



Historic Preservation Commission

Special Meeting

~ Agenda ~

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

Jane Shook
828-268-6960

Tuesday, May 16, 2023

11:00 AM

WebEx

This meeting is a continuation of the May 9, 2023 meeting.

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

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

- I. Call to Order**
- II. Case Z06553-032323 Southend Brewing Co. - Addition and Patio Improvements - COA**

Z06553-032323 Exhibit 1: Application

Z06553-032323 Exhibit 2: Scope of Work

Z06553-032323 Exhibit 3: Description of Work

Z06553-032323 Exhibit 4: Architectural Survey

Z06553-032323 Exhibit 5: Existing Conditions Photos

Z06553-032323 Exhibit 6: Additional Existing Photos

Z06553-032323 Exhibit 7: Historic Photos

Z06553-032323 Exhibit 8: Site Plan

Z06553-032323 Exhibit 9: Conceptual Images for Bar Addition

Z06553-032323:Exhibit 10: Staff Report

Z06553-032323 Exhibit 11: Digital Watauga Historic Images

III. Adjournment**WebEx Video Information**

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

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

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

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

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

Exhibit 1

Certificate of Appropriateness for Major Work

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

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



A. Required to be Submitted at Time of Application

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

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

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

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

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

C. Property Information

Street Address:

747 WEST KING ST.

TRACT #2 2900-79-7377-000

TRACT #3 2900-79-7368-000

TRACT #4 2900-79-8421-000

Existing Zoning District(s): B1 DOWNTOWN CORE DISTRICT

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

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

If yes, describe:

D. Applicant Information

Name:

ARAM KEVORKIAN - MANAGER - BOONE

Complete Mailing Address (Street, City, Zip):

117B WEST LEWIS ST. GREENSBORO NC 27406

Phone Number:

336-615-3489

Email Address:

aram@southendbrewing.com

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

E. Property Owner Information

Name:

EDAKCO LLC ERIC KEVORKIAN, MANAGING PARTNER

Complete Mailing Address (Street, City, Zip):

1536 SQUIRE DAVIS ROAD, KENNESVILLE, NC 27284

Phone Number:

336-423-9107

Email Address:

ERIC@SOUTHENDBREWING.COM

F. Landmark/District Information

District/Landmark Name: B1-DOWNTOWN CORE

Period of Significance:

1930's

G. Project Details

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

Project Type:

☒ New Construction

☒ Renovation

☐ Landscaping

☐ Moving Structure

☐ Demolition

H. Design Professional Information

Designer is an: ☒ Architect

☐ Engineer

☐ Owner

☐ Other:

Name:

Bill Oxon

Company:

APPALACHIAN ARCHITECTURE, PA

Complete Mailing Address (Street, City, Zip):

PO Box 179 Boone NC 28607

Phone Number:

828-265-2405

Email Address:

bill@appalarch.com

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

I. Applicant Signature and Property Owner Authorization

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

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

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

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

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

ADAM KEVORKIAN
Applicant (Print)


Applicant (Signature)

3/21/23
Date

ERIC KEVORKIAN
Property Owner (Print)


Property Owner (Signature)

3/21/23
Date

Official Use Only

Southend Brewing Co - COA

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

Public Hearing Meeting Date: _____

Date of APO Mailed Notification: _____

Date of Posted Notification: _____

Request Approved: ☐ Yes ☐ No

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

COA for Major Work Supplemental Checklist

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

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

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

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

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

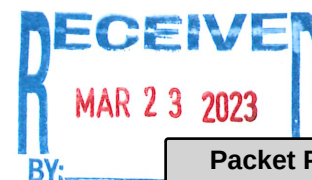
The proposed improvements include:

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

DESIGN REFERENCE STANDARDS:

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

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



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

River's Printing Company Building – 747 West King Street

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

The proposed improvements include:

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

DESIGN REFERENCE STANDARDS:

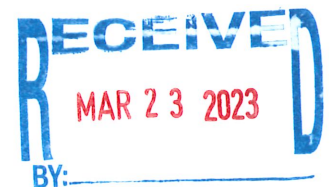
Similar to the proposed courtyard improvements, the proposed 2nd level deck and egress exit stairs are unique and difficult to evaluate based on the Design Standards for New Construction. With the exception of a window changed to an egress door to access the rear deck on the Main Level, the rear façade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

Accessibility, Health and Safety Concerns

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

Additions to Existing Buildings in the District

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



AMENDED DESCRIPTION OF PROPOSED WORKS

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

4/25/23

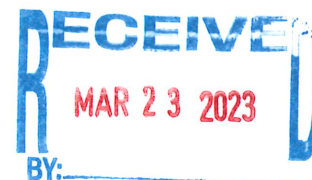
PROPOSED COURTYARD IMPROVEMENTS AT BACK OF BUILDING

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

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

PROPOSED UPPER LEVEL DECK AT BACK OF BUILDING

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



WT0585 Rivers Printing Company Building
747 West King Street

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

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

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

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

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

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

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

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

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

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

WT0865 C. M. Critcher Building

747 West King Street

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

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

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

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

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

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

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

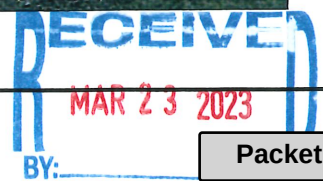


EXISTING ELEVATION

N.T.S.



Existing Conditions



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

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

Vocabulary: SouthEnd Brewing Boone (SEBB)

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



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

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



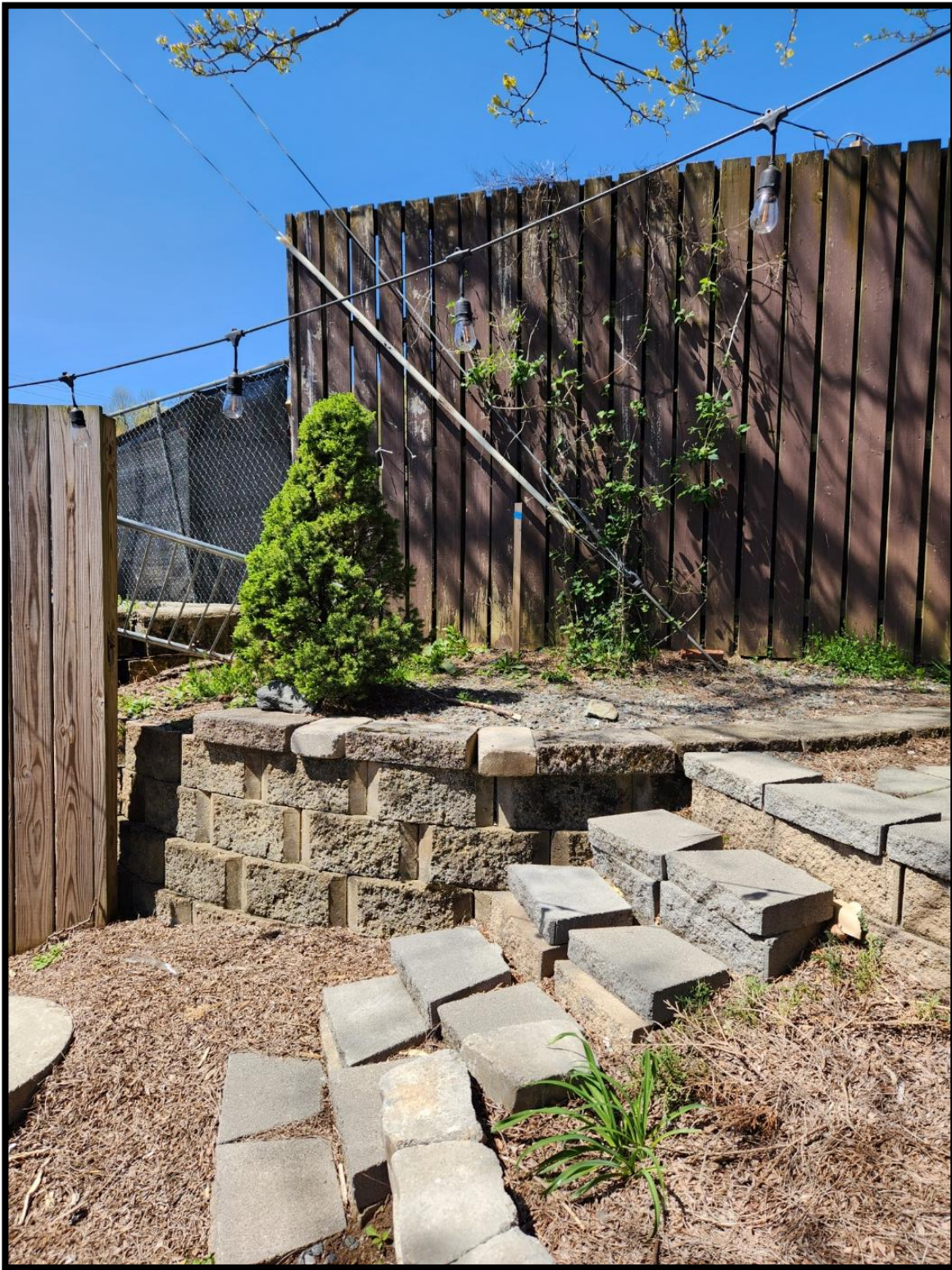
SouthEnd Brewing Co: Photos of Existing Tertiary Elevation of 747 W King Street

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



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

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



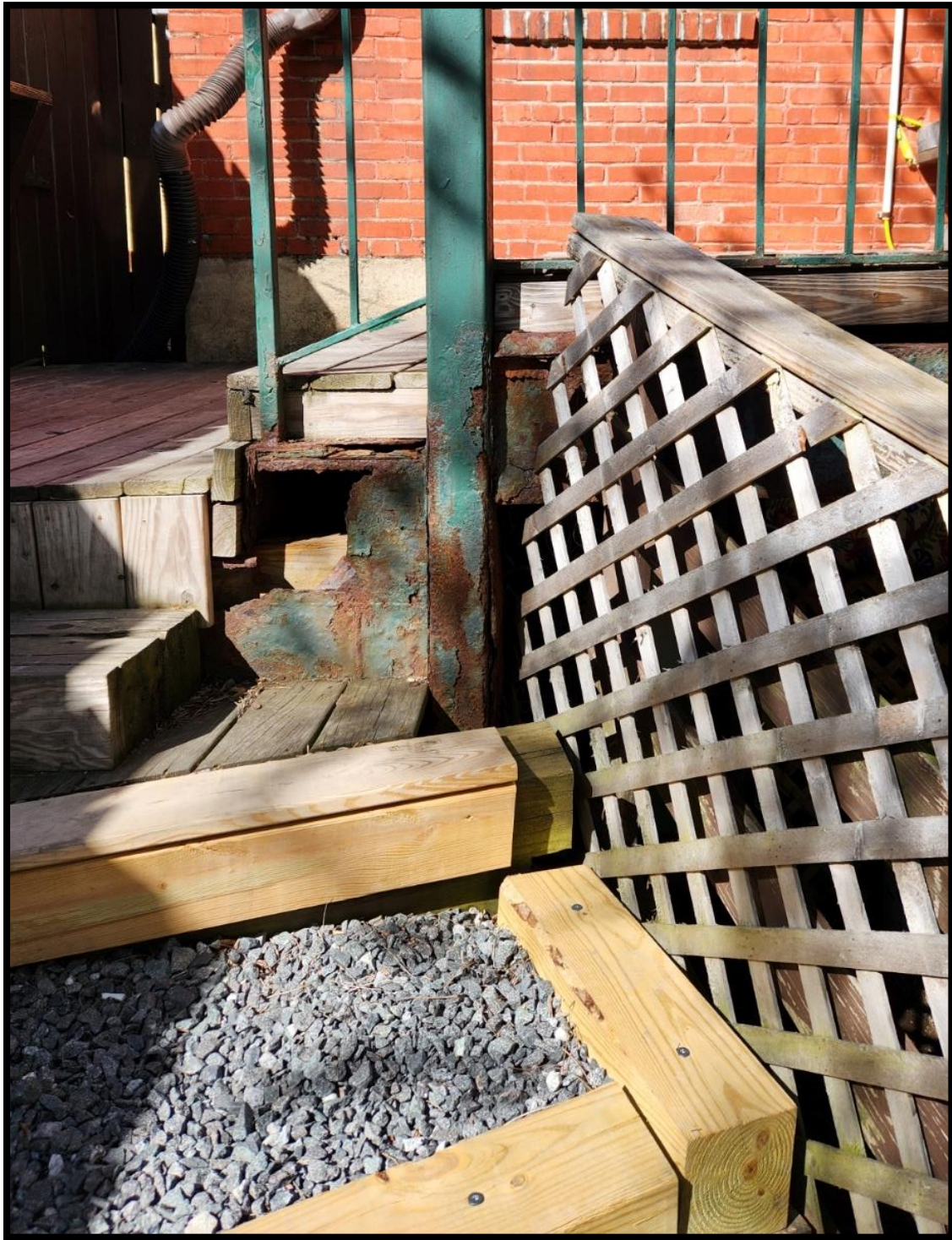
SouthEnd Brewing Co: Photos of Existing Tertiary Elevation of 747 W King Street

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



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

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



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

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



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

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



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

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



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

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



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

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

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

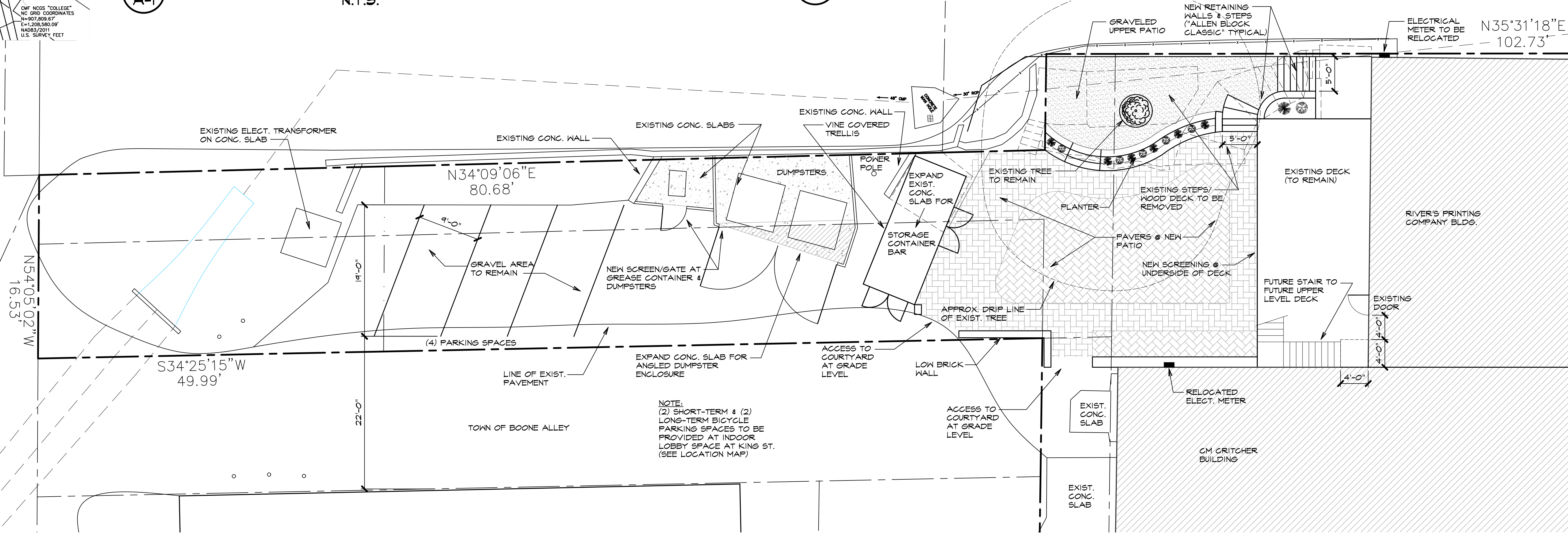
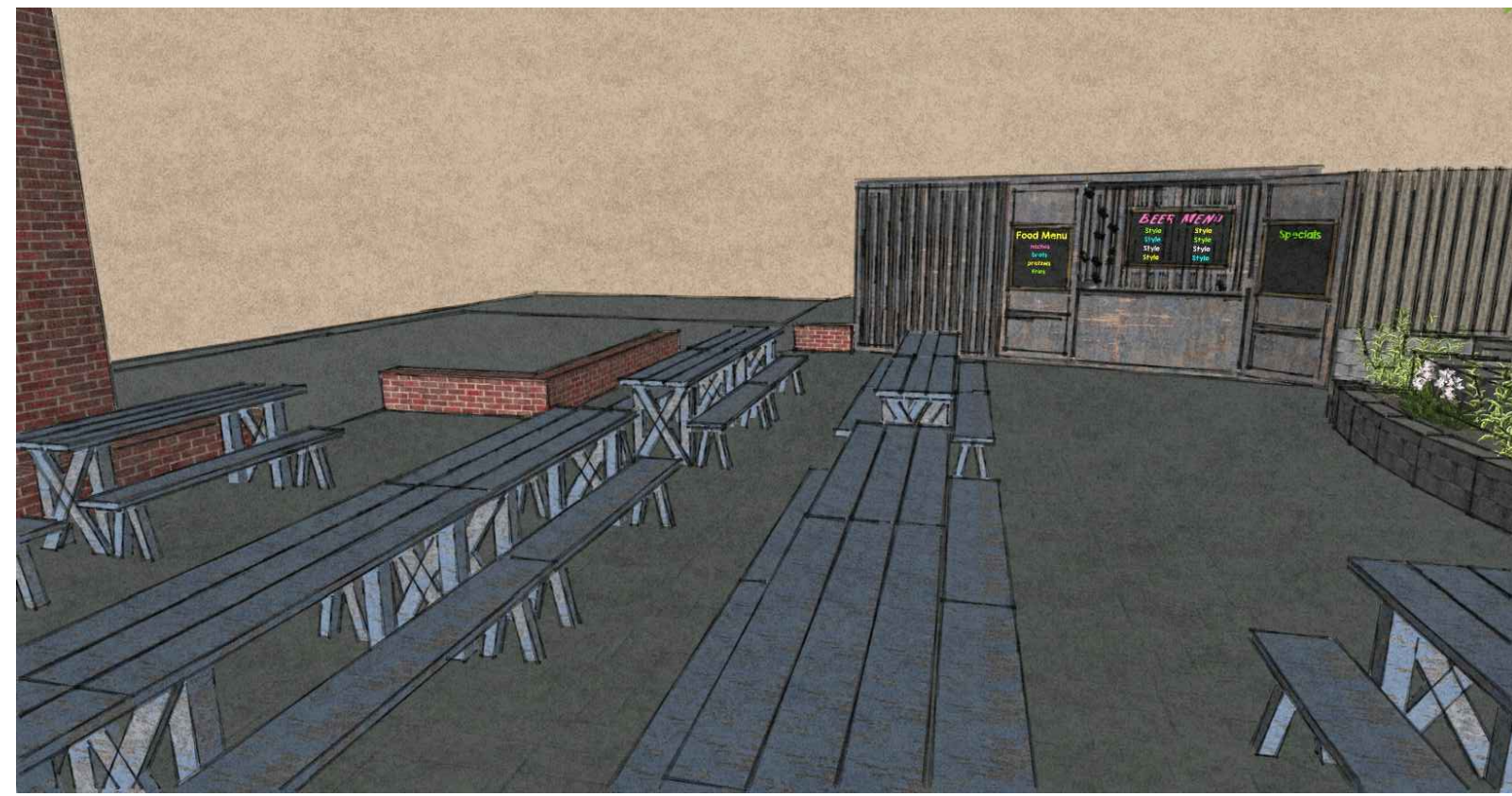
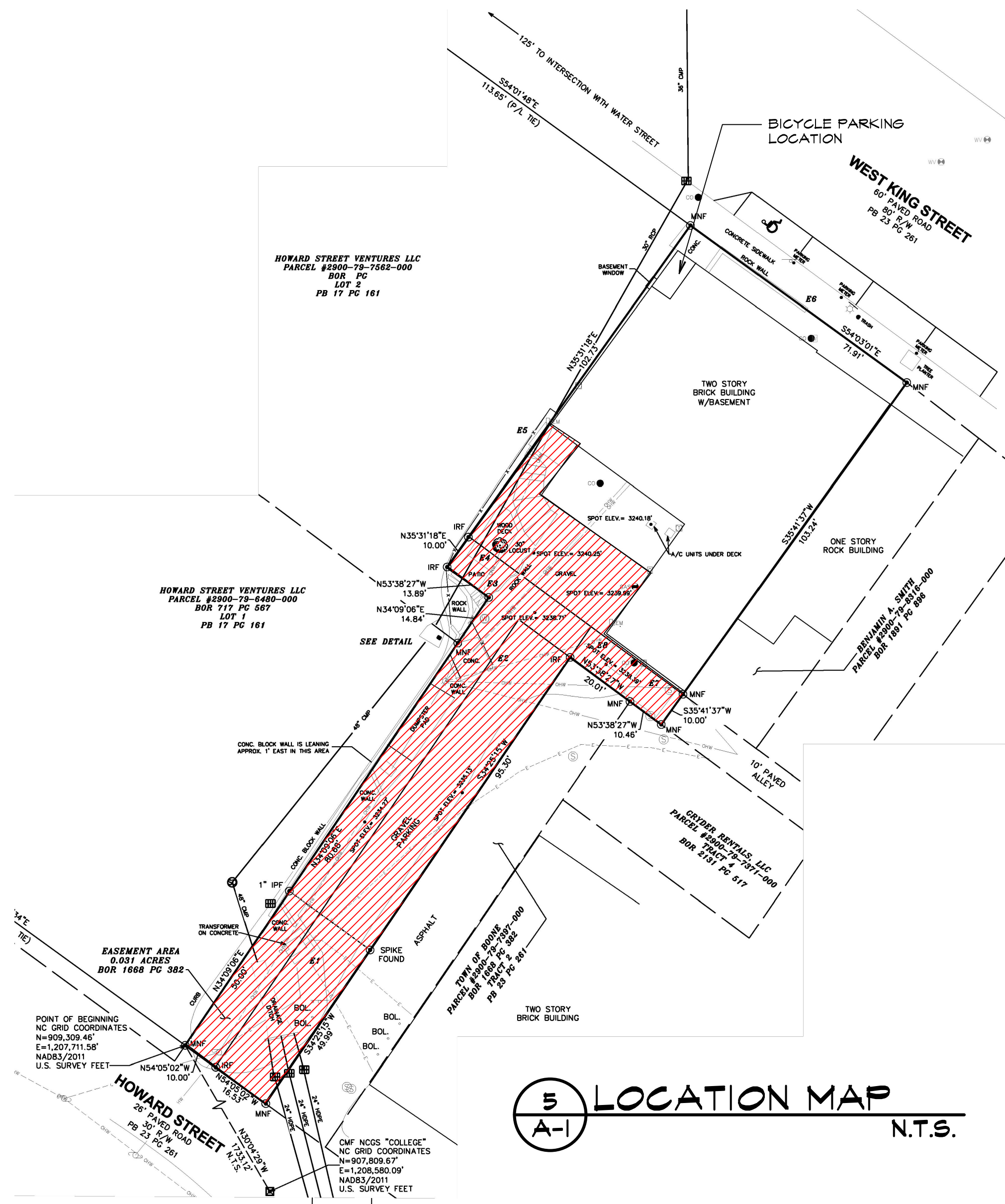


Unknown, "Rear View of 747 West King Street in Downtown Boone, April 1996," *Digital Watauga*, accessed April 25, 2023, <http://digitalwatauga.org/items/show/7116>.

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

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

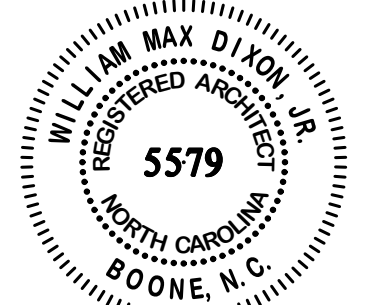




APPALACHIAN
ARCHITECTURE, PA
BILL DIXON, NCARB
TOS W. KING ST.
SUITE 201
BOONE, NC 28607
828 265 2405
FAX: 828 265 2406
WEBSITE: WWW.APPALARCH.COM

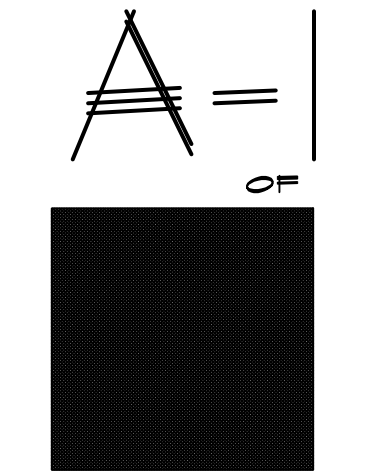
DATE: 3/22/23

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



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

DRAWN BY: LB
CHECKED BY: BD
SHEET TITLE





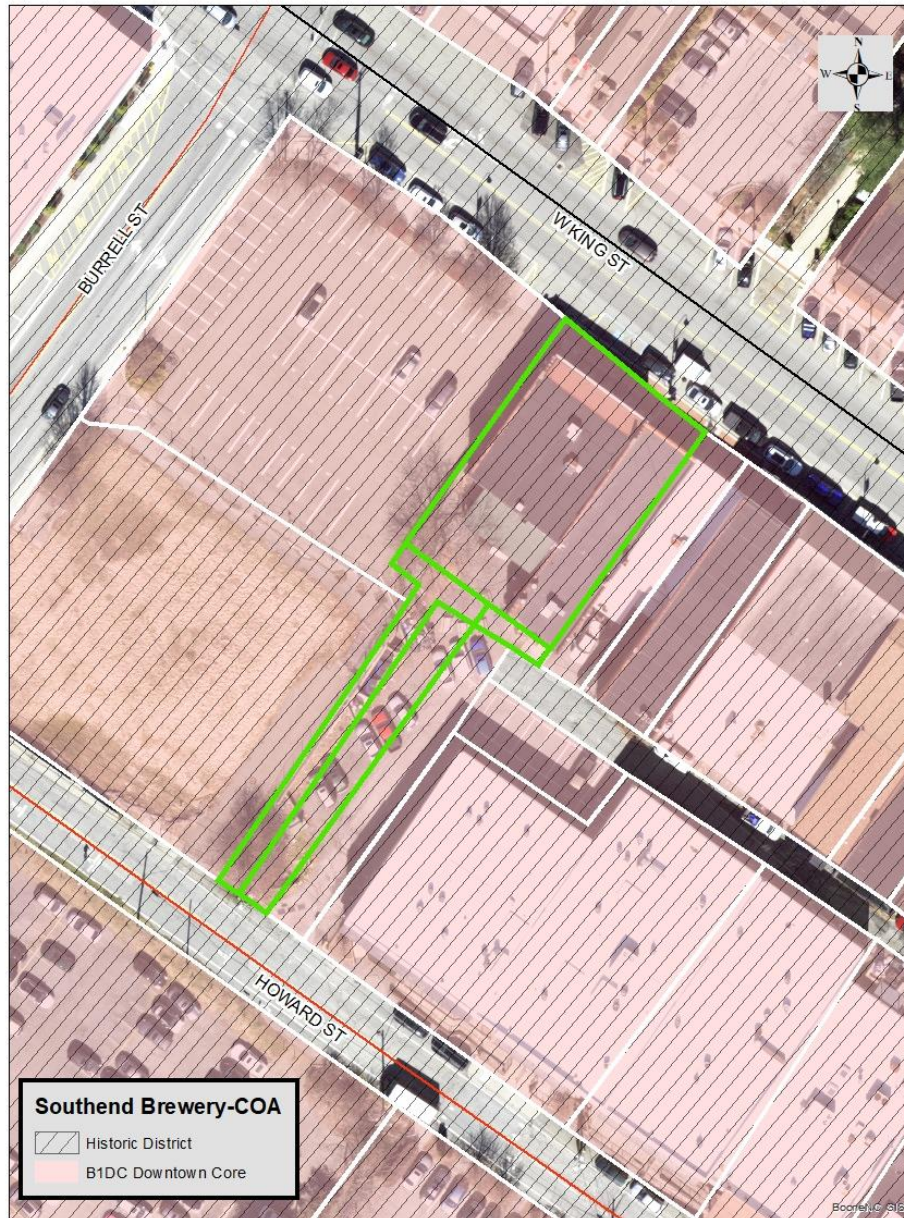
CONCEPTUAL IMAGES FOR PROPOSED CONTAINER BAR: WOC CLAD OPTIONS





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

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



SS

Request

Aram Kevorkian, on behalf of Edakco, LLC (Southend Brewing Co.), has filed an application for a Certificate of Appropriateness for Major Work for 747 W. King St. for an addition and patio improvements on the secondary elevation at the rear of the property. This property is located within the Downtown Boone Local Historic District. (Watauga County PINs 2900-79-8447-000, 2900-79-7377-000, 2900-79-8421-000, 2900-79-7368-000). The COA request includes patio improvements which consists of work to the existing deck and stairs, adding a second level deck and corresponding emergency exits, installing pavers for a patio area, modifying an existing retaining wall, and screening for existing containers on site. The COA request also includes the addition of a storage container as a bar for the principal restaurant use.

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

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

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

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

Parcel Information

Address:	747 W. King Street
Property Owner:	Edakco, LLC
Watauga County PIN:	2900-79-8447-000
Lot size (total):	.480 Acres
Jurisdiction:	Town of Boone
Access:	W. King Street (State maintained)/Howard Street (Town Maintained)
SFHA:	No
Watershed District:	No
Corridor District:	No
NCD:	No
Viewshed:	No
Steep Slope:	No
Transitional Zone:	No
Current Zoning:	B1 Downtown Core, Downtown Boone Local Historic District Overlay

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

Zoning Analysis (B1 Downtown Core)

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

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

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

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

Historic District Analysis

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

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

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

INVENTORY CLASSIFICATION

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

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

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

Inventory Classifications:

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

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

NC: Non-contributing property

VL: Vacant lot

DESIGNATION REPORT/ARCHITECTURAL SURVEY PROPERTY

SUMMARY

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

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

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

This unusual, two-story building with basement has a complex deed and use history. Numerous sources, including past surveys, suggest that the main building was built in 1933, which is false. Located on Lots 4 and 5 of the R. C. Rivers Addition to Boone, the property was the site of the original Watauga Democrat building, which was a similar- sized, two-story, brick building. When the Democrat moved a few dozen yards to the west into a mixed frame and brick, one-story building in 1922, the original building was demolished for a one-story, brick building built on the site in 1925 for the Carolina Wholesale Company, colloquially known as the Carolina Store (Watauga Democrat, October 8, 1925). This building appears to have been demolished in early 1937, when a news item reported that construction of the present building on the site

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

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

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

was underway, and that the new building would “include the site of the ‘Carolina store’” (Watauga Democrat, June 3, 1937).

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

The north elevation of the building in 1937 appeared largely as it does today, except that the original wooden windows have been replaced with metal ones. The north (front) elevation and north portions of the east and west elevations were clearly intended to evoke a Georgian Revival style, particularly as seen in the north slope of the roof (which retains terracotta tile, as originally configured), with its parapeted east and west roofline (coped with terracotta tiles) and the prominent, faux, end chimney stacks with adjoining parapets located at the peak of the north sloping roofline and at the north ends of the east and west elevations. These faux chimney stacks are capped with concrete. The north elevation of the main building features an irregularly cut stone veneer on the first floor. This stone veneer extends at the corners beyond the second floor (most of which is clad in running bond brick) to the roofline on the east and west ends of the elevation, creating the appearance of quoins at the northeast and northwest corners of the building. These quoin elements are capped with square stones. A large stone planter with wooden seat tops extends into the sidewalk in the center of the first floor; this feature was not present in 1937, but an outline of another defined space of similar size was present in the 1937 photo that ran in the newspaper. Plantings were present in this area in 2015 but have been removed to create a seating area in 2019. The roofline features a boxed gutter that projects slightly over the north elevation. The deceit of the Georgian Revival details of the north elevation is revealed by the flat, rubber roof that is hidden by the stepped parapets that descend from the faux chimneys to the rear (south).

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

As seen at the time of the initial survey, the south elevation of the 1945 rear addition has two former garage bays with concrete lintels at the basement level. The west bay has been filled with a double, aluminum door with narrow, two-light sidelights set in a wooden frame. The east bay remains a garage bay with a vinyl, roll-up door, although it appears to have replaced an area with a narrow window near its east end, as suggested by a short, rowlock lintel above the concrete lintel at that location. Between the garage bays, a metal, fire escape ladder rises

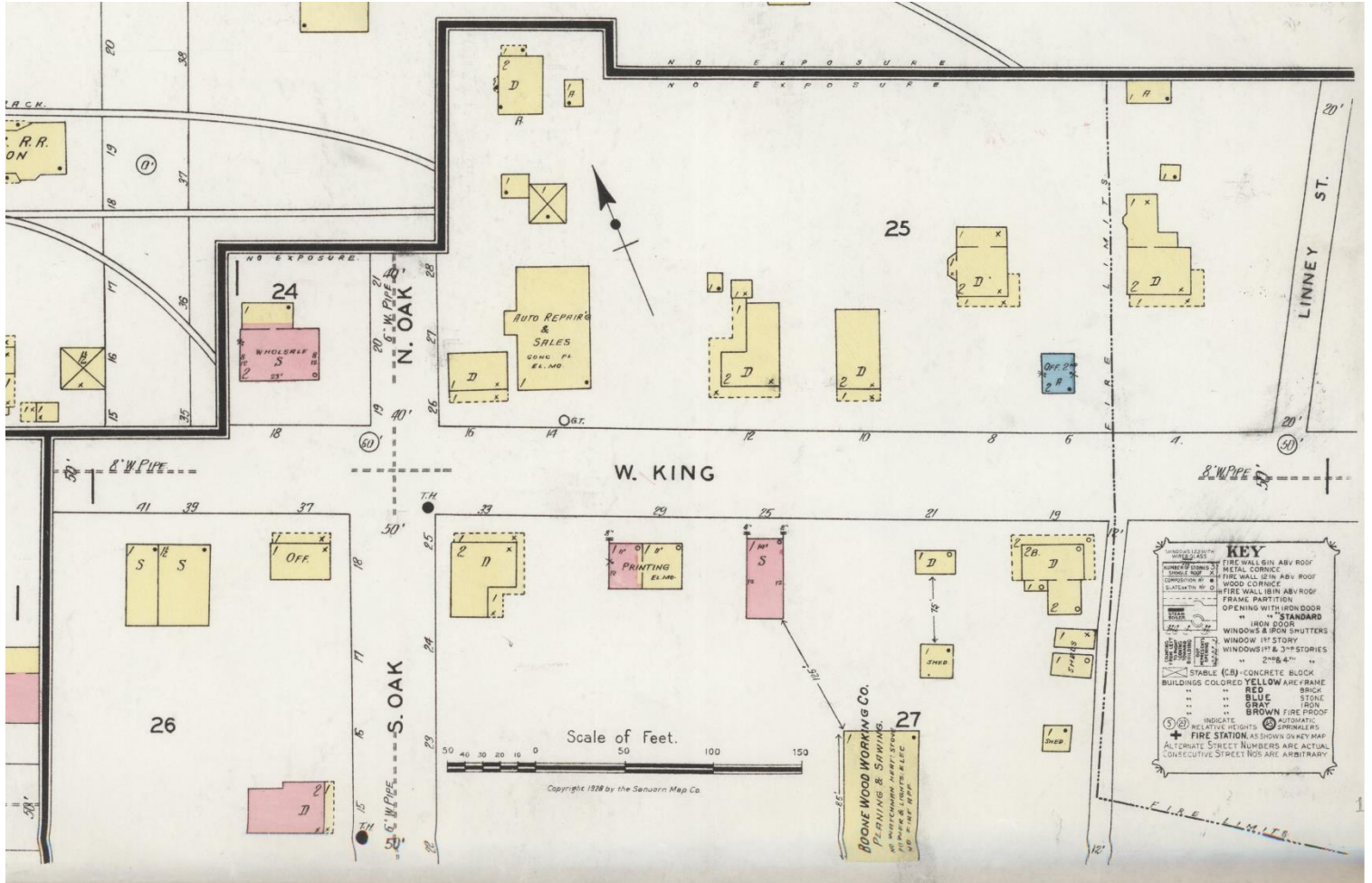
to a first floor fire escape landing in front of a single, steel door with an upper light, then extends again at the right of the door to the roof. This doorway (which is set in a wooden frame) is flanked to either side by large, symmetrically spaced window piercings with rowlock sills. The west window piercing has been filled with a large fan unit surrounded by plywood, while the east window is a six-over-six, double-hung sash, wooden window ill-fitted to a wooden frame. The rear of the building was not resurveyed following the recent renovations, so it is not known if any changes have been made.

SANBORN FIRE INSURANCE MAPS FROM THE LIBRARY OF CONGRESS

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

[illegible]

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



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

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

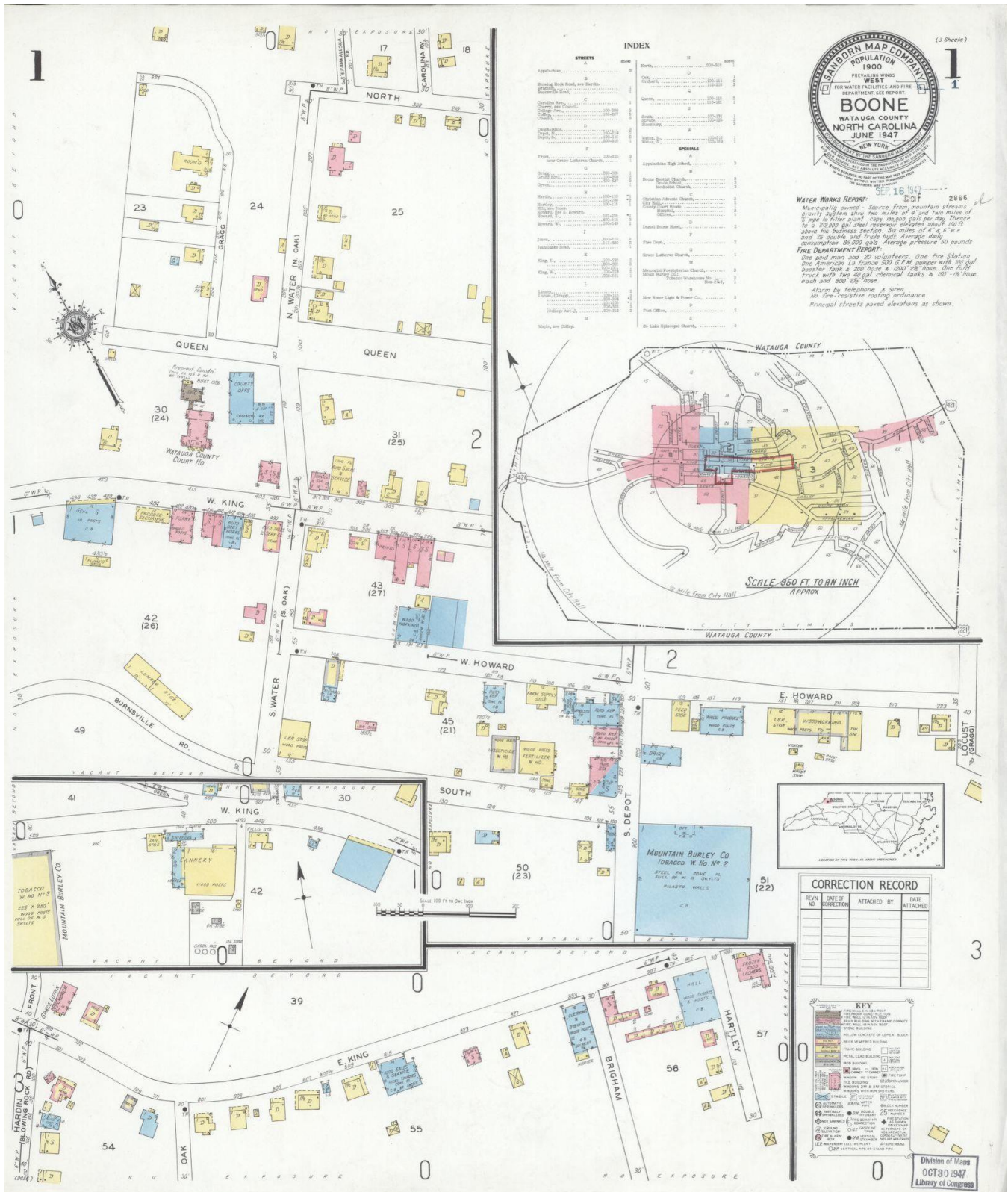
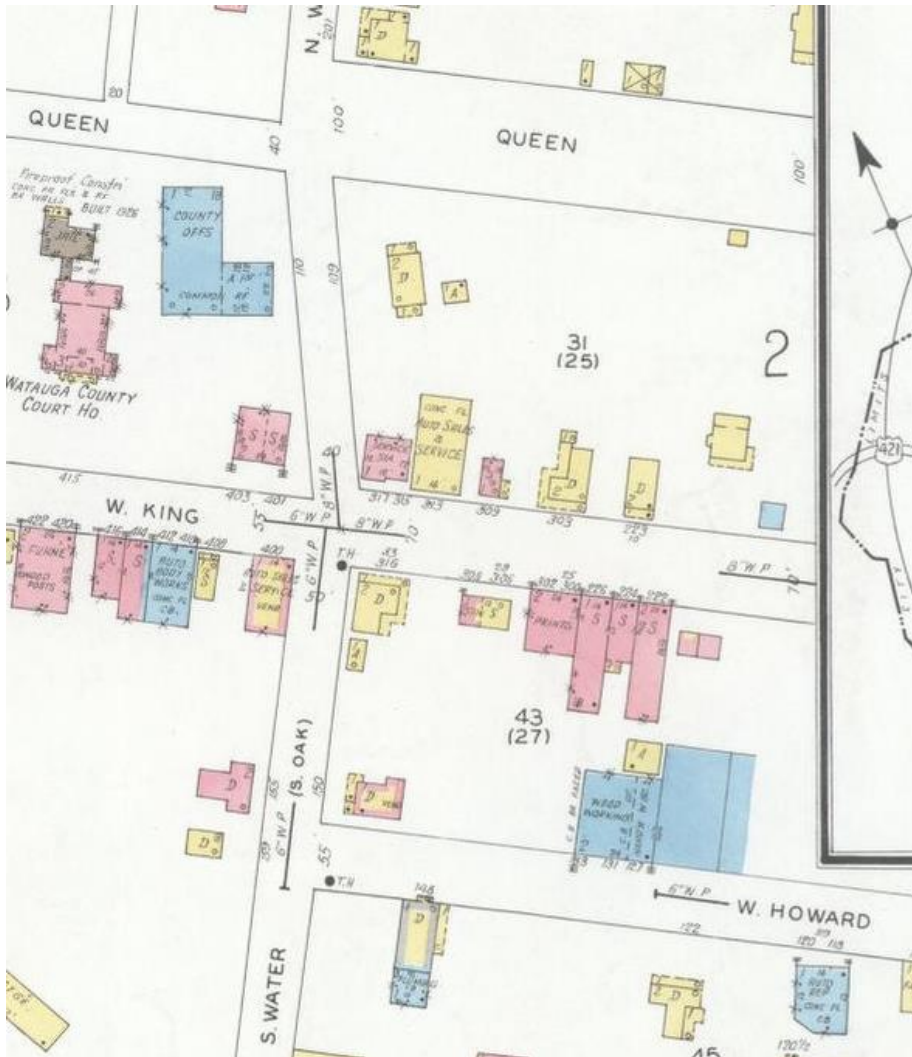


Figure 2. Sanborn Fire Insurance Map from Boone, Watauga County, North Carolina. Sanborn Map Company, Jun, 1947. Map. https://www.loc.gov/item/sanborn06383_002/. Digital Id http://hdl.loc.gov/loc.gmd/q3904bm.q3904bm_q063831947.



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

DESIGN STANDARDS

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

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

Storefronts, Upper Facades, Side Elevations, and Rear Elevations

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

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

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

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

...

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

...

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

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

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

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

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

...

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

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

Masonry

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

commercial properties feature chimneys, arches, quoins, lintels, sills, cornices, corbelling, and pediments that are all essential to the historic character of the building in question.

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

...

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

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

Windows, Doors, and Awnings

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

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

- 6.1** The pattern, arrangement, location, size, and shape of windows and doors contribute significantly to a building’s historic character, and their consistency within the district helps unify the buildings in context to one another. For this reason, it is always preferable to repair damaged windows and doors rather than replacing them. Furthermore, it is imperative that the fenestration pattern of the door and window openings on the building and of the doors and windows themselves (muntin width, number of lights per sash, etc.) be maintained when repairs to or replacement of elements is underway. It is never

appropriate to introduce new features, such as vents, bays, windows, or door openings, in exterior walls if they diminish the historic character of the wall or damage historic materials.

- 6.2 Whenever possible, the original window and door hardware should be preserved and maintained, as these components are also vital elements of historic properties.
 - 6.3 Whenever possible, other original window and door elements, such as sashes, glass, sills, frames, casings, weather-stripping, lintels, architraves, surrounds, and shutters, should be repaired rather than replaced. This includes sidelights and fanlights on both doors and windows, which are vital architectural elements that help identify the style and period of a particular property. Snap-in muntins are not historically accurate and should always be avoided.
 - 6.4 Unless restoring the appearance of a building to its original, historic context, the pattern, arrangements, and dimensions of doors and windows on principal elevations should be retained. On tertiary elevations not visible from the street, new door or window openings should be proportionate to existing ones and include matching design elements.
 - 6.5 Reflective or tinted glass is not historically accurate to the District or its historic properties and should never be used. Property owners whose buildings already possess reflective or tinted glass should endeavor to replace this glass with materials that are more historically appropriate to their building and the District.
- ...
- 6.16 New construction, additions, and renovations to existing historic buildings or properties within historic districts should maintain established proportions and spacing of window and door openings.

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

Entrances, Porches, and Balconies

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

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

- 8.1 Entrances, porches, and balconies, as used in this section, include front (primary elevation), side (secondary elevation), and rear (tertiary elevation) porches, mudrooms, porticos, sleeping porches,

balconies, pergolas, terraces, widow's walks, and entrances. Components of porches include steps, balustrades, columns, trellises, skirt boards, fascias, brackets, and various ornamental details. Most original porches and balconies were built with a slight pitch away from the residence to facilitate the runoff of rainwater.

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

...

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

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

Utilities and Energy Retrofit

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

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

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

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

Accessibility, Health, and Safety Considerations

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

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

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

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

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

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

Additions to Existing Buildings

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

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

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

New Construction of Commercial Buildings within the District

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

...

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

...

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

Streetscapes

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

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

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

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

Landscapes and Ecologically Sensitive Areas

...

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

...

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

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

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

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

Fences and Garden Walls

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

CONFORMITY TO ADOPTED PLANS

COMPREHENSIVE PLAN UPDATE

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

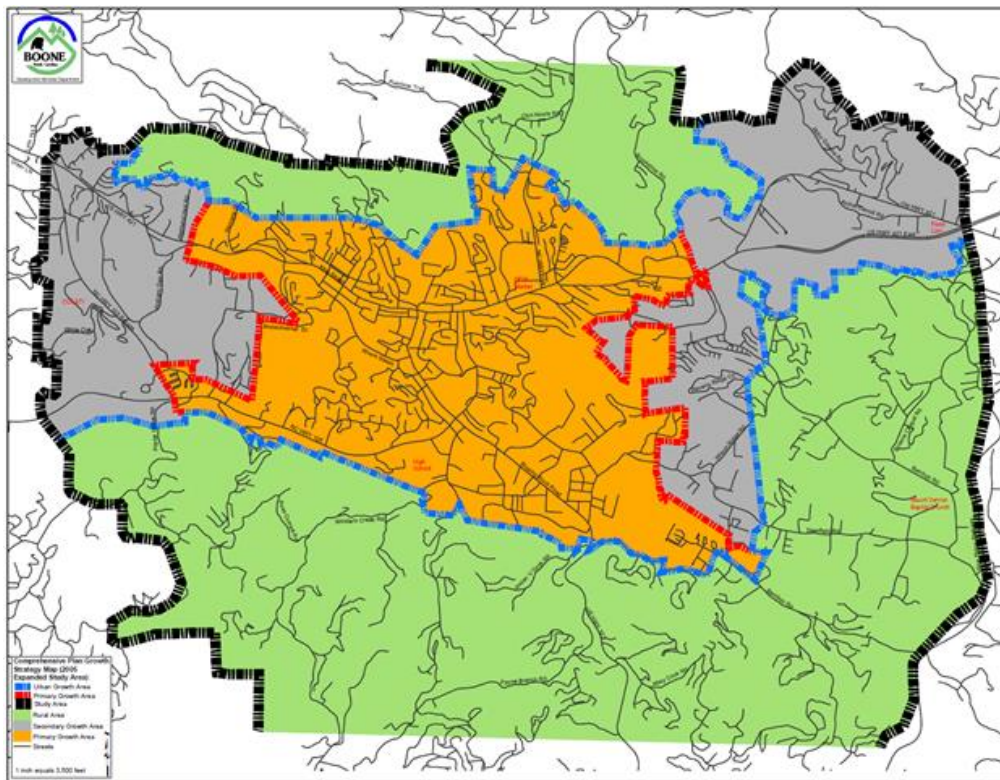
Downtown: Support and enhance the cultural and historic significance of downtown Boone, and affirm its appealing, pedestrian orientation.

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

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

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

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



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

Staff has reviewed land use and comprehensive plan policies, and listed those policies which in staff's opinion have a bearing on the request. The Board should review these policies carefully. Each member may make his or

her own interpretation as to the relevance of each and which carry the most weight thereby shaping their overall recommendation.

2.1 THE ECONOMY (p. 19)

- A. The Town shall protect and enhance a high quality of life, image, cultural amenities, and natural beauty as the most effective, long-term component of an economic development strategy.
- B. New and expanding industries and businesses shall be encouraged which: 1) diversify the local economy, 2) train and use a skilled labor force and 3) increase area residents' incomes.
- C. The Town shall encourage the development of a well-balanced tourism trade as a primary element of the area's economic future. Investments in services, facilities, and proper growth management shall be employed in furtherance of this objective.
- D. Economic development efforts shall encourage the revitalization and reuse of currently unused or underutilized structures, sites and infrastructure in appropriately located areas.
- E. The Town shall encourage a public service and regulatory environment conducive to business recruitment and expansion, while at the same time enhancing the area's physical and human resources.
- F. New firms and expanding businesses that complement the natural resources and beauty of the region shall be especially recruited and encouraged.
- G. The Town shall support the development of new business parks.
- H. The Town shall promote coordination of economic development resources with the appropriate institutions and agencies. Regional coordination and interaction among areas with a shared economic interest shall be encouraged.
- I. Small business start-ups, expansions and spin-offs shall be encouraged. The presence of ASU and Caldwell Community College and Technical Institute shall be recognized as a necessary and important resource for area businesses.
- J. Appropriate educational and training programs shall be encouraged to help local residents, especially those unemployed and underemployed, take advantage of business expansion and to develop new skills.
- K. Boone shall identify and provide services consistent with the needs of the area's growing retiree population.

2.1.5 Downtown

- A. A compatible design character for the downtown area, drawing upon the locality's original High-Country small-town features, shall be identified, reinforced and supported to put forth a quality image and sense of place.
- B. The Town, in concert with the downtown property owners and merchants, shall encourage public and private efforts to develop and publicize adequate and appropriately designed off-street parking lots in the downtown area.
- C. A variety of mutually compatible and supportive mixed uses shall be encouraged in the downtown area.
- D. Public and private developments shall be encouraged to incorporate local artistry into public and semi-public spaces downtown.
- E. Public and private development decisions in the downtown area shall exhibit a special concern for maintaining the intensive, pedestrian oriented character of the district.

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

2.3 THE COMMUNITY (p. 60).

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

2.3.2 Community Character (p. 67)

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

2.3.4 Public Involvement

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

Conditions of Approval

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

- Where there is a conflict between the application information and the plans (April 26, 2023), the plans control. Insignificant deviations may be permitted to comply with the requirements of the UDO.
- Any commitments and representations concerning the proposed exterior modification made by the applicant or its (his or her) representatives at the public hearing shall also become a condition of the permit, and a basis for a stop work order and/or permit revocation if violated.
- The applicant shall submit the necessary applications, plans, details and specifications which meet the requirements of the Town Code, UDO, Building Code and any other applicable codes for review and approval necessary to issue Zoning and Building Permits.

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

1. Condition (as warranted) ...

Historic Preservation Commission Procedure

Congruity with the historic district

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

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

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

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

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



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

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



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

Cropped Image to Critcher Building



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

Cropped Image to Ransom Building



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

Cropped Image to Ransom Building

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

Cropped Image to Critcher Building





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

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



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

Cropped Image to Critcher Building



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

Cropped Image to Rivers Printing