cars are driving in and out of the parking deck, it provides a more open look when trying to find a parking space. Mr. Crees said the proposed plans for the conditional district zoning show the sidewalk moved to the other side.

Chair Plaag explained that there is a lengthy historic precedent dating back to the period of significance for the district of that alley being an open alley. He said the sidewalk was installed along the east side of the existing alley and utilized by the adjacent property owners. He said we are not only proposing to change the streetscape features that are historic to the period of significance. He said we are potentially prohibiting a property owner to the east from the use of that alleyway as a means to utilize their parking by removing that access.

He said that it potentially alters the historic use of that space for other historic properties. Mr. Crees said it has been agreed that the sidewalk or flush mount feature would be concrete with a brick border and it could be driven over for access into the parking deck. Chair Plaag confirmed that a sidewalk would be defined as a pedestrian pathway, not unlike some of the things that are proposed for Howard Street but flush with the pavement. Mr. Crees agreed that the pedestrian pathway is a better term to define the sidewalk. Chair Plaag said that this addresses his concern about the sidewalk

Ms. Garrett added that Ms. Meade had told her that the applicant would need to handle any meetings with surrounding property owners if needed. Ms. Garrett said that she would make sure those meetings occurred.

Chair Plaag asked if there were objections from the staff about any of the discussions that occurred at this hearing. Ms. Jane Shook, Director of Planning and Inspections, asked for a clear recap of the proposed items that the applicant is to bring back to the August 9, 2022 hearing. Ms. Garrett listed the following items: add square faux windows in a group of three like seen on the second level of the parking deck, put faux windows on all sides of the raised parapets; turn the current arched openings on the first floor into possibly two faux window openings and will decide if they are going to be square or rectangle to match the rectangle openings on the stairwell; explore showing a roof over the stairwells that is lower pitch, remove the corner chimneys and explore a more minimal feature that could be the same shape. She stated the applicant might give multiple options on it, and may show one metal and one asphalt shingle to show that option. She said she would let Mr. Dixon work on limestone sill, brick rowlock or header sill, or brick pilasters to see what might be preferred by the HPC.

Chair Plaag pointed out that there are standards that apply to shielding exterior lighting for the historic district. Chair Plaag asked the staff to address these types of things with the applicant before the next hearing. Mr. Dixon said when the COA is approved and we proceed with the development, there will be detailed photometric plans submitted for the entire site.

Chair Plaag asked if there should be a condition that specifically addresses that any photometric lighting plan must meet the standards of this historic district. Ms. Shook asked Mr. Dixon and Mr. Crees if they had prepared a photometric plan. Mr. Dixon said no because he thought it was premature to have prepared one at this stage of the review process. Ms. Garrett asked Mr. Dixon if he could put together some information for a lighting plan. Ms. Garrett and Mr. Dixon did not think they could prepare an engineered lighting plan by the next hearing. Ms. Meade pointed out that the HPC would not be required to review photometric requirements, she said the HPC would review the appearance standards for the fixture type. Mr. Crees said if the applicant is limited on the fixtures, it will be difficult to meet the requirements of the photometric plan. Ms. Garrett asked if there were historic district standards for lighting fixtures. Ms. Meade explained that the historic district standards would trump the UDO appearance standards when it comes to reviewing the lighting plan.

Chair Plaag said the language in the historic district standards is specifically related to commercial buildings. Ms. Christy Turner, Senior Planner said there is language in the historic district standards regarding historic fixtures and there is also language in the UDO concerning the illumination standards for parking structures. Ms. Turner said there cannot be dark spots within the parking structure and the plan has to meet the national lighting standards that regulate the lighting outside the structure. She explained that there is more of a concern about the applicant meeting the lighting standards on the exterior of the deck.

Chair Plaag read Appendix D, Section 7.1, which states the requirements and features for a building site. Ms. Garrett asked Chair Plaag for some examples in the Town that would help the applicant prepare to present a lighting plan. He noted that he was not a lighting specialist, but he suggested using some type of mounted fixtures on the interior of the exterior walls of the upper level, combined with possible bollards that are screened and are relatively low, providing users can still see where you are going. He said they should not be sticking up in the air on the parking deck. He said these suggestions might be a way for the applicant to meet the historic district standard requirements. He noted that he did not know if the photometrical information he mentioned would meet the Town's requirements for exterior lighting.

Ms. Shook explained that the applicant needs to know the type of fixtures and locations they are using before they can tell if the photometrics will work for the proposed plan. She said that the HPC could table the photometric exterior light fixture approval until it is developed and the applicant has been given the overall approval to move forward with the proposed plan.

Ms. Meade agreed with Ms. Shook about tabling the proposed photometrics plan, if the applicant is willing to do so. Ms. Meade further explained that the applicant could come back for their overall plan approval on August 9th, with the applicant's agreement to come back to the HPC when the applicant has their lighting plan developed. Ms. Garrett said the applicant does not have an issue with the proposed agreement.

Ms. Garrett said the applicant had already discussed putting lighting on the interior walls that would shine down. Mr. Crees pointed out that putting a photometric plan together would be difficult along with trying to keep the lighting budget low and meet the lighting standards. Mr. Dixon said he thought they could work on the fixtures and locations and be prepared to present them at the next hearing.

Ms. Shook pointed out her concern that if the applicant's choice of fixtures does not meet the lighting standards, it may cause the applicant to have to come back before the HPC at a later date. She reiterated her suggestion for the photometric plan to be tabled at this time. She said that the applicant has several items to work out to make sure that the lighting fixtures that they choose will provide the light that is needed. Chair Plaag confirmed with Ms. Shook about the potential for a COA approval with a condition that the applicant will return to the HPC for their COA approval of the lighting fixtures with regards to the standards.

Ms. Meade pointed out to Ms. Shook that since Ms. Garrett is wanting to get as much approval done as possible for the applicant including working on the lighting fixtures. Ms. Meade said that Ms. Garrett could propose what the applicant thinks the fixtures should look like, and the applicant would only need to come back to the HPC if there was some type of conflict with the fixtures.

Ms. Garrett asked for guidance in helping identify some of the lighting options that would be compatible with the historic district. She said that the applicant could go ahead and submit some proposed lighting

options to the HPC to see if they are compatible, then the applicant could move forward with developing the photometric plan. Ms. Garrett asked that the lighting fixtures topic not be tabled until the next hearing to allow her applicant to present some lighting options. She said if needed at the next hearing, the topic after further discussion, can be tabled to the next hearing.

Chair Plaag asked if other issues needed to be discussed at this hearing. He said hearing none, he would continue this case until the next regularly scheduled quasi-judicial hearing date on August 9, 2022, at 3 p.m. via WebEx, subject to any future continuations for various reasons.

Ms. Garrett, Mr. Dixon, Mr. Crees, and Mr. Geouque left the meeting at approximately 4:30 p.m.

**TOWN OF BOONE
HISTORIC PRESERVATION COMMISSION
MEETING MINUTES
AUGUST 9, 2022, 3:00 p.m.
WebEx Video Conferencing**

Historic Preservation Commission Members in Attendance:

Chair Eric Plaag, Vice-Chair Bettie Bond, and Chuck Watkins

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, Chelsea Garrett-Attorney-diSanti, Capua and Garrett, PLLC, Deron Geouque-Watauga County Manager, Bill Dixon-Appalachian Architecture, Alan Crees-Municipal Engineering, Jim Deal-Deal Moseley and Smith, John Winkler-Howard Street Ventures, LLC, and Laurence Lindsey- L-Squared Engineering

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Case Z05738-052522 Watauga County Parking Deck - COA

Deron Geouque, County Manager, on behalf of Watauga County, has requested a Certificate of Appropriateness for Major Work (COA) for the proposed new construction of a parking structure on Water Street (Watauga County PIN: 2900-79-9830-000), located in the Downtown Boone Local Historic District.

Pursuant to the Town of Boone Unified Development Ordinance (UDO), Appendix D, Downtown Boone Local Historic District, specifically the section on COA Application for Major Work, a COA is required for new construction of the structure in the Downtown Boone Local Historic District.

Chair Plaag reopened this case. He swore in Mr. Bill Dixon from Appalachian Architecture and Mr. Alan Crees from Municipal Engineering. Chair Plaag also swore in Ms. Jessica Mitchell, Long-Range/Special Projects Planner, and Ms. Christy Turner, Senior Planner.

Chair Plaag asked Ms. Chelsea Garrett to proceed with the revisions made since the last meeting; she noted that those changes had been included in the meeting packet. Chair Plaag pointed out that the revisions are on packet page 150.

Ms. Garrett asked Mr. Dixon to present the proposed revised changes to the HPC. Mr. Dixon said that the revisions include: the removal of the curved, arched windows; the removal of the large window openings in the lower level of the parking deck, and small openings have been made; replicated the windows from the upper-level window openings and added precast concrete sills and lintils to those same openings; shortened the chimneys to mimic the former Watauga Democrat building, creating the look of a small residential two-story house. Ms. Garrett added that Mr. Dixon bumped out the lower level about four inches to help shorten the look of the chimneys at the stairwells. Mr. Dixon continued with the proposed revisions; he said the code requires that the rail openings be smaller than four inches. He said they added a solid wall behind the window with an aluminum storefront screen on the upper level of Queen Street. He said the screen is required to be 42 inches high to screen automobile parking from visibility. Mr. Dixon completed his presentation on the proposed revisions and asked for the HPC's feedback.

Chair Plaag reviewed the exterior elevations of Exhibit 11 on page 151 of the meeting packet. He asked Mr. Dixon about the third drawing representing the East elevation and the two openings on the wall. Chair Plaag asked Mr. Dixon if those two openings were in and out of the upper level. Mr. Dixon said they are in and out of the upper level.

Chair Plaag asked Mr. Dixon about the proposed South elevation specifically, the lower story openings that terminate after the fifth section. Chair Plaag said he assumed that it is because of the interruption of the grade. Mr. Dixon explained that the code limits the percentage of openings in the walls within the Downtown Fire District because of the proximity of the property line. He continued by stating there is a maximum amount of openings allowed on that side.

Chair Plaag said to Mr. Dixon that, similarly, on the North elevation along Queen Street, the termination of the faux windows is a visual consideration because of the grade. Mr. Dixon said it was because of the grade.

Chair Plaag asked Mr. Dixon if he created a raised parapet for stairwells so the roofing sits slightly below the parapet wall, and if the chimneys have also been reduced in height. Mr. Dixon said he intended to raise the parapet and reduce the height of the chimneys.

Chair Plaag asked if the roof's angle was slightly flatter than initially proposed. He wanted to ensure that the proposed metal roof is a standing seam roof instead of the panel roofing. He noted this could be a condition of approval. He continued that the annex building, the courthouse, and the administration building appear to have standing seam roofs as opposed to panel roofing. Ms. Garrett said the applicant would agree that the proposed parking deck roof has to match the surrounding county buildings. She said the applicant could accept this as a condition of approval.

Chair Plaag talked about the proposed awnings over the doorways on each chimney stairwell. He said this is a standard cable-hung awning with a metal box soffit; Mr. Dixon confirmed these awning details.

Member Watkins asked Mr. Dixon if he was satisfied with the height of the pseudo-chimneys as an architect. Mr. Dixon said he would have made them a little differently by making them step in as they go up so the top of them would not look so massive.

Chair Plaag asked Mr. Dixon if he had incorporated limestone elements to the sills and lintils to the faux openings, the window openings on Water Street, and coping for the door openings. Mr. Dixon said that he used precast concrete, which is largely similar to limestone and it is less expensive.

Chair Plaag asked Ms. Meade for direction on how clear the HPC should be in reviewing the revisions to the proposed plans. Ms. Meade responded that she thought the record needed to reflect a clear consensus to guide staff. She stated if what is intended to be approved is not in these newly revised elevations, then the HPC needs to be very clear about what they approve. Chair Plaag clarified that the revision to the width of the chimney stairwells would not get taller, but they would be stepped in slightly as they rise.

Discussion ensued on options for lighting fixtures. Ms. Garrett said the applicant is working on getting a lighting survey to determine the existing lighting or foot candles at the property. Ms. Garrett said that Mr. Deron Geouque, County Manager, had taken some photos of Queen Street that showed Queen Street being illuminated very well. She said that they are hoping that the existing lighting on Queen Street will help them limit the number of light fixtures needed on Queen Street. She continued if that is the case, then they can focus on the number of light fixtures needed on the South elevation.

Mr. Dixon presented full-color fixtures that were historic, in design, and used at the King Street Flats apartment building on King Street. He noted that at this development, they had some poles very close to the property line, which could shield the light from shining over onto the next property. He said these fixtures are acceptable within the bounds of the photometric requirements in the Community Appearance Standards of the UDO.

Discussion ensued on light poles along Queen Street. Chair Plaag asked if 20-foot poles would be used or bollard-type fixtures. Mr. Dixon said the goal would be to use poles, with pole heights down to 12 feet high or as low as possible, and provide enough safety and security. Ms. Garrett said that the applicant is exploring some down lighting on the chimney stairwells, even if it covers the corner because it would eliminate a pole at that location. She said the applicant would look into installing lighting on the interior side of the chimney stairwells to help eliminate additional poles.

Chair Plaag voiced his concern about having a lot of light poles standing above the structure beyond what we already have on Water Street, Queen Street, and in the alleyway on the east side. Chair Plaag asked Mr. Crees if it could meet the foot candle requirements using bollards or wall-mounted lights on the upper deck. Mr. Crees responded that it would not be impossible. He continued to state that if bollard lights are wanted, they would have to be sprinkled throughout the parking deck. He said this might eliminate some parking spaces. He said he would ask his lighting engineer about mounting lights between the parking spaces to determine if it would shine brightly enough to help eliminate some light poles. He said this type of lighting created dark area shadows that are problematic from a safety and security point of view. He told the applicant also to look at the possibility of mounting lights outside the chimney stairwells.

Discussion ensued on the 25 percent flexibility in the standards. Chair Plaag asked Ms. Turner to explain the 25 percent deviation from the levels noted in the UDO Section 25.07. Ms. Turner responded that the applicant has to ask for the deviation before they turn in the plans. She stated that the applicants have to know about it ahead of time and before the zoning permit is issued. Ms. Garrett said the applicant would like the HPC to strongly consider allowing the 25 percent reduction to help preserve the character and have the proposed parking deck look as historical as possible with fewer light poles. Ms. Turner reminded

Ms. Garrett that at the last meeting, for the lighting, it was discussed that if the HPC would approve the COA, the applicant could prepare the photometric plan before the zoning permit was issued. Ms. Turner continued that the applicant would then come back and present the photometric plan to the HPC to approve the photometric plan and amend the COA.

Discussion ensued on amending the possibly approved COA application. Ms. Garrett asked Ms. Turner what the HPC would be amending about the actual COA if they were to issue one. Chair Plaag asked Ms. Meade the best way for the HPC to handle the possible amending of the approved COA application. Ms. Meade said she felt the HPC needed to articulate the requirements for the photometric plan so the plan would meet historic district standards.

Discussion ensued on the lighting plan meeting the UDO and Historic District Standards. Chair Plaag pointed out that there is a way for the UDO requirements to be met while keeping the historic district standards in mind. He referred to Section 7.4 Exterior Lighting of Appendix D, and read the standard aloud. He added that whatever lighting is employed needs to meet this standard.

Ms. Garrett referred to the lighting standards and stated that it would need to be the lowest requirement and then potentially employ the alternative, which is a 25 percent decrease to that if possible. Ms. Meade asked if the UDO lighting standards have minimums based on safety and do the standards match up with some national standard of lighting safety. Ms. Garrett said the purpose of Section 7.4 states the goal is to minimize lighting, and the only thing it provides is an actual minimum. Ms. Garrett explained she interpreted that language to mean that the applicant could do as little lighting as they want to. Ms. Garrett further stated the basic chart, in UDO Section 25.05, provides a minimum for the lighting the applicant can achieve. Ms. Turner responded that the interior lighting of a parking deck is mentioned in the UDO standards, but not in the historic district standards. Ms. Turner said the photometric standards would have to be met for the exterior of the building. Ms. Garrett asked Ms. Turner if the applicant needed to look at the activities listed in the chart, in UDO Section 25.05, under open parking areas or under street lighting, ranging from .2 f.c. to 9 f.c., as a minimum, to 3.6 f.c., as a maximum. Ms. Turner said this range referred to foot candles and noted that these are industry standards for foot candles. She said the language on foot candles is being revised by staff, and the applicant has to meet the requirements for foot candles presently written.

Ms. Garrett said that a maximum of 3.6-foot candle is not that bright, and the applicant will have difficulty with bright spots under the lights. She said the applicant would have to get low voltage fixtures not to exceed the maximum. She said the applicant would have to put several lights on the parking lot to disperse the background. She said this should be achievable by adding a low range and frequent sets of lights.

Chair Plaag referred to Section 7.5 of Appendix D, and read it aloud. He thought the applicant had an opportunity with the east and west tower to use wall mounted lighting but shining down into the parking lot. He said the applicant would not be creating a separate pole in those areas. He said if the applicant relies on this standard, it might help meet the surface lot's lighting range.

Chair Plaag stated for the record that the HPC expects that whatever lighting plan is developed will meet the requirements of Section 7. Exterior Lighting of Appendix D. Chair Plaag said he would like to see no light poles sticking above the parapet walls and a minimal number of them on the upper deck to keep the viewscape as uncluttered as possible.

Member Watkins asked if electrical wiring would be put through the cast concrete caps on the pilasters and then add a 12-foot pole on top of them. Ms. Garrett said yes, there would be a hole for the electrical wiring, but the height of the pole and the fence depend on which parapet it's going on. She said they would try to keep the pole height as low as possible. She said they would not all be 12 feet; some might be eight or ten feet high.

Ms. Garrett talked about the South elevation and the side of the parking garage closest to King Street. She explained there is a need for lighting on this side of the parking deck. She said they propose a low pole on the second or third parapet in the middle of the South elevation. She said that with the addition of this light pole, based on the existing exterior lighting, this might take care of the exterior lighting on the South elevation side of the parking deck.

Chair Plaag suggested adding a height limitation that in no case any light pole would exceed the height of the chimney stairwell element on the northwest corner tower. Ms. Garrett said the applicant could agree to that condition. Chair Plaag noted that even on the more easterly pilasters, they would still be below the height of the chimney stairwell element on the West end. He included that the HPC expects that whatever plan is adopted will follow the general guidelines in Section 7 of Appendix D. He said this means the applicant works with the Town to minimize the lighting required for safety purposes and not exceed it. Ms. Garrett said the applicant could agree to work with the Town to meet the safety requirements.

Ms. Meade sought an understanding of why a pole needs to go on top of a parapet wall. She stated that if lighting is needed on the outside of the building, there could be wall-mounted down lighting, and security lighting for the outside of the building on the upper deck. She said that she would have expected there to be poles on the parking surface. Ms. Garrett explained that the surface lot poles create an issue for snow removal, and parking spaces are lost depending on where the poles are located. Ms. Garrett further explained that the applicant could not commit to the specifics of the pole height at this time. Ms. Meade said there was an issue with the HPC deciding on the pole height because the applicant talked about different aesthetic looks for the poles. Ms. Meade suggested that the HPC try to put it on the staff whether to bring the specifics of the pole height back to the HPC. Ms. Meade said that if the proposed lighting plan meets the requirements, the staff does not need to bring it back to the HPC for review.

Discussion ensued on when to submit a lighting plan. Ms. Garrett asked if every project that proposes lighting has to have a full proposed lighting plan before it comes to the HPC. Ms. Meade said the applicant described a 12-foot pole on top of a high parapet wall that is three and one-half feet to four feet above the parking level surface. Ms. Meade said that viewing the parking deck from King Street, one would be looking at a wall that is 14 or 15 feet high. Ms. Garrett said the parking deck is not entirely visible from King Street. Member Watkins said it looked like the proposed lighting pattern is what one would find in a mall, and he said this may or may not be fine. He said it is difficult to justify the kind of lighting pattern in a historic district.

Ms. Garrett pointed out that the applicant has to have the COA before August 22, 2022. She asked about the requirement for a lighting plan. Ms. Meade said she didn't think the COA approval needed to be held for the lighting plan. She said a decision needs to be made on the condition placed on the COA for lighting. Chair Plaag said that Ms. Meade is suggesting that if the HPC is inclined to grant the COA, a condition would be that the lighting for this project will comply with Section 7. Exterior Lighting of Appendix D. He also said there would be an understanding that staff may choose to direct the lighting plan to the HPC for further consideration to ensure that it meets the condition.

Ms. Garrett asked for specific guidance on the preference to have poles on parapets, and if the poles need to be lower. Chair Plaag said that Ms. Turner explained that the standard for exterior lighting differs from the standard for interior lighting in a building. He said that in this case, we are talking about exterior lighting. Chair Plaag explained that part of the problem is that without a lighting plan, we do not have a calculation for whether you can meet that wide range of .2 f.c. to 9 f.c., as a minimum, to 3.6 f.c., as a maximum for foot candles. He said it is his preference that there be no poles and instead use wall-mounted fixtures and bollards. He said this would be the least obtrusive and most congruous appearance for this deck in the historic district.

Chair Plaag said he liked the idea of proceeding with the understanding the applicant needs to meet the requirements of Section 7. Exterior Lighting of Appendix D. He said the staff would review and if they have any doubt, they will present it to the HPC for further consideration. Ms. Garrett agreed that what Chair Plaag said is reasonable regarding proceeding with the understanding the applicant must meet Section 7. Exterior Lighting. Ms. Garrett said the applicant must also comply with Section 14.5 of the UDO Standards.

Ms. Garrett asked if there were any issues with the community appearance standards of the UDO. Ms. Turner, said there would be landscaping requirements to be met for the proposed work at the front of the parking structure. Ms. Turner said a small landscape plan must be submitted and reviewed at the staff level.

Ms. Garrett asked for guidance from the HPC on the presented light fixtures. Chair Plaag said he did not object to the Colonial Style Revival style fixtures because they are elsewhere in the historic district. Vice-Chair Bond and Member Watkins did not have an objection to the Colonial Style Revival style fixtures.

Ms. Garrett asked if it helps the applicant achieve better lighting with fewer poles to have an arm on a pole rather than just having a straight pole. She said the applicant could consider having a pole with an arm as an option.

Chair Plaag asked Ms. Garrett if the applicant would be willing to accept the condition that if the Town approves modifications to the Queen Street wall, the applicant would agree to install a sidewalk along the top of that wall flush with the North elevation of the parking deck. Ms. Garrett said yes, and the applicant would prefer the sidewalk be put in along the Queen Street wall.

Chair Plaag outlined the following proposed conditions discussed at this meeting:

- The applicant shall meet the lighting standards set forth at Section 7 of the Design Standards for Historic Streetscapes, Landscapes, Monuments, and Other Resources in the District, UDO Appendix D. In meeting these lighting standards, the goal shall be to minimize the number and visibility of the fixtures, and in particular to avoid or minimize poles that are visible from the outside of the structure. Staff shall review the lighting plan submission, and if Staff has significant questions as to compliance with Section 7, the applicant agrees that the case will be brought back HPC for further review and approval of the lighting plan.
- The faux chimneys on the stair buildings shall not to exceed the height shown on the revised plans, and may be modified consistent with any of the examples that the applicant showed the HPC during the August 9, 2022 meeting.

Chair Plaag asked Ms. Garrett if the applicant would be willing to accept the automatic conditions of approval. Ms. Garrett said yes, the applicant is willing to accept the three automatic conditions of approval.

Ms. Garrett agreed that Chair Plaag accurately outlined the conditions agreed upon by the applicant at this meeting. She clarified that the applicant limiting the visibility of the poles is alright with the HPC.

Ms. Turner asked Ms. Meade if a revised architectural rendering was needed for the Conditional District Public Hearing held later this month. Ms. Meade said a revised architectural rendering would be required. Ms. Turner informed the applicant that the staff would need it submitted by Friday, August 12, 2022.

Chair Plaag asked the HPC members for their comments on the proposed parking deck. Vice-Chair Bond said the proposed changes presented in the revised rendering would make for a better building than was first proposed to the HPC. Member Watkins said he preferred the look of the original rendering better, but the revised rendering is okay with him. He added that it is important to have architecture and illumination levels that conform to the historic district.

Motion and Vote:

Member Watkins made a motion, seconded by Vice-Chair Bond, to approve the request by Watauga County for a Major Work Certificate of Appropriateness (COA) for the proposed new construction of a parking structure on Water Street located in the Downtown Boone Local Historic District because the proposed exterior modification is not incongruous with the special character of the historic district along with the following conditions of approval:

Conditions of Approval

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

- Where there is a conflict between the application information (May 25, 2022) and the plans (May 25, 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 an 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. The applicant shall meet the lighting standards set forth at Section 7 of the Design Standards for Historic Streetscapes, Landscapes, Monuments, and Other Resources in the District, UDO Appendix D. In meeting these lighting standards, the goal shall be to minimize the number and visibility of the fixtures, and in particular to avoid or minimize poles that are visible from the outside of the structure. Staff shall review the lighting plan submission, and if Staff has significant questions as to compliance with Section 7, the applicant agrees that the case will be brought back HPC for further review and approval of the lighting plan.
2. The faux chimneys on the stair buildings shall not to exceed the height shown on the revised plans, and may be modified consistent with any of the examples that the applicant showed the HPC during the August 9, 2022 meeting.

Vote:

Aye - All
Nay - None
The motion passed.

Southend Brewery (formerly Ransom) Rear Courtyard & Back-of-Building Improvements

Exhibit 1

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: MAY 9TH 2023 2900-79-8447-000 Pin #'s

C. Property Information

Street Address:

747 WEST KING ST.

TRACT #2 2900-79-7377-000

TRACT #3 2900-79-7368-000

TRACT #4 2900-79-8421-000

Existing Zoning District(s): B1 DOWNTOWN CORE DISTRICT

Total Land Area: .056AC + .043AC + .007AC = .11AC

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, KENNESVILLE, NC 27284

Phone Number:

336-423-9107

Email Address:

ERIC@SOUTHENDBREWING.COM

F. Landmark/District Information

District/Landmark Name: B1-DOWNTOWN CORE

Period of Significance:

1930's

G. Project Details

Project Cost:

COURTYARD - \$90,000. 2ND LEVEL DECK & STAIRS - \$50,000.

Project Type:

☒ New Construction

☒ Renovation

☐ Landscaping

☐ Moving Structure

☐ Demolition

H. Design Professional Information

Designer is an: ☒ Architect

☐ Engineer

☐ Owner

☐ Other:

Name:

Bill Dixon

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

Applicant (Print)



Applicant (Signature)

3/21/23

Date

ERIC KEVORKIAN

Property Owner (Print)



Property Owner (Signature)

3/21/23

Date

Official Use Only

Southend Brewing Co - COA

Permit Number: <u>206553-032323</u>				
Date: <u>3-23-23</u>	Fee: <u>\$374.00</u>	Receipt Number: <u>615746</u>	Method of Payment: ☐ Cash ☒ Check Number: <u>1088</u>	Paid By: <u>Southend Brewing Co.</u>

Public Hearing Meeting Date: _____

Date of APO Mailed Notification: _____

Date of Posted Notification: _____

Request Approved: ☐ Yes ☐ No

S:\FORMS\PL_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.

DESCRIPTION OF PROPOSED WORK:**PROPOSED COURTYARD IMPROVEMENTS @ BACK OF BUILDING – SOUTHEND BREWERY**

River's Printing Company Building & C.M. Critcher Building – 747 West King Street

Owners of the Southend Brewery, formerly Ransom Restaurant, wish to make improvements to the existing unsightly area at the back of their building to create an outdoor courtyard for use by the patrons of the restaurant. Three small land parcels, all owned by Southend, would be affected by the proposed improvements. In the recent past, this area has been used by Ransom as an outdoor venue with live music. Temporary portable metal fencing was used to control access with picnic tables provide for patrons. Currently the area is undefined with an uneven gravel surface. Old, poorly maintained, landscape timbers form retaining walls and non-code compliant stairs which provide egress from the existing covered deck and main level of the restaurant.

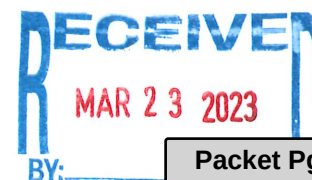
The proposed improvements include:

- 1- Preservation of the exiting 30" tree on the property.
- 2- Screening of the underside of the existing covered deck and basement.
- 3- Screening of the existing above ground grease storage container.
- 4- Screening and improvements to the existing dumpster area to meet the requirements in the Town's UDO.
- 5- Extension of an existing concrete slab to receive a non-permanent 20'L x 8'W x 8'-6"H steel storage container which is to be used as a full-service outdoor bar for the courtyard and patrons of the restaurant. The container would be painted "brick red" to match the Southend building. A wooden lattice screen would be installed on the backside of the container facing Howard Street with sufficient natural area in which to grow vines to further screen the container.
- 6- A serpentine low brick wall (seating height) with concrete cap would be installed at the perimeter of the proposed courtyard to delineate the courtyard from the Town of Boone's alley and provide controlled access to the courtyard. No work is proposed that would limit access to the Town's alley which is used by the public and fire department to access the back of buildings facing King Street.
- 7- New code compliant concrete or masonry stairs would be installed to replace the existing poorly maintained landscape timber stairs to maintain egress from the existing covered deck and the main level of the restaurant.
- 8- Low masonry walls (seat height) will be installed along the western side of the courtyard to transition the change in grade elevation from the western property line to the courtyard.
- 9- The surface of the proposed courtyard is to be a stained pattern concrete.
- 10- A screen wall would be installed on the Eastern side of the courtyard to screen the courtyard from the basement of the adjacent building which serves as delivery area of the restaurant.

DESIGN REFERENCE STANDARDS:

The proposed courtyard improvements are unique in that many of the Design Reference Standards for New Construction and Historic Streetscapes, Landscapes, etc. are NOT applicable in this situation. To a great degree, the existing conditions on the subject property and adjacent property to the west dictate the proposed improvements. The proposed courtyard turns an unsightly and undefined gravel service area into an attractive outdoor public space. As such, applicant requests that the HPC evaluate the project on its own merit.

While the proposed container bar might be considered an "accessory structure" provided with power and water, it is non-permanent in nature and could be easily disconnected and removed.



DESCRIPTION OF PROPOSED WORK:**PROPOSED UPPER LEVEL DECK @ BACK OF BUILDING – SOUTHEND BREWERY**

River's Printing Company Building – 747 West King Street

Owners of the Southend Brewery, formerly Ransom Restaurant, wish to add a 2nd level deck above the existing main level covered deck. The existing wood frame and heavy timber deck on the Main Level currently serves as an outdoor dining area for the restaurant and an emergency egress from the 2nd floor offices in the building. The existing deck is covered by an "awning type" light gauge metal roof system.

The proposed improvements include:

1. Installation of a fire retardant treated wood deck above the existing deck at the 2nd level of the two-story building.
2. Installation of a code compliant exit egress stair from the 2nd level deck to the main level deck. This stair is to replace the existing ladder fire escape from the 2nd floor level which is accessed through a window on the 2nd level of the building. The only modifications to the historic building would include removal of a window on the 2nd level and enlargement of the opening for the installation of a code compliant exit door. All other proposed improvements to the historic building could be considered removable and not permanent in nature.

DESIGN REFERENCE STANDARDS:

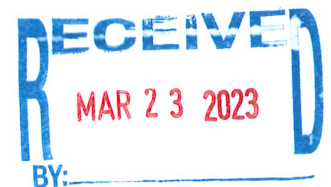
Similar to the proposed courtyard improvements, the proposed 2nd level deck and egress exit stairs are unique and difficult to evaluate based on the Design Standards for New Construction. With the exception of a window changed to an egress door to access the rear deck on the Main Level, the rear façade of the historic Rivers Printing Building itself remains pretty much as it was originally constructed. The existing changes and additions to the back of the building occurred prior to the establishment of the Downtown Historic District.

Accessibility, Health and Safety Concerns

Currently there is only one internal exit from the 2nd level in the building that leads to a door on the front façade exiting to the sidewalk on King Street. The proposed 2nd level deck and exit on the back of the building would provide a second code compliant exit from the 2nd level, allowing the 2nd floor level of the building to be better utilized. The only permanent modifications proposed to the historic building's rear facade is the removal of a window on the 2nd level (currently serving as a fire escape) and enlargement of the opening for the installation of a code compliant exit door. All other proposed improvements to the historic building could be considered removable and not permanent in nature.

Additions to Existing Buildings in the District

It is the applicant's opinion that the proposed 2nd level deck and stair addition is "reversible" and does not result in permanent damage to the historic form and integrity of the historic property.



AMENDED DESCRIPTION OF PROPOSED WORKS

**Re: Plan Review for Zoning Permit Application Z06553-032323, Southend Brewing – Courtyard
Revision-COA, 747 W. King Street**

4/25/23

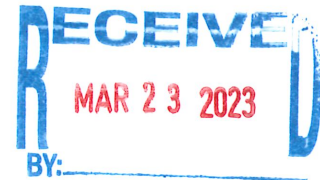
PROPOSED COURTYARD IMPROVEMENTS AT BACK OF BUILDING

- 1- Preservation of the existing 30" Locust tree on the property.
- 2- Screening of the underside of the existing covered deck and basement using natural wood which shall be stained and treated to adhere to all fire code and building code requirements.
- 3- Screening of the existing above ground grease storage container using natural wood which shall be stained and treated to adhere to all fire code and building code requirements.
- 4- Screening repairs to the existing dumpster area in accordance with the requirements in the Town's UDO. Material shall be in compliance with the UDO using wood, stained and treated to adhere to all fire code and building code requirements.
- 5- Extension of an existing concrete slab to receive a non-permanent 20'L x 8'W x 8'-6"H steel storage container which is to be used as a limited outdoor bar and order area for the courtyard and patrons of the restaurant. The container would be clad in a treated wood covering with a treated wood roof.
- 6- A serpentine low brick wall (seating height) with concrete cap would be installed at the perimeter of the proposed courtyard to delineate the courtyard from the Town of Boone's alley and provide controlled access to the courtyard. This will use Berkshire Brick #850. No work is proposed that would limit access to the Town's alley which is used by the public and fire department to access the back of buildings facing King Street.
- 7- New code compliant concrete and masonry stairs would be installed to replace the existing landscape timber (rail-road tie style) stairs to maintain egress from the existing covered deck and the main level of the restaurant. Allan Block Classic masonry products will be used to match existing walls. These are natural stone color using material which comply with all building code for structural integrity.
- 8- Low masonry walls (seat height) will be installed along the western side of the courtyard to transition the change in grade elevation from the western property line to the courtyard. This shall be built with Allan Block Classic. Proposed non-invasive and UDO compliant plants (C1.04) for the wall: Grasses & Sedges: *Danthonia compressa*, evergreen shrubs: *Viburnum rhytidophyllum*, Ground Covers: *Phacelia bipinnatifida*.
- 9- The surface of the proposed courtyard is to be loose paver stone installed with sand and gravel, specifically designed to be permeable. This will retain the color of natural rock and blend in with existing material.
- 10- A screen wall would be installed on the Eastern side of the courtyard to screen the courtyard from the basement of the adjacent building which serves as delivery area of the restaurant. This shall be constructed from wood, complying with all applicable codes for exterior use of wood products.
- 11- Extension of dumpster slab and enclosure in coordination with the Town of Boone Public Works and Republic Services. We have contacted Patrick Osborne with Republic Services who is currently reviewing the proposed new dumpster enclosure and truck access. The enclosure will be designed to meet Republic services's standards. Final pad size will be as minimal as feasible, details to be finalized in advance of upcoming HPC meeting.
- 12- Addition of wall mounted long-term (1) and short-term (2) bike storage racks will be installed inside the lobby area of the King Street entrance to the 2nd floor of the building just west of the front entrance

doors to the restaurant. Appropriate signage will be installed informing patrons as to the location of the bicycle parking.

PROPOSED UPPER LEVEL DECK AT BACK OF BUILDING

1. Installation of a fire-retardant treated wood deck above the existing deck at the 2nd level of the two-story building to replace existing metal roof. The additional deck would not occupy a greater footprint than the existing deck.
2. Installation of a code-compliant exit egress stair from the 2nd level deck to the main level deck. This stair is to replace the existing ladder fire escape from the 2nd floor level which is accessed through a window on the 2nd level of the building. The only modifications to the historic building would include removal of a window on the 2nd level and enlargement of the opening for the installation of a code compliant exit door. All other proposed improvements to the historic building could be considered removable and not permanent in nature.



WT0585 Rivers Printing Company Building
747 West King Street

This is an update to the previous 1988 survey and 2002 survey update to this property. No substantive changes have been made to the exterior of this building since the 2002 survey update. That said, 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.

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 a one-story, brick building built in 1925 for the Carolina Wholesale Company, 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 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. 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 ca. 1945 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 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 common bond brick in a 6:1 ratio. The first floor of the elevation contains one single and three double window bays with soldier course lintels that have been filled in with brick. The second floor contains two double, one-over-one, double-hung sash window bays 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, common bond brick that mimics the 6:1 ratio of 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.

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.

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 "Critch 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

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.

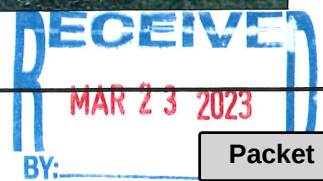


EXISTING ELEVATION

N.T.S.



Existing Conditions



SouthEnd Brewing Co: Photos of Existing Tertiary Elevation of 747 W King Street

Objective: Provide adequate documentation of current tertiary elevation of 747 W King Street

Vocabulary: SouthEnd Brewing Boone (SEBB)

Figure 1: SEBB View of 747 W King Street from entrance into back-alley way from Howard Street - April 18, 2023.



Communication: Z06553-032323 Exhibit 6: Additional Existing Photos (Case Z06553-032323 Southend Brewing Co. - Addition and Patio

SouthEnd Brewing Co: Photos of Existing Tertiary Elevation of 747 W King Street

Figure 2: SEBB View from mid-alley way, including proposed area for back patio renovations – April 18, 2023.



Communication: Z06553-032323 Exhibit 6: Additional Existing Photos (Case Z06553-032323 Southend Brewing Co. - Addition and Patio

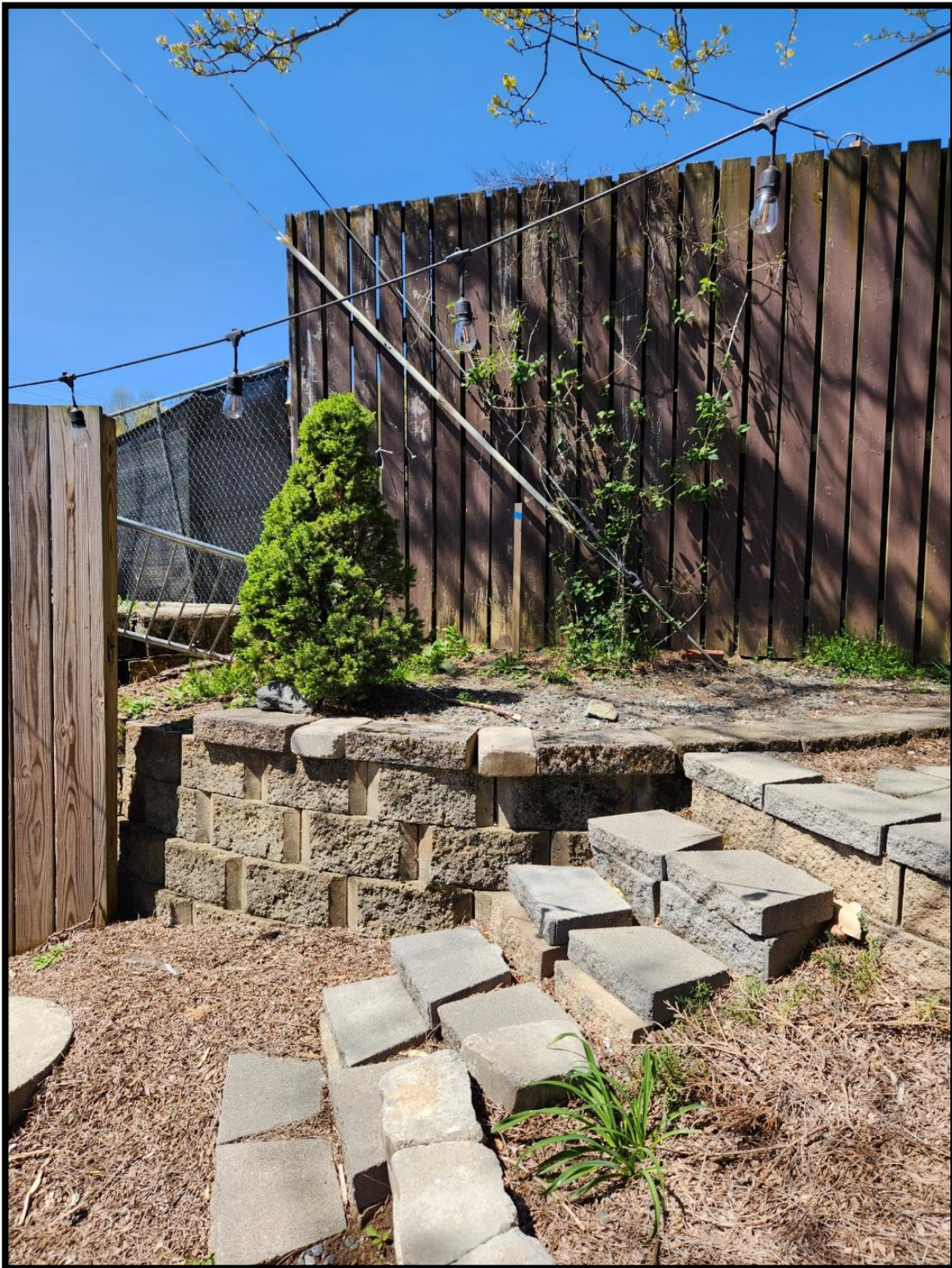
SouthEnd Brewing Co: Photos of Existing Tertiary Elevation of 747 W King Street

Figure 3: SEBB Eroding retaining wall #1 – April 18, 2023



SouthEnd Brewing Co: Photos of Existing Tertiary Elevation of 747 W King Street

Figure 4: SEBB Eroding retaining wall #2 and insecure steps – April 19, 2023.



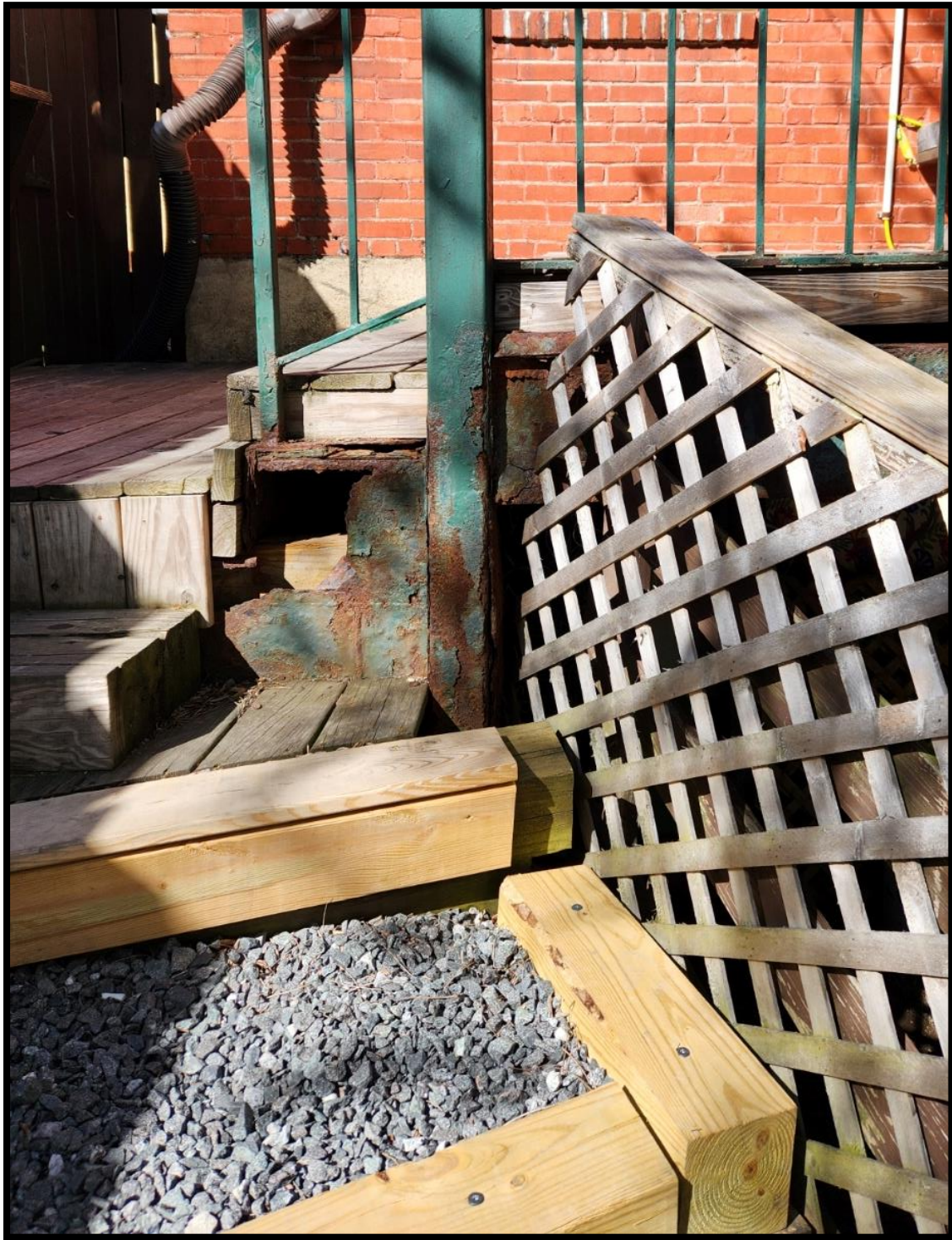
SouthEnd Brewing Co: Photos of Existing Tertiary Elevation of 747 W King Street

Figure 5: SEBB Deteriorating steps to existing deck – April 18, 2023.



SouthEnd Brewing Co: Photos of Existing Tertiary Elevation of 747 W King Street

Figure 6: SEBB Deteriorating stair supports – April 22, 2023



SouthEnd Brewing Co: Photos of Existing Tertiary Elevation of 747 W King Street

Figure 7: SEBB Underside of existing deck with extensive rusting and disintegration – April 22, 2023



SouthEnd Brewing Co: Photos of Existing Tertiary Elevation of 747 W King Street

Figure 8: SEBB Under deck area – April 18, 2023.



SouthEnd Brewing Co: Photos of Existing Tertiary Elevation of 747 W King Street

Figure 9: SEBB Back exit to basement and fire escape exit from kitchen (extension of Critcher building) – April 19, 2023



SouthEnd Brewing Co: Photos of Historic 1990s Tertiary Elevation of 747 W King Street

Figure 1: Side View of 747 West King Street in Downtown Boone, April 1996



Unknown, "Side View of 747 West King Street in Downtown Boone, April 1996.," Digital Watauga, accessed April 25, 2023, <http://digitalwatauga.org/items/show/7115>.

SouthEnd Brewing Co: Photos of Historic 1990s Tertiary Elevation of 747 W King Street

Figure 2: Rear View of 747 West King Street in Downtown Boone, April 1996



Unknown, "Rear View of 747 West King Street in Downtown Boone, April 1996," *Digital Watauga*, accessed April 25, 2023, <http://digitalwatauga.org/items/show/7116>.

SouthEnd Brewing Co: Photos of Historic 1990s Tertiary Elevation of 747 W King Street

Figure 3: Tertiary Elevation from 1990s – citation unknown.



5 LOCATION MAP
A-1 N.T.S.

2 CONCEPTUAL RENDERING

3 CONCEPTUAL RENDERING
A-1 N.T.S.

4 CONCEPTUAL RENDERING
A-1 N.T.S.

1 CONCEPTUAL COURTYARD PLAN
A-1 SUBJECT TO CHANGE TO ACCOMMODATE SITE CONDITIONS 1/8"=1'-0"

COURTYARD RENOVATION
SOUTHEAST BREWING RENOVATION
(FORMERLY RANSOM)

● DRAWN BY: LB
● CHECKED BY: BD
● SHEET TITLE

$$A =$$



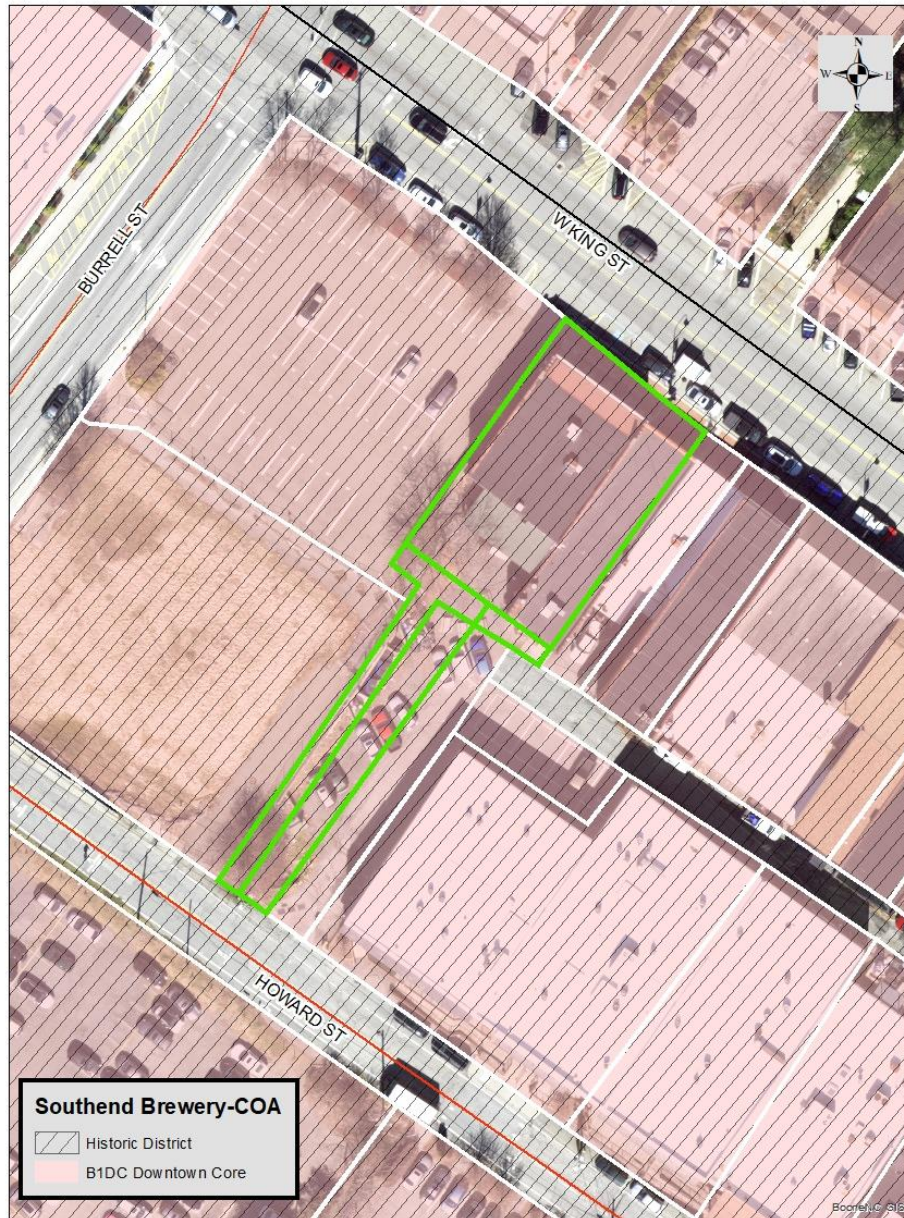
CONCEPTUAL IMAGES FOR PROPOSED CONTAINER BAR: WOC CLAD OPTIONS





**STAFF REPORT
HISTORIC PRESERVATION COMMISSION
MAY 9, 2023**

CASE Z06553-032323 – SOUTHEND BREWING CO., LLC – COA – ADDITION AND PATIO IMPROVEMENTS



SS

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 an addition and patio improvements on the secondary elevation at the rear of the property. This property is located within the Downtown Boone Local Historic District. (Watauga County PINs 2900-79-8447-000, 2900-79-7377-000, 2900-79-8421-000, 2900-79-7368-000). The COA request includes patio improvements which consists of work to the existing deck and stairs, adding a second level deck and corresponding emergency exits, installing pavers for a patio area, modifying an existing retaining wall, and screening for existing containers on site. The COA request also includes the addition of a storage container as a bar for the principal restaurant use.

This development would involve work on the secondary elevation of the property, according to the definitions included in Town of Boone Unified Development Ordinance (UDO), Appendix D, Downtown Boone Local Historic District Design Standards and Handbook.

The definitions are within the Commission Procedures section on page 27:

Secondary Elevation: The elevation that faces a public street or adjacent buildings and that may contain additional pedestrian entrances other than the primary pedestrian entrance.

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

Zoning Analysis (B1 Downtown Core)

Planning Staff conducted a zoning plan review of the submitted plans and has worked with the applicant so the proposed project meets UDO requirements. At this time, the proposed modifications meet all applicable UDO requirements.

However, during this review process, the applicant had an opportunity to address some initial comments. The applicant's response may contain scope of work information the HPC may find helpful during their review. Please see excerpt of the applicant's responses below for more detail:

- No alterations to the proportions and spacing of window and door openings are included in the "proposed courtyard improvements at back of building." Only one modification to accommodate egress and important matters of life safety are included in the "proposed upper level deck at back of building." This shall convert one window, which currently serves as a fire escape with a ladder, to a door for code-compliant egress in case of emergency.
- The "proposed upper level deck at back of building" shall be designed to comply with this guidance. The installation of the deck will not impact the tree on the property and will be installed in such a manner that the deck can be removed. A licensed professional engineer shall design the structure to be supported by appropriate footings where footings currently exist. Attachment to the building will be reversible and repairable without damage to the historic facade. No historical material is being removed to install the structure of the deck. To provide egress and in consideration of life safety in the building, approximately 12 layers of brick, approximately 38 inches in width, would be removed to create a door to allow safe evacuation from the building in the case of an emergency. This project is designed with minimal impact to the primary, secondary, and tertiary facades of the building while adhering to all code requirements.
- The "proposed courtyard improvements at back of building" incorporates lattice into the design to comply with this requirement. The project takes considerable measures to maintain a 30-foot Locust which will provide vegetative screening.
- The proposed materials are all high quality and historically appropriate. The aforementioned bricks, wood, and blocks consistent with materials currently in place. The proposed "Container bar" will not be affixed to the ground and is fully removable without damage or alteration to the ground below.
- All groundworks are ancillary to the main building and the proposed second level deck will be stylistically congruous with the existing first level deck. No incongruous, fanciful elements are requested.
- All works are substantially smaller than the existing building. The proposed second level deck will be 590 square feet, less than 12% the footprint of the current building, and atop an existing deck.
- No changes are proposed to existing architectural features and no removal of historic materials will take place except expanding an existing window opening into a doorway to provide egress from the second floor as a matter of life safety.
- No alterations to the exterior walls of the original building are included in the "proposed courtyard improvements at back of building." Only one small modification to accommodate egress and important matters of life safety are included in the "proposed upper level deck at back of building." This shall convert one window, which currently serves as a fire escape with a ladder, to a door for improved egress in case of emergency.
- Neither proposed projects includes large-scale grading to level or include dramatic alterations to the current slope. Grading can be considered repair and re-establishment of pre-existing levels which have eroded over the years. Degradation of previous grading is causing active damage to the structure and repair is required. Photographic evidence suggests that the property was graded with a slight incline away from the building as of the 1990s, see Figure 1. Later renovations added material (gravel) which eroded into the lot causing drainage both towards and away from the building. Causing run off into the building/basement, which has the potential to cause damage to the historical structure. As a result, we propose to return the grade to a gentle slope away from the building while preserving the built-up ground

area around the base of the 30' tree. This will return the lot to its historical/prior grade while preserving the tree. Please note, the UDO section referenced specifically applies to "New Construction", however, all works proposed, excluding the separate submission of the second story deck, are intended to repair what is already existing on the property to make it compatible with current building code, needs for adequate drainage, safety of patrons, and long-term utilization.

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](#)

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

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, 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

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.

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 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.

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 (5015_131_06), the entire façade appears to have had a complex, triple-tiered corbel run just below the low,

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.

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.

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.

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

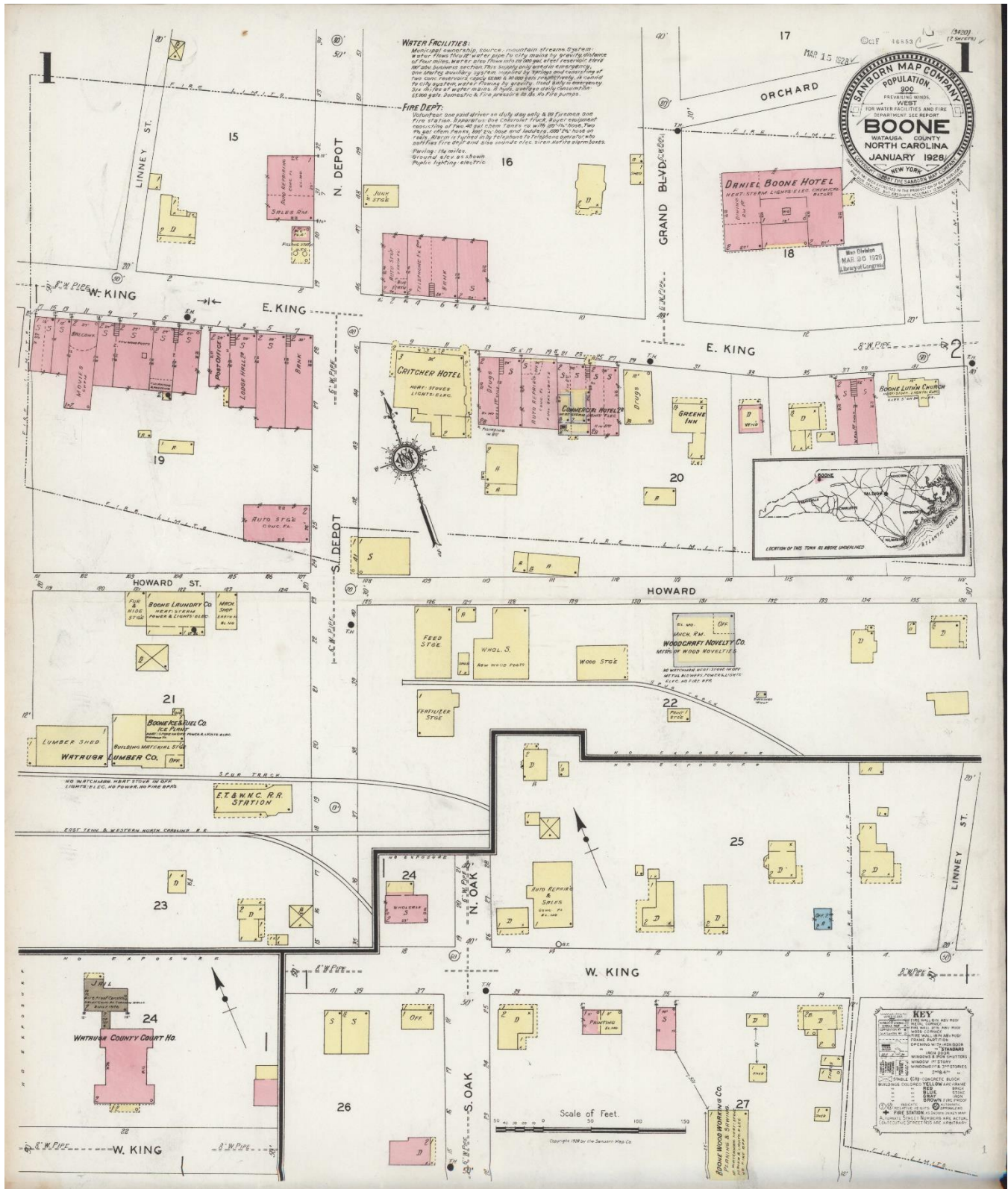
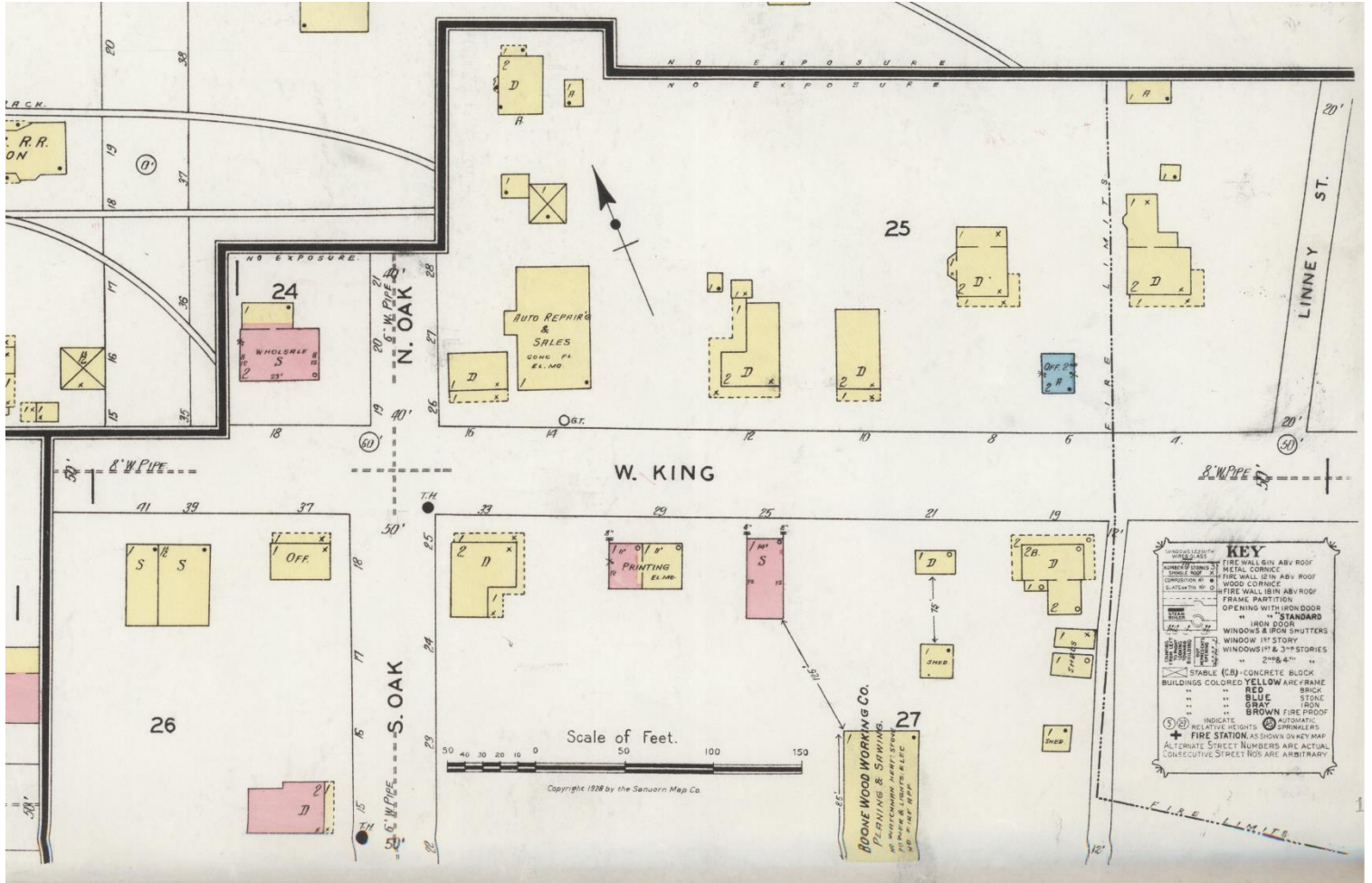


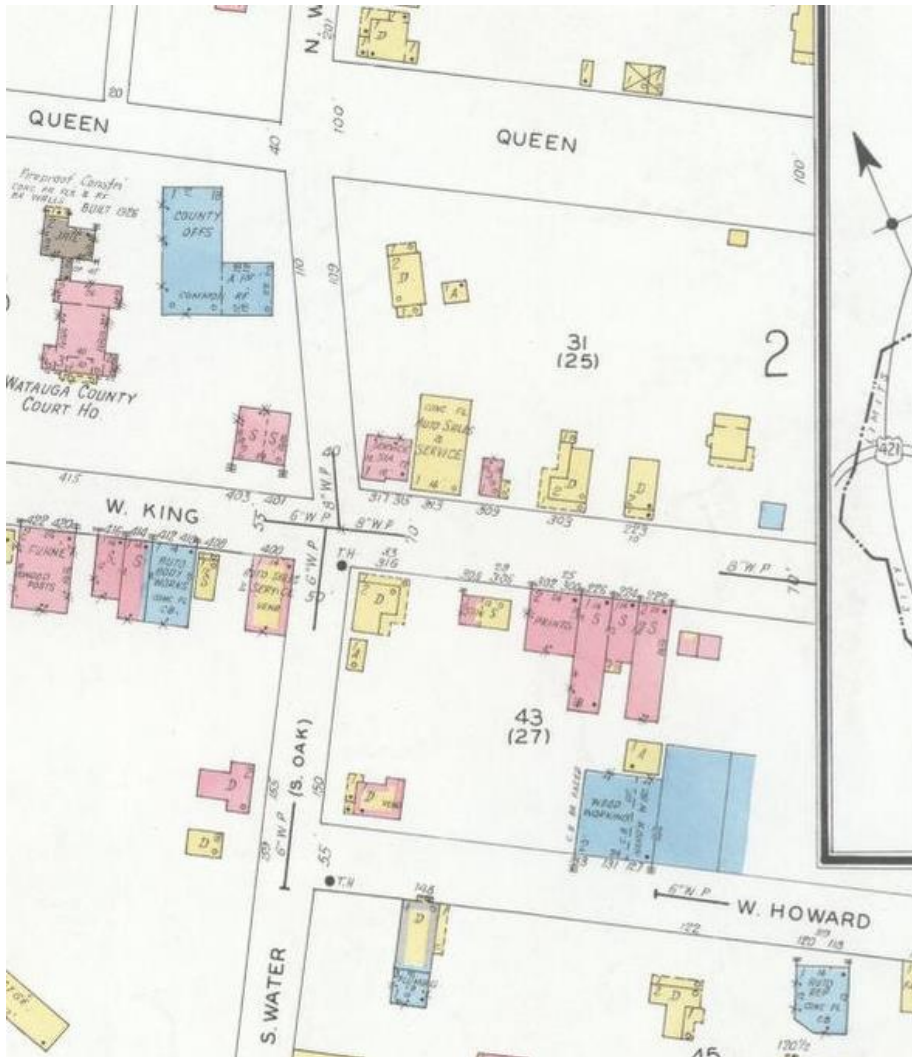
Figure 1. Sanborn Fire Insurance Map from Boone, Watauga County, North Carolina. Sanborn Map Company, Jan, 1928. Map. https://www.loc.gov/item/sanborn06383_001/. Digital Id http://hdl.loc.gov/loc.gmd/q3904bm.q3904bm_q06383192.



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/q3904bm.q3904bm_q063831928.

[illegible]

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/q3904bm.q3904bm_q063831947.



CROPPED IMAGE OF Figure 3. 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/q3904bm.q3904bm_q063831947.

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, Storefronts, Upper Facades, Side Elevations, and Rear Elevations, [Design Standards p. 61-67]

Storefronts, Upper Facades, Side Elevations, and Rear Elevations

Downtown Boone is dominated by historic properties that reflect the commercial block architecture that was so common and influential during the period from 1910 to 1960 in many American towns and cities. In the case of

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.

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

In an effort to preserve what remains of 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.

...

- 1.2** 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.
- 1.4** 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

...

- 1.8** Facade details of side (secondary) and rear (tertiary) elevations should always be retained and preserved if possible. When repairing these features, retain and preserve in place original elements as much as possible. If repair is not possible, replace damaged elements with materials that match the originals in composition, design, texture, color, and other visual qualities. If there is evidence of a rear public

entrance that is no longer extant, use historical research and other evidence to reconstruct or provide an equivalent rear entrance whenever possible

- 1.9** Utility lines, mechanical equipment, pipes, garbage receptacles, and other service items on side (secondary) and rear (tertiary) elevations—whether old or new—should be screened from public view whenever possible. Unnecessary or out-of-service elements should be removed unless they are essential to the historic character of the property.

Standards for Commercial Properties Within the District, Commercial Properties Within the District, Architectural Components and Details, [Design Standards p. 67-68]

Architectural Components and Details Exterior architectural components, including door and window casings, storefront configurations, cast iron ornamentation, stone relief, cornices, columns, brackets, porch railings, soffits, fascias, roof configurations, trim details, architectural flourishes, and various joinery and surface patterns all contribute significantly to the character and 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.

...

- 2.3** 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.

Standards for Commercial Properties Within the District, Commercial Properties Within the District, Masonry, [Design Standards p. 69-73]

Masonry

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 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.
- 4.3** Re-pointing of masonry should also be completed using materials that duplicate the existing mortar in appearance, texture, and color. Colored sands or mineral-pigmented mortar can be used to achieve a match with the existing mortar. Portland cement should be avoided in mortar, as it may produce a mortar that is stronger than the surrounding masonry, potentially causing the masonry to crumble.

Standards for Commercial Properties Within the District, Commercial Properties Within the District, Windows, Doors, and Awnings, [Design Standards p. 75-84]

Windows, Doors, and Awnings

The arrangement of doors and windows on an historic property is one of the most important elements of building design. It is imperative that these arrangements be preserved in order to maintain the integrity of individual historic properties and the integrity of 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 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.

...

- 6.16 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.

Standards for Commercial Properties Within the District, Commercial Properties Within the District, Entrances, Porches, and Balconies, [Design Standards p. 89-91]

Entrances, Porches, and Balconies

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.

...

- 8.8** Decks may be added on the rear elevation of a historic property, provided their addition does not require the removal of large, healthy trees, and their design is compatible in scale with the historic property and district. They should always be designed and installed in such a manner that they may be removed without damage to the historic building. Removal of historic building materials to facilitate the installation of a deck is never acceptable.
- 8.9** Vegetative screening should be employed to obscure the visibility of decks from the street. The underside of decks should also employ latticework or vegetative screening to incorporate the deck element into the general whole of the property in question.

Standards for Commercial Properties Within the District, Commercial Properties Within the District, Utilities and Energy Retrofit, [Design Standards p. 93]

Utilities and Energy Retrofit

Updating utilities and energy systems in historic properties is a common and natural event in the life of a building. As technology improves and environmentally friendly mechanical systems become more readily available, many property owners will desire to improve the efficiency of their historic properties. The HPC encourages the installation, rehabilitation, or replacement of mechanical systems—in compliance with local building codes and utility company standards—with systems that will improve the overall efficiency of those properties. That said, these mechanical systems, when installed in or on an historic property, must comply with certain essential standards.

- 10.1** Install utilities and mechanical equipment in areas and spaces that will require the least possible alteration to the plan, materials, and appearance of the building. Installation at the rear (tertiary elevation) of the building, if feasible, is preferred.
- 10.2** It is NOT appropriate to locate mechanical equipment farther forward on the property (i.e. toward the street facing the primary elevation) than the midpoint of the primary building.
- 10.3** Ductwork, piping, fuel tanks, plumbing vents, solar collectors, and satellite dishes should not be visible from the street. Ground-level equipment that can be seen from the street should be screened with shrubbery or fencing. Rooftop equipment should be screened with existing parapet walls or located toward the portion of the roof nearest the tertiary elevation.

- 10.4** If an interior location is not feasible, place utilities and mechanical equipment and conduit in inconspicuous locations and/or conceal with architectural elements such as downspouts.

Standards for Commercial Properties Within the District, Commercial Properties Within the District, Accessibility, Health, and Safety Considerations, [Design Standards p. 93-95]

Accessibility, Health, and Safety Considerations

Modern building codes and/or the needs of the people who own, shop, work, and live in historic properties often mean that a variety of accessibility and safety elements must be installed in those properties. Careful planning insures that the integrity of historic properties can be maintained in spite of the addition of these non-historic elements.

- 11.1** New exterior fire escapes are not permitted on historic properties unless more adequate exit facilities cannot be provided. If they must be installed, fire escapes generally should be located at the rear (tertiary elevation) of the building and never along an elevation visible from an adjacent street.
- 11.2** Introducing items such as wheelchair ramps, fire exits, and fire stairs without damaging the character of a historic structure requires careful planning. Owners should introduce fire exits, stairs, landings, and ramps on rear (tertiary elevation) or inconspicuous side (secondary elevation) locations. If access ramps must be installed in a manner that makes them visible from the public right-of-way, they should be constructed in a manner that makes them as simple and compact as possible and limits their projection from the building.
- 11.3** Construct fire exits, stairs, landings, and ramps in such a manner that they do not damage or significantly obscure historical materials and features. Such additions should be designed to be complementary to the architectural style, materials, scale, and function of the historic property.

Standards for Commercial Properties Within the District, Commercial Properties Within the District, Additional Standards on Artificial Materials, [Design Standards p. 95-96]

Additional Standards on Artificial Materials 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.

Standards for Commercial Properties Within the District, Commercial Properties Within the District, Additions to Existing Buildings, [Design Standards p. 96-98]

Additions to Existing Buildings

The completion of an addition to a historic property may improve the functionality of an existing building, but it also has the potential to seriously damage the historical integrity of that property. Generally speaking, additions accordingly should be kept to a minimum and always be reversible without resulting in permanent damage to the essential form and integrity of the historic property.

- 13.1** New additions should be compatible with the original building in scale, placement, proportion, and design, including roof shape, materials, color, location and design of windows and doors, cornice heights, and other design elements. Synthetic, non-traditional materials are not permitted in alterations to existing buildings, and the use of the highest-quality, historically appropriate, exterior facing materials is encouraged.
- 13.2** New additions should NOT imitate an earlier historic style or architectural period, but they also should not differ from the earlier historical style so much as to be a distraction from or incompatible with the historic design.
- 13.3** Additions should be differentiated from the original by the use of setbacks or other devices. Whenever possible, additions should be located to the rear (tertiary elevation) or in an inconspicuous location on the side (secondary elevation) of the original building. They should never be attached to the front of the historic property. Additions such as rooftop penthouses or additional stories should NOT be constructed unless there is documented historic evidence (such as the prior removal of a similar historic feature) to justify the change.
- 13.4** An addition should NOT obscure the original form and proportions of the main building or of other historical additions. Do not add fanciful decorative elements and colors that are out of place or not in keeping with the historic context of the District and/or an individual historic property.
- 13.5** Additions should be constructed on a smaller scale than the historic structure and not overpower it.
- 13.6** Construction should be carried out in a manner that avoids removal or loss of historic materials and damage or destruction of significant original architectural features.
- 13.7** Construction should impact the exterior walls of the original building as minimally as possible using existing door and window openings for connecting the addition to the original building.

Standards for Commercial Properties Within the District, Commercial Properties Within the District, New Construction of Commercial Buildings within the District, [Design Standards p. 98-100]

New Construction of Commercial Buildings within the District

It is inevitable that new commercial buildings will be constructed within the District. The intention of these design standards is not to prevent such changes but to ensure that new construction is compatible with and complementary to the integrity and architectural character of the District. While new commercial buildings should not attempt to replicate existing historic properties, they should mesh with and support the historic design principles of the other commercial properties in the District. These standards are intended to preserve the integrity of the District while also encouraging sensitive and appropriate new construction.

...

- 14.6** New construction should respect the existing topography and vegetation on the site. Large-scale grading to level or otherwise dramatically alter the natural slope of a lot is destructive to the historic landscape and is not appropriate. Whenever possible, existing trees and historic landscape features should be incorporated into the design for a new property. If large trees must be removed, they should be replaced with trees similar in type and species. During construction, any mature tree that will not be removed should be protected with appropriate fencing around the tree's canopy area that will eliminate construction parking, material storage, and concrete washout that could harm the mature tree.

...

Design Standards for Historic Streetscapes, Landscapes, Monuments, and Other Resources in the District, Streetscapes, [Design Standards p. 101-103]

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.

Design Standards for Historic Streetscapes, Landscapes, Monuments, and Other Resources in the District, Landscapes and Ecologically Sensitive Areas, [Design Standards p. 103-107]

Landscapes and Ecologically Sensitive Areas

...

It is important to maintain landscaping details that enhance the character of the District. Additions to landscaping such as fences, lighting, garden art, and streetscape furniture should be in accordance with the surrounding environment. The purpose of the landscaping standards is to regulate the planting and preservation of landscape material; to promote the general health, safety, and welfare of the community; to facilitate the creation of an attractive environment; to protect property values; to further the urban design and economic development of the community; and to encourage skilled installation and continued maintenance of all plant materials.

...

Accordingly, the following standards should be followed in an effort to maintain these vital resources:

- 3.1** Maintain mature street trees. When removal or replacement is warranted, replace with historically appropriate, indigenous cultivars that will thrive at the site and that will achieve a similar canopy and street edge definition at maturity.
- 3.2** Use plant materials that are indigenous to the District. New plant material should complement those found on the site and in the District.
- 3.3** Retain and maintain landscape elements that contribute to the character of the District such as mature trees and hedge rows, grassy lawns, foundation plantings, paver materials, ground covers, fountains, outbuildings, and gardens.
- 3.4** Keep the location of new landscape features consistent with the location of similar elements in the District.

- 3.5** It is inappropriate to introduce contemporary plant edging materials such as exposed landscape timbers (e.g., rail ties) in primary and secondary elevations.
- 3.6** Maintain the relationship between building mass and open space that exists on the block or streetscape. Property owners should preserve the historic spatial arrangements and land-use patterns within the District as they have changed over time, and they should strive to protect character-defining elements of both constructed and natural landforms, including the topography and open spaces surrounding historic buildings and landscape features.
- 3.7** Locate additions and new construction, if possible, in areas that do not necessitate the removal of mature plantings or cause the disruption of the established rhythm of building mass and open space. New construction should not interrupt or obstruct significant views and sight lines within the Downtown Boone Local Historic District Design Standards--107 District, and existing intrusions within the District should either be removed or screened with plantings.

Design Standards for Historic Streetscapes, Landscapes, Monuments, and Other Resources in the District, Fences and Garden Walls, [Design Standards p. 107-108]

Fences and Garden Walls

- 4.1** Required street trees shall be planted outside of the sight triangle area, as regulated by UDO Subsection 31.02.02. For detailed descriptions of screening regulations, see the Town of Boone UDO.

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.

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.

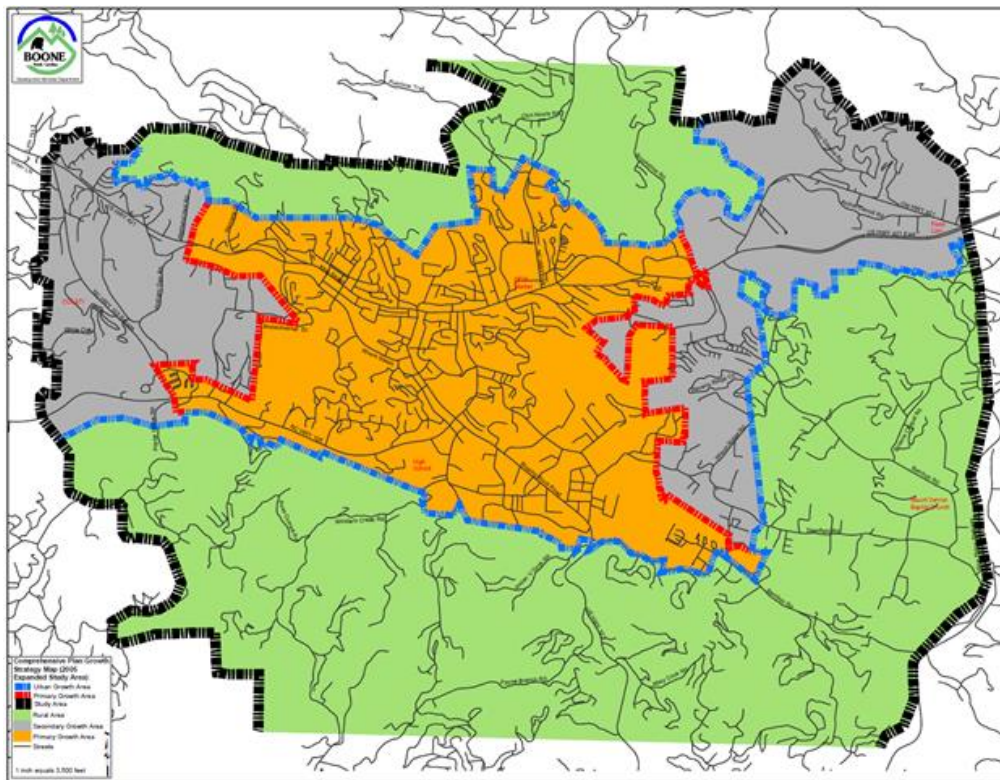
Downtown: Support and enhance the cultural and historic significance of downtown Boone, and affirm its appealing, pedestrian orientation.

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:



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.
- 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)

- 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 (April 26, 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 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

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).

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. Images presented are at the best possible size for the image quality.

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.



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



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

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 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