



Historic Preservation Commission

Regular Meeting

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

~ Agenda ~

Jane Shook
828-268-6960

Tuesday, June 11, 2024

3:00 PM Planning and Inspections Conference Room

The public may attend the meeting in-person at the Planning and Inspections Conference Room at 680 West King Street, Suite C, or online via WebEx (a video conferencing software).

To participate using WebEx, either online or by phone, please email Planning and Inspections at planning@townofboone.net or call 828-268-6960, and you will be provided with an email invitation to the meeting. All requests for an invitation must be submitted no later than one hour before the meeting is scheduled to begin.

I. Call to Order

II. Adoption of Agenda

III. Approval of Minutes

April 2, 2024 HPC Quasi-Judicial Meeting Minutes

IV. Public Comment

V. Case A24-0285 Qualls Block Renovation - Certificate of Appropriateness

Exhibit 1: Case A24-0285 Qualls Block - Application

Exhibit 2: Case A24-0285 Qualls Block - Project Narrative

Exhibit 3: Case A24-0285 Qualls Block - Elevation

Exhibit 4: Case A24-0285 Qualls Block - Previously Submitted Historical Analysis & Photos

Exhibit 5: Case A24-0285 Qualls Block - Previously Submitted Elevations/Tenant Upfit Rendering

Exhibit 6: Case A24-0285 Qualls Block - Comparison Elevations/Tenant Upfit Rendering

Exhibit 7: Case A24-0285 Qualls Block - Staff Report

Exhibit 8: Case A24-0285 Qualls Block - HPC Quasi-Judicial Meeting Minutes Excerpt

VI. Case A24-0287 640-642 West King Street - Certificate of Appropriateness

Exhibit 1: Case A24-0287 640-642 West King St - COA Application

Exhibit 2: Case A24-0287 640-642 West King Street - Description of Work

Exhibit 3: Case A24-0287 640-642 West King Street - Previous Landscape Plan

Exhibit 4: Case A24-0287 640-642 West King Street - Light Fixture Photos

Exhibit 5: Case A24-0287 640-642 West King Street - Previously Approved Revised Front Elevation

Exhibit 6: Case A24-0287 640-642 West King Street - Staff Report

Exhibit 7: Case A24-0287 640-642 West King Street - HPC Quasi-Judicial Meeting Minutes

VII. Other Discussion

VIII. Adjournment

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

April 2, 2024, 3:00 p.m.

Planning & Inspections Department & WebEx Video Conferencing

Historic Preservation Commission Members in Attendance: Vardell Smyth-Chair, Bettie Bond-Vice-Chair, Krystal Carter, and Hannah Williams

Council Liaison: Virginia Roseman

Town Staff in Attendance: Jessica Mitchell-Advanced Planning Specialist, Mike James- Commercial Zoning Administrator, and Brenda Henson-Board Secretary

Others in Attendance: Allison Meade-Town Attorney

Call to Order

Chair Smyth called the HPC Quasi-Judicial meeting, held in person at 680 W. King Street, Suite C and via WebEx, on April 2, 2024, to order at 3:01 p.m.

Adoption of Agenda

Vice-Chair Bond made a motion, seconded by Commission Member Williams, to adopt the agenda as presented.

Vote: Aye – All

Nay – None

The motion passed.

PUBLIC COMMENT

There was no public comment.

It was noted that the presenter for the Watauga County TDA case had not arrived at the meeting. Upon consent of the Commission members, the agenda was amended to move the Watauga County TDA case down on the agenda to allow time for all parties to be present.

Chair Smyth provided a brief synopsis of the Historic Preservation Commission, its makeup, and its function.

Mike James and Jessica Mitchell, Town Staff members, were sworn in by Chair Smyth.

Commission members indicated that they did not have fixed opinions or conflicts of interest regarding the cases on the agenda.

Case A24-0127 Goofyfoot Taproom – Certificate of Appropriateness

Jeff Thompson has submitted an application for a Certificate of Appropriateness for Major Work for 525 West King Street (Estel and Lucille Wagner Building) located in the Downtown Boone Local Historic District to alter the primary and secondary elevations including altering the storefront on King Street (splitting the existing Jimmy John's location) by adding a new door and updating the awning. Additional work involves replacing a lower-level window on the secondary elevations.

Adrian Tait, architect for the project, was sworn in by Chair Smyth. He asked Mr. Tait if he had any objections to the materials contained in the meeting packet. Mr. Tait replied that he did not have any objections.

Mr. Tait explained that the Jimmy John's location in downtown Boone planned to subdivide the space into two spaces. The dining room on the left side of the building would become the Goofyfoot Taproom. Mr. Tait stated that this would require the creation of an additional entrance on the front of the building. He added that the entrance would mirror the Jimmy John's entrance with a brushed aluminum frame door. Mr. Tait stated that they proposed to remove the canvas from the awning on the front of the building and replace it with a new black canvas that would contain both the Goofyfoot and Jimmy John's logos. He noted that there was a window on the side of the building on Appalachian Street that they planned to replace because the glass fogged up badly. The Jimmy John's sign along Appalachian Street would be replaced with a Goofyfoot sign.

Vice-Chair Bond asked if the awning was historically appropriate. Chair Smyth stated that the awning frame was not being removed, and only the canvas was being replaced.

Chair Smyth asked if the original building had two doors. Mr. Tait replied that was correct.

Allison Meade, Town Attorney, asked what about this project triggered the COA process. Mr. James replied that the addition of the new entrance door created the need for a COA. Ms. Meade noted that there was no photo in the meeting packet depicting the current condition of the front of the building. She stated that, in her opinion, the replacement of the canvas would not require a permit of any kind. HPC members agreed that the replacement of the canvas on the awning did not need to be included in the COA request.

There was no public present to speak to this case.

Mr. Tait noted that he had nothing further to present, adding that the meeting packet contained the remainder of their evidence.

Motion and Vote:

Vice-Chair Bond made a motion, seconded by Commission Member Carter that the proposed development is congruous with the special character of the Downtown Boone Local Historic District because the second entrance door was original to the building and is approved subject to the following automatic conditions of approval:

- Where there is a conflict between the application information and the plans (October 24, 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 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.

Vote: Aye – All
Nay – None

The motion passed.

With no further discussion, Chair Smyth closed this case.

Case A24-0063 Watauga County TDA – Certificate of Appropriateness

The Watauga County District U Tourism Development has submitted an application for a Certificate of Appropriateness for Major Work for 171 Grand Boulevard (AE and Roberta Hodges House) located in the Downtown Boone Local Historic District to alter the layout, slope, and dimensions of the driveways.

Jordan Mattar with VPC Builders and Wright Tilley with the Watauga County TDA were sworn in by Chair Smyth.

Chair Smyth asked if there were any objections to the material contained in the meeting packet. Neither Mr. Mattar nor Mr. Tilley voiced any objections.

Mr. Mattar outlined the request, stating that they planned to replace the roof and gutters, remove and encapsulate lead paint, repair leaking window wells, add planter beds, eliminate unsafe sidewalk on the side of the property, replace the retaining wall, restructure the parking lot to add handicap parking with a sidewalk to the building, repair drainage issues, and erect a new sign along Grand Boulevard in front of the building. Mr. Tilley added that the new sign would be encapsulated in brick to match the look of the building.

Mr. James stated that the alteration of the driveway was what triggered the need for a Certificate of Appropriateness, not the minor maintenance of the building.

Vice-Chair Bond stated that the building was a beautiful home, but the site had not been maintained, and it was long overdue. She asked how parking on the site would be enforced. Mr. Tilley replied that there would be hang tags for their staff to park in the lower parking lot, and the spaces that circled the building would be for guests and visitors. He stated that they would leave up the current towing signs for Bill's Garage.

Vice-Chair Bond noted the walking trail that was used as a cut-through from the library to the Jones House and asked if it would remain or be removed. Mr. Tilley replied that they would be making the stairs to the upper parking lot safer. He added that the TDA owned and maintained the property containing the path, and there were no plans to block the path.

Chair Smyth referred to 6.9, which stated that low evergreen hedges should be utilized along the street frontage of all parking lots. He asked if hedges should be installed instead of the landscaping items listed in the applicant's narrative. Mr. James explained that the project did not trigger those landscaping requirements with the tiered system in the UDO, so they could plant whatever they wanted within reason. He added that the plantings that the applicant proposed were for beautification purposes and not for screening the street yard.

There was no public present to speak to this case.

Motion and Vote:

Commission Member Carter made a motion, seconded by Commission Member Williams, that the proposed development is congruous with the special character of the Downtown Boone Local Historic District because Grand Boulevard is one of the oldest neighborhoods, and the applicant would be saving a beautiful house and is approved subject to the following automatic conditions of approval:

- Where there is a conflict between the application information and the plans (February 20, 2024), 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 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.

Vote: Aye – All
Nay – None

The motion passed.

With no further discussion, Chair Smyth closed this case.

Case A24-0128 Qualls Block – Certificate of Appropriateness

Will Clark has submitted an application for a Certificate of Appropriateness for Major Work for 595, 597, and 605 West King Street (Greene & Wilcox Building, also known as the JL Qualls Block Building) located in the Downtown Boone Local Historic District to alter the primary and tertiary elevations, including removing the current awning, reconfiguring the storefront, replacing mismatched brick, and adding a door and exit stairs.

Dr. Eric Plaag, historical consultant, was affirmed by Chair Smyth. Dr. Plaag introduced Will and Josh Clark, representatives of the property owner Trade Land Company, LLC.

Chair Smyth asked if there were any objections to the materials contained in the meeting packet. Dr. Plaag replied that there were no objections.

Mr. Tait presented the request. He stated that this was a prominent building in Town, and the applicant planned to make some long-needed improvements. Mr. Tait noted that half of the building was vacant, and the other half contained Appalachian Sportswear and Venture Chocolate. He stated that the plan was to renovate and move Appalachian Sportswear into the vacant side of the building, which would allow Venture Chocolate to expand into the space vacated by Appalachian Sportswear. Mr. Tait noted that there would be changes to the facade, such as the removal of the awning, opening the transom windows above the storefronts, repointing the brick, and adding a new deck on the back of the building.

Dr. Plaag stated that pinpointing what made this building historic was challenging. He noted that the souvenir shop part of the building had a configuration that dated to 1965, which placed it one year outside of the period of historic significance. The two storefronts on the left dated in the late 1940s or early 1950s with the spatial orientation falling within the period of significance. Dr. Plaag stated that the second floor looked essentially the same as its original iteration in 1923, with the exception that all of the second-floor windows had been replaced. The door in the middle of the first-floor elevation had been moved, and there were missing pieces of historical material. Dr. Plaag stated that there was not enough critical mass of materials from that period of significance that would be adversely impacted by the proposed changes. In this case, the property owner would be allowed to create a new design using materials and design elements that were congruous with the district and appropriate to the building and its history. Dr. Plaag stated that there was nothing defining about the tertiary elevation.

Chair Smyth stated that Dr. Plaag's report was thoroughly written.

Dr. Plaag added that a fire in 1952 badly damaged the upper story of this building so the bricks were painted to cover the damage.

Chair Smyth stated that this was a good project. He noted that 2/3 of the original storefronts basically did not exist anymore and the proposed renovations would be complimentary to the original historic character of the building.

Motion and Vote:

Commission Member Carter made a motion, seconded by Commission Member Williams, that the proposed development is congruous with the special character of the Downtown Boone Local Historic District and is approved subject to the following automatic conditions of approval:

- Where there is a conflict between the application information and the plans (February 23, 2024), 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 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.

Vote: Aye – All

Nay – None

The motion passed.

With no further discussion, Chair Smyth closed this case.

Dana Folk Way Update

Ms. Mitchell referred to packet page 242, which contained the draft text for the plaque for Dana Folk Way. She noted that Mr. and Mrs. Folk had approved the text as written. Ms. Mitchell stated that she had gotten copy proofs from two different companies, which she shared with Commission members. She added that she was trying to determine if the plaque would mount to the brick based on the measurements of the mortar joints, and final confirmation from the property manager was pending.

The following changes to the draft text were suggested by Commission members:

- Add the word “The” before Dana Folk Way
- Add date of birth to say “Dana Folk, born in 1948 in Boone, was raised in Philadelphia...”
- Change to “Dana Folk was elected to the Boone Town Council in October 1999...”
- Remove the first sentence that says “The Town of Boone dedicates this pedestrian way in honor of Dana Folk”
- Remove “DEDICATION OF” from the heading
- Change “earning highest number of votes” to “receiving highest number of votes”
- Change the last line to say “Dedicated 2024”

There was consensus of the Commission members regarding the suggested changes to the text.

Ms. Mitchell stated she was looking at an aluminum sign with black etching. The logo's placement was discussed. Some Commission members preferred the logo on the side, and some preferred the logo on the top. Ms. Mitchell stated that she would present the revised text and plaque options to the Town Council for the final selection and approval.

Other Discussion

There was no other discussion.

Adjournment

Commission Member Williams made a motion, seconded by Vice-Chair Bond, to adjourn the meeting at 4:52 p.m.

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

Vardell Smyth, Chair

Brenda Henson, Board Secretary

DRAFT



*Application Information for Filing for a Certificate of Appropriateness
for Local Historic Districts & Landmarks*

PLEASE READ THE ENTIRE APPLICATION PACKAGE

The Town of Boone strives to review applications as efficiently as possible. The policies outlined below enable Planning Staff and the Historic Preservation Commission to give each application the attention it deserves. Complete applications will be scheduled to appear before the Historic Preservation Commission; incomplete applications, however, will be returned to the applicant pursuant to Article 4 of the Town of Boone Unified Development Ordinance (UDO).

Approval of a Certificate of Appropriateness is required before any "major work" may be carried out with respect to improvement of a property located in Boone's local downtown historic district. Major work may include, but is not limited to, the following:

- A. New construction or additions to buildings
- B. Reconstruction of buildings once located on the site but demolished or moved at some previous time
- C. Restoration or rehabilitation of an historic property to its historic appearance
- D. 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
- E. Demolition of any part of a building or structure
- F. Work that is likely to disrupt or damage known or discovered archaeological resources on the site
- G. Moving of buildings
- H. Replacement of architectural details when there will be a change in design or materials from the original or existing details
- I. Changes to rooflines
- J. Establishment of exterior fire exits
- K. Exterior modification of existing buildings for ADA compliance
- L. Painting or stuccoing of buildings not previously painted or stuccoed
- M. Installation of mechanical systems, air conditioning units, vents, and related equipment in primary elevations that involves alteration to the building facade
- N. Location of satellite dishes, solar panels, and other roof attachments to the primary elevation roof and/or facade of a building if they are not effectively screened or are visible from a public street

Historic Preservation Commission Information

- Meetings: 2nd Tuesday of each month at 3 p.m.
- Meetings are currently being held virtually, through WebEx, a video-conferencing software. Please contact the Planning & Inspections Department by email (planning@townofboone.net) or by phone (828-268-6960) for more information on how to watch or participate in the HPC meetings.

See the published Town of Boone Planning & Inspections Meeting Schedule for more details.

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: June 11

C. Property Information

Street Address: 595, 597, 605 West King St. Watauga County Parcel Identification Number: 2900-88-4900-000

Existing Zoning District(s): B1DC Downtown Core

Total Land Area: .215 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: Will Clark

Complete Mailing Address (Street, City, Zip): 3675 Marine Dr. Greenville, NC 27834

Phone Number: 252-814-7979 Email Address: will@tradefamilyoffice.com

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

E. Property Owner Information

Name: Trade Land Company, LLC

Complete Mailing Address (Street, City, Zip): 3675 Marine Dr. Greenville, NC 27834

Phone Number: 252-814-7979 Email Address: will@tradefamilyoffice.com

F. Landmark/District Information

District/Landmark Name: Town Limits/

Period of Significance: NA

G. Project Details

Project Cost: \$ 800,000

\$

Project Type:

☐ New Construction

☒ Renovation

☐ Landscaping

☐ Moving Structure

☐ Demolition

H. Design Professional Information

Designer is an: ☒ Architect

☐ Engineer

☐ Owner

☐ Other: _____

Name:

Adrian Tait

Company:

Sketchline Architecture

Complete Mailing Address (Street, City, Zip):

PO Box 1926 Blowing Rock, NC 28605

Phone Number:

828-545-1323

Email Address:

adrian@sketchlinearchitecture.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.

Will Clark

Applicant (Print)

Will Clark
Will Clark (Apr 24, 2024 11:49 EDT)

Applicant (Signature)

Apr 24, 2024

Date

Will Clark

Property Owner (Print)

Will Clark
Will Clark (Apr 24, 2024 11:49 EDT)

Property Owner (Signature)

Apr 24, 2024

Date

Official Use Only

Permit Name:				
Permit Number:				
Date:	Fee:	Receipt Number:	Method of Payment: ☐ Cash ☐ Check Number: _____	Paid By:

Public Hearing Meeting Date: _____

Date of APO Mailed Notification: _____

Date of Posted Notification: _____

Request Approved: ☐ Yes ☐ No

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

COA for Major Work Supplemental Checklist

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

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

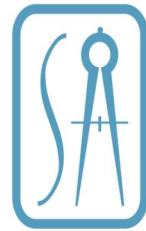
Trade Land Company - Qualls Building Renovation
Town of Boone Certificate of Appropriateness Application Narrative

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

A new storefront assembly with new doors was previously approved through the COA process. It was subsequently discovered that the existing tenant floor level is several inches below the sidewalk level. With the removal of the awning, the potential intrusion of rain and stormwater becomes a greater concern. In order to eliminate this potential, the owner wishes to modify the previously approved storefront design with a new configuration shown in the attached drawings.

QUALLS BUILDING - TENANT UPFITS

Exhibit 3

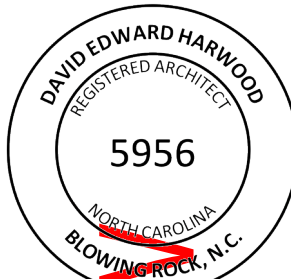


SKETCHLINE
ARCHITECTURE, PLLC

CONTACT

Adrian Tait
PO Box 1926
Blowing Rock, NC 28607
adrian@sketchlinearchitecture.com
828-545-1323

SEALS



DISCLAIMER

Drawings and Specifications are instruments of service and shall remain the property of the Architect. They are not to be used on extensions of the project, or other projects, except by agreement in writing and appropriate compensation to the Architect.

The General Contractor is responsible for confirming and correlating dimensions to the job site. The Architect will not be responsible for construction programs, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the project.

PROJECT

230403

QUALLS BUILDING -
TENANT UPFITS

CLIENT

Trade Land Company
Will & Josh Clark
3675 Marine Dr
Greenville, NC 27834

NOTES

General Notes

1. All work shall conform to all applicable codes and ordinances.
2. Do not scale drawings: use calculated dimensions only. Verify existing "as-built" dimensions as req'd. All dimensions are to face of stud unless noted otherwise.
3. Verify all rough-in dimensions and locations for equipment, fixtures etc. Provide all blocking, buck-outs, backing and jacks required for installation.
4. All wood in contact with concrete to be pressure treated.
5. All flashing to be galvanized, galvalume or factory finish to be approved by architect and owner.
6. Contractor shall verify all existing conditions prior to initiating any portion of the work.
7. Provide all protection, shoring and bracing as required by site conditions in order to maintain a safe job site and protect components to remain.
8. Stair and guardrail openings to be less than 4".
9. Finish selections to be approved by owner and tenants.
10. All framing to be properly caulked, sealed, gasketed or otherwise treated to minimize air infiltration prior to sheathing and finishing.
11. This project is operating under a Certificate of Appropriateness from the Town of Boone Historic Preservation Commission. Any work effecting the exterior of the building should comply with the approved changes. Consult architect for questions.
12. This project will be completed in multiple phases under multiple permits. Phase 1 includes the upfit of vacant tenant spaces and facade improvements on a portion of the front elevation. Phase 2 includes the renovation of the space at 601 W King St., facade improvements to the remainder of the front elevation, and the addition of an elevated deck at the rear of the building.

Property Information

Project Type: Interior renovations at 595 and 605 West King St.
Owners: Trade Land Company Will & Josh Clark
Site Address: 595-605 W. King St Boone NC 28607
Assessor Parcel Number: 2900884900000
Zoning: B1 WITH HISTORIC DISTRICT OVERLAY

Sheet Index - A

Cover Sheet, Site Plans, Permit Requirements

- | | |
|-----|----------------------------|
| COV | Cover Sheet and Site Plan |
| A02 | Appendix B |
| A03 | Site Plan |
| A04 | Existing Lower Level Plan |
| A05 | Existing Main Level Plan |
| A06 | Existing Upper Level Plan |
| A07 | Demolition Main Level Plan |

Floor Plans

- | | |
|------|------------------|
| A101 | Floor Plan |
| A102 | Life Safety Plan |

Elevations

- | | |
|------|------------|
| A201 | Elevations |
|------|------------|

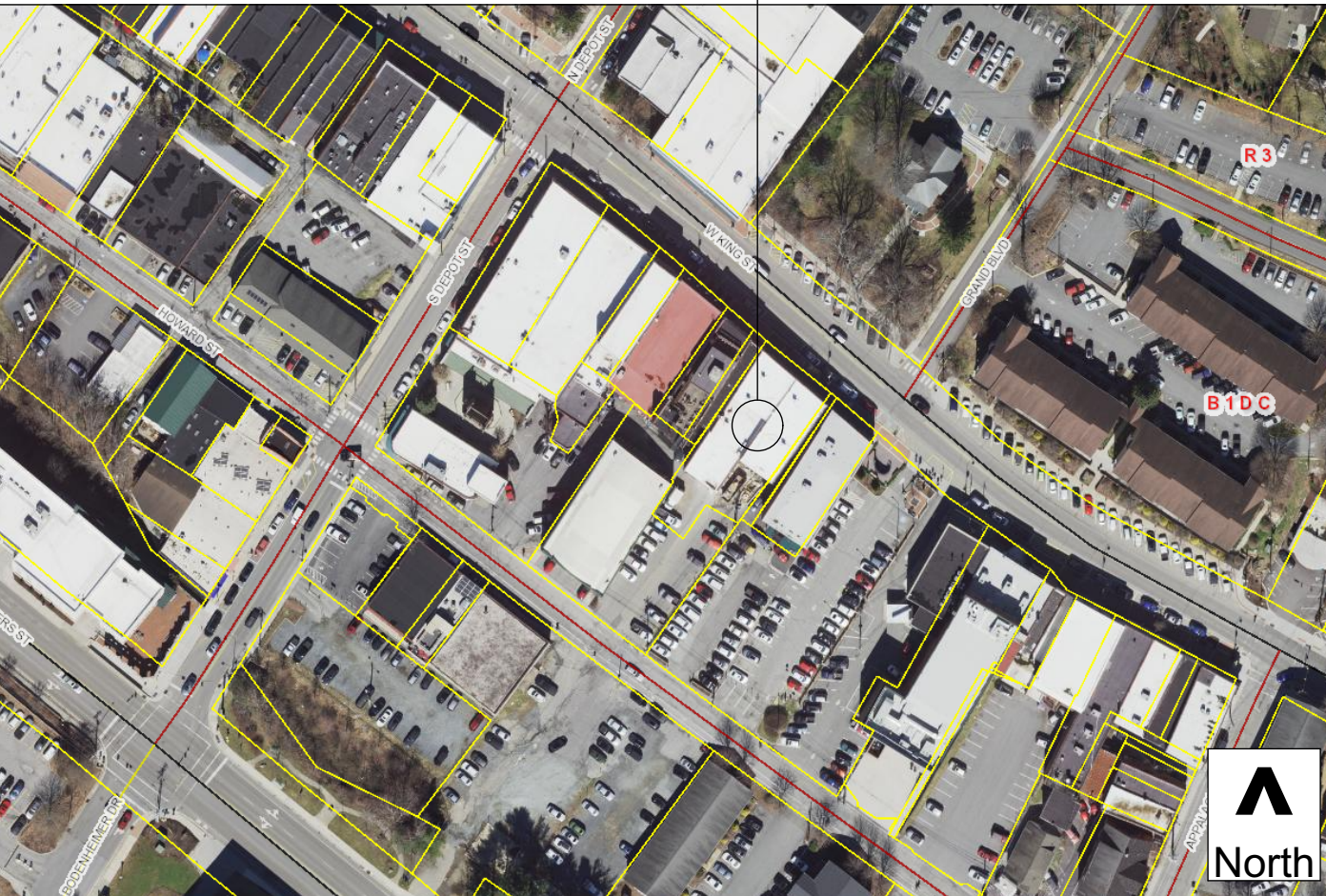
Sections

- | | |
|------|----------|
| A301 | Sections |
|------|----------|

Lighting-Switching Plans

- | | |
|------|--------------------------|
| E101 | Main Level Lighting Plan |
|------|--------------------------|

Qualls Block (595,597, 601, 605 W. King St.)



605 W King St Vicinity Map

04/22/2024 - Review Set

REVISION	BY	DATE	COMMENT
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SHEET NAME

Cover Sheet and Site Plan

SHEET NUMBER

COV

1 OF 8

DRAWN BY

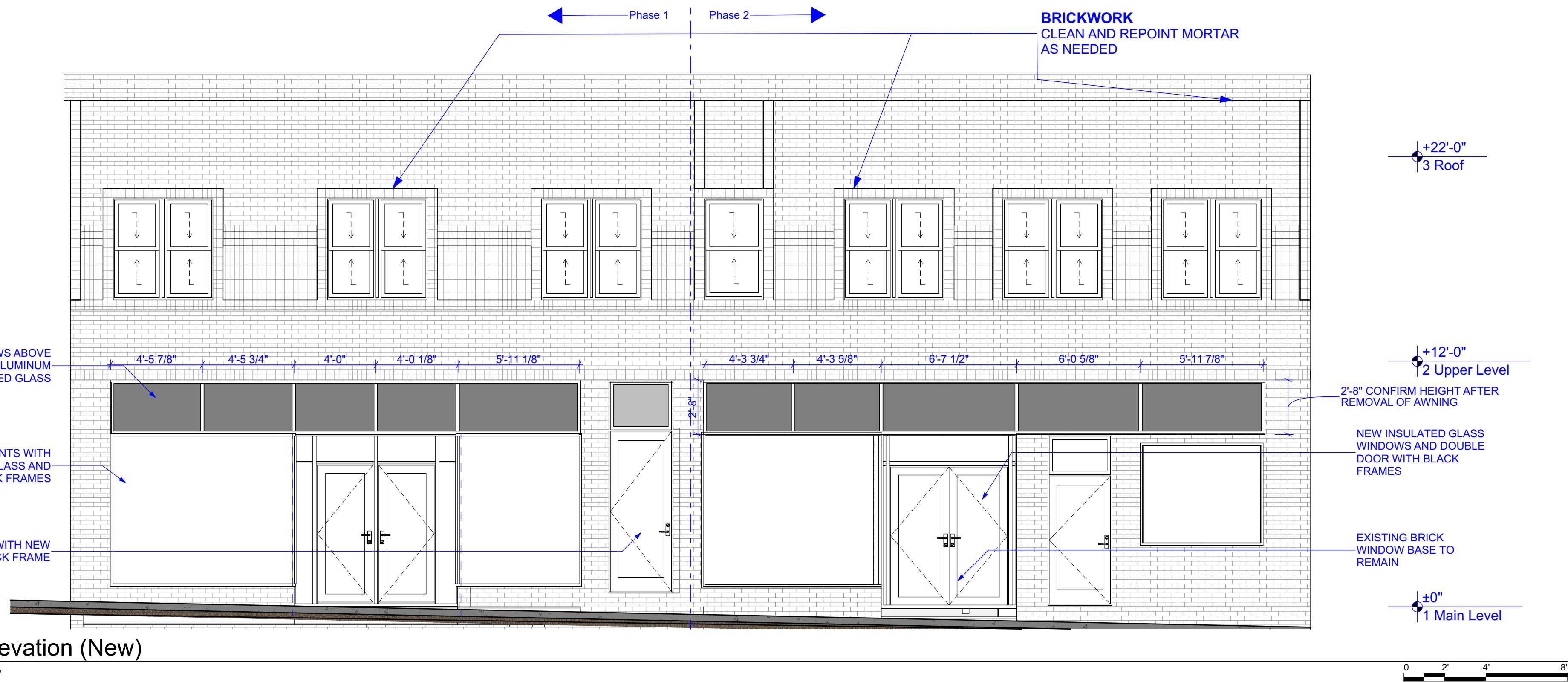
Adrian Tait

PLOTTED

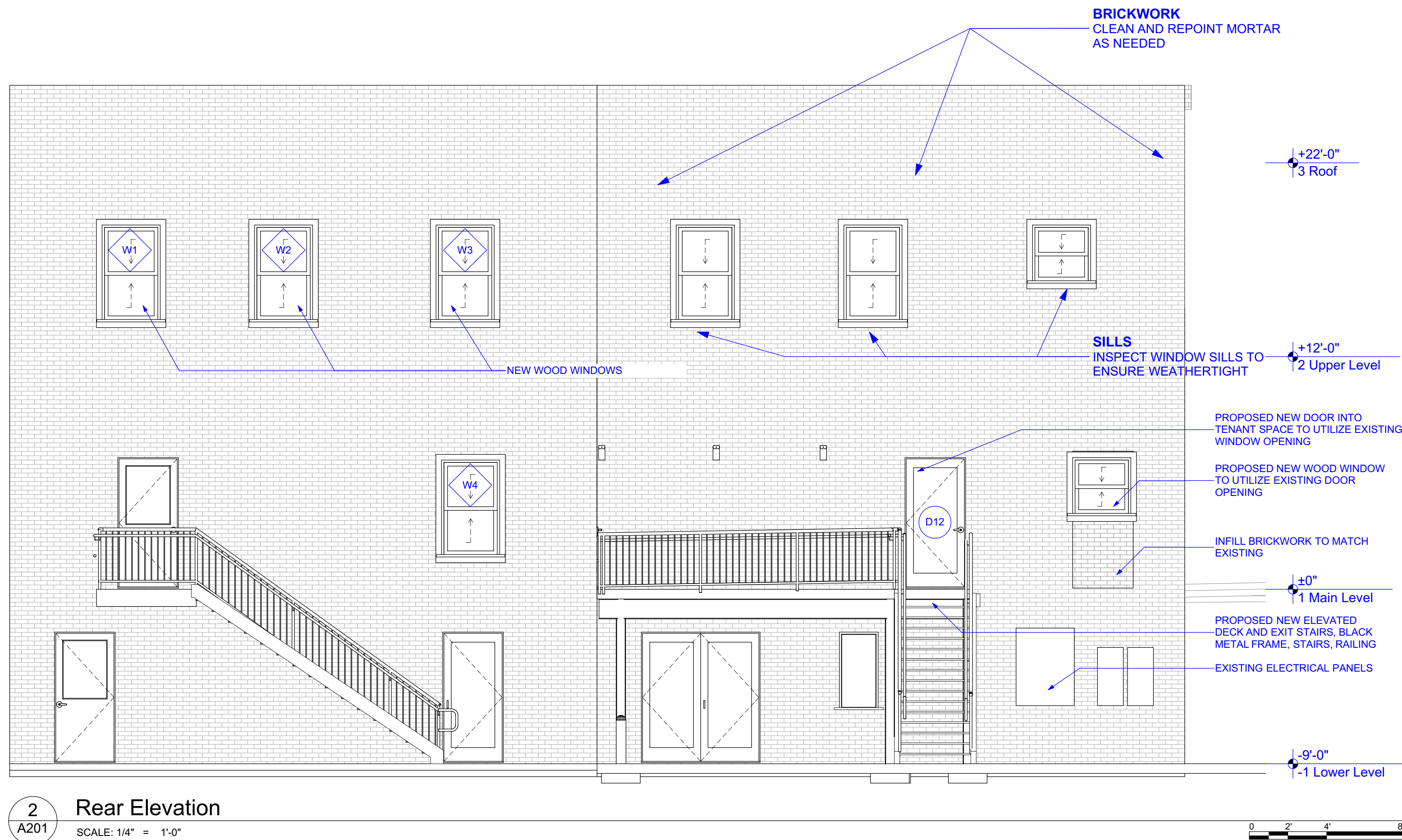
4/22/2024



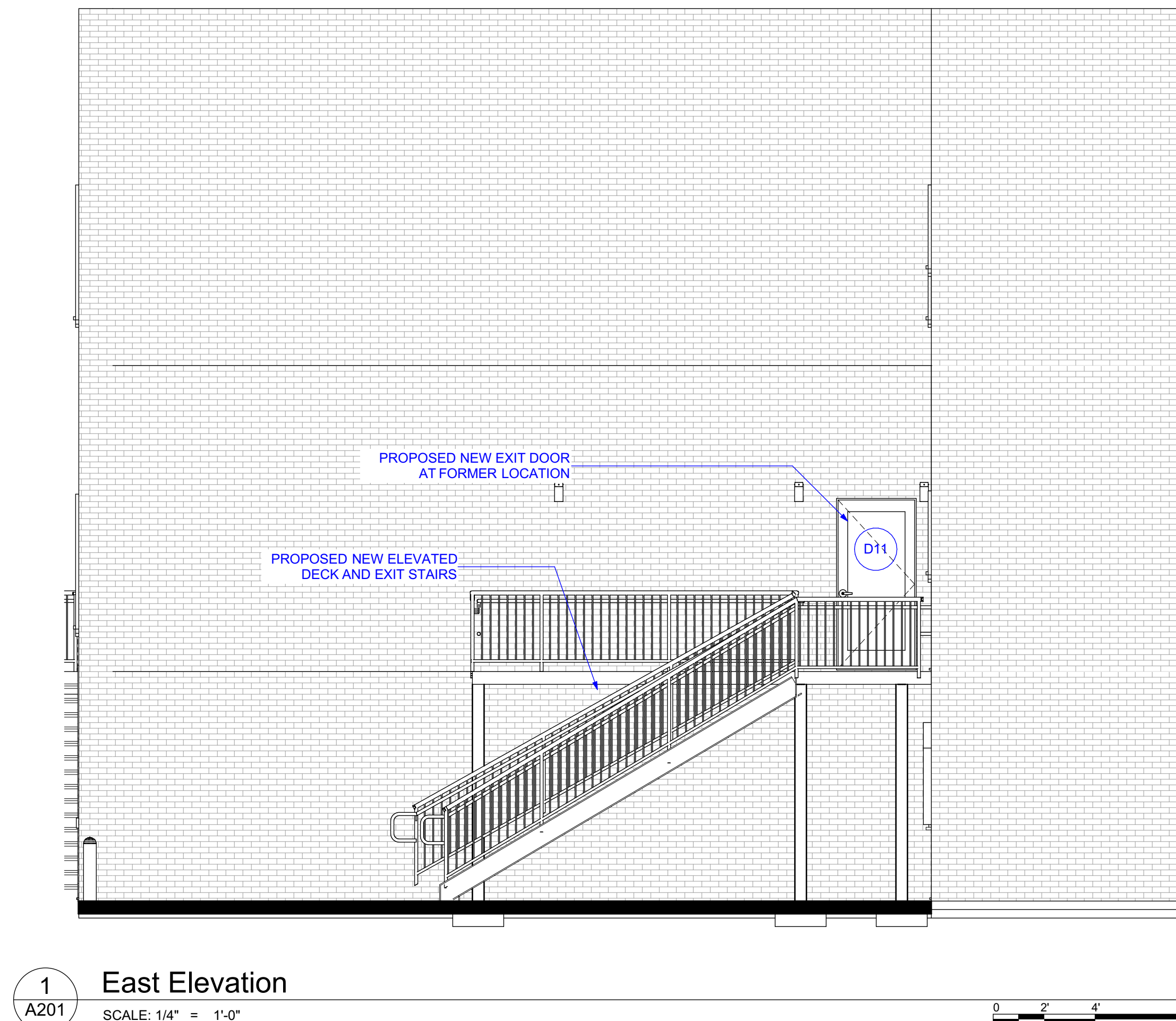
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SCALE: 1/8" = 1'-0"



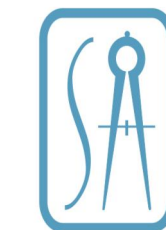
4 Primary Elevation (New)
SCALE: 1/4" = 1'-0"



2 Rear Elevation
SCALE: 1/4" = 1'-0"



1 East Elevation
SCALE: 1/4" = 1'-0"



SKETCHLINE
ARCHITECTURE, PLLC

CONTACT

Adrian Tait
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Blowing Rock, NC 28607
adrian@sketchlinearchitecture.com
828-545-1323

SEALS



DISCLAIMER

Drawings and Specifications are instruments of service and shall remain the property of the Architect. They are not to be used on extensions of the project, or other projects, except by agreement in writing and appropriate compensation to the Architect.

The General Contractor is responsible for confirming and correlating dimensions of the existing building. The Architect will not be responsible for construction methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the project.

PROJECT

230403

QUALLS BUILDING -
TENANT UPFITS

CLIENT

Trade Land Company
Will & Josh Clark
3675 Marine Dr
Greenville, NC 27834

NOTES

04/22/2024 - Review Set

REVISION BY DATE COMMENT

SHEET NAME

Elevations

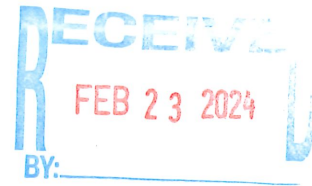
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10 OF 8

DRAWN BY
PLOTTED

Adrian Tait
4/22/2024



**Historical Analysis and Justification for Proposed Primary Elevation
Renovation of the Qualls Block (WT0595),
595-605 West King Street, Boone, NC**

The present owners of the Qualls Block (WT0595) have hired Sketchline Architecture, PLLC, to provide design services for a proposed renovation of the primary elevation of the Qualls Block to create a cohesive façade design that is congruous with the architectural history of the Qualls Block itself and the surrounding Downtown Boone Local Historic District. In addition, Sketchline proposes to alter aspects of the tertiary (south) elevation to facilitate use by future tenants. As part of this work, Adrian Tait of Sketchline has contracted with Carolina Historical Consulting, LLC, for a professional opinion on the appropriateness of the proposed renovation components.

Sketchline's design proposes the following significant changes to the present configuration of the primary (north) elevation, tertiary (south) elevation of the east half, and east-facing portion of the tertiary elevation of the west half of the Qualls Block:

Primary (north) elevation:

1. Removal of the present aluminum-frame, fabric awning, which is not historic to the building;
2. Removal of the underlying fragments of structural glass covering the original clerestory window openings (including the portion decorated with the word "Caudill's," a reference to a prior tenant);
3. Installation of replacement clerestory window bands similar to the clerestory windows in the original configuration of the building, featuring black aluminum framing and insulated glass;
4. Replacement of the off-center, non-historic door leading to the second-floor apartments with a new, full-light, black, aluminum-frame door and fixed transom light, both with insulated glass;
5. Reconfiguration of the two recessed, 1950s-era storefronts at the east half of the elevation into a single, recessed, double-door entry flanked by shop windows, with the structural support pole relocated inside the east shop window. New shop windows will be black and aluminum-framed with insulated glass;
6. Reconfiguration of the second storefront from the west with a double-door entry and new shop windows featuring black, aluminum frames and insulated glass;

7. Replacement of any mismatched first-floor veneer brick with a matching brick stock that will be painted to match the color of the painted, second-floor brick.

Rear (south) elevation of east half of Qualls Block:

1. Use existing, bricked-in window opening near center of first floor to create a new doorway to tenant space;
2. Remove hood and brick in existing, hooded piercing at left (west) side of first floor;
3. Remove boarded over door at right (east) side of first floor elevation and convert to a new window by bricking in bottom portion of opening;
4. Add new elevated deck and exit stairs (metal frame) to elevation.

Side (east) elevation of rear of west half of Qualls Block:

1. Continue elevated deck and exit stairs along this elevation;
2. Create new doorway piercing at first floor level to comply with code requirements for fire egress from this tenant space.

Historical Analysis

The Qualls Block's primary elevation features a mishmash of configurations from different periods in time over the past 100 years, which makes any proposed changes challenging for a variety of reasons. The following is a description of the known storefront configurations of the Qualls Block during the period of significance for the Downtown Boone Historic District (1918-1964).

and the more westerly half of the storefront was the Cash Grocery Store. The large, white post visible in this image is likely the dividing line between these two spaces; hinges are visible on both sides of this post, with the more easterly door likely hidden by the easterly store window. Both shop spaces had angled shop windows in wood frames with brick bulkheads leading out to the façade plane, where the wood-framed shop windows and brick bulkheads continued, resting on a concrete footer/foundation at the extreme west end. A tall, five-light, irregularly spaced clerestory window spanned across this west storefront.

Circa 1937: This image (below) shows the portico constructed near the center of the elevation, likely added in 1936, as well as the west storefront. A circa 1930s postcard (not in Digital Watauga, but available on page 21 of Donna Aker Warmuth's *Boone* book from Arcadia Publishing:

<https://www.google.com/books/edition/Boone/9Jhf1qS3UQ0C?hl=en&gbpv=1&dq=donna+akers+warmuth+boone&printsec=frontcover>) shows that the portico was

centered on the elevation. By 1937, the basement staircase and safety railing in front of the westernmost storefront had been added, possibly altering the adjacent shop window (where wood trim appears to be much thicker and the window appears to be set back slightly from the clerestory window trim). This image shows the dual entrance for the western half of the building, with the column between the two shop entrances.



The western half of the Qualls Block (left) as it appeared with its new portico circa 1937. Image courtesy of the Bobby Brendell Postcard Collection, Digital Watauga Project.



The eastern half of the Qualls Block is visible at center and right in this image from the July 1949 Watauga Centennial Parade. Note that the portico has been removed. Image courtesy of the Palmer Blair Collection, Digital Watauga Project.

July 1949: This image shows the upper portion of the eastern 60% of the Qualls Block. Note that the top of the structural glass frieze plate with "Craven Furniture Co." and "Restaurant" appears to align with the bottom of the lower rowlock course—the same alignment of the clerestory windows to the lower rowlock course in the 1923 and 1937 images. The former spacing of storefronts appears to have been abandoned, however, with the formerly centered entrance to the second-floor apartments apparently moved slightly to the east. Better evidence of this is visible in the next image from the 1952 fire. My speculation in the past has been that this alteration of the arrangement of the east storefronts occurred sometime around 1936, followed by the removal of the portico and the addition of the structural glass components circa 1944, when J. R. Craven acquired the building, or as late as 1948 following a series of other transactions. We have no known images that show the entire façade between 1923 and 1949 to verify this.



This image shows the Qualls Block during the devastating Christmas Day 1952 fire. Image courtesy of the Palmer Blair Collection, Digital Watauga Project.

December 25, 1952: This image shows the lower portion of the Qualls Block during the Christmas Day 1952 fire. The lower portion of the façade appears to be clad in structural glass panels (white up top, a dark color along the bulkheads). The eastern storefront contains a very slightly recessed, double-door entry with narrow transom and flanking aluminum frame shop windows (two east of the entry, one west). Just to the west of this storefront (at the fourth parking meter from left) was the entry to the second-floor stairwell, now moved beneath the third double window bay from the east on the second floor. This shift appears to have been part of the renovations that realigned the east storefronts—as early as 1935 or perhaps as late as 1944 (when Qualls sold the building to Craven) or 1948 (after a series of quick succession transactions beginning in 1945 had put the building in the hands of the Greene and Wilcox families). West of the second-floor door was the Skyline Restaurant, with its large, plate glass windows on either side of a central, single, recessed entry. Finally, at the west end of the block was the City Meat Market, with its single, recessed entry, as well as the basement staircase leading down to Earl Miller's watch and clock repair shop.



This October 31, 1954, image shows children gathered with their Halloween masks in front of Palmer Blair's studio in the Qualls Block. Image courtesy of the Palmer Blair Collection, Digital Watauga Project.

October 31, 1954: This image offers an excellent detail shot of most of the configuration of the eastern two shops with the common recessed entry, the metal pole, and the second-floor apartment entrance. Note the type of door present at that time on the second-floor entry.



This image is believed to show the September 21, 1956, Appalachian High School Homecoming Parade passing in front of the Qualls Block. Image courtesy of the Palmer Blair Collection, Digital Watauga Project.



This image shows a float in the 1958 Homecoming Parade passing part of the Qualls Block. The image appears in the 1959 *Rhododendron* yearbook.

September 21, 1956, and 1958: These excellent, post-fire images show the changes resulting from the 1952 fire. Most obvious, of course, is the painting of the entire façade with white paint, almost certainly to obscure significant scorching damage to the brick. Also noteworthy is the replacement of the structural glass frieze plate above the first-floor shops with new glass that contained only the Caudill's store name. These images clearly illustrate that the structural glass not only covered the old clerestory window openings above the shopfronts but also extended down to sidewalk level along the obscured masonry portions surrounding storefront and door openings. The east storefront had also been altered into our present-day configuration, with two shops (Bill's Shoe Store and Palmer's Photo Shop) sharing a common recessed entryway leading to two separate doors, and a metal pole supporting the brick façade, cheated toward the easternmost shop windows. The second-floor staircase entry remained in its same location. The metal, cable-hung, scalloped awning over the Caudill's shop obscures some of the next storefront entry to the west, but it appears to be similar to what was there prior to the fire—two large shop windows flanking a centered entry that is slightly recessed (where two women appear to be seated in the 1956 image). West of this is the City Meat Market and Grocery space, with its recessed entry set at the east edge of the store and a large shop window set toward the west.



The Qualls Block as it appeared circa 1961. Image from the 1961 *Rhododendron*.

Circa 1961: This image shows most of all four shopfront configurations still intact with the 1953, post-fire configuration.



Property of Appalachian State University

This image shows the configuration of three of the four storefronts in Fall 1965. Image courtesy of the Appalachian State University Historical Photos, ASU Digital Collections.

Fall 1965: This image shows the new configuration of the two western storefronts (Newton's Fashion Shoppe and The Store). Newton's Fashion Shoppe opened in June 1965, with renovations to the storefront occurring to facilitate the new tenant's operations. Caudill's (the former tenant) sold the business to Newton's in December 1964, and Newton's advertised a clearance sale in January 1965 "in preparation for complete remodeling" (see *Watauga Democrat*, 1-28-1965, B4). Beyond the wood shake, shallow awning, the important part to note about the second storefront from the west is that the storefront that had been predominantly flush with the north elevation of the building was cut back into an arrangement similar to what is seen today, thus placing that storefront configuration just outside the period of significance for the district and the building.

Conclusions

It's important to understand that any one of these configurations from 1923 to 1964 and the materials associated with them are considered to be "historic" to the period of significance for the district (1918-1964) when applying the District Standards to

any proposed work, whereas the current configurations of the two western storefronts (souvenir shop and Venture) are not “historic,” as those changes occurred outside the period of significance. The current exterior appearance of the north elevation of the Qualls Block is further complicated by recent exterior changes to the westernmost storefront (Venture Chocolate) that occurred prior to the designation of the Downtown Boone Historic District. It is unlikely that those changes would have been approved by the HPC had the Standards been in force at that time. This creates a visual “disconnect” between the older arrangements of the storefronts to the east and the more recent (and contemporary) design of the exterior of the Venture space. I understand that this is, in part, the impetus for the present owners seeking to alter the other storefronts.

This leaves the questions of a) whether the proposed changes to the Qualls Block have an adverse impact on surviving historical materials and elements and b) whether the proposed changes are congruous with the Downtown Boone Historic District.

After consulting in detail with staff of the North Carolina State Historic Preservation Office, it became clear that the first pressing point of analysis is which version of the building’s north elevation was the “historic configuration” that might be adversely impacted by the proposed changes. As the description of the building’s evolution above indicates, the storefront configurations of 1923 (original appearance), 1937 (modified appearance with portico and staircase at west end leading to basement shop), and the late 1940s (pre-1952 fire) have been virtually erased at the first-floor level. This leaves the post-fire, mid-1950s configuration for consideration. Bear in mind that the underlying NPS form of preservation guiding application of the District Standards is rehabilitation, not restoration. As SHPO staff affirmed in my consultation with them, the test for rehabilitation to a particular historic appearance is that sufficient “critical mass” of character-defining elements from that particular appearance—through intact examples of materials, design, workmanship, etc.—still survives in situ.

When we analyze the defining characteristics of the surviving elements of the post-fire, mid-1950s appearance, we actually find that what survives does not meet this “critical mass” test:

1. As seen in the August 2019 image, most of the post-fire, mid-1950s structural glass signage and veneer treatment surrounding the storefronts was either badly damaged or has been removed. Mastic from the old structural glass application was still visible, adhered to the brick in the columns between the westernmost storefronts. The removal of a portion of the temporary covering over the east storefront in the later 2019 image revealed that the structural glass signage band above that storefront was also badly damaged, with portions missing altogether.



North elevation of the Qualls Block as it appeared on August 18, 2019. Image by Eric Plaag, Carolina Historical Consulting, LLC, for the Downtown Boone Historic Resources Survey Report.



North elevation of the Qualls Block as it appeared in late 2019, after the upper façade had been painted but before the original upper façade windows had been replaced. Image provided by Will Clark, Trade Land Company LLC.



The north elevation of the Qualls Block as it appeared in August 2022, after renovation of the westernmost storefront for Venture Chocolate and replacement of the second-floor windows. Image courtesy of Google Streetview.

2. As seen in the August 2019 image, at least five different brick stocks were in use—the easternmost column, the bulkheads for the two eastern storefronts, the column between the eastern storefronts and the entry door to the second-floor apartments, the bulkhead for the second storefront from the west, and the columns with mastic on them surrounding the second storefront from the west.
3. As seen in the later 2019 image, the brick stock on the columns surrounding the storefronts has been replaced or covered with a new brick veneer, presumably to achieve a more uniform appearance for the front of the building.
4. As seen in the 2019 and 2022 images, the entrance configuration for the doorway leading to the second-floor apartments does not contain a period-appropriate door and has been dramatically altered by infill elements.
5. The reworking of the westernmost storefront for Venture Chocolate, coupled with the non-historic configuration of the second storefront from the west (dates to 1965, outside the District's period of significance) leaves the spatial configuration of the eastern two storefronts as the last surviving element of the post-fire, mid-1950s configuration of the storefronts. Given the change in brick stock and the obliteration of most of the structural glass elements, this surviving spatial configuration "reads" as nonsensical and as an aberration in relationship to the remainder of the elevation. On its own, it cannot and does not sufficiently convey the style, design, workmanship, or materials elements of the uniform, post-fire, mid-1950s appearance of the first-floor storefronts.

Taking all of these factors into consideration, it is my professional opinion as a historical consultant with more than 22 years of experience in preservation matters that insufficient critical mass of character-defining elements (extant design, materials, and workmanship) from the post-fire, mid-1950s period survives to warrant requiring a rehabilitation of the first-floor storefronts back to this appearance. Furthermore, it is my professional opinion that the proposed alterations DO meet the following standard from Appendix D (District Standards):

1.4 When original or early storefronts...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.

I do not believe that the original, 1923 clerestory elements survive underneath any remaining structural glass in the clerestory band, but the reintroduction of this clerestory window element as part of a "modern" storefront design is far more congruous with the District, the surrounding buildings, and the Qualls Block itself than the current mishmash of elements (some historic, some not) from the past century. As an architectural historian, I am always going to favor a solution that makes a building look more "congruous" with its original appearance, which further makes me uncomfortable about trying to rehabilitate the Qualls Block to the 1953 appearance for the entire façade, which was architecturally awkward even in its own time for a building that was originally built in 1923.



Rear (south) elevation of the Qualls Block as photographed on November 12, 2015, by Nicole Holladay for the Downtown Boone Historic Resources Survey.



Side (east) elevation of rear of west half of Qualls Block (left) and rear (south) elevation of the east half of the Qualls Block (center) as photographed on November 12, 2015, by Nicole Holladay for the Downtown Boone Historic Resources Survey.



Detail crop showing the rear (south) elevation of the Qualls Block, circa 1960. Image courtesy of the Alfred and Daisy Adams Collection, Digital Watauga Project.

Regarding the proposed changes to the rear (south) elevation of the east half of Qualls Block, these changes attempt to make use of existing piercings in a tertiary elevation to accomplish the desired changes. Furthermore, this tertiary elevation has been so abused in the past by various architectural changes (including new piercings made outside the District's period of significance) as to effectively destroy any sense of the "original" or "historic" appearance of this elevation. In the case of the proposed changes to the side (east) elevation of the rear of the west half of the Qualls Block, this otherwise featureless, undistinguished elevation effectively functions as a tertiary elevation, given that it is not visible from any position other than at the rear of the Qualls Block as a whole. Accordingly, the proposed changes do not appear to violate Appendix D Commercial Standard 6.1, which reads in part, "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." Indeed, Appendix D Commercial Standard 6.4 further instructs (in part), "On tertiary elevations not visible from the street, new door or window openings should be proportionate to existing ones and include matching design elements." As for the addition of the deck, walkway, and staircase at the rear of the Qualls Block, Appendix D Commercial Standard 8.8 reads,

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 history 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.

Based on the proposed designs that have been shared with me, the proposed changes to these rear elevations appear to meet these Appendix D Standards.

Based on this analysis, it is my professional opinion that the proposed changes to the primary and tertiary elevations of the Qualls Block meet the Appendix D Standards. In particular, it is my view that the proposed changes to the north (primary) elevation will actually create a more cohesive and more congruous appearance for the District as a whole and the Qualls Block itself than the current mishmash of disrupted, damaged, and degraded architectural elements added to the building over the past century.

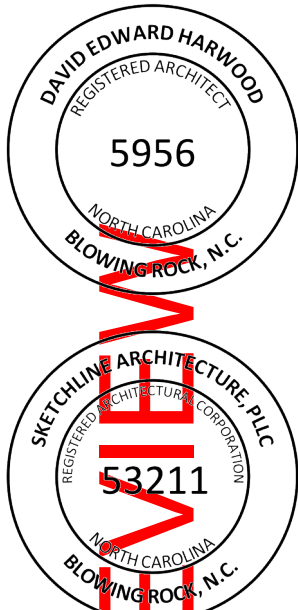
Eric Plaag, Principal Consultant
Carolina Historical Consulting, LLC
February 18, 2024

QUALLS BUILDING - TENANT UPFITS



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SEALS



DISCLAIMER
Drawings and Specifications are instruments of service and shall remain the property of the Architect. They are not to be used on extensions of the project, or other projects, except by agreement in writing and appropriate compensation to the Architect.
The General Contractors responsible for confirming and correlating dimensions at the job site. The Architect will not be responsible for construction programs, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the project.

PROJECT 230403

QUALLS BUILDING - TENANT UPFITS

CLIENT
Trade Land Company
Will & Josh Clark
3675 Marine Dr
Greenville, NC 27834

NOTES

Property Information

Project Type: Interior renovations at 595 and 605 West King St.

Owners: Trade Land Company Will & Josh Clark

Site Address: 595-605 W. King St Boone NC 28607

Assessor Parcel Number: 2900884900000

Zoning: B1 WITH HISTORIC DISTRICT OVERLAY

- General Notes**
1. All work shall conform to all applicable codes and ordinances.
 2. Do not scale drawings: use calculated dimensions only. Verify existing "as-built" dimensions as req'd. All dimensions are to face of stud unless noted otherwise.
 3. Verify all rough-in dimensions and locations for equipment, fixtures etc. Provide all blocking, buck-outs, backing and jacks required for installation.
 4. All wood in contact with concrete to be pressure treated.
 5. All flashing to be galvanized, galvalume or factory finish to be approved by architect and owner.
 6. Contractor shall verify all existing conditions prior to initiating any portion of the work.
 7. Provide all protection, shoring and bracing as required by site conditions in order to maintain a safe job site and protect components to remain.
 8. Stair and guardrail openings to be less than 4".
 9. Tight line all affected drainage to approved drainage system.
 10. All framing to be properly caulked, sealed, gasketed or otherwise treated to minimize air infiltration prior to sheathing and finishing.
 11. All (new) smoke detectors to be hardwired to home's electrical system.
 12. If subsurface water is encountered at any point, contact the owner's geotechnical engineer for recommendations before proceeding.



ARTISTIC RENDERING



ARTISTIC RENDERING



ARTISTIC RENDERING



ARTISTIC RENDERING

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605 W King St Vicinity Map

02/19/2024 - HPC Approval

REVISION BY DATE COMMENT

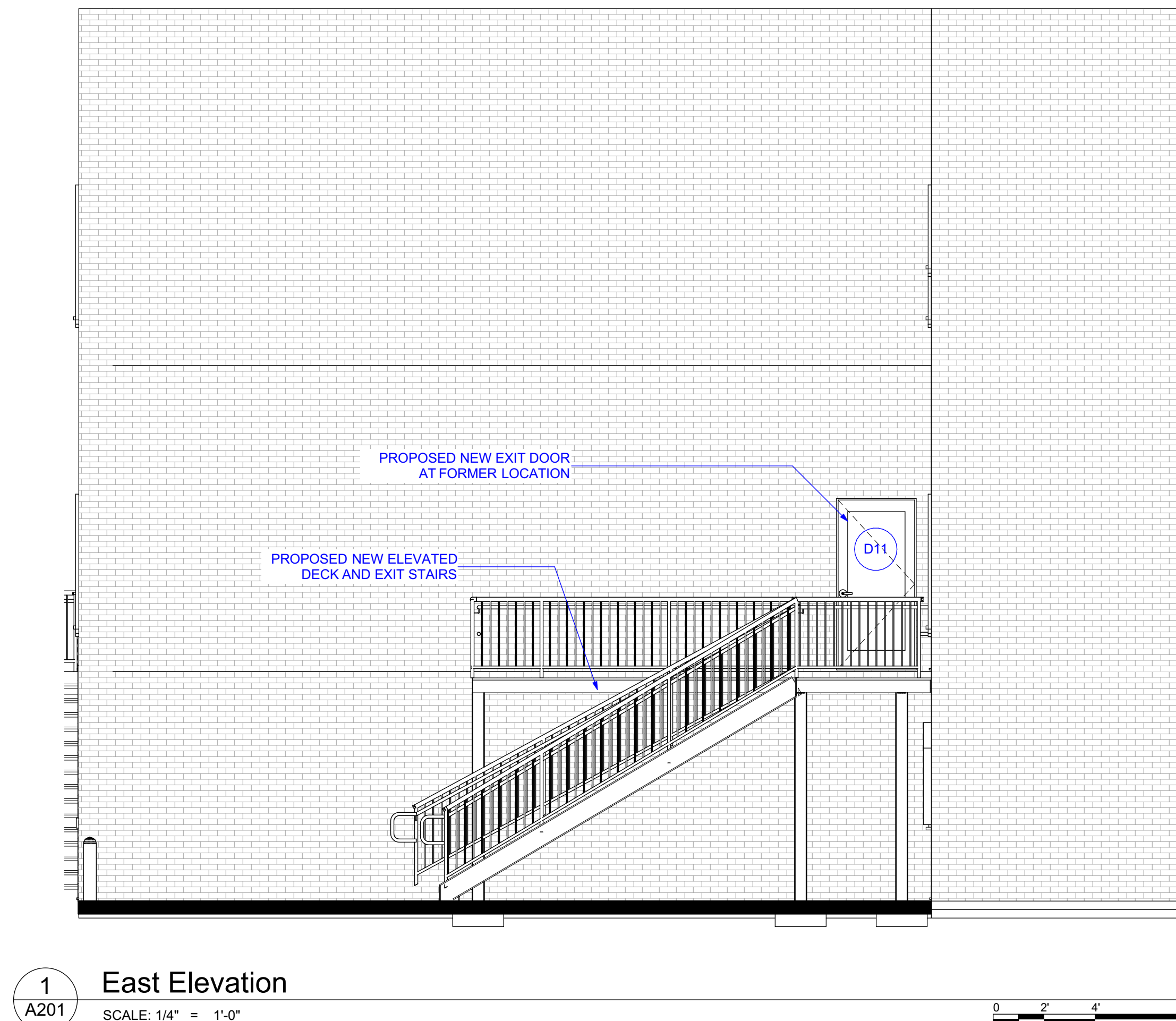
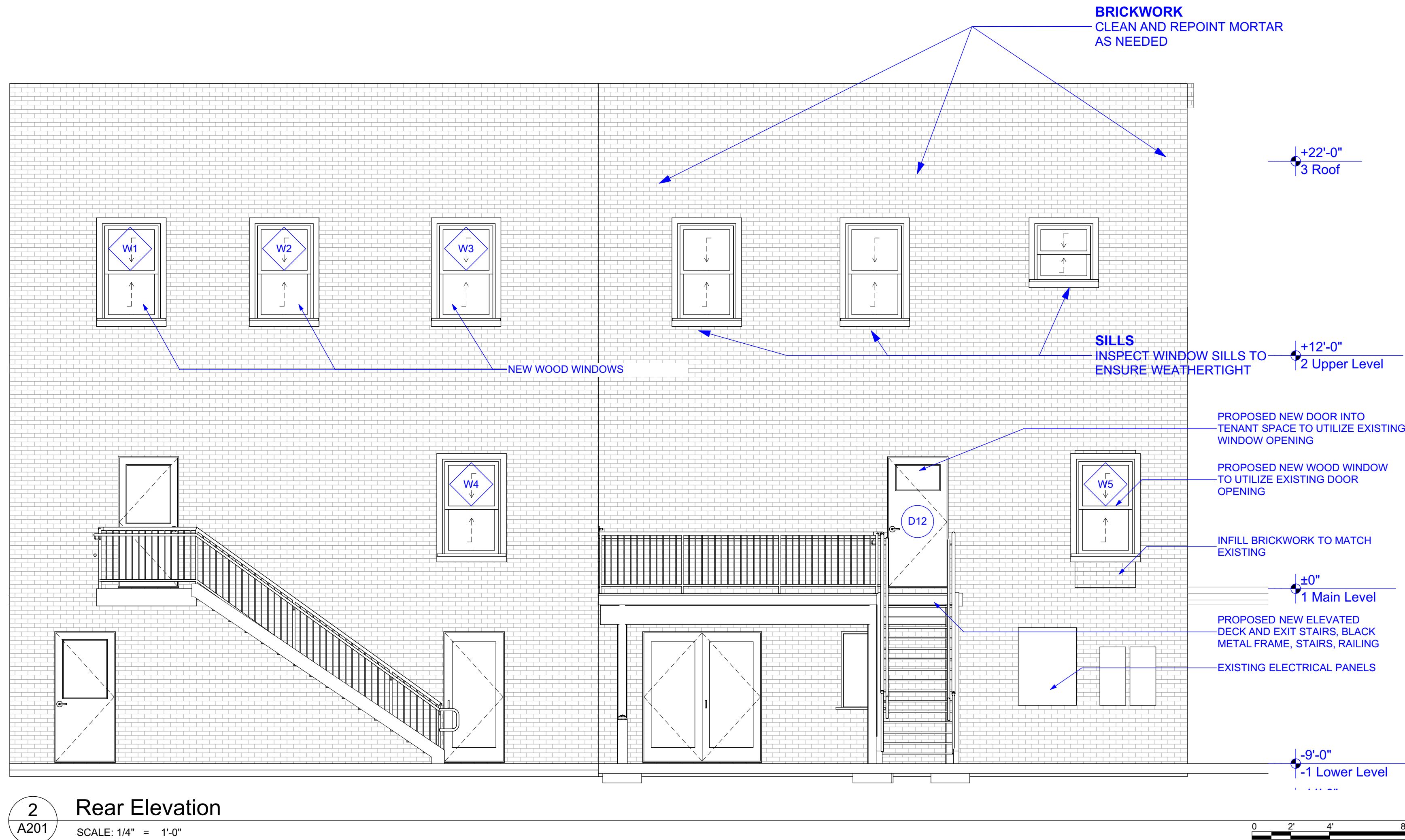
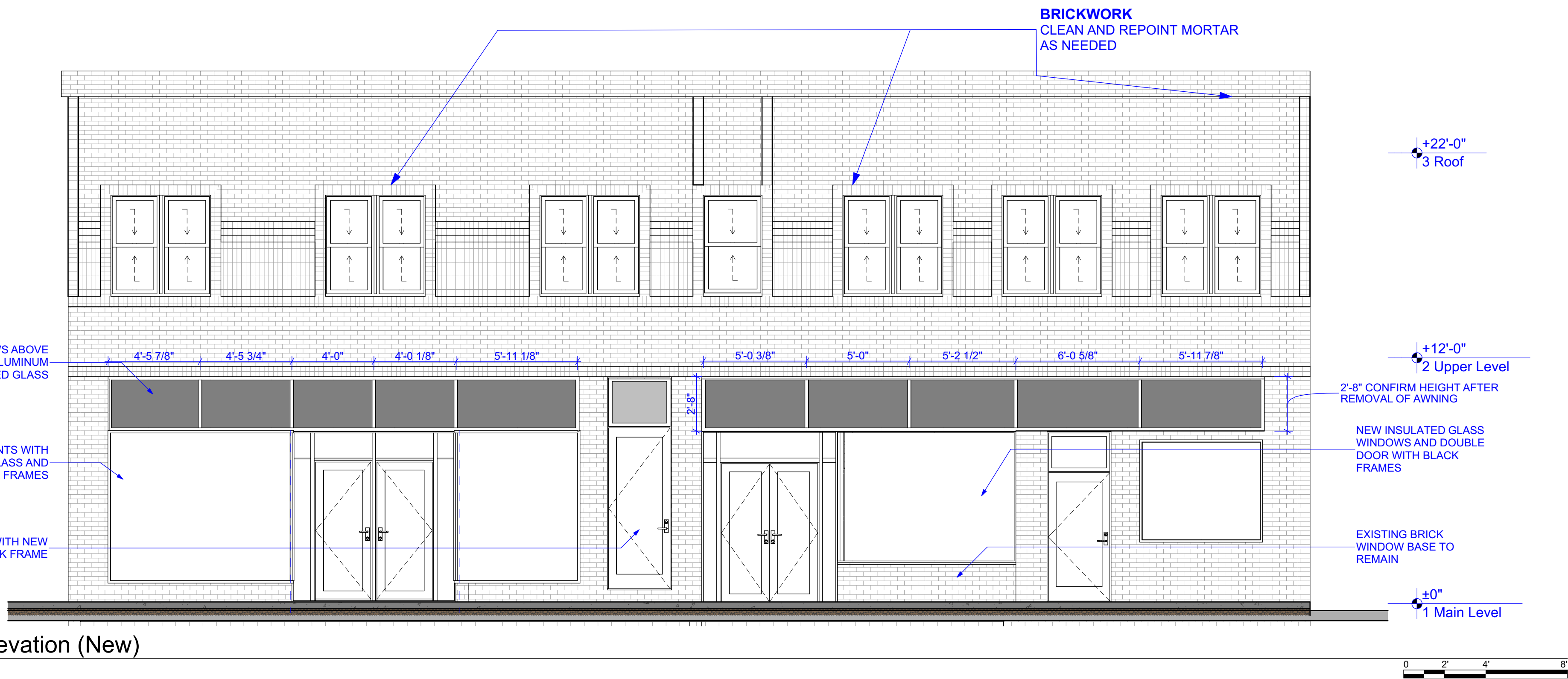
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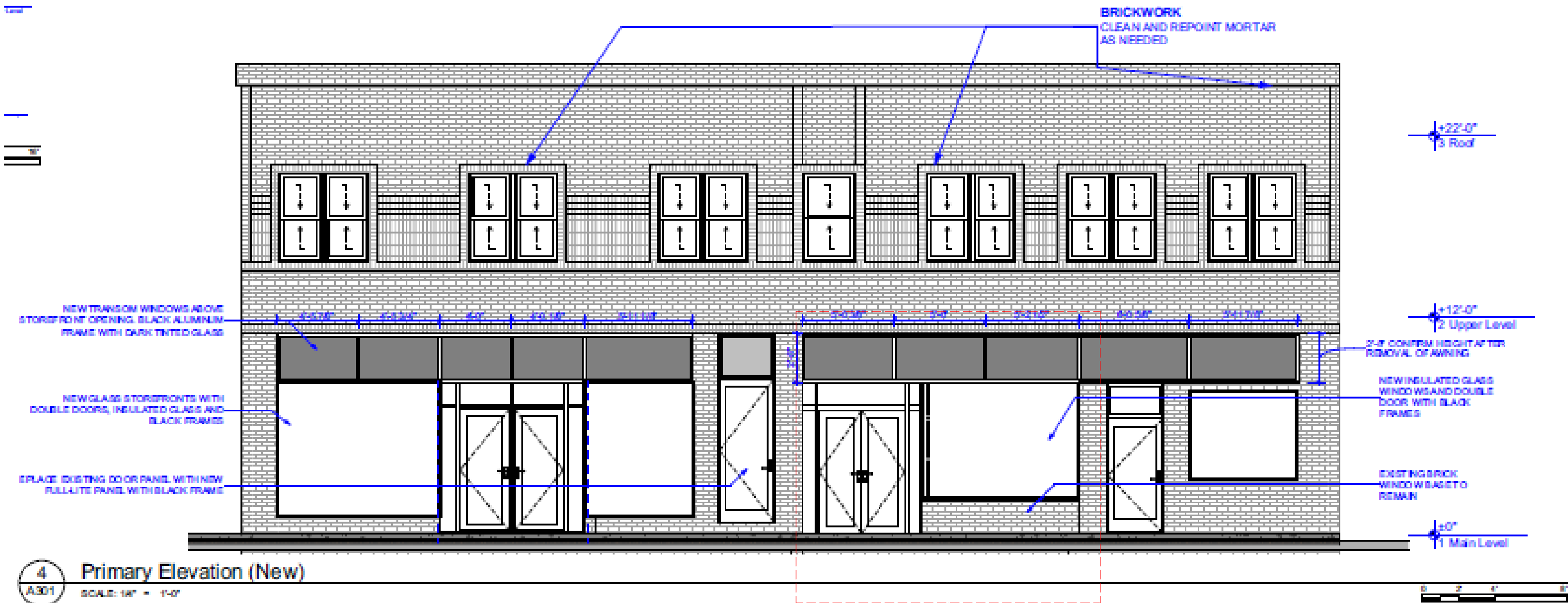
Cover Sheet and Site Plan

SHEET NUMBER

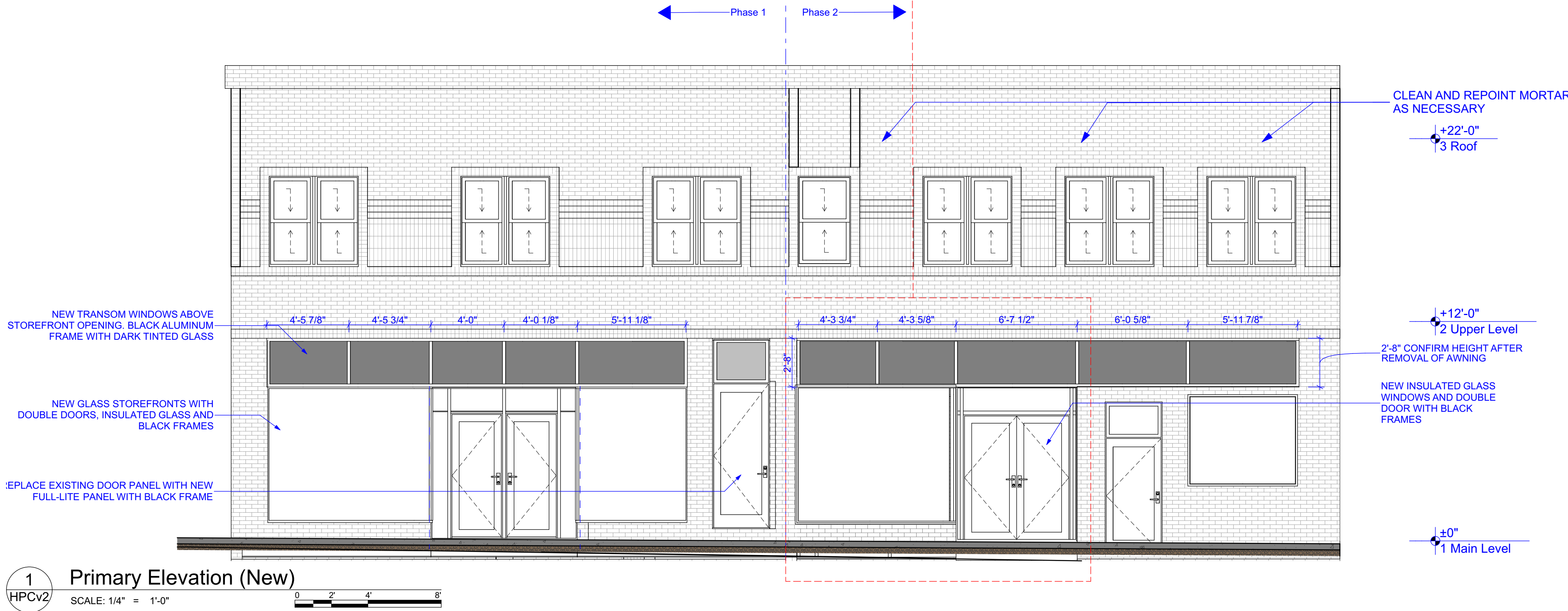
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1 OF 12

DRAWN BY Adrian Tait
PLOTTED 2/15/2024





Above is the originally storefront configuration approved by the HPC. Below is the revised configuration now proposed. The revised configuration moves the door to the right side of the opening in order to coordinate the sidewalk level with the door and interior floor height. All other facade details will remain as originally approved.





Staff Report

June 11, 2024

Case A24-0285 Qualls Block Building - Certificate of Appropriateness for Major Work

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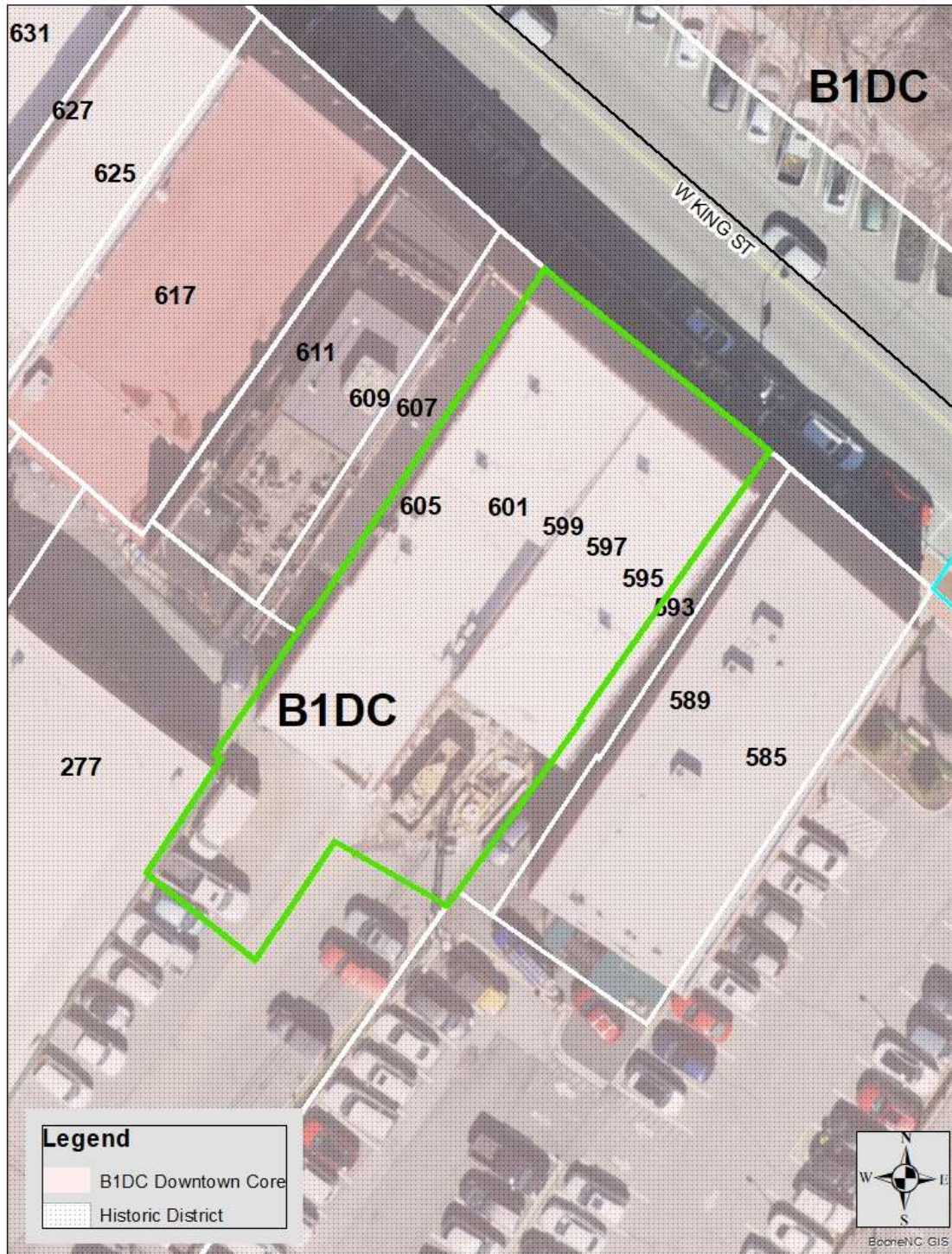
Request

Will Clark of Trade Land Company, LLC is requesting a Certificate of Appropriateness (COA) for Major Work for the alteration of a previously issued COA for 595, 597, and 605 West King Street (Greene & Wilcox Building also known as, JL Qualls Block Building) located in the Downtown Boone Local Historic District, which was to alter the primary elevations including reconfiguring the storefront. The proposed alterations from the previously approved plan include reconfiguring the locations of the proposed entry door and storefront window directly adjacent to the existing, unaltered storefront. The revised elevations depict the modifications to the primary elevation along with a direct comparison to the previously approved storefront. The subject property is outlined in green on the map below.

The Table of Minor Work and Major Work, located in both UDO Article 8, Subsection 8.05.03 and Appendix D, requires the applicant to obtain a (COA) for alterations of windows and/or doors on the primary elevations.

Staff Notes can be found throughout the report marked in ***bold green italicized text***.

Zoning Map



History

04/02/2024

The Boone Historic Preservation Commission approved a Certificate of Appropriateness (COA) to alter the primary and tertiary elevations including

removal of the current awning, reconfiguring the store front, replacement of mismatched brick, and adding a door and exit stairs.

Parcel Information

Address: 595-605 West King Street

Property Owner: Trade Land Company LLC

Watauga County PIN: 2900-88-4900-000

Lot size (total): 0.156 Acres

Jurisdiction: Town of Boone

Access: West King Street

SFHA: No

Watershed District: No

Corridor District: No

NCD: No

Viewshed: No

Steep Slope: No

Very Steep Slope: No

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

The B1 Downtown Core, together with the B1 Downtown Interface District encompass the Town of Boone's downtown area and represent, in large measure, the remaining vestiges of the Town's historic character. Regulations in these districts are intended to preserve and maintain a small town, high country atmosphere. Preservation and adaptive reuse of existing historic buildings are encouraged and new construction shall be appropriately scaled to be sympathetic to the existing built environment. Design and regulatory standards for these districts reinforce the character of the downtown as a pedestrian friendly area by encouraging architectural solutions that are visually interesting, and are compatible in scale and character to the surrounding area. To help accomplish this, the area is divided into two (2) districts, each with its own character and scale which contribute to the overall vitality of the downtown area. Identification of the districts is listed below:

1. **B1 Downtown Core District:** The Downtown Core District is the center of the downtown area and contains the greatest concentration of historic commercial buildings. This district establishes a continuous building facade at the street frontage to strengthen the identity of downtown as a pedestrian destination where pedestrians feel comfortable through the careful selection of building materials, human scale design, and ground floor fenestration. Standards in this district reinforce the historic nature of the existing built environment through regulation of appearance, height, scale and mass.
2. **B1 Downtown Interface District:** The Downtown Interface District serves as a gateway into the downtown area and as the transition between the B1 Downtown Core District and adjacent zoning districts. Development in this

district must be sensitive to issues of compatibility with the Downtown Core District as well as surrounding zoning districts, many which are low-density residential.

Staff Note: The Downtown Boone Local Historic District is an overlay district, which is a district that overlaps, in this case, the general use B1 zoning districts and contains standards in addition to the underlying general use district zoning standards. Where requirements conflict, overlay district standards supersede.

Zoning & Use of Adjacent Properties		
	Adjacent Zoning	Adjacent Land Use
North	B1 Downtown Core, Downtown Boone Local Historic District	Government Use (Jones House)
East	B1 Downtown Core, Downtown Boone Local Historic District	Retail
South	B1 Downtown Core, Downtown Boone Local Historic District	Government Use (Town Hall Parking Lot)
West	B1 Downtown Core, Downtown Boone Local Historic District	Multi-Family in Mixed Use Retails

Architectural Survey/Designation Report Information

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).

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

The Designation Report summary is included on the right (in blue), and the full Architectural Survey summary is included below.

Staff Note: The subject property is classified as “CA” and “CH”. CA means the building contributes to the character of the district based on architectural significance and CH means the property contributes to the district based on historical significance related to events or individuals associated with the property.

Architectural Survey

WT0595 J. L. Qualls Block (1922) 603 West King St. An especially auspicious year for Downtown Boone’s development was 1922, when local business leaders and the Watauga Democrat continued to promote the local development boom with the slogan, “Watch Boone Grow” (see, for example, the March 2, 1922, issue). One of the first buildings to actually break ground that year was the J. L. Qualls block, a two story, brick, commercial block building with basement, which already had its construction materials on site in March 1922. Built on what appears to have been the old D. J. Cottrell storehouse lot, by July, the brickwork was complete, with the masons shifting to the Jones Block (WT0591) job site just down the street (Deed Book 24, Page 337, and Watauga Democrat, July 20, 1922). This fact, coupled with the remarkable similarity in appearance among the Boone Drug Building (WT0849), the Jones Block, and the Qualls Block suggests that the contractor on all three may have been Poe and Triplett of Lenoir, who are documented as having completed the Boone Drug Building. The most obvious similarity is the central, second floor entrance flanked on either side by storefronts, with pilaster divisions used to segment the central portion of the building. We know that Poe and Triplett was operating in Boone for several years during the early 1920s; both the Administration Building and the Science Building at the Appalachian Training School were their handiwork, and they later completed the Appalachian High School building and the first Cove Creek High School. There is some evidence to suggest the Qualls Block was built in stages; newspaper accounts mentioned that construction on the west section,

WT0595 J. L. Qualls Block (1922)—CH, CA 603 West King Street (2900-88-4900-000)

Built in 1922 as one of three similarly designed, mixed-use properties constructed by the Poe and Triplett firm out of Lenoir as part of the “Watch Boone Grow” campaign, this two-story, commercial block building with basement features a central entrance to a staircase leading to the second-floor apartments, flanked by two storefront on either side, with pilaster divisions highlighting this central entrance. Raised stretchers serve as an unusual jigsaw trim around each of the second floor windows on this north elevation, giving them a pronounced appearance against the recessed plane of the much of the second floor façade. Early tenants included a hardware store and a restaurant, both run by J. L. Qualls, and a grocery store. The building also features a sidewalk staircase descending to basement shops below the west end of the building. From 1923 to 1952, the second floor was home to a hotel operation known mostly as the Carolina Hotel. A fire on Christmas Day 1952 gutted much of the building, after which the second floor was used for apartments and the upper façade of the north elevation was painted. Prior to the fire, the original storefront configurations had been altered several times, and the fire brought still another set of changes, so that the current storefront configurations and divisions bear little resemblance to the originals. Nevertheless, the building retains its original form and many of the pedestrian architectural flourishes that characterized the building as an anchor property for Boone’s redevelopment beginning in the early 1920s. Renovations started in 2019 have revealed several of the 1950s-era storefront treatments, and the present owners continue to work on ways to recreate a more historical appearance for these shop spaces.

with its exterior access to apartments and space for a “modern café” on the first floor, quickly followed completion of the east section, built for Qualls’s hardware store (Watauga Democrat, October 5, 1922). This may explain the long delay between the announced completion of the brickwork in July 1922 (Watauga Democrat, July 27, 1922) and the eventual completion of the entire commercial block, which was announced in March 1923. The final stages of this work on the west half of the building are visible in a 1923 image in the Historic Boone Collection (His-Boo-1.19.6). When the Qualls Block first opened, it was home to the Qualls Hardware Store, the Qualls and Company Restaurant, and the Cash Grocery Store, operated by H. H. McDougald (Watauga Democrat, March 22, 1923). This grocery store most likely functioned either out of the back of the hardware store or as part of a partitioned store space on the east side of the building, as the 1923 Historic Boone image clearly shows only two storefronts along King Street and no basement access from the sidewalk. Qualls apparently tired of the hardware business rather quickly. In late 1923, Qualls sold out the hardware stock to his son, Ed Qualls, and A. F. Dixon, then converted the second story of the building into the Commercial Hotel, later known as the Carolina Hotel after 1936 (Watauga Democrat, October 4, 1923, and July 16, 1936). In 1927, the restaurant space on the first floor of the west portion of the building took on the name of the Princess Café, a popular eatery in Boone through about 1937, even though management of the restaurant changed hands just about every year (Watauga Democrat, October 4, 1928). In February 1931, Ed Qualls, the son of J. L. Qualls, took over management of the Princess (Watauga Democrat, February 12, 1931). Shortly thereafter, the Princess Café also became the base of operations for the Union Bus Terminal until the bus operation moved to the Linville River Railway depot in October 1933 (Watauga Democrat, October 12, 1933). Tenants in the east storefront of the first floor are more difficult to track, as it is not known when either the grocery store or the hardware store closed. By early 1926, references to a store known as the The Fashion Shop, operated by Ed Qualls, began appearing in the local paper (for first reference to this business being in the Qualls Building, see Watauga Democrat, November 18, 1926). In October 1929, Ed Qualls sold the business to his father, who then spent the next two years closing out the inventory (Watauga Democrat, October 17, 1929). In 1931, J. B. Brewer opened the Five to Five Store in the same space, which appears to have been partitioned from a self-service grocery known as the J. & E. Self-Service Store, which had operated in the space since late 1927; later in 1931, the Five to Five took over this space to sell shoes and thus doubled its square footage (Watauga Democrat, May 21, 1931, and October 22, 1931). In May 1935, Qualls appears to have created an east side entrance in the alley now occupied by WT0848 to provide egress to a new “Basement Bargain Store” (Watauga Democrat, May 2, 1935). Also occupying the building after 1935 was the Ruth and Louise Shoppe (Watauga Democrat, October 31, 1935), which appears to have taken over part of the old Five to Five Store space (Watauga Democrat, May 2, 1935). That same year, Qualls appears to have opened the Qualls Furniture Store toward the east end of the block, suggesting that Qualls had essentially divided the original storefronts into a total of four storefronts, each with independent access. The following year, Qualls sold the Commercial Hotel business, apparently in conjunction with these renovations to the building, and the name was changed to the Carolina Hotel (Watauga Democrat, July 16, 1936). These renovations are evident in a circa 1936 postcard image (Bob-Bre-02-115), which shows major changes to the west half of the building (the east half is not visible). The most obvious change was the addition of a wooden porch spanning the middle section of the building, with a spindled balustrade around the porch roof. This porch rested on rounded columns with squared pedestals and caps, while the entablature of the porch roof was unusually ornate for the prevailing architecture of Boone at the time. Indeed, its similarities to the appearance of the porch roof of the Daniel Boone Hotel, then located diagonally across King Street, may be a reflection of the competition between the two properties. In any

case, the porch was a short-lived feature, as it was no longer present by the time of the 1949 Watauga Centennial Parade (Pal-Bla-04-236). A more lasting change was the addition of a basement entrance accessed via a concrete staircase below sidewalk grade at the west end of the Qualls Block. It appears likely that this led to a barbershop, as evinced by a barber pole evident at the top of the staircase in the 1936 postcard image, although two separate shops are now present below grade in this space. By this point in time, the Princess Café appears to have changed names to the Carolina Café, occupying the same space under management by the hotel's new operator, Milton Young (Watauga Democrat, July 16, 1936). Five years later, Qualls appears to have moved his furniture store out of the east storefront and into the two middle storefronts, with the Elite Shop occupying the east storefront (Watauga Democrat, February 13, 1941, and March 13, 1941). Three years later, Qualls sold the entire building outright to J. R. Craven (Deed Book 59, Page 59, and Watauga Democrat, September 7, 1944), where he opened the Edmisten-Craven Furniture Store. By 1949, Craven Furniture Company still occupied the east half of the first floor of the building, while the Skyline Restaurant was present in the center portion, as seen in a 1949 Watauga County Centennial Parade image (Pal-Bla-04-236), even though Craven had sold the building in 1945. After a succession of owners, the Greene and Wilcox families finally acquired joint ownership in 1948 (Deed Book 64, Page 529), an arrangement that continued until the recent sale of the building to a developer. In 1952, a Christmas Day fire gutted much of the building, causing serious damage to Craven Furniture, the Carolina Hotel, the Skyline Café, the City Meat Market (which occupied the western storefront), the Central Barber, and Earl Miller's watch repair business; the latter two businesses were in the basement area accessed from the street level staircase (Watauga Democrat, January 1, 1953). The level of damage essentially resulted in a complete re-working of the tenants in the building as well as the exterior appearance. The most obvious change was the painting of the exterior brick white, apparently to hide fire damage to the brick. More noteworthy was that the fire appears to have killed Fred Church's Carolina Hotel business; no evidence of the hotel reopening has been found, and Church was managing Bare's Department Store by 1954. Presumably, the occupancy of the second floor shifted to apartments thereafter. In 1953, Bill's Shoe Store moved into the renovated, easternmost storefront, while Palmer's Photo Shop moved into the second shop from the east (Watauga Democrat, April 16, 1953, and May 7, 1953). Caudill's, a department store, occupied the third storefront from the east, while the meat market reopened in the west storefront as the City Market and Grocery (Watauga Democrat, May 14, 1953, and September 10, 1953, and 1959 Rhododendron). These arrangements appear to have continued for a number of years, excepting a name change from Palmer's Photo Shop to the Flowers Photo Shop following Palmer Blair's death in 1957 and the purchase of the business by George Flowers in early 1958. By 1965, however, a number of exterior changes began occurring with the storefronts, as was common throughout Boone during this time, mostly featuring the addition of "modern" treatments such as wood paneling, cedar shake roof overhangs, and other ill-advised treatments. By 1965, the former Caudill's space had become the Fashion Shoppe, while the former City Market space was briefly a McClung's before becoming a jewelry store known as The Stone (ASU Digital Collection). At the time of the survey in 1988, Jerry Wilson was still operating what was by then known as the Dixie Barber Shop in the basement area off King Street, although he had operated there under several different names over several decades. Shorty's, a popular local restaurant, was in the former City Market space. By 1992, the City Market space was home to Rochelle's Deli Restaurant, while the Fashion Shoppe space was the Curiosity Shop. Kelly and Green, a regional photo chain, also operated in the former Flowers space, having bought out Flowers, who then operated his studio out of the rear-accessed basement of the Qualls block until his retirement in 1998. By 1992, the former Bill's Shoe Store space had become Dancey's Shoe Store (Watauga Democrat, July 1,

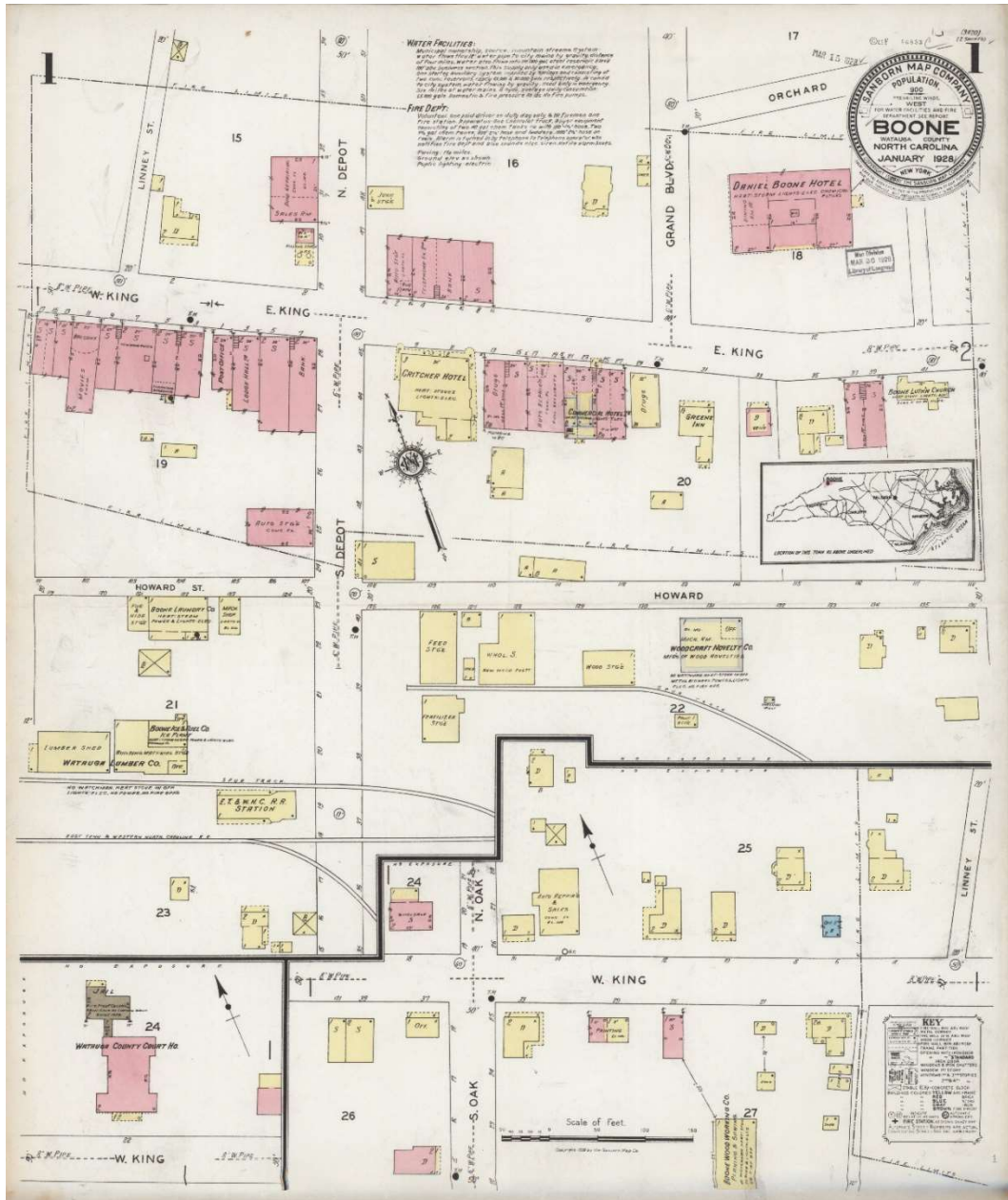
1992). Physical changes to the north elevation storefront treatments are too numerous to recount here, aside from what is listed above. At the time of the survey, though, the north elevation generally retained the original appearance of its second floor configuration. Brick appears to be running bond, painted over following the 1952 fire. A continuous rowlock band divides the second floor from the first floor storefronts and essentially functions as a window sill for the six pairs of double, one-over-one, double-hung sash, wooden windows with aluminum storms—features certainly dating no earlier than the 1953 post-fire renovation but set in the original piercings. These six window groups are divided into two sets of three bays by a single, central, one-over-one, double-hung sash, wooden window. Raised stretchers serve as a sort of jigsaw trim around each of the windows, creating a recessed frieze treatment with two narrow pilasters framing the central, single window and rising to the five-course cornice treatment, which has a rowlock band in the center course. Attic vents are visible at the center of each frieze. The roofline is coped with terracotta tiles. At the time of the survey, the first floor of the north elevation, reading from east to west, offered a double storefront at its east end, with a recessed, double entry with transomed doors leading into the two shops (King Street Creamery and A Piece of the Past). A metal pole, which dated to at least the 1960s, provided additional support at the sidewalk for the wide, recessed entry, while a projecting, hip roof awning clad in wood shingles hung over these two storefronts. Shop windows appeared to date to the post-fire renovation. Slightly offset to the east of the central, second floor window was a single, first floor door that appeared to provide access to the second floor apartments. The east hip roof awning also covered this doorway. To the west of this door was the third storefront configuration, drastically altered from its post-fire configuration when Caudill's occupied the space. It consisted of a single, aluminum framed, slightly recessed doorway with narrow, aluminum framed sidelights and a narrow transom light spanning the lower configuration. Aluminum framed shop windows were located just west of the doorway, rejoining the façade plane with a two-light configuration with a brick bulkhead. Wood paneling, apparently dating to the mid-1960s, covered the first floor brick around the storefront. A hip roof awning clad with wood shingles spanned this storefront. To the west of this was the west storefront, also radically altered from the post-fire configuration and entirely clad in wood paneling, with a single, recessed entrance located to the east side of the storefront and a large, single light window at the center. An asphalt-shingled, hip roof awning spanned this storefront. The wood paneling appeared to date to the 1960s as well, although the date of the awning is unknown. In early 2019, the present owner began a massive rehabilitation of this building, beginning with the removal of much of the fabric from the north elevation. This work revealed, in part, some portions of earlier façade configurations, including the old Caudill's sign. While photographs have been taken showing this work, it is not described in detail here, as the façade appearance is likely to change in the coming months. In its original configuration, as seen in the 1928 Sanborn and in a circa 1938 image from the Cy Crumley Scrapbook, the west half of the building appears to have been brick in front (north) but of wood construction with multiple elevations toward the rear (south). The east portion was all brick and two stories in height. At some point before the 1947 Sanborn was completed, the west half of the building was expanded toward the south with one story brick additions that extended considerably beyond the south elevation of the east half of the building. This configuration is partially visible in the Palmer Blair aerials from 1950 (Pal-Bla-02-002 and Pal-Bla-02-004), showing a garage bay set to the west side of the basement level of the south elevation of the west extension, with three evenly spaced, single windows on the first floor level. The south elevation of the east half was mostly obscured in those images. Today, the south elevation of the east section sits on a formed concrete foundation, with what appears to be a former garage bay set to the west side of the basement level now enclosed with a wood panel insert that frames a single wooden door and a one-over-

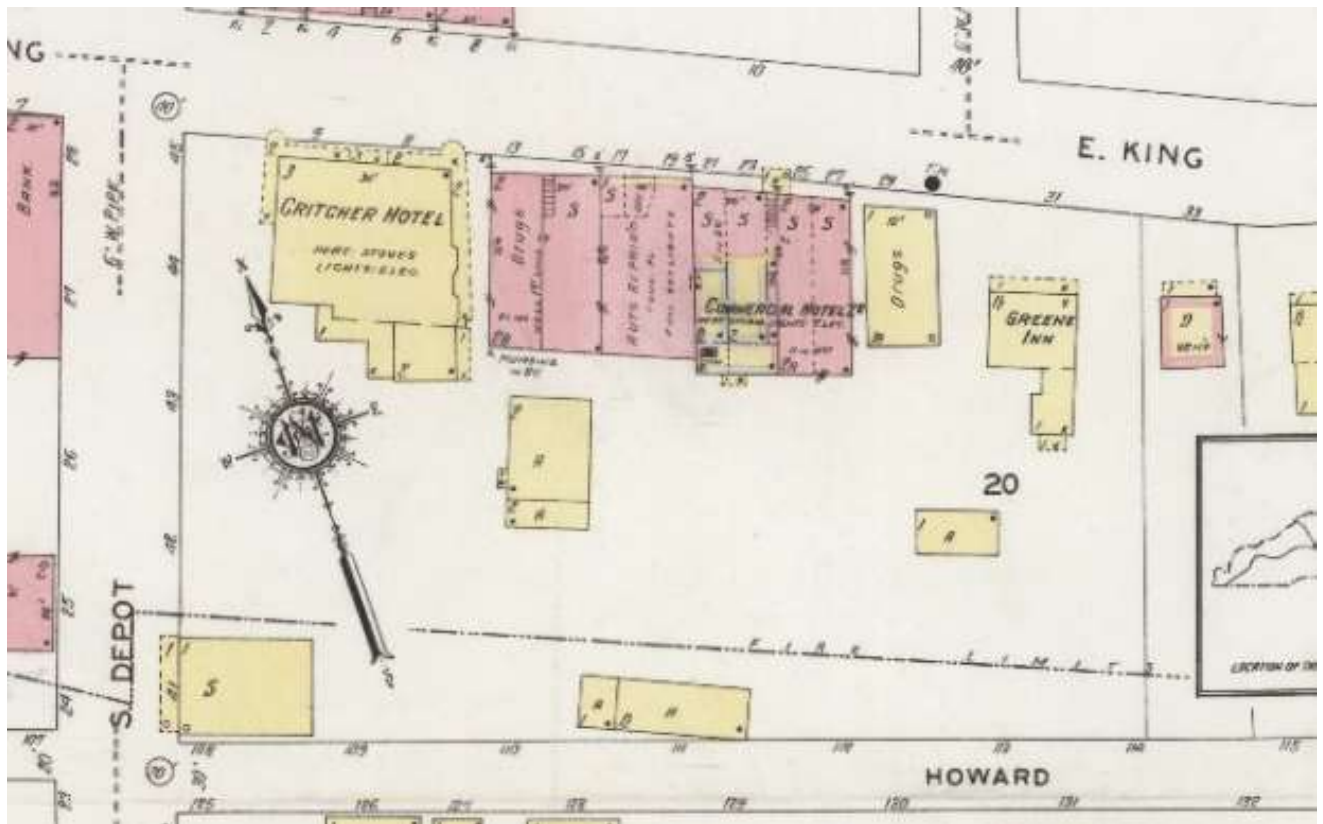
one, double-hung sash, vinyl replacement window set just to the east. Another window at the basement level, visible in a circa 1950 image from the south (Pal-Bla-04-104), has apparently been concreted over. Brickwork on the first floor level begins with a rowlock course functioning as a sill resting on the concrete foundation. The rest of the brickwork on this elevation is generally six-course common bond. The first floor offers, left to right (west to east), a former doorway with surviving deep surround that has been filled in with a wooden panel and a hood vent, presumably kitchen ventilation. Just east of this is a former window opening with a rowlock sill now filled with running bond brick, aside from a single row of headers near the bottom. At the far, east end of the elevation is another doorway, this time retaining what appears to be an original, paneled door with an upper light that has been boarded over. The first floor is divided from the second floor with a projecting, rowlock course. Reading left to right (west to east), there are three proportionately spaced window openings. The first two to the west appear to occupy the original piercings and likely date to the 1953 post-fire renovation. They are one-over-one, double-hung sash, wooden windows with aluminum storms. The east window is smaller, with the lower portion of the original piercing bricked in with common bond brick and a rowlock sill. It is a one-over-one, double-hung sash, wooden window with an aluminum storm. The east elevation of the east section is difficult to see, but it features a stepped parapet roof capped with terracotta coping. At least two, widely-set, second floor window piercings are visible along this elevation over the roof of WT0848 to the east. The west elevation of the east section that rises slightly above the south portion of the west section also features a stepped parapet but is otherwise not visible. Photographs from the 1950s and 1960s of the west portion of the building from the south and southeast (Pal-Bla-02-002, Pal-Bla-04-104, and 5015_096_03) clearly show that the southern half of the west portion of the building was again dramatically altered sometime after 1963, when a third level (second floor) was added to the rear portion of the building, effectively bringing the entire height of the west section in line with the front (north elevation) of the building. The east elevation of the west extension offers a mostly featureless brick wall of six-course common bond, although there is a bizarre feature apparently intended to demarcate the basement level from the upper levels. Here is a repeating brick design consisting of single soldiers interrupting the normal flow of the brick pattern approximately every foot or so, with a rowlock resting on top of the soldier and creating a modified Flemish bond in just that one course with the rowlocks in it. Also, near the southwest corner of the east section of the building is a window opening with a soldier course lintel that has been bricked in. A stepped parapet with terracotta coping is evident along the east side of the west section. The west elevation of the west section offers similar details, except that the bizarre feature at the top of the basement level consists of soldiers interrupting one of the header courses. Another window opening on this side with a soldier course lintel has been bricked in. Spalling is evident on the upper reaches of the west elevation of the west section, and this wall is capped with a stepped parapet coped in terracotta tiles. The south elevation of the west section has clearly been altered over time, beyond the addition of the third level. The entire elevation is clad in six-course common bond brick, with no seam or break in the masonry pattern apparent from the addition of the third level. While the soldier course lintel of the basement-level garage bay is still evident, the bay itself has been bricked in, with openings for a steel door at the west end of the bay and a steel, double casement window at the east end of the bay similar to those on the third level. At the east end of the basement level is a double metal door covered by a shed-roof awning clad in asphalt or possibly asbestos shingles. The first floor level has also been dramatically altered. Originally consisting of three, equally spaced, one-over-one, wooden windows, all three window piercings have been altered. The west piercing has been altered to a metal doorway reached via a rickety wooden staircase descending to the south alley. The middle window has been

bricked in, and the east window has been partially filled in at bottom with an ill-fitting rowlock sill and a one-over-one, double-hung sash wooden window in an awkward wooden frame, behind which there appear to be metal bars in a crosshatch pattern. The third level features three, equally spaced, steel, double casement windows of three lights with fixed upper lights essentially serving as a transom. Each window offers a rowlock sill.

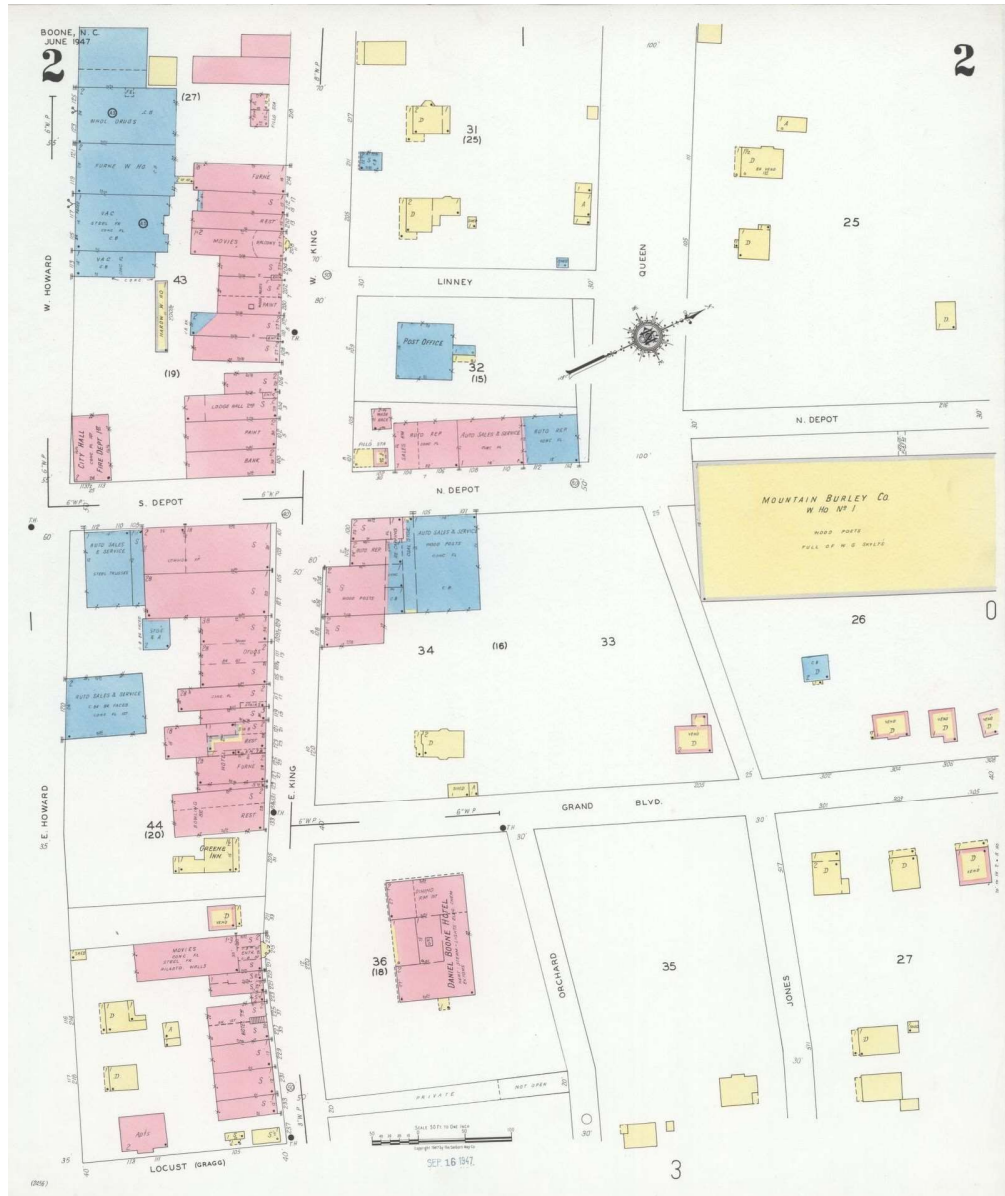
Library of Congress - Sanborn Fire Insurance Maps

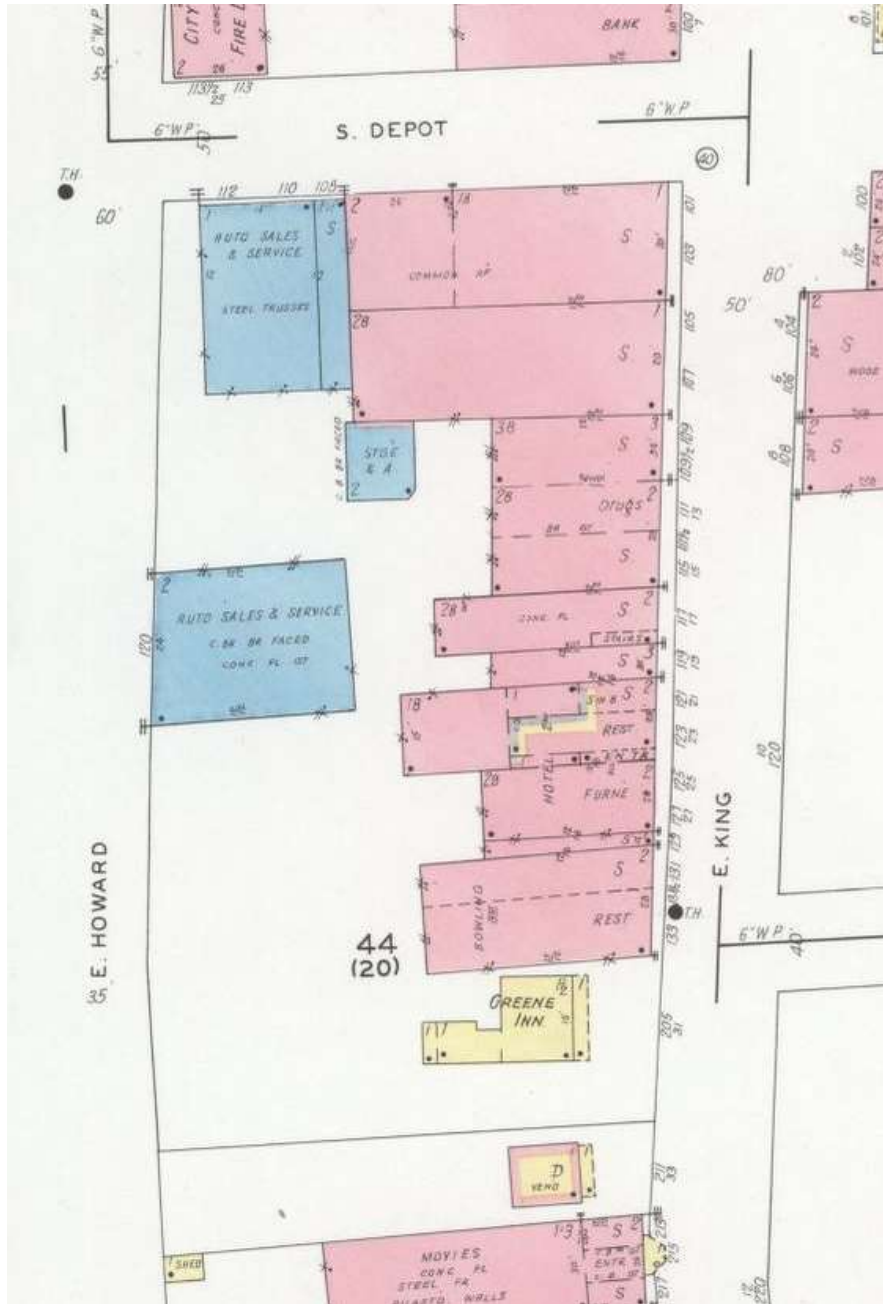
The Library of Congress has made Sanborn Fire Insurance Maps from 1928 and 1947 accessible. As these years fall within the historic district's period of significance (1918-1964), these maps will be used when the property in question, or area of the property in question, can be viewed within these maps. The content of the Library of Congress online Sanborn Maps Collection is in the public domain and is free to use and reuse.





(1928) Sanborn Fire Insurance Map from Boone, Watauga County, North Carolina. Sanborn Map Company, Jan. [Map] Retrieved from the Library of Congress, https://www.loc.gov/item/sanborn06383_001/.





(1947) Sanborn Fire Insurance Map from Boone, Watauga County, North Carolina. Sanborn Map Company, Jun. [Map] Retrieved from the Library of Congress, https://www.loc.gov/item/sanborn06383_002/.

Downtown Boone Local Historic District Design Standards and Handbook Analysis

Standards for Commercial Properties within the District

These Standards for commercial properties are intended to address many of the most common issues to arise during renovations, additions, and new construction in the District. Where the Standards are silent on a particular issue or concern, the HPC will rely upon the Secretary of the Interior's Standards for Rehabilitation to guide their review of the proposed work under the COA process and any subsequent recommendations.

"Commercial Property" Defined

A commercial property within the District is any property whose purpose-built function at the time of construction was primarily to serve a commercial, institutional, or governmental purpose or use. More specifically, commercial properties include 1) any building whose original configuration included commercial, institutional, or governmental uses on the ground floor accessed via the entrance(s) located on the primary elevation, even if residential spaces were available elsewhere in the building (such as a commercial block building with stores on the first floor and apartments on the second floor), or 2) any building with a garage bay or bays on the ground floor accessed via the entrance(s) located on the primary elevation and commercial, institutional, or governmental spaces located elsewhere in the building (such as a garage building with an office or store located on an upper floor or in the basement).

Design Standards for Commercial Properties Within the District

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

Downtown Boone is dominated by historic properties that reflect the commercial block architecture that was so common and influential during the period from 1910 to 1960 in many American towns and cities. In the case of 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, Downtown Boone Local Historic District Design Standards--62 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.

- 1.1 Whenever possible, historic storefronts and storefront features such as entrance configurations, display windows, doors, clerestory windows, transom bars and windows, bulkheads, corbelling, cornice work, windows, stonework, stringcourses, structural glass, and other architectural flourishes should be retained and preserved. When repairing these features, retain and preserve in place original elements as much as possible. If repair is not possible, replace damaged elements with materials that match the originals in composition, design, texture, color, and other visual qualities.
- 1.2 When reconstructing an historic storefront, upper façade, or other elevation, use historical research and evidence as the basis for the design. Reconstructed storefronts should incorporate original dimensions, proportions, and architectural elements.
- 1.3 In making changes to storefronts or other elevations to comply with code or accessibility requirements, avoid destroying historic materials and features and select configurations that have minimal intrusion or impact on the character-defining aspects of the property in question.
- 1.4 When original or early storefronts or upper facades no longer exist, are too deteriorated to save, or cannot be reconstructed based on the available documentary evidence, retain the commercial character and any salvageable architectural details through a contemporary design that is compatible with the scale, materials, color, style, design, and texture of the surviving and surrounding historic buildings.
- ...
- 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.

6. Windows, Doors, and Awnings

- 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.

...

- 6.16 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.

Staff Note: The applicant proposes switching the location of a storefront window and door on the right side (west side) of the storefront from the previously approved submission. Please see the submitted elevations, documentation, and comparison elevation.

Design Standards for Historic Streetscapes, Landscapes, Monuments, and Other Resources

1. Streetscapes

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

Automatic 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 25, 2024), 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 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.

Historic Preservation Commission Procedure

In considering this application for a COA the HPC shall base their decisions solely on the basis of competent, material and substantial evidence entered into the record via the application packet and sworn testimony at the public hearing.

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

Vote: The proposed development ☐ is congruous OR ☐ is incongruous with the special character of the Downtown Boone Local Historic District and is approved subject to the following conditions (as warranted):

1. Conditions:

Criteria for Conditions: 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)). 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 North Carolina G.S. §160D-940, 944, 947(a).

Historic Photos

Below is a collection of historical photos of the subject property, obtained through a collaboration with Digital Watauga. The photos are displayed in their original size and resolution, as well as in a cropped version that highlights the main features of interest. For each photo, there is a citation for the photo.

Staff Note: Planning Staff did not alter or edit the photos in any way, but only arranged them in this document for presentation purposes. Any commentary on the images is from the Digital Watauga technician(s) who found and sent the images to Planning Staff.



Image courtesy: Image courtesy of the Alfred and Daisy Adams Collection, Digital Watauga Project; Alfred and Daisy Adams Collection, Digital Watauga Project; Unknown, "Group of Boone Men, Circa 1960," *Digital Watauga*, accessed March 21, 2024, <https://digitalwatauga.org/items/show/1990>.



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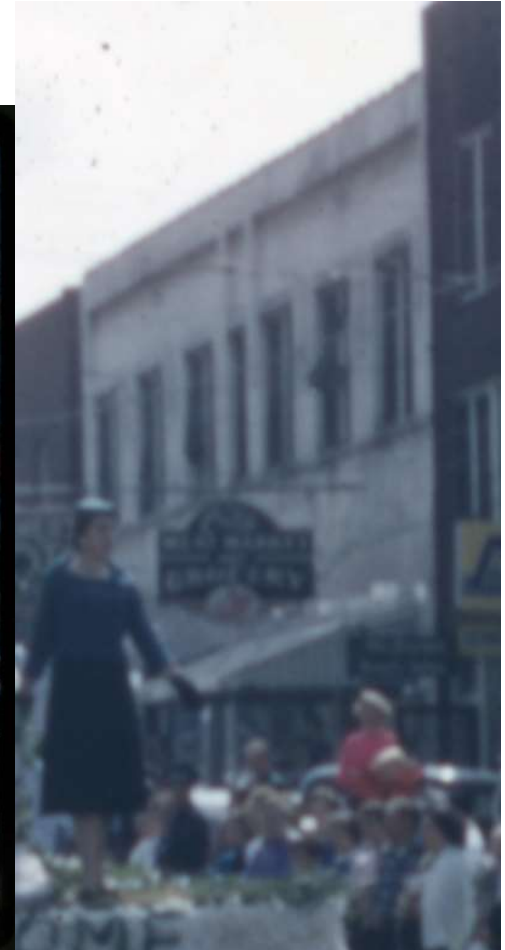


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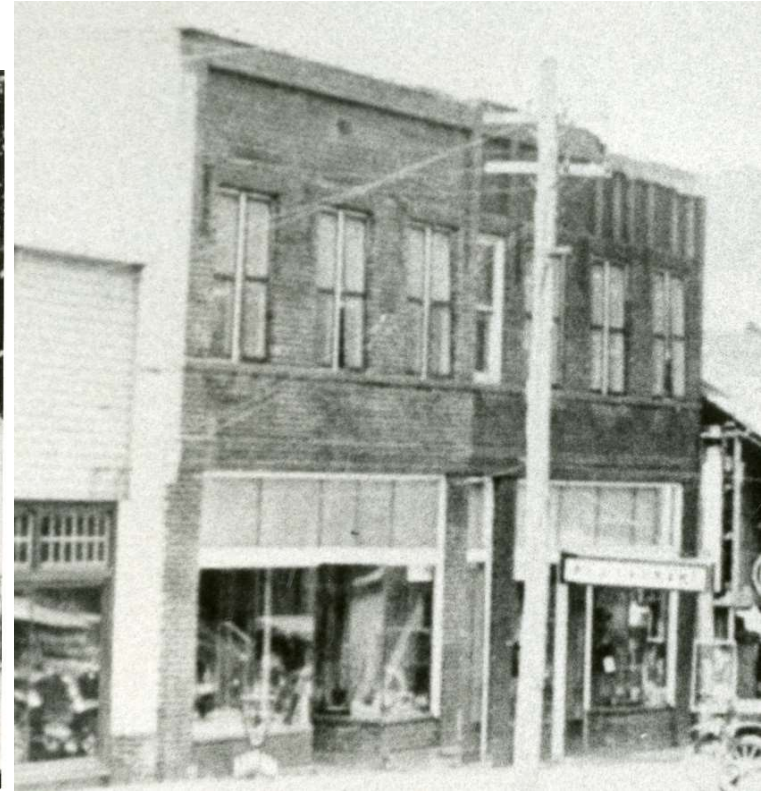


Image Courtesy of Digital Watauga Project, Identifier: Ros-Dor-01-048



Image Courtesy of Digital Watauga Project, Identifier: Ros-Dor-01-049



Image courtesy: Jack Bowers, "King Street Postcard," *Digital Watauga*, accessed March 25, 2024, <https://digitalwatauga.org/items/show/5819>.





Image Courtesy of Digital Watauga Project, Identifier: Watauga, 1.19.6

TOWN OF BOONE
HISTORIC PRESERVATION COMMISSION
Draft Excerpt MEETING MINUTES
April 2, 2024, 3:00 p.m.

Planning & Inspections Department & WebEx Video Conferencing

Historic Preservation Commission Members in Attendance: Vardell Smyth-Chair, Bettie Bond-Vice-Chair, Krystal Carter, and Hannah Williams

Council Liaison: Virginia Roseman

Town Staff in Attendance: Jessica Mitchell-Advanced Planning Specialist, Mike James- Commercial Zoning Administrator, and Brenda Henson-Board Secretary

Others in Attendance: Allison Meade-Town Attorney

Call to Order

Chair Smyth called the HPC Quasi-Judicial meeting, held in person at 680 W. King Street, Suite C and via WebEx, on April 2, 2024, to order at 3:01 p.m.

...

Case A24-0128 Qualls Block – Certificate of Appropriateness

Will Clark has submitted an application for a Certificate of Appropriateness for Major Work for 595, 597, and 605 West King Street (Greene & Wilcox Building, also known as the JL Qualls Block Building) located in the Downtown Boone Local Historic District to alter the primary and tertiary elevations, including removing the current awning, reconfiguring the storefront, replacing mismatched brick, and adding a door and exit stairs.

Dr. Eric Plaag, historical consultant, was affirmed by Chair Smyth. Dr. Plaag introduced Will and Josh Clark, representatives of the property owner Trade Land Company, LLC.

Chair Smyth asked if there were any objections to the materials contained in the meeting packet. Dr. Plaag replied that there were no objections.

Mr. Tait presented the request. He stated that this was a prominent building in Town, and the applicant planned to make some long-needed improvements. Mr. Tait noted that half of the building was vacant, and the other half contained Appalachian Sportswear and Venture Chocolate. He stated that the plan was to renovate and move Appalachian Sportswear into the vacant side of the building, which would allow Venture Chocolate to expand into the space vacated by Appalachian Sportswear. Mr. Tait noted that there would be changes to the facade, such as the removal of the awning, opening the transom windows above the storefronts, repointing the brick, and adding a new deck on the back of the building.

Dr. Plaag stated that pinpointing what made this building historic was challenging. He noted that the souvenir shop part of the building had a configuration that dated to 1965, which placed it one year outside of the period of historic significance. The two storefronts on the left dated in the late 1940s or early 1950s with the spatial orientation falling within the period of significance. Dr. Plaag stated that the second floor looked essentially the same as its original iteration in 1923, with the exception that all of the second-floor windows had been replaced. The door in the middle of the first-floor elevation had been moved, and there were missing pieces of historical material. Dr. Plaag stated that there was not enough critical mass of materials from that period of significance that would be adversely impacted by the proposed changes. In this case, the property owner would be allowed to create a new design using materials and design

elements that were congruous with the district and appropriate to the building and its history. Dr. Plaag stated that there was nothing defining about the tertiary elevation.

Chair Smyth stated that Dr. Plaag's report was thoroughly written.

Dr. Plaag added that a fire in 1952 badly damaged the upper story of this building so the bricks were painted to cover the damage.

Chair Smyth stated that this was a good project. He noted that 2/3 of the original storefronts basically did not exist anymore and the proposed renovations would be complimentary to the original historic character of the building.

Motion and Vote:

Commission Member Carter made a motion, seconded by Commission Member Williams, that the proposed development is congruous with the special character of the Downtown Boone Local Historic District and is approved subject to the following automatic conditions of approval:

- Where there is a conflict between the application information and the plans (February 23, 2024), 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 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.

Vote: Aye – All
Nay – None

The motion passed.

With no further discussion, Chair Smyth closed this case.

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: _____

C. Property Information

Street Address:

640, 642 West King St

Watauga County Parcel Identification Number:

2900-89-3129

Existing Zoning District(s):

B1 Downtown Core

Total Land Area: _____

Are there any existing variances or other site-specific approvals granted to the property?

☒ Yes ☐ No ☐ Unknown

If yes, describe:

prior COA case NO. 206158-101422

D. Applicant Information

Name:

642 West King, LLC (Chelsea Bell Garrett - Member)

Complete Mailing Address (Street, City, Zip):

118 N. Depot St. Boone NC

Phone Number:

(828) 773-9943

Email Address:

cgarrett@dealmooseley.com

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

E. Property Owner Information

Name:

same as Applicant

Complete Mailing Address (Street, City, Zip):

Phone Number:

Email Address:

F. Landmark/District Information

District/Landmark Name:

Boone Garage / Hodges Tire Co. (WT0819)
Winkler

Period of Significance: 1922-1988

G. Project Details

Project Cost: \$ 0 (no additional costs associated with requested modification)
Project Type:
☐ New Construction ☒ Renovation ☒ Landscaping
☐ Moving Structure ☐ Demolition

H. Design Professional Information

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

Name: Owner (see prior page) Company: _____

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

Phone Number: _____ Email Address: _____

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.

642 West King, LLC
Applicant (Print)

Chelsea Bell
Applicant (Signature)

4/25/2024
Date

642 West King, LLC
Property Owner (Print)

Chelsea Bell
Property Owner (Signature)

4/25/2024
Date

Official Use Only

Permit Name: 6401642 WEST KING ST. COA.				
Permit Number: A 24-0287				
Date: 4-26-24	Fee: \$ 375.00	Receipt Number: 313994	Method of Payment: ☒ Check Number: 1256	Paid By: 642 WEST LLC.

Public Hearing Meeting Date: _____

Date of APO Mailed Notification: _____

Date of Posted Notification: _____

Request Approved: ☐ Yes ☐ No

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

COA for Major Work Supplemental Checklist

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

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

642 West King, LLC**Description of Request for Approval**

On November 8 and 29, 2022*, the Board of Adjustment heard the Applicant's initial request for Certificate of Appropriateness. The request included, without limitation, the request to remove the deteriorated brick façade on the East side of the Mast Building and the South (primary) side of the subject property as it was in a poor condition and creating a hazard. The Applicant proposed, in summary, refacing the subject building with stucco having 3 windows in the upper floor area, and 2 garage bay-looking windows containing an entrance.

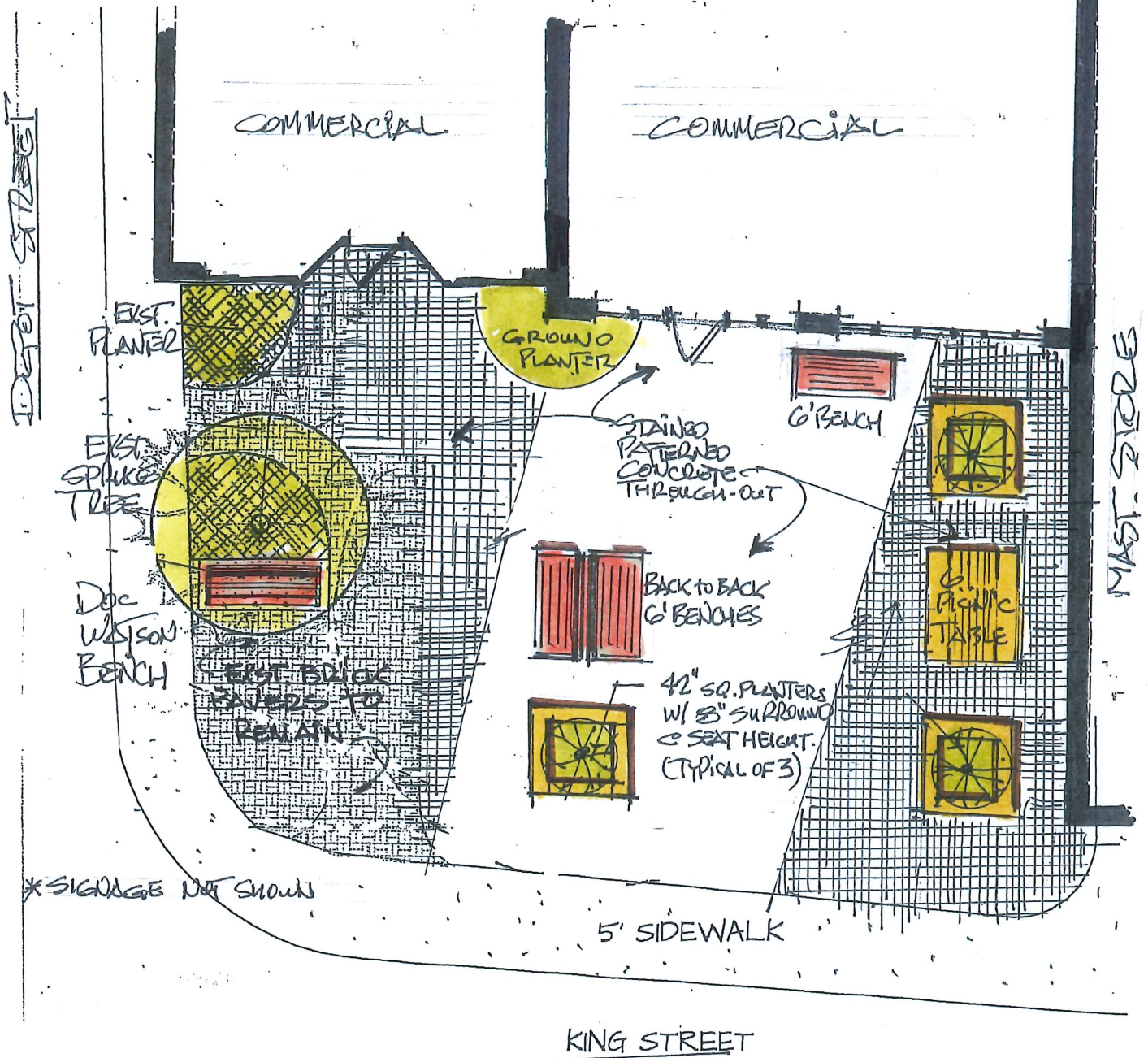
The Applicant constructed the improvements as approved- almost entirely; however, Town of Boone staff noted two deviations from the originally approved plans. First, the tenant/ occupant of the bottom floor installed a black "bell-shaped" metal light fixture on the exterior facade in between the two garage-bay windows, which light was not on the original plans. The existing light is intended to be congruous with the lighting in the Downtown Core- for example, the streetlight poles in the attached photographs. Second, the approved plans showed "patterned concrete" throughout the front "courtyard" area with possible removable seating and planters. Instead, the Applicant poured an ADA compliant concrete entry walk (as shown the attached photos) connecting the public sidewalk to the entrance door to the commercial tenant's business, and a concrete entry "pad" abutting the building of approximately 5 feet in width. On either side of the current entryway, Applicant has temporarily installed mulch. The Applicant (and commercial tenant, Betty's Biscuits") would prefer to install some landscaping and are discussing future plans for the mulched area including possibly brick inlaid pavers. The future concept, which still needs to be designed, would be consistent with/ carry on the brick-with-concrete combination on the public sidewalks along King Street and would provide a more attractive and historically congruous outdoor seating area.

The Applicant is requesting that the existing façade lighting and entry sidewalk configuration be approved- rather than requiring the applicant pour the entire courtyard area with concrete. The Applicant is working with the commercial tenant (Betty's Biscuits) regarding the landscape design (in ground and planters) and outdoor seating and has paid a landscape bond to the Town of Boone (which the Applicant understands is outside the purview of the HPC, but is explaining the status of landscaping) which must be completed mid-June. Similarly, the Applicant is working directly with the Town of Boone regarding seating outside for the upcoming season.

The Design Standards in Appendix D which Applicant believes are applicable are:

P. 27 Primary Elevation
 Pp. 61-67, 1.1- 1.4
 Pp. 101-103- Streetscapes, 1.11
 Pp. 103-107, 3.1- 3.7

*See Minutes 11/8/2022, pp. 8-9 and 11/29/2022, pp. 4-6



PROPOSED COURTYARD - DCG LAW OFFICES
 1/2" = 1'-0" *CONCEPTUAL DESIGN AND SUBJECT TO CHANGE
 November 16th 2022

ORIGINAL PLAN

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



Evansdale Streetlights
Communication: Exhibit 4: Case A24-0287 640-642 West King Street - Light Fixture Photos (Case A24-







light

mulched areas

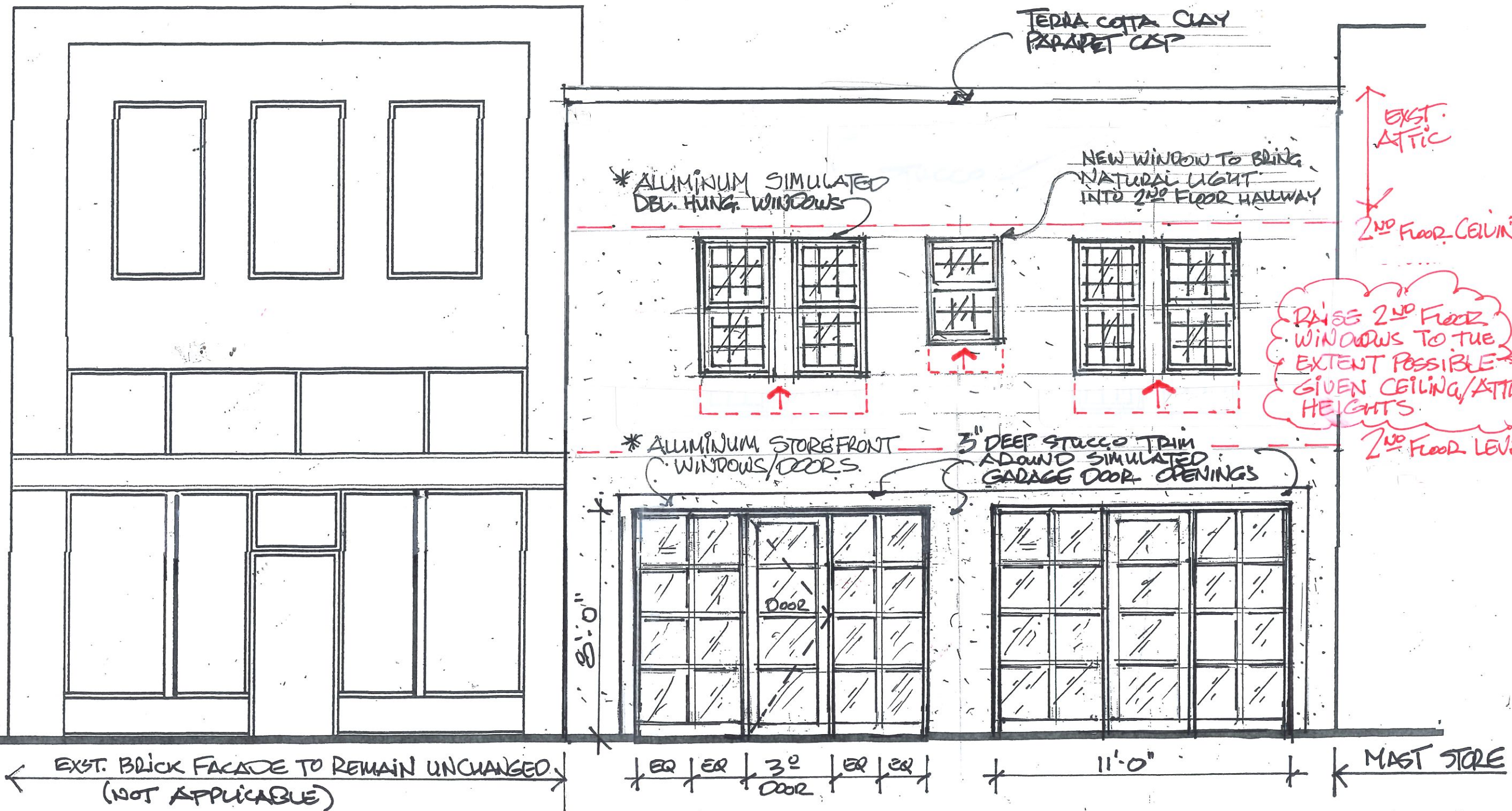
concrete entry sidewalk

Current Format

Packet Pg. 105

ANINE
A.F.F.

F FLOOR



6 PROPOSED FRONT ELEVATION

A-1 HPC COA SUBMITTAL

NOVEMBER 18TH 2022 - 2ND FLOOR WINDOWS
RAISED PER HPC'S RECOMMENDATION

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

1/4" = 1'-0"

**Staff Report**

June 11, 2024

Case A24-0287 642 W King LLC - Certificate of Appropriateness for Major Work

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Request

Chelsea Garrett of 642 West King, LLC has submitted an application for a Certificate of Appropriateness for Major Work for 640-642 West King Street (WT0819 Boone Garage/Hodges Tire) located in the Downtown Boone Local Historic District to amend the previously-approved storefront with the addition of a light fixture on the primary façade, already installed, and reconfiguring the front courtyard area from patterned concrete to a combination of concrete and a mulched area with brick inlayed pavers. The subject property is outlined in green on the map on page 2.

The Table of Minor Work and Major Work, located in both UDO Article 8, Subsection 8.05.03 and Appendix D, requires the applicant to obtain a (COA) for alterations of windows and/or doors on the primary elevations.

Staff Notes can be found throughout the report marked in *bold green italicized text*.

Zoning Map



History

11/29/2022

The Boone Historic Preservation Commission approved a Certificate of Appropriateness (COA) to alter the primary elevation including renovating and replacing stucco and adding textured concrete to the front courtyard.

Parcel Information

Address:	642 W. King Street
Property Owner:	642 W. King Street, LLC
Watauga County PIN:	2900-89-3129-000
Lot size (total):	.20 Acres
Jurisdiction:	Town of Boone
Access:	W. King Street (State maintained) and S. Depot Street (Town maintained)
SFHA:	Yes
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

The B1 Downtown Core, together with the B1 Downtown Interface District encompass the Town of Boone's downtown area and represent, in large measure, the remaining vestiges of the Town's historic character. Regulations in these districts are intended to preserve and maintain a small town, high country atmosphere. Preservation and adaptive reuse of existing historic buildings are encouraged and new construction shall be appropriately scaled to be sympathetic to the existing built environment. Design and regulatory standards for these districts reinforce the character of the downtown as a pedestrian friendly area by encouraging architectural solutions that are visually interesting, and are compatible in scale and character to the surrounding area. To help accomplish this, the area is divided into two (2) districts, each with its own character and scale which contribute to the overall vitality of the downtown area. Identification of the districts is listed below:

1. B1 Downtown Core District: The Downtown Core District is the center of the downtown area and contains the greatest concentration of historic commercial buildings. This district establishes a continuous building facade at the street frontage to strengthen the identity of downtown as a pedestrian destination where pedestrians feel comfortable through the careful selection of building materials, human scale design, and ground floor fenestration. Standards in this district reinforce the historic nature of the existing built environment through regulation of appearance, height, scale and mass.
2. B1 Downtown Interface District: The Downtown Interface District serves as a gateway into the downtown area and as the transition between the B1 Downtown Core District and adjacent zoning districts. Development in this

district must be sensitive to issues of compatibility with the Downtown Core District as well as surrounding zoning districts, many which are low-density residential.

Staff Note: The Downtown Boone Local Historic District is an overlay district, which is a district that overlaps, in this case, the general use B1 zoning districts and contains standards in addition to the underlying general use district zoning standards. Where requirements conflict, overlay district standards supersede.

Zoning & Use of Adjacent Properties		
	Adjacent Zoning	Adjacent Land Use
North	B1, Downtown Core, Downtown Boone Local Historic District	Retail
East	B1, Downtown Core, Downtown Boone Local Historic District	Retail
South	B1, Downtown Interface	Restaurant, Retail
West	B1, Downtown Core, Downtown Boone Local Historic District	Restaurant

Architectural Survey/Designation Report Information

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).

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 “CH” meaning the property contributes to the district based on historical significance related to events or individuals associated with the property. The parcel has two entries in these reports for 642 W. King Street.

**1. WT0819 Boone Garage Circa (1922)
642 West King St.**

This building, which is the east half of the current di Santi, Watson, Capua, and Wilson law firm, appears to have been built as a mechanic’s garage in 1922. Because of this tenancy, past surveys have mistakenly grouped this building with WT0894, a related property, as a singular complex. This survey update remedies that confusion.

Walter Johnson acquired the property from J. W. and Mattie Jones (Deed Book 28, Page 477) in 1922, with a stipulation that a two-story, brick building would be built on the site, to which Jones would be permitted to attach his own building on his lot to the east (see also Watauga Democrat, April 27, 1922). Two years later, F. C. and Verta Ward bought the “Boone Garage” from Walter and Lillie Johnson. The Wards sold the “Boone Garage” in 1927 to A. G. Miller (Deed Book 35, Page 304), who appears to have operated as the “Miller Moretz Motor Company” in the late 1920s (Watauga Democrat, February 7, 1929). The building has been drastically altered numerous times in the years since. By January 1935, the building fell into default, at which time the Watauga Building & Loan Association sold the property to A. E. Hodges (Deed Book 43, Page 493). Hodges retained the building until July 1940, when he sold it to R. W. Colvard (Deed Book 52, Page 401). Colvard also obtained WT0894 that same year, at which point the two buildings became linked in the minds of members of the community. For details on the west building, see WT0894.

This complex of two-story buildings (WT0819 and WT0894) on the south elevation now consists of a uniform, running bond, brick veneer that covers both buildings. This represents a significant change from the appearance of the east building (WT0819) in 1936, as seen in the H. Lee Waters film of Boone (Cec-Gre-01-001), when the two-story structure extended all the way to the sidewalk on West King Street, flush with the south elevation of WT0591 to the east. This extension consisted of an enclosed second floor

WT0819 Boone Garage (1922)—CH

642 West King Street (2900-89-3129-000, shared parcel with WT0894)

Originally built in 1922 as the Boone Garage, this two-story, brick building was constructed simultaneously with WT0591 to the east and originally had a south elevation that was flush with the sidewalk at King Street and featured an enclosed second floor with an open garage area underneath. After a string of automotive tenants, the Hodges Tire Company removed the second floor overhang about 1937, cladding the new façade in natural stone, with two double bays of one-over-one, double-hung sash windows on the second floor and a large, arched, garage bay set to the west side of the first floor. Substantial alterations followed again before 1963 and again after 1988 to the present configuration, which presents as a uniform brick veneer, which continues onto WT0894 to the west and onto the west wall of WT0591 to the east (although it is presently peeling away from the latter and in danger of collapse). Fenestration patterns of the second floor are radically altered from their earlier appearances, while the first floor offers three side-by-side, plate glass windows that do not resemble earlier configurations. Despite these radical changes, the building is an important example of the adaptive changes wrought on the district’s oldest buildings as uses changed. Removal of the current veneer may reveal the natural stone façade dating to 1937 and offer an opportunity for historically intriguing façade rehabilitation.

with an open garage area underneath. Sometime after 1936 Waters film but before July 7, 1938, when a photo of the building ran with a Hodges Tire Company advertisement in the Watauga Democrat, Hodges removed the second floor overhang and trimmed back the building footprint to a position slightly forward of WT0894. He also appears to have clad the new façade in natural stone, with two double bays of one-over-one, double-hung sash, wooden windows on the second floor and a large, arched garage bay set to the west side of the first floor (the east side of the first floor was obscured in the image). This configuration was dramatically altered again before 1963 (His-Boo-1.43.5), when WT0819 included three sets of louvered awning windows on the second floor, the outer bays consisting of two four-light, vertical runs and the center bay consisting of one four-light, vertical run. Terracotta coping ran along the low parapet roof. Between the first and second floors was a pronounced flat awning that wrapped onto the modified west wall of WT0591 and the south elevation of the west building of this complex. The first floor of the WT0819 is more difficult to decipher from images from this period, but it appears to have included a large, aluminum-frame shop window configuration of two large, side-by-side, plate glass windows to the west and a single doorway with small transom immediately east of these windows, while a second aluminum frame plate glass window, perhaps one-over-one, was located in the east corner. This configuration appears to have survived until sometime before the 1988 survey (see WT0591), when images show that the second floor windows had been modified to a double bay of six-over-six, double-hung sash windows flanked by shutters to the west and a single six-over-six, double-hung sash window flanked by shutters at center. The east window bay is not visible, but presumably continued this alteration pattern. Parking was available in front of the south elevation.

At an unknown date after 1988, the east building was further altered to its present configuration. The terracotta coping survives, and WT0819 still steps out slightly to the south from WT0894, but the second floor windows are now, single-light, fixed plate glass windows with aluminum frames. The flat awning between the first and second floors has been removed entirely and replaced with a run of corrugated metal paneling with a border. The first floor has two sets of three side-by-side, plate glass windows with aluminum frames. It should be noted that the brick veneer that wraps onto the west wall of WT0591 is separating from that building and is in danger of collapse. A large landscaped area is now located in front of WT0819.

2. WT0894 W. R. Winkler Tire Company Building (1929/addition circa 1947) 642 West King

This building, which is the west half of the current di Santi, Watson, Capua, and Wilson law firm, was built by W. R. Winkler as a tire store in 1929. Because of this current tenancy and various changes to the building in the distant past, previous surveys have mistakenly grouped this building with WT0819 as a singular complex. This survey update remedies that confusion.

The W. R. Winkler Tire Company Building was completed in 1929 and was initially home to the Central Tire Company, one of W. R. Winkler's several auto-related businesses in Boone at the time (Watauga Democrat, October 4, 1928, and February 7, 1929). W. R. Winkler purchased the west building property on August 15, 1927, from S. B. and Julia Sullivan (Deed Book 35, Page 403). A year later, the October 4, 1928, article described the construction of a new building with the precise dimensions of this lot. The first floor was intended to contain a salesroom for tires, while the second floor would "house a complete vulcanizing and battery rebuilding plant." Winkler sold this property to R. W. Colvard in 1940 (Deed Book 52, Page 402), and Colvard purchased WT0819 that same year. Colvard then operated various garage and auto-related businesses in this property and WT0819 for decades, at which point the two buildings became linked in the minds of members of the community.

The south elevation of this complex of two-story buildings now consists of a uniform, running bond, brick veneer that covers both buildings. This represents a significant change from the appearance of the west portion of the building in 1936, as seen in the H. Lee Waters film of Boone (Cec-Gre-01-001). At that time, the south elevation of WT0894 consisted of three slightly separated, one-over-one, double-hung sash wooden windows, all mounted on a brick face of unknown bond that was slightly recessed

WT0894 W. R. Winkler Tire Company Building (1929/addition ca. 1947)—CH

642 West King Street (2900-89-3129-000, shared parcel with WT0894)

W. R. "Ralph" Winkler had this two-story, brick, commercial block building constructed in 1929 to house the Central Tire Company, one of Winkler's several automotive businesses of the early twentieth century, and the building remained a tire store under various owners for several decades thereafter. The current brick veneer, which continues onto WT0819 to the east, offers a substantially more uniform appearance than the original brick face that was slightly recessed from pronounced pilasters at each corner of the south elevation. The first floor originally featured a large storefront entrance with a leaded glass, clerestory window, three large, plate glass windows, and a single recessed entry, while the second floor offered three slightly separated, one-over-one, double hung sash wooden windows separated from the first floor by a decorative band of alternating soldiers and headers. This configuration survived perhaps as late as 1988, after which the second floor windows were converted to fixed, metal-framed lights and the first floor storefront was completely reworked to its present configuration. The west elevation, which fronts on North Depot Street, has also been radically altered from its original appearance. A one-story addition at the rear was completed in 1947 to serve as a recapping area for Colvard Chevrolet, occupying a former alleyway leading from North Depot Street to the Jones House property. It is unclear whether any of the original brick detailing survives under the present treatments on the south and west elevations. Despite these substantial changes, the building is significant as one of the several late-1920s commercial infill projects following the establishment of Boone's revitalized commercial center.

East side of Depot Street between West King Street and Queen Street

from flanking brick pilasters at the southwest and southeast corners of the building. Above these windows was corbelling that rose to the parapet roof. Between the first and second floors, a decorative band of one soldier to three headers ran the full length of the south elevation and wrapped onto the west elevation. The first floor was dominated by a large, storefront entrance consisting of a leaded glass, clerestory window, apparently surmounted by a soldier course run, underneath of which were three large, plate glass windows in a wooden frame, with a single, recessed entry between the first and second windows from the east. This configuration appears to have been essentially the same in 1963 (His-Boo-1.43.5) and perhaps 1988 (survey images associated with adjacent buildings are not clear), except that the leaded glass, clerestory window had been paneled over, presumably for insulation purposes.

Today, this west building has an appearance that resembles its original appearance, with notable changes. Roofline coping is now aluminum. The second floor windows have been replaced with single, metal-frame, fixed plate glass windows, while the original clerestory has been uncovered and replaced with a four-light, metal frame clerestory. The corrugated metal band from the east building (WT0819) continues onto this building between the clerestory windows and the entrance below. The decorative brick band and the soldier course band survive. The first floor portion of the south elevation consists of a centered, single-door, recessed entrance flanked by inverted, plate glass windows, with single, plate glass windows on either of this entrance flush with the south elevation. Brick pavers and plantings fill the area in front of the west building, while a park bench with a seated statue of Doc Watson (installed 2011) sits on the southwest corner of the lot.

The west elevation of the west building has also changed since 1936. At that time, existing photos suggest that the decorative brick band wrapped onto the west elevation, while the first floor had at least one large window of unknown specifics and at least one one-over-one, double-hung sash, wooden window near the southwest corner. By 1963, the flat awning treatment visible on the south elevation and the west elevation of WT0591 also wrapped onto the west elevation of this west building. At least four one-over-one, double-hung sash windows with brick sills were visible at that time on the second floor of the west elevation, all of them probably original. The first floor possessed a single, wood-paneled door with four upper lights located at the northwest corner, with a one-over-one, metal frame window (apparently a replacement) occupying an opening just south of this door. At the southwest corner was an apparently complex window configuration that may have projected out onto the sidewalk underneath the awning. Two additional, small, fixed windows were visible to the north of this bizarre window configuration.

Today, the second floor of this west elevation retains the four window openings, although they are now metal-frame, fixed, plate glass windows; they retain their brick sills and soldier course lintels. A decorative brick band identical to that found between the first and second floors is visible above the second floor windows and wraps partially onto the west pilaster of the south elevation. On the first floor, the doorway at the northwest corner has been replaced by a slightly recessed entrance, although the soldier course lintel remains intact above the original opening. To the right of this is a large, fixed, plate glass window with a concrete frame while what may have once been a doorway at the center of the elevation has been replaced with a single, aluminum-frame, plate glass window with a bulkhead made of the same corrugated metal found on the south elevation. The bizarre window configuration from the 1963 images has been

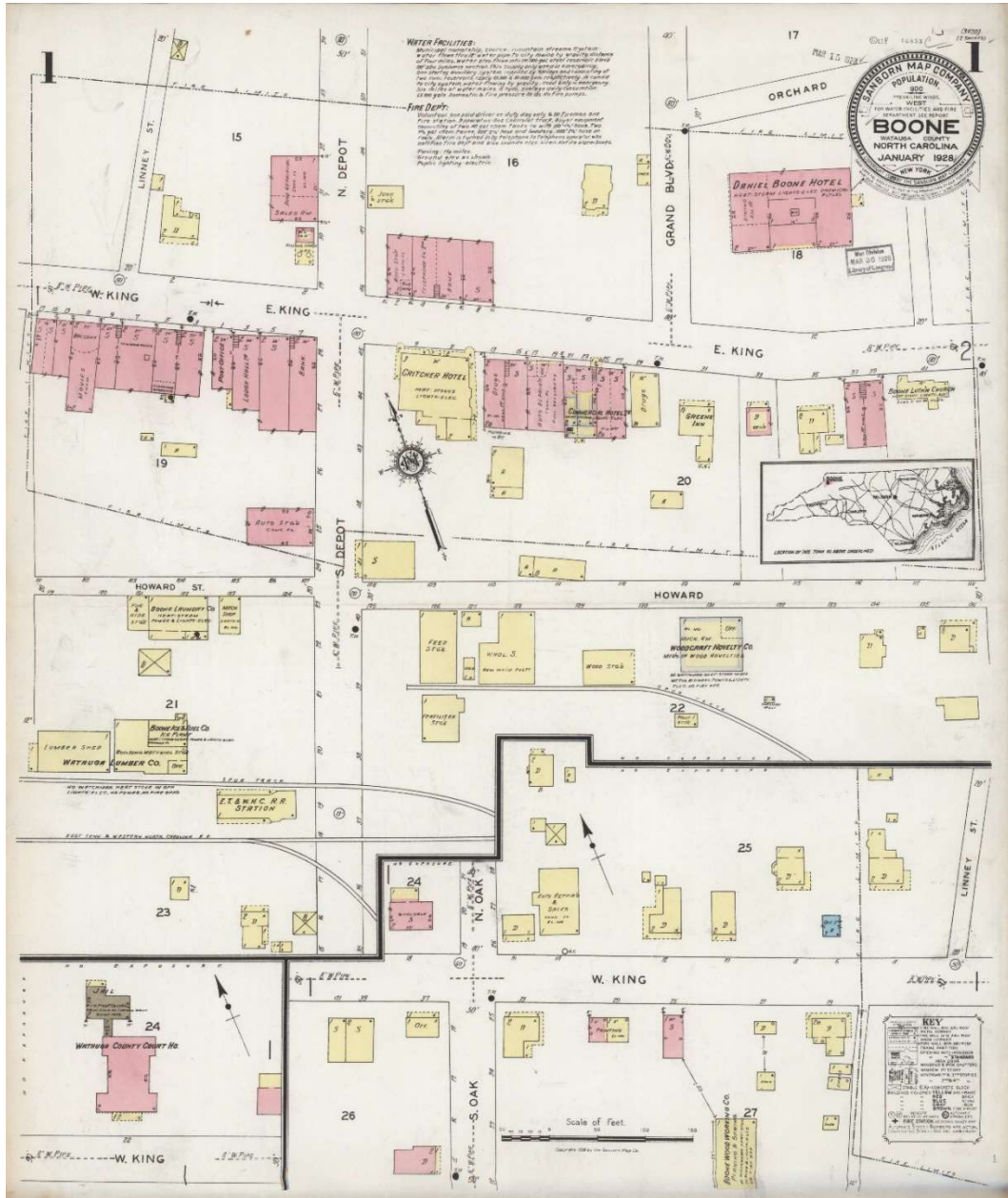
replaced by a large, three-light, aluminum-frame, plate glass window with the corrugated metal bulkhead. Metal coping caps this west wall, while the roof is flat and apparently of rubber.

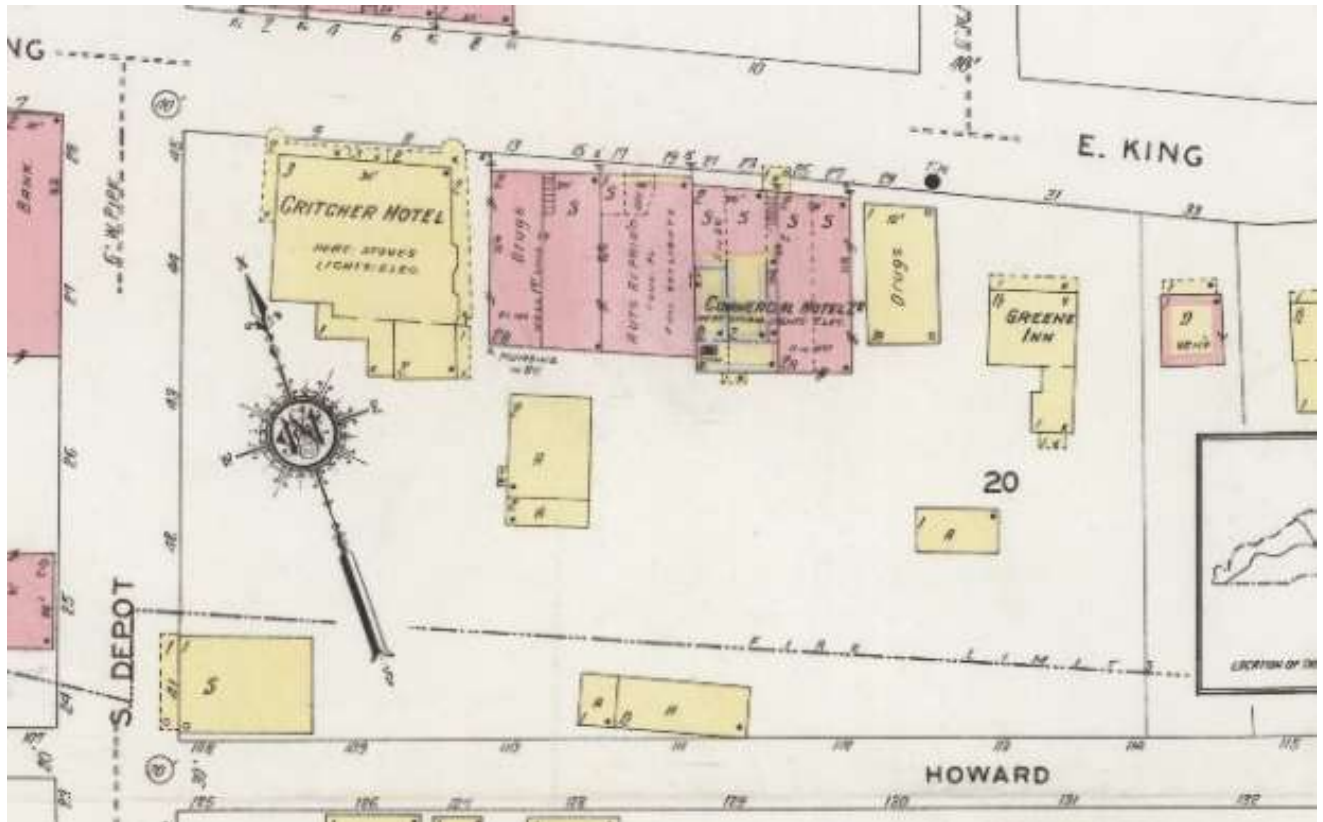
At the rear (north end) of this west building is a one-story addition that dates to sometime prior to 1947 (last Boone Sanborn), which by that time was serving as a re-capping area for Colvard Chevrolet. This addition appears to have been built sometime after the coal storage area to the immediate north, based on the overlap of its portico onto the roof of the coal storage area, which is historically associated with WT0817. As of 1963, the west elevation of this addition was comprised of concrete block with a recessed portico entrance paired with at least two plate glass windows. The west wall of this area under the portico appears to be angled from southwest to northeast—a common treatment found in Boone entrance configurations during the mid-1900s as a buffer against strong winter winds. Indeed, this 1963 configuration may be an alteration of the original configuration of this elevation.

Today, the west elevation of this one-story addition reveals a dramatically altered appearance. Clad in board and batten panels (presumably of either wood or Hardie Board simulated to look like wood), the west elevation entrance is now raised, recessed, and reached by cultured stone steps (probably over concrete), with an oak door containing a large, central window serving as the entrance. This board and batten treatment continues onto the coal storage area to the north, suggesting that the buildings are linked, but they should be understood as distinct properties and buildings. A low, concrete stoop drops to the sidewalk in front of this elevation. A prominent, shed-style awning clad in standing seam metal covers the entire west elevation, above which is a short run of additional board and batten panels below the metal-coped, parapet roofline. To the south of the entrance and below the awning are two narrowly-spaced, plate glass windows.

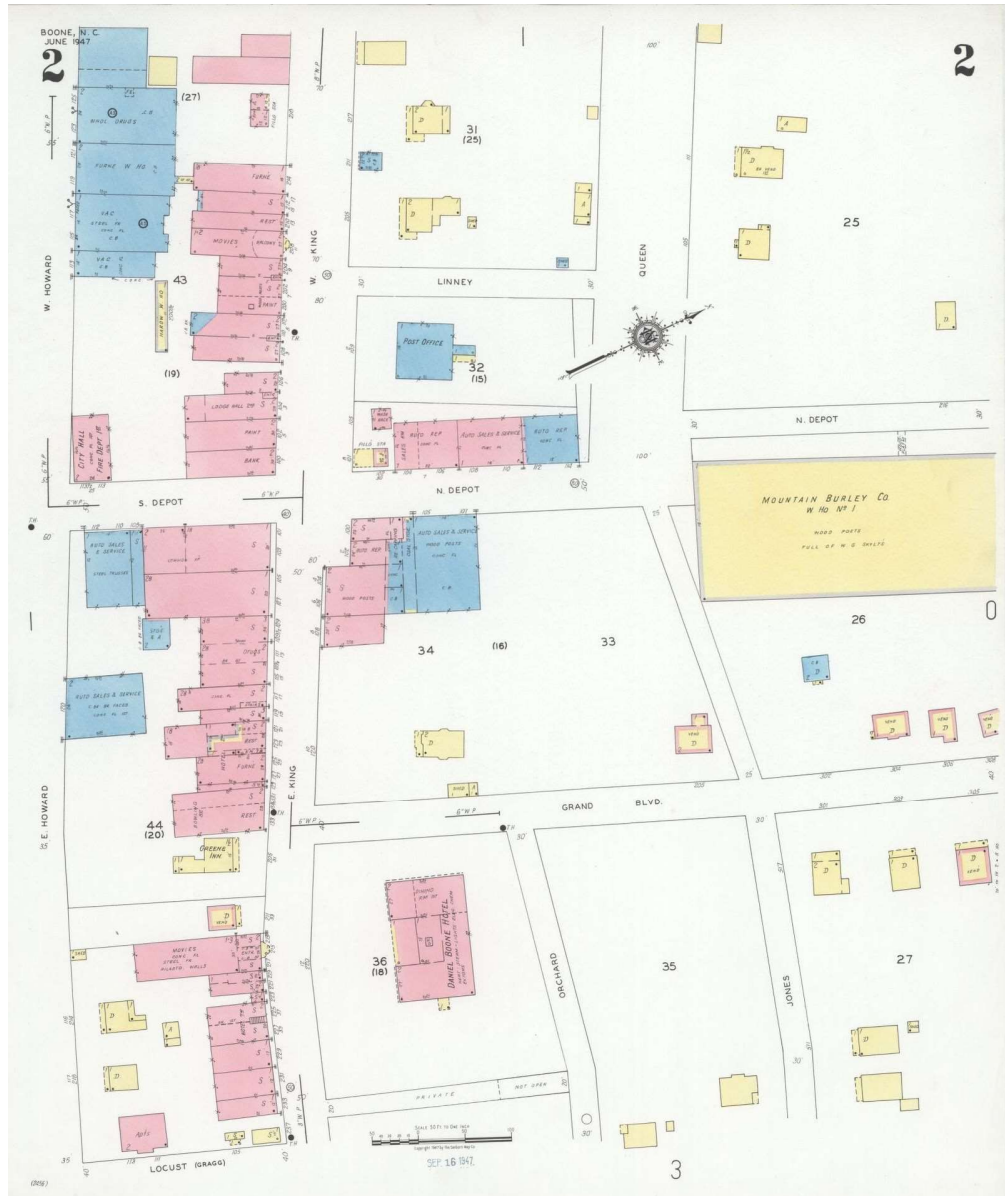
Library of Congress - Sanborn Fire Insurance Maps

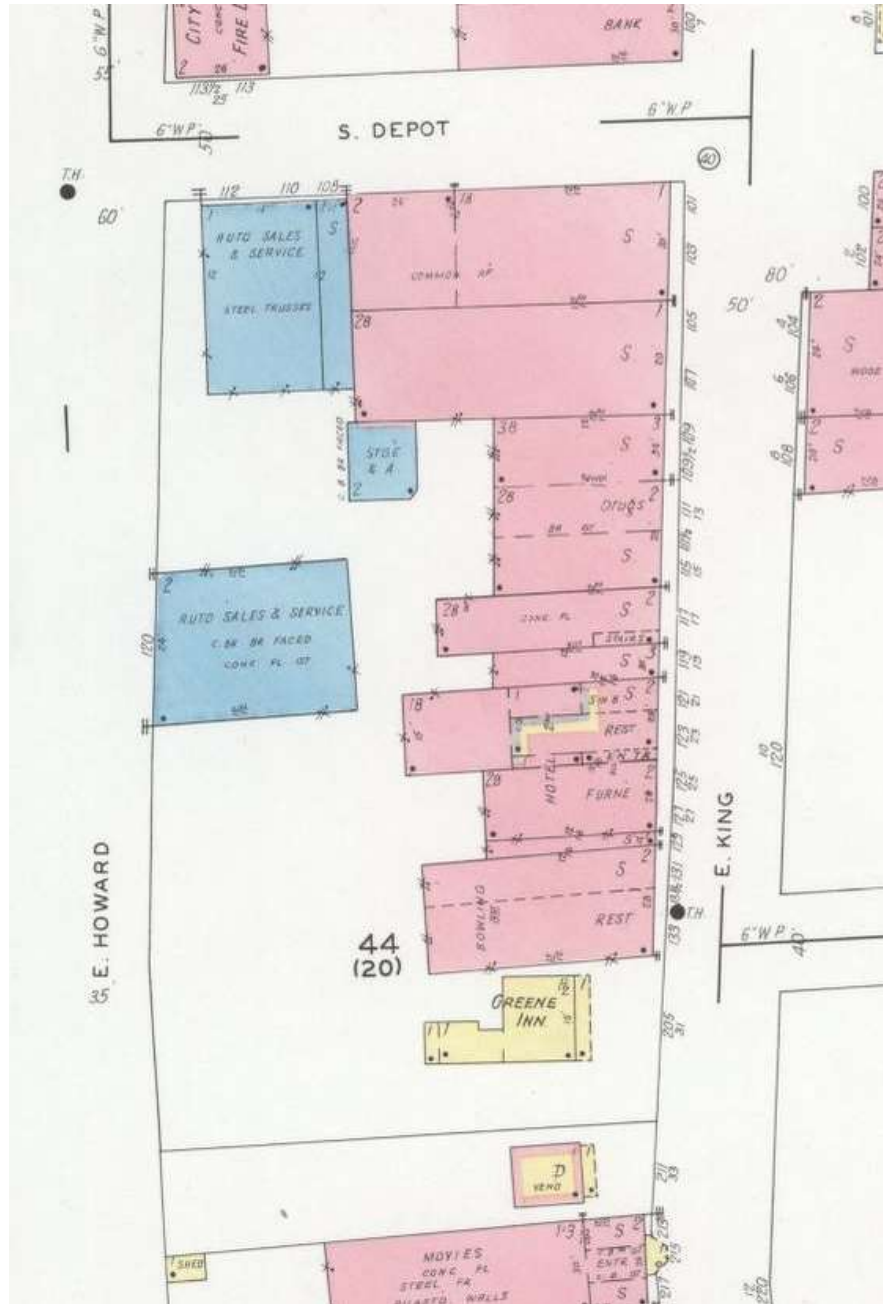
The Library of Congress has made Sanborn Fire Insurance Maps from 1928 and 1947 accessible. As these years fall within the historic district's period of significance (1918-1964), these maps will be used when the property in question, or area of the property in question, can be viewed within these maps. The content of the Library of Congress online Sanborn Maps Collection is in the public domain and is free to use and reuse.





(1928) Sanborn Fire Insurance Map from Boone, Watauga County, North Carolina. Sanborn Map Company, Jan. [Map] Retrieved from the Library of Congress, https://www.loc.gov/item/sanborn06383_001/.





(1947) Sanborn Fire Insurance Map from Boone, Watauga County, North Carolina. Sanborn Map Company, Jun. [Map] Retrieved from the Library of Congress, https://www.loc.gov/item/sanborn06383_002/.

Downtown Boone Local Historic District Design Standards and Handbook Analysis

Standards for Commercial Properties within the District

These Standards for commercial properties are intended to address many of the most common issues to arise during renovations, additions, and new construction in the District. Where the Standards are silent on a particular issue or concern, the HPC will rely upon the Secretary of the Interior's Standards for Rehabilitation to guide their review of the proposed work under the COA process and any subsequent recommendations.

"Commercial Property" Defined

A commercial property within the District is any property whose purpose-built function at the time of construction was primarily to serve a commercial, institutional, or governmental purpose or use. More specifically, commercial properties include 1) any building whose original configuration included commercial, institutional, or governmental uses on the ground floor accessed via the entrance(s) located on the primary elevation, even if residential spaces were available elsewhere in the building (such as a commercial block building with stores on the first floor and apartments on the second floor), or 2) any building with a garage bay or bays on the ground floor accessed via the entrance(s) located on the primary elevation and commercial, institutional, or governmental spaces located elsewhere in the building (such as a garage building with an office or store located on an upper floor or in the basement).

Design Standards for Commercial Properties Within the District

8. 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.

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

1. Streetscapes

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

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

- 1.11 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.

3. Landscapes and Ecologically Sensitive Areas

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 Downtown Boone Local Historic District Design Standards--106 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:

...

- 3.2 Use plant materials that are indigenous to the District. New plant material should complement those found on the site and in the District.
- 3.4 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.

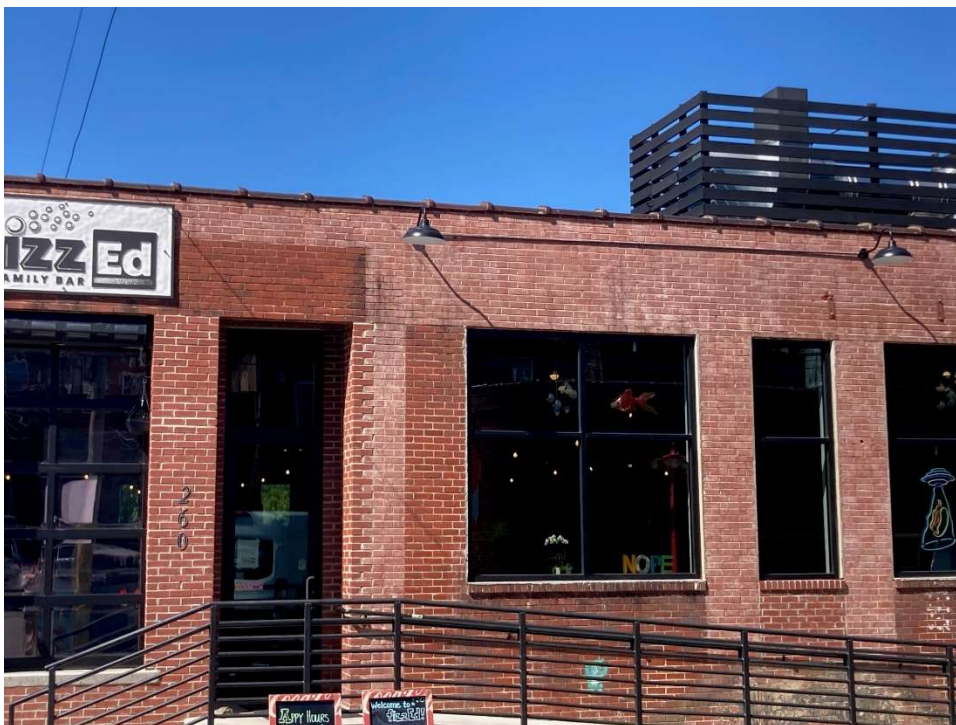
7. Exterior Lighting

- 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.
- 7.3 It is inappropriate to replace original light fixtures when they exist. If no evidence of fixtures is present, select unobtrusive light fixtures that are compatible with the building and site and do not disrupt adjacent properties. Use a white light source.
- 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.
- ...
- 7.8 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.

Staff Note: *To assist with your analysis, Staff visited other properties within the Historic District to find similar front façade light fixtures. Although no fixtures of the exact size and design of that on the subject parcel were found, a few similar fixtures are shown below. Photos were taken by Staff.*



605 West King (similar design but smaller scale fixtures)



260 Howard Street (similar size and a somewhat similar but simpler design)



186 Howard Street (similar size and a somewhat similar but simpler design)

Staff Note – As noted by the applicant in the Design Narrative, the light fixture is very similar in size and design to the Town of Boone street lights throughout the District.

Automatic 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 25, 2024), 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 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.

Historic Preservation Commission Procedure

In considering this application for a COA the HPC shall base their decisions solely on the basis of competent, material and substantial evidence entered into the record via the application packet and sworn testimony at the public hearing.

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

Vote: The proposed development ☐ is congruous OR ☐ is incongruous with the special character of the Downtown Boone Local Historic District and is approved subject to the following conditions (as warranted):

1. Conditions:

Criteria for Conditions: 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)). 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 North Carolina G.S. §160D-940, 944, 947(a).

Historic Photos

Below is a collection of historical photos of the subject property, obtained through a collaboration with Digital Watauga. The photos are displayed in their original size and resolution, as well as in a cropped version that highlights the main features of interest. For each photo, there is a citation for the photo.

Staff Note: *Planning Staff has provided images and cropped images of the property. Any commentary on the images is from the Digital Watauga technician(s) who found and sent the images to Planning Staff.*



W. M. Cline Co., "Downtown Boone Street Scene Postcard," Digital Watauga, accessed October 26, 2022, <https://digitalwatauga.org/items/show/20690>.

Planning Staff has cropped the image to show the property in question.



W. M. Cline Co., "Downtown Boone Street Scene Postcard," Digital Watauga, accessed October 26, 2022, <https://digitalwatauga.org/items/show/20690>.



John Ward, "Downtown Boone During the 1960 Blizzard," Digital Watauga, accessed October 26, 2022, <https://digitalwatauga.org/items/show/19917>.

Planning Staff has cropped the image to show the property in question.



John Ward, "Downtown Boone During the 1960 Blizzard," Digital Watauga, accessed October 26, 2022, <https://digitalwatauga.org/items/show/19917>.



Unknown, "Children in 1952 Spring Clean Up Parade," Digital Watauga, accessed October 26, 2022, <https://digitalwatauga.org/items/show/6445>.

Planning Staff has cropped the image to show the property in question.



Unknown, "Children in 1952 Spring Clean Up Parade," Digital Watauga, accessed October 26, 2022, <https://digitalwatauga.org/items/show/6445>.



Unknown, "Intersection at King Street and Depot Street, Downtown Boone, 1990s," Digital Watauga, accessed October 26, 2022, <https://digitalwatauga.org/items/show/7072>.



Unknown, "Wagon Train on King Street", circa 1950-1955, Historic Boone Digital Exhibit, Watauga County Public Library, Digital NC, accessed March 31, 2022,

<https://lib.digitalnc.org/record/5919#?c=0&m=0&s=0&cv=0&r=0&xywh=1783%2C323%2C3069%2C2210>.

Planning Staff has cropped the image to show the property in question.



Unknown, "Wagon Train on King Street", circa 1950-1955, Historic Boone Digital Exhibit, Watauga County Public Library, Digital NC, accessed March 31, 2022,

<https://lib.digitalnc.org/record/5919#?c=0&m=0&s=0&cv=0&r=0&xywh=1783%2C323%2C3069%2C2210>.



Image from the Paul Armfield Coffey Collection, courtesy of the Digital Watauga Project

Planning Staff has cropped the image to show the property in question.



Image from the Paul Armfield Coffey Collection, courtesy of the Digital Watauga Project



Image from the Paul Armfield Coffey Collection, courtesy of the Digital Watauga Project

TOWN OF BOONE
HISTORIC PRESERVATION COMMISSION
Previously Approved MEETING MINUTES
November 8, 2022, 3:00 p.m.
WebEx Video Conferencing

Historic Preservation Commission Members in Attendance:

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

Council Liaison: Virginia Roseman

Town Staff in Attendance:

Jessica Mitchell-Long-Range/Special Projects Planner, and Marlene Crosby-Board Secretary

Others in Attendance: Allison Meade-Town Attorney, Chelsea Garrett- diSanti, Capua, and Garrett Law Firm; Tony di Santi - diSanti, Capua, and Garrett Law Firm, Steve Wilson-di Santi, Capua, and Garrett Law Firm Project Manager, Bill Dixon-Appalachian Architecture, Jodi Feimster, Tyler Wiley

CALL TO RECONVENE

Chair Eric Plaag reconvened the HPC Quasi-Judicial meeting, held via WebEx, from November 1, 2022, to order at 3:04 p.m.

CASE Z06158-101422 diSanti, Capua and Garrett – Certificate of Appropriateness (COA)

Chelsea Garrett, on behalf of 642 West King Street, LLC, has requested a Certificate of Appropriateness (COA) for major work for 642 West King Street in the downtown historic district for a renovation to the façade.

Chair Plaag asked Ms. Mitchell if she had received any written comments for public comment. Ms. Mitchell said she had not received any written comments, but she had received one request from a person to watch the meeting, who had joined the meeting.

Chair Plaag swore in the following Planning Staff members: Ms. Jessica Mitchell, Long-Range/Special Projects Planner, and Ms. Christy Turner, Senior Planner.

Chair Plaag asked the Historic Preservation Commission members if any commissioner had a fixed opinion about the case that is not susceptible to change; had 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. There were no answers in the affirmative.

Member Watkins noted that he did not have a conflict with the case, but he wanted to mention that many years ago, he had a legal relationship and was advised by the law firm. Chair Plaag asked Member Watkins if the advisement was in any way related to the property involved in this particular application; Member Watkins replied no. Chair Plaag asked Ms. Allison Meade, Town Attorney if she saw an issue with this information that would present a conflict with the case. Ms. Meade asked Member Watkins if he thought he could be fair and impartial with respect to this matter; Member Watkins replied yes. Ms. Meade asked Chair Plaag to ask the applicant if they were comfortable with moving forward with Member Watkins reviewing the case. Chair Plaag confirmed that Ms. Chelsea Garrett, from diSanti, Capua, and Garrett Law Firm (642 West King Street, LLC) was the applicant for the case, and she did not have an issue with Member Watkins reviewing the case.

Chair Plaag asked if any commissioner had engaged in any undisclosed ex-parte communication regarding the application. There were no answers in the affirmative.

Chair Plaag pointed out that Digital Watauga and the Watauga County Historical Society had received many requests for information about the ghost ad on the west wall of the Mast General Store. He said he carefully responded to those requests by talking about the history of these two properties in terms of the descriptions in the Downtown surveys and the material already publicly available. He said he focused on the ghost ad, particularly when it was created, why it was created, and what it was advertising. He noted that the advertisement is not part of this particular application, as he explained the application is focused on the building historically known as the Boone Garage. He continued that the application was not for the Jones building, or what is now known as the Mast General Store building. He said he did not perceive, in response to those inquiries, the information posted about the history of the ghost ad on the Watauga County Historical Society webpage and their Facebook page, that he has a conflict with being able to address this particular case, as long as the applicant does not have an objection. Ms. Garrett said she had no concerns with Chair Plaag reviewing this case.

Chair Plaag swore in the applicant, Ms. Chelsea Garrett. Ms. Meade explained that she agreed with Chair Plaag about Ms. Garrett being sworn in because she would present evidence. Ms. Meade pointed out that the Commissioners should be very clear in distinguishing between her giving factual evidence versus Ms. Garrett arguing about the law or anything as an attorney. She further pointed out that these are two separate things. She explained that to the extent that Ms. Garrett acts as an attorney, it is not facts, and it is not credible evidence before the Commission. Ms. Garrett said that she did not plan on offering factual testimony, but to act in a representative capacity and that she has other witnesses to call upon for this case. Chair Plaag clarified that he swore in Ms. Garrett for the purposes of any testimony that Ms. Garrett may offer, understanding that her intention at this time is not to offer formal testimony, but instead to call other witnesses who will be providing formal testimony. Ms. Garrett said if for some reason, unexpectedly, she needs to venture into the role of attorney, there could be clarification in advance of that role taking place.

Chair Plaag asked Ms. Garrett if she had any objections to the materials in the meeting packet. Ms. Garrett said she had no objection to the materials in the meeting packet, but she had one point of clarification which could be a matter of interpretation. She pointed out that the information in the meeting packet refers to a new upstairs window. Chair Plaag confirmed that the information she referred to was a central window on the second elevation. Ms. Garrett noted that based on original images, the window was installed prior to the end of the historic period of significance. She asked the Commissioners to keep this information about the window in mind as they review the case.

Chair Plaag noted that he felt there were several potential areas of confusion in the information in the meeting packet that the applicant presented for this case. He said one area of potential confusion is using the word "original". He noted that because the history of the building is very complex and confusing, he did not want the Commissioners to get bogged down in these terms while Ms. Garrett was presenting the case. Chair Plaag suggested that there be a discussion on the terms used so that there was collectively, shared knowledge about the history of this building, which will help with the conversation about the appropriate way to move forward in terms of the proposed renovations.

Chair Plaag suggested that Ms. Garrett begin the presentation and focus specifically on what the applicant requests in terms of dealing with the façade. He felt it was appropriate for Ms. Garrett to talk about past facades and the façade materials because these items were a part of the case the applicant is making. Ms.

Garrett agreed that the history of the building is complicated, and she also agreed with Chair Plaag's suggestion.

Chair Plaag swore in the following witnesses for this case: Mr. Tony diSanti from diSanti, Capua, and Garrett; Mr. Steve Owen, the Project Manager for diSanti, Capua, and Garrett; and Mr. Bill Dixon, Architect from Appalachian Architecture.

Chair Plaag asked Ms. Garrett to present the opening statement for this case. She pointed out that her law firm partner, Mr. diSanti was working in the building shortly after the period of significance for the building ended. She said that Mr. Owen had been the project manager coordinating and speaking with the on-site engineers and workers. She added that Mr. Dixon was the architect for this case.

Ms. Garrett explained that she had applied for the Certificate of Appropriateness to reface a second building that looks like it is part of one building. She said it is for the area between the front door of the diSanti, Capua, and Garrett Law Firm on King Street, which is on the corner of King Street behind the Doc Watson bench. She said the area between that building and the Mast General Store was originally a separate building, and this is the area that the applicant is seeking a Certificate of Appropriateness to renovate the façade, which was a brick façade. She said it was a different brick than the western side of the building, and she did not know the manufacturer of the brick.

Ms. Garrett explained that on the separate building on the corner, the façade was starting to pull away and was creating a safety hazard. She said the photos indicate the separation was several inches from under support system of the building. She said the same façade was on the northwest façade of the Mast General Store building. She said the façade was on the Mast General Store before Mr. diSanti started his law firm from the building, and she did not know who put that façade on that building. She said that the diSanti, Capua, and Garrett Law Firm did take down the Mast General Store façade. She understood that the Mast General Store façade, which will be a separate façade application, will probably come before the Commissioners in several months. She noted that she had hoped that the ghost sign was more intact than it was.

Ms. Garrett said that when the brick was removed, they were disappointed that it wasn't Grandfather stone underneath it. She said, unfortunately, they found a deteriorated cinderblock structure shown in the photographs that Mr. Owen took of the structure. She said that instead of being able to reface the building, they would have to remove that block. She said the front two offices, where the larger windows are located, are currently not being used and have been boarded up. She said they hoped to get approval from the HPC to seal the building up for winter and get the work underway.

Ms. Garrett pointed out that there were a few good photos of the building in the archive at Digital Watauga. She said some of the photos indicated that during the period of significance, there had been stone, stucco, and brick on the façade of this building. She said they particularly liked the photos that appear to be from a Clean-up Day Parade around 1952. She said these photos show that there was a stucco façade at that time. She noted that they had asked Mr. Dixon to assist them with creating a proposed design to try to mimic the garage door appearance of the old garage and tire store.

Ms. Garrett pointed out that from the photos, it looked like there were two original windows, but at some point, prior to the end of the district's period of significance, a third window was installed with exterior-type blinds that rotate out. She pointed out that the law firm needs the central window because that building floor has a hallway that needs daylight. She noted that the window had been there for quite some

time and would drastically prevent light from entering some of their usable space that has been used for 40 years.

Ms. Garrett asked Mr. Dixon to present the proposed design of the building. Mr. Dixon referred to pages 81 and 82 of the meeting packet. He said the images shown on these pages are what he thought was the original design. He said he was not aware of other previous facades. He said these images show a hard coat stucco finish with two garage doors and windows on the second level. He said that in the proposed design, he tried to create his best interpretation of the garage doors with big trim around them and minimal ornamentation. He pointed out that the owner intends to lease the first-floor area for commercial use. He said he tried to replicate the look of the garage doors with a storefront system to have a door for the new use. He noted that the proposed exterior material is a hard coat stucco with an off-white finish.

Ms. Garrett asked Mr. Dixon if, in the proposed design, he attempted to replicate the look of the garage doors from the photos; Mr. Dixon replied yes, he tried to replicate those garage doors.

Ms. Garrett asked if the building was originally two commercial spaces, and the applicant's goal was to restore it to two separate commercial spaces on the first floor; Mr. Dixon agreed that this was the goal of the applicant.

Ms. Garrett asked about the new door, in which they proposed to put back a door that existed before the office was converted internally into one law office. Mr. Dixon replied yes, and that previously there were garage doors.

Mr. Garrett asked Mr. Dixon if the window was on the left or right of the large garage bay window. She said it looks like it is on the left side of that window, and asked if it blends in to make it look like it is part of the windows. Mr. Dixon said yes, the window is on the left side of the large window, and he said he used the same appearance on the pedestrian doors.

Ms. Garrett said that on paper for the front elevation, it looked like there was a frame around the windows together. Mr. Dixon said yes, the garage doors shown in the photo on page 81 of the meeting packet appeared wrapped in a thick stucco band. She asked if it slightly protruded from the building. Mr. Dixon said there is a three-inch deep stucco trim around simulated garage door openings.

Ms. Garrett asked Mr. Dixon if he might have used other features from the photos in the proposed design. Mr. Dixon said the proposed design replicated what he saw in the photos on pages 81 and 82 of the Clean-up Day Parade in the meeting packet and no other specific features.

Ms. Garrett said that they are not proposing any changes to the setback to the existing garden area or that there be any improvement to that area. She said the boundary wall would remain where it is. Mr. Dixon stated this was correct. He said that because of the condition of the concrete, they would be removing that masonry and replacing it with a new framed wall.

Ms. Garrett asked Mr. Dixon to discuss his review of the materials, the historical photos, and further, his experiences as an architect in Boone on whether the proposed stucco material and design would be congruous with building designs on King Street and the historic district. Mr. Dixon said there was evidence of stucco being used throughout the historic district. He said there was also evidence of stucco over brick at one point on the buildings. She asked Mr. Dixon about how long ago there was evidence of stucco being applied over brick, and he said about twenty years ago.

Ms. Garrett asked Mr. Dixon if there was, at one point, stone on the façade. Mr. Dixon replied yes, and there were remnants of stone behind the brick. She asked Mr. Dixon if it appeared that the stone was removed or at least most of it was removed and that there was no stone to restore. He said no and what you can see is in poor condition. Ms. Garrett asked Mr. Dixon if he was referring to the block or the stacked stone. He responded that there are remnants of what used to be stone and brick around and behind the entrances.

Ms. Garrett said that, unlike the Mast General Store, it appears that at some point, the rock was removed. Mr. Dixon said it had been removed if there once was a rock there. She asked Mr. Dixon if the rock was there prior to the stucco. He said, in his best estimation, the rock was probably there. She pointed out that from the photos, there was stucco there, at least in the early 1950s, and it is known that there was a brick façade applied to it. She said the stucco on this building was not applied over stone or brick, it was applied and then removed or bricked over, which is the reverse of the Mast General Store. Mr. Dixon said he would have to speculate, but he thinks that is correct.

Ms. Garrett asked Mr. Dixon to talk about the architectural elements of the building, such as the roof, fenestrations, window frames, and materials. Mr. Dixon said the building would have a terra cotta clay parapet cap and aluminum storefront windows with very little trim. Ms. Garrett asked Mr. Dixon if there were materials other than terra cotta clay, aluminum windows, and stucco; Mr. Dixon replied no.

Ms. Garrett said no awning was proposed for this building and asked Mr. Dixon if that was correct. Mr. Dixon said it is correct that no awning is proposed for this building.

Ms. Garrett asked Mr. Dixon if he was the architect assisting the Mast General Store; Mr. Dixon replied yes, and he is assisting the Mast General Store on their western façade. She asked if there had been any coordination of ideas in terms of refacing the front elevation of the diSanti, Capua and Garret law office building and the northwest elevation of their building. Mr. Dixon said the Mast General Store intends to return their façade to a hard coat stucco finish. He said he suspected that Mast General Store would have their application package submitted by the December HPC meeting.

Chair Plaag began his questioning of Mr. Dixon and shared an image that appeared in the July 7, 1938, issue of the Watauga Democrat. He asked if based on this image it appears on the left of the building, historically known as the WR Winkler Tire Company building, presently the main entrance to diSanti, Capua, and Garrett. Mr. Dixon said yes, based on the image. Chair Plaag noted that the building on the right appears to be, based on the answer to the last question, the remnant of the original Hodges Tire Company building known as the Boone Garage. Mr. Dixon said that without knowing the date of the original business, he guessed that would appear to be based on what Chair Plaag stated about the first known photo of the façade. Chair Plaag asked Mr. Dixon based on this photo, does it appear to be a two-story building with a one-garage bay on the left side of the building with a flat arch of stone sills and stone lintels that are keystone and then a stone band of coping at the top of the façade. Mr. Dixon said the things that Chair Plaag mentioned appear visible in the photo.

Chair Plaag shared an earlier image from the 1936 H. Lee Waters film of Boone. He asked Mr. Dixon if it appeared on the right edge of this image where it says Belk White is the Dr. Jones building, as known today as the Mast General Store building. Mr. Dixon said that he presumed that it was the same building. Chair Plaag noted that when looking to the left of that building, it has a south-facing wall and a west-facing wall, both of which say Hodges Tire Company. He asked Mr. Dixon if this appeared to be the original garage

bays of the Hodges Tire Company building, coming out flush with the Jones building to the east. Mr. Dixon said it appears to be the case. Mr. Dixon said that he was not aware of these images prior to the hearing.

Chair Plaag shared another image taken a few seconds later in the same H. Lee Waters film previously shown. He said the camera pans east to west looking at this complex. He asked Mr. Dixon if the building on the left with the Hodges Tire sign underneath the clerestory windows appears to be the west building known as the WR Winkler Tire Company building, and is now the primary entrance to the diSanti, Capua, and Garrett Law Firm. Mr. Dixon said that appears to be the primary entrance to the law firm. Chair Plaag pointed out that on the right, there is the west-facing portion of the Boone Garage that extended out to the street in 1936 when this film was created. He asked Mr. Dixon if this explanation seemed fair; Mr. Dixon replied yes.

Chair Plaag noted that he had shared the two images of the complex from the 1936 H. Lee Waters film, and the 1938 image of the stone façade. He further explained that the stone façade in the 1938 image was accomplished by cutting off that front part of the Hodges Tire Company building, or the Boone Garage building, and pulling back the façade so that it is roughly in line. He stated that this façade protruded slightly toward the WR Winkler Tire Company building, and this work would have to be done around July of 1938.

Chair Plaag had seen an article describing the stuccoing of the Hunt's Department Store building in 1943. He said it was his suspicion, but he could not prove, that the Boone Garage building at that point had a stone façade as of 1938. He said he thought it was stuccoed at the same time for there to be congruity between that west-facing part of Mast General Store and the south-facing part of the Boone Garage.

Chair Plaag shared another image and asked Mr. Dixon if this was the image that he was referring to when he was referencing page 82 of the meeting packet. Mr. Dixon said yes, it was the same image.

Chair Plaag shared another suspicion, which he noted he could not prove, that the building is protruding beyond the south façade plane of the WR Winkler Tire Company building. He continued that they may have stuccoed over the stone. He noted in the image from 1938, there was not an obvious garage door. He thought they created the eastern garage bay to accommodate those roll-top doors; this is where he suspected the bump out came from on the first floor. He thought the bump out was made to create the roll-top storage area at the top of the doorframes and then they stuccoed over it. Chair Plaag asked if this was a reasonable conclusion to draw based on the available images that we have. He further stated he did not know what material they used on it. Mr. Dixon speculated and said he supposed there are many garage doors, and the roll-up type doors have many divisions.

Chair Plaag shared another image and noted he had trouble dating it. He said the image is not online through Digital Watauga, but is in their collections. He said there is a Tweetsie bumper sticker in the image, and it is known that Tweetsie opened in July 1957. He also noted that the image has Christmas trees on the telephone poles. He suspected this image is from December but did not know what year, specifically. He said that this image was taken because of another image that he was going to share between December 1957 and December 1962. He said the image shows the brick veneer on the west wall of Mast General Store, and unfortunately, the ESSO sign obscures almost the entirety of the front of the Boone Garage building that we would like to see. He suspected that the work was done at the same time. He said if you look at the image and the area below the ESSO sign, there appears to be a block underneath that is not faced with the brick facade. Chair Plaag said he thought they removed the entire façade off of this

building, which was the stucco and the stone underneath the façade, and replaced it with a concrete block substrate. He said that is what was found in this demolition and then faced with the brick veneer.

Chair Plaag shared another image from 1963 that showed the first Wagon Trains and parades that went through Boone. He said that by July of 1963, in this image, it shows the middle window in place and the louvered windows that were previously discussed. He said there is a continuous run of an overhang/awning that itself created the necessity years later, after it came down, to put in that band that went across both the Mast General Store wall and the Boone Garage building. He pointed out that this image shows the finished version with the terra cotta coping on the top of the Boone Garage roof and the brick veneer. He asked Mr. Dixon if this was a fair description of what appeared in 1963. Mr. Dixon said it seems to be the case.

Chair Plaag described the four versions of what this building looked like between 1936 and 1963. He pointed out that these dates were within the period of significance for the historic district. He said that in the original version, the building went out to the sidewalk, flush with the Hunts Department Store building/Jones building that was next door. He said the 1938 version of the building was carved back, and the stone façade was applied to that remnant of the Boone Garage building. He said the post-1943 version had the stucco treatment applied to some sort of substrate that he suspected was stone, but there is no way of knowing this for sure. He said there was the 1963 version that had the brick veneer installed over a new concrete block substrate that was installed after the 1938 south façade had been ripped off the remnant of the Boone Garage building. He asked Mr. Dixon if he had fairly described the four versions of the building. Mr. Dixon said yes and assumed as much based on the images.

Chair Plaag explained that the HPC has to apply the standards to either a completely new façade for this building that is congruous with the historic district, or the applicant can pick one of the multiple versions of this building during the period of significance. He said the standards lean towards the original, but replicating the original is neither advantageous or realistic to anyone. He did not think anyone wanted to see the garage bays coming out to the street with a drive-through and gas pumps in front of the building. He pointed out that none of these elements survive, and it is not like we can restore it. He said there is one 1936 grainy film, which is difficult to discern the exterior materials and shows the building going out to the sidewalk. He explained that we could not meet or reconstruct the standards as closely as possible using similar materials and dimensions. He said this leaves three designs during the period of significance where we have more information. He said the applicant has opted for the third of those four, which is the stucco finish applied to the façade with two window bays on the second floor and two garage door bays on the first floor. He added that the applicant is proposing this third version of the façade, with the exception that the applicant also wants the third middle window. He noted that the third middle window comes from the 1963 brick-faced version of the building. He asked Mr. Dixon if that was a fair summary; Mr. Dixon replied yes.

Chair Plaag opened the floor for the HPC to ask questions of Mr. Dixon. Member Sharp asked Mr. Dixon if the intent was to restore the second floor from one commercial space to two commercial areas. Mr. Dixon said that was incorrect. He explained that the second floor would be law offices and the first floor, between the two separate buildings, the Winker building and Boone Garage building, would be separated into two separate commercial spaces. Ms. Garrett added that the intent would be for the proposed façade to appear as two entirely separate buildings.

Member Watkins said the application stated the original 1920 stucco façade was delaminating. He wondered if we missed the evidence of the building being stuccoed in 1920. Ms. Garrett explained that

the earliest photo they thought they had was with stucco. She stated that when Mr. Dixon wrote up the narrative, he referred to the year that the building was built as 1920 and called it original stucco. She said the concepts were merged, but it was unintended to do so. Mr. Dixon pointed out that he and the applicant were unaware of the earlier photos.

Chair Plaag asked Mr. Dixon about the images shared during the meeting between 1938 and 1963 when the building was cut back to the stone façade, and 1963 showing the Wagon Train image. He asked Mr. Dixon if any images featured a landscaped area at the front of the building, or was it more realistic to say that there were paved areas with gas pumps in those images. Mr. Dixon said it is more realistic to say paved areas with gas pumps because the landscaping was added later. Chair Plaag said his point is that when thinking about what is congruent to the historic district, during the period of significance, this area was an open area aside from the gas pumps. He asked Mr. Dixon if it was an open area, and Mr. Dixon replied yes.

Chair Plaag asked Ms. Garrett if she would talk about the type of business they were hoping to attract for the commercial space, and if it had played a role in their decisions about how to landscape the open space. Ms. Garrett said that they had talked to a coffee and pastry shop. She noted that they are hesitant about the type of restaurant, and what kinds of smells they want permeating their offices during the day. She asked Chair Plaag if he thought having more patio-type seating in this open space would be more historical. She said they love gardens, but it's a separate thing to have to maintain them. She stated that they would not object to having appropriate plants in the open space.

Chair Plaag said that, historically, the open space was not a yard, but a paved area with gas pumps. He continued that it was a utilitarian space that served the business in that building. He noted that pocket parks are great, and he would be the last to say to get rid of one of them. He said that in terms of use for this open space, that is more historically accurate; he would be intrigued to see what type of design the applicant could come up with that allows outdoor use of that space, without being an eyesore or something problematic in the Town code. He said he would need to defer to Planning Staff on the types of things that can be done. He added that if the applicant can create something more conducive to adaptive reuse of that open space, which is also congruent with the historic district, he thought for the applicant, 50 percent of the population of Boone would agree it sounds great. He said there are historically appropriate ways without necessarily having permanent walls and features in that open space, which would not be historically appropriate.

Ms. Garrett said she did not think there would be an issue in exploring ways within the ordinance, and those ways could be discussed with the Planning Staff. She asked if there are guidelines that outline the use of outdoor space in the historic district. She pointed out that opening up a second entrance into the building would create a more impervious surface, and she discussed having some decorative plantings. Chair Plaag noted that this open space is privately owned and not in a public way. Vice-Chair Bond pointed out that they have the Doc Watson bench and statute, and she asked if they were planning on moving it. Ms. Garrett stated that there is a license for the Doc Watson bench and statue, and if the HPC wanted it moved, they would move it, but it is not a part of this proposed project. She was open to discussing possibly moving the Doc Watson bench and statute, if necessary. Vice-Chair Bond also pointed out that Doc Watson's 100th birthday would be in the Spring if the applicant wanted to consider using that space.

Ms. Christy Turner, Senior Planner, pointed out that landscaping is not required in the B-1 Downtown Core (B1DC) for this type of use, except for maybe some street yard trees. Ms. Garrett asked Ms. Turner if

outdoor seating was permitted for restaurants. Ms. Turner said outdoor seating is allowed for a business, but they need to contact the Public Works Department.

Chair Plaag pointed out that there are standards for historical vegetation and landscapes. He also pointed out that the landscaping was not there in any period of significance for the historic district. He said he did not see an obligation under the standards to keep landscaping the open space. He said it is not a historical component of the property. He asked the other HPC members if they wanted to comment on the suggestion of the idea of a courtyard or patio-type feature for the open space. Vice-Chair Bond pointed out that the corner where the law firm is located is very busy, and the applicant might want to keep in mind for whatever business is there.

Chair Plaag asked Mr. Owen about the demolition of the Boone Garage building façade in which if they encountered any elements of the 1938 stone façade when demolishing the brick veneer. Mr. Owen replied that a company, called Stone Restoration, did not encounter any stone until the ground floor. He said that behind the brick façade, there were remnants of rock. Chair Plaag asked Mr. Owen if he would conclude that the concrete block now visible was probably installed as part of the approximate 1963 time, or between the 1958 and 1963 installation of the brick veneer, and that the concrete block was basically the substrate to support the brick veneer. He asked Mr. Owen if this was a fair summary of what happened then. Mr. Owen replied yes. Chair Plaag asked Mr. Owen, from what he had seen of the building, if it is reasonable to conclude that the middle window on the second floor was also a creation in the renovation sometime between 1958 and 1963. Mr. Owen replied yes.

Tyler Willey, public attendee of the meeting, left the meeting at approximately 4:40 p.m.

Chair Plaag asked Ms. Garrett if she had another witness to testify. Ms. Garrett called Mr. Tony diSanti to testify when he arrived at the law office building and to state anything relevant to the case, for example, the window. Mr. diSanti noted that the day he arrived at the law firm office was on August 11, 1975. He said there was a parking lot in front of the law office, and he noted that it was shown in the photos. He seemed to recall that part of the parking lot was gravel, but could not attest to it. He said some of the photos he had seen of the parking lot showed that there was pavement in that area. He said his wife does not remember the gravel parking lot, but she remembered it was pretty much paved. He noted that three windows were added above the garage doors, but he could not say when they were added. He said that, initially, when he arrived at the law office building, the buildings were two completely separate buildings. He said that where the proposed garage doors are planned to be added, there was a separate entrance to that building. He said that the building was for a law firm, Finger and Park, and the entrance was where the garage doors were. He explained that you walked into a reception area with three smaller offices in the back and a restroom facility. He said that the law firm expanded over time with modifications such as, adding a stairway, moving offices upstairs, and expanding into the western portion of the building; he explained that that over time they remodeled and put in offices. He said the last change they made was when they removed the brick and went into the western portion of the building from the downstairs and the upstairs. He said they did not anticipate a large steel wall between the two brick buildings they had to remove to get up to the top floor of the western building. He said that now the entire building has been used for an office.

Ms. Garrett pointed out that Chair Plaag had stated earlier that the applicant could discuss a totally new face to the building, or the applicant could pick one of the versions of the building previously discussed. She said if they picked the version with the stuccoed face, she felt that discussion was needed about the central window, as it was important for the use of the building. She asked the HPC if she needed to request

a variance so they could do the stucco. She said she is open to discussing the central window and any conditions that might need to be placed on it.

Ms. Garrett stated that she did not have any other witnesses, and she would like to close the presentation of the case.

Chair Plaag asked the Planning Staff if they had any evidence to present other than what was provided in the meeting packet. Ms. Turner replied no.

Chair Plaag asked the HPC if they had any questions for the Planning Staff regarding this application. There were no questions from the HPC for the Planning Staff.

Chair Plaag asked if there was any other interested party to speak or present evidence supporting the application. There were no questions from anyone attending the meeting.

Chair Plaag noted that the rest of these questions were unnecessary, as everyone attending the meeting had been identified for this case, and he stated that he would not ask if there were no objections. Ms. Garrett did not object to these questions not being asked at this meeting.

Chair Plaag explained to Ms. Garrett that the applicant has the option to see if the Planning Staff has information for a closing statement, or the applicant may give their closing statement. Ms. Garrett began the closing statement and said it has been evident throughout the hearing that the applicant would like to have a building congruent with the historical portions of the building. She stated that she appreciated the summary on the evolution of the building façade. She asked for some flexibility so they can continue the current use as it is in terms of the upstairs window. She said she appreciated the willingness to consider all of the different facades during the period of significance. She explained that this renovation was out of necessity and would be fairly substantial expenditure for the law firm. She said they want to create two building facades that the HPC can approve and that the community wants to see. She said they are open to suggestions and like the patio concept discussed earlier in this hearing. She said they would be willing to consider anything suggested by the HPC if they can make it work.

Chair Plaag asked the Planning Staff if they had a closing statement. Ms. Turner replied that the Town did not have a closing statement.

Chair Plaag opened the floor for the HPC to discuss the evidence at hand and the standards or findings of fact that apply to them. Chair Plaag suggested that the HPC highlight the standards that appear most relevant to what the applicant is requesting.

Chair Plaag referred to packet page 64 and read the following Design Standards for Storefronts, Upper Facades, Side Elevations, and Rear Elevations:

- 1.2 When reconstructing a historic storefront, upper façade, or other elevation, use historical research and evidence as the basis for the design. Reconstructed storefronts should incorporate original dimensions, proportions, and architectural elements.
- 1.4 When original or early storefronts or upper facades no longer exist, are too deteriorated to save, or cannot be reconstructed based on the available documentary evidence, retain the commercial character and any salvageable architectural details through a contemporary design that is compatible with the scale, materials, color, style, design, and texture of the surviving and surrounding historical buildings

Chair Plaag referred to packet pages 65 through 67 and read the following Design Standards for Commercial Properties Within the District, Standards for Commercial Properties within the District, Windows Doors, and Awnings:

- 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 are 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 historical materials.
- 6.4 Unless restoring the appearance of a building to its original historical 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.
- 6.6 In cases where historic windows are deteriorated or damaged beyond repair, replacement windows on historic properties must match the original, historic window casings, sash details, and muntin divisions. In most cases, this will mean the use of true, divided light sashes, rather than sashes featuring simulated divided lights. Grids between glass (GBG) windows, vinyl replacement windows, and windows made of fiberglass, aluminum, or other materials that are incongruous to the district are not permitted. For new windows in new construction or an addition to an historic property, new windows may use simulated divided light sashes (with muntins permanently attached to the interior and exterior of the window panes and a matching space in between the glazing) that approximate the general appearance of windows in other residential properties in the district.
- 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.

Chair Plaag stated that the principal reason he had read these standards is that there is some conflict with these standards regarding this building. He said the applicant's proposal mimics a post-1943 or an approximate pre-1960-time design of the building, with one important exception, which is the retention of a third window piercing at the center of the second-floor façade. He explained that this window was not a part of the approximate 1960 renovations. He pointed out that the issue is that the original façade that was flush with the street and the Mast General Store, does not survive. He said there are three other façade iterations left between 1938 to 1963. He noted that none of those original materials survived from the other three iterations. He explained that because of the emergency measures that had to be taken for public safety purposes, we ultimately lost the original historical materials from any of the three points in the period of significance. He said that those said materials do not survive.

Chair Plaag said that the applicant has tried to create an appearance for this renovation that speaks to one of those periods, although not entirely accurate. He opened the floor for the HPC members to comment on this case.

Member Watkins compared one of the photos with the Exhibit 5 Proposed Front Elevation drawing on packet page 48. He said that the fenestration on the second floor does not match up with the Spring Clean

Up Parade photo in 1952 on packet page 47. He referred to the earliest building, Boone Garage, referred to as WT0819, and said the top of the second-floor windows seemed to be on the same level as the bottom to the left. He said that in the photo, it looks like the tops of those windows come halfway up on the windows of the W.R. Winkler Tire Company building, referred to as WT0894. He also pointed out that the windows on the bottom of the Boone Garage appear above the top of that rectangular panel that he assumed were windows on the photo. He said on the drawing that the bottom of those windows comes halfway down on that horizontal window. Chair Plaag pointed out that if you look at the parapet of the building in question in relation to the recessed brick area of the W.R. Winkler Tire Company building to the left in the drawing on packet page 48, the parapet stops at the tops of the windows of the W. R. Winkler Tire Company building. He said when looking at all of the historical photos of this building, the parapet goes clearly up to where you see the beginning of the progression of the brick back out to the façade on the W.R. Winkler Tire Company. Chair Plaag estimated a two-foot difference between the parapet and the brick material. He wondered if it skews the apparent placement of the façade in the drawing.

Chair Plaag asked Mr. Dixon to address the differences between the photo and the drawing. Mr. Dixon said that he understood the concern that Chair Plaag and Member Watkins voiced from Exhibit 5 and the Spring Clean Up Parade photo regarding the second-floor windows not lining up with the W.R. Winkler Tire Company building. He said the window heights of the second-floor level windows could be adjusted up or down as well as the parapet. He said there is about a six-foot attic area above the second-floor level. He said the ceiling heights on the first and second floors are fairly low, approximately eight to nine feet. He pointed out that there is only a certain placement from where the first levels are and where the attic level is to put the windows. He said if it was the desire of the HPC, the parapet could be raised.

Ms. Garrett said to Mr. Owen that she recalled him stating that he went into the attic of the building. Mr. Owen replied yes, that he had been into the attic. She asked Mr. Owen if the attic space could be used to increase the ceiling height of the second-floor office. Mr. Owen noted that he felt that it could be very costly to move the attic space to increase the ceiling height for the offices. Ms. Garrett asked Mr. Dixon if he thought the windows could be moved up without affecting the interior ceiling of the second floor. Mr. Dixon said he thought the windows could be moved up a little bit.

Chair Plaag referred to the 1963 Wagon Train photo and saw what Member Watkins was referring to with the louvered windows. Chair Plaag noted that they are located substantially below the bottom of the second-floor level windows to the west of the W.R. Winkler Tire Company building.

Chair Plaag asked Mr. Dixon if it seemed to him that the attic space was created later. Mr. Dixon said no based on Mr. Owen's photos of the attic. Mr. Dixon said timber framing in the attic appears to be from the original building. Mr. Dixon said it has a truss system that supports the ceiling and roof above it.

Chair Plaag said that he believed that Member Watkins's point that he shared earlier is that if the applicant is going to choose the option of the 1943 to approximately 1960-time period as the starting point, some changes will need to be made. Chair Plaag thought there was an alternative in the district design standards, specifically the previously referenced section 6.16. Chair Plaag explained that there is an assumption in this standard that we are talking about new elements and not old elements for the building. He said they also need to maintain those established proportions of the building. Chair Plaag asked Member Watkins if the summary he gave regarding his point was fair; Member Watkins replied it was a fair summary.

Chair Plaag stated that the applicant's work is a renovation/new façade. He clarified that it is not a restoration or reconstruction of some earlier version of the building. He said the third central window is an element during the period of significance. He said that he did not think it was out of the question for the applicant to ask for the third window.

Chair Plaag noted that in the next meeting for this case, the discussion will probably be focused on the appropriate exterior treatment. He said the discussion would be regarding if stucco is used from one period and the proposed window placement is from another period, and a third window that refers to another period. He asked if there was a way to align these proposed changes with the design standards, and that this was an open question. He said he felt this is a challenging question for what is proposed in this application.

Discussion ensued on the date and time to continue the case. Chair Plaag noted that the soonest he could attend the meeting would be the week following the Thanksgiving holiday. He suggested having a Special HPC meeting on Tuesday, November 29, 2022 at 3 p.m. Ms. Garrett confirmed that she, her witnesses, and Mr. Dixon were available. Ms. Mitchell said the Planning Staff could meet at that date and time. There was consensus from the HPC to have a special HPC meeting at the date and time suggested by Chair Plaag.

Recess the Meeting

Chair Plaag recessed this meeting, noting it would be continued to Tuesday, November 29, 2022, at 3 p.m. via WebEx.

**TOWN OF BOONE
SPECIAL HISTORIC PRESERVATION COMMISSION
Previously Approved (Excerpt) MEETING MINUTES
November 29, 2022, 3:00 p.m.
WebEx Video Conferencing**

Historic Preservation Commission Members in Attendance:

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

Council Liaison: Virginia Roseman

Town Staff in Attendance:

Jessica Mitchell-Long-Range/Special Projects Planner, Christy Turner-Senior Planner, and Marlene Crosby-Board Secretary

Others in Attendance: Allison Meade-Town Attorney, Chelsea Garrett- diSanti, Capua, and Garrett Law Firm; Steve Owen-di Santi, Capua, and Garrett Law Firm Project Manager, and Bill Dixon-Appalachian Architecture, Mya Gittens, Jodie Feimster

CALL TO RECONVENE

Chair Eric Plaag reconvened the HPC Quasi-Judicial meeting, held via WebEx, from November 8, 2022, to order at 3:05 p.m.

CASE Z06158-101422 diSanti, Capua and Garrett – Certificate of Appropriateness (COA)

Chelsea Garrett, on behalf of 642 West King Street, LLC, has requested a Certificate of Appropriateness (COA) for major work for 642 West King Street in the downtown historic district for a renovation to the façade.

Chair Plaag gave a brief overview of the discussion from the last meeting regarding this case. He said the HPC had discussed some of the standards that would apply to this case and the various topics that need to be addressed regarding a possible new façade. He said the new façade would be keeping with the historic district standards or attempting to reconstruct the façade from some point during the period of significance.

Chair Plaag swore in Mr. Bill Dixon, Appalachian Architecture, Mr. Steve Owen, diSanti, Capua and Garrett Law Firm Project Manager, and Ms. Chelsea Garrett, diSanti, Capua, and Garrett Law Firm. Chair Plaag stated that swearing in Ms. Garrett was for any testimony she might offer, but not as her role in leading the case.

Chair Plaag swore in the following Planning Staff members: Ms. Jessica Mitchell, Long-Range/Special Projects Planner, and Ms. Christy Turner, Senior Planner.

Chair Plaag asked the Historic Preservation Commission members if any commissioner had a fixed opinion about the case that is not susceptible to change; had 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. There were no answers in the affirmative.

Chair Plaag asked if any commissioner had engaged in any undisclosed ex-parte communication regarding the application. There were no answers in the affirmative.

Chair Plaag pointed out that Exhibit 10 had been added to the meeting packet for this case.

Chair Plaag asked Ms. Garrett if she had any objections to the materials in the meeting packet; she replied no, she did not have any objections.

Ms. Garrett explained that in Exhibit 10, Mr. Dixon had prepared a front elevation that attempts to address windows and the height of the windows. She said he also designed a courtyard proposal for the HPC to discuss and give feedback to the applicant on what the HPC would like to see in the courtyard.

Ms. Garrett asked Mr. Dixon to review the proposed front elevation in Exhibit 10 on packet page 60. Discussion ensued on the “Children in 1952 Spring Clean Up Parade” and the “Wagon Train on King Street” photographs as included in the meeting packet. Mr. Dixon wanted the HPC members to review these photos; Chair Plaag discussed that the photo source for the Wagon Train photo is from Digital NC collections and the date was misassigned, and should be circa 1963 instead of the credited circa 1950 – 1955. Mr. Dixon began by stating that referencing those pictures are in response to Member Watkins's comments from the last meeting regarding window heights in the proposed façade proportionally to the building heights in the building on the left. He referred to packet page 49, Figure 3. (Children in 1952 Spring Clean Up Parade), and packet page 52, Figure 5. (Wagon Train on the King Street) Mr. Dixon said if you compare these two photographs, you will see that somewhere in approximately 11 years, the whole attic area and window heights were changed. In Figure 3, he noted that the photograph showed taller windows coming up to about the middle of the second-level windows on the building on the left. He said in the Figure 5 photograph, the awning windows do not come up to the windows on the building on the left. He said he would raise the windows in the façade to the greatest height possible, given the existing ceiling height on the second level. He felt that Member Watkins's main concern was where the windows were relative to the taller windows in the building on the left. Mr. Dixon said these are the only changes the applicant is proposing at this point.

Chair Plaag clarified that the building would remain a stucco over a concrete block base. Mr. Dixon explained that the material is a hard-coat stucco over a metal stud frame and sheaving.

Member Watkins referred to the photo on packet page 48, Figure 3 (Children in 1952 Spring Clean Up Parade). He said this photo would appear to show a buttress on the left side of the building in question, and there might need to be a matching buttress on the other side. He wondered if the buttresses were considered minor architectural elements and may not be worthy of reproduction or if the elements needed to be discussed by the HPC. Mr. Dixon said it is evident that something is coming out from the primary façade around the two garage doors. Mr. Dixon said he thought it was more like a trim element around the doors of the proposed façade. Ms. Garrett commented and said she understood what Mr. Dixon was talking about in the photographs. She explained that when you are on W. King Street looking down, you can see the outline of it more. She said they look like the elements stepped out and could be added for trim.

Member Watkins referred to the proposed front elevation drawing and pointed out the section that showed the elements. Mr. Dixon said the elements could be in the photos because the left-hand corner is a double, if not a triple, wall. He said it is difficult to say where the inside corner is located without getting inside the attic because of shelves and law books. He said his intention was for the doors to be symmetrical on the interior. He said it would be difficult to gauge until he further investigated the interior.

Mr. Dixon said to address Member Watkins's comments on the buttressing, he suggested a buttress-type element be placed, as shown in Exhibit 10.

Chair Plaag said that Exhibit 10 contains an improved plan over the previously submitted drawing. He felt that from the applicant's examples, there had been a total loss of the façade elements for any period of significance. He said that after reviewing the standards and since nothing survives, it is the applicant's choice to treat this case as new construction that aligns with the standards for new construction on an existing building, or try to replicate, somewhat meticulously, an earlier façade.

Chair Plaag talked about another project that Mr. Dixon was involved in, which Mr. Dixon had consulted with Chair Plaag in his role as a preservationist; the building was the eastern half of the Farmers Hardware block for the Ben & Jerry's shop. Chair Plaag gave Mr. Dixon suggestions on what the State Historic Preservation Office (SHPO) would like to see and encourages is new construction that is compatible with the existing historical elements in the district or in the building that does not attempt to pretend to be original.

Chair Plaag said one of the things that he liked about Exhibit 10 is that it retains the third window that did not exist until approximately 1963. He said the fenestration pattern is moved up but is clearly not present later on in 1963. He said it is creating something that is stylistically appropriate to the period of significance for this building. He said a skilled reader of the building with knowledge of the photographic evidence that has been presented would not conclude that this is what this building originally looked like at any particular period in time. He said the building would be recognized as new construction. He said it is up to the applicant, but questioned if the solution would be for the applicant to go with new construction of an entirely new façade on this building since nothing of the original façade survives. He said he would like to review the standards again, but he thinks this proposed solution meets the standards.

Chair Plaag asked for feedback from the HPC on the proposed solution. Vice-Chair Bond supported the proposed solution. She liked the appearance of the garage doors and the elevating of the second-floor windows. Member Watkins supported the proposed solution. He liked the proposed windows on the second floor. He showed some concern for the appearance of the building sagging in the center. Mr. Dixon said the building is sagging in the center by about three inches in both directions going towards the center. He said that when Mr. Steve Owens dug around the front foundations, he found no foundations under the brick veneer, but they found cobblestone and muck. He explained that this is one of the reasons that the whole masonry wall is being taken down. He said the foundation would have to be rebuilt from the ground up with a metal stud wall. Member Watkins noted that Chair Plaag had explained at the last meeting that the applicant had three models to work from for this building and the stucco façade was one of those models.

Ms. Garrett reiterated her understanding of the discussion regarding the three façade options, and Chair Plaag clarified that it would be a reconstruction not a renovation, which has a higher bar than new construction or construction of a new façade. Chair Plaag pointed out that the applicant can use new construction as a proposed solution that the standards allow. He also stated that there is another path forward than requiring for reconstruction to be done when the higher bar is not required by the standards, and there are other options available in the standards.

Chair Plaag suggested that to provide clarity in the record moving forward, it would be helpful for the HPC to make a finding of fact that no elements of the historic façade of this building from any point during the period of significance survives at this point in time. He said the purpose of making this finding of fact is to open the door to considering the new construction of a façade on this historic building.

Motion and Vote:

Chair Plaag made a motion for a finding of fact, seconded by Vice-Chair Bond, that no elements of the historic façade of this building from any point during the period of significance survives at this point in time, and this finding of fact is to open the door to considering the new construction of a façade on this historic building.

Member Watkins added a friendly amendment that said no currently visible elements from a previous period. Chair Plaag accepted the friendly amendment, and he amended the motion. The amended motion was because no elements of any of those façade iterations during the period of significance are visible or appear to survive, the Historic Preservation Commission concludes that, in essence, those elements have been destroyed for the purposes of this application.

Vice-Chair Bond and Member Sharp supported the amended motion made by Chair Plaag.

Vote: Aye – All
Nay – None

The motion was unanimous.

Chair Plaag asked Ms. Allison Meade, Town Attorney, if she perceived any other findings of fact for this case. Ms. Meade responded that she did not perceive any other findings of fact for this case.

Chair Plaag moved the discussion to standards that apply to new construction elements. Chair Plaag said the following sections appear to be relevant to this application:

Design Standards for Commercial Properties within the District, Storefronts, Upper Facades, Side Elevations, and Rear Elevations

- Section 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.

Design Standards for Commercial Properties within the District, Windows Doors, and Awnings

- Section 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.

Chair Plaag said that what the applicant has proposed in Exhibit 10 moves in the right direction to help accomplish the standards in Section 6.16 and does not violate another standard that exists elsewhere about new construction regarding making elements look like they are old. He noted that someone who knows how to read buildings would recognize this as a newly constructed façade, not a repetition of an earlier façade.

Chair Plaag asked the HPC if they wanted to discuss other standards related to the proposal for this application. He reminded the HPC that they are only referring to the South elevation façade.

Discussion ensued on building materials. Chair Plaag asked Mr. Dixon if the applicant proposed to use a natural stucco material. Mr. Dixon confirmed that the applicant has proposed using a hard-coat stucco material, not an exterior insulation and finish system (EIFS)-synthetic stucco material. Chair Plaag said that the terra cotta clay parapet material is a common coping material used in the district and would be appropriate. Chair Plaag pointed out that it appears that the 9-over-9 (9/9) aluminum windows have been proposed for the building; Mr. Dixon replied that is correct. He talked about the garage windows with the bay-style openings. He said that early testimony addressed what these windows are trying to accomplish. There was consensus from the HPC members that these proposed materials meet the standards for new construction in the historic district.

Chair Plaag referred to the previous discussion regarding buttresses and noted that he does not personally think the standards require them. He said if the buttresses are a component the applicant likes and wants to use, it would be an element previously found on this building. He said he would not object to the applicant using it on the building as a trim element. Member Watkins pointed out that he was not recommending that the buttress element be added to the design. He said he brought up the topic of buttress for discussion only.

Chair Plaag explained to Ms. Garrett that the HPC reviews and approves a design before it is accomplished. He thought the best way to handle the façade approval would be to approve Exhibit 10 as presented with the allowance for the addition of stucco-covered trim elements around the bay garage doors, as discussed during the hearing, if the applicant is interested in doing so. He asked Ms. Garrett if this was a fair way of addressing it. Ms. Garrett said yes and is open to hearing preferences on what they should and should not do. She said she would like to do what the HPC prefers within reason. Chair Plaag explained that he doesn't think it is HPC's position to voice preferences but to speak about what is acceptable according to the standards for the district.

Chair Plaag talked about the things that would be acceptable according to the design standards for this application. Chair Plaag said it was entirely up to the applicant to choose either the smooth surface stucco or the buttress element. There was consensus from the HPC that it is up to the applicant to determine if they want to use the smooth surface stucco or the buttress element in their design.

Discussion ensued on a speculative courtyard concept. Ms. Garrett said that she had discussed the landscaping and hardscaping in the courtyard in front of the building with the others in the law firm. She noted that Ms. Christy Turner, Senior Planner, had stated that no standards prohibited removable plantings, tables, or benches. Mr. Dixon explained that the original submission required extensive landscaping with the detail of trees, flowers, and plants. He said the proposal is designed more for people than for a lot of landscaping. He said it is south-facing and will have sun on it in the winter. He continued that it is located at the main intersection in Downtown Boone. It will include removable tables, benches, and plantings, with more hardscaping than landscaping.

Chair Plaag clarified the following items with Mr. Dixon. He asked if the existing brick pavers near the Doc Watson bench would stay where they are now; Mr. Dixon replied yes, the brick pavers would remain. Chair Plaag asked Mr. Dixon about the stained, patterned concrete and asked if that meant the color would be brown or some other aesthetically pleasing color. He wondered if the benches would be attached in a way that they could be moved if necessary. Mr. Dixon said that from what he discerned from the HPC's comments, anything proposed in the courtyard should be considered temporary and removable without causing any damage to the area. Mr. Dixon said this would include the existing, grade-level planters there now, along with the big Fir tree and the plantings to the left of the entrance into the building.

Vice-Chair Bond noted that this particular location in the center of Downtown Boone will always be busy with people because of the Doc Watson statue, and it is in the center of Downtown Boone, considering W. King Street and Depot Street. She also noted that the Cultural Resources Department is planning a 100th birthday celebration for Doc Watson on the first Friday in March of 2023 at this intersection. Ms. Garrett said they plan on leaving the Doc Watson bench area alone except for re-working an entrance into the older part of the building.

Chair Plaag talked about the other standards listed in the meeting packet that apply to patios, terraces, streetscapes, and landscapes. He said there are references to surviving historical elements in each of these cases. He said the current yard is not historic to the period of significance because that element occurred later. He said that, in his view, there is nothing to be preserved in the courtyard. At the last meeting, the applicant discussed including street furniture like picnic or café tables, planters, and benches in the yard. He noted that these types of furniture are not like gas pumps that were mounted on the surface at an earlier time. He said that the street furniture that has been proposed is in keeping with the spirit of the project, and it aligns with the design standards as they are written for this type of project in the district.

Member Watkins asked if the solid white diagonal in the proposed courtyard drawing are things to be installed in the courtyard. Mr. Dixon said he had chosen not to include all the gridlines in the center of the drawing. Chair Plaag noted that without the gridlines, it makes the text more visible in the drawing.

Ms. Garrett talked about the afternoon sun shining into the courtyard area. She noted that she did not want to remove the shade from the courtyard's corner. She suggested adding big tree pot plantings that provide shade and are an allowed species. Chair Plaag said that in terms of the HPC and the design

standards, the street furniture are seen as a non-permanent feature of the courtyard. He said this gives the applicant the flexibility to move the furniture around at different times. He noted that he did not see anything in the design standards that would limit what the applicant is proposing for the courtyard. He said there is a possibility that the Planning Staff may find something in the ordinance that might limit what is being proposed for the courtyard.

Chair Plaag asked if there was additional material to be presented by the applicant or other comments from the Planning Staff or HPC on the proposal. There were no further comments or material presented regarding the modified courtyard proposal.

Motion and Vote:

Member Sharp made a motion, seconded by Vice-Chair Bond, to approve the issuance of the requested Certificate of Appropriateness following the Exhibit 10 façade design presentation.

Chair Plaag added the following friendly amendment: with the understanding that the applicant has the option of adding trim elements around the garage doors that are stucco covered as discussed, and any courtyard design will be in keeping with the materials and generalized layout of the preliminary drawing provided by the applicant.

Ms. Meade pointed out that the HPC's ultimate decision is set forth on the last page of the staff report on packet page 43. She said the question is whether the proposed modifications are congruous with the historic district.

Chair Plaag added another friendly amendment and suggested that Member Sharp could add that it is the finding of the HPC that the proposed changes are congruous with the historic district and its associated design standards. Vice-Chair Bond and Member Sharp accepted this friendly amendment.

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

- Where there is a conflict between the application information (October 14, 2022), the plans (October 14, 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.

There were no other conditions placed on this application.

Chair Plaag asked Ms. Garrett if she had any objections to the conditions that were automatically placed on the approval of this application. Ms. Garrett stated that she had no objection to these conditions.

Vote: Aye – All
Nay – None

The motion was unanimous.

Chair Plaag closed the public hearing on this case at approximately 4:09 p.m.

