



Historic Preservation Commission

Special Meeting

~ Agenda ~

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

Jane Shook
828-268-6960

Monday, June 5, 2023

3:00 PM

WebEx

This is a continuation of the May 16, 2023 meeting.

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

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

I. Call to Order

II. Approval of Minutes

May 9, 2023 Quasi-Judicial Meeting Minutes

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

Z06553-032323 Exhibit 1: Application

Z06553-032323 Exhibit 2: Scope of Work

Z06553-032323 Exhibit 3: Description of Work

Z06553-032323 Exhibit 4: Architectural Survey

Z06553-032323 Exhibit 5: Existing Conditions Photos

Z06553-032323 Exhibit 6: Additional Existing Photos

Z06553-032323 Exhibit 7: Historic Photos

Z06553-032323 Exhibit 8: Site Plan

Z06553-032323 Exhibit 9: Conceptual Images for Bar Addition

Z06553-032323 - Exhibit 10 - Resubmitted Project Description and Picture

Z06553-032323 - Exhibit 11 - Resubmitted Architectural Site Plan

Z06553-032323 - Exhibit 12 - Resubmitted Elevation of Container Bar

Z06553-032323 - Exhibit 13 - Resubmitted Site Plan Rendering

Z06553-032323:Exhibit 14: Revised Staff Report

Z06553-032323 Exhibit 15: Digital Watauga Historic Images

IV. Adjournment

WebEx Video Information

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

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

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

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

**TOWN OF BOONE
HISTORIC PRESERVATION COMMISSION
MEETING MINUTES
MAY 9, 2023, 3:00 p.m.
WebEx Video Conferencing**

Historic Preservation Commission Members in Attendance:

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

Student Member: Riley Ziegler

Council Liaison: Virginia Roseman

Town Staff in Attendance: Jane Shook-Director of Planning & Inspections, Jessica Mitchell-Long-Range/Special Projects Planner, Christy Turner-Senior Planner, Stacey Miller-Chief Building Inspector, and Marlene Crosby-Board Secretary

Others in Attendance: Chelsea Garrett- Watauga County Attorney, Deron Geoque-Watauga County Manager, Bill Dixon-Appalachian Architecture, Leigh Blevins-Appalachian Architecture, Alan Crees-Municipal Engineering, Allison Meade-Town Attorney, and Tim Futrelle-Mayor

Call to Order

Chair Eric Plaag called the HPC Quasi-Judicial meeting, held via WebEx, on May 9, 2023, to order at 3:04 p.m.

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

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

Approval of Minutes

Vice-Chair Bond made a motion, seconded by Student Member Ziegler, to approve April 11, 2023, meeting minutes as amended with the following changes:

- Page 8, eighth paragraph, third sentence delete “building material that is currently on the building”
- Page 8, paragraph nine, first sentence change it to read “Member Sharp asked if the owner and architect can make progress on the other proposed façade improvements while accessing the area of the façade behind the board and batten.”
- Page 8, paragraph nine, remove the second sentence “Further, he added to his question if the HPC is left to discuss other matters such as the bulkhead, low wall, and the collapsing storefront windows.
- Page 3, paragraph two, second sentence change to “He said that in collaboration with Mr. Dixon, who was aware of the history of the Town, they had spoken with a stonemason who proposed a design that is functional and practical for their clients, as well as proposing materials that would match the historical look and feel of the Town.
- Page 3, last paragraph, last line change “River’s” to “Rivers”
- Page 4, first paragraph last line change “River’s” to “Rivers”

- Page 4, fourth paragraph, first line change “River’s” to “Rivers”
- Page 6, seventh paragraph, third sentence change to “He said the proposed stone panel in the frieze did not appear to have any architectural support.”
- Page 7, second paragraph, second sentence change to “He described the building as having wood-framed, possibly early metal-framed shop windows around the inverted entrance.”
- Page 7, second paragraph, third sentence change to “He said that given the date of construction, he had no doubt that the appearance in the 1940 photo.”
- Paragraph 7, third paragraph, second sentence change “there was” to “there is”
- Page 7, third paragraph, last sentence change to “below that was where the clerestory windows and the recessed entry were”
- Page 7, sixth paragraph, second paragraph change to “keeping” to “in keeping”
- Page 7, tenth paragraph, first sentence change “Chair Plaag said” to “Chair Plaag asked”
- Page 7, tenth paragraph, first sentence change “permitted work” to “permitted work,”
- Page 8, second paragraph, fourth line change “was non-party witness” to “was any non-party witness”
- Page 8, fifth paragraph, first sentence add another sentence at the end that reads “Chair Plaag asked Mr. Kevorkian, if he wanted to make a closing statement. He did not.”
- Page 8, ninth paragraph, third sentence change “COA” to “Certificate of Occupancy”
- Page 9, first paragraph, second sentence change to read “He said it is a common expectation in the preservation world that one should not add historic-looking features, even in an attempt to create a match between two adjacent properties.”
- Page 9, second paragraph, second sentence change to read “He said it creates the illusion of the footprint of the user space, particularly if it is done in a historic material such as stone.”
- Page 9, fourth paragraph, fifth sentence change “use temporary elements” to “many property owners use temporary elements”
- Page 9, fourth paragraph, sixth sentence change “removable” to “are removable”
- Page 13, third paragraph, first sentence change “he moved on the motion” to “he moved on to the motion”
- Page 14, third paragraph, third sentence change “today’s date, April 11, 2024” to “today’s date, or April 11, 2024”

Vote: Aye – All

Nay – None

The motion passed.

CASE Z06555-032323 WATAUGA COUNTY PARKING DECK – MODIFIED COA

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

Chair Plaag opened this case and swore in the following members of the staff for both cases on the agenda, Ms. Jessica Mitchell, Long-Range/Special Projects Planner, and Ms. Christy Turner, Senior Planner.

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

Chair Plaa asked Ms. Chelsea Garrett, Attorney, if she was representing Watauga County in this case. She said yes and noted that off camera, the following were present Mr. Deron Geoque, Watauga County Manager, Mr. Alan Crees from Municipal Engineering, and Ms. Leigh Blevins from Appalachian Architecture.

Ms. Garrett said she would make the opening statement and noted that Mr. Bill Dixon would be a witness presenting the information on the case. Chair Plaa swore in Mr. Dixon.

Ms. Garrett explained that the applicant is proposing to use precast brick panels on the proposed parking deck based on information about the anticipated expense of using natural brick that the applicant hoped they would be able to use. She established the fact that Mr. Dixon was the architect that Watauga County used when the original Certificate of Appropriateness (COA) was approved by the Historic Preservation Commission.

She asked Mr. Dixon if the original COA included the approved plans for a true brick veneer to be used on the proposed parking deck. Mr. Dixon replied yes, the approved plan was for a traditional brick veneer material to be used on the proposed parking deck. Ms. Garrett asked Mr. Dixon when did he, the applicant, or the contractor discuss that true brick veneer was desired. Mr. Dixon pointed out that when an applicant applies for a COA, they generally present a conceptual drawing for the review process. He further explained that generally, the owners do not release the architect to do full construction drawings because they want to know if the project would be approved. He explained that there is often a difference between the conceptual drawings and the end product when the architect does construction drawings because this is when they begin to deal with the materials for a building. He asked the HPC to be sympathetic to this information. He added that it is probably true in all cases that come before the HPC that they would be approving a proposed conceptual design, and it is up to the professionals to make it a reality. He said this is part of what happened on the proposed parking deck.

Mr. Dixon explained his concern for potential opportunities for moisture intrusion in a true brick wall that would not be in a similar exterior with a thin-set brick wall. He based this information on different experiences and looked at the exterior material on the addition to the Watauga Medical Center (WMC) and the Appalachian State University (ASU) parking deck.

Ms. Garrett confirmed with Mr. Dixon that he had indicated that his initial reason for questioning the use of true brick veneer was water intrusion. Mr. Dixon responded yes, that was his reason for questioning the use of the true brick veneer as a building material. Ms. Garrett asked Mr. Dixon exactly where on the proposed parking deck did he have a concern about water intrusion. Mr. Dixon referred to the building elevations on packet page 31. He said in the original approval; there were a total of ninety window openings in the structure. He said some of them are true openings shown in the lower left of the building elevation to let air in. He said most of the windows are false openings to represent the illusion of a

window. He noted that the false openings were added to break up the size and the massing and to make the proposed parking deck look like an inhabited heated and cooled building. He described it as an open parking deck subject to freezing, thawing, rain, snow, and wind.

Mr. Dixon asked Ms. Mitchell to screen share a sketch of a diagram of a window that he had previously emailed to her (permanently attached). He explained that a true brick wall system has a one-inch air cavity behind the brick and the sub-structure that is supporting it. He said that brick is a porous material, and water gets in the cracks of it. He said the idea is for the water to drain out the one-inch cavity. He further explained that over time, the cavities get full of mortar and do not drain well, and then spalling and cracking of the brick occurs. He said there is a one-inch air space in all of the 90 window openings. He stated it is the architect's job to prevent moisture from getting in the one-inch cavity. He said there are four sides to each window, considering there are 90 window openings, which is a lot of opportunity for moisture to get behind the brick.

Mr. Dixon pointed out there are two concrete precast material manufacturers in the North Carolina and South Carolina regions that make this type of material. He said the material is made in a factory under their controlled standards and shipped to the job site. He said the concrete precast material is typically shipped with openings that are 12 feet wide by 50 feet or 60 feet long increments. He explained that this is the case for the proposed parking deck, the precast material would go up along the perimeter of the building. He said with 12 feet increments, there are expansion joints that allow for movements in the concrete for freezing and thawing. He said typically, in a structure, when you have a brick veneer, you have an expansion joint not only in the concrete panel but also in the brick veneer, which should be in the same pane. He said with the brick being subject to the heat of the sun and being a darker color, it will expand greater than the concrete wall behind it. He said in the case of the proposed parking deck, there will be expansion joints every 12 feet. He said it was inevitable that this structure would have expansion joints in the middle of some of the window openings, as illustrated in the exhibits. He explained that rubber-tight expansion joints that shrink and expand would be less likely to allow for water intrusion. He said because of the way the windows lined up in the building, they were going to split up the precast concrete header sill allowing for further possibilities for water intrusion. He further added that this would defeat the purpose of having the precast concrete material, which is structural support. He said if you cut the sill in half, it will not be structurally sound.

As Mr. Dixon explained that as he reviewed the previously approved COA design, he saw multiple areas where water could possibly get between the brick and the precast concrete header, which could cause long-term maintenance issues. He said the building would not be structurally sound or have a good appearance over a certain period of time. He said that precast concrete has been around since the 1950s. Ms. Garrett asked Mr. Dixon if the precast concrete was faux brick, and he said, no, it was a true brick that is manufactured like normal brick and typically cut in slices from one-half inch to three-eighths inch thick and poured into the wall panels as they are being made. He said it is better than having two different materials with a big air gap between them. He said it is a long, solid mass without the inherent water intrusion issues.

Mr. Dixon pointed out that with thin-set brick, the wall thickness is about 8 inches, and with true brick, the wall thickness is about 12 to 14 inches. Ms. Garrett asked Mr. Dixon why would the thinner wall thickness help. Mr. Dixon said in terms of the proposed parking deck, the thin-set brick allows for a larger

parking surface with easier maneuverability. He said the difference would make about one foot of space that can be used inside the parking deck itself, causing the foundation and footings to be smaller. He said that the setback might change, which would allow more green space around the building than if a true brick veneer was used.

Mr. Dixon referred to the application and the last paragraph of his architect statement. He suggested that the HPC review the following two examples of thin-set brick, which include the WMC and the ASU parking deck.

Ms. Garrett asked Mr. Dixon to explain the effect of using the precast concrete panels in terms of the reduction of windows. Mr. Dixon referred to packet page 31 and responded that because the precast concrete panels come in 12-foot increments, there was no way to avoid the 12-foot increments from hitting somewhere in the windows. He pointed out in the north elevation that the 12-foot panels would hit the center window that is marked out in red. Mr. Dixon said when you have an expansion joint using a thin-set brick wall panel, it is not as much of a significant issue if you were using a true brick veneer, and there is a difference in the expansion of the brick and the concrete itself. He said he tried every pattern when laying out the building to avoid a lot of the expansion joints in the precast structure and in the brick and to avoid the window openings in which there was no way to do it. He said the expansion joints are visible on the outside of the building and can be used to enhance the building or used to distract what is happening in the building, he said he preferred the latter to be able to use expansion joints.

Mr. Dixon polled the HPC to see who had visited the WMC and the ASU parking deck. He thought these were good examples for the HPC to look at, regarding the appearance of them because they used the thin-set brick concrete panel system as their exterior building material.

Chair Plaag asked Mr. Dixon if he was the architect on the Rivers Walk project. Mr. Dixon replied no, he did not work on that project other than designing some conceptual drawings early on in the project. Chair Plaag said the reason he asked Mr. Dixon if he had worked on the Rivers Walk project was that it appeared to him that they had used a thin-set brick product on the brick portions of that building.

Chair Plaag noted that he had been out of town and had not been able to view the Watauga County Medical Center building or the ASU parking deck structure. He added that he did not think the HPC was required to view the said buildings in order to review this case.

Chair Plaag said he was familiar with the Rivers Walk building and asked Mr. Dixon if the building material on the brick portions of the Rivers Walk building was thin-set brick veneer. Mr. Dixon said that officially he could not confirm with Chair Plaag about the type of building material on the Rivers Walk building.

Chair Plaag asked the other HPC members if they had viewed the brick building material in addition to the WMC building or the ASU parking deck structure. Vice-Chair Bond, Student Member Riley, and Member Sharp said that they had not viewed either one of them. Member Watkins noted that he had viewed both structures. Chair Plaag reiterated that he had not closely viewed them. Mr. Dixon said that it was unfortunate because they are good examples of the thin-set brick on the precast concrete panel. He thought the photographs in the meeting packet did a great job of showing the quality of this type of product.

Ms. Garrett asked Mr. Dixon to explain what he observed when he visited the two structures and

inspected the thin-set veneer and if he believed that it is indistinguishable from the true brick veneer. Mr. Dixon referred to packet page 30 and began explaining that, as he started creating the construction drawings for the proposed parking deck, he visited these two structures. In referencing these examples, he said he had a difficult time distinguishing between what were true brick veneer and thin-set brick. He explained the difference between the two types of brick as outlined in the exhibit drawing. He further added that the wall section on the right side of the drawing shows a set thin-set brick that is a real brick made of red clay, fired like real brick, and then cut into sections of about a one-half inch or so. He said it is cast into the precast wall itself, and it has no cavity and no potential for water intrusion into a true brick wall. It said it is a much better product than the true brick. He explained that the wall section on the left side of the drawing shows a true brick cavity wall with a one-inch air space with a concrete panel behind it. He said in this air space is where moisture gathers, which can cause harm to the brick veneer.

Ms. Garrett asked Mr. Dixon if the thin-set brick was faux or synthetic. Mr. Dixon said that the thin-set brick was not faux or synthetic brick. She also asked Mr. Dixon if the difference between thin-set brick and true brick is that thin-set brick is thinner, and it is applied to a precast concrete panel and applied in sections. Mr. Dixon agreed with Ms. Garrett. Ms. Garrett asked Mr. Dixon if the difference was more of an application difference than a material difference; Mr. Dixon replied in the affirmative.

Ms. Garrett asked Mr. Dixon why true brick is referred to as true brick veneer; Mr. Dixon agreed with Ms. Garrett that veneer is considered the facade material and a name for the visible exterior surface, further adding that veneer used in this sense does not imply a synthetic material. Ms. Garrett asked Mr. Dixon if there was a difference between the true brick that is laid brick by brick or brick that is laid in these panels. Mr. Dixon said there is no difference in the material in the true brick or the thin-set brick.

Ms. Garrett asked Mr. Dixon if there were any other buildings in town that have a thin-set brick veneer. Mr. Dixon said it was his understanding from the property owners that the Southend Brewing Company building had thin-set brick veneer on it.

Ms. Garrett asked Mr. Dixon what type of brick was on the disanti, Capua, and Garrett Law Office buildings. Mr. Dixon said that a true brick veneer installed with an anchored veneer system to the wall behind it, with either wood framing, metal studs, or concrete. He said at the law office, the brick was not anchored well, and the brick was pulling off of the substructure. He said this was the same thing with the Mast Store building. He said the air gap continued to get bigger and bigger because of the water intrusion.

Ms. Garrett stated that she had no further questions for Mr. Dixon.

Chair Plaag asked the HPC if they had questions for Mr. Dixon. Member Watkins asked Mr. Dixon if he was building the proposed parking deck 50 years ago, how he would build it. He noted that the water intrusion issue would be the same, and there would not be a panel system for construction. Mr. Dixon said that the building would have been built from concrete and stucco and no brick veneer on it. Mr. Dixon said he thought the thin-set brick application began in the 1950s. He noted that 50 years ago, no parking decks were built. He said they may not have had brick veneer, but the architect would have done the best job possible to prevent moisture in the building. Member Watkins said that malls had parking decks 50 years ago. Mr. Dixon said brick veneer was installed onto raw concrete for most parking decks.

Member Watkins asked Mr. Dixon if the headers and the sills were cast at the same time. Mr. Dixon replied yes, in a thin-set brick application, the headers and sills would be cast at the same time. Member Watkins

asked if there would be a 12-foot section that had the openings and the sills in the same place. Mr. Dixon said yes, the appearance would be the same, adding they would be recessed, and the false storefront windows would be inserted into the openings, making them appear like windows.

Member Watkins asked Mr. Dixon who is the manufacturer. Mr. Dixon responded that there are two manufacturers and they are Metromont and Tindall Corporation, and they both have extensive experience in manufacturing thin-set veneer.

Member Watkins noted that he had read an article that suggested that thin-set brick veneer, on occasion, might pop off with expansion and contraction. Mr. Dixon said that he had not heard about this happening, and the same thing could happen with true brick veneer during the freezing and thawing process.

Member Watkins asked Mr. Dixon, on the finished panel, if the mortar between the bricks was in place. Mr. Dixon said yes, the mortar is in place.

Member Watkins noted that when he reviewed the two structures with the thin-set veneer, he thought the WMC work was superior compared to the work done on the parking deck at ASU. He explained it was partly because the vertical expansion joints had been tinted to match the mortar at the WMC, but in the ASU parking deck, the mortar was a refrigerator-white color as opposed to the rest of the mortar joints.

Member Watkins asked if there was some concern with the variation in the quality of the installation of the thin-set brick veneer. He asked Mr. Dixon who would do the installation of the proposed thin-set veneer. Mr. Dixon said, for example, if the Tindall Corporation shipped the building materials, he thought the general contractor would have a crane that would take it off the truck and install it. Mr. Dixon explained that the floor systems in parking decks are made of double T's, which are two T's that are attached together. He said the T's come in 12-foot panels attached to the wall panels that support the floor structure.

Mr. Dixon agreed with Member Watkins that the WMC building is a much better example of the thin-set brick veneer. He said the ASU parking deck is not quite as quality controlled.

Mr. Dixon stated that the expansion joints would be tinted to match the bricks on the proposed parking deck.

Member Watkins asked Mr. Dixon, given the fact that some of the fake fenestration is being removed and a panel system is being used, could he estimate the cost savings for Watauga County. Mr. Dixon explained that when he produced the construction documents, he made the decision that the thin-set brick veneer was the better product. He said he produced two sets of construction documents for the contractors to bid on. He knew the thin-set brick veneer would be more expensive from the factory, but there would not be the cost of a brick mason laying the brick. Ms. Garrett asked Mr. Dixon if he was bidding on both styles of brick; Mr. Dixon replied yes, he was bidding on both styles of brick.

Member Watkins pointed out that Mr. Dixon had stated that it was difficult to tell the difference between the two types of installation. He said the one thing drawn to his attention was that the mortar joints were perfectly uniform. He said if a brick mason was doing the work, the mortar joints would not be that uniform. Mr. Dixon responded that there are a lot of variables when the cement is mixed on-site and when the brick is laid on-site, including the variation in sand or the weather.

Vice-Chair Bond agreed that the cost of the project might be cost less if thin-set brick veneer was used

because the project might be less labor intensive.

Chair Plaag referred to packet page 73 and talked about the original plan that was submitted previously and included in the meeting packet. He said the drawing from that plan stated brick veneer typical. He asked Mr. Dixon if it was a true brick veneer used on the original plan for the proposed parking deck. Mr. Dixon said that the original plan did call for true brick veneer. Chair Plaag told Mr. Dixon that he could not locate any references to a precast concrete panel, but there are references to precast concrete lintels and cells and caps on the pilasters. He said there were no references to what the superstructure would be made of. He further asked if it was meant to be a precast concrete panel or more of a traditional formed concrete type of pour that would have taken place on-site. Mr. Dixon explained that at that point in working on the design, he had not gotten into the design enough to know the concrete type. He said it would probably have been a precast concrete system. He said when he presents to the HPC, they usually discuss the exterior appearance and not usually discuss the inside of the building.

Chair Plaag pointed out that when the conceptual drawings were initially presented to the HPC that Mr. Dixon was comfortable using a true brick veneer wall system over some sort of concrete superstructure underneath, whether it was precast concrete panels or a more traditional concrete pour. Chair Plaag noted that he wanted to make sure that, at that time, Mr. Dixon did not have any concerns regarding the use of a true brick veneer. Mr. Dixon said he was always concerned about using a true brick veneer. He added that he did not think it was appropriate to bring up the use of true brick veneer at that point because they were trying to get the conceptual design approved to build the proposed parking deck.

Chair Plaag referred again to packet page 73, where Mr. Dixon had indicated brick veneer typical was shown on the Water Street elevation. He asked Mr. Dixon if that would be a true brick veneer, not a thin-set brick system. Mr. Dixon said that it would be a true brick veneer. Chair Plaag said that at that time, Mr. Dixon was comfortable using the true brick veneer, and Mr. Dixon told Chair Plaag that he was correct in making that statement. Mr. Dixon said at this time, he thought the use of the true brick veneer was problematic.

Ms. Garrett asked Mr. Dixon about his practice when he labels brick on his drawings. She asked Mr. Dixon why he put true brick versus brick on his drawings. Mr. Dixon said he could not explain why he used that language in his drawings.

Chair Plaag referred to the drawing that was discussed earlier regarding the comparison of the true brick and the thin-set brick. He talked about the blue line on the drawing that represented moisture in the one-inch air space between the concrete and the brick veneer. Mr. Dixon explained brick veneer is a porous material, and the waterproofing goes behind the brick. He said the water would get behind that cavity, drain down the waterproof membrane, and then there is a series of weep holes along the bottom of the wall for the water to get out. Chair Plaag said when this process is done correctly, it is designed so that not all the moisture gets behind the brick and has nowhere to go. He said it is designed with a weep and drain system to allow that moisture to drain out. Mr. Dixon said that is correct, but there are some inherent flaws in that system because they often get clogged up with mortar, insects, and a variety of things that can prevent drainage from behind the wall after the building is completed.

Chair Plaag thought this was a standard method for commercial buildings or homes for maybe 100 years, where you would have a concrete foundation, a vapor barrier, and a series of weep holes. He asked Mr.

Dixon if this was a typical method of construction for about this period of time. Mr. Dixon said yes, for commercial buildings or homes, but not for a parking deck. Mr. Dixon pointed out that a building that is conditioned is probably easier to design than a building that is open to the elements, as in the case of a parking deck that has no windows. He added that in the case of a parking deck, it does not have a roof or windows and has a lot more opportunity for water to intrude.

Chair Plaag pointed out that when Ms. Garrett began talking about this case on an occasion, she indicated that she was going to give an update on the case based on concerns about cost, then Mr. Dixon transitioned to talking about concerns with water intrusion. Chair Plaag asked Mr. Dixon to explain how the conversation between him and his principal evolved from the last time this case was heard by the HPC until now. Chair Plaag asked Mr. Dixon if his principal had a concern about the cost, asked him to explore cost-saving methods, and he researched the thin-set brick, further deciding they could also address some concerns they had about moisture and how it might save on costs. Mr. Dixon responded that cost was never a factor. He said that the research that he had done during the design process made him realize the thin-set brick veneer was a better product, and he did not know if it was going to be any cheaper. He added that the cost was never discussed with the County Commissioners.

Chair Plaag stated that earlier in the meeting, Member Watkins had asked Mr. Dixon about an article he had read about thin-set bricks and the most common causes of failure in this type of system. Mr. Dixon said there were no common cases of failure in this type of system. Chair Plaag asked Mr. Dixon what happens to the thin-set brick when a seismic event occurs, thermal expansion, or vibration caused by wind. He asked Mr. Dixon isn't fairly common in all of those scenarios as well as possible moisture intrusion from the interior of a concrete structure, that there could be cracking that occurs to the concrete. Mr. Dixon responded yes, and that is why there are built-in expansion joints.

Chair Plaag said that he had seen parking decks that use a concrete panel system where there are cracks in the midst of a panel, not at the joint, which is fairly common. Chair Plaag asked Mr. Dixon what happens to the exterior of a thin-set brick panel when the panel cracks. Mr. Dixon said he guessed the brick would crack and further commented that was a hypothetical question.

Ms. Meade voiced her discomfort and noted that she felt that there was some limit to the relevancy to the HPC of getting into a debate about things that are beyond the expertise of the HPC. She noted that there are no other experts present other than an architect who thinks the thin-set brick is a better product. She was not sure why it was relevant to the historic district standards that the HPC may think it is not as good a product as Mr. Dixon. She said ultimately, the review of the HPC is about appearance, and maybe some deeper questions about what is appropriate in the historic district when we have a product like this. She explained that more cases would be coming like this one, and this would not be the last time the HPC would face this type of material proposal. She said there are engineered wood interior products, and it will be easy for there to be engineered wood siding that fools everybody. She agreed that this is a difficult question regarding the proposed material, but she did not think it was appropriate to be debating these types of items, as opposed to the appearance issues.

Chair Plaag responded to Ms. Meade's concern about this type of questioning of Mr. Dixon. He said his reason for questioning the thin-set brick is that Mr. Dixon presented himself as an architect or person of expertise. Chair Plaag said that Mr. Dixon stated in his letter and testimony that he believed the thin-set brick is superior to a normal brick veneer wall system. He said that some of the things that Mr. Dixon was

concerned about with a true brick veneer are appearance-related topics, such as mortar cracking, brick cracking, brick spalling, and brick discoloration because of weep. He thought it was fair when someone is presenting in their expert opinion that a product is superior to the more traditional product that might be used. He thought it was also fair to cross-examine to ask that person, in their expert opinion, the possible things that are already recognized in the industry.

Chair Plaag said the list he started to read from was a report on the common causes of failure in thin-set veneer systems. He said his purpose was to determine if there were possible issues with thin-set veneer that are already documented within the industry. He said since Mr. Dixon has already presented himself as an expert, he wanted to get a better sense of how expert he was with regard to thin-set brick veneer.

Ms. Meade respectfully disagreed with Chair Plaag and explained that this is new construction, and two different types of exterior material could clearly be allowed. She said the owner gets to decide whether they want to use, for instance, wood or stone, despite the fact that there may be huge differences in both the cost and longevity of the two materials. She did not see where discussing the materials was any concern of the HPC

Chair Plaag asked Mr. Dixon if he was familiar with whether or not a thin-set brick system was an approved substitute material by the National Park Service (NPS) for use in historic properties or new construction in historic districts. Mr. Dixon responded no. Chair Plaag asked Mr. Dixon if he was familiar with how other historic districts have treated thin-set brick systems in terms of their suitability for established historic districts, particularly in new construction. Mr. Dixon responded no.

Chair Plaag asked Mr. Dixon if he was aware that the City of Charlottesville, Virginia, has a Downtown Historic District that is similar to Boone's architecture, and they prohibit using thin-set brick as a substitute material and exterior cladding material on new construction. Mr. Dixon confirmed with Chair Plaag that he was comparing Charlottesville, Virginia, with Boone, North Carolina, historically. Chair Plaag said their Downtown Historic District area involves construction that is similar to Boone's downtown construction.

Ms. Garrett interjected that while usually, these conversations can be productive, she felt like Chair Plaag was bringing up his own research and sources, although she recognized that Chair Plaag did have his own expertise. She felt the discussion was digressing into a board member trying to present evidence versus asking questions.

Ms. Meade responded and pointed out that she was not the decision maker, but she had sympathy with Ms. Garrett's point of view. She added that out of fairness to the applicants, because the material being presented was not in the meeting packet, and they have not had a chance to review or respond to it, makes it problematic. She said if this happens again, she thought the whole process should be examined because it may be relevant on the one hand, but it's not fair to the applicant to be met with evidence that is not of record and are not in a position to answer.

Chair Plaag asked Ms. Meade to clarify what burden is on the applicant in demonstrating a proposed substitute material that is suitable material for the proposed parking deck with regard to the historic district standards in relationship with the Secretary of the Interior's Standards for Rehabilitation. Ms. Meade referred to pages 98 through 99 of Appendix D, Sections 14.1 and 14.2, and she stated that she believed these would be the major standards that would be applicable to this case. She stated that these standards did not reference directly any NPS standards (Secretary of the Interior Standards). She said if

the SOI standards need to be considered, then Appendix D, Sections 14.1 and 14.2 standards need to be updated to reflect those standards.

14. New Construction of Commercial Buildings within the District

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

14.1 New commercial construction within the District should not seek to duplicate historic buildings in the District or mimic their appearance. That said, new construction should strive to be sensitive to and compatible with the character-defining features of the commercial properties in the District. Thus, new construction should employ architectural design that reflects its current time, place, use, and culture, provided that this design is compatible with the character of the District.

14.2 New construction should incorporate the predominant historic materials typical in surrounding historic buildings when possible—usually brick, native stone, structural glass, wooden trim, and similar historic materials. Synthetic, non-traditional materials, such as vinyl, synthetic stone, fiber cement board, aluminum, plywood, parging, and pre-formed concrete panels, are not permitted in new construction. It is NOT appropriate in new construction to use contemporary substitute materials in place of traditional materials. The use of the highest-quality, historically appropriate, exterior-facing materials is encouraged.

Ms. Meade pointed out that Section 14.2 appears difficult to apply to this case. She added that Section 14.2 would prohibit it if the proposed material was something such as a vinyl brick. However, she agreed, as Chair Plaag pointed out, that it would not be permitted if it was a rehabilitation or renovation; however, this case is based on new construction. She noted that she did not think this was an easy case to review.

Chair Plaag thought that Section 14.2 was one of the two standards that were central to the proposed change. He said the thin-set brick was a substitute material, and the guidelines talk about brick, and they do not talk about panel systems that have a substantially thinner component that gives the appearance of brick but does not function like a brick. Ms. Garrett and Mr. Dixon interjected that the thin-set brick is brick, just a thinner brick. Chair Plaag disagreed with Ms. Garrett and Mr. Dixon and noted that thin-set brick is not just a thinner brick. He gave an example of an earlier version of a similar type of product on a building outside the historic district on “Hippy Hill.” He said the building material gives the appearance of brick and the feel of brick, and it is a brick veneer wall system. Ms. Garrett asked Chair Plaag if it was a true brick. Chair Plaag responded that it was something like the thin-set brick; it has an applique slight profile system applied over probably a concrete block. He said it was probably a product from the 1970s or 1980s that was sold to cover concrete blocks. Mr. Dixon asked Chair Plaag what this had to do with this case. Chair Plaag responded that the building material is a substitute material. He further explained that

it was not a brick wall in the traditional sense. He said it is a very low-profile product that is embedded in concrete and installed.

Chair Plaag voiced his concern that he can see the seams every time this type of substitute product is used on a building. He said that true brick wall systems do not have seams. Ms. Meade told Chair Plaag that she believed he was mistaken because she believed that they do have seams. She said that she had driven around town and she saw lots of buildings with true brick and thin-set brick. She added that these buildings need vertical seams to allow for expansion, otherwise, the brick would split at those seams as they expand and retract. Chair Plaag asked Ms. Meade if there were historic buildings in the historic district that used concrete panel wall systems. She responded no, and added that she didn't think that Chair Plaag was suggesting that a concrete panel wall system was inappropriate in the historic district. She pointed out that a concrete panel wall system cannot be seen, and it is like using metal studs instead of wood studs.

Chair Plaag referred back to the original plan that was presented to the HPC by Mr. Dixon. He said that the HPC had been asked to look at a façade of brick and stone that had no seams. He said the plan that the HPC has been asked to review now has seams. He also pointed out that now some of the windows needed to be removed. He noted that he had no strong objection to the removal of some of the windows. He mentioned that now there was a specific request to use precast concrete wall panels that were not included in the original application reviewed by the HPC. He said this is the reason that he asked Mr. Dixon if this was his original plan or not. Mr. Dixon told Chair Plaag that he was incorrect in that wall seams were not shown in the original presentation; he added there would certainly be wall seams where the brick and block meet. He explained that the HPC did not want the brick and block, they wanted only brick. Mr. Dixon said that Chair Plaag could not construe that there were no seams in the original presentation. Mr. Dixon reiterated that there were seams, you just could not see them.

Chair Plaag told Mr. Dixon that if he was able to cover the entirety of those seams on the original plan for this proposal without having seams in the midst of those brick portions and you only have seams at the rock pilasters, why can't you put the seams at the brick pilasters. Chair Plaag believed that the answer is that you cannot cover the spans with a concrete panel wall system.

Chair Plaag said his point was that the HPC was presented with an appearance that did not have seams in it, and that appeared to be a true brick wall not divided by seams because of an underlying concrete panel system. He said the HPC is now being presented with a proposed plan containing a concrete panel system. He said as a result, the appearance of those brick walls is going to change, and it going to look like a substitute system, not like a true brick wall. Mr. Dixon told Chair Plaag that he completely disagreed with him because he said when he is creating a conceptual design, he is not designing seams.

Ms. Garrett asked Mr. Dixon if he normally showed seams on buildings in his drawings, including if there was a natural break occurring because of a different use of materials along a long wall in a conceptual drawing. Mr. Dixon responded that only when you begin to create detailed construction drawings is when he would add the expansion joints on a building.

Ms. Garrett noted that she was confused about why there was so much focus being spent on seams. She said there was not much discussion on seams at the last hearings with the HPC on the proposed parking deck. She told Chair Plaag that she thought he assumed there were no seams based on the first

presentation. She said that seams were not part of the conversation prior to this point. She said from a construction standpoint, seams have to be used for expansion. She said she was not sure why this debate was happening.

Chair Plaag asked Mr. Dixon if he would have seams in a traditional cavity wall system, then would he have seams in the veneer brick. Mr. Dixon responded absolutely there would be seams in it. Chair Plaag asked Mr. Dixon why he would have seams if there was air space and the brick is not completely adhered to the concrete behind it. Mr. Dixon referenced as an example the King Street Flats building that was built three years ago to explain that brick expands differently than the metal studs behind it. He said there are vertical and horizontal seams on this building that cannot be seen because they are tucked in between the brick and the rock. He added that you cannot build massive buildings without having expansion joints. He said the Brick Veneer Association recommends expansion joints every 12 to 20 feet.

Chair Plaag asked Mr. Dixon if it was fair to state that he originally planned to put the expansion joints at the seams where he had the rock pilasters. Mr. Dixon noted that he was not thinking about seams when he created the conceptual design of the proposed parking deck.

Chair Plaag encouraged the applicant to follow the language in the COA application when preparing for a case regarding the design as presented. He said if the HPC does not know if the underlying system is a concrete panel system, that will necessitate the need for expansion joints that meet the width of the panels versus a more traditional concrete pour system that might make those seams further apart or better hidden in a panel system. He stated, as a result, the HPC cannot properly evaluate what is being proposed by the applicant.

Chair Plaag explained what he thought the HPC was approving in the initial approval was exactly what was presented to them at that time, which was a true brick veneer system over some sort of concrete system behind it. He said that given that concrete panels were not present; he did not think that concrete panels were involved. He pointed out that the HPC was being asked to review a modified plan that changes the appearance of the proposed parking deck that was approved by the HPC. He added that Member Watkins asked questions earlier in the meeting about the proposed change, which goes to this point. Chair Plaag pointed out that Member Watkins had concerns regarding the panel system if it failed and the appearance of the mortar being different in a thin-set brick and a true brick. He said these things are a substantial change to the appearance from a historic perspective. Chair Plaag added that in his experience, he has noted that buildings that use the thin-set brick show a very different appearance over a period of time compared to a true brick veneer system. Mr. Dixon told Chair Plaag that it was unfortunate that he did not visit the WMC or ASU parking deck to see that is not always true.

Ms. Garrett asked Chair Plaag for clarification considering the discussion about the original plans not showing seams, considering whether the brick be thin-set brick panels or true brick, and the application of concrete panels was not brought up, she asked Chair Plaag to confirm his statement about not considering seams. Chair Plaag confirmed that the inclusion of seams was his primary concern because Mr. Dixon highlighted it in his drawings. He explained his reason for asking about the windows was being made because the seams would fall in the middle of some of the windows. He added that this was a substantial proposed change, and it was discovered after the decision to explore this alternative system, which is an alternative to the original approval by the HPC.

Ms. Garrett stated that concrete panels are not prohibited as building material because they would be behind the brick. She stated that earlier, Chair Plaag had seemed adamant in his statements that the thin-set brick is not true brick but a substitute material. She asked Chair Plaag, from a historic standpoint, how it is a substitute material if it is made of the same exact material as brick, and the application of putting it on a panel and applied to a structure is different. She asked Chair Plaag to explain what is the difference in the brick just because one of the types of brick is thinner. Chair Plaag explained that the issue is typically that substitute materials create a very thin coating to simulate some other type of product, and they reveal their flaws over time. He said it is clear to the seasoned eye that the thinner brick is a substitute material that was used to save on costs. He added that over time, the appearance of the thin-set brick becomes incongruous with the appearance of the historic district.

Ms. Meade asked Chair Plaag if he was saying that if Mr. Dixon could prove to him that this type of brick lasted just as long as the normal construction of true brick veneer, if that would address his concern, and was this the crux of his issue. Chair Plaag said it was not the crux of his issue and that it would not look like a brick veneer wall system would look. Ms. Meade reminded Chair Plaag that they are discussing new construction. Chair Plaag pointed out that Appendix D, Section 14.2 states that it is not appropriate in new construction to use contemporary substitute materials in place of traditional materials. He reiterated that thin-set brick is a substitute material.

Ms. Garrett felt the reason for the debate was because she asked if a thin-set brick was a substitute material. She gave an example if hardy board wood comes in long strips, and then if it is cut into smaller pieces to apply it, why is it not considered the same wood applied differently? Chair Plaag explained the concern that when it is compared to a true brick veneer wall, the difference between the two types of brick is distinguishable. He said a large part of the difference is in the mortar pattern and, on a huge expansive wall, the seams that are created. He suggested the example of the Rivers Walk building, that he suspected used a thin-set brick veneer. Mr. Dixon noted that it was true brick on the Rivers Walk building. Ms. Meade agreed that she thought the Rivers Walk building had a true brick veneer on it, and it has expansion joints because of the construction. She pointed out that more recently, the newly constructed buildings in town, such as the WMC and at ASU, have seams even though it is a real brick.

Ms. Garrett and Mr. Dixon showed a sample of the thin-set brick to the HPC. She stated that it is an actual brick and not a substitution for brick, as they are made out of clay, just crafted to be smaller. She added that the thin-set brick is actual brick, not another material substituting for brick. Mr. Dixon noted that he could confirm that the Rivers Walk building has true brick on it because he thought Chair Plaag was mistaken about the brick on that building.

Discussion ensued on the windows. Chair Plaag referred to packet page 33 and discussed what he thought Mr. Dixon did: remove the center window of the three windows in each section between pilasters. Mr. Dixon agreed with Chair Plaag that was the proposal for the windows. Chair Plaag said one of the reasons that the thin-set brick concrete panel wall system was proposed was for concern for water intrusion in the windows, mostly on the Water Street view at the second level of the building. Mr. Dixon explained that he was concerned about the water getting in between the true brick and the concrete wall. He added with the thin-set brick, there is no cavity for the water to enter. Ms. Garrett clarified the question if Mr. Dixon was concerned about water intrusion on the top level versus the bottom level because the windows are recessed in on the bottom level, and there is not an opening for the water to go through on the top

level. Chair Plaag said his understanding is all of the lower-level windows are true openings. He assumed that in that type of system, there would be some type of coping that would prevent moisture from passing between a brick veneer and the concrete. Mr. Dixon agreed with Chair Plaag on the moisture prevention on the lower level windows. Mr. Dixon mentioned that, in this case, there would be a false storefront window frame that would cover the air space. He said the frame would not prevent moisture from going in those windows, but it would help to keep it out.

Chair Plaag suggested an option if the windows line up properly where the deck is at the second level, he said potentially the second-floor windows could be pass-throughs as well. He noted that car bumpers and headlights might show through the windows. Mr. Dixon said there are sections in the Unified Development Ordinance that do not allow what Chair Plaag suggested as an option, as the wall has to be solid up to 42 inches high.

Chair Plaag talked about reducing the windows from six to four windows. He said he did not object to this proposed change, whether the true brick veneer or the concrete wall panel system was used.

Chair Plaag asked the HPC if they had other comments or concerns regarding this case.

Discussion ensued on selecting the color of the brick for the proposed parking deck. Member Watkins pointed out that at ASU, every building around the parking deck has used a different color of brick than what is on the parking deck. He said it is a very noticeable appearance. Mr. Dixon responded that there is only certain brick that precast manufacturers like to use. He added that the brick had not been selected yet for the proposed parking deck, but the brick color would be a dark red and not a brown-orange colored brick. Member Watkins told Mr. Dixon that he wanted to know if there was a building within the site line of the proposed parking deck that would help Mr. Dixon form his decision on brick color. Mr. Dixon pointed out there is a building across Queen Street nearby Ms. Meade's law office is located, and there is a brick house beside her office; however, he stated that this might not be a fair comparison.

Ms. Garrett pointed out that a brick color was referenced in the initial meeting for this case. Chair Plaag referred to packet page 74, and Mr. Dixon said the brick color might not be the exact color shown under exterior materials, but it would resemble that color of brick.

Chair Plaag asked Ms. Garrett if she wanted to redirect. She voiced that she did not have a need to redirect, but she wanted to make a few closing remarks.

In closing, Ms. Garrett believed that having reviewed Appendix D, Section 14.2 regarding new construction on commercial buildings, she agreed with Ms. Meade and Chair Plaag that this is the most relevant section that applies to this proposal. She then read: new construction should incorporate prominent historical materials typical when surrounding historic buildings when possible, usually brick, or native stone. She continued referencing this section, stating that it continues to talk about glass and wood trim and similar historic materials. She pointed out that it mentions use of synthetic materials; she pointed out that through testimony in this meeting, it was discussed that the proposed material is not synthetic but is made of clay and the things that traditional true brick is made of. She listed that this section references non-traditional materials like vinyl synthetic stone, fiber cement board, aluminum plywood, and precast concrete panels. She noted that the concrete panels that were discussed would be underneath and not visible and no part of the structure.

Ms. Garrett pointed out that Chair Plaag had stated earlier that it was not appropriate in new construction to use contemporary substitute materials in place of traditional materials. She thought the term contemporary substitute materials was a vague term that may have some meaning when applied to specific situations. She noted that the proposed brick is brick, it is just thinner, and it is the installation that changes versus the material.

Ms. Garrett referred to Appendix D, Section 14.1, and she said that the code does state that new construction should employ an architectural design that reflects its current time, place and use, and culture provided that its use is compatible with the character of the district.

Ms. Garrett did not believe that the proposed material was prohibited. She said that one could argue that true brick veneer is the same brick attached to concrete panels because it is true brick. She said that veneer is anything attached to the exterior of a building that creates the look of the building. She thought this application of the thin brick was just a veneer on the concrete panels. She said it goes back to the proposal for a change in the installation of the material being used.

Ms. Garrett said she would understand if HPC and the Staff would need to revisit Appendix D, Section 14.2 to revise it. Her interpretation of this section was that it does not prohibit the proposed brick in this matter.

Ms. Garrett noted that there was a lot of discussion on water intrusion in this meeting. She stated that Member Watkins had asked how would a parking deck be built with the panel system. She understood there was a lack of comfort from the HPC in applying the brick in this way with a lack of familiarity. She said that does not change the fact that advances in technology allow for the application of materials to be more efficient for better performance.

Ms. Garrett said there was a lot of discussion on the potential failure of materials that are the traditionally applied brick veneer and the failure of the application of concrete panels. She noted that all materials are going to have a failure point. She said respectfully she did not think there was competent evidence for the HPC to deny this application based on speculation about the failure of the proposed material, especially if it is not already prohibited and addressed.

Ms. Garrett said she understood the trepidation, but this request, with the modifications, purports to what is allowed in Appendix D, Section 14, she thought the proposal was compatible with the district, but she said there was some tan brick around the proposed parking deck, but color was not an issue. She said respectfully it would be an injustice not to approve it. She said if the HPC wants to reconsider after this hearing to rephrase Section 14, she would understand.

In summary, she thought this proposal using real bricks should be approved. She told Chair Plaag that she made a statement when she was asking Mr. Dixon about the reasons for the proposed change, using the words “financially preferable” or to that effect, which were her words and not from a conversation with Mr. Dixon or the applicant. She said she had not been involved in a conversation about approaching the HPC with the proposed change because of finances. She said that Mr. Dixon had testified that the material would cost more. She said there might be a savings on labor costs that might balance it out. She said it was more of a hope that the savings would occur over time with not needing to maintain and repair the thin-set brick concrete panel system versus a more traditional application of brick. She noted that if the HPC would like to see any samples of material, she could work on getting them.

Chair Plaag asked Ms. Garrett if she had any objection to any of the materials in the meeting packet. Ms. Garrett said she did not have an objection to the materials in the meeting packet.

Chair Plaag asked Ms. Turner if she had any evidence pertinent to the application. Ms. Turner responded that she did not have evidence to present for this application.

Chair Plaag asked the HPC if they had any questions for Staff on this application. There were no questions for staff on this application.

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

Chair Plaag asked Ms. Garrett if she had a rebuttal to the information discussed for this application. Ms. Garrett said that she did not have a rebuttal for this application.

Chair Plaag asked the Staff if they wanted to make a closing statement. Ms. Turner said she did not have a closing statement for this application.

Ms. Meade made it clear that it is not a facile question when looking at the last sentence of Appendix D, Section 14.2, especially when it is read against the language of Section 14.1. She believed that it is the province of the HPC to decide what the language in Sections 14.1 and 14.2 means applied to this particular fact pattern. She said it is extremely fact-intensive based on the material in the meeting packet. Ms. Garrett responded that she was in agreement with what Ms. Meade said about Appendix D, Sections 14.1 and 14.2 because the HPC had the discretion to interpret its own ordinance. She said that she strongly agreed that her interpretation was the correct one.

Chair Plaag opened the floor for the HPC to discuss the evidence at hand regarding the proposal. He said he had two motions for findings of fact. He referred to packet page 48 and read Appendix D, Section 14.2.

Motion and Vote:

Chair Plaag began by reading into the record Appendix D, Standard 14.2 and made a motion seconded by Member Sharp that the Historic Preservation Commission finds the use of thin-set brick on a concrete panel system is the use of a contemporary substitute material used in place of traditional materials.

Discussion ensued on the finding of fact for this case. Member Watkins asked Chair Plaag about what evidence do we have from the National Park Service (NPS) or other preservation organizations regarding a substitute material instead of traditional materials. Chair Plaag noted this is part of why he asked Mr. Dixon if he was aware if the proposed material was approved by the NPS. Chair Plaag said if he recalled correctly, Mr. Dixon was not aware if the proposed material was approved by the NPS.

Chair Plaag gave an example of an exterior building material that is other than brick. He said this is an example of something that the NPS has approved. He mentioned Carrara glass or Vitrolite, a structural glass that was a common material used approximately from the 1930s until the 1950s. He explained that it was adhered with a mastic to masonry, which could be brick or concrete block. He said the Appalachian Theatre originally had this type of glass. He said after 40 or 50 years, the mastic would fail, and the panels would start falling off. He said when someone would begin to restore the glass, it was difficult to find enough salvaged glass to do it. He said the NPS has approved spandrel glass, which is a substitute material that is acceptable in restorations or rehabilitations of buildings that had a structural glass. He said the spandrel glass is held in place by the frame and not the mastic. He said most people do not notice the metal frame.

Chair Plaag added that the HPC had not heard evidence that thin-set brick on a concrete system is an approved substitute material. Member Watkins said it is a brick, it is just sliced thin, although it does not function in the same manner as a traditional full-size brick, even in a veneer fashion. He said in between those bricks are mortar joints, as there would be in a regular veneer application. He said the joint does not quite appear the same way that a tooled mortar joint appears. He said when he looked at the WMC

building, he was more impressed by the appearance of it than the ASU parking deck. He said the ASU recording studio, previously the bus station, is a good example of the appearance of concrete panels, and they obviously stand out as being incorrect. He said that he knows that governments are habitually bad about the maintenance of their buildings. He said the idea that there would be a product with the appearance of brick that might actually hold up better than the alternative is attractive in his view. He added that he found this to be a difficult and problematic question. He noted that the proposed material is not like replacing vinyl siding on a structure. He added because the thin-set brick is proposed for the parking deck, it will not be admired for whatever appearance Mr. Dixon is able to produce. He told Chair Plaag that he would not be able to support his motion for a finding of fact for the reasons stated above.

Chair Plaag responded regarding if the proposed material is a brick or not a brick. He said a “slice of bread” is not a “loaf of bread.”

Vote:

Aye- (Plaag, Riley, Sharp)

Nay – (Bond, Watkins)

The motion passed.

Motion and Vote:

Chair Plaag made a second finding of fact with the motion that thin-set brick on a concrete panel system does not represent the highest quality historically appropriate exterior facing material as used in this particular proposal. There was no second to this motion, the motion failed.

Chair Plaag explained that a finding of fact had been made that the material that was proposed is a contemporary substitute material being used in place of traditional materials. He said that Appendix D, Section 14.2 states it is not appropriate in new construction to use contemporary substitute materials in place of traditional materials.

Chair Plaag noted that he does not have a particular objection to the proposed window change in the number of windows being placed, providing they adopt the general arrangement that Mr. Dixon has indicated on the revised drawings with two smaller windows on top and the two larger ones below.

Chair Plaag asked the HPC if there was a motion to either approve or deny based on the finding of fact and the other evidence heard in this case. Ms. Garrett asked Chair Plaag if he was asking the HPC to approve the reduction of windows, specifically, because she would like the windows to be considered as a separate request, whether the panels are approved or not approved. Chair Plaag responded that the HPC could make two separate motions.

Motion and Vote:

Member Watkins made a motion, seconded by Chair Plaag, to approve the proposed change to reduce the number of windows and location of them.

Vote:

Aye- all

Nay – none

The motion passed.

Motion and Vote:

Vice-Chair Bond made a motion, seconded by Member Watkins, to approve the use of a thin-set brick mounted in the concrete panel wall system in place of the use of a true-brick veneer cavity wall system that was previously proposed and approved by the Historic Preservation Commission.

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

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

Vote:

Aye – (Bond, Sharp, Riley, Ziegler)

Nay – (Plaag)

The motion passed.

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

Chair Plaag suggested that this case be tabled to a later date and time. Discussion ensued with the HPC, Staff, and Applicants, and they agreed to have a special meeting on Tuesday, May 16, 2023. Chair Plaag tabled Case Z06553-032323 Southend Brewing Co. – Addition and Patio Improvement – COA to Tuesday, May 16, 2023, at 11 a.m., via Webex.

ADJOURNMENT

Student Member Ziegler made a motion, seconded by Vice-Chair Bond, to adjourn the meeting at 5:31 p.m.

Eric Plaag, Chair

Marlene Crosby, Board Secretary

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

Exhibit 1

Certificate of Appropriateness for Major Work

Town of Boone Planning & Inspections Department
680 W. King Street, Suite C ♦ Boone, North Carolina 28607

Phone (828) 268-6960 ♦ Fax (828) 268-6961 ♦ Email: planning@townofboone.net ♦ www.townofboone.net



A. Required to be Submitted at Time of Application

Note: A pre-application meeting is required prior to application submittal.

Failure to provide the required information will delay the review and scheduling of the requested hearing.

- ☒ Digital copies of all paper submittal documents (may be emailed to planning@townofboone.net)
- ☒ Four paper copies of complete site plans meeting the requirements of Town of Boone Unified Development Ordinance (UDO), including UDO Appendix A (max. size 30" x 42")
- ☒ Information in compliance with the Supplemental Checklist on Page 4
- ☒ Property Owner Authorization. If you are not the property owner, you will need to provide documentation of property owner authorization to apply for this permit. You may have the property owner sign this application (Section L), or the property owner can provide a written and signed authorization that clearly states they are authorizing the applicant to submit this application. Permit Fee (See Planning & Inspections Fee Schedule). Each application is allowed two (2) reviews. The 1st review of the submitted information and a 2nd review if revisions or supplemental information is required based upon the 1st review. Each subsequent review after the 2nd review will be charged at 50% of the original fees charged for the application. These fees shall be paid at the time of resubmittal.

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

Date of requested hearing: MAY 9TH 2023 2900-79-8447-000 Pin #'s

C. Property Information

Street Address:

747 WEST KING ST.

TRACT #2 2900-79-7377-000

TRACT #3 2900-79-7368-000

TRACT #4 2900-79-8421-000

Existing Zoning District(s): B1 DOWNTOWN CORE DISTRICT

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

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

If yes, describe:

D. Applicant Information

Name:

ARAM KEVORKIAN - MANAGER - BOONE

Complete Mailing Address (Street, City, Zip):

117B WEST LEWIS ST. GREENSBORO NC 27406

Phone Number:

336-615-3489

Email Address:

aram@southendbrewing.com

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

E. Property Owner Information

Name:

EDAKCO LLC ERIC KEVORKIAN, MANAGING PARTNER

Complete Mailing Address (Street, City, Zip):

1536 SQUIRE DAVIS ROAD, KENNESVILLE, NC 27284

Phone Number:

336-423-9107

Email Address:

ERIC@SOUTHENDBREWING.COM

F. Landmark/District Information

District/Landmark Name: B1-DOWNTOWN CORE

Period of Significance:

1930's

G. Project Details

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

Project Type:

☒ New Construction

☒ Renovation

☐ Landscaping

☐ Moving Structure

☐ Demolition

H. Design Professional Information

Designer is an: ☒ Architect

☐ Engineer

☐ Owner

☐ Other:

Name:

Bill Oxon

Company:

APPALACHIAN ARCHITECTURE, PA

Complete Mailing Address (Street, City, Zip):

PO Box 179 Boone NC 28607

Phone Number:

828-265-2405

Email Address:

bill@appalarch.com

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

I. Applicant Signature and Property Owner Authorization

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

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

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

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

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

ADAM KEVORKIAN
Applicant (Print)


Applicant (Signature)

3/21/23
Date

ERIC KEVORKIAN
Property Owner (Print)


Property Owner (Signature)

3/21/23
Date

Official Use Only

Southend Brewing Co - COA

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

Public Hearing Meeting Date: _____

Date of APO Mailed Notification: _____

Date of Posted Notification: _____

Request Approved: ☐ Yes ☐ No

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COA for Major Work Supplemental Checklist

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

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

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

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

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

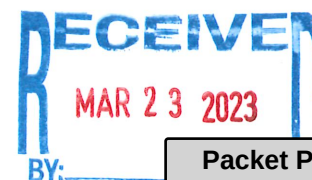
The proposed improvements include:

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

DESIGN REFERENCE STANDARDS:

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

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



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

River's Printing Company Building – 747 West King Street

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

The proposed improvements include:

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

DESIGN REFERENCE STANDARDS:

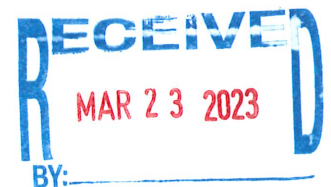
Similar to the proposed courtyard improvements, the proposed 2nd level deck and egress exit stairs are unique and difficult to evaluate based on the Design Standards for New Construction. With the exception of a window changed to an egress door to access the rear deck on the Main Level, the rear façade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

Accessibility, Health and Safety Concerns

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

Additions to Existing Buildings in the District

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



AMENDED DESCRIPTION OF PROPOSED WORKS

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

4/25/23

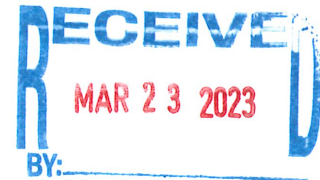
PROPOSED COURTYARD IMPROVEMENTS AT BACK OF BUILDING

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

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

PROPOSED UPPER LEVEL DECK AT BACK OF BUILDING

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



WT0585 Rivers Printing Company Building
747 West King Street

This is an update to the previous 1988 survey and 2002 survey update to this property. No substantive changes have been made to the exterior of this building since the 2002 survey update. That said, the original survey failed to provide a full description of the building, omitting essential details. For example, the interiors of this building and the one to the east (WT0865) have been connected for several decades now, thus facilitating the current use of both buildings as a restaurant, until recently known as Murphy's.

This unusual, two-story building with basement has a complex deed and use history. Numerous sources, including past surveys, suggest that the main building was built in 1933, which is false. Located on Lots 4 and 5 of the R. C. Rivers Addition to Boone, the property was the site of a one-story, brick building built in 1925 for the Carolina Wholesale Company, colloquially known as the Carolina Store (*Watauga Democrat*, October 8, 1925). This building appears to have been demolished in early 1937, when a news item reported that construction of the present building on the site was underway, and that the new building would "include the site of the 'Carolina store'" (*Watauga Democrat*, June 3, 1937).

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

Steel Company from Asheville (structural steel), Whiting Lumber Company of Butler, Tennessee (wood flooring), and Farmers Hardware and Supply Company (brick, lime, cement, hardware, and paint).

The north elevation of the building in 1937 appeared largely as it does today, except that the original wooden windows have been replaced with metal ones. The north (front) elevation and north portions of the east and west elevations were clearly intended to evoke a Georgian Revival style, particularly as seen in the north slope of the roof (which retains terracotta tile, as originally configured), with its parapeted east and west roofline (coped with terracotta tiles) and the prominent, faux, end chimney stacks with adjoining parapets located at the peak of the north sloping roofline and at the north ends of the east and west elevations. These faux chimney stacks are capped with concrete. The north elevation of the main building features an irregularly cut stone veneer on the first floor. This stone veneer extends at the corners beyond the second floor (most of which is clad in brick) to the roofline on the east and west ends of the elevation, creating the appearance of quoins at the northeast and northwest corners of the building. These quoin elements are capped with square stones. A large stone planter with wooden seat tops extends into the sidewalk in the center of the first floor; this feature was not present in 1937, but an outline of another defined space of similar size was present in the 1937 photo that ran in the newspaper. The roofline features a boxed gutter that projects slightly over the north elevation. The deceit of the Georgian Revival details of the north elevation is revealed by the flat, rubber roof that is hidden by the stepped parapets that descend from the faux chimneys to the rear (south).

The first floor of the main building, reading from east to west, has five bays consisting of metal framed doors and windows that are replacements of wood frame doors and windows visible in the 1937 newspaper image and a ca. 1945 parade image from the Appalachian Collection (5015_131_06), but all of the original piercings of this elevation remain. Originally, the two outer bays included double door entries with leaded glass transoms of elongated, overlapping, hexagonal designs. Today, these outer bays consist of a single, metal door set to the right, a plate glass window set to the left, and spanning, narrow, transom between the entrance and the original leaded glass transom that now functions as a clerestory window. Originally, the window piercings included a one-over-one, double-hung sash, wooden window at center, flanked by double sets of one-over-one, double-hung sash windows, each with a leaded glass transom with elongated, overlapping, hexagonal designs. Today, a single light, plate glass window has replaced each of the original, double-hung sash windows, although the original, leaded glass transoms survive intact. Each window piercing has a natural stone sill, as originally.

The second floor of the north elevation features running bond brickwork with a course of rowlock brick just above the irregular stonework of the first floor and another spanning the space under the windows (doubling as a sill), effectively creating a frieze plate between the two rowlock bands. The window bays are set between the rowlock course below and a soldier course above (doubling as a lintel).

Originally, these windows were all double-hung sash, wooden windows, but today they are all metal framed. The five window bays mimic the bays of the first floor, although the two outer bays consist of one plate glass window centered above the first floor entrance bays. The center window is a one-over-one, double-hung sash window, while the two double window bays that flank this central window each consist of one plate glass window for the inner window and a one-over-one, double-hung sash window for the outer window.

The west elevation of the building features common bond brick in a 6:1 ratio. The first floor of the elevation contains one single and three double window bays with soldier course lintels that have been filled in with brick. The second floor contains two double, one-over-one, double-hung sash window bays with screens, rowlock sills, and soldier course lintels. The east elevation is partially obscured by the building (WT0865) to the east on the first floor. The visible second floor is painted, common bond brick that mimics the 6:1 ratio of the west elevation. There appear to be four single, one-over-one, windows visible on the second floor level, at least one of which features upper and lower awning sashes; the remainder of the windows are difficult to define because of obstructing trees and the fact that the rear portion of the elevation was blocked from view.

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

WT0865 C. M. Critcher Building
747 West King Street

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

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

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

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

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

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

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

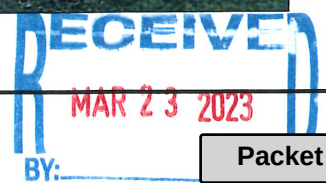


EXISTING ELEVATION

N.T.S.



Existing Conditions



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

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

Vocabulary: SouthEnd Brewing Boone (SEBB)

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



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

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



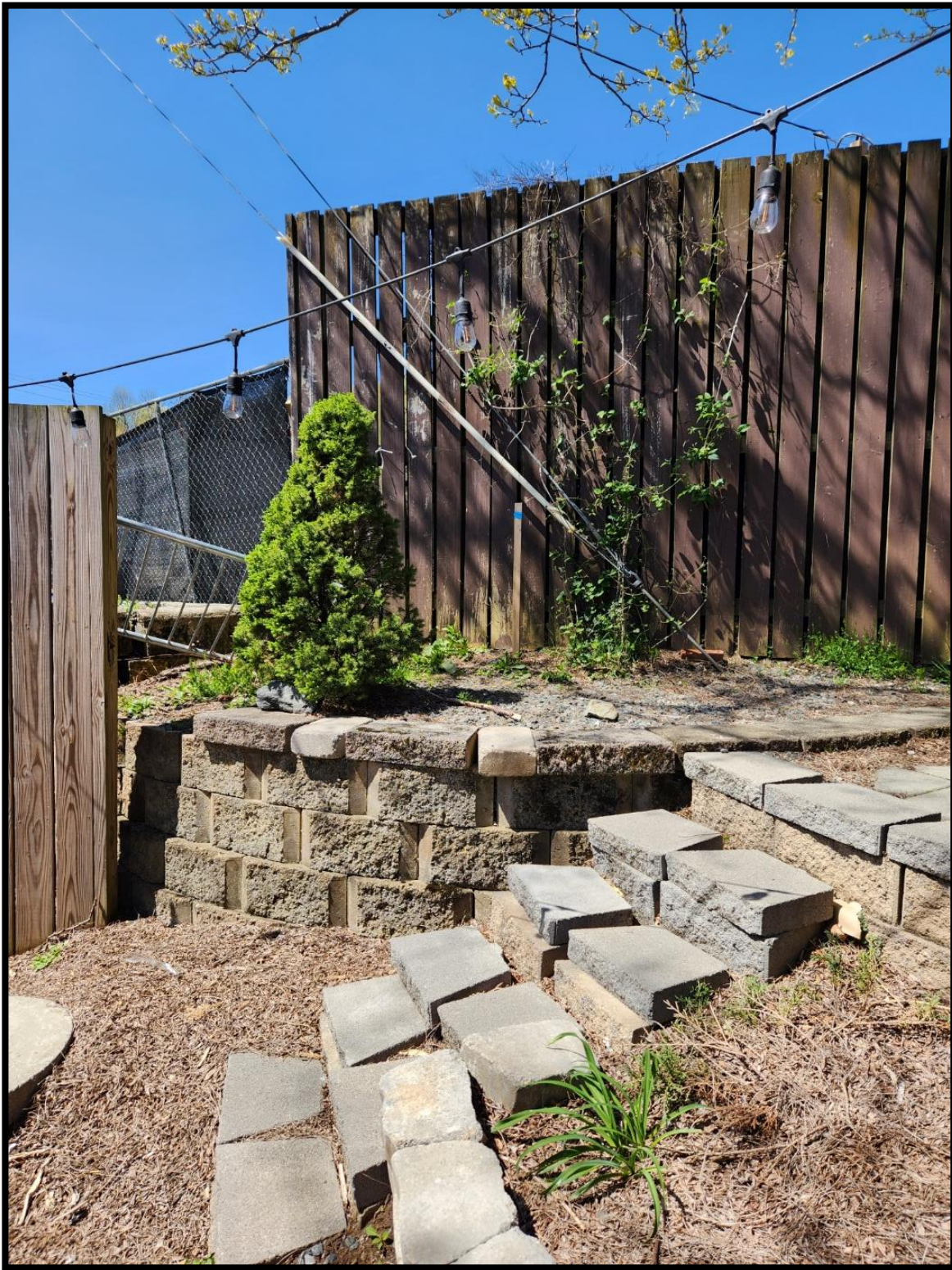
SouthEnd Brewing Co: Photos of Existing Tertiary Elevation of 747 W King Street

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



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

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



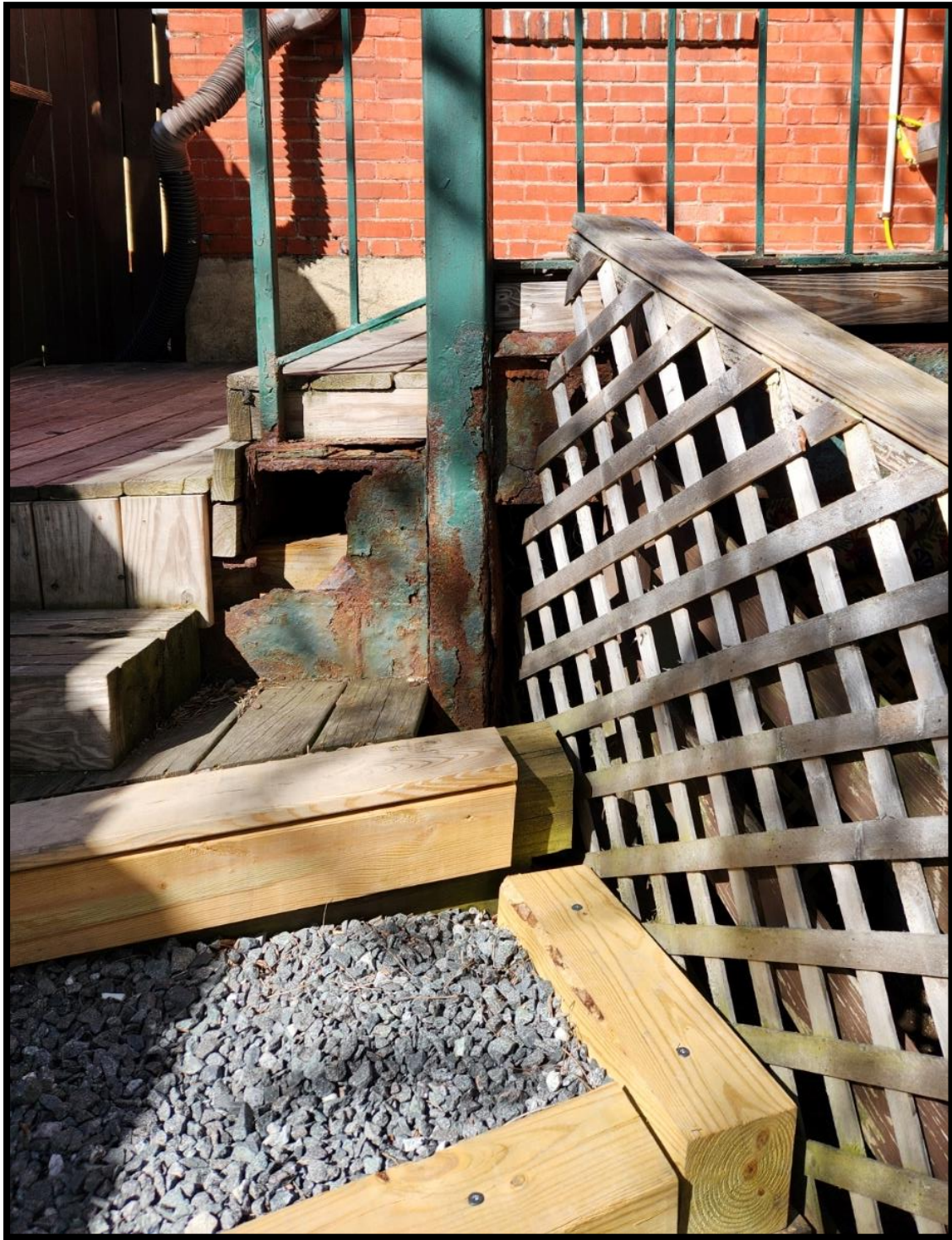
SouthEnd Brewing Co: Photos of Existing Tertiary Elevation of 747 W King Street

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



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

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



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

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



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

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



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

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



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

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



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

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

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

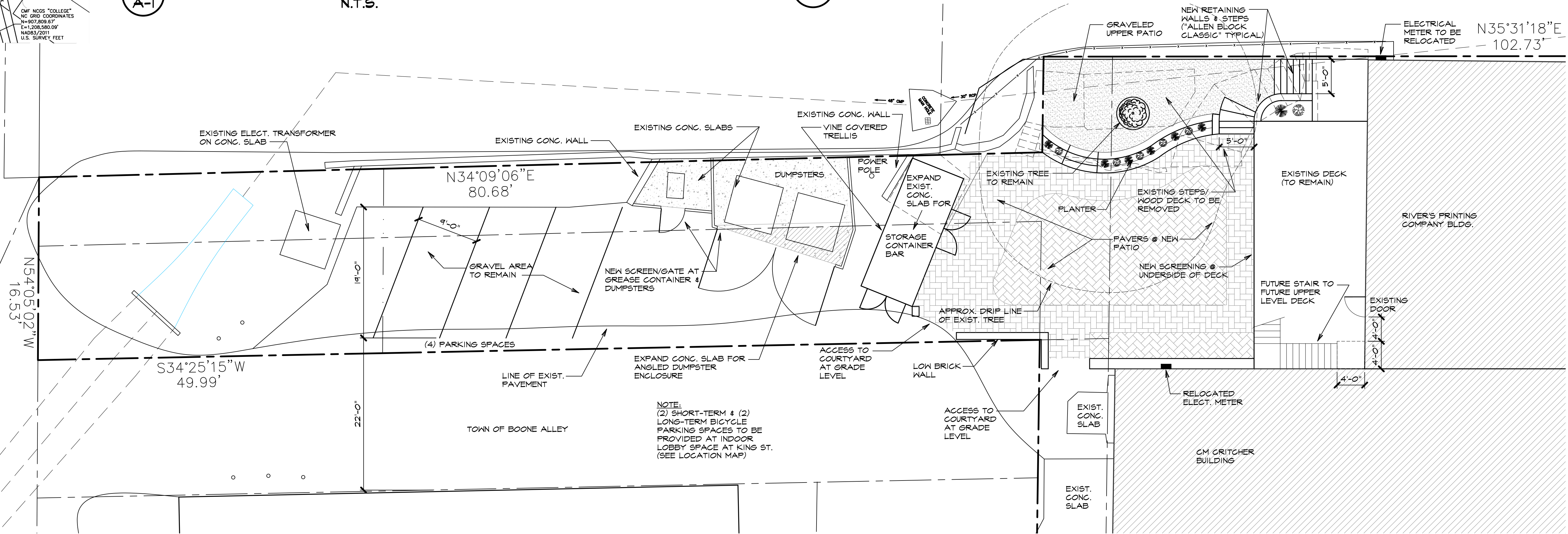
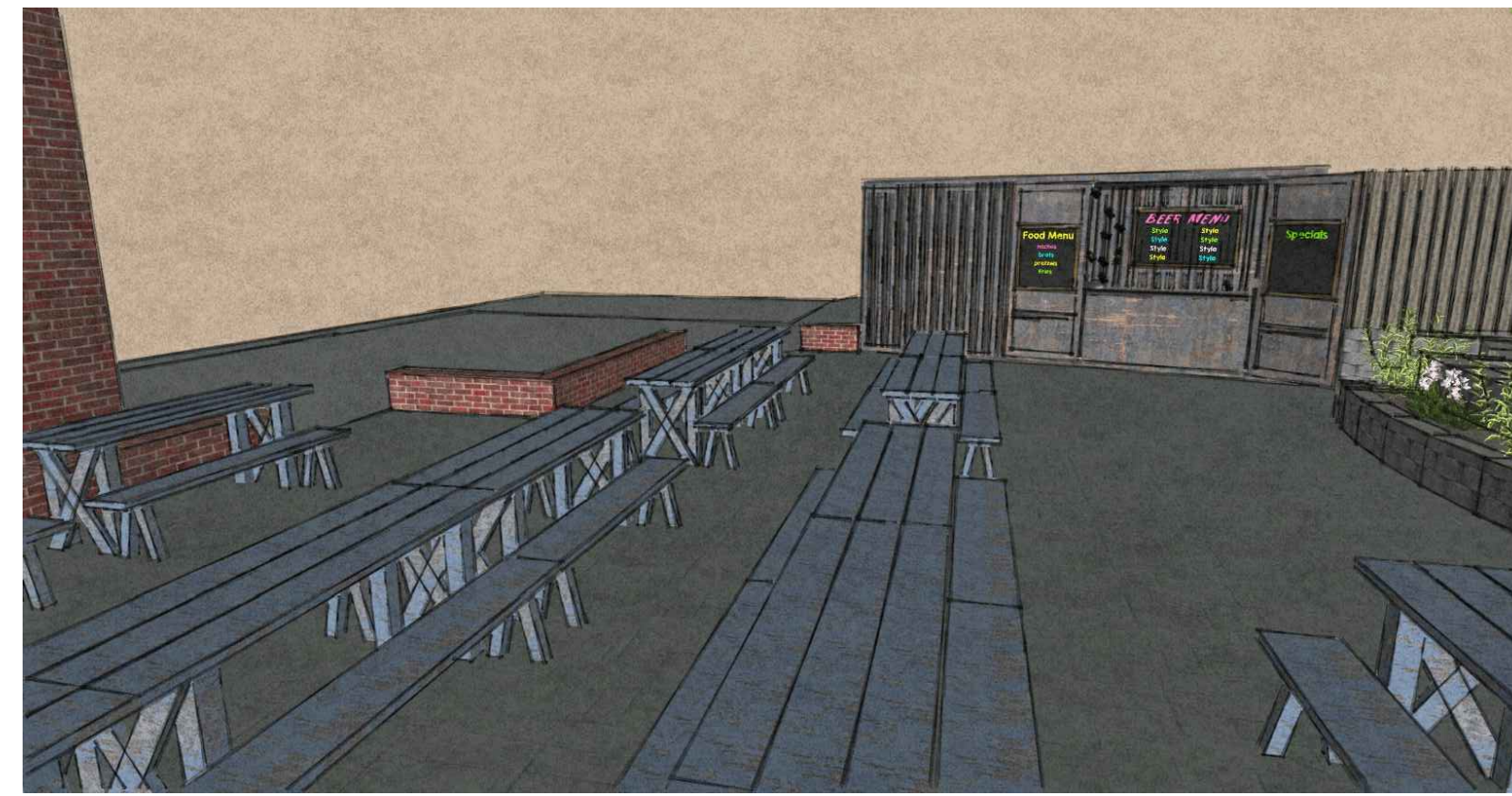
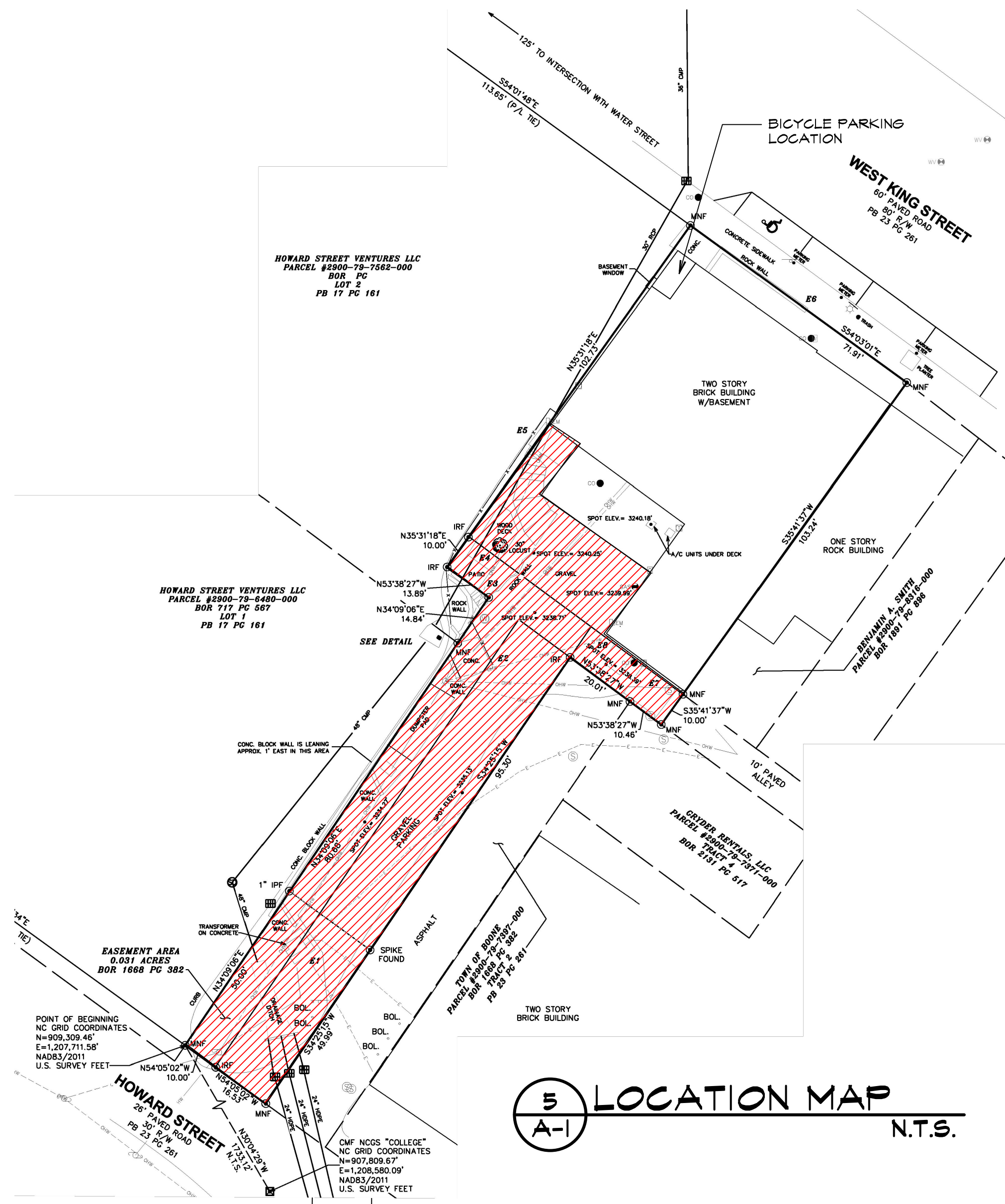


Unknown, "Rear View of 747 West King Street in Downtown Boone, April 1996," *Digital Watauga*, accessed April 25, 2023, <http://digitalwatauga.org/items/show/7116>.

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

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

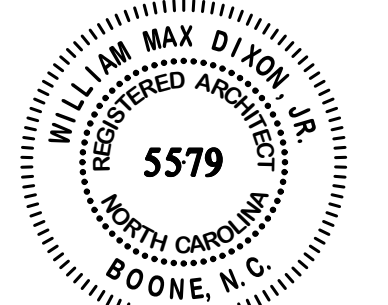




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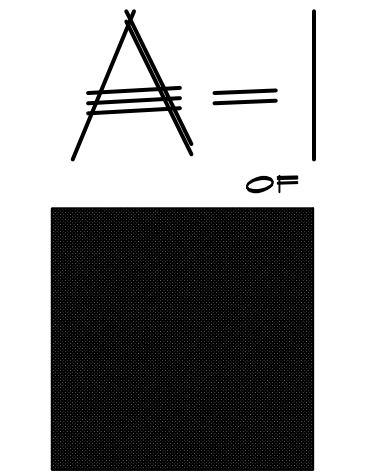
DATE: 3/22/23

DATE	REV.	BY
4/2/23	REVISED	
4/25/23	REVISED	



COURTYARD RENOVATION
SOUTHEAST BREWING RENOVATION
(FORMERLY RANSOM)
BOONE, N.C.

DRAWN BY: LB
CHECKED BY: BD
SHEET TITLE





CONCEPTUAL IMAGES FOR PROPOSED CONTAINER BAR: WOC CLAD OPTIONS



Addition to proposed works for June 5th hearing

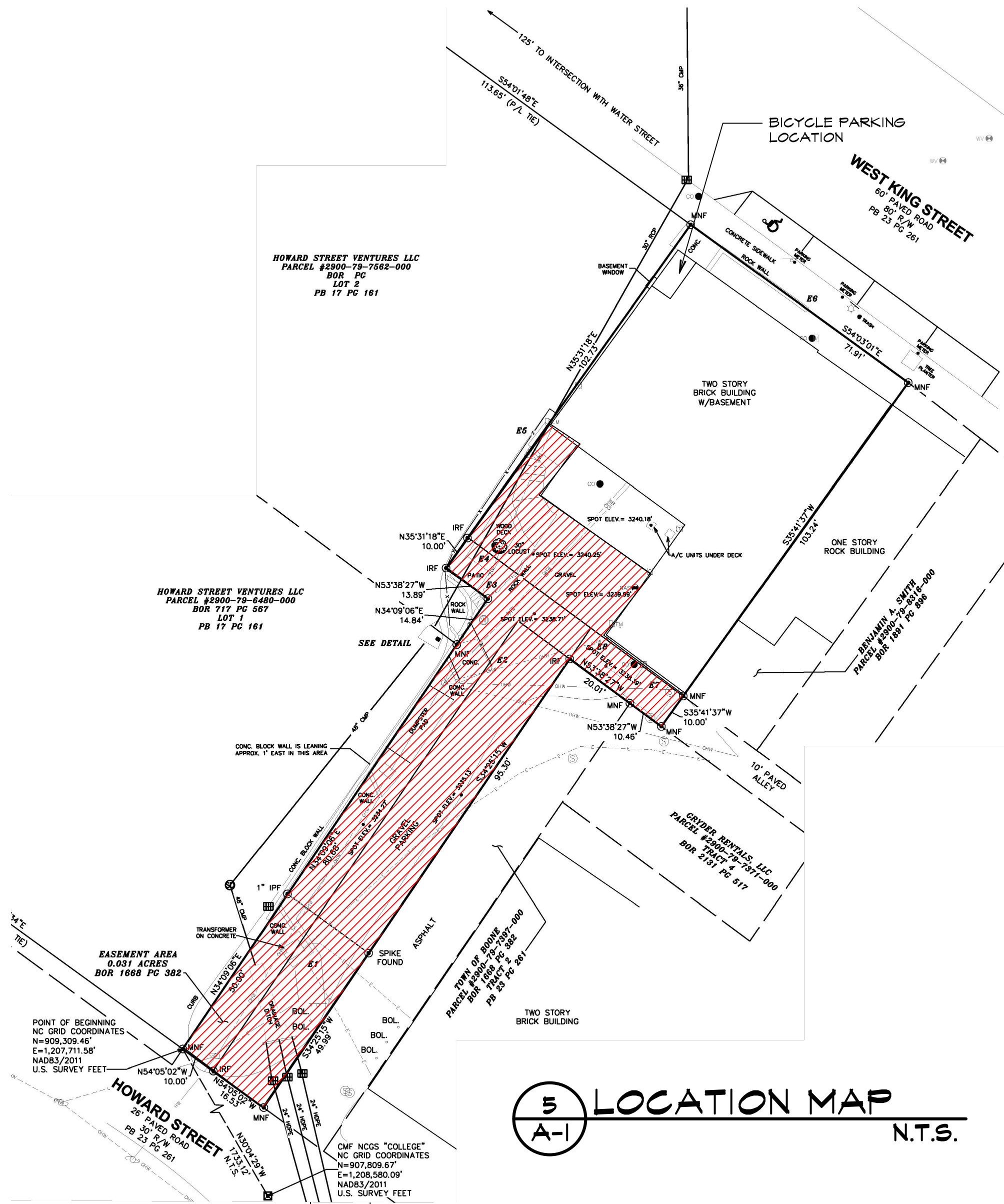
- 1- The proposed accessory, service structure is confirmed to be in compliance with Town of Boone Zoning ordinances.
- 2- The proposed service structure will adhere to all applicable codes, will not be attached to the ground, and will be removable with no impact on the property, building, or trees.
- 3- The non-affixed structure will be constructed from a modified 20' shipping container. This will have an order area (as shown in attached drawings) to receive orders from restaurant patrons. No customers will enter the service structure. Food orders will be processed by the main restaurant operations.
- 4- The structure will only be visible from the tertiary elevation of SouthEnd Brewing Co's property.
- 5- The scale, height, form, and massing of the accessory structure will clearly be subordinate to the primary buildings, will be less than fifty percent (50%) of the floor area of the primary buildings, and will not exceed 800 square feet.
- 6- The accessory structure will not impede pedestrian or automobile traffic. Specifically, the Fire Station and Dumpster company have confirmed that the placement of the structure will not impede their vehicles from using the back alley as is necessary.
- 7- The accessory structure will not obscure the original form and proportions of the building, it will simply obscure the underdeck area from view that is already obscured by the deck overhang.
See Figure 1
- 8- A wooden fence enclosure, utilizing vertical wooden slats, which match the appearance of the town's "Dumpster and recycling enclosure detail" document, will be installed on two sides to ensure the metal structure is completely obscured from all public streets and walkways (Howard Street and King Street). This will be made of wood and remain wood tone and will match the visuals of all required fencing and enclosures on the property. No fanciful additions or colors will be added to the wooden fence enclosure.
- 9- A 38 inch door cut out will be built into the back of the container enclosure to allow for a staff entrance door. However, this cut out will not be visible from any public access way due to the extended dumpster enclosure. There will be approximately 42 inches between dumpster and container enclosures.
- 10- The fencing will extend above the structure to ensure the roof is not visible from any public accessway.
- 11- A staff access door will be installed on the south facing side of the structure, per enclosed drawing.
- 12- One water hookup and one electrical cable will be installed in accordance with all applicable codes. This will be removable and can be shut off from inside the building.

Figure 1

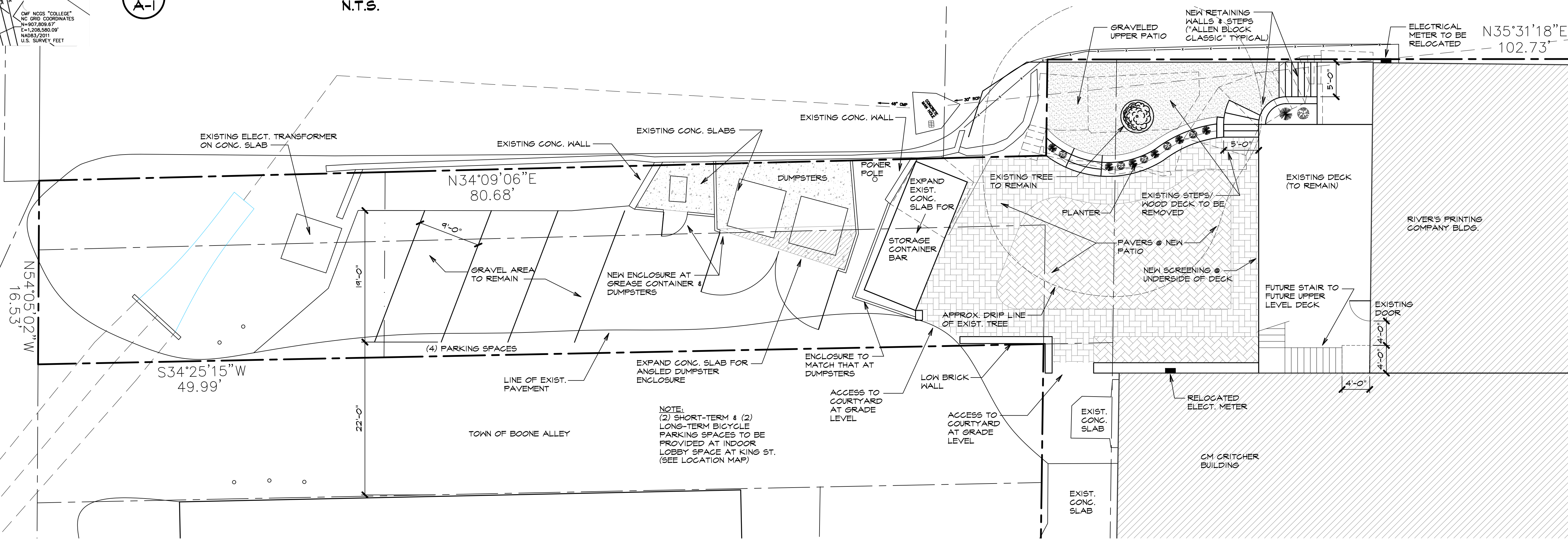


Caption: Photo of Tertiary Elevation of 747 W King St as seen from Howard Street. Police barriers are placed in approximate dimension of proposed storage container and wooden enclosure, white lines are an approximation of height and length. The proposed wooden enclosure would extend approximately 10 feet from the existing wooden dumpster enclosure pictured.

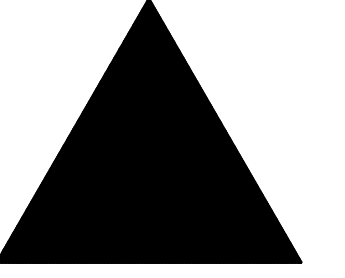
Exhibit 11



5 LOCATION MAP
N.T.S.



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



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DATE: 3/22/23

APPROVED: 4/2/23 REVISED 4/25/23 REVISED 5/30/23

WILLIAM MAX DIXON, JR.
REGISTERED ARCHITECT
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NORTH CAROLINA
BOONE, N.C.

APPALACHIAN ARCHITECTURE, P.A.
REGISTERED ARCHITECTURAL CORPORATION
CERT. NO. 50893
NORTH CAROLINA
BOONE, N.C.

COURTYARD RENOVATION
SOUTHEAST BREWING RENOVATION
(FORMERLY RANSOM)
BOONE, N.C.

DRAWN BY: LB
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SHEET TITLE

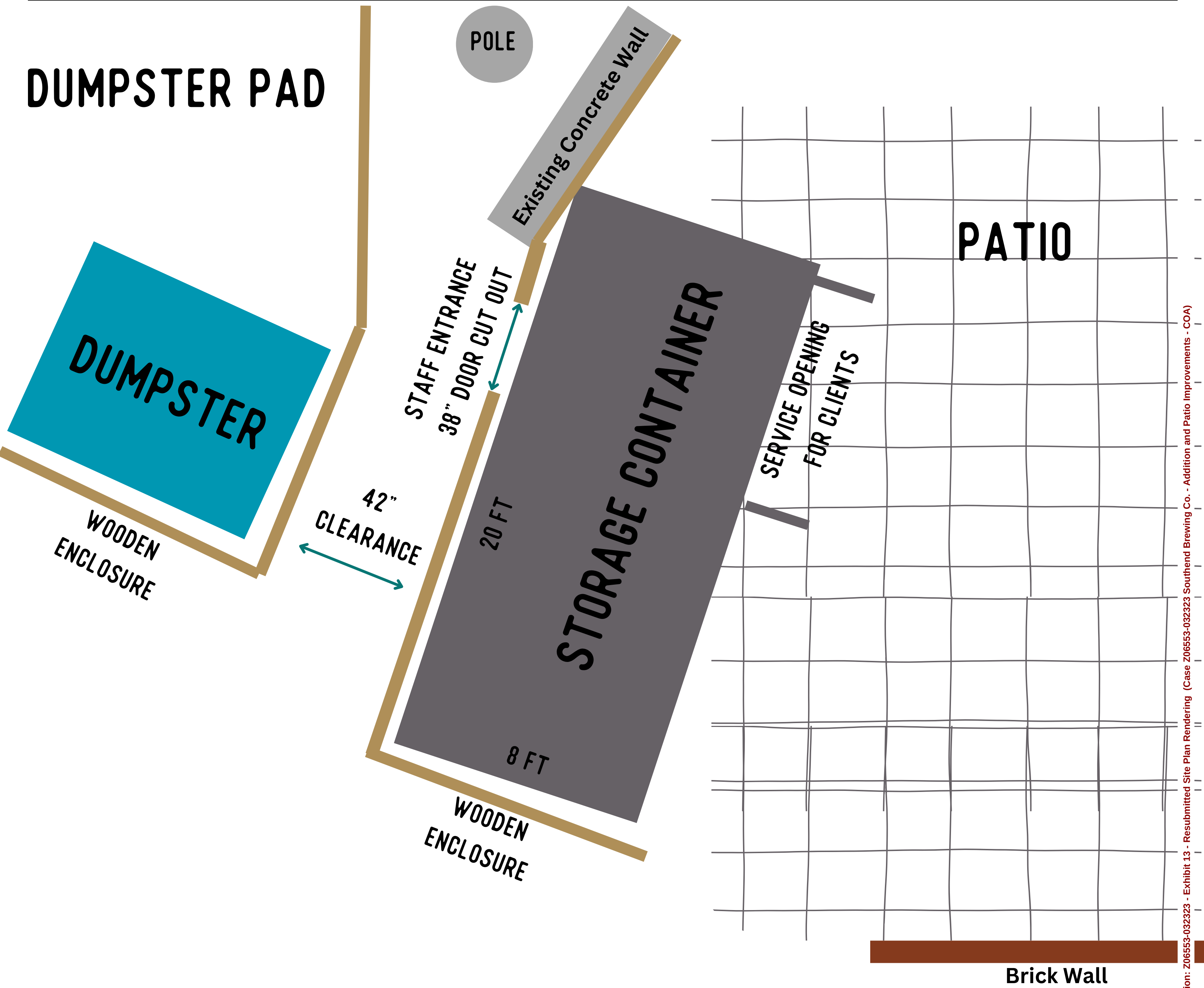
A=1
OF

Exhibit 12

Communicatio

Packet Pg. 53

EXISTING RETAINING WALL



Service Opening: The service opening for clients will face the tertiary elevation of the building and will not be visible from Howard Street. This service opening will have two full length doors cut from the container and will open to provide an approximate 7 ft opening. There will be a movable bar top that can be pulled down for service and pulled up for entry of staff. No clients will have access inside of the container.

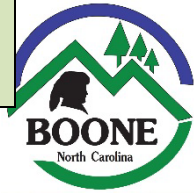
Staff Entrance: There will be a Staff Entrance on the tertiary side of the container that will be off to the left and hidden from view due to the dumpster enclosure. The wooden enclosure will have a staff entrance cut out of the wooden enclosure to accommodate this door.

This drawing is not to scale, but is a representation of the proposed plan.

This Staff Report has been modified from the previous HPC Quasi-Judicial hearing on May 16, 2023. This revised Staff Report replaces the previous Staff Report exhibit; the previously published Staff Report is not included in the June 5, 2023 meeting packet. Other exhibit changes include moving Staff Exhibits (Revised Staff Report and Historic Photos) after the applicant's resubmitted exhibits.

Changes are highlighted in green and can be found on Staff Report pages 1-7, 18-24, and 28.

Exhibit 14

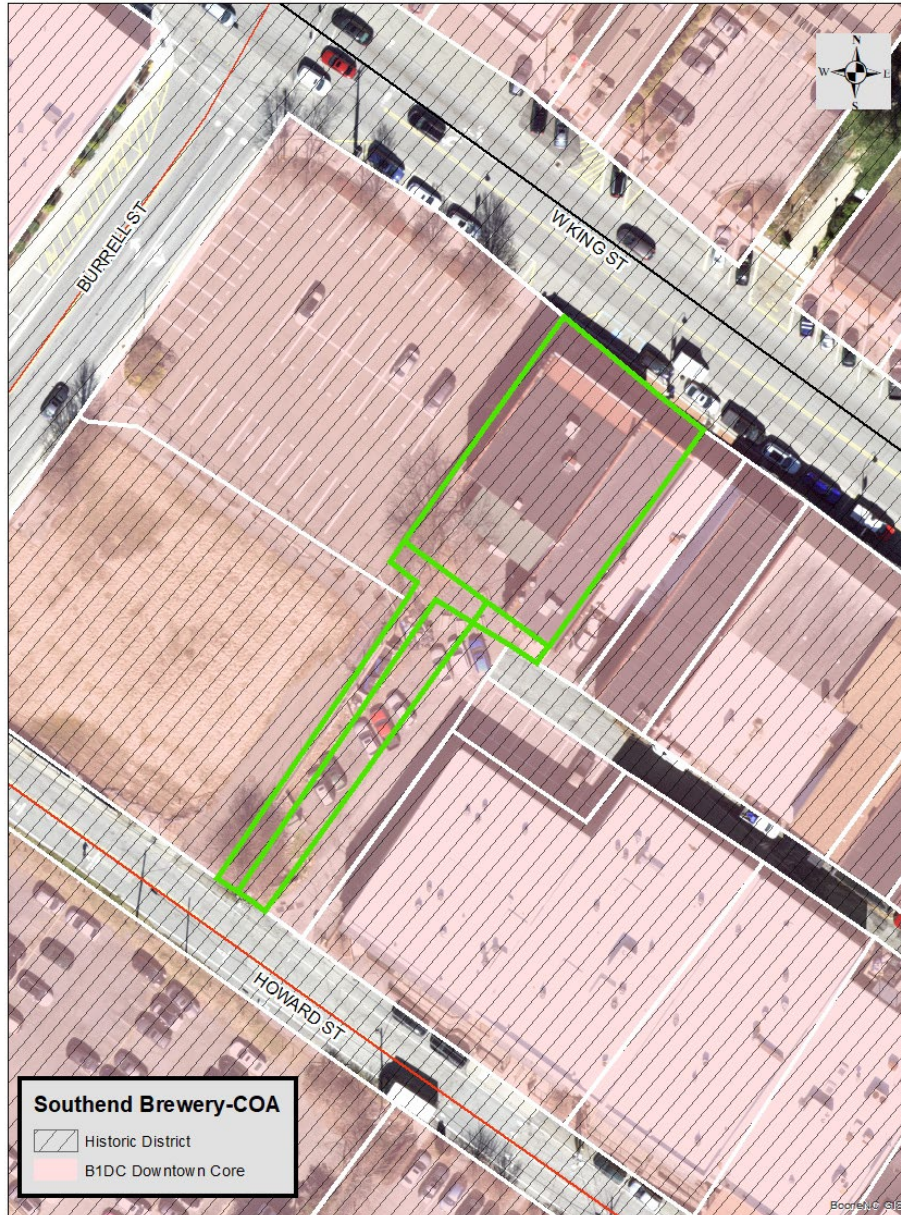


STAFF REPORT

HISTORIC PRESERVATION COMMISSION

JUNE 5, 2023

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



Request

Aram Kevorkian, on behalf of Edakco, LLC (Southend Brewing Co.), has filed an application for a Certificate of Appropriateness for Major Work for 747 W. King St. for an addition and patio improvements on the tertiary elevation at the rear of the property. This property is located within the

Communication: Z06553-032323:Exhibit 14: Revised Staff Report (Case Z06553-032323 Southend Brewing Co. - Addition and Patio

Downtown Boone Local Historic District. (Watauga County PINs 2900-79-8447-000, 2900-79-7377-000, 2900-79-8421-000, 2900-79-7368-000).

May 16, 2023: HPC considered and approved a COA request for patio improvements which consists of work to the existing deck and stairs, adding a second level deck and corresponding emergency exits, installing pavers for a patio area, modifying an existing retaining wall, and screening for existing containers on site.

June 5, 2023: During the May hearing, the applicant and the Commission agreed to bifurcate the request and to hear the applicant's request for the construction/addition of a structure (storage container) to be constructed at the rear of the property.

Note: Previously Staff had identified that the proposed work was being completed on the "secondary elevation" based on the definition within Appendix D, which states "the elevation that faces a public street or adjacent buildings and that may contain additional pedestrian entrances other than the primary pedestrian entrance." However, since the last meeting, Staff has reviewed Appendix D and notes that while the definition would indicate this project is located on a secondary elevation, the use of the term "tertiary elevation" has almost been used to exclusively refer to the "rear" of a property. Based upon this, Staff would concur that it would be appropriate to refer to this construction as being related to the tertiary elevation. An elevation that faces a public street or adjacent buildings and that may contain additional pedestrian entrances other than the primary pedestrian entrance can also be referred to as a tertiary elevation in Staff's view.

Pursuant to the Town of Boone Unified Development Ordinance (UDO), Appendix D, Downtown Boone Local Historic District, specifically the section on COA Application for Major Work, a COA is required for pointing of masonry as well as alteration, repair, or replacement of masonry, siding, roofing materials, architectural trim elements, foundations, windows, doors, and other significant architectural details.

Parcel Information

Address:	747 W. King Street
Property Owner:	Edakco, LLC
Watauga County PIN:	2900-79-8447-000
Lot size (total):	.480 Acres
Jurisdiction:	Town of Boone
Access:	W. King Street (State maintained)/Howard Street (Town Maintained)
SFHA:	No
Watershed District:	No
Corridor District:	No
NCD:	No
Viewshed:	No
Steep Slope:	No

Transitional Zone: No

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

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

Zoning Analysis (B1 Downtown Core)

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

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

Note: the information provided below was for the original request and has not been modified based upon the prior approval in May:

- No alterations to the proportions and spacing of window and door openings are included in the "proposed courtyard improvements at back of building." Only one modification to accommodate egress and important matters of life safety are included in the "proposed upper level deck at back of building." This shall convert one window, which currently serves as a fire escape with a ladder, to a door for code-compliant egress in case of emergency.
- The "proposed upper level deck at back of building" shall be designed to comply with this guidance. The installation of the deck will not impact the tree on the property and will be installed in such a manner that the deck can be removed. A licensed professional engineer shall design the structure to be supported by appropriate footings where footings currently exist. Attachment to the building will be reversible and repairable without damage to the historic facade. No historical material is being removed to install the structure of the deck. To provide egress and in consideration of life safety in the building, approximately 12 layers of brick, approximately 38 inches in width, would be removed to create a door to allow safe evacuation from the building in the case of an emergency. This project is designed with minimal impact to the primary, secondary, and tertiary facades of the building while adhering to all code requirements.
- The "proposed courtyard improvements at back of building" incorporates lattice into the design to comply with this requirement. The project takes considerable measures to maintain a 30-foot Locust which will provide vegetative screening.

- The proposed materials are all high quality and historically appropriate. The aforementioned bricks, wood, and blocks consistent with materials currently in place. The proposed “Container bar” will not be affixed to the ground and is fully removable without damage or alteration to the ground below.
- All groundworks are ancillary to the main building and the proposed second level deck will be stylistically congruous with the existing first level deck. No incongruous, fanciful elements are requested.
- All works are substantially smaller than the existing building. The proposed second level deck will be 590 square feet, less than 12% the footprint of the current building, and atop an existing deck.
- No changes are proposed to existing architectural features and no removal of historic materials will take place except expanding an existing window opening into a doorway to provide egress from the second floor as a matter of life safety.
- No alterations to the exterior walls of the original building are included in the “proposed courtyard improvements at back of building.” Only one small modification to accommodate egress and important matters of life safety are included in the “proposed upper level deck at back of building.” This shall convert one window, which currently serves as a fire escape with a ladder, to a door for improved egress in case of emergency.
- Neither proposed projects includes large-scale grading to level or include dramatic alterations to the current slope. Grading can be considered repair and re-establishment of pre-existing levels which have eroded over the years. Degradation of previous grading is causing active damage to the structure and repair is required. Photographic evidence suggests that the property was graded with a slight incline away from the building as of the 1990s, see Figure 1. Later renovations added material (gravel) which eroded into the lot causing drainage both towards and away from the building. Causing run off into the building/basement, which has the potential to cause damage to the historical structure. As a result, we propose to return the grade to a gentle slope away from the building while preserving the built-up ground area around the base of the 30’ tree. This will return the lot to its historical/prior grade while preserving the tree. Please note, the UDO section referenced specifically applies to “New Construction”, however, all works proposed, excluding the separate submission of the second story deck, are intended to repair what is already existing on the property to make it compatible with current building code, needs for adequate drainage, safety of patrons, and long-term utilization.

In addition to the above comments, the applicant has also provided a revised description of work that is included in the revised meeting packet in Exhibit 13 Project Description. The applicant’s resubmitted exhibits include an updated project description, architectural site plan, elevations, and a site plan.

Excerpts from Article 14 in the Town of Boone UDO.

Staff includes the following UDO Article 14 standards as additional considerations for the Commission to be aware of as Staff will apply these standards to the applicant’s project. In reference to the applicant’s request, the project is part of the **B1 Downtown Core zoning district (UDO Subsection 14.19.01 (A))**. 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.

Staff has included the sections from Article 14 in response to the applicant's request, and in regards to proposing wood on the exterior of the proposed metal shipping container. While Appendix D is the controlling document for the Historic District, Article 14 controls if the material or action is not addressed in Appendix D. Staff has included the reference to Subsection 14.19.02 (A) to address this regarding how the standards will apply.

While Appendix D appears to allow historic materials, which wood could be considered historic; however, Appendix D does not list wood specifically as an allowed material. Moreover, Article 14 prohibits wood as an allowed material in the B1DC as it is not listed as an allowed or prohibited material, see Subsection 14.19.06(H)(4)(b)(iii) states that any materials not listed are prohibited.

These standards are included in this Staff Report in addition to the applicable Appendix D, standards as Staff will consider the applicable UDO Standards, specifically Article 14, in relation to the applicant's request.

14.19 B1 Downtown Districts

...

14.19.02 Relationship to Other Regulations:

- A.** Where there is a conflict between this Article and other provisions in the Unified Development Ordinance, with the exception of any Historic District overlay or Historic Landmark designation, the provisions in this Article shall govern.

14.19.06 Appearance Standards:

...

H. Design Standards for New Construction and Additions

Staff Note: These appearance standards will be trumped by the HPC Standards in the event of conflict, inconsistency, or just common-sense non-appropriateness.

3. Fenestrations

- a. The rhythm, placement, size and proportion of window and door openings shall be designed to be similar or compatible with the desired downtown designs. See Subsection 14.19.06(G).
- ...
- d. The use of clear or lightly-tinted colored glass on windows and doors (minimum 70% VLT) is required. Spandrel glass is prohibited.

...

4. Materials.

a. Acceptable Materials: The use of materials that are similar or compatible in dimension, durability, and finish to the desired downtown designs. See Subsection 14.19.06(G).

i. Acceptable Field Materials:

- A. Brick or stone, unglazed and unpainted
- B. Stucco finishes, but only (1) on non-primary or non-secondary facades;(2) the stucco finish must be similar or compatible to historic examples found in the B1 Downtown Core District, and (3) the stucco finish is not the primary building material.

ii. Acceptable Trim Materials:

- A. Brick or stone, unglazed and unpainted.
- B. Noncombustible wood details (Allowable wood detailed in the most recent NC Building Code)
- C. Metal (only on window and door trim)
- D. Copper
- E. Brick, Clay, or Ceramic Pavers
- F. Concrete and stone lintels
- G. Concrete, stone, or brick caps or cornices

b. Prohibited Materials: The following exterior building materials are prohibited: Town of Boone Unified Development Ordinance Article 14 Zoning Districts Regulations 14-59

i. Prohibited Field Materials:

- A. Fiber-cement,
- B. Metal,
- C. Vinyl,
- D. PVC composites,
- E. Fiber reinforced concrete (FRC),
- F. Glass curtain walls,
- G. Mirrored glass,
- H. Plexi-glass,
- I. Concrete blocks,
- J. Simulated brick or stone,

- K. Stacked stone with no mortar,
- L. Thin-stacked stone,
- M. Stucco finishes except as allowed in Subsection 14.19.06(H)(4)(a)(i)(B), and
- N. Dryvit, EIFS

ii. Prohibited Trim Materials (includes trim on doors and windows):

- A. Fiber-cement
- B. Metal (except on window and door trim),
- C. Vinyl,
- D. PVC composites,
- E. Fiber reinforced concrete (FRC),
- F. Concrete blocks,
- G. Simulated brick or stone,
- H. Stacked stone with no mortar,
- I. Thin-stacked stone, and
- J. Stucco finishes

iii. Any materials not listed are prohibited.

iv. Exceptions for prohibited materials. An otherwise prohibited material may be used in an addition if the applicant demonstrates that the same material is a historic material used on the existing building.

...

Historic District Analysis

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

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

The designation report (#2 above), was created using the architectural survey of the downtown area (#1 above) and recommended the Downtown Boone Local Historic District area be designated as a historic overlay district; and the Downtown Boone Local Historic District Design Standards, which are outlined in

a separate document (#3 above), are to be applied by the HPC when it considers applications for Certificates of Appropriateness for proposed development within the historic district.

INVENTORY CLASSIFICATION

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

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

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

Inventory Classifications:

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

CH: Contributes to the character of the district based on historical significance related to events or individuals associated with the property

NC: Non-contributing property

VL: Vacant lot

DESIGNATION REPORT/ARCHITECTURAL SURVEY

PROPERTY SUMMARY

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

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

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

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

WT0585 Rivers Printing Company Building (1937)—CA, CH

747 West King Street (2900-79-8447-000, parcel shared with WT0865 to the west)

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

the west into a mixed frame and brick, one-story building in 1922, the original building was demolished for a one-story, brick building built on the site in 1925 for the Carolina Wholesale Company, colloquially known as the Carolina Store (Watauga Democrat, October 8, 1925). This building appears to have been demolished in early 1937, when a news item reported that construction of the present building on the site was underway, and that the new building would “include the site of the ‘Carolina store’” (Watauga Democrat, June 3, 1937).

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

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

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

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

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

double-hung sash windows, each with a leaded glass transom with elongated, overlapping, hexagonal designs. Today, a single light, plate glass window has replaced each of the original, double-hung sash windows, although the original, leaded glass transoms survive intact. Each window piercing has a natural stone sill, as originally.

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

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

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

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

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

Early images of the commercial block suggest the difficulty in determining whether WT0864 and WT0865 should be considered separate buildings or part of a single building. Despite the unified façade suggesting a single building, the split ownership and separate start dates for each part of the commercial block compelled the survey team to list the buildings independently for survey purposes. A 1940 image (Dav-Wyk-01-004), showing the effects of the 1940 Flood in Boone, confirms that the north elevation was one story with a uniform brick façade and two storefronts, both essentially identical to one another and divided from each other by a brick pilaster at center. Each storefront had a recessed, central entry flanked by large, plate glass, shop windows and brick bulkheads that angled back to the main façade plane. Above each storefront was a clerestory window with five divided lights. Brick pilasters framed the whole façade at the extreme northeast and northwest corners of the two buildings. As suggested by a circa 1949 parade image from the Appalachian Collection (5015_131_06), the entire façade appears to have had a

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

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

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

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

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

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

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

SANBORN FIRE INSURANCE MAPS FROM THE LIBRARY OF CONGRESS

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

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

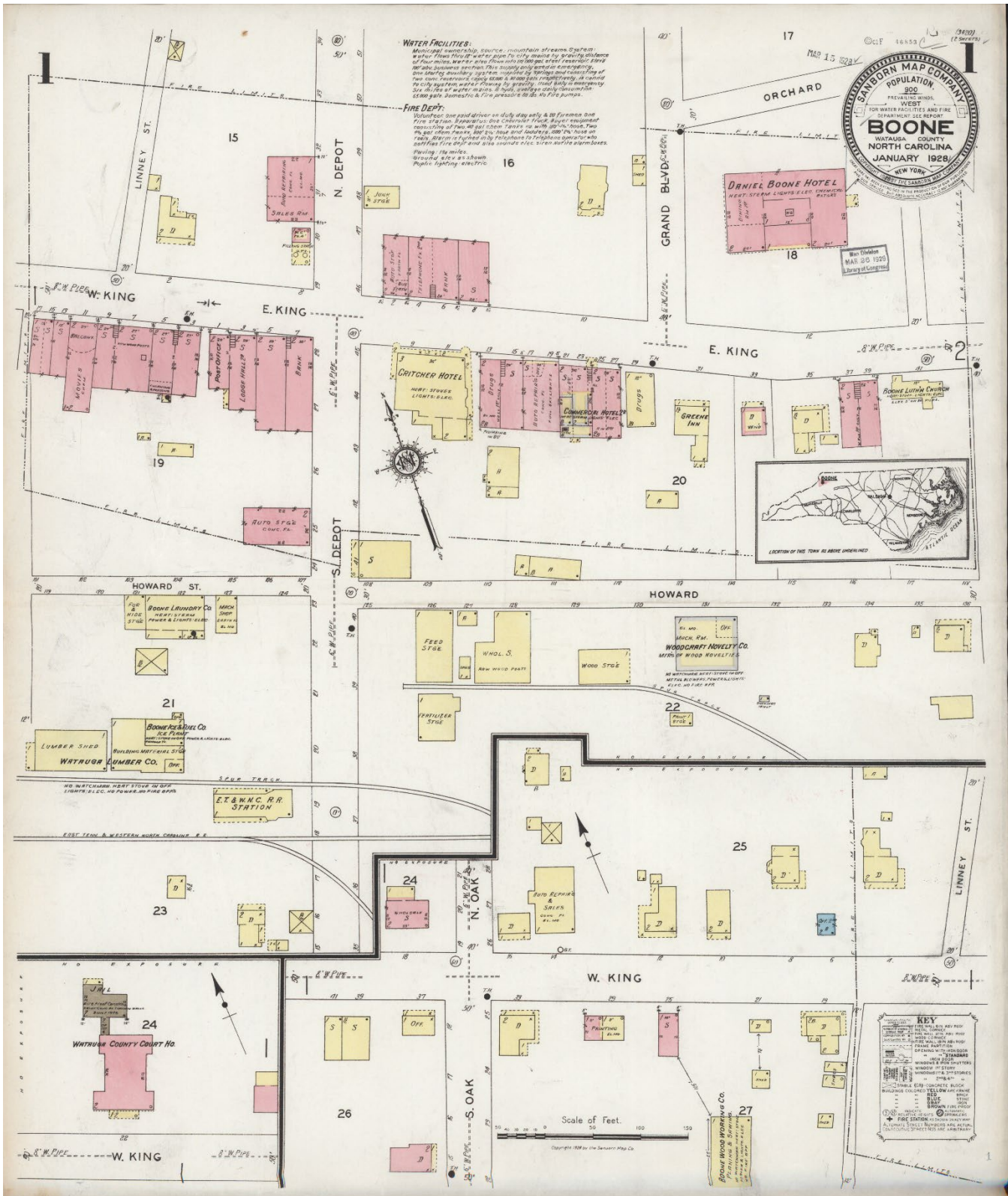
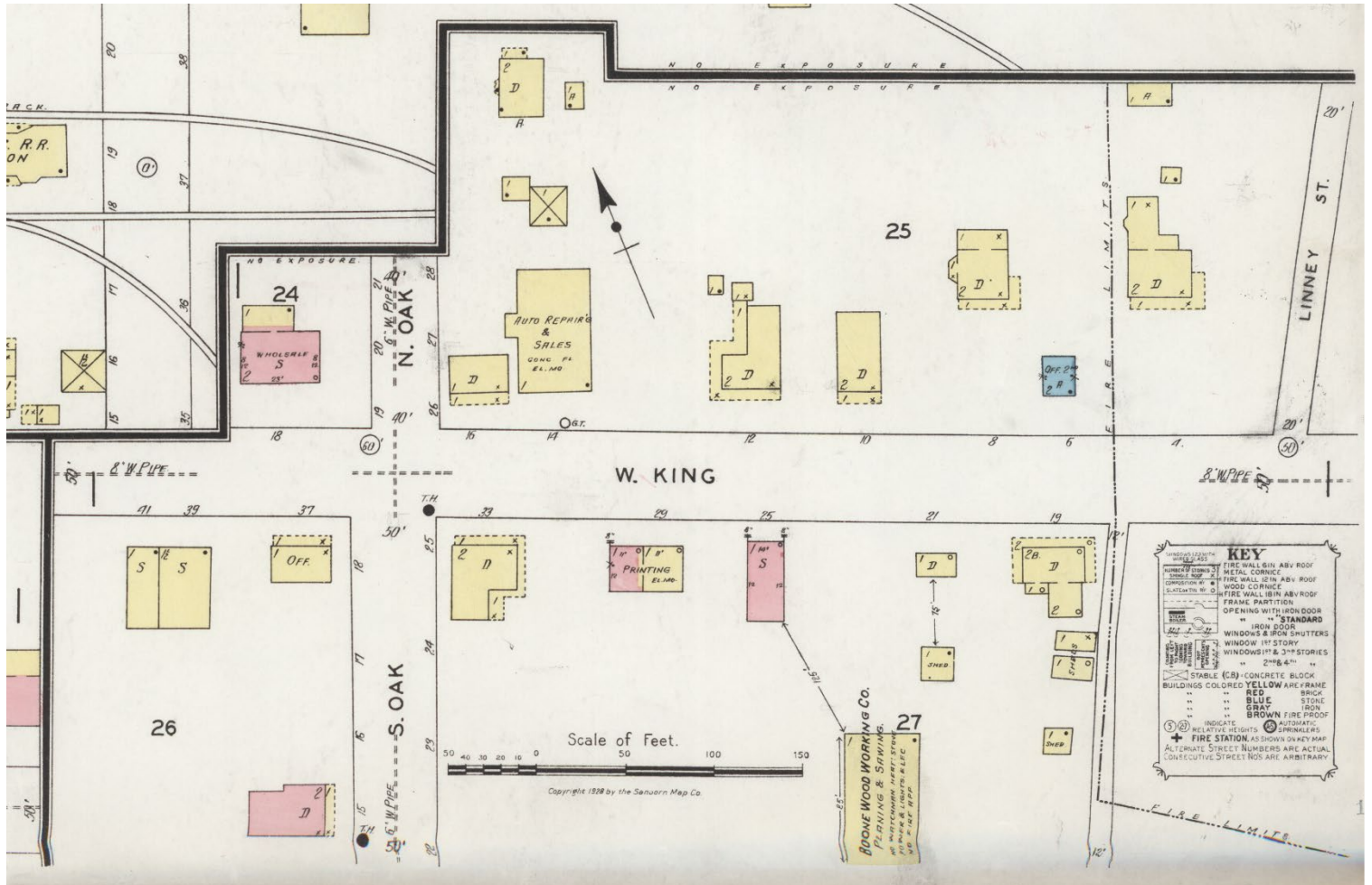


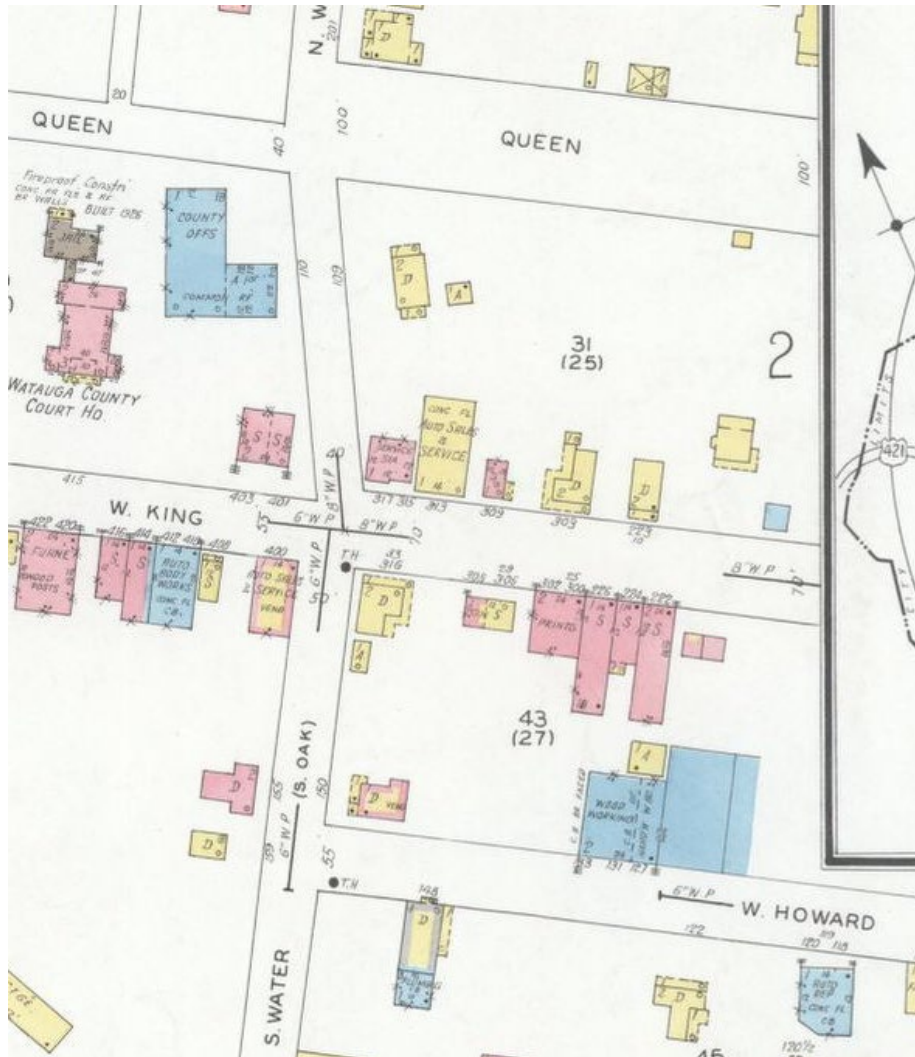
Figure 1. Sanborn Fire Insurance Map from Boone, Watauga County, North Carolina. Sanborn Map Company, Jan, 1928. Map. https://www.loc.gov/item/sanborn06383_001/. Digital Id http://hdl.loc.gov/loc.qmd/q3904bm.q3904bm_q06383192.



CROPPED IMAGE OF Figure 1. Sanborn Fire Insurance Map from Boone, Watauga County, North Carolina. Sanborn Map Company, Jan, 1928. Map. https://www.loc.gov/item/sanborn06383_001/. Digital Id http://hdl.loc.gov/loc.qmd/q3904bm.q3904bm_q063831928.

[illegible]

Figure 2. Sanborn Fire Insurance Map from Boone, Watauga County, North Carolina. Sanborn Map Company, Jun, 1947. Map. https://www.loc.gov/item/sanborn06383_002/. Digital Id http://hdl.loc.gov/loc.gmd/q3904bm.q3904bm_q063831947.



CROPPED IMAGE OF Figure 3. Sanborn Fire Insurance Map from Boone, Watauga County, North Carolina. Sanborn Map Company, Jun, 1947. Map. https://www.loc.gov/item/sanborn06383_002/. Digital Id http://hdl.loc.gov/loc.gmd/q3904bm.q3904bm_q063831947.

DESIGN STANDARDS

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

Standards for Commercial Properties Within the District, Commercial Properties Within the District, Storefronts, Upper Facades, Side Elevations, and Rear Elevations, [Design Standards p. 61-67]

Storefronts, Upper Facades, Side Elevations, and Rear Elevations

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

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

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

...

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

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

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

...

- 2.3** It is NOT appropriate to cover or replace historic materials with substitute materials, such as aluminum, vinyl, fiber cement board siding (or similar materials simulating the appearance of wood), or plywood panels. Architectural details that are not appropriate to the historic context and character of a building should never be added. At the same time, property owners should never use details from an earlier period to try to make a building look older than it is.

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

Windows, Doors, and Awnings

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

Boone’s downtown commercial historic district has also suffered from the installation of various architectural elements designed to simulate a “mountain village” appearance. These typically consist of large, wooden porch attachments or awnings that are not historically appropriate to the downtown area

and its historic context. Metal and modern vinyl awnings have also appeared on some properties, disrupting the integrity of many of Boone's historic commercial properties.

- 6.4** 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.

...

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

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

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

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

Additions to Existing Buildings

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

- 13.1** New additions should be compatible with the original building in scale, placement, proportion, and design, including roof shape, materials, color, location and design of windows and doors, cornice heights, and other design elements. Synthetic, non-traditional materials are not permitted in alterations to existing buildings, and the use of the highest-quality, historically appropriate, exterior facing materials is encouraged.
- 13.2** New additions should NOT imitate an earlier historic style or architectural period, but they also should not differ from the earlier historical style so much as to be a distraction from or incompatible with the historic design.

- 13.3** Additions should be differentiated from the original by the use of setbacks or other devices. Whenever possible, additions should be located to the rear (tertiary elevation) or in an inconspicuous location on the side (secondary elevation) of the original building. They should never be attached to the front of the historic property. Additions such as rooftop penthouses or additional stories should NOT be constructed unless there is documented historic evidence (such as the prior removal of a similar historic feature) to justify the change.
- 13.4** An addition should NOT obscure the original form and proportions of the main building or of other historical additions. Do not add fanciful decorative elements and colors that are out of place or not in keeping with the historic context of the District and/or an individual historic property.
- 13.5** Additions should be constructed on a smaller scale than the historic structure and not overpower it.
- ...
- 13.8** Historically, most of Boone's downtown commercial buildings had flat roofs. Walls on additions should not appear to terminate at flat roofs except at tertiary elevations. Instead, flat roofs should be concealed from view by using historically appropriate pitched roof features, parapets, or a mixture thereof. Where only one elevation has this condition, the parapet or other feature will continue four feet along the adjacent elevation. The minimum slope for pitched roofs is four feet vertically to every twelve feet horizontally. Where a parapet intersects with a pitched roof element, there shall be no apparent breaks in the parapet wall.
- 13.9** Residential roof types are discouraged, except in historic properties that were originally residences or historic commercial properties that historically featured a residential roof type.

In referencing UDO Article 14.19.06(H)(6), there are differences between the Appendix D standards and Article 14 standards. The above referenced subsection from Article 14 is included below describing the standards related to roofs for the applicant's request.

6. Roofs: Historically, most of Boone's downtown commercial buildings had flat roofs. This theme should be carried forward in new construction and additions using the following guidelines:

- a. The roof planes should be hidden from view on the façade, and rooflines should be decorated using historic decorative details. Use historic photographs and/or neighboring buildings as a guide.

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

New Construction of Commercial Buildings within the District

It is inevitable that new commercial buildings will be constructed within the District. The intention of these design standards is not to prevent such changes but to ensure that new construction is compatible with and complementary to the integrity and architectural character of the District. While new

commercial buildings should not attempt to replicate existing historic properties, they should mesh with and support the historic design principles of the other commercial properties in the District. These standards are intended to preserve the integrity of the District while also encouraging sensitive and appropriate new construction.

- 14.1** New commercial construction within the District should not seek to duplicate historic buildings in the District or mimic their appearance. That said, new construction should strive to be sensitive to and compatible with the character-defining features of the commercial properties in the District. Thus, new construction should employ architectural design that reflects its current time, place, use, and culture, provided that this design is compatible with the character of the District.
- 14.2** New construction should incorporate the predominant historic materials typical in surrounding historic buildings when possible—usually brick, native stone, structural glass, wooden trim, and similar historic materials. Synthetic, non-traditional materials, such as vinyl, synthetic stone, fiber cement board, aluminum, plywood, parging, and pre-formed concrete panels, are not permitted in new construction. It is NOT appropriate in new construction to use contemporary substitute materials in place of traditional materials. The use of the highest-quality, historically appropriate, exterior facing materials is encouraged.
- 14.3** Design, height, massing, and proportions of new buildings should complement and be compatible with the dimensions of neighboring buildings with similar character and style. New buildings should not overpower adjacent buildings or the District as a whole as a result of outof-scale massing, footprint, height, or overhang. Roofs, fenestration, and materials should be compatible with surrounding buildings. Traditional separations between storefronts and upper facades should be maintained and consistent with those existing in adjacent or nearby buildings. Vertical divisions maintain the feeling of traditional building widths and should be maintained. New buildings generally should align with adjacent buildings Downtown Boone Local Historic District Design Standards--99 facing on the same street and conform to existing setbacks from the street. The primary façade and main building entry shall face the primary public way
- ...
- 14.5** The appropriateness of the site for a new commercial construction project will be evaluated based upon its compatibility with the district context in terms of setback, spacing, orientation, topography, height, and landscaping. New buildings should have setbacks, orientation, lot coverage, and spacing that align with existing historic properties and comply with the provisions of the Town UDO.

- ...
- 14.7** The appropriateness of a proposed new commercial building will be evaluated based on compatibility in terms of scale, height, form, massing, materials, openings, roof pitch, roof type, and other details with the District context.

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

Streetscapes

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

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

- 1.1** The form, scale, and massing of building facades located along public ways should be preserved.
- 1.2** The width, alignment, and configuration of streets, alleys, sidewalks, and walkways within the District should be retained and preserved.
- ...
- 1.17** New accessory structures should be complementary to the scale, form, materials, and details of surrounding historic buildings, but built in such a way that they do not convey a false sense of historic association. New structures should be located at the rear of historic properties so that they do not intrude upon the historic streetscape.

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

Landscapes and Ecologically Sensitive Areas

- 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.

Design Standards for Historic Streetscapes, Landscapes, Monuments, and Other Resources in the District, Garages and Accessory Buildings, [Design Standards p. 108-109]

Garages and Accessory Buildings

- ...
- 5.2** Construct new garages and accessory buildings that are compatible with historic outbuildings in the District in terms of roof form, materials, size, scale, proportion, and architectural details.
- ...
- 5.6** It is inappropriate to introduce features and details to an outbuilding that will create a false sense of historic development. For example, it would be inappropriate to add Art Deco features using historic materials to a newly constructed accessory building, as doing so might inappropriately suggest that the accessory building was constructed during the 1930s.

...

CONFORMITY TO ADOPTED PLANS
COMPREHENSIVE PLAN UPDATE

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

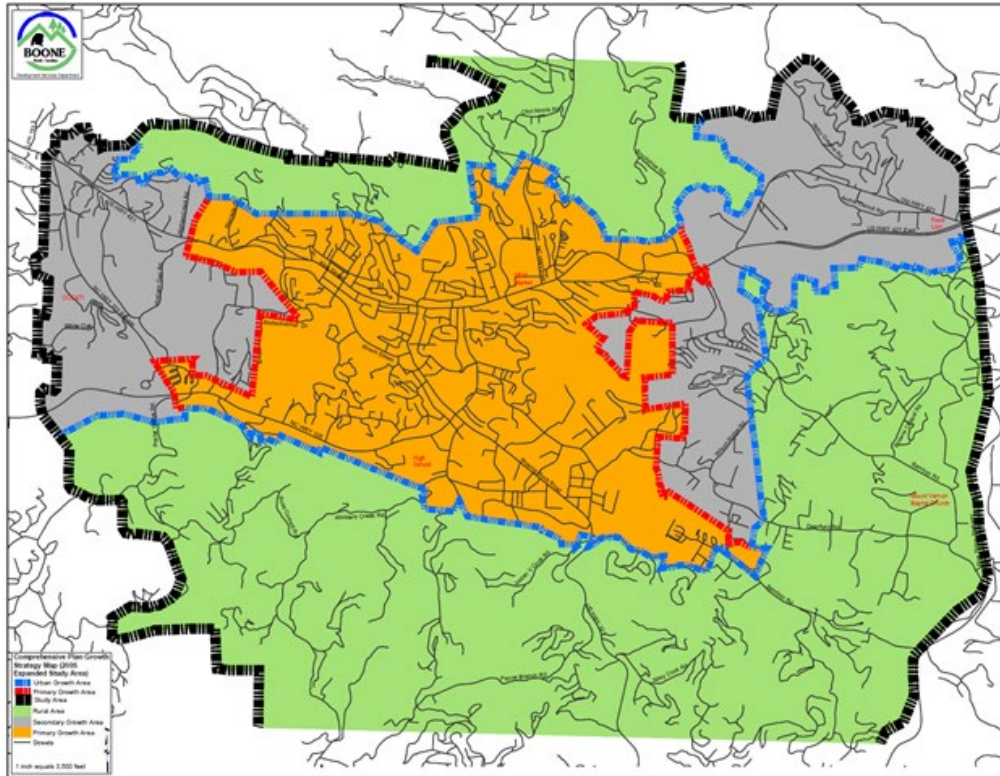
Downtown: Support and enhance the cultural and historic significance of downtown Boone, and affirm its appealing, pedestrian orientation.

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

Neighborhoods: Ensure the livability of neighborhoods, especially through land use and traffic planning.

Public Involvement: Encourage active public involvement and volunteerism to expand the effectiveness of community planning and action.

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



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

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

2.1 THE ECONOMY (p. 19)

- A. The Town shall protect and enhance a high quality of life, image, cultural amenities, and natural beauty as the most effective, long-term component of an economic development strategy.
- B. New and expanding industries and businesses shall be encouraged which: 1) diversify the local economy, 2) train and use a skilled labor force and 3) increase area residents' incomes.
- C. The Town shall encourage the development of a well-balanced tourism trade as a primary element of the area's economic future. Investments in services, facilities, and proper growth management shall be employed in furtherance of this objective.

- D. Economic development efforts shall encourage the revitalization and reuse of currently unused or underutilized structures, sites and infrastructure in appropriately located areas.
- E. The Town shall encourage a public service and regulatory environment conducive to business recruitment and expansion, while at the same time enhancing the area's physical and human resources.
- F. New firms and expanding businesses that complement the natural resources and beauty of the region shall be especially recruited and encouraged.
- G. The Town shall support the development of new business parks.
- H. The Town shall promote coordination of economic development resources with the appropriate institutions and agencies. Regional coordination and interaction among areas with a shared economic interest shall be encouraged.
- I. Small business start-ups, expansions and spin-offs shall be encouraged. The presence of ASU and Caldwell Community College and Technical Institute shall be recognized as a necessary and important resource for area businesses.
- J. Appropriate educational and training programs shall be encouraged to help local residents, especially those unemployed and underemployed, take advantage of business expansion and to develop new skills.
- K. Boone shall identify and provide services consistent with the needs of the area's growing retiree population.

2.1.5 Downtown

- A. A compatible design character for the downtown area, drawing upon the locality's original High-Country small-town features, shall be identified, reinforced and supported to put forth a quality image and sense of place.
- B. The Town, in concert with the downtown property owners and merchants, shall encourage public and private efforts to develop and publicize adequate and appropriately designed off-street parking lots in the downtown area.
- C. A variety of mutually compatible and supportive mixed uses shall be encouraged in the downtown area.
- D. Public and private developments shall be encouraged to incorporate local artistry into public and semi-public spaces downtown.
- E. Public and private development decisions in the downtown area shall exhibit a special concern for maintaining the intensive, pedestrian oriented character of the district.
- F. The maintenance and revitalization of downtown Boone, as well as planning for its future development, will reflect the realities and qualities befitting its geographical setting and function as a center of (1) commercial and service activities, (2) educational and cultural activities, events and (3) public services.

2.3 THE COMMUNITY (p. 60).

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

- B. Properly planned, mixed use developments that promote efficient provision of public services shall be encouraged within the Urban Growth Area.
- C. Funding for outside agencies and organizations serving the citizens of Boone shall continue to receive support consistent with area service needs and Town budget constraints.
- D. Coordinated inter-governmental and university-town planning for urban area land use and development, transportation, utilities, recycling, environmental management, law enforcement, education, recreation, tourism and economic development shall be encouraged.

2.3.2 Community Character (p. 67)

- A. The identification, restoration and active use of structures, buildings, monuments, and neighborhoods of historic or architectural significance shall be encouraged as a means of enhancing their economic and cultural value to the planning area.
- B. Multiple and appropriate adaptive reuse of historic resources shall be encouraged.
- C. Wise development of the tourism potential of the area's architectural, historic, scenic and natural resources shall be encouraged.
- D. The destruction of significant architectural, historic, scenic, natural and archaeological resources in the planning area shall be discouraged.
- E. New development, redevelopment and rehabilitation of structures and sites shall occur in a manner which is consistent with the neighborhood and architectural context of the immediate area, and supportive, whenever possible, of Boone's original community character as a High-Country small town.

2.3.4 Public Involvement

- A. Public involvement shall be encouraged in decisions concerning land use and development by making the public aware of proposed developments at the earliest opportunity, as well as fostering communication among developers, the Town, the County, the University, and the general public. ****
- B. Neighborhood and special area planning shall be encouraged to foster public involvement in the production of closely tailored, action oriented special area plans and programs.
- C. Specific functional plans and implementation tools shall be supported as part of the comprehensive planning program for the Town and County.
- D. Special committees, advisory panels, educational forums, public workshops, leadership seminars, town meetings and media contacts shall be encouraged and fostered to enhance the effectiveness of citizen involvement in community planning and action.

Conditions of Approval

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

- Where there is a conflict between the application information and the plans (initial submittal on April 26, 2023 and revised submittal May 30, 2023), the plans control. Insignificant deviations may be permitted to comply with the requirements of the UDO.

- Any commitments and representations concerning the proposed exterior modification made by the applicant or its (his or her) representatives at the public hearing shall also become a condition of the permit, and a basis for a stop work order and/or permit revocation if violated.
- The applicant shall submit the necessary applications, plans, details and specifications which meet the requirements of the Town Code, UDO, Building Code and any other applicable codes for review and approval necessary to issue Zoning and Building Permits.

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

1. Condition (as warranted) ...

Historic Preservation Commission Procedure

Congruity with the historic district

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

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

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

Planning Staff acquired these photos by coordinating with Digital Watauga. All commentary on the images is from the Digital Watauga technician(s) who found and sent the images to Planning Staff. Planning Staff only compiled the images into this document as presented. Images presented are at the best possible size for the image quality.

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



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

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



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

Cropped Image to Critcher Building



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

Cropped Image to Ransom Building



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

Cropped Image to Ransom Building

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

Cropped Image to Critcher Building





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

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



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

Cropped Image to Critcher Building



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

Cropped Image to Rivers Printing