



Historic Preservation Commission

Regular Meeting

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

~ Agenda ~

Jane Shook
828-268-6960

Tuesday, November 12, 2024

3:00 PM Planning and Inspections Conference Room

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

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

I. Call to Order

II. Adoption of Agenda

III. Public Comment

IV. Case A24-0660 SPA Properties - COA

Exhibit 1: Case A24-0660 SPA Properties - Application

Exhibit 2: Case A24-0660 SPA Properties - Project Narrative

Exhibit 3: Case A24-0660 SPA Properties - Site Plan

Exhibit 4: Case A24-0660 SPA Properties - Staff Report

Exhibit 5: Case A24-0660 SPA Properties - HPC Meeting Minutes Excerpt, July 11, 2023

V. Other Discussion

VI. Adjournment



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

PLEASE READ THE ENTIRE APPLICATION PACKAGE

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

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

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

Historic Preservation Commission Information

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

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

Certificate of Appropriateness for Major Work

Town of Boone Planning & Inspections Department

680 W. King Street, Suite C ♦ Boone, North Carolina 28607

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



A. Required to be Submitted at Time of Application

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

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

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

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

Date of requested hearing: 10/08/2024

C. Property Information

Street Address:

587/589 W. King St

Watauga County Parcel Identification Number:

2900-88-4868-000

Existing Zoning District(s): B1DC - Downtown Core

Total Land Area: .126 acres

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

If yes, describe:

D. Applicant Information

Name: Wesley Fitzgerald

Complete Mailing Address (Street, City, Zip):

122-B W. Bland St. Charlotte, NC 28203

Phone Number:

(980) 256-7653

Email Address:

wfitzgerald@therbagroup.com

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

E. Property Owner Information

Name: SPA Properties V, LLC

Complete Mailing Address (Street, City, Zip):

PO Box 12592; Charlotte, NC 28220

Phone Number:

(941) 773-8910

Email Address:

info@spapropertygroup.com

F. Landmark/District Information

District/Landmark Name: Downtown Boone Local Historic District

Communication: Exhibit 1: Case A24-0660 SPA Properties - Application (Case A24-0660 SPA Properties - COA)

Period of Significance: 1940's

G. Project Details

Project Cost: \$100,000

Project Type:

☐ New Construction

☒ Renovation

☐ Landscaping

☐ Moving Structure

☐ Demolition

H. Design Professional Information

Designer is an: ☒ Architect

☐ Engineer

☐ Owner

☐ Other: _____

Name:

David Malushizky

Company:

The rba Group

Complete Mailing Address (Street, City, Zip):

122-B W. Bland St. Charlotte, NC 28203

Phone Number:

(980) 256-7660

Email Address:

davem@therbagroup.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.

DAVID P. MALUSHIZKY

Applicant (Print)

[Signature]

Applicant (Signature)

8.20.24

Date

Paul Pessina

Property Owner (Print)

Paul Pessina

Property Owner (Signature)

8/20/2024

Date

Official Use Only

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

Public Hearing Meeting Date: _____

Date of APO Mailed Notification: _____

Date of Posted Notification: _____

Request Approved: ☐ Yes ☐ No

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

COA for Major Work Supplemental Checklist

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

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

587 W King st is an existing two-story commercial block building originally as the Carolina Pharmacy in the 1940's located on the Hodges block, the building was intended to be a one-story structure but later redesigned to house apartments above and the basement floor below, once the home to the veterans bowling center. Many attributes of this building appear to be the same even today, for example the first floor at the time was divided into two store fronts with brick plaster as the dividing line between the storefronts. The second floor window openings above appear the same as they are now, but most of the building exterior is no longer the original and many of the original elements have been either replaced or covered over.

The following are several excerpts from the comprehensive survey of downtown boone, collated and condensed: the east and north elevations changed dramatically in 1970, when a fire extensively damaged the building, including the exterior. Walls, badly damaging the brick on the east elevation, forcing the original windows openings to be sealed, instead seven proportionally spaced window openings and rough paint covered brick are visible on the second floor of the east side, due to improper application of paints over time, removal of paint could not be done without damaging the brick further. While the original brick has been compromised the original stepped parapet as well as its terra cotta tiles seem to be intact. Metal framed awnings cover each large plate glass windows and entrances on the north face. On the second floor, a line of recessed brick windows are visible above the buildings storefront, the windows themselves replacements, now consisting of wooden ones. The east side of the shopfront is entirely altered, a large pilaster was added between a large breezeway piercing, while the second pilaster has been parged with a poorly executed stucco and brick veneer. To the west, a staircase leads to the basement shop levels; the recessed entry is flush with the facade and the side walk. The east and west elevations can be seen with an identical stepped parapet with terra cotta tiles. The west elevation consists of a continuous brick wall with evidence of bricked up window openings; the south elevation is mostly covered by a large metal staircase structure that leads up to a door on the second level, as well as more metal framing coverings each landing.

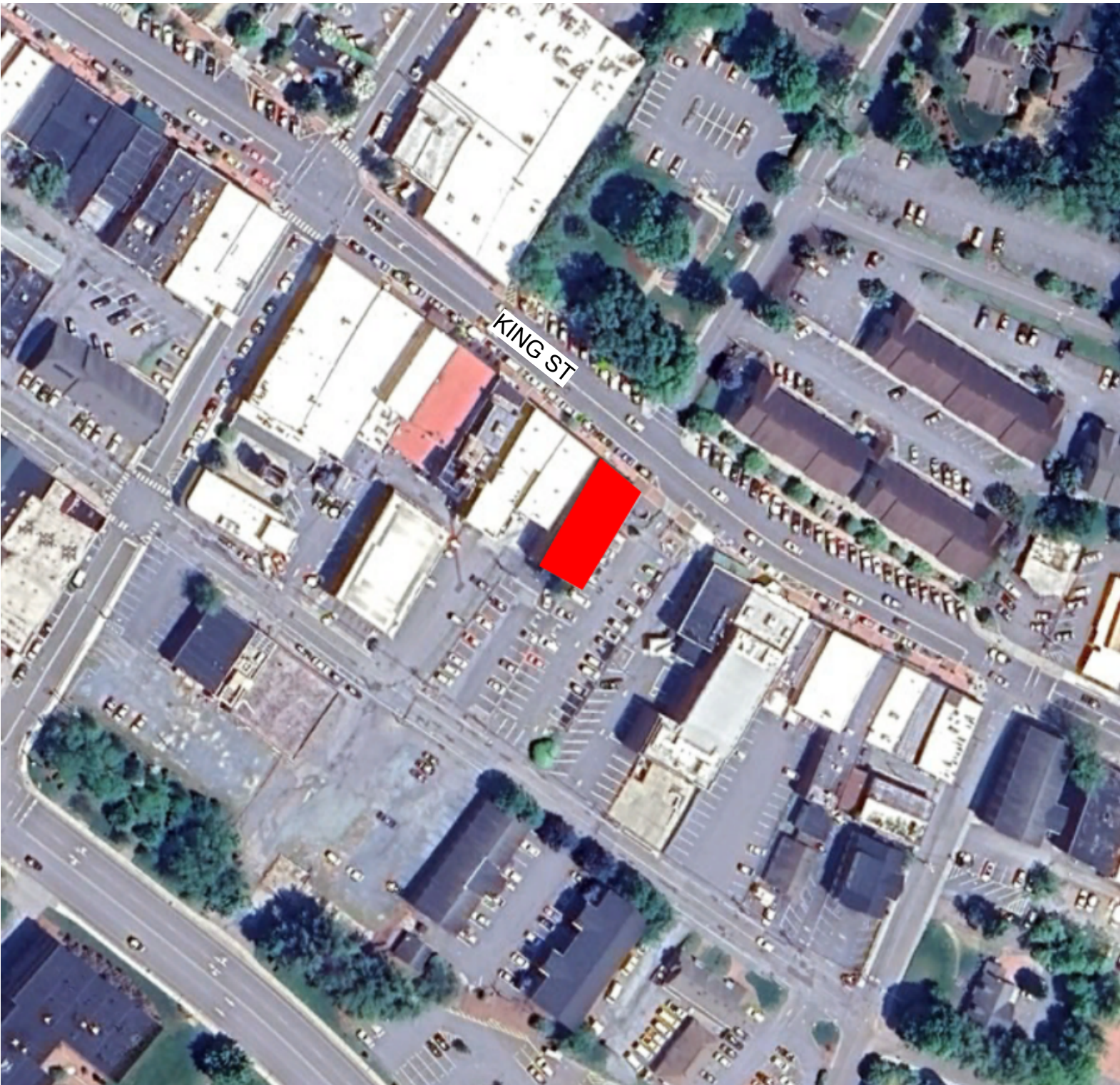
Our proposed design includes the replacement of the current limestone frieze plate that currently reads "vetro mmii" with one that mimics the appearance of the original signage with "horton hotel" if possible. If not then reverting it back to the buildings original "john w. Hodges" name plate is possible. The present storefronts along king st are non historic and are to be replaced matching anodized black storefronts, non reflective igu's (insulated glass unit's) are to be used in compliance with section 6.5. The non-historic windows are to be painted black, and the select new infill windows on the west elevation (tertiary elevation) and plan to mimic gbg style to replicate the look of other windows keeping with section 6 requirments. The existing non-historic fabric canopies on both the front and back of the building are to be replaced to match anodized black, refer to elevations on sheets hpc-02/03 for locations. All historic architectural masonry features are to remain unchanged. Much of the building is to be closely referenced to the horton hotel only a few building away from the buildings location while preserving the aesthetic compatibility of the surrounding historical district. (proposals to meet downtown boone local historic district design standard codes)

587 WEST KING STREET BOONE, NC 28607 BUILDING HISTORY & DESCRIPTION

587 W KING ST IS AN EXISTING TWO-STORY COMMERCIAL BLOCK BUILDING ORIGINALLY AS THE CAROLINA PHARMACY IN THE 1940'S LOCATED ON THE HODGES BLOCK, THE BUILDING WAS INTENDED TO BE A ONE-STORY STRUCTURE BUT LATER REDESIGNED TO HOUSE APARTMENTS ABOVE AND THE BASEMENT FLOOR BELOW, ONCE THE HOME TO THE VETERANS BOWLING CENTER. MANY ATTRIBUTES OF THIS BUILDING APPEAR TO BE THE SAME EVEN TODAY, FOR EXAMPLE THE FIRST FLOOR AT THE TIME WAS DIVIDED INTO TWO STORE FRONTS WITH BRICK PLASTER AS THE DIVIDING LINE BETWEEN THE STOREFRONTS. THE SECOND FLOOR WINDOW OPENINGS ABOVE APPEAR THE SAME AS THEY ARE NOW, BUT MOST OF THE BUILDING EXTERIOR IS NO LONGER THE ORIGINAL AND MANY OF THE ORIGINAL ELEMENTS HAVE BEEN EITHER REPLACED OR COVERED OVER.

THE FOLLOWING ARE SEVERAL EXCERPTS FROM THE COMPREHENSIVE SURVEY OF DOWNTOWN BOONE, COLLATED AND CONDENSED: THE EAST AND NORTH ELEVATIONS CHANGED DRAMATICALLY IN 1970, WHEN A FIRE EXTENSIVELY DAMAGED THE BUILDING, INCLUDING THE EXTERIOR. WALLS, BALDLY DAMAGING THE BRICK ON THE EAST ELEVATION, FORCING THE ORIGINAL WINDOWS OPENINGS TO BE SEALED, INSTEAD SEVEN PROPORTIONALLY SPACED WINDOW OPENINGS AND ROUGH PAINT COVERED BRICK ARE VISIBLE ON THE SECOND FLOOR OF THE EAST SIDE, DUE TO IMPROPER APPLICATION OF PAINTS OVER TIME, REMOVAL OF PAINT COULD NOT BE DONE WITHOUT DAMAGING THE BRICK FURTHER. WHILE THE ORIGINAL BRICK HAS BEEN COMPROMISED THE ORIGINAL STEPPED PARAPET AS WELL AS ITS TERRA COTTA TILES SEEM TO BE INTACT. METAL FRAMED AWNINGS COVER EACH LARGE PLATE GLASS WINDOWS AND ENTRANCES ON THE NORTH FACE. ON THE SECOND FLOOR, A LINE OF RECESSED BRICK WINDOWS ARE VISIBLE ABOVE THE BUILDINGS STOREFRONT, THE WINDOWS THEMSELVES REPLACEMENTS, NOW CONSISTING OF WOODEN ONES. THE EAST SIDE OF THE SHOPFRONT IS ENTIRELY ALTERED, A LARGE PILASTER WAS ADDED BETWEEN A LARGE BREEZEWAY PIERCING, WHILE THE SECOND PILASTER HAS BEEN PARGED WITH A POORLY EXECUTED STUCCO AND BRICK VENEER. TO THE WEST, A STAIRCASE LEADS TO THE BASEMENT SHOP LEVELS; THE RECESSED ENTRY IS FLUSH WITH THE FACADE AND THE SIDE WALK. THE EAST AND WEST ELEVATIONS CAN BE SEEN WITH AN IDENTICAL STEPPED PARAPET WITH TERRA COTTA TILES. THE WEST ELEVATION CONSISTS OF A CONTINUOUS BRICK WALL WITH EVIDENCE OF BRICKED UP WINDOW OPENINGS; THE SOUTH ELEVATION IS MOSTLY COVERED BY A LARGE METAL STAIRCASE STRUCTURE THAT LEADS UP TO A DOOR ON THE SECOND LEVEL, AS WELL AS MORE METAL FRAMING COVERINGS EACH LANDING.

OUR PROPOSED DESIGN INCLUDES THE REPLACEMENT OF THE CURRENT LIMESTONE FRIEZE PLATE THAT CURRENTLY READS "VETRO MMII" WITH ONE THAT MIMICS THE APPEARANCE OF THE ORIGINAL SIGNAGE WITH "HORTON HOTEL" IF POSSIBLE. IF NOT THEN REVERTING IT BACK TO THE BUILDINGS ORIGINAL "JOHN W. HODGES" NAME PLATE IS POSSIBLE. THE PRESENT STOREFRONTS ALONG KING ST ARE NON HISTORIC AND ARE TO BE REPLACED MATCHING ANODIZED BLACK STOREFRONTS, NON REFLECTIVE IGU'S (INSULATED GLASS UNIT'S) ARE TO BE USED IN COMPLIANCE WITH SECTION 6.5. THE NON-HISTORIC WINDOWS ARE TO BE PAINTED BLACK, AND THE SELECT NEW INFILL WINDOWS ON THE WEST ELEVATION (TERTIARY ELEVATION) AND PLAN TO MIMIC GBG STYLE TO REPLICATE THE LOOK OF OTHER WINDOWS KEEPING WITH SECTION 6 REQUIRMENTS. THE EXISTING NON-HISTORIC FABRIC CANOPIES ON BOTH THE FRONT AND BACK OF THE BUILDING ARE TO BE REPLACED TO MATCH ANODIZED BLACK, REFER TO ELEVATIONS ON SHEETS HPC-02/03 FOR LOCATIONS. ALL HISTORIC ARCHITECTURAL MASONRY FEATURES ARE TO REMAIN UNCHANGED. MUCH OF THE BUILDING IS TO BE CLOSELY REFERENCED TO THE HORTON HOTEL ONLY A FEW BUILDING AWAY FROM THE BUILDINGS LOCATION WHILE PRESERVING THE AESTHETIC COMPATIBILITY OF THE SURROUNDING HISTORICAL DISTRICT. (PROPOSALS TO MEET DOWNTOWN BOONE LOCAL HISTORIC DISTRICT DESIGN STANDARD CODES)



ELEVATION MATERIAL LEGEND

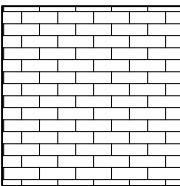
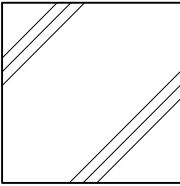
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MTL-C		REPLACEMENT CANOPY, TO BE A PREFINISH BLACK ALUMINUM CANOPY, TO MATCH DESIGN OF EXISTING HORTON HOTEL LOCATED AT 611 KING ST.

Exhibit 3

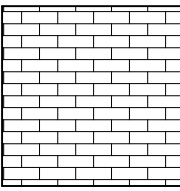
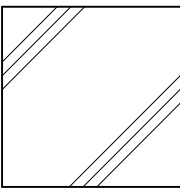
ARCHITECTURAL SHEET LIST	
SHEET No.	SHEET NAME
HPC-01	HORTON HOTEL II INFORMATION
HPC-02	HORTON HOTEL II ELEVATIONS
HPC-03	HORTON HOTEL II ELEVATIONS
HPC-04	HORTON HOTEL II FLOOR PLANS
HPC-05	HORTON HOTEL II FLOOR PLANS
HPC-07	HORTON HOTEL II SITE PHOTOS
HPC-08	HORTON HOTEL II HISTROIC PHOTOS
HPC-09	HORTON HOTEL II PRODUCTS

HORTON HOTEL II • project
587 W. KING ST • location
BOONE, NC 28607
HPC-01 HORTON HOTEL II • plan
INFORMATION
02/05/2024 • date

rba.

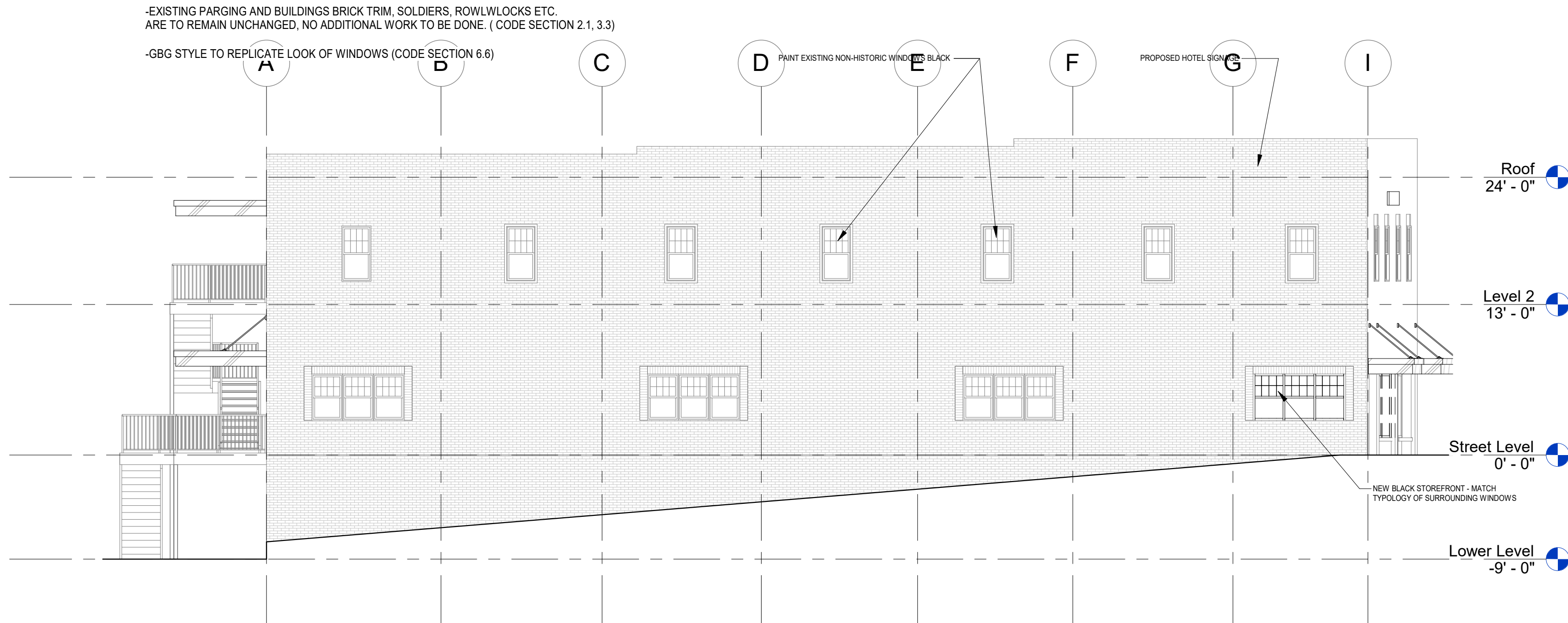
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ELEVATION MATERIAL LEGEND

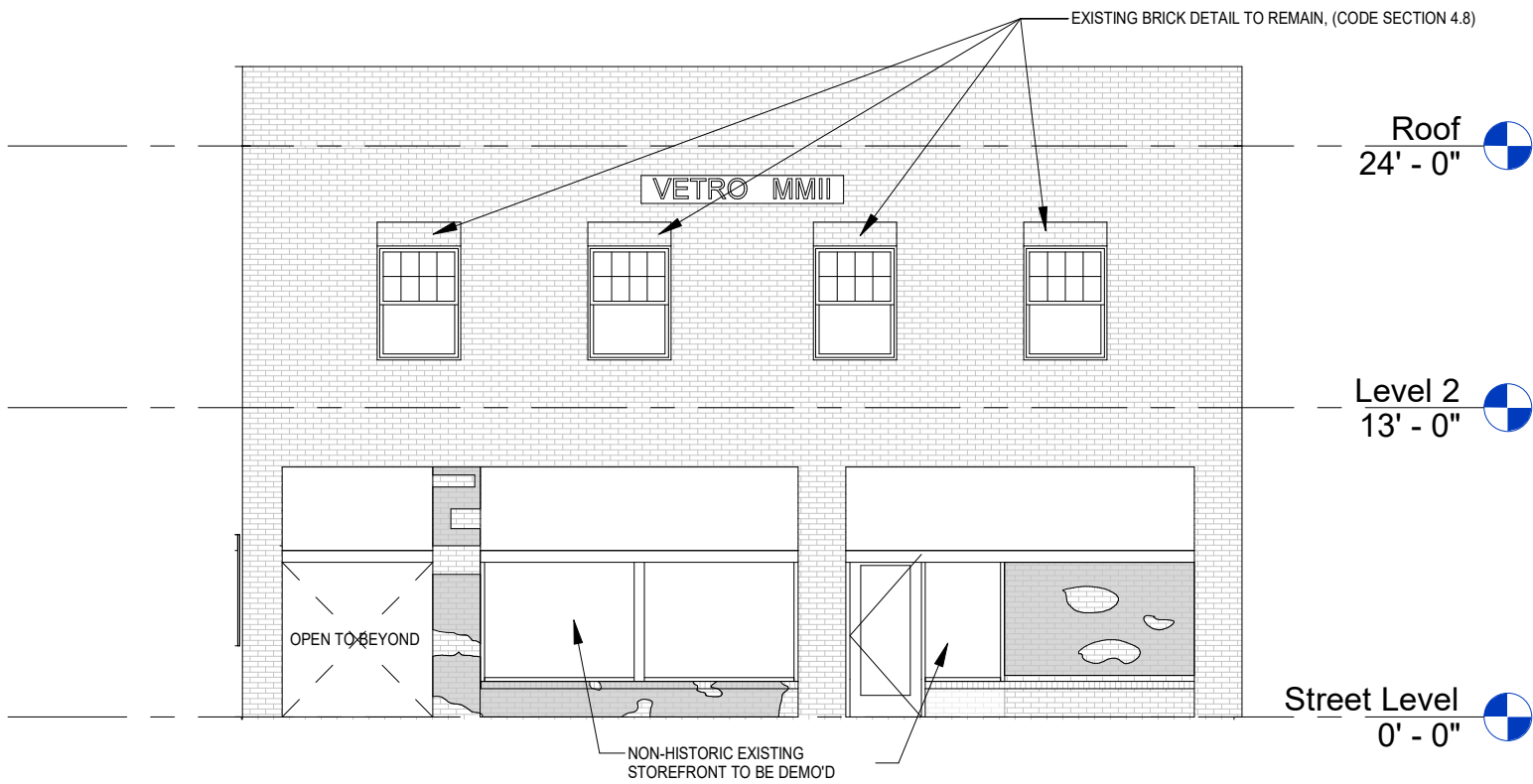
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MTL-C		REPLACEMENT CANOPY, TO BE A PREFINISH BLACK ALUMINUM CANOPY, TO MATCH DESIGN OF EXISTING HORTON HOTEL LOCATED AT 611 KING ST.



3 EAST ELEVATION - EXISTING HPC
HPC-02 1/8" = 1'-0"

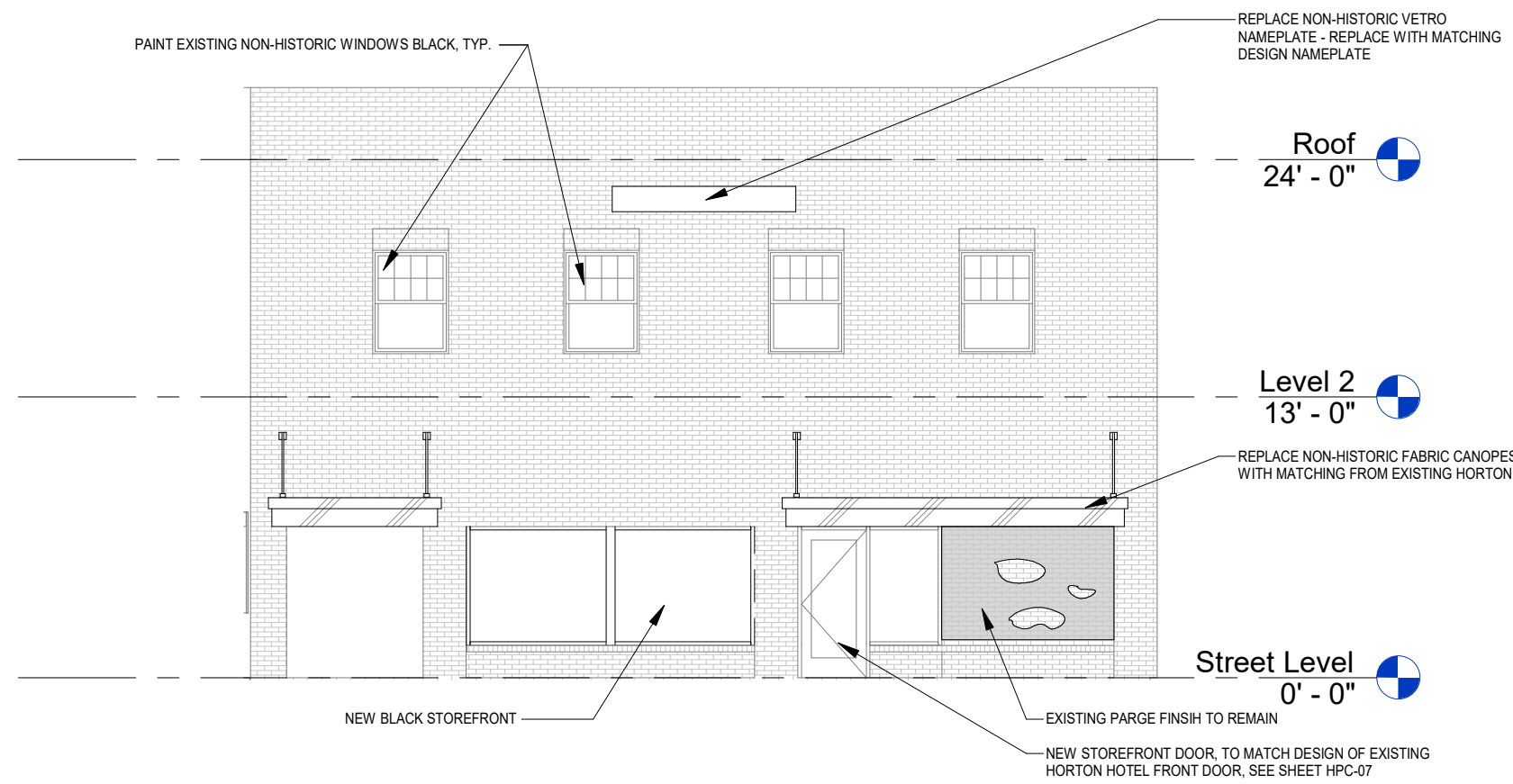


4 EAST ELEVATION HPC
HPC-02 1/8" = 1'-0"



1 KING STREET ELEVATION - EXISTING HPC
HPC-02 1/8" = 1'-0"

-REPLACEMENT OF EXISTING STORFRONT GLAZING WITH NON REFLECTIVE IGU'S (INSULATED GLASS UNITS) (CODE SECTION 6.5)
-AWNING DESIGN TO BE SIMILAR TO EXISTING HORTON HOTEL (CODE SECTION 6.12)
- NON HISTORIC OPENINGS AND WINDOWS ALREADY EXISTING (CODE SETION 6.1, 6.2)



2 KING STREET ELEVATION HPC
HPC-02 1/8" = 1'-0"

HORTON HOTEL II • project

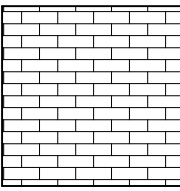
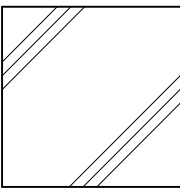
587 W. KING ST
BOONE, NC 28607 • location

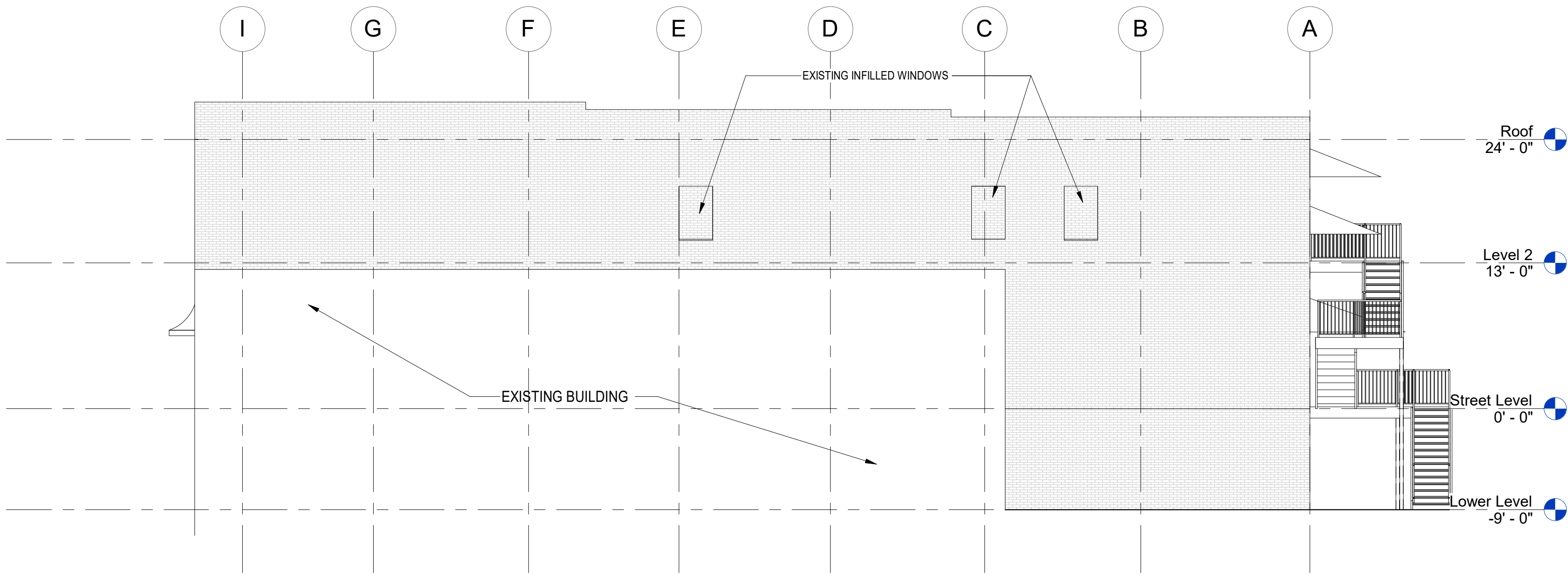
HPC-02 HORTON HOTEL II • plan
ELEVATIONS
02/05/2024 • date

rba.

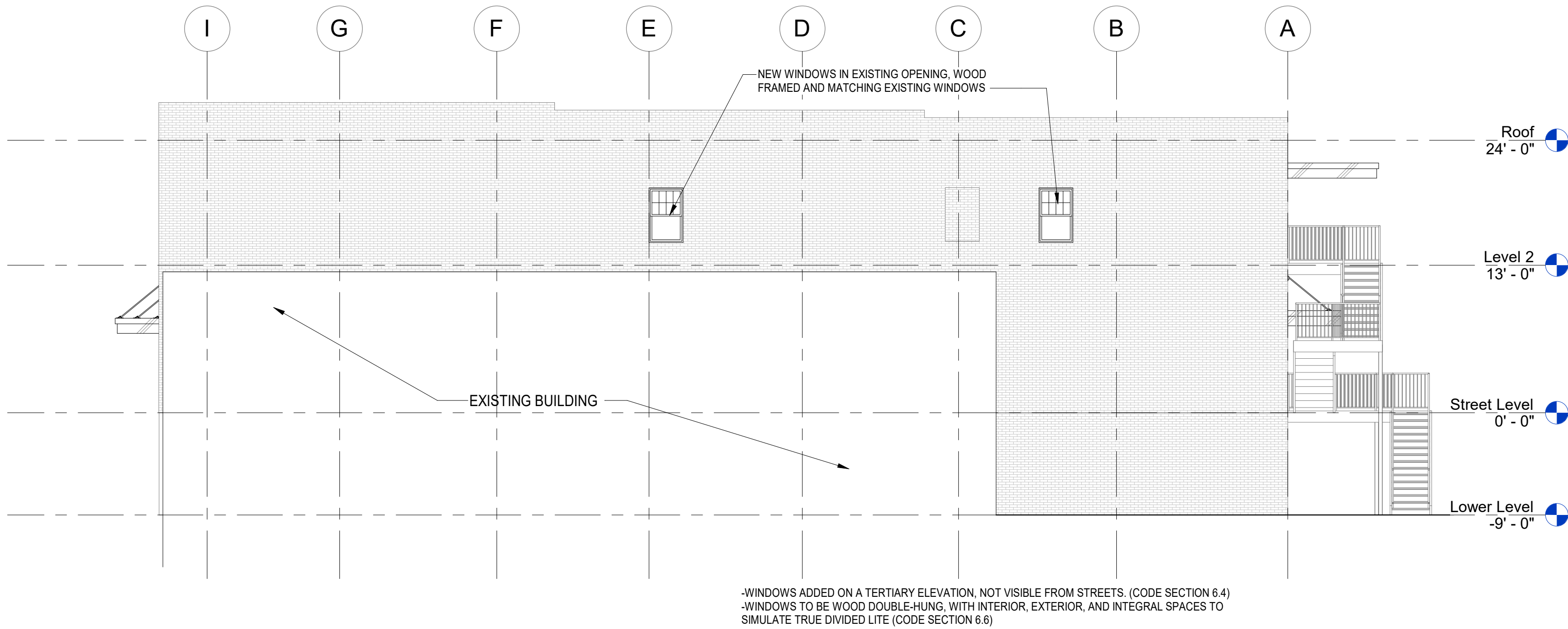
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ELEVATION MATERIAL LEGEND

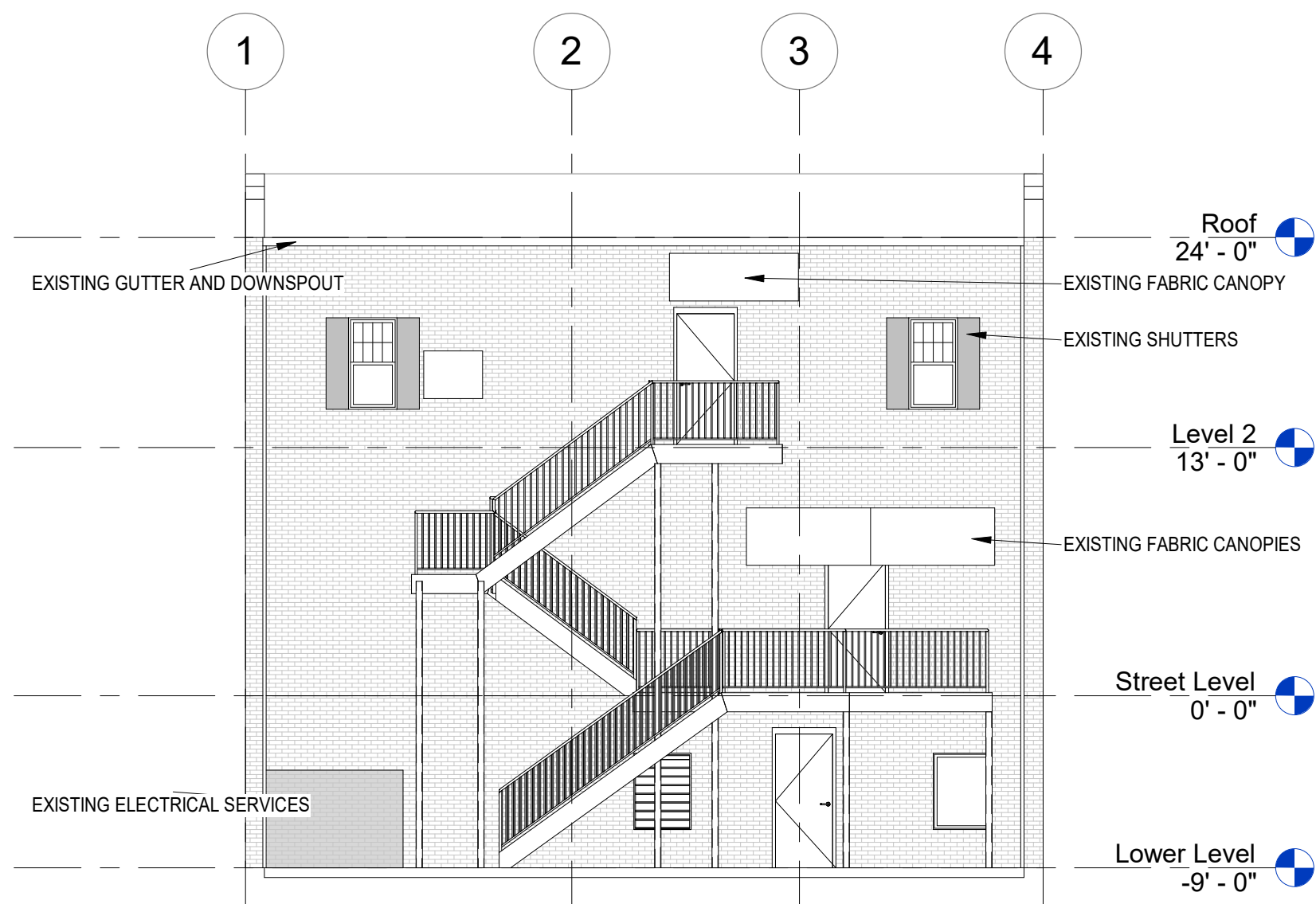
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MTL-C		REPLACEMENT CANOPY, TO BE A PREFINISH BLACK ALUMINUM CANOPY, TO MATCH DESIGN OF EXISTING HORTON HOTEL LOCATED AT 611 KING ST.



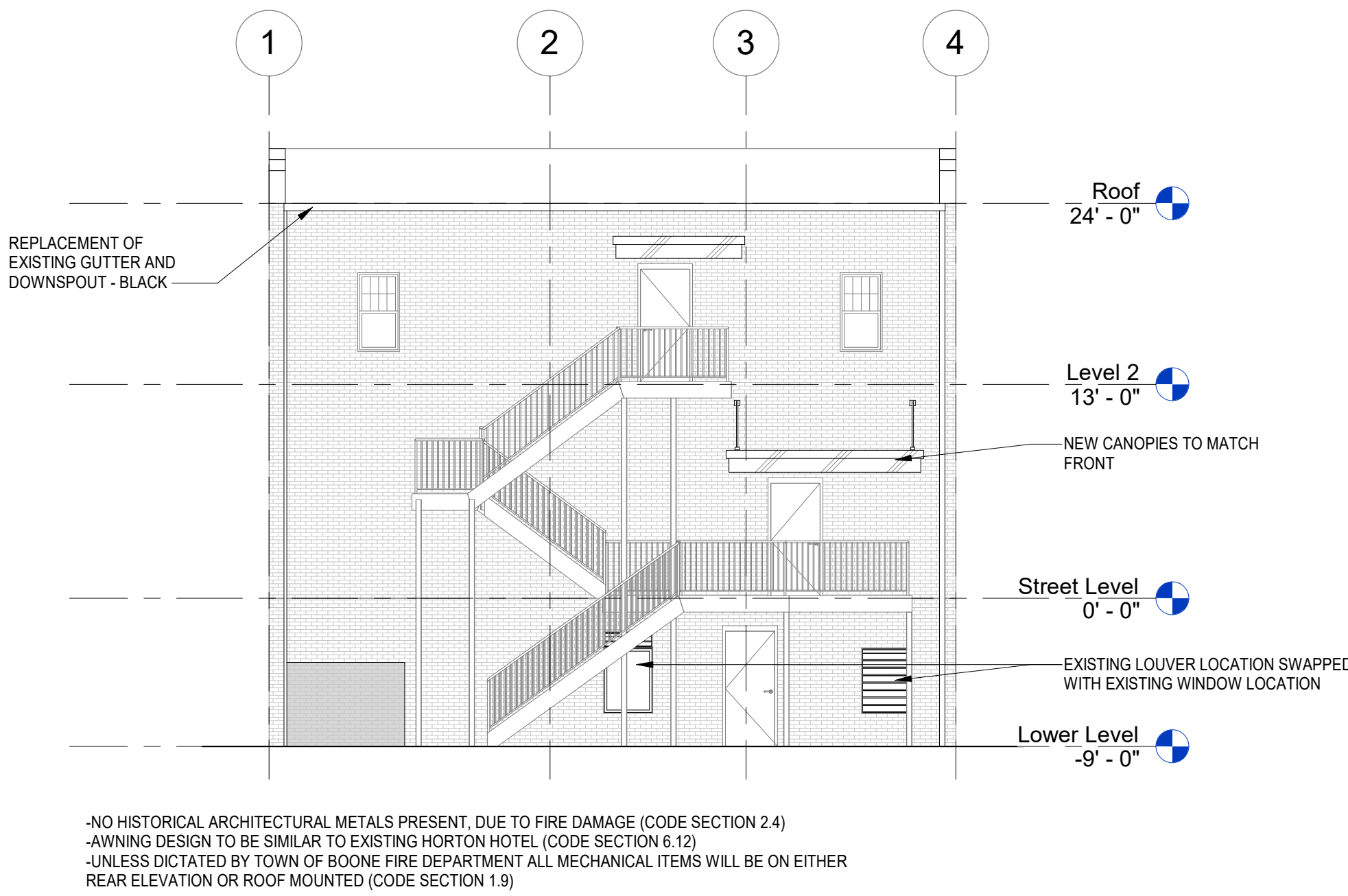
1 WEST ELEVATION - EXISTING HPC
HPC-03 1/8" = 1'-0"



2 WEST ELEVATION HPC
HPC-03 1/8" = 1'-0"



3 REAR ELEVATION - EXISTING HPC
HPC-03 1/8" = 1'-0"



4 REAR ELEVATION HPC
HPC-03 1/8" = 1'-0"

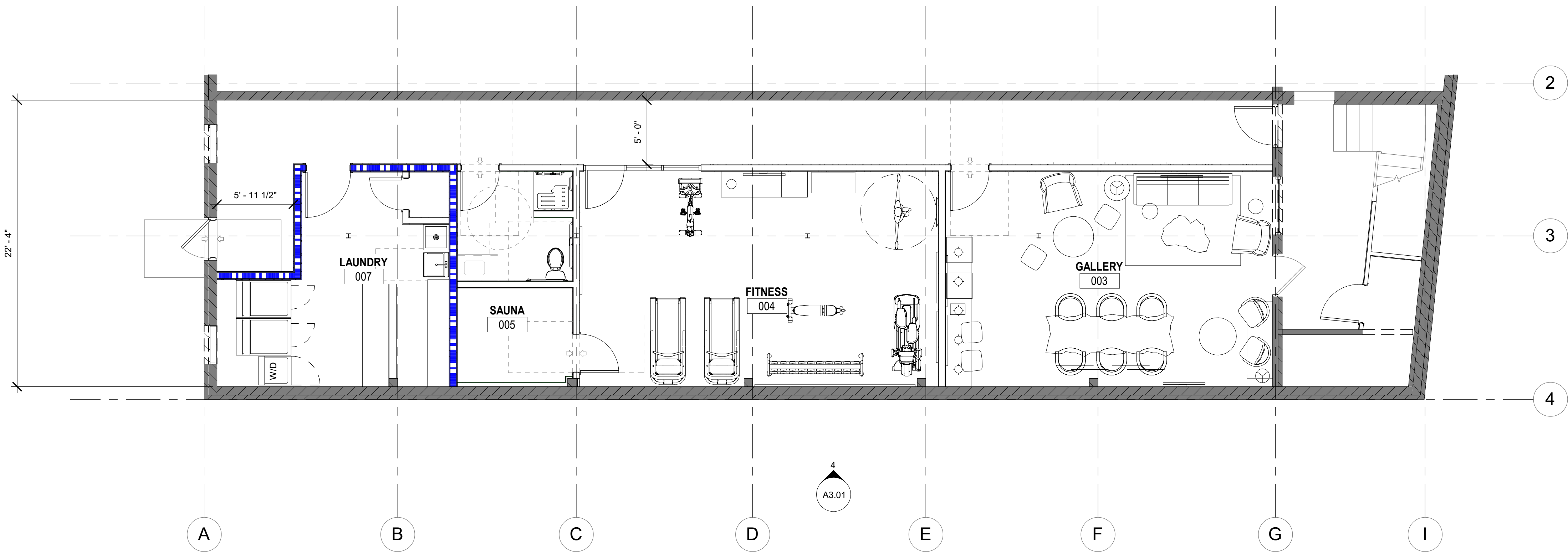
HORTON HOTEL II • project

587 W. KING ST
BOONE, NC 28607 • location

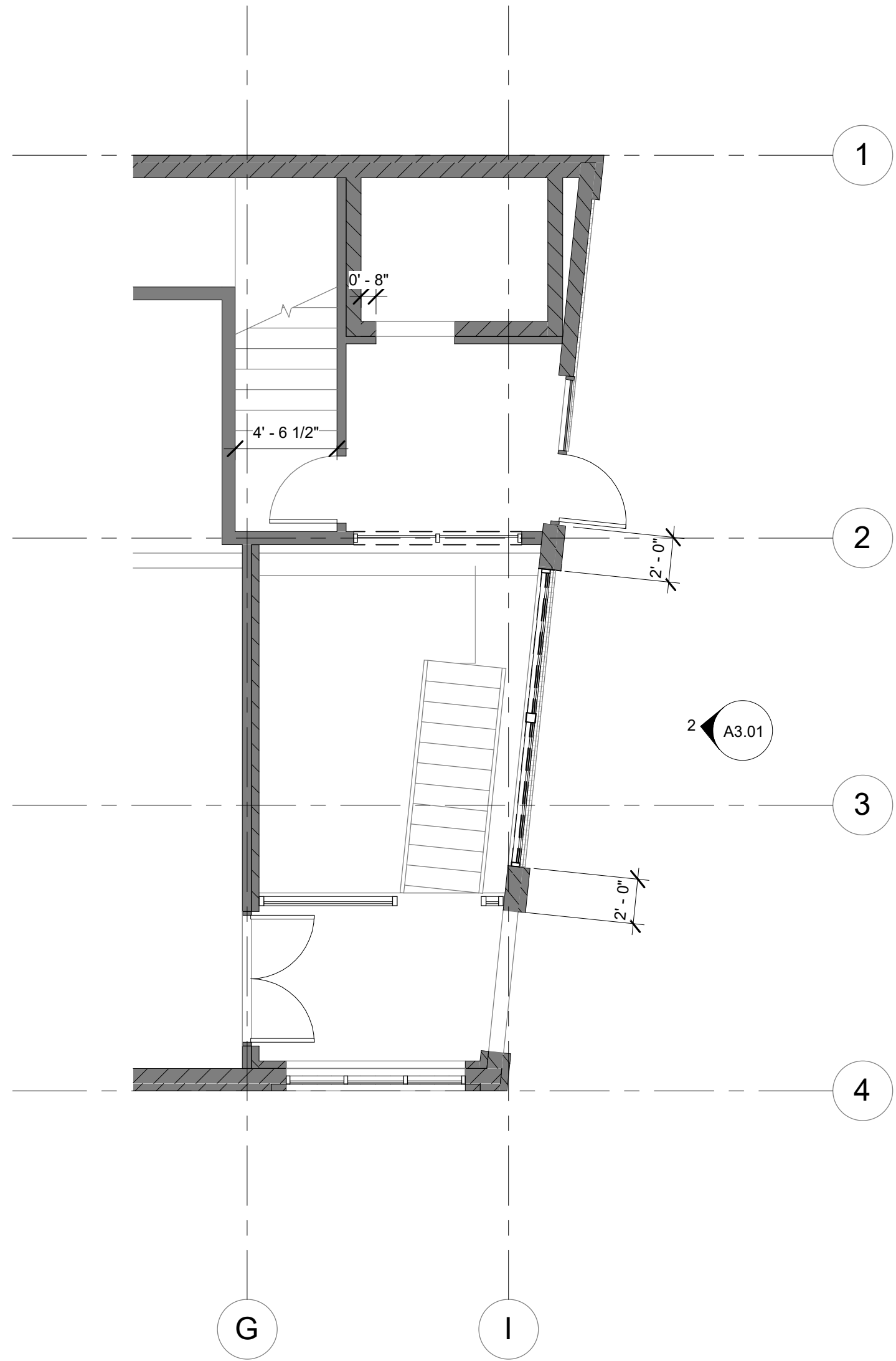
HPC-03 HORTON HOTEL II • plan
ELEVATIONS
02/05/2024 • date

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1 BASEMENT LEVEL HPC
HPC-04 3/16" = 1'-0"

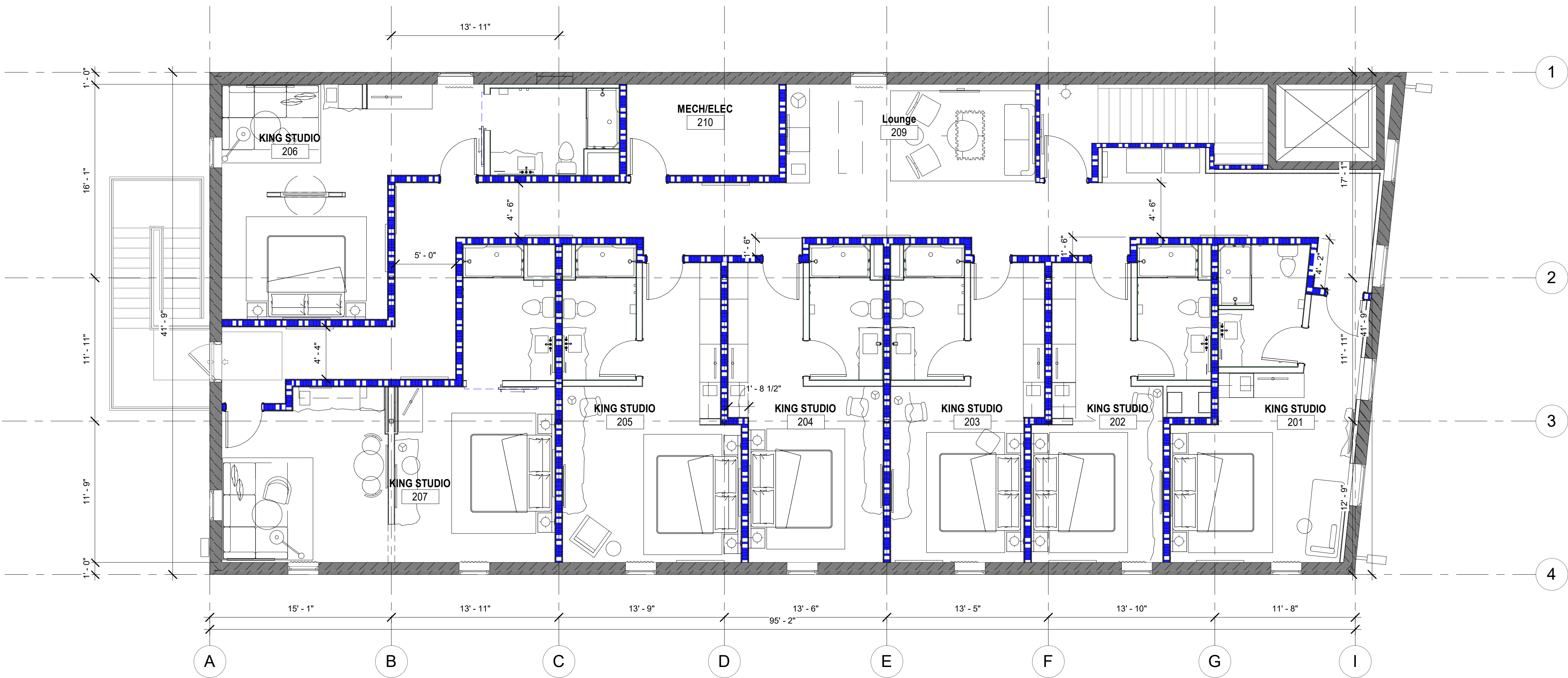


2 STREET LEVEL PLAN HPC
HPC-04 3/16" = 1'-0"

HORTON HOTEL II • project
587 W. KING ST
BOONE, NC 28607 • location
HPC-04 HORTON HOTEL II • plan
FLOOR PLANS
02/05/2024 • date

rba.

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1 | GUESTROOM LEVEL HPC
HPC-05 | 3/16" = 1'-0"

HORTON HOTEL II • project
587 W. KING ST
BOONE, NC 28607 • location
HPC-05 HORTON HOTEL II • plan
FLOOR PLANS
02/05/2024 • date





EXISTING BUILDING FRONT



EXISTING BUILDING MEMORIAL SIDE



EXISTING BUILDING REAR SIDE



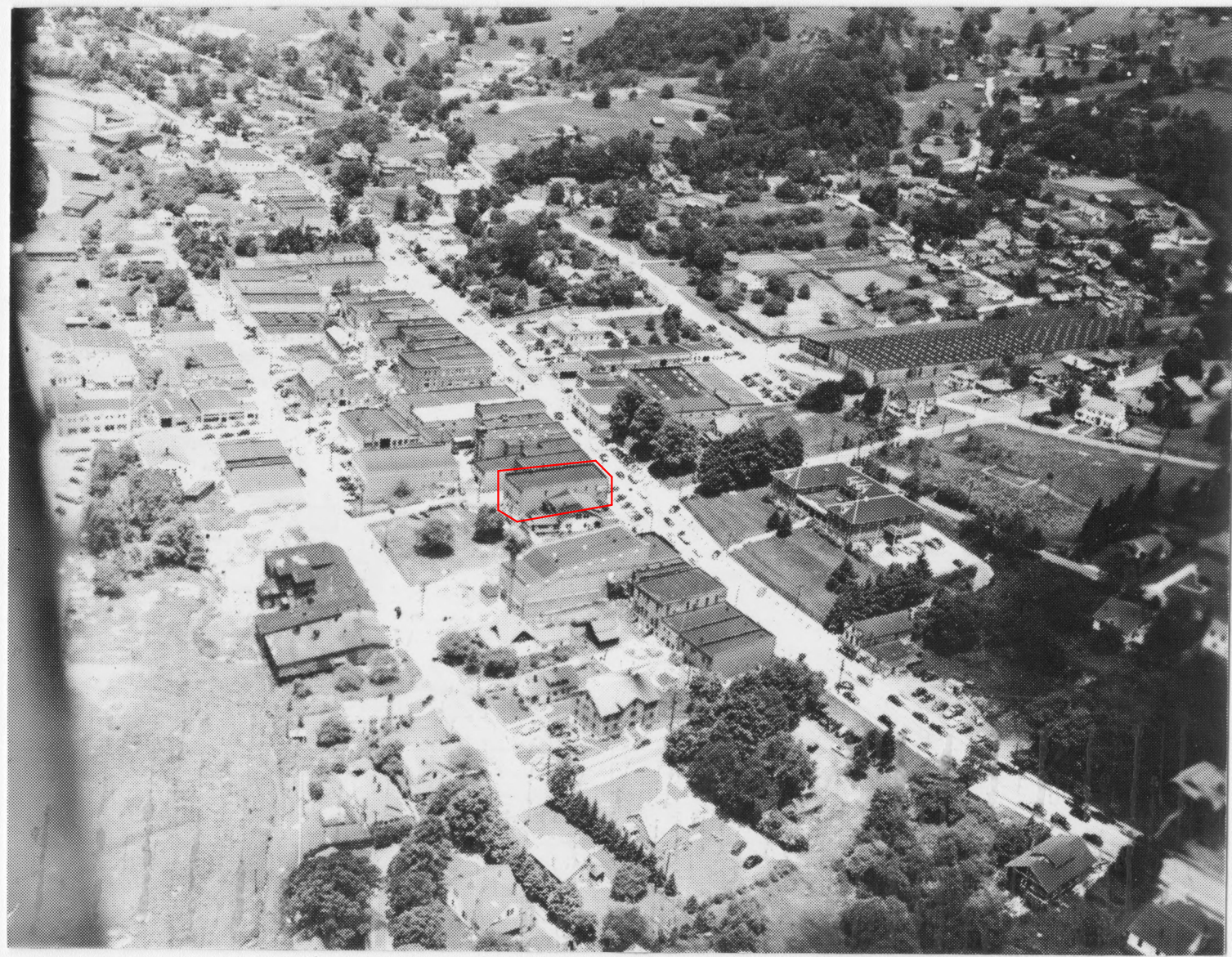
EXISTING HORTON HOTEL



EXISTING HORTON HOTEL DOOR DESIGN

HORTON HOTEL II • project
587 W. KING ST
BOONE, NC 28607 • location
HPC-07 HORTON HOTEL II • plan
SITE PHOTOS
02/05/2024 • date





AERIAL PHOTOGRAPH OF KING STREET, 1950-1969. HODGES BUILDING OUTLINED IN RED



HODGES BUILDING FIRE - 1970, FRONT AND SIDE WALL AGAINST MEMORIAL SHOWN



HODGES BUILDING FIRE - 1970, KING STREET FRONTAGE SHOWN

HORTON HOTEL II • project
587 W. KING ST
BOONE, NC 28607 • location
HPC-08 HORTON HOTEL II • plan
HISTROIC PHOTOS
02/05/2024 • date

rba.



Staff Report

November 12, 2024

Case A24-0660 SPA Properties - Certificate of Appropriateness for Major Work

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Request

Wesley Fitzgerald of The RBA Group, on behalf of SPA Properties V, LLC, has submitted an application for a Certificate of Appropriateness for Major Work for 585-589 West King Street (WT0847 John W Hodges Building) located in the Downtown Boone Local Historic District. The request includes the following items:

- Replacement of the limestone frieze plate that currently reads “Vetro MMII” with a frieze plate reading “Horton”, “Horton Hotel”, or “John W. Hodges”.
- Replacing the storefronts along King Street with matching anodized black store fronts
- Replace non-historic iron bars on east elevation with storefront matching surrounding windows
- New windows on the west elevation

- Replacing existing fabric canopy awnings with cable-hung metal awnings

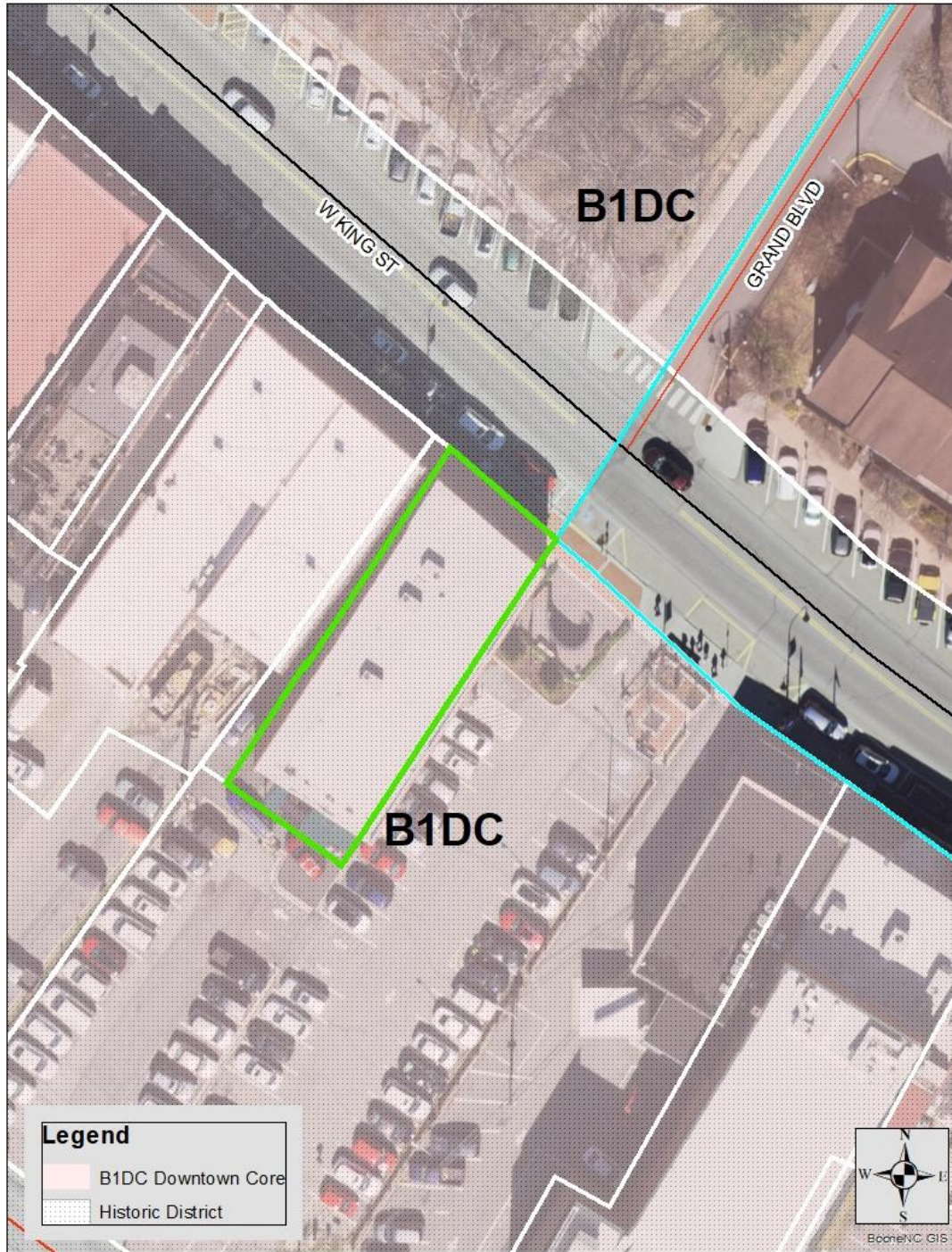
The applicant intends to renovate the upper floor and a portion of the basement to house a small hotel to be a sister hotel to the Horton located at 611 W King Street.

The subject property is outlined in green on the Zoning Map located on Page 2.

The Table of Minor Work and Major Work, located in both UDO Article 8, Subsection 8.05.03 and Appendix D, requires the applicant to obtain a (COA) for the façade renovation involving the storefront and façade features.

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

Zoning Map



Parcel Information**Address:** 585-589 West King Street**Property Owner:** SPA Properties V, LLC**Watauga County Pin:** 2900-88-4868-000**Lot Size (Total):** 0.126 Acres (approximately 5,500 sq ft)**Jurisdiction:** Town Of Boone**Access:** West King Street (DOT)**SFHA:** No**Watershed District:** No**Corridor District:** No**NCD:** No**Viewshed:** No**Steep Slope:** No**Current Zoning:** B1 Downtown Core, Downtown Boone Local Historic District Overlay

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

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

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

Zoning & Use of Adjacent Properties		
	Adjacent Zoning	Adjacent Land Use
North	B1 Downtown Core, Historic District Overlay	Government Use (Jones House)
East	B1 Downtown Core, Historic District Overlay	Government Use (Town Hall Parking Lot)
South	B1 Downtown Core, Historic District Overlay	Government Use (Town Hall Parking Lot)
West	B1 Downtown Core, Historic District Overlay	Retail

Recent Zoning History

07-11-2023 The Boone Historic Preservation Commission issued a Certificate of Appropriateness to Jean Bohrman of Valcore Restaurant. The scope of work included the replacement of three windows on the secondary (east) elevation, installation of an aluminum storefront on the tertiary elevation, installation of two new piercings on the tertiary elevation for mechanical vents, installation of HVAC equipment on the roof.

Staff Note: See Exhibit 5, HPC July 11, 2023, HPC Quasi-Judicial meeting minutes.

Architectural Survey/Designation Report Information

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

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

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

Inventory Classification

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

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

Inventory Classifications:

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

Designation Report

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

Staff Note: The subject property is classified as CH which means the property contributes to the district based on historical significance related to events or individuals associated with the property.

Architectural Survey

WT0847 John W. Hodges Building (1940) 587 West King Street This two-story, commercial block building has seen many changes since its construction in mid-1940. Built on land that originally held a frame structure in which the Carolina Pharmacy was located, the Hodges block was the brainchild of former sheriff John W. Hodges. According to a June 6, 1940, article in the Watauga Democrat, Hodges originally intended to build a one-story structure but redesigned the plan to add a second story for apartments. Walter C. Greene was the contractor (Watauga Democrat, March 28, 1940). First floor businesses at the time the building opened included the Gateway Café (Watauga Democrat, September 19, 1940). The building was also used as the emergency headquarters for the Watauga Red Cross in the wake of the devastating floods of August 1940 (Watauga Democrat, August 22, 1940). By 1942, the basement of the facility was home to Charlie's Bowling Center (Watauga Democrat, October 29, 1942), later known as the Veterans Bowling Center (Watauga Democrat, July 10, 1947, and Pal-Bla-04-236). Images of the Hodges Block from the 1949 Centennial Parade (Pal-Bla-04-236) and the 1952 Qualls Block fire (Pal-Bla-03-573) reveal that the second floor window piercings of the north elevation were essentially the same as they appear today. The first floor elevation, however, was quite different then. At that time, the space was divided into two storefronts, with a brick pilaster (which still survives) as the dividing line between shopfronts. The east shopfront consisted of a central, aluminum frame door with a transom light above, flanked on either side by large, plate glass windows with low stone bulkheads below. Above this shopfront were leaded glass, clerestory windows divided into four sections. The west shopfront had an L-shaped stairwell with a protective, iron balustrade built out into the sidewalk area, providing access down to the basement level, where the bowling alley was located in 1947. Just to the left was a recessed entry into the west shopfront of the first floor, which was home to the Sanitary Barber Shop for many years. To the right of the recessed opening was a large, plate glass window. Above this section were more leaded glass, clerestory windows, divided into three sections. Similarly, the east wall of the building was originally clad in brick, with four, irregularly spaced, one-over-one windows on the second floor (Appalachian Collection image, 5015_096_03, 1963). The east and north elevations changed dramatically in 1970, when a devastating fire essentially gutted the Hodges Block and WT0848 immediately to the west. Damage from the fire was extensive, even to the exterior walls (an ASU Digital Collection image from Fall 1970 shows the brick badly blackened around the east, second floor windows), which may explain why the east elevation at the time of survey was a rough parging over the original brick, and all signs of the original window piercings had been sealed over. Instead, seven proportionately spaced window piercings, each with a

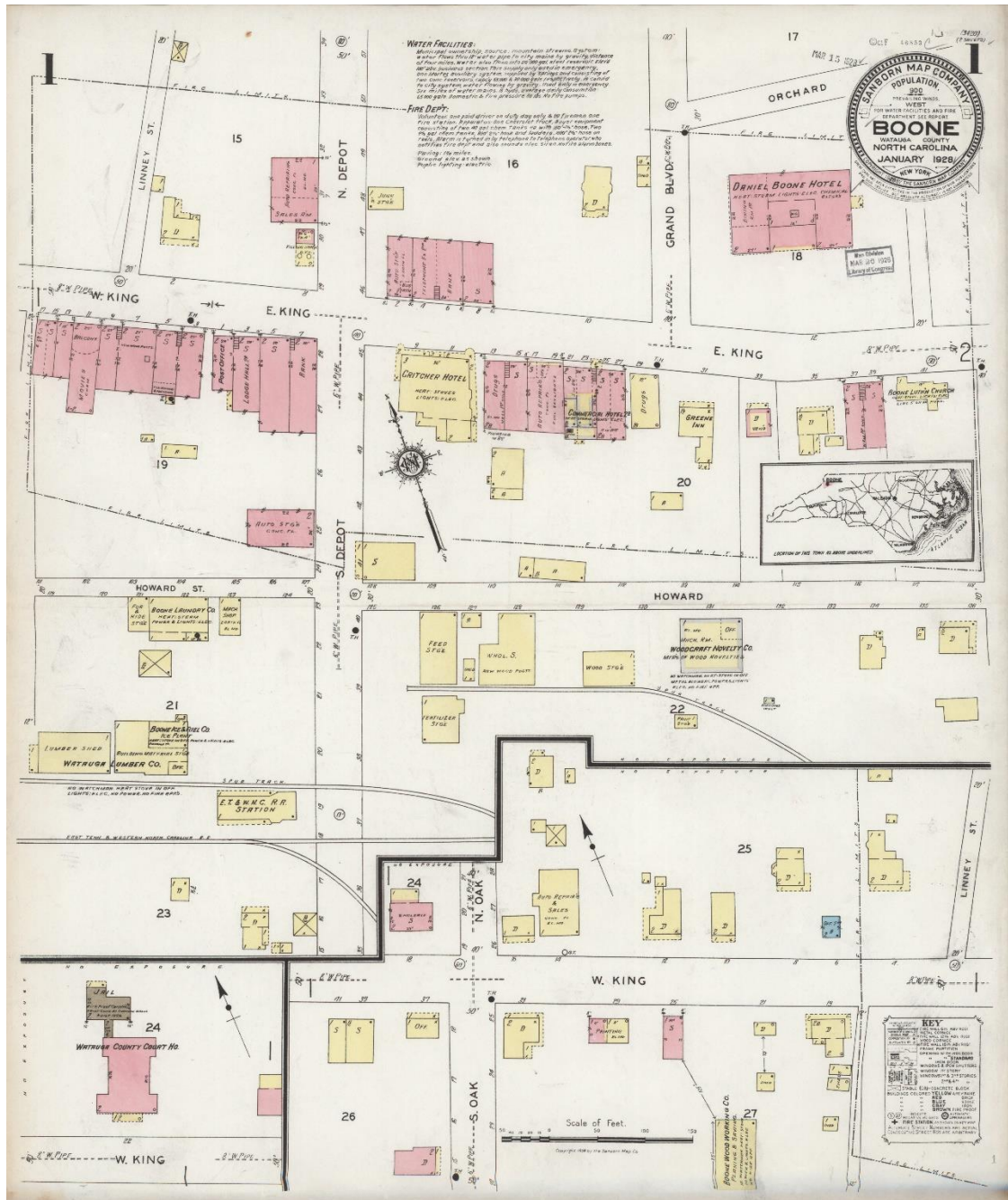
WT0847 John W. Hodges Building (1940)—CH 587 West King Street (2900-88-4868-000) Walter C. Greene served as the contractor on this two-story, commercial block building erected in 1940 for John W. Hodges. Early tenants included the Gateway Café, the Sanitary Barber Shop, and Charlie's Bowling Center in the basement. Apartments were available on the second floor. In its original configuration, the building featured an L-shaped, sidewalk staircase descending to the basement level from the front of the building. A 1970 fire completely gutted the building, and for years, a rough parging covered the east wall to hide scorch marks around the original window openings. Sometime after this fire, one owner created a front-to back arcade in the west storefront of the building, effectively destroying the original storefront configuration and creating new piercings in the east wall and a number of inappropriate architectural treatments on the north elevation. An interior staircase to the basement also replaced the sidewalk access, which was filled in. The present owner removed the east wall parging in 2019, revealing the original piercings of the east wall, most of which had been bricked in. Unfortunately, because of the prior application of inappropriate paints, this entire wall was repainted. While the building retains its basic, original form, its current appearance bears only passing resemblance to the original building.

six-over-one, double-hung sash, wooden window in a deep surround, flanked by wooden, board and batten shutters, are visible on the second floor of the east elevation. The stepped parapet roofline had terra cotta tiles, which appeared to be original, as coping. On the first floor, meanwhile, four large, rectangular openings, none with windows but all covered with iron bars, have been cut into the east wall to provide light and air to a wide breezeway that runs through the east side of the building. Metal framed, canvas awnings cover each of these window openings. In early 2019, the present owner stripped most of the parging from the east and south elevations and in the process uncovered numerous original piercings that had been bricked in. Unfortunately, due to the application of inappropriate paints that cannot be removed without damaging the brick, the present owner had no choice but to paint over the old brick once again. The north elevation has seen its own changes since the 1970 fire. The original window piercings of the second floor are present, as are the recessed brick lintel treatments over each window and the rowlock sills. The windows themselves, however, are obvious replacements, now consisting of eight-over-one, double-hung sash, wooden windows. For a brief time, a cable-hung awning covered the north elevations storefronts (as seen in a circa 1997 Cultural Resources Department photograph, when the building housed Earp's in the east storefront), but this appears to have been removed in 2002. The original, multicolored, running bond brick pattern is also mostly intact, although Michael Vetro, who purchased the building in 2002, has removed the original, limestone frieze plate that read, "John W. Hodges," and replaced it with his own limestone frieze plate that reads, "VETRO MMII." The first floor orientation of the north elevation, however, is dramatically changed. The original storefront configuration of the east bay (just left/east of the surviving pilaster) is entirely altered, with a second pilaster added between a large breezeway piercing to the east and a double bay of aluminum framed, plate glass windows to the west. Both the breezeway and the window bay have metal framed, fabric awnings over them. This second pilaster, which is likely of concrete block, has been parged with a poorly executed mix of stucco and brick veneer arranged to resemble a World War I-era, bombed out French village. The east breezeway leads from the front to the rear of the building, providing access to several stores off the breezeway. Just inside the breezeway and to the west is a staircase with an iron balustrade that leads to the basement level shops. The interior walls of the breezeway are parged, while long rows of aluminum frame, plate glass windows and doors provide light into the interior shops. The breezeway floor is over ceramic, multicolored tile intended to resemble brick. To the west of the original, north elevation pilaster, the recessed entry has been brought forward, flush with the façade, and the sidewalk staircase to the lower level has been filled in. The new configuration includes an aluminum door with plate glass to the left/east, followed to the west by another aluminum framed, plate glass window, while the original window piercing to the west of that has been parged over with another poorly executed mix of stucco and brick veneer. This window and door configuration also has a metal framed, fabric awning hanging over it. Curiously, the clerestory window piercings appear to survive, although they are obscured/filled in by more of the poorly executed mix of parging and brick veneer. The south elevation was also parged over (removed in 2019 and original brick repainted), and much of it is obscured by a massive, iron staircase structure that provides access from the rear ground level to the south end of the breezeway, then up to a single, metal door at the second floor level. Metal-framed, fabric awnings provide coverage to landings on the staircase structure. Two six-over-one, double-hung sash, wooden windows, each with flanking, board and batten, wooden shutters, are visible at the east and west ends of the south elevation on the second floor. Meanwhile, the basement level features two symmetrically spaced, metal doors, along with a single window at the east end of the south elevation. Concrete pads at the southeast corner support several propane tanks. Much of the first floor and basement level of the west elevation is obscured by WT0848 to the west, but the rear portion of the west elevation is fully exposed. The basement level appears to be a concrete foundation that has been parged over. The first and second floors are of red brick that started out as five-course common bond, but this was abandoned after the first two groupings. Some of the brickwork on this west elevation

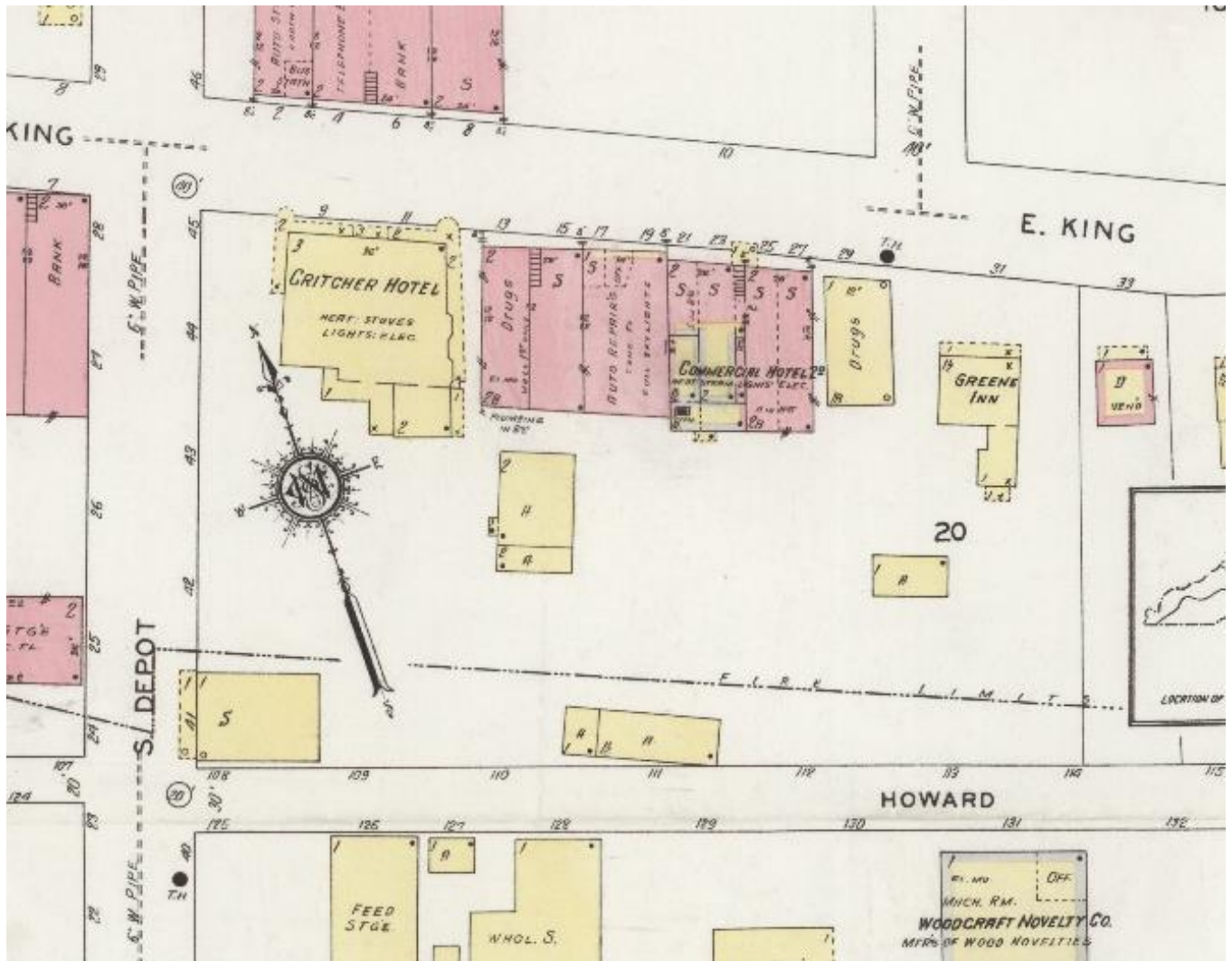
shows signs of spalling. The second floor of the west elevation, meanwhile, features at least five, symmetrically spaced window piercings that have been bricked in. Support rods and plates have been introduced along this west wall, apparently to stabilize the wall following the fire. The roofline of the west elevation is a stepped parapet identical to that found on the east elevation, and also clad in terra cotta coping. The flat roof of the building is presumed to be rubber.

Library of Congress - Sanborn Fire Insurance Maps

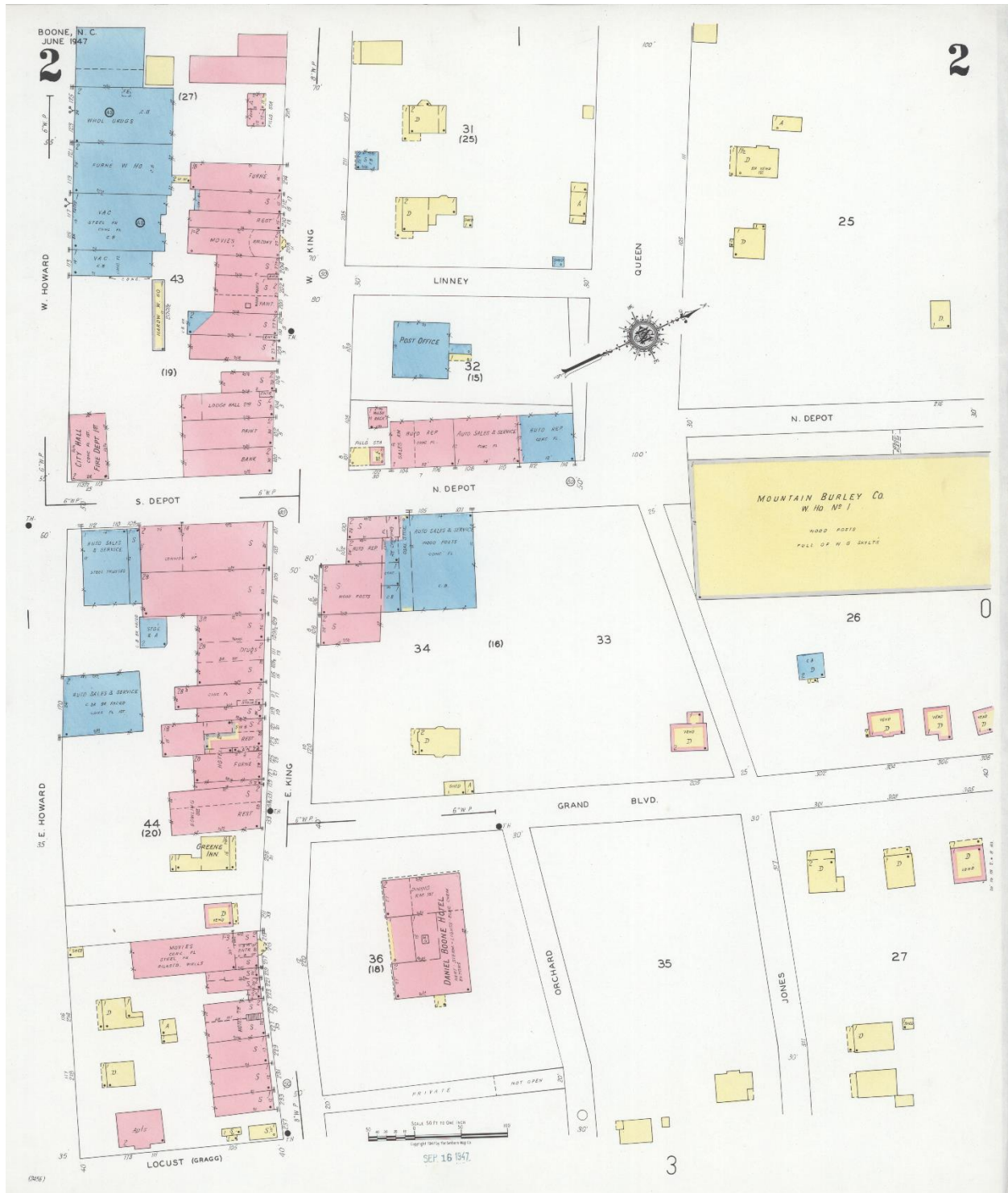
The Library of Congress has made Sanborn Fire Insurance Maps from 1928 and 1947 accessible. As these years fall within the historic district's period of significance (1918-1964), these maps will be used when the property in question, or area of the property in question, can be viewed within these maps.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



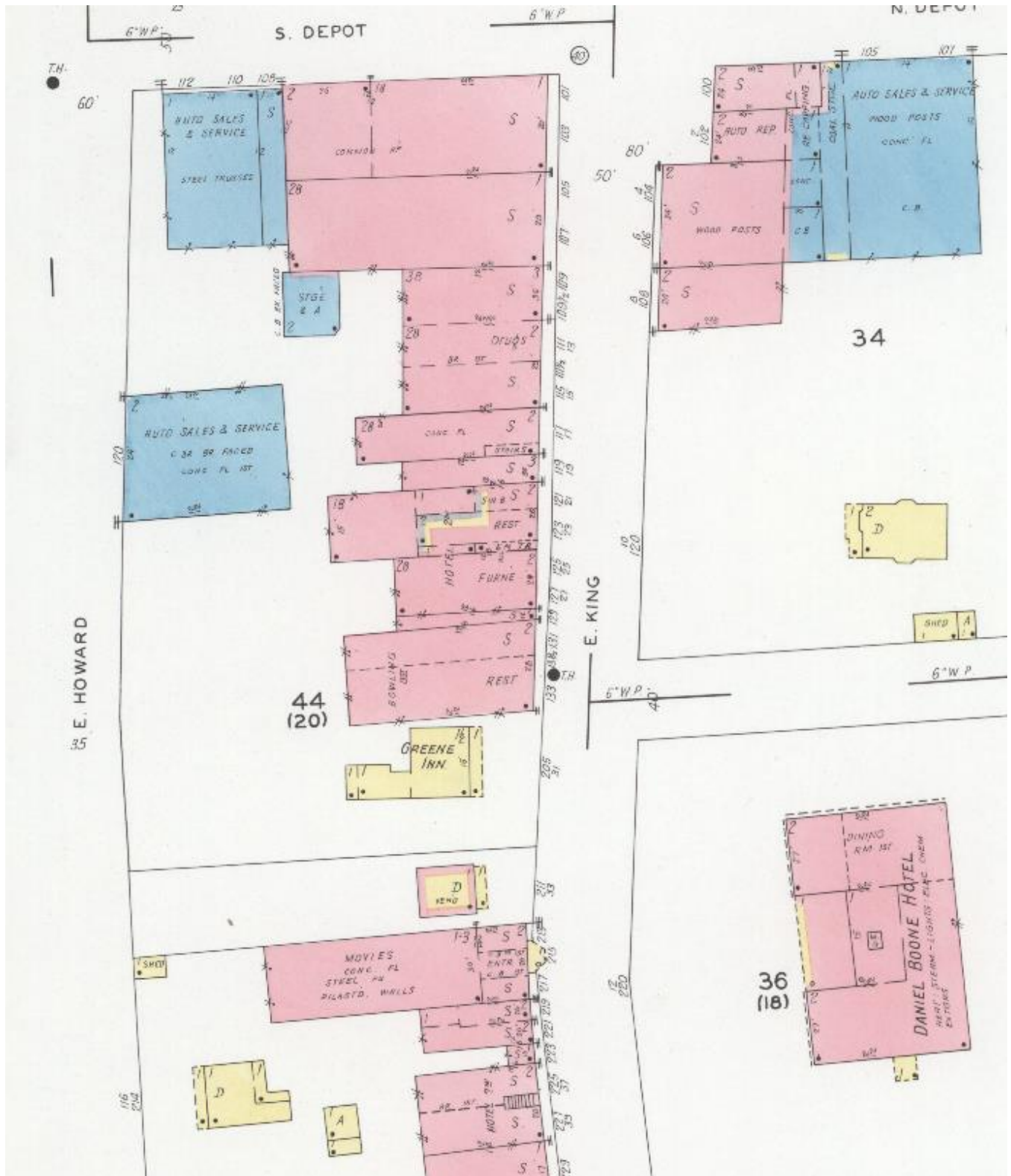
Sanborn Fire Insurance Map from Boone, Watauga County, North Carolina. Sanborn Map Company, Jan, 1928. Map. https://www.loc.gov/item/sanborn06383_001/.



Sanborn Fire Insurance Map from Boone, Watauga County, North Carolina. Sanborn Map Company, Jan, 1928. Map. https://www.loc.gov/item/sanborn06383_001/.



Sanborn Fire Insurance Map from Boone, Watauga County, North Carolina. Sanborn Map Company, Jun, 1947. Map. https://www.loc.gov/item/sanborn06383_002/.



Sanborn Fire Insurance Map from Boone, Watauga County, North Carolina. Sanborn Map Company, Jun, 1947. Map. https://www.loc.gov/item/sanborn06383_002/.

Downtown Boone Local Historic District Design Standards and Handbook Analysis

Narrative

Relevant design standards from UDO Appendix D, Downtown Boone Local Historic District Design Standards and Handbook, Design Standards for Commercial Properties within the District, are outlined below. These Standards for Commercial properties are intended to address many of the most common issues to arise during renovations, additions, and new construction in the District. Where the Standards are silent on a particular issue or concern, the HPC will rely upon the Secretary of the Interior's Standards for Rehabilitation to guide their review of the proposed work under the COA process and any subsequent recommendations.

Design Standards for Commercial Properties

"Commercial Property" Defined

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

Any property within the District whose purpose-built function at the time of construction was to serve solely as a residence for long-term (greater than 30 days) occupants, even if the property currently serves a commercial use, is still considered a residential property. For standards for residential properties, please see the "Standards for Residential Properties within the District" section elsewhere in this publication.

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

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

Similarly, secondary and tertiary elevations of many of Boone's historic commercial properties are vital to the character and integrity of its downtown commercial district. Often, significant side (secondary) elevations are located on corner buildings adjacent to two or even three streets, but sometimes such

details are visible on mid-block buildings separated from nearby buildings by an alleyway or a vacant lot. Many of these buildings retain original fenestration, entrances, brickwork, and/or advertisements (some of the “ghost ad” variety) that contribute in their own significant way to the architectural character of the downtown historic district. Similarly, rear (tertiary) elevations can possess many of these same characteristics and also reveal much about the history of a property because of their frequently utilitarian design intended for the workers, owners, and residents who most often saw these rear elevations.

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

- 1.1 Whenever possible, historic storefronts and storefront features such as entrance configurations, display windows, doors, clerestory windows, transom bars and windows, bulkheads, corbelling, cornice work, windows, stonework, stringcourses, structural glass, and other architectural flourishes should be retained and preserved. When repairing these features, retain and preserve in place original elements as much as possible. If repair is not possible, replace damaged elements with materials that match the originals in composition, design, texture, color, and other visual qualities.
- 1.2 When reconstructing an historic storefront, upper façade, or other elevation, use historical research and evidence as the basis for the design. Reconstructed storefronts should incorporate original dimensions, proportions, and architectural elements.
- ...
- 1.4 When original or early storefronts or upper facades no longer exist, are too deteriorated to save, or cannot be reconstructed based on the available documentary evidence, retain the commercial character and any salvageable architectural details through a contemporary design that is compatible with the scale, materials, color, style, design, and texture of the surviving and surrounding historic buildings.
- 1.5 Original upper facade windows should not be removed and replaced with modern materials, nor is the enclosing or bricking in of upper facade windows appropriate. When upper floor windows must be replaced, use new windows that match the original windows in configuration, appearance, and materials.
- ...
- 1.8 Facade details of side (secondary) and rear (tertiary) elevations should always be retained and preserved if possible. When repairing these features, retain and preserve in place original elements as much as possible. If repair is not possible, replace damaged elements with materials that match the originals in composition, design, texture, color, and other visual qualities. If there is evidence of a rear public entrance that is no longer extant, use historical research and other evidence to reconstruct or provide an equivalent rear entrance whenever possible.

2. Architectural Components and Details

Exterior architectural components, including door and window casings, storefront configurations, cast iron ornamentation, stone relief, cornices, columns, brackets, porch railings, soffits, fascias, roof

configurations, trim details, architectural flourishes, and various joinery and surface patterns all contribute significantly to the character and historical integrity of properties located within the District.

Because many of these components are either irreplaceable or very expensive to reproduce, they should be maintained and valued in the same way that one might consider an important family heirloom or expensive antique furniture. In many cases, missing or damaged architectural details can be replaced with like items from salvage yards, antique shops, or mail order companies that specialize in replacement of historic architectural components. If such items cannot be replaced, many construction supply companies stock simulations of period architectural components that are approved by the Secretary of the Interior and the National Park Service as suitable historic replacements. In any event, before replacing any exterior architectural component, property owners should familiarize themselves with the architectural style and historic characteristics of their building to avoid introduction of inappropriate elements.

- 2.1 It is important to preserve character-defining, historical, architectural features of exterior walls, such as cornices, friezes, medallions, sunbursts, brackets, bays, turrets, fascias, quoins, columns, brickwork, string courses, and decorative moldings. Original architectural details should always be retained if structurally feasible, even if portions of the original material are damaged or deteriorated to a point requiring replacement. If original details are missing, design replacement features based on historic photos and other documentation.

4. Masonry

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

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

...

- 4.2 Whenever feasible, historic masonry, including decorative masonry features, should be repaired rather than replaced or covered. When replacement is necessary, it should always be completed using traditional materials of like composition, size, color, shape, pattern, texture, and quality to the originals that are being replaced.
- 4.3 Re-pointing of masonry should also be completed using materials that duplicate the existing mortar in appearance, texture, and color. Colored sands or mineral-pigmented mortar can be used to achieve a match with the existing mortar. Portland cement should be avoided in mortar, as it may produce a mortar that is stronger than the surrounding masonry, potentially causing the masonry to crumble.
- 4.5 When repairing or replacing masonry or mortar, take care to maintain the alignment, bond pattern, joint spacing, color, texture, and size of the original masonry.

...

- 4.8 All historic masonry architectural features, including cornices, moldings, chimneys, and other decorative flourishes, should be retained as they are essential to the architectural character and integrity of the building.

6. Windows, Doors, and Awnings

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

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

- 6.1 The pattern, arrangement, location, size, and shape of windows and doors contribute significantly to a building’s historic character, and their consistency within the district helps unify the buildings in context to one another. For this reason, it is always preferable to repair damaged windows and doors rather than replacing them. Furthermore, it is imperative that the fenestration pattern of the door and window openings on the building and of the doors and windows themselves (muntin width, number of lights per sash, etc.) be maintained when repairs to or replacement of elements is underway. It is never appropriate to introduce new features, such as vents, bays, windows, or door openings, in exterior walls if they diminish the historic character of the wall or damage historic materials.
- 6.2 Whenever possible, the original window and door hardware should be preserved and maintained, as these components are also vital elements of historic properties.
- 6.3 Whenever possible, other original window and door elements, such as sashes, glass, sills, frames, casings, weather-stripping, lintels, architraves, surrounds, and shutters, should be repaired rather than replaced. This includes sidelights and fanlights on both doors and windows, which are vital architectural elements that help identify the style and period of a particular property. Snap-in muntins are not historically accurate and should always be avoided.
- 6.4 Unless restoring the appearance of a building to its original, historic context, the pattern, arrangements, and dimensions of doors and windows on principal elevations should be retained. On tertiary elevations not visible from the street, new door or window openings should be proportionate to existing ones and include matching design elements.

- 6.5 Reflective or tinted glass is not historically accurate to the District or its historic properties and should never be used. Property owners whose buildings already possess reflective or tinted glass should endeavor to replace this glass with materials that are more historically appropriate to their building and the District.
- 6.6 In cases where historic windows are deteriorated or damaged beyond repair, replacement windows on historic properties must match the original, historic window casings, sash details, and muntin divisions. In most cases, this will mean the use of true, divided light sashes, rather than sashes featuring simulated divided lights. Grids between glass (GBG) windows, vinyl replacement windows, and windows made of fiberglass, aluminum, or other materials that are incongruous to the District are not permitted. For new windows in new construction or an addition to an historic property, new windows may use simulated divided light sashes (with muntins permanently attached to the interior and exterior of the window panes and a matching space in between the glazing) that approximate the general appearance of windows in other residential properties in the District.
- 6.7 If a building did not historically possess shutters, they should not be added. Similarly, historic shutter elements should be repaired and retained. Existing shutters should never be replaced with materials that are not historic to the property (metal, vinyl, or plastic shutters, for example), nor should they be replaced with shutters of a different size or configuration, especially those that do not fit the window opening and are attached to existing siding or masonry.
- ...
- 6.12 Awnings installed on properties in the District should always be historically appropriate based on available photographic and historical documentation demonstrating the historic presence of such an awning on the property in question. Awning styles with no documented historical precedent should never be added to properties in the District. For example, properties that historically possessed flat awnings anchored by cables or steel rods should retain these kinds of awnings. In cases where they have been removed, and particularly in cases where they have been replaced with modern, clamshell, half-round, or vinyl awnings or awnings that are historically inappropriate to the building, property owners should endeavor to remove the modern feature and restore the original awning configuration with appropriate materials based on historical documentation for that particular building. Another common, historic awning type in the District was the metal-frame, sloped, fabric awning that was sometimes retractable. New sloped awnings should be composed of canvas or acrylic, and never of vinyl. Metal and shed roof awnings are never appropriate, except for historic properties erected after World War II that historically had metal or shed roof awnings at the time of their construction. Awnings should never obscure vital architectural components of the original building. Awnings on new construction or additions should also be historically appropriate to the District and not feature configurations that distract from the historical integrity and continuity of the District.
- 6.13 Awnings on windows, entryways, and porches should be appropriate in design, proportion, scale, and color to the architectural style and period of the property. Window awnings should be mounted within the window or entry opening, directly on the frame. If this is not possible,

- they should be attached just outside the opening. If attached to a masonry building, all awning attachments should be made in mortar joints and never in the brick itself.
- 6.14 If awnings must double in use as signage, they should be kept discreet and not detract from the architectural features and details of the building. All signage on awnings must comply with the signage requirements of the Town of Boone UDO.
- 6.15 Awnings and canopies that are illuminated from within must be covered or finished with fully opaque material.
- 6.16 New construction, additions, and renovations to existing historic buildings or properties within historic districts should maintain established proportions and spacing of window and door openings.

8. Entrances, Porches, and Balconies

One of the most significant and defining characteristics of all architecture is the main or front entrance, including any porches that surround or frame that entrance. While most of the commercial buildings in the District employed conventional storefront configurations (see Section 1 of these commercial standards), a handful of properties in the District do not employ traditional commercial entrance configurations. These properties include the Boone Post Office (WT0049), the Wade E. Brown Law Office Building (WT0586), the Watauga County Office Building (WT0607), and the Boone Recreation Parlor (WT0869). Retaining the original porch and entrance components of these buildings is especially important for understanding the building's history in context with the District. Unfortunately, main or front entrances are also often the most altered elements of historic properties.

Many historic entrances, porches, and balconies contain architectural elements that are essential to communicating the architectural style of the home. Machine-carved balustrades, spindles, brackets, entrance surrounds, and posts were common in many of the District's buildings, but hand-worked elements were also not uncommon. Preserving these details is vital to preserving the appearance and integrity of the District's historic architecture.

8. 1 Entrances, porches, and balconies, as used in this section, include front (primary elevation), side (secondary elevation), and rear (tertiary elevation) porches, mudrooms, porticos, sleeping porches, balconies, pergolas, terraces, widow's walks, and entrances. Components of porches include steps, balustrades, columns, trellises, skirt boards, fascias, brackets, and various ornamental details. Most original porches and balconies were built with a slight pitch away from the residence to facilitate the runoff of rainwater.
- 8.2 Because of their architectural significance, porches, balconies, and entrance configurations—especially those on the front or primary elevation—and all of their architectural details (steps, balustrades, brackets, spindlework, columns, roofs, etc.) should be preserved in their original form and detail whenever possible. It is inappropriate to enclose porches and balconies on the front (primary) elevation for use as an interior space. In addition, the original pitch of porches and balconies should be maintained in order to facilitate the runoff of rainwater and snowmelt. Porches and balconies must be properly maintained and repaired as necessary, as they are exposed to the weather and will deteriorate if regular maintenance is not conducted.

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

1. Streetscapes

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

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

- 1.1 The form, scale, and massing of building facades located along public ways should be preserved.
- 1.2 The width, alignment, and configuration of streets, alleys, sidewalks, and walkways within the District should be retained and preserved.

8. Signage

- 8.1 Sandwich boards, other temporary street signage, seating, and/or merchandise shall not be placed upon the public ways of the District or otherwise impede the pedestrian or traffic flow on those public ways.
- 8.2 Permanent signs in the historic district are to be historically appropriate for either a contributing or non-contributing building:
 - o Permanent signs of a non-contributing building shall be historically appropriate to the period of significance for the district or landmark. The sign shall be of appropriate size, massing, and lighting design relative to the period of significance of the district or landmark.
 - o Permanent signs of a contributing building shall be historically appropriate to the period of significance of the building. The sign shall be of appropriate size, massing, and lighting design relative to the period of significance to the building, and shall not harm, damage, or destroy historic materials or features. In the case there is not photographic evidence of materials appropriate to the historic building, then the materials shall be appropriate to the materials in the historic district.

- 8.3 All signs are subject to the general sign regulations contained in the Town of Boone UDO.

Zoning Analysis (B1 Downtown Core)

The following UDO requirements are required to be met for the proposed façade renovation unless superseded by any requirements of the Downtown Boone Local Historic District overlay.

The proposed use, 3.09 Hotel, Small is allowed by-right in the B1 Downtown Core Zoning District. This proposed hotel will be a separate entity from the Horton at 611 West King, including a separate Health Department Permit and ID. The new entity will have a parking requirement of 10 spaces, which are proposed to be offsite, shared with the Horton Hotel spaces.

The proposed changeout of the existing limestone frieze plate may require the following UDO requirements be met. Should the frieze plate be changed to the original building identification of John W.

Hodges the plate will fall under UDO Subsection 26.06.05(E) as a permitted sign that does not need a permit due to the status as a Building Identification Signs. Should the frieze plate be changed to the business name of “Horton” or “Horton Hotel” proper sign permits will be required for the changeout and the frieze plate will have to follow proper sign regulations.

Automatic Conditions of Approval

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

- Where there is a conflict between the application information and the plans (August 20, 2024), the plans control. Insignificant deviations may be permitted to comply with the requirements of the UDO.
- Any commitments and representations concerning the proposed exterior modification made by the applicant or its representatives at the public hearing shall also become a condition of the permit, and a basis for a stop work order and/or permit revocation if violated.
- The applicant shall submit the necessary applications, plans, details and specifications which meet the requirements of the Town Code, UDO, Building Code and any other applicable codes for review and approval necessary to issue Zoning and Building Permits.

Historic Preservation Commission Procedure

In considering this application for a COA the HPC shall base their decisions solely on the basis of competent, material and substantial evidence entered into the record via the application packet and sworn testimony at the public hearing. The question before the Historic Preservation Commission is whether or not the proposed development is congruous (i.e., in agreement, in harmony) with the special character of the historic district. If the proposed exterior modification is congruous, the Commission shall issue the requested COA. If the proposed exterior modification is incongruous (not in agreement, not in harmony) with the special character of the historic district, the Commission shall deny the requested COA. The Commission shall approve, approve with conditions, or the deny the COA by majority vote.

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

1. Conditions:

Criteria for Conditions: The Commission may issue approval subject to reasonable conditions necessary to carry out the purposes served by the historic district (see G.S. 160D-940, 160D-947(a)). The purposes of the historic district are to (i) safeguard the heritage of the town insofar as the Historic District embodies important elements of the town’s culture, history, architectural history, and/or prehistory, and (ii) to promote the use and conservation of the district for the education, pleasure, and enrichment of the residents of the town and/or the State as a whole, see North Carolina G.S. §160D-940, 944, 947(a).

Historic Photos

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

Staff Note: Planning Staff did not alter or edit the photos in any way, but only arranged them in this document for presentation purposes. Photos attached here are the best available with the clearest and most complete images of the subject property. Any commentary on the images is from the Digital Watauga technician(s) who found and sent the images to Planning Staff.



Image courtesy of the Alfred and Daisy Adams Collection, Digital Watauga Project



Image courtesy of the Downtown Boone Development Association Collection, Digital Watauga Project



Image courtesy of the Downtown Boone Development Association Collection, Digital Watauga Project



Image courtesy of the Downtown Boone Development Association Collection, Digital Watauga Project



Image courtesy of the Downtown Boone Development Association Collection, Digital Watauga Project



Image courtesy of the Downtown Boone Development Association Collection, Digital Watauga Project



Image courtesy of the George Flowers Collection, Digital Watauga Project



Image courtesy of the Linda Herman Miller Collection, Digital Watauga Project



Image courtesy of the Linda Herman Miller Collection, Digital Watauga Project



Image courtesy of the Linda Herman Miller Collection, Digital Watauga Project



Image courtesy of the Palmer Blair Collection, Digital Watauga Project



Image courtesy of the Palmer Blair Collection, Digital Watauga Project



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Image courtesy of the Palmer Blair Collection, Digital Watauga Project



Image courtesy of the Palmer Blair Collection, Digital Watauga Project

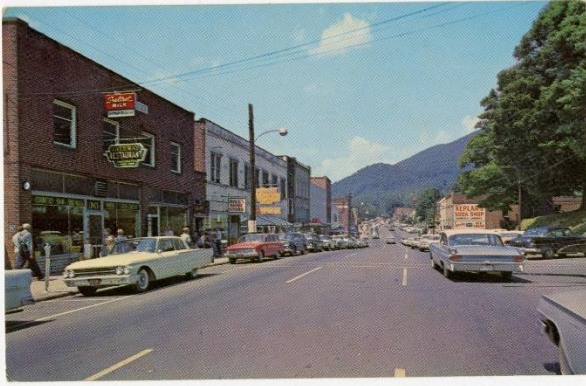


Image courtesy of the Von and Mickey Hagaman Collection, Digital Watauga Project

TOWN OF BOONE
HISTORIC PRESERVATION COMMISSION
EXCERPT MEETING MINUTES
TUESDAY, JULY 11, 2023, 3:00 PM
WEBEX VIDEO CONFERENCING

Historic Preservation Commission Members in Attendance:

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

Student Member: Riley Ziegler

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

Others in Attendance: Allison Meade-Town Attorney, Chelsea Garrett-Attorney, Bill Dixon and Leigh Blevins-Appalachian Architecture, Jean Borhman-Applicant, Colton Matthew Lenz, and Jodie Feimster

CASE Z06679-062423 Valcore Restaurant – COA

Jean Borhman, on behalf of Valcore, Inc., has filed an application for a Certificate of Appropriateness (COA) at 587 W. King Street (Watauga County PIN 2900-88-4868, formerly the John W. Hodges Building, now the Vetro Building) to install three (3) new windows, which will be operable sectional garage-style windows with mullions on the secondary elevation in existing openings. The applicant proposes to infill a gated opening and install a new full-glass aluminum storefront exit door on the tertiary elevation. Additionally, the applicant proposes two (2) new openings on the tertiary to accommodate the exhaust and intake ductwork.

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 the replacement of architectural details when there will be a change in design or materials from the original.

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

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

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

Chair Plaag confirmed that Ms. Chelsea Garrett, Attorney, represented the applicant, Ms. Jean Borhman; Ms. Garrett replied yes. He confirmed that Ms. Garrett or Ms. Borhman had no objection to the materials in the meeting packet.

Chair Plaag asked Ms. Garrett if she had an opening statement to present to the HPC, and Ms. Garrett replied yes. She began by stating that the request was for a Certificate of Appropriateness (COA) for the old John Hodges Building, now known as the Vetro Building. She said this building was used for a number of different businesses. Ms. Garrett said the Vetro Building was constructed around the 1940s. She said, unfortunately, this building was significantly altered about 2002 by the owner, Mr. Vetro, who still owns the building.

Ms. Garrett said the request to renovate the building, as outlined in the meeting packet, will make minor improvements to some aspects of the building. She said all of the improvements are related to the secondary and tertiary elevations of the building. She said the applicant proposes to keep the openings or fenestrations the same, except for a change at the back tertiary elevation regarding the entrance door. She noted that she had some history that would be important to change the entrance door. She said the primary changes would be to the interior of the building for an upscale American Bistro Restaurant, which will be a restaurant business by the owners of the Local Restaurant.

Ms. Garrett asked that Mr. Bill Dixon from Appalachian Architecture be sworn in. Chair Plaag suggested that Ms. Jean Ann Borhman, the applicant, and Mr. Colten Matthew Lenz be sworn in. Chair Plaag swore in Ms. Borhman and Mr. Lenz.

Ms. Garrett called Mr. Dixon as the first witness and asked him how the proposed changes to the Vetro Building would affect the primary elevation. Mr. Dixon said the applicant is not requesting changes to the King Street façade. Ms. Garrett clarified that the applicant proposed a minor change that would be considered internal: adding a glass door about ten feet inside the building.

Ms. Garrett asked Mr. Dixon if the applicant proposed making any new openings on the secondary elevation, and Mr. Dixon replied no. She asked Mr. Dixon if the applicant proposed changing the upper floor windows, and Mr. Dixon answered no. She asked Mr. Dixon to outline the proposed changes to the bottom-floor windows. Mr. Dixon said the windows would not increase in size.

Mr. Dixon explained that when Mr. Vetro renovated the building in 2002, he created an exterior breezeway that runs the full depth of the structure that connects from the breezeway to the emergency exit stairs. He also said that Mr. Vetro had created four breezeway openings secured with wrought-iron gating in this renovation. Mr. Dixon said the applicant proposed enclosing the back three windows with fold-up, store-front windows on the second-floor level. Ms. Garrett confirmed with Mr. Dixon if the wrought-iron gating would be removed. She asked Mr. Dixon if the window seal material would stay the same around the windows; Mr. Dixon responded yes. He said the material on the bottom is a concrete seal, and the sides have been based on perimeter brick. He said the applicant would be proposing to close the actual openings themselves.

Mr. Dixon referenced the proposed elevations on packet page 59. Ms. Garrett asked if these elevations reflect installing windows with design elements that match the design of the windows on the upper floor, and Mr. Dixon replied yes. Mr. Dixon stated that the proposed windows appear to be double-hung. Ms. Garrett asked Mr. Dixon to explain how the windows would operate. Mr. Dixon explained that these windows would fold into the window jam so it could be an open-air restaurant in good weather. He added that these are the same windows that were proposed for the Southend Brewery Certificate of Appropriateness (COA) case. Ms. Garrett confirmed with Mr. Dixon that the proposed windows for the Valcore Restaurant would be similarly divided at the top, and the bottom of the window would remain open, and they would be consistent with the windows on the second floor of the building. Ms. Garrett confirmed with Mr. Dixon that there were no other proposed changes to the secondary elevation.

The applicant screen-shared images as examples in reference to the proposed fold-up windows.

Ms. Garrett referred to packet page 60 in the meeting packet, which shows the tertiary (south) elevation. She asked Mr. Dixon if there was a proposed change to the fire escape, and Mr. Dixon replied no. Mr.

Dixon outlined that the applicant was requesting a change to the breezeway exit, which is a gated open exit that would be enclosed, and a new exit door would be installed to the left of the breezeway to have a second required exit out of the dining area.

Ms. Garrett and Mr. Dixon discussed the historical photos the applicant provided for this case. Mr. Dixon referred to packet pages 56 and 142 and stated that these were photos of the original building. He said that on the main level of the building, various openings had been altered significantly and bricked over.

Mr. Dixon referred to packet page 56 and stated that two historical photos on this page show the back of the building. He said the photo on the bottom of the page shows a metal railing across the back of the building with steps coming down from it. He said if you look closely at the photo, you can see some other openings that have been bricked over for windows and not a door, and it was more to the left than it currently is. He explained that in the 2002 renovation, an entry was added at the right corner of the back of the building. He said the applicant proposed bricking in the existing doorway and shifting the door to the left about three or four feet. Chair Plaag pointed out that a historical photo on packet page 91 clearly shows the back of the building.

Ms. Garrett asked Mr. Dixon to explain that the applicant proposes adding an exhaust hood and fresh air intake, which are required for a commercial restaurant, and will be located on the tertiary elevation. He said the ductwork for the exhaust hood and fresh air intakes would run up to the top of the building, where the rooftop units would be located. He said the exhaust hood and air intake are round and would be painted dark red to minimize their appearance. Ms. Garrett said the ductwork would also be painted dark red to reduce its appearance on the building. Ms. Garrett talked about attaching the ductwork to the back of the building. Mr. Dixon said they could drill through the mortar joints to secure the ductwork to the building.

Mr. Dixon pointed out that the Vetro building was severely altered during a fire in the 1970s and completely altered in 2002 by Mr. Vetro. He said all three of the visible elevations were changed significantly. He said it is challenging to try to sort between the original building and the 2002 renovation of the building.

Mr. Dixon stated that he had been working on the proposed Valcore Restaurant for a long time and had received a zoning permit. He was applying for demolition and building permits when the applicant was informed that the zoning permit had expired. He explained that the historic district was not established when the zoning permit was originally submitted. He said this application had come before the HPC for the COA because the zoning permit had expired.

Mr. Dixon referred to packet page 60 and pointed out that the grill above the area where they will infill for the existing door is for the air intake for the new heating and cooling systems that will be added for the restaurant. He said the grill must be relocated somewhere on the tertiary elevation. He said they are trying to relocate these units out of the dining room and into the kitchen. He said the grill would stay at about the same height on the back of the building between the stairs and other features of the building.

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

Chair Plaag asked the HPC if they had questions for Mr. Dixon. Member Sharp asked Mr. Dixon about the tertiary elevation was the door opening not feasible to install the exit door. Mr. Dixon replied that leaving the exit door in that corner of the building would not be historically accurate and would probably cut out

six seats in the dining room area. He said six seats over time add up to a lot of income for the restaurant, which is why they propose moving the exit door. Ms. Garrett told the HPC that if they wanted to see an interior layout of the restaurant, Mr. Dixon could provide it for them to review. Chair Plaag requested to see the interior layout of the restaurant. The applicant screen-shared an interior layout plan of the building. Mr. Dixon explained that there is banquet seating along the restaurant's interior wall. The door opening would need to be changed to accommodate this type of seating and create a new fire exit lane.

Mr. Dixon pointed out that the applicant proposes new internal stairs to connect the prep kitchen to the dining area. He noted that the applicant is taking over half of the building for the proposed restaurant use.

Chair Plaag talked about the windows and noted that they appeared to consist of wood. He asked if the windows would be wood or metal, and Mr. Dixon replied that they would be metal. Chair Plaag asked Mr. Dixon what was happening around the current window openings. He said it appeared to be an unpainted brick element. Mr. Dixon said it is one thickness of brick that surrounds those windows, which he believed to have been done during the 2002 renovation. He said the brick was stuccoed over, and the stucco started falling off. He said that in 2019 the rest of the stucco was removed and painted. He said the window surrounds are not painted, and the applicant could have them painted at the pleasure of the HPC. Chair Plaag explained that he did not want to leave something on the building that creates a false impression of a trim element around the windows or invites somebody else to come along later and try to cover them up by putting a trim element on them that would never have been there historically or since 2002. He said that he preferred to see the window surrounds painted with a paint that matches the surrounding brick, and Mr. Dixon agreed with Chair Plaag on the painting of the window surrounds. Chair Plaag stated that the window sill was fine and did not need to be painted.

Chair Plaag referred to packet page 91 and confirmed the location of the new exit doorway would be to the left between the downspout and the window that had been bricked over on the right side of the building on the tertiary elevation.

Chair Plaag talked about the location of the air intake vent openings on the tertiary elevation. Ms. Garrett stated that the ductwork would be located on each side of the window on the far left. Chair Plaag asked if holes would be made in the brick to create the air intake vents. Mr. Dixon said yes, at the bottom of the two round vents. Chair Plaag asked where the base of the air intake vents would be in the building. Mr. Dixon said the two openings for the air intake vents would come out of the building on the left side between the power line and the bricked-in window and at the top of the main floor level. Ms. Garrett explained that the right vent would go through the top left corner of the bricked-in window, and the left vent would go through on the left of the bricked-in window closer to the downspout.

Chair Plaag talked about the propane tanks that would be removed and bicycle racks would be added. Mr. Dixon explained that they propose removing five or six propane tanks and adding one gas meter to the back of the building.

Chair Plaag mentioned mechanical units being located on the roof and assumed they would be placed near the rear of the top of the building. Mr. Dixon responded that the mechanical units are required to be placed ten feet from the property line. He explained that the mechanical units could not be placed on the left, western side of the building. He said the mechanical units would be placed away from the rear of the

rooftop of the building. He said it is noted in the application that anything visible from Howard Street would be screened per the Historic District standards. Ms. Garrett confirmed that the mechanical units would not be seen from King Street or the secondary elevation side of the building and possibly visible on the tertiary elevation. Chair Plaag asked Mr. Dixon what normal screening material would be used if needed. Ms. Garrett read Appendix D, Section 7.3, from the historical standards that screening material should never be erected on top of a roof to obscure such elements. She added that the mechanical units would only be visible from the tertiary elements. She said if screening is preferable to not screening, the applicant will screen the rooftop. Still, she added that the units must only be screened if visible from the primary or secondary elevation. Mr. Dixon said the elevation change would hide the mechanical units from Howard Street. He said this decision can only be made once the mechanical units are installed.

Appendix D. Section 7.3

Dormers and gables should never be added to the primary and secondary elevations visible from the street (unless replacing a historical element previously removed). They should be added to tertiary elevations only when it can be shown that they are appropriate for the building style. Adding dormers to commercial block buildings is especially inappropriate and should be avoided on all occasions and reversed in cases where this change has already been made. Skylights, solar panels, power ventilators, and mechanical equipment should always be restricted to the tertiary portions of the roof or areas behind parapet walls and hidden from the street. Screening materials should never be erected on a top to obscure such elements.

Chair Plaag asked the applicant if they would be open to a commitment to place the mechanical units on the rooftop so they are not visible from the primary or secondary elevations, and that they are placed as far back out of view from the tertiary elevation as much as possible to minimize their visibility. Ms. Borhman and Mr. Lenz stated that they would accept this condition. Chair Plaag said that Appendix D, Section 7.3, Roofs section, should be applied and that screening should not be used.

Chair Plaag asked Ms. Garrett if she had additional evidence to present at this hearing, and she replied no.

Chair Plaag asked the Staff if they wished to present evidence other than what was in the meeting packet, and Ms. Turner replied no. Chair Plaag asked if there were any questions for Staff regarding this application, and no questions were asked of Staff.

Chair Plaag asked if there was any other interested party to speak or present evidence supporting the application, if there was any non-party witness to speak or present evidence supporting the application, if there was any interested party to speak or present evidence in opposition to the application; if there was 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 since there was no opposition presented regarding this application, it was fair for him to say that she did not have a rebuttal, and she said that was correct.

Chair Plaag asked Ms. Garrett if she wished to give a closing statement or wait for the Staff to be allowed to give their closing statement or defer. Ms. Garrett said that she would defer. Chair Plaag asked the Staff if they had a closing statement, and Ms. Turner responded no.

Ms. Garrett gave a closing statement for this application. She said that given the fairly substantial modifications made to the Vetro Building, the applicant believes the change to the aesthetic look of the windows on the second-floor elevation is an improvement. She did not see in Appendix D that it would prohibit the proposed changes. She said there was some language in the standards about building materials, and they would not replace historical materials on the building. She said moving the exit door was needed for the tenant's proposed use, and explained the proposal of moving the door to a location where there already was an opening before during a historically significant period.

Ms. Garrett said two holes would be added to have the ductwork installed. She said one of the holes would be entirely new, and the other hole would go into a place with a window at one point.

Ms. Garrett said the standards talk about trying to allow historical buildings to be modified for new contemporary uses with as few changes to those buildings as possible. She said the applicant would ask the HPC to approve the addition of the ductwork because the alternative is disruptive to the use of the building and the other tenants. She said the ductwork would be added to the tertiary elevation of the building, where the standards strongly require those types of changes to be made. In Appendix D, Section 13, she said this section reiterates the need to have any changes beyond the tertiary elevation, if possible, which is the most inconspicuous location for the vents. She said that because of the stucco on the building, if they can tell where the brick is and where the mortar is, they will go through the mortar joints when attaching the vents to the building.

Ms. Garrett said the applicant agreed to paint the brick around the windows and leave the window alone on the secondary elevation and for the mechanical units to not be visible from the primary and secondary elevations and, if possible, not from the tertiary elevation.

Chair Plaag asked Mr. Dixon, when they removed the bars from the windows, did he anticipate any damage to the masonry on that side of the building, or was that element wedged into those openings instead of anchored through them. Mr. Dixon said they are wedged through those openings and bolted from the inside surface of the brick of each of those openings. He added that the wall is as thick as the width of three bricks. Chair Plaag asked Mr. Dixon if he anticipated that removing the bars would require moving any of the bricks. Mr. Dixon replied that moving the bars would require unbolting what was there.

Chair Plaag asked Ms. Garrett if she wanted to add to her closing statement since he presented more questioning regarding removing the bars. Ms. Garrett stated she had nothing more to add to her closing statement.

Chair Plaag closed the testimony phase for this case.

Chair Plaag opened the floor for the HPC to discuss the evidence at hand. He reminded the HPC to limit their discussion to the proposal and its relationship to the standards applicable to the case.

Vice-Chair Bond stated that the applicant had met and exceeded the standards, particularly with the addition of the exhaust system. Chair Plaag noted that the two most problematic proposed changes are the relocation of the exit door and the holes for the exhaust vents. He referred to Appendix D, Section 10.1 and noted that it explicitly says that utilities and mechanical equipment should be placed at the rear tertiary elevation of the building, if feasible, is preferred. He said the applicant is doing what they can to honor this standards section. He said the best way to make the holes would be to put them through the

bricked-in brick instead of the original brick. He said that in looking at the areas where this would be feasible, in his perspective, it would create more problems than it would solve. He said the applicant was proposing one of the least intrusive ways to accomplish the making of the holes, and the other HPC members agreed with Chair Plaag.

Design Standards for Commercial Properties Within the District

10. Utilities and Energy Retrofit

- 10.1 Install utilities and mechanical equipment in areas and spaces requiring the least possible alteration to the plan, materials, and building appearance. If feasible, installation at the building's rear (tertiary elevation) is preferred.

Chair Plaag said this is a case where the building whose significance lies in its historical significance, not its architectural significance. He said that in large part because of the multiple alterations to the building, some were for a good cause, such as the earthquake rods were put in the building because it was badly gutted after the 1970 fire. He said we are dealing with the remaining shell of the building. He said the owner has an obligation to preserve as much of the shell of the building as possible. He said this is a very different case from the other circumstances that the HPC has heard, and he was forgiving for damage to original masonry in this particular case. He said, especially if what is being proposed is the least intrusive way to accomplish what is proposed for a building.

Chair Plaag asked the HPC if they objected to the metal windows. Member Sharp said he did not have an objection to the metal, but he asked Mr. Dixon if the windows were painted a dark forest green on the secondary elevation of the building. Mr. Dixon responded that if painted, the applicant would match the paint color of those windows to the windows on the other elevations. Chair Plaag said if you look at the pre-1970 historic images of the second-floor east windows, at least three current windows differ from where the original piercings were, which was part of the 2002 renovation where they moved the second-floor piercings. He said we would find that the 6-over-1 window sashes were also different from the original sash type for those second-floor windows. He explained that there are elements that are not from the period of significance, and there is no way to fix them or go back and put the elements back to their original state.

Chair Plaag added that the applicant's willingness to make the east elevation as congruous as possible is admirable compared to the alternatives.

Motion and Vote:

Vice-Chair Bond made a motion, seconded by Student Member Ziegler, to approve the requested COA with three additions

And includes the following conditions:

- Where there is a conflict between the application information and the plans (initial submittal on April 26, 2023, and revised submittal May 20, 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.
- Windows on the secondary first floor that will replace the current metal bars ("jail bars"), that they will use those openings where there are unpainted window surrounds, and that brick will be painted to match the rest of the brick on that secondary elevation.
- Metal windows will be painted to match the color of the second-floor windows on the secondary elevation.
- HVAC and related mechanical equipment to be placed on the roof will not be visible from the primary or secondary elevations, and it will be placed as far forward on the building (as far North on the building as possible) to minimize any appearance from the tertiary elevation (Howard Street). No screening is to be used.

Vote: Aye – All

Nay – None

The motion passed.

With no further discussion, Chair Plaag closed this case.