Historic Preservation Commission

Regular Meeting

~ Agenda ~

,
http://www.townofboone.net/

Jane Shook
828-268-6960

Tuesday, April 2, 2024 **3:00 PMPlanning and Inspections Conference Room**

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

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

I. Call to Order

II. Adoption of Agenda

III. Public Comment

IV. Case A24-0063 Watauga County TDA - COA

Exhibit 1: Case A24-0063 Watauga County TDA - Application

Exhibit 2: Case A24-0063 Watauga County TDA - Project Narrative

Exhibit 3: Case A24-0063 Watauga County TDA - Site Plans

Exhibit 4: Case A24-0063 Watauga County TDA - Encroachment Agreement

Exhibit 5: Case A24-0063 Watauga County TDA - Project Narrative & Existing Conditions Photos

Exhibit 6: Case A24-0063 Watauga County TDA - Applicant Addressing Section 6 Design Standards

Exhibit 7: Case A24-0063 Watauga County TDA - Staff Report

V. Case A24-0127 Goofyfoot Taproom - COA

Exhibit 1: Case A24-0127 Goofyfoot Taproom - Application

Exhibit 2: Case A24-0127 Goofyfoot Taproom - Elevations & Facade Plan

Exhibit 3: Case A24-0127 Goofyfoot Taproom - Site Plans

Exhibit 4: Case A24-0127 Goofyfoot Taproom - Staff Report

VI. Case A24-0128 Qualls Block - COA

Exhibit 1: Case A24-0128 Qualls Block - Application

Exhibit 2: Case A24-0128 Qualls Block - Historical Analysis & Photos

Exhibit 3: Case A24-0128 Qualls Block - Elevations & Tenant Upfit Rendering

Exhibit 4: Case A24-0128 Qualls Block - Staff Report

VII. Dana Folk Way Update

Dana Folk Way - Plaque Honoring Dana Folk - Draft Text

VIII. Other Discussion

IX. Adjournment

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

PLEASE READ THE ENTIRE APPLICATION PACKAGE

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

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

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

Historic Preservation Commission Information

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

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

Communication: Exhibit 1: Case A24-0063 Watauga County TDA - Application (Case A24-0063 Watauga County TDA - COA)

Certificate of Appropriateness for Major Work

Town of Boone Planning & Inspections Department
680 W. King Street, Suite C ◆ Boone, North Carolina 28607
Phone (828) 268-6960 ◆ Fax (828) 268-6961 ◆ Email: planning@townofboone.net ◆ www.townofboone.net

A. Required to be Submitted at Time of Application

Note: A pre-application meeting is required prior to application submittal.
Failure to provide the required information will delay the review and scheduling of the requested hearing.

- ☐ Digital copies of all paper submittal documents (may be emailed to planning@townofboone.net)
- ☐ Four paper copies of complete site plans meeting the requirements of Town of Boone Unified Development Ordinance (UDO), including UDO Appendix A (max. size 30" x 42")
- ☐ Information in compliance with the Supplemental Checklist on Page 4
- ☐ Property Owner Authorization. If you are not the property owner, you will need to provide documentation of property owner authorization to apply for this permit. You may have the property owner sign this application (Section L), or the property owner can provide a written and signed authorization that clearly states they are authorizing the applicant to submit this application.

Permit Fee (See Planning & Inspections Fee Schedule). Each application is allowed two (2) reviews. The 1st review of the submitted information and a 2nd review if revisions or supplemental information is required based upon the 1st review. Each subsequent review after the 2nd review will be charged at 50% of the original fees charged for the application. These fees shall be paid at the time of resubmittal.

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

Date of requested hearing: _____

C. Property Information

Street Address: 171 Grand Blvd, Boone, NC

Watauga County Parcel Identification Number: 2900-89-6350-000

Existing Zoning District(s): Town of Boone

Total Land Area: .48 Acres

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

If yes, describe: _____

D. Applicant Information

Name: VPC Builders, LLC

Complete Mailing Address (Street, City, Zip): 2059 Tynecastle Hwy, Banner Elk, NC 28607

Phone Number: 828-295-0707

Email Address: jmattar@vpcbuilders.com

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

E. Property Owner Information

Name: Watauga County District U Tourism Development Auth

Complete Mailing Address (Street, City, Zip): 171 Grand Blvd, Boone, NC

Phone Number: 828-266-1345

Email Address: Wright Tilley <wtilley@exploreboone.com>

F. Landmark/District Information

District/Landmark Name: Unknown

Communication: Exhibit 1: Case A24-0063 Watauga County TDA - Application (Case A24-0063 Watauga County TDA - COA)

Period of Significance: 1940's

G. Project Details

Project Cost: $ 100,000.00 $

Project Type:

☐ New Construction ☒ Renovation ☐ Landscaping

☐ Moving Structure ☐ Demolition

H. Design Professional Information

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

Name: Mike Trew

Company: Municipal Engineering

Complete Mailing Address (Street, City, Zip): 820-B State Farm Rd, Boone, NC 28607

Phone Number: 828-262-1767

Email Address: mtrew@mesco.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.

Jordan Mattar (VPC Builders, LLC)		1-24-24
Applicant (Print)	**Applicant (Signature)**	**Date**
Matthew Vincent (Wata Co. District U Tourism Authority Chair)		1-24-24
Property Owner (Print)	**Property Owner (Signature)**	**Date**

Official Use Only

Communication: Exhibit 1: Case A24-0063 Watauga County TDA - Application (Case A24-0063 Watauga County TDA - COA)

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

Public Hearing Meeting Date: _____

Date of APO Mailed Notification: _____

Date of Posted Notification: _____

Request Approved: ❑ Yes ❑ No

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

COA for Major Work Supplemental Checklist

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

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

Communication: Exhibit 1: Case A24-0063 Watauga County TDA - Application (Case A24-0063 Watauga County TDA - COA)

PROJECT NARRATIVE:

TOURISM DEVELOPMENT AUTHORITY
171 Grand Boulevard, Boone NC

The Tourism Development Authority (TDA) has purchased the old Legal Aid building on the corner of Grand Boulevard Queen Street for their new office. Following is a description of the improvements they plan to make to the site:

Parking:
Currently the site has two parking areas. The first is a horseshoe layout that goes around the back of the building and connects to both Grand Boulevard and Queen Street. This upper parking lot is an odd shape that includes a random landscaped island in the middle of it as well as an handicap space that only serves the basement level. We decided to make the parking lot one way with the entrance coming off Grand Boulevard, since it is closer to downtown therefore more welcoming, and the exit onto Queen Street.

The lower parking lot has historically been rented out to other agencies in downtown but the TDA has no plans to continue this but rather plans to use it for their clients and for Board Meetings when their parking demand is high.

Both parking lots are in dire need of repaving. Since they will be repaved, they plan to regrade them both to provide better drainage.

A new handicap space is proposed off of Queen Street that will be much more accessible to the first floor of the building where their main offices will be located.

Drainage:
Currently there is minimal stormdrainage infrastructure on site. Both parking lots drain to the south onto adjoining properties (Town of Boone Jones House and the Mast Store/Lost Province parking lot).

In an attempt to ameliorate this the lower parking lot will be regraded when it is repaved so that it drains out to Queen Street where there is a paved ditch leading to a drop inlet at the corner of Queen and Depot Streets.

The upper parking lot's runoff is planned to be directed to a new catch basin and outlet into an innovative level spreader along the southern property line to avoid concentrated flow onto adjacent properties. In conjunction to this the upper portion of the parking lot is planned to be regraded to sheet flow off into the wooded area to spread out the runoff and increase infiltration.

Landscaping:
Although the project does not trigger the Tier that requires a Landscape Plan and the subject property is zoned B-1 and does not require landscaping the TDA asked us to prepare a landscape plan. Their goal is a simple design that does not hide the building but rather compliments it. Following is what we have proposed to meet those goals:

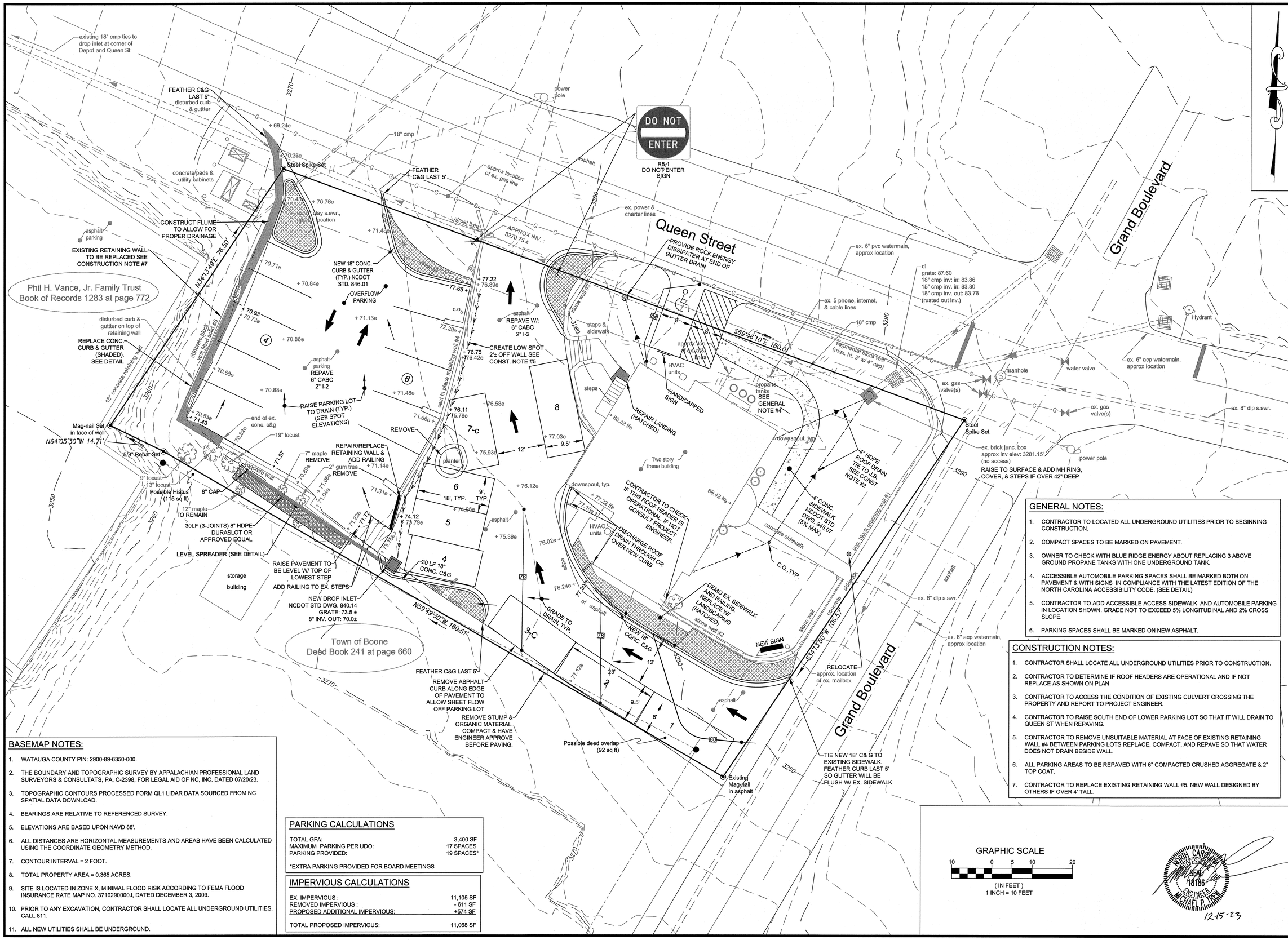
- We've added a red oak on the corner to replace the large tree that was once there.

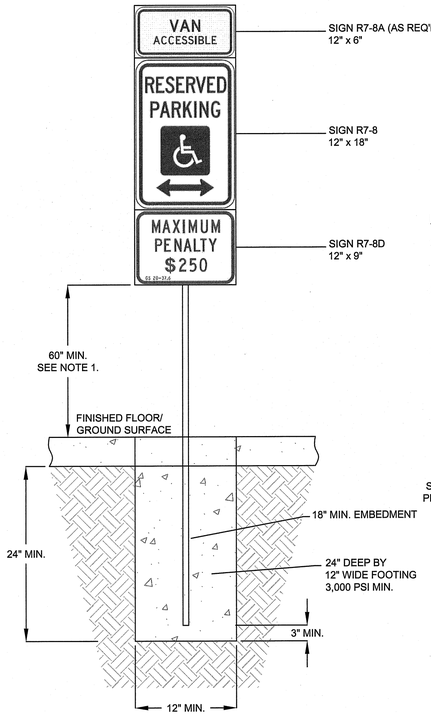
Communication: Exhibit 1: Case A24-0063 Watauga County TDA - Application (Case A24-0063 Watauga County TDA - COA)

- Sourwoods have been shown in reclaimed impervious areas to mark that access points on Queen Street.
- Since the utilities are located on the north side of the building fronting Queen Street, we've added a row of Doghobbles to screen them.
- Three Kousa Dogwood and one Japanese Maple trees have been added on the perimeter of the upper parking lot to give it some color and shading.
- We did not want to plant anything that would block the view of the existing rock retaining wall at the entrance off Grand Boulevard in the location of the reclaimed green area so we specified Creeping Juniper.
- To add color and vegetation to the south side of the lower floor we called out for a mix of Doghobbles and Golden Mop Cyprus.

Impervious Surfaces:
Even with adding the new handicap parking space and sidewalk we were able to reduce the total imperviousness of the property by adding islands in the parking lots where we specified trees be planted. Also, since we designated one-way traffic in the upper parking lot it allowed us to take out some of the unused impervious surfaces and replace them with landscaping.

Communication: Exhibit 1: Case A24-0063 Watauga County TDA - Application (Case A24-0063 Watauga County TDA - COA)

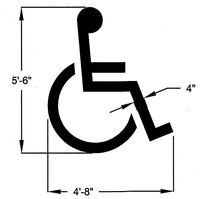

existing 18" cmp ties to drop inlet at corner of Depot and Queen St
FEATHER C&G LAST 5' disturbed curb & guttter
3270
+ 69.24e
70.36e
Steel Spike Set
concrete pads & utility cabinets
18" cmp
power pole
DO NOT ENTER
R5-1 DO NOT ENTER SIGN
asphalt
approx location of ex. gas line
FEATHER C&G LAST 5'
3280
ex. power & charter lines
Queen Street
Grand Boulevard
PROVIDE ROCK ENERGY DISSIPATER AT END OF GUTTER DRAIN
APPROX INV. : 3270.75 ±
70.43e
+ 70.78e
ex. 5' dia. s.swr., inlet location
+ 71.44e
CONSTRUCT FLUME TO ALLOW FOR PROPER DRAINAGE
asphalt parking
EXISTING RETAINING WALL TO BE REPLACED SEE CONSTRUCTION NOTE #7
N34°13'49"E 76.50'
Phil H. Vance, Jr. Family Trust Book of Records 1283 at page 772
NEW 18" CONC. CURB & GUTTER (TYP.) NCDOT STD. 846.01
+ 70.71e
+ 70.84e
OVERFLOW PARKING
+ 77.22
+ 76.89e
77.65 +
72.62e +
stone wall #3
3290
steps & sidewalk
ex. 6" pvc watermain, approx location
di
grate: 87.60
18" cmp inv: in: 83.86
15" cmp inv. in: 83.80
18" cmp inv. out: 83.76
(rusted out inv.)
ex. 5 phone, internet, & cable lines
18" cmp
3290
segmental block wall (max. ht. 3' w/ 4" cap)
Hydrant
ex. 6" acp watermain, approx location
S69°46'10"E 180.01'
disturbed curb & guttter on top of retaining wall
REPLACE CONC. CURB & GUTTER (SHADED). SEE DETAIL
18" concrete retaining wall
concrete block wall filled solid #5
3270
3260
+ 70.93
+ 70.73e
+ 70.86e
+ 70.68e
asphalt parking
REPAVE 6" CABC 2" I-2
CREATE LOW SPOT 2's OFF WALL SEE CONST. NOTE #5
+ 76.75
+ 76.42e
cast in place retaining wall #4
72.29e +
asphalt
REPAVE W/: 6" CABC 2" I-2
+ 71.13e
+ 70.88e
+ 71.48e
RAISE PARKING LOT TO DRAIN (TYP.) (SEE SPOT ELEVATIONS)
+ 70.53e
+ 71.43
end of ex. conc. c&g
70.62e
19" locust
Mag-nail Set in face of wall
N64°05'30"W 14.71'
5/8" Rebar Set
9" locust
13" locust
Possible Hiatus (115 sq ft)
8" CAP
12" maple TO REMAIN
7" maple REMOVE
2" gum tree REMOVE
REPAIR/REPLACE RETAINING WALL & ADD RAILING
+ 71.14e
REMOVE
+ 76.11
+ 75.78e
7-c
+ 75.93e
planter
6
18', TYP.
9', TYP.
+ 74.96e
5
+ 74.12
73.79e
4
20 LF 18" CONC. C&G
+ 71.57
+ 70.69e
+ 71.06e
+ 71.04e
+ 71.31e +
+ 71.22e
+ 71.77
+ 73.09e
concrete wall
3250
3260
30LF (3-JOINTS) 8" HDPE DURASLOT OR APPROVED EQUAL
LEVEL SPREADER (SEE DETAIL)
storage building
RAISE PAVEMENT TO BE LEVEL W/ TOP OF LOWEST STEP
ADD RAILING TO EX. STEPS
NEW DROP INLET NCDOT STD DWG. 840.14 GRATE: 73.5 ± 8" INV. OUT: 70.0±
N59°49'30"W 160.51'
Town of Boone Deed Book 241 at page 660
3270
FEATHER C&G LAST 5'
REMOVE ASPHALT CURB ALONG EDGE OF PAVEMENT TO ALLOW SHEET FLOW OFF PARKING LOT
REMOVE STUMP & ORGANIC MATERIAL. COMPACT & HAVE ENGINEER APPROVE BEFORE PAVING.
Possible deed overlap (92 sq ft)
Existing Mag-nail in asphalt
TIE NEW 18" C& G TO EXISTING SIDEWALK. FEATHER CURB LAST 5' SO GUTTER WILL BE FLUSH W/ EX. SIDEWALK
RELOCATE approx. location of ex. mailbox
NEW SIGN
S34°13'50"W 106.57'
3280
Grand Boulevard
ex. 6" acp watermain, approx location
ex. 8" dip s.swr.
manhole
water valve
ex. gas valve(s)
ex. gas valve(s)
ex. 8" dip s.swr.
Steel Spike Set
ex. brick junc. box approx inv elev: 3281.15' (no access)
RAISE TO SURFACE & ADD MH RING, COVER, & STEPS IF OVER 42" DEEP
power pole
3290
4" HDPE ROOF DRAIN TIE TO I.B. SEE CONST. NOTE #2
4' CONC. SIDEWALK NCDOT STD DWG. 848.07 (5% MAX)
88.42 ffe +
concrete sidewalk
C.O. TYP.
seg. block retaining wall #1
asphalt
ex. 8" dip s.swr.
DEMO EX. SIDEWALK AND RAILING. REPLACE W/ LANDSCAPING (HATCHED)
stone wall #2
concrete sidewalk
stone wall
HVAC units
DISCHARGE ROOF DRAIN THROUGH OR OVER NEW CURB
CONTRACTOR TO CHECK IF THIS ROOF HEADER IS OPERATIONAL. IF NOT, CONSULT PROJECT ENGINEER.
downspout, typ.
+ 77.22 ffe
77.10e +
+ 76.12e
76.02e +
76.24e +
71.58e +
edge of asphalt
GRADE TO DRAIN, TYP.
NEW 18" CONC. C&G
12'
23'
9.5'
8'
7
2
3-C
3280
asphalt
steps
HVAC units
propane tanks SEE GENERAL NOTE #4
HANDICAPPED SIGN
REPAIR LANDING (HATCHED)
+ 86.32 ffe
+ 77.03e
9.5'
12'
8
downspout, typ.
Two story frame building
asphalt
REPAVE W/: 6" CABC 2" I-2
+ 76.58e
71.66e +
+ 75.39e
+ 71.12e
+ 71.14e
+ 71.00e
+ 71.04e
+ 71.08e
+ 71.57
+ 71.22e
+ 71.77
+ 73.09e
3250
3260
3270
3280
3290
3270
3260
3250
3280
3290
3270
3280
3290
3270
3280
3290
3270



SIGN POST

NOTES:

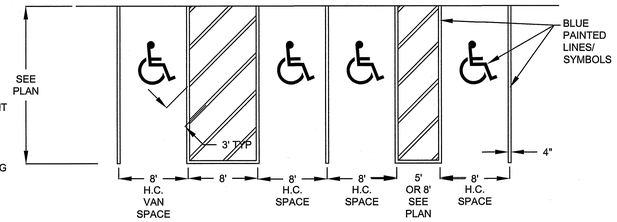
1. SIGNS SHALL BE 60 INCHES MINIMUM ABOVE THE FINISH FLOOR OR GROUND SURFACE MEASURED TO THE BOTTOM OF THE SIGN.
2. REFER TO MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, (MUTCD) U.S. DEPARTMENT OF TRANSPORTATION AND NORTH CAROLINA DEPARTMENT OF TRANSPORTATION SUPPLEMENT.
3. IF ACCESSIBLE ROUTE IS A RAISED SIDEWALK AREA, THEN RAMPS ARE REQUIRED AT LOADING ZONE AREA.



HANDICAP SYMBOL

NOTE:

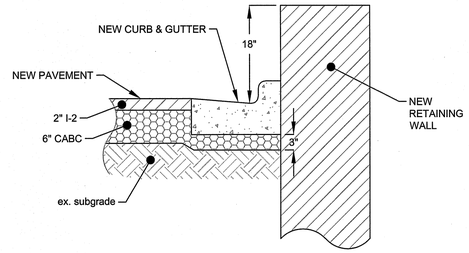
PAINT SYMBOL BELOW ONTO PAVED SURFACE WITH 2 COATS OF BLUE PAINT



PLAN

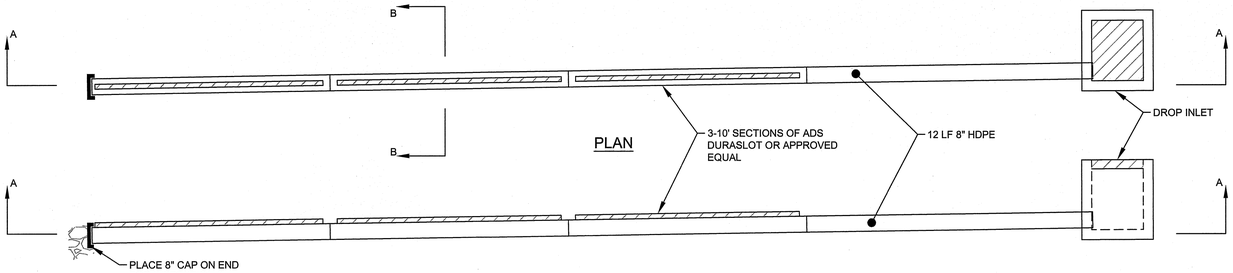
TYPICAL ACCESSIBLE PARKING LAYOUT & SIGNAGE

NOT TO SCALE

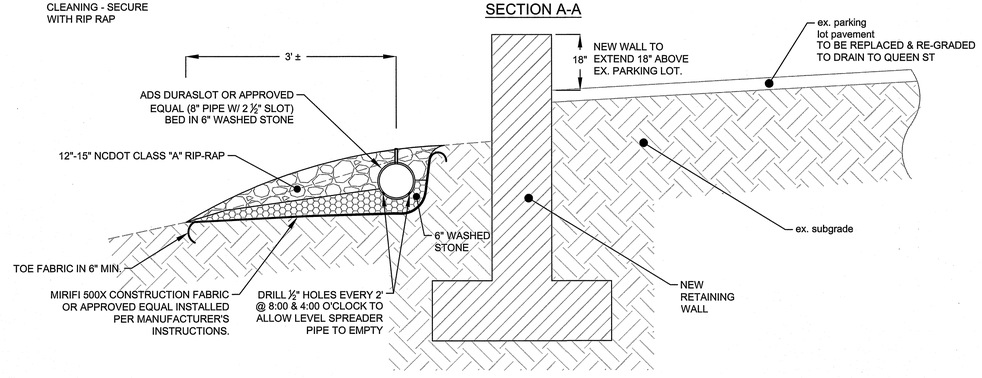


CURB & GUTTER & RETAINING WALL REPLACEMENT AT RET. WALL #5

NOT TO SCALE



SECTION A-A



SECTION B-B

LEVEL SPREADER

NOT TO SCALE

NORTH CAROLINA
PROFESSIONAL
SEAL
18186
ENGINEER
MICHAEL P. TRIPP

12-15-23

MUNICIPAL ENGINEERING, INC.
68 SHIPWASH DRIVE, GARNER, NC 27529 - PHONE: 919-772-5393
820-B STATE FARM ROAD, BOONE, NC 28607 - PHONE: 828-262-1767
LICENSE NUMBER: F-0812 & C-586

SITE IMPROVEMENTS
TDA
171 GRAND BLVD
BOONE, NORTH CAROLINA

DATE	BY	REV.	DESCRIPTION

DETAILS

SCALE:	AS SHOWN
DATE:	12-15-23
DRWN. BY:	SGJ
CHKD. BY:	MPT
PROJECT NUMBER	B23062.3
DRAWING NO.	C-2
SHEET NO.	2 OF 3

Communication: Exhibit 1; Case A24-0063 Watauga County TDA - Application (Case A24-0063 Watauga County TDA - COA)

GENERAL LANDSCAPE NOTES :

1. NO STORAGE OF MATERIALS, DUMPING OF WASTE MATERIALS, FILL OR PARKING OF EQUIPMENT SHALL BE ALLOWED WITHIN PROTECTED TREE AREAS, EITHER DURING CONSTRUCTION OR AFTER COMPLETION.
2. INSTALLER IS TO USE THE NUMBER SPECIFIED ON THE PLANT LIST, ACTUAL PLANTS SHOWN ON THE PLAN ARE FOR GRAPHIC REPRESENTATION ONLY.
3. ALL LANDSCAPED AREAS SHALL RECEIVE 8" MIN. (LOOSE) TOPSOIL.
4. ALL NEW LIGHT POLES SHALL BE A MINIMUM OF 10' FROM EXISTING OR PROPOSED TREE PLANTINGS.

	COMMON NAME	SCIENTIFIC NAME	QTY.	CALIPER	HEIGHT
TREES - DECIDUOUS					
	RED OAK	Quercus rubra	1	2-1/2"	12-14'
	SOURWOOD	OXYDENDRUM ARBOREUM	3	1"	8'
	KOUSA DOGWOOD	CORNUS KOUSA	3	1"	8'
	JAPANESE MAPLE	ACER PALMATUM	1	1"	8'
SHRUBS					
	DOGHOBBLE	LEUCOTHOE FONTANESIANA	14	-	18"
	GOLD MOP CYPRUS	CHAMAECYPARIS PISIFER 'GOLDEN MOP'	5	-	18"
GROUND COVER					
	CREEPING JUNIPER	JUNIPERUS HORIZONTALIS	-	-	-

BASEMAP NOTES:

1. WATAUGA COUNTY PIN: 2900-89-6350-000.
2. THE BOUNDARY AND TOPOGRAPHIC SURVEY BY APPALACHIAN PROFESSIONAL LAND SURVEYORS & CONSULTATS, PA, C-2398, FOR LEGAL AID OF NC, INC. DATED 07/20/23.
3. TOPOGRAPHIC CONTOURS PROCESSED FORM QL1 LIDAR DATA SOURCED FROM NC SPATIAL DATA DOWNLOAD.
4. BEARINGS ARE RELATIVE TO REFERENCED SURVEY.
5. ELEVATIONS ARE BASED UPON NAVD 88'.
6. ALL DISTANCES ARE HORIZONTAL MEASUREMENTS AND AREAS HAVE BEEN CALCULATED USING THE COORDINATE GEOMETRY METHOD.
7. CONTOUR INTERVAL = 2 FOOT.
8. TOTAL PROPERTY AREA = 0.365 ACRES.
9. SITE IS LOCATED IN ZONE X, MINIMAL FLOOD RISK ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NO. 3710290000J, DATED DECEMBER 3, 2009.
10. PRIOR TO ANY EXCAVATION, CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES. CALL 811.
11. ALL NEW UTILITIES SHALL BE UNDERGROUND.

GRAPHIC SCALE

10 0 5 10 20

(IN FEET)
1 INCH = 10 FEET

MUNICIPAL ENGINEERING, INC.
68 SHIPWASH DRIVE, GARNER, NC 27529 - PHONE: 919-772-5393
820-B STATE FARM ROAD, BOONE, NC 28607 - PHONE: 828-262-1767
LICENSE NUMBER: F-0812 & C-586

SITE IMPROVEMENTS
TDA
171 GRAND BLVD
BOONE, NORTH CAROLINA

DATE	BY	REV.	DESCRIPTION

LANDSCAPE PLAN

SCALE:	AS SHOWN
DATE:	12-15-23
DRWN. BY:	SGJ
CHKD. BY:	MPT
PROJECT NUMBER	B23062.3
DRAWING NO.	C-3
SHEET NO.	3 OF 3

NORTH CAROLINA PROFESSIONAL SEAL 18186 ENGINEER MICHAEL P. TREW
12-15-23

Communication: Exhibit 1: Case A24-0063 Watauga County TDA - Application (Case A24-0063 Watauga County TDA - COA)

STATE OF NORTH CAROLINA
COUNTY OF WATAUGA

ENCROACHMENT AGREEMENT

THIS ENCROACHMENT AGREEMENT is made and entered into this the 10TH day of January, 20 24, by and between the TOWN OF BOONE, party of the first part; and Watauga County TDA, party of the second part.

W-I-T-N-E-S-S-E-T-H

THAT WHEREAS, the party of the second part desires to encroach on public land designated as (CHOOSE ONE) a public sidewalk/public street/public park/public land (hereinafter referred to as the "public land") located at: the corner of Queen Street & Grand Boulevard with the following: a portion of a van accessible handicap parking space and gurb & gutter (Hereinafter referred to as "the encroaching facility", see attached site plan for details); and

WHEREAS, it is to the material advantage of the party of the second part to effect this encroachment, and the patty of the first part, in the exercise of authority conferred upon it by statute and ordinance, is willing to permit the encroachment on public land, subject to the conditions of this agreement;

NOW, THEREFORE, IT IS AGREED that the party of the first part hereby grants to the party of the second part the right and privilege to make this encroachment upon the following conditions, to wit:

That the party of the second part complies with all pertinent provisions of the North Carolina State Building Code, the Town of Boone Unified Development Ordinance and Town of Boone Municipal Code, and such other laws, regulations and ordinances which might apply;

That the said party of the second part binds and obligates itself, its successors and assigns, to install and maintain the encroaching facility in such safe and proper condition that it will not interfere with or endanger travel upon said public land, nor obstruct nor interfere with the proper maintenance thereof, to reimburse the party of the first part for the costs incurred for any repairs or maintenance to its roadways, sidewalks and other structures resulting from the installation and existence of the encroaching facility of the party of the second part, and if at any time the party of the first part shall require the removal of or changes in the location of the encroaching facility, that the said party of the second part binds itself, its successors and assigns, to promptly remove or alter the said encroaching facility in order to conform to the said requirements of the party of the first part, without any cost to the party of the first part.

That the party of the second part agrees to provide during construction and any subsequent maintenance proper signs, signal lights, flagmen and/or other warning devices, as necessary or as requested by the party of the first party Director of Public Works or his designee, for the protection of the public and in the case of encroachment into a street right of way, in conformance with the latest Manual on Uniform Traffic Control Devices for Streets and Highways and amendments or supplements thereto. Information as to the above rules and regulations may be obtained from the party of the first part.

Communication: Exhibit 1: Case A24-0063 Watauga County TDA - Application (Case A24-0063 Watauga County TDA - COA)

That to the extent permitted by law, the party of the second party shall be responsible for all liability associated with the encroachment and encroaching facility. In furtherance of such responsibility, the party of the second part agrees to indemnify and hold harmless the party of the first part from and against any claim by any third party based upon any action or omission occurring during construction and maintenance of the encroaching facility, as well as from and against any and all claims, demands, suits, causes of action, or other assertion of responsibility, however denominated, for personal injury, damage to property, losses and expenses, including court costs and attorney's fees, arising out of or in any way related to the encroachment or encroaching facility;

That where pertinent and requested by the party of the first part, the party of the second part agrees to name the party of the first part as an additional insured on its and/or its contractor's general liability insurance policies applicable to the encroachment or encroaching facility.

It is clearly understood by the party of the second part that the party of the first part will assume no responsibility for any damage that may be caused to such encroaching facility as the party of the first part carries out its construction and maintenance operations, and the party of the second party expressly waives all claims of liability or responsibility against the party of the first party for any damage that may be caused to the encroaching facility as the result of the Town carrying out any construction and maintenance operations. The party of the second part acknowledges that with regard to canopies, awnings, signs and similar encroachments, even where same fully comply with the Town of Boone Unified Development Ordinance, when placed less than ten feet above the surface of a public sidewalk, such obstructions are at great risk of damage by the equipment of the party of the first part during snow removal and general sidewalk construction and maintenance, and the party of the second part understands that by placing the encroaching facility less than ten feet above the surface of a public sidewalk, the party of the second party is knowingly and intentionally assuming that heightened risk of damage.

That the party of the second part agrees to be bound by such other and additional conditions as the Town Council may impose in connection with the encroaching facility.

The party of the second part agrees to restore all areas disturbed during installation and maintenance to the satisfaction of the party of the first part. The party of the second part agrees to exercise every reasonable precaution during construction and maintenance to prevent eroding of soil; silting or pollution to the rivers, streams, lakes, reservoirs, other water impoundments; ground surfaces or other property; or pollution of the air. The party of the second part shall comply with all applicable rules and regulations of the North Carolina Sedimentation Control Commission, the Town of Boone Unified Development Ordinance and all other applicable laws and regulations relating to pollution prevention and control. When any installation or maintenance operation disturbs the ground surface and the existing ground cover, the party of the second part agrees to remove and replace the sod or otherwise reestablish the grass cover to meet the satisfaction of the party of the first part. The party of the second part shall comply with all pertinent ordinances, rule, regulations and laws, and failure to do so shall be a basis for revocation of this encroachment agreement by the party of the first part.

That the party of the second part agrees to assume the actual cost of any inspection of the work considered to be necessity by the party of the first part.

Communication: Exhibit 1: Case A24-0063 Watauga County TDA - Application (Case A24-0063 Watauga County TDA - COA)

That the party of the second part agrees to have available at the encroaching site, at all times during construction, a copy of this agreement showing evidence of approval by the party of the first part. The party of the first part reserves the right to stop all work unless evidence of approval can be shown.

Provided the work referred to in this agreement is being performed on a completed public street open to traffic, the party of the second part agrees to give written notice of when work will begin to the party of the first part.

That in the case of noncompliance with the terms of this agreement by the party of the second part, the party of the first part reserves the right to stop all work until the encroaching facility has been brought into compliance or removed from the right of way at no cost to the party of the first part.

That it is agreed by both parties that this agreement shall become void if actual construction of the work contemplated herein is not begun and completed within 2 year(s) from the date of this agreement unless written waiver is secured by the party of the second part from the party of the first part.

The party of the first part expressly reserves the unrestricted right to require the party of the second part to change the location of the encroaching facility described herein at no expense to the party of the first part.

IN WITNESS WHEREOF, each of the parties to this agreement has caused the same to be executed as of the day and year first above written.

Town of Boone

By: _____
Mayor

ATTEST:

_____
Town Clerk

Party of the Second Part

By: _____
President/Member-Manager/Owner

L. Wright Tilley, Executive Director
Printed Name Party of the Second Part

Attest:

_____
Secretary/Witness
Hope Thingelstad

Communication: Exhibit 1: Case A24-0063 Watauga County TDA - Application (Case A24-0063 Watauga County TDA - COA)

PROJECT NARRATIVE:

TOURISM DEVELOPMENT AUTHORITY
171 Grand Boulevard, Boone NC

The Tourism Development Authority (TDA) has purchased the old Legal Aid building on the corner of Grand Boulevard Queen Street for their new office. Following is a description of the improvements they plan to make to the site:

Parking:
Currently the site has two parking areas. The first is a horseshoe layout that goes around the back of the building and connects to both Grand Boulevard and Queen Street. This upper parking lot is an odd shape that includes a random landscaped island in the middle of it as well as an handicap space that only serves the basement level. We decided to make the parking lot one way with the entrance coming off Grand Boulevard, since it is closer to downtown therefore more welcoming, and the exit onto Queen Street.

The lower parking lot has historically been rented out to other agencies in downtown but the TDA has no plans to continue this but rather plans to use it for their clients and for Board Meetings when their parking demand is high.

Both parking lots are in dire need of repaving. Since they will be repaved, they plan to regrade them both to provide better drainage.

A new handicap space is proposed off of Queen Street that will be much more accessible to the first floor of the building where their main offices will be located.

Drainage:
Currently there is minimal stormdrainage infrastructure on site. Both parking lots drain to the south onto adjoining properties (Town of Boone Jones House and the Mast Store/Lost Province parking lot).

In an attempt to ameliorate this the lower parking lot will be regraded when it is repaved so that it drains out to Queen Street where there is a paved ditch leading to a drop inlet at the corner of Queen and Depot Streets.

The upper parking lot's runoff is planned to be directed to a new catch basin and outlet into an innovative level spreader along the southern property line to avoid concentrated flow onto adjacent properties. In conjunction to this the upper portion of the parking lot is planned to be regraded to sheet flow off into the wooded area to spread out the runoff and increase infiltration.

Landscaping:
Although the project does not trigger the Tier that requires a Landscape Plan and the subject property is zoned B-1 and does not require landscaping the TDA asked us to prepare a landscape plan. Their goal is a simple design that does not hide the building but rather compliments it. Following is what we have proposed to meet those goals:

- We've added a red oak on the corner to replace the large tree that was once there.

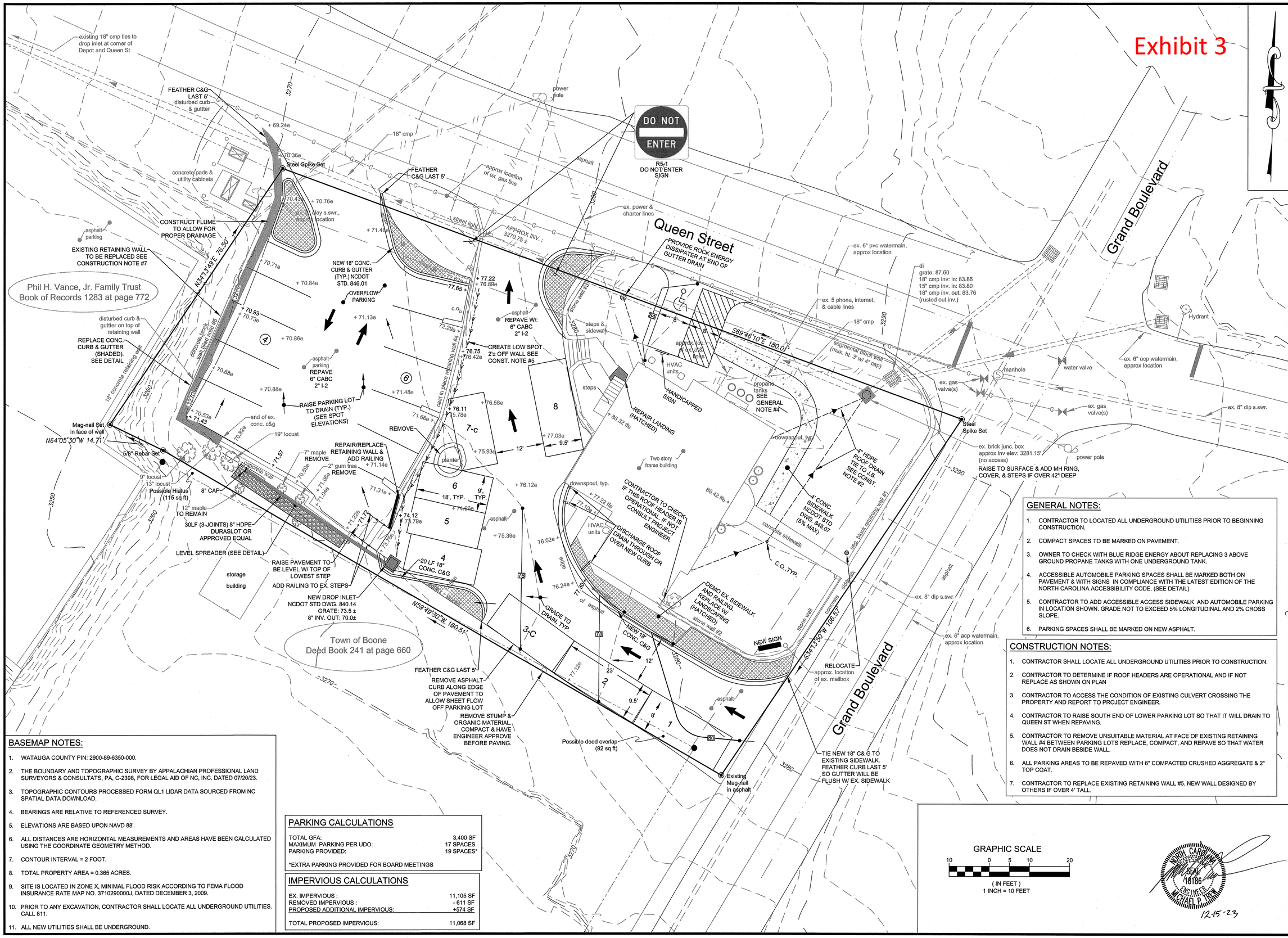
Communication: Exhibit 2: Case A24-0063 Watauga County TDA - Project Narrative (Case A24-0063 Watauga County TDA - COA)

- Sourwoods have been shown in reclaimed impervious areas to mark that access points on Queen Street.
- Since the utilities are located on the north side of the building fronting Queen Street, we've added a row of Doghobbles to screen them.
- Three Kousa Dogwood and one Japanese Maple trees have been added on the perimeter of the upper parking lot to give it some color and shading.
- We did not want to plant anything that would block the view of the existing rock retaining wall at the entrance off Grand Boulevard in the location of the reclaimed green area so we specified Creeping Juniper.
- To add color and vegetation to the south side of the lower floor we called out for a mix of Doghobbles and Golden Mop Cyprus.

Impervious Surfaces:
Even with adding the new handicap parking space and sidewalk we were able to reduce the total imperviousness of the property by adding islands in the parking lots where we specified trees be planted. Also, since we designated one-way traffic in the upper parking lot it allowed us to take out some of the unused impervious surfaces and replace them with landscaping.

Communication: Exhibit 2: Case A24-0063 Watauga County TDA - Project Narrative (Case A24-0063 Watauga County TDA - COA)

Exhibit 3



BASEMAP NOTES:

1. WATAUGA COUNTY PIN: 2900-89-6350-000.
2. THE BOUNDARY AND TOPOGRAPHIC SURVEY BY APPALACHIAN PROFESSIONAL LAND SURVEYORS & CONSULTATS, PA, C-2398, FOR LEGAL AID OF NC, INC. DATED 07/20/23.
3. TOPOGRAPHIC CONTOURS PROCESSED FORM QL1 LIDAR DATA SOURCED FROM NC SPATIAL DATA DOWNLOAD.
4. BEARINGS ARE RELATIVE TO REFERENCED SURVEY.
5. ELEVATIONS ARE BASED UPON NAVD 88'.
6. ALL DISTANCES ARE HORIZONTAL MEASUREMENTS AND AREAS HAVE BEEN CALCULATED USING THE COORDINATE GEOMETRY METHOD.
7. CONTOUR INTERVAL = 2 FOOT.
8. TOTAL PROPERTY AREA = 0.365 ACRES.
9. SITE IS LOCATED IN ZONE X, MINIMAL FLOOD RISK ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NO. 3710290000J, DATED DECEMBER 3, 2009.
10. PRIOR TO ANY EXCAVATION, CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES. CALL 811.
11. ALL NEW UTILITIES SHALL BE UNDERGROUND.

PARKING CALCULATIONS

TOTAL GFA:	3,400 SF
MAXIMUM PARKING PER UDO:	17 SPACES
PARKING PROVIDED:	19 SPACES*

*EXTRA PARKING PROVIDED FOR BOARD MEETINGS

IMPERVIOUS CALCULATIONS

EX. IMPERVIOUS :	11,105 SF
REMOVED IMPERVIOUS :	- 611 SF
PROPOSED ADDITIONAL IMPERVIOUS:	+574 SF
TOTAL PROPOSED IMPERVIOUS:	11,068 SF

GENERAL NOTES:

1. CONTRACTOR TO LOCATED ALL UNDERGROUND UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
2. COMPACT SPACES TO BE MARKED ON PAVEMENT.
3. OWNER TO CHECK WITH BLUE RIDGE ENERGY ABOUT REPLACING 3 ABOVE GROUND PROPANE TANKS WITH ONE UNDERGROUND TANK.
4. ACCESSIBLE AUTOMOBILE PARKING SPACES SHALL BE MARKED BOTH ON PAVEMENT & WITH SIGNS IN COMPLIANCE WITH THE LATEST EDITION OF THE NORTH CAROLINA ACCESSIBILITY CODE. (SEE DETAIL)
5. CONTRACTOR TO ADD ACCESSIBLE ACCESS SIDEWALK AND AUTOMOBILE PARKING IN LOCATION SHOWN. GRADE NOT TO EXCEED 5% LONGITUDINAL AND 2% CROSS SLOPE.
6. PARKING SPACES SHALL BE MARKED ON NEW ASPHALT.

CONSTRUCTION NOTES:

1. CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
2. CONTRACTOR TO DETERMINE IF ROOF HEADERS ARE OPERATIONAL AND IF NOT REPLACE AS SHOWN ON PLAN
3. CONTRACTOR TO ACCESS THE CONDITION OF EXISTING CULVERT CROSSING THE PROPERTY AND REPORT TO PROJECT ENGINEER.
4. CONTRACTOR TO RAISE SOUTH END OF LOWER PARKING LOT SO THAT IT WILL DRAIN TO QUEEN ST WHEN REPAVING.
5. CONTRACTOR TO REMOVE UNSUITABLE MATERIAL AT FACE OF EXISTING RETAINING WALL #4 BETWEEN PARKING LOTS REPLACE, COMPACT, AND REPAVE SO THAT WATER DOES NOT DRAIN BESIDE WALL.
6. ALL PARKING AREAS TO BE REPAVED WITH 6" COMPACTED CRUSHED AGGREGATE & 2" TOP COAT.
7. CONTRACTOR TO REPLACE EXISTING RETAINING WALL #5. NEW WALL DESIGNED BY OTHERS IF OVER 4' TALL.

GRAPHIC SCALE
10 0 5 10 20
(IN FEET)
1 INCH = 10 FEET

NORTH CAROLINA PROFESSIONAL SEAL 18186 ENGINEER MICHAEL P. TIEN
12-15-23

MUNICIPAL ENGINEERING, INC.
68 SHIPWASH DRIVE, GARNER, NC 27529 - PHONE: 919-772-5393
820-B STATE FARM ROAD, BOONE, NC 28607 - PHONE: 828-262-1767
LICENSE NUMBER: F-0812 & C-586

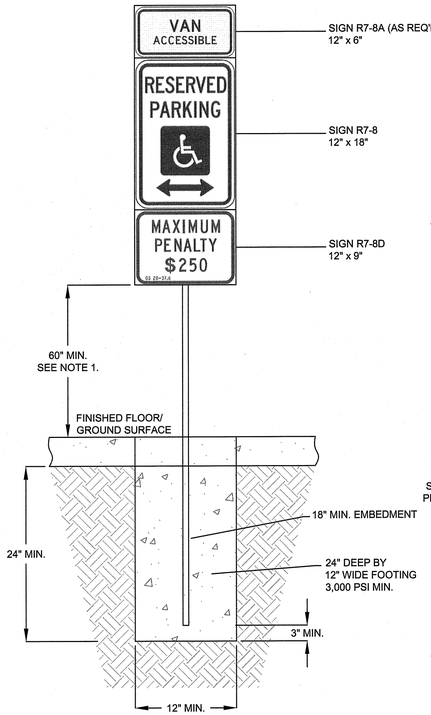
SITE IMPROVEMENTS
TDA
171 GRAND BLVD
BOONE, NORTH CAROLINA

DATE	BY	REV.	DESCRIPTION

SITE PLAN

SCALE:	AS SHOWN
DATE:	12-15-23
DRWN. BY:	SGJ
CHKD. BY:	MPT
PROJECT NUMBER	B23062.3
DRAWING NO.	C-1
SHEET NO.	1 OF 3

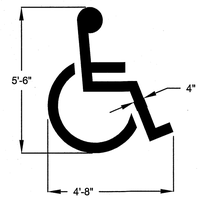
Communication: Exhibit 3; Case A24-0063 Watauga County TDA - Site Plans (Case A24-0063 Watauga County TDA - Site Plans (Case A24-0063 Watauga County TDA - COA)



SIGN POST

NOTES:

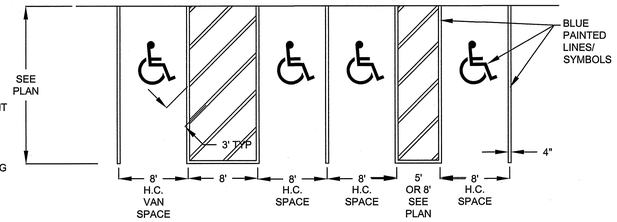
1. SIGNS SHALL BE 60 INCHES MINIMUM ABOVE THE FINISH FLOOR OR GROUND SURFACE MEASURED TO THE BOTTOM OF THE SIGN.
2. REFER TO MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, (MUTCD) U.S. DEPARTMENT OF TRANSPORTATION AND NORTH CAROLINA DEPARTMENT OF TRANSPORTATION SUPPLEMENT.
3. IF ACCESSIBLE ROUTE IS A RAISED SIDEWALK AREA, THEN RAMPS ARE REQUIRED AT LOADING ZONE AREA.



HANDICAP SYMBOL

NOTE:

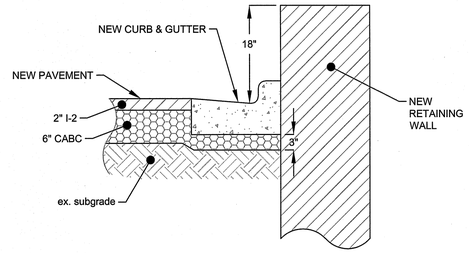
PAINT SYMBOL BELOW ONTO PAVED SURFACE WITH 2 COATS OF BLUE PAINT



PLAN

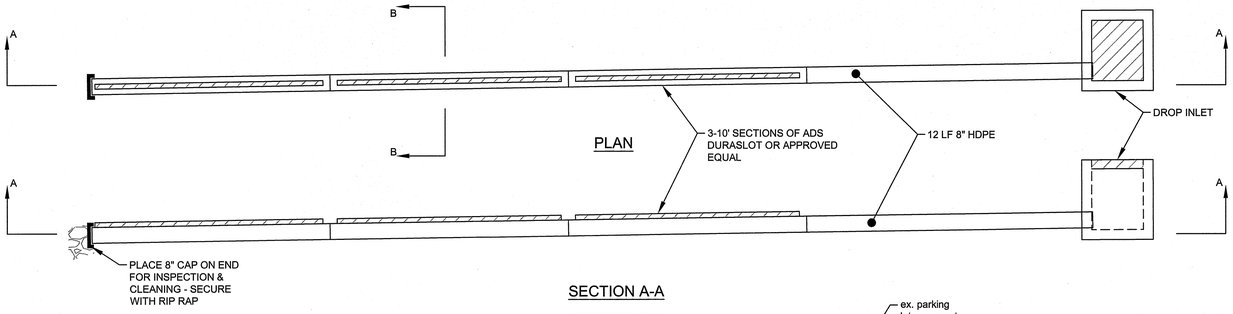
TYPICAL ACCESSIBLE PARKING LAYOUT & SIGNAGE

NOT TO SCALE

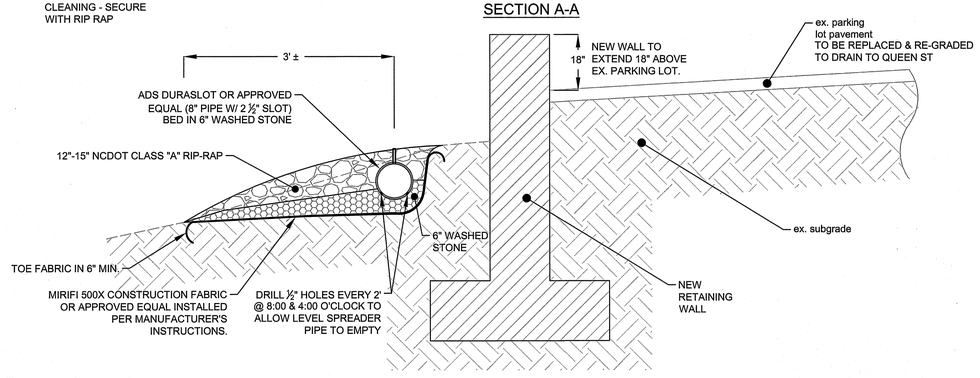


CURB & GUTTER & RETAINING WALL REPLACEMENT AT RET. WALL #5

NOT TO SCALE



SECTION A-A



SECTION B-B

LEVEL SPREADER

NOT TO SCALE

NORTH CAROLINA PROFESSIONAL SEAL 18186 ENGINEER MICHAEL P. TRIPP

12-15-23

MUNICIPAL ENGINEERING, INC.
68 SHIPWASH DRIVE, GARNER, NC 27529 - PHONE: 919-772-5393
820-B STATE FARM ROAD, BOONE, NC 28607 - PHONE: 828-262-1767
LICENSE NUMBER: F-0812 & C-586

SITE IMPROVEMENTS
TDA
171 GRAND BLVD
BOONE, NORTH CAROLINA

DATE	BY	REV.	DESCRIPTION

DETAILS

SCALE:	AS SHOWN
DATE:	12-15-23
DRWN. BY:	SGJ
CHKD. BY:	MPT
PROJECT NUMBER	B23062.3
DRAWING NO.	C-2
SHEET NO.	2 OF 3

Communication: Exhibit 3: Case A24-0063 Watauga County TDA - Site Plans (Case A24-0063 Watauga County TDA - COA)

GENERAL LANDSCAPE NOTES :

1. NO STORAGE OF MATERIALS, DUMPING OF WASTE MATERIALS, FILL OR PARKING OF EQUIPMENT SHALL BE ALLOWED WITHIN PROTECTED TREE AREAS, EITHER DURING CONSTRUCTION OR AFTER COMPLETION.
2. INSTALLER IS TO USE THE NUMBER SPECIFIED ON THE PLANT LIST, ACTUAL PLANTS SHOWN ON THE PLAN ARE FOR GRAPHIC REPRESENTATION ONLY.
3. ALL LANDSCAPED AREAS SHALL RECEIVE 8" MIN. (LOOSE) TOPSOIL.
4. ALL NEW LIGHT POLES SHALL BE A MINIMUM OF 10' FROM EXISTING OR PROPOSED TREE PLANTINGS.

	COMMON NAME	SCIENTIFIC NAME	QTY.	CALIPER	HEIGHT
TREES - DECIDUOUS					
	RED OAK	Quercus rubra	1	2-1/2"	12-14'
	SOURWOOD	OXYDENDRUM ARBOREUM	3	1"	8'
	KOUSA DOGWOOD	CORNUS KOUSA	3	1"	8'
	JAPANESE MAPLE	ACER PALMATUM	1	1"	8'
SHRUBS					
	DOGHOBBLE	LEUCOTHOE FONTANESIANA	14	-	18"
	GOLD MOP CYPRUS	CHAMAECYPARIS PISIFER 'GOLDEN MOP'	5	-	18"
GROUND COVER					
	CREEPING JUNIPER	JUNIPERUS HORIZONTALIS	-	-	-

BASEMAP NOTES:

1. WATAUGA COUNTY PIN: 2900-89-6350-000.
2. THE BOUNDARY AND TOPOGRAPHIC SURVEY BY APPALACHIAN PROFESSIONAL LAND SURVEYORS & CONSULTATS, PA, C-2398, FOR LEGAL AID OF NC, INC. DATED 07/20/23.
3. TOPOGRAPHIC CONTOURS PROCESSED FORM QL1 LIDAR DATA SOURCED FROM NC SPATIAL DATA DOWNLOAD.
4. BEARINGS ARE RELATIVE TO REFERENCED SURVEY.
5. ELEVATIONS ARE BASED UPON NAVD 88'.
6. ALL DISTANCES ARE HORIZONTAL MEASUREMENTS AND AREAS HAVE BEEN CALCULATED USING THE COORDINATE GEOMETRY METHOD.
7. CONTOUR INTERVAL = 2 FOOT.
8. TOTAL PROPERTY AREA = 0.365 ACRES.
9. SITE IS LOCATED IN ZONE X, MINIMAL FLOOD RISK ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NO. 3710290000J, DATED DECEMBER 3, 2009.
10. PRIOR TO ANY EXCAVATION, CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES. CALL 811.
11. ALL NEW UTILITIES SHALL BE UNDERGROUND.

GRAPHIC SCALE

10 0 5 10 20

(IN FEET)
1 INCH = 10 FEET

12-15-23

MUNICIPAL ENGINEERING, INC.
68 SHIPWASH DRIVE, GARNER, NC 27529 - PHONE: 919-772-5393
820-B STATE FARM ROAD, BOONE, NC 28607 - PHONE: 828-262-1767
LICENSE NUMBER: F-0812 & C-586

SITE IMPROVEMENTS
TDA
171 GRAND BLVD
BOONE, NORTH CAROLINA

DATE	BY	REV.	DESCRIPTION

LANDSCAPE PLAN

SCALE:	AS SHOWN
DATE:	12-15-23
DRWN. BY:	SGJ
CHKD. BY:	MPT
PROJECT NUMBER	B23062.3
DRAWING NO.	C-3
SHEET NO.	3 OF 3

Communication: Exhibit 3: Case A24-0063 Watauga County TDA - Site Plans (Case A24-0063 Watauga County TDA - COA)

STATE OF NORTH CAROLINA
COUNTY OF WATAUGA

ENCROACHMENT AGREEMENT

THIS ENCROACHMENT AGREEMENT is made and entered into this the 10TH day of January, 20 24, by and between the TOWN OF BOONE, party of the first part; and Watauga County TDA, party of the second part.

W-I-T-N-E-S-S-E-T-H

THAT WHEREAS, the party of the second part desires to encroach on public land designated as (CHOOSE ONE) a public sidewalk/public street/public park/public land (hereinafter referred to as the "public land") located at: the corner of Queen Street & Grand Boulevard with the following: a portion of a van accessible handicap parking space and gurb & gutter (Hereinafter referred to as "the encroaching facility", see attached site plan for details); and

WHEREAS, it is to the material advantage of the party of the second part to effect this encroachment, and the patty of the first part, in the exercise of authority conferred upon it by statute and ordinance, is willing to permit the encroachment on public land, subject to the conditions of this agreement;

NOW, THEREFORE, IT IS AGREED that the party of the first part hereby grants to the party of the second part the right and privilege to make this encroachment upon the following conditions, to wit:

That the party of the second part complies with all pertinent provisions of the North Carolina State Building Code, the Town of Boone Unified Development Ordinance and Town of Boone Municipal Code, and such other laws, regulations and ordinances which might apply;

That the said party of the second part binds and obligates itself, its successors and assigns, to install and maintain the encroaching facility in such safe and proper condition that it will not interfere with or endanger travel upon said public land, nor obstruct nor interfere with the proper maintenance thereof, to reimburse the party of the first part for the costs incurred for any repairs or maintenance to its roadways, sidewalks and other structures resulting from the installation and existence of the encroaching facility of the party of the second part, and if at any time the party of the first part shall require the removal of or changes in the location of the encroaching facility, that the said party of the second part binds itself, its successors and assigns, to promptly remove or alter the said encroaching facility in order to conform to the said requirements of the party of the first part, without any cost to the party of the first part.

That the party of the second part agrees to provide during construction and any subsequent maintenance proper signs, signal lights, flagmen and/or other warning devices, as necessary or as requested by the party of the first party Director of Public Works or his designee, for the protection of the public and in the case of encroachment into a street right of way, in conformance with the latest Manual on Uniform Traffic Control Devices for Streets and Highways and amendments or supplements thereto. Information as to the above rules and regulations may be obtained from the party of the first part.

Communication: Exhibit 4: Case A24-0063 Watauga County TDA - Encroachment Agreement (Case A24-0063 Watauga County TDA - COA)

That to the extent permitted by law, the party of the second party shall be responsible for all liability associated with the encroachment and encroaching facility. In furtherance of such responsibility, the party of the second part agrees to indemnify and hold harmless the party of the first part from and against any claim by any third party based upon any action or omission occurring during construction and maintenance of the encroaching facility, as well as from and against any and all claims, demands, suits, causes of action, or other assertion of responsibility, however denominated, for personal injury, damage to property, losses and expenses, including court costs and attorney's fees, arising out of or in any way related to the encroachment or encroaching facility;

That where pertinent and requested by the party of the first part, the party of the second part agrees to name the party of the first part as an additional insured on its and/or its contractor's general liability insurance policies applicable to the encroachment or encroaching facility.

It is clearly understood by the party of the second part that the party of the first part will assume no responsibility for any damage that may be caused to such encroaching facility as the party of the first part carries out its construction and maintenance operations, and the party of the second party expressly waives all claims of liability or responsibility against the party of the first party for any damage that may be caused to the encroaching facility as the result of the Town carrying out any construction and maintenance operations. The party of the second part acknowledges that with regard to canopies, awnings, signs and similar encroachments, even where same fully comply with the Town of Boone Unified Development Ordinance, when placed less than ten feet above the surface of a public sidewalk, such obstructions are at great risk of damage by the equipment of the party of the first part during snow removal and general sidewalk construction and maintenance, and the party of the second part understands that by placing the encroaching facility less than ten feet above the surface of a public sidewalk, the party of the second party is knowingly and intentionally assuming that heightened risk of damage.

That the party of the second part agrees to be bound by such other and additional conditions as the Town Council may impose in connection with the encroaching facility.

The party of the second part agrees to restore all areas disturbed during installation and maintenance to the satisfaction of the party of the first part. The party of the second part agrees to exercise every reasonable precaution during construction and maintenance to prevent eroding of soil; silting or pollution to the rivers, streams, lakes, reservoirs, other water impoundments; ground surfaces or other property; or pollution of the air. The party of the second part shall comply with all applicable rules and regulations of the North Carolina Sedimentation Control Commission, the Town of Boone Unified Development Ordinance and all other applicable laws and regulations relating to pollution prevention and control. When any installation or maintenance operation disturbs the ground surface and the existing ground cover, the party of the second part agrees to remove and replace the sod or otherwise reestablish the grass cover to meet the satisfaction of the party of the first part. The party of the second part shall comply with all pertinent ordinances, rule, regulations and laws, and failure to do so shall be a basis for revocation of this encroachment agreement by the party of the first part.

That the party of the second part agrees to assume the actual cost of any inspection of the work considered to be necessity by the party of the first part.

Communication: Exhibit 4: Case A24-0063 Watauga County TDA - Encroachment Agreement (Case A24-0063 Watauga County TDA - COA)

That the party of the second part agrees to have available at the encroaching site, at all times during construction, a copy of this agreement showing evidence of approval by the party of the first part. The party of the first part reserves the right to stop all work unless evidence of approval can be shown.

Provided the work referred to in this agreement is being performed on a completed public street open to traffic, the party of the second part agrees to give written notice of when work will begin to the party of the first part.

That in the case of noncompliance with the terms of this agreement by the party of the second part, the party of the first part reserves the right to stop all work until the encroaching facility has been brought into compliance or removed from the right of way at no cost to the party of the first part.

That it is agreed by both parties that this agreement shall become void if actual construction of the work contemplated herein is not begun and completed within 2 year(s) from the date of this agreement unless written waiver is secured by the party of the second part from the party of the first part.

The party of the first part expressly reserves the unrestricted right to require the party of the second part to change the location of the encroaching facility described herein at no expense to the party of the first part.

IN WITNESS WHEREOF, each of the parties to this agreement has caused the same to be executed as of the day and year first above written.

Town of Boone

By: _____
Mayor

ATTEST:

_____
Town Clerk

Party of the Second Part

By: _____
President/Member-Manager/Owner

L. Wright Tilley, Executive Director
Printed Name Party of the Second Part

Attest:

_____
Secretary/Witness
Hope Thingelstad

Communication: Exhibit 4: Case A24-0063 Watauga County TDA - Encroachment Agreement (Case A24-0063 Watauga County TDA - COA)

PROJECT NARRATIVE:

TOURISM DEVELOPMENT AUTHORITY
171 Grand Boulevard, Boone NC

The Tourism Development Authority (TDA) has purchased the old Legal Aid building on the corner of Grand Boulevard Queen Street for their new office. Following is a description of the improvements they plan to make to the site:

Parking:
Currently the site has two parking areas. The first is a horseshoe layout that goes around the back of the building and connects to both Grand Boulevard and Queen Street. This upper parking lot is an odd shape that includes a random landscaped island in the middle of it as well as an handicap space that only serves the basement level. We decided to make the parking lot one way with the entrance coming off Grand Boulevard, since it is closer to downtown therefore more welcoming, and the exit onto Queen Street.

The lower parking lot has historically been rented out to other agencies in downtown but the TDA has no plans to continue this but rather plans to use it for their clients and for Board Meetings when their parking demand is high.

Both parking lots are in dire need of repaving. Since they will be repaved, they plan to regrade them both to provide better drainage.

A new handicap space is proposed off of Queen Street that will be much more accessible to the first floor of the building where their main offices will be located.

Drainage:
Currently there is minimal stormdrainage infrastructure on site. Both parking lots drain to the south onto adjoining properties (Town of Boone Jones House and the Mast Store/Lost Province parking lot).

In an attempt to ameliorate this the lower parking lot will be regraded when it is repaved so that it drains out to Queen Street where there is a paved ditch leading to a drop inlet at the corner of Queen and Depot Streets.

The upper parking lot's runoff is planned to be directed to a new catch basin and outlet into an innovative level spreader along the southern property line to avoid concentrated flow onto adjacent properties. In conjunction to this the upper portion of the parking lot is planned to be regraded to sheet flow off into the wooded area to spread out the runoff and increase infiltration.

Landscaping:
Although the project does not trigger the Tier that requires a Landscape Plan and the subject property is zoned B-1 and does not require landscaping the TDA asked us to prepare a landscape plan. Their goal is

Communication: Exhibit 5: Case A24-0063 Watauga County TDA - Project Narrative & Existing Conditions Photos (Case A24-0063 Watauga

a simple design that does not hide the building but rather compliments it. Following is what we have proposed to meet those goals:

- We've added a red oak on the corner to replace the large tree that was once there.
- Sourwoods have been shown in reclaimed impervious areas to mark that access points on Queen Street.
- Since the utilities are located on the north side of the building fronting Queen Street, we've added a row of Doghobbles to screen them.
- Three Kousa Dogwood and one Japanese Maple trees have been added on the perimeter of the upper parking lot to give it some color and shading.
- We did not want to plant anything that would block the view of the existing rock retaining wall at the entrance off Grand Boulevard in the location of the reclaimed green area so we specified Creeping Juniper.
- To add color and vegetation to the south side of the lower floor we called out for a mix of Doghobbles and Golden Mop Cyprus.

Impervious Surfaces:

Even with adding the new handicap parking space and sidewalk we were able to reduce the total imperviousness of the property by adding islands in the parking lots where we specified trees be planted. Also, since we designated one-way traffic in the upper parking lot it allowed us to take out some of the unused impervious surfaces and replace them with landscaping.

Building:

The physical building renovation is limited to repair and maintenance of existing. The roof needs replacement and will be replaced with asphalt shingles of style and color to match existing asphalt shingles. The gutters will be replaced and in lieu of existing 3" K style gutters will be upsized to 5" K Style gutters or same color and shape. The paint on the existing entry, fascia and soffits is lead based and must be encapsulated. If will be painted over with modern water based paint of same color. The addition siding will be painted to same color.

Communication: Exhibit 5: Case A24-0063 Watauga County TDA - Project Narrative & Existing Conditions Photos (Case A24-0063 Watauga

Building exterior photos:









171






PRIVATE
TOWING
828-2



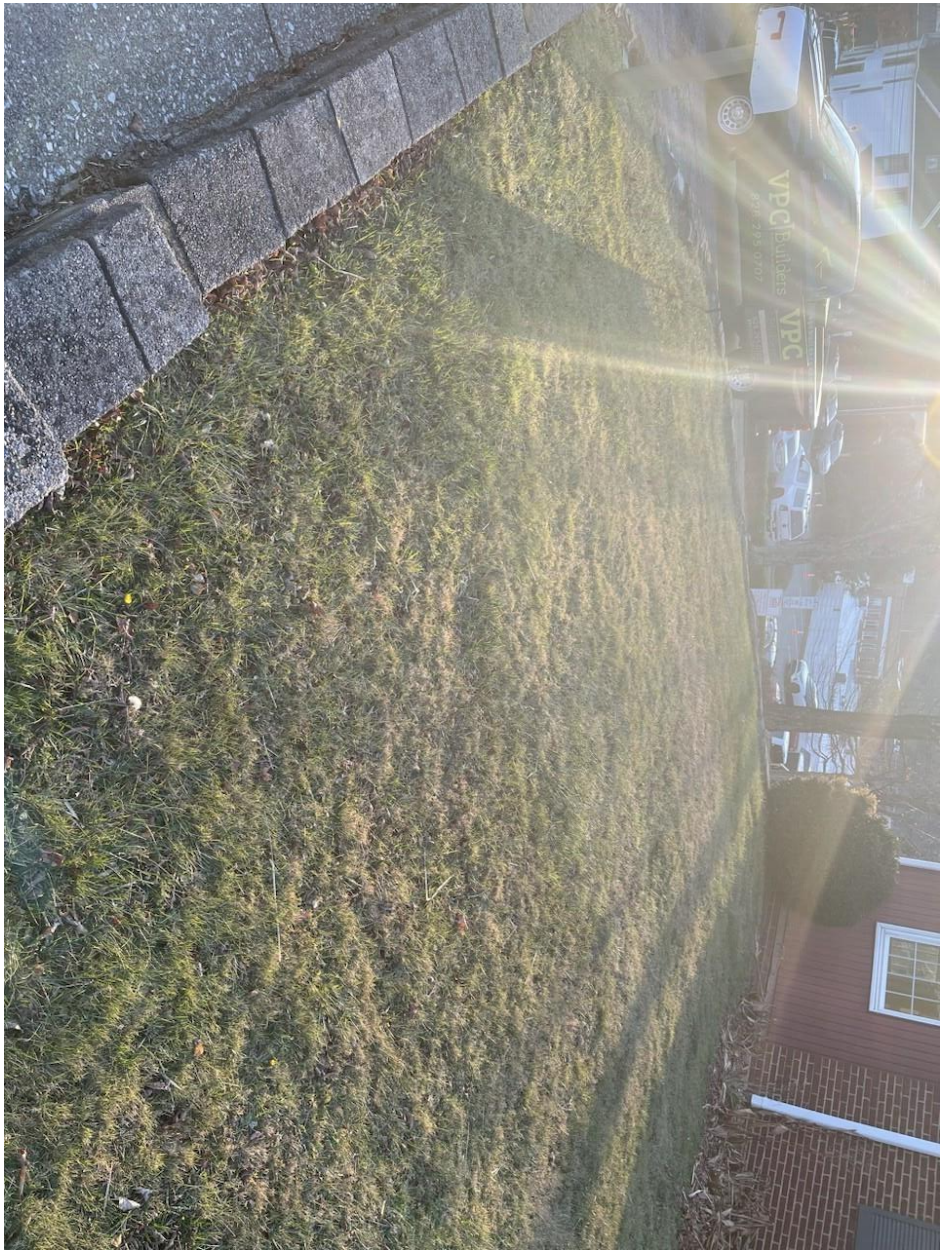


Site photos:








VPC Builders
VPC


QUEEN

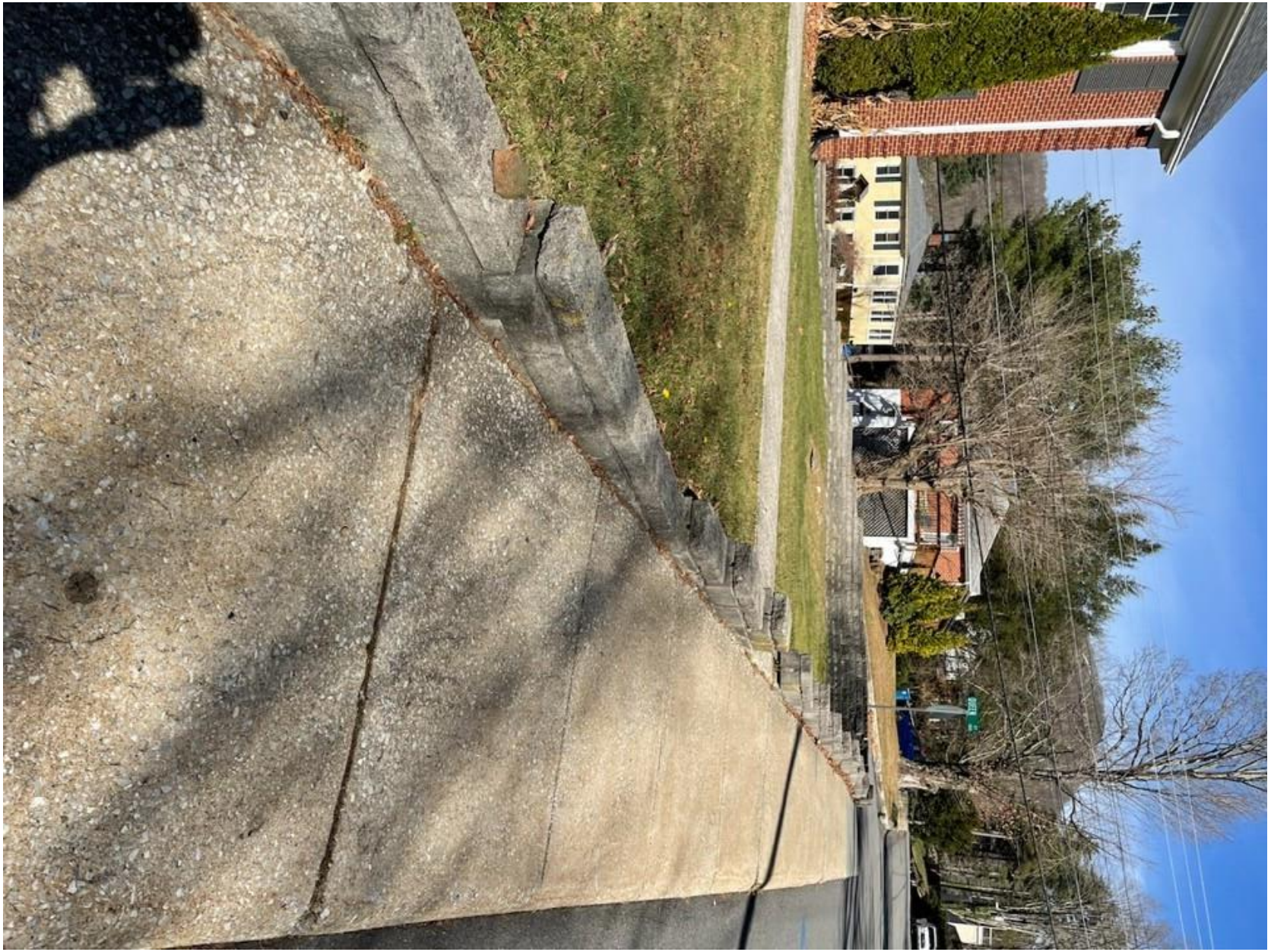

PRIVATE
TOWING
828-2

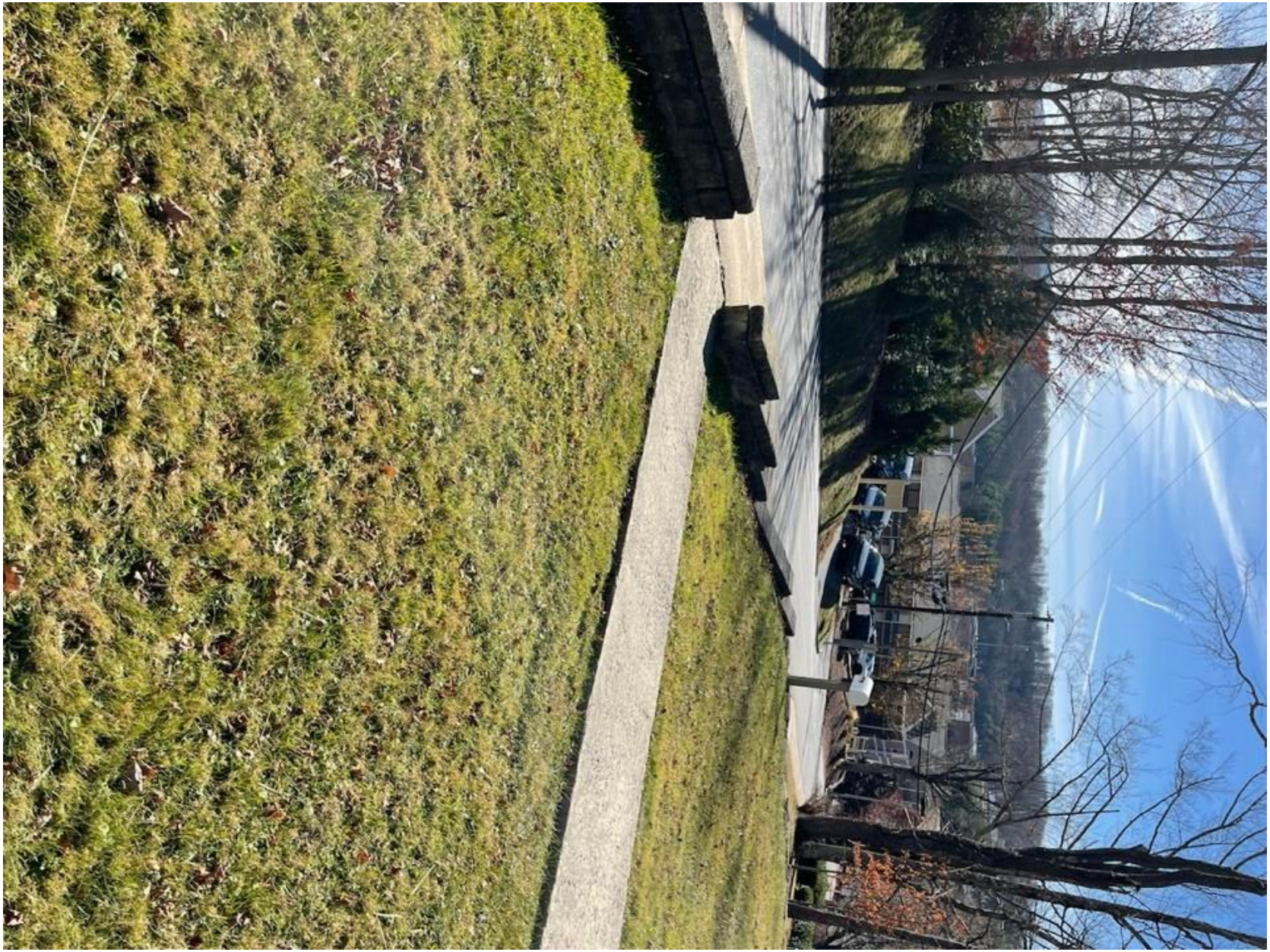




BLUE RIDGE











Communication: Exhibit 5: Case A24-0063 Watauga County TDA - Project Narrative & Existing Conditions Photos (Case A24-0063 Watauga

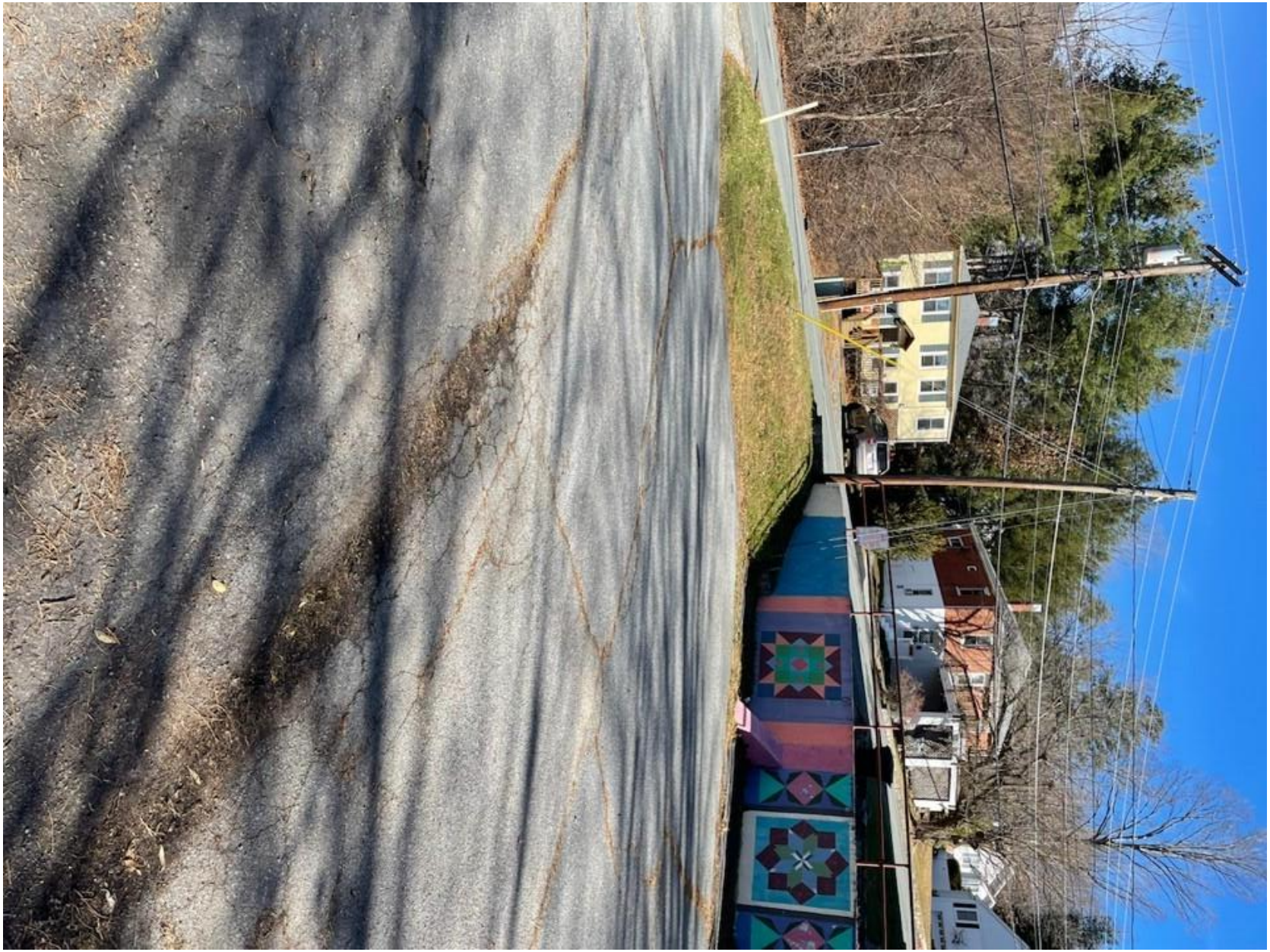


Exhibit 6

Michael James - EXTERNAL EMAIL - RE: COA Application review for TDA

From: Jordan Mattar <jmattar@vpcbuilders.com>
To: Michael James <Michael.James@townofboone.net>, Matt Vincent <mvincent@vp...
Date: 2/9/2024 10:29 AM
Subject: EXTERNAL EMAIL - RE: COA Application review for TDA
Attachments: PROJECT NARRATIVE 1.11.24 with building.pdf

Michael,

Here is an updated project narrative with the actual building items addressed. Enclosed in that report are exterior photos of the existing.

Here are formal responses to the issues or questions raised on your review letter.

1. Please provide current photographs of the property to meet the existing conditions requirement. *(Included in building narrative see pg. 3 for building and pg. 21 for site.)*
2. Please provide narrative referencing how the design standards from UDO Appendix D Article 6 for driveway designs were incorporated into the proposed design. *(See revised Project Narrative)*
6.1 Retain historic driveway configuration and materials whenever possible. *(The existing driveway configuration was retained.)*
6.2 Construct new driveways to conform to the configuration, width, location, and materials of existing driveways. *(A new driveway is proposed to provide handicap parking and access.)*
6.3 Locate new driveways and off-street parking areas in tertiary areas. If this is not possible, driveways should be placed in the least conspicuous area of the lot. *(The new handicap parking was located on the side of the property instead of the front to make it less conspicuous.)*
6.4 Discourage additional curb-cuts, new driveways, or drive-throughs in the District. *(A new curb cut is only proposed since we are required to provide handicap access by the Americans with Disabilities Act.)*
6.5. It is inappropriate to pave large, off-street parking areas that occupy the majority (more than 50%) of the rear yard so that the residential character of a residential property is severely compromised or lost. *(We are actually reducing the amount of impervious area even with the addition of the handicap accessible parking space and access path.)*
6.6 It is inappropriate to demolish historic buildings or outbuildings to create new parking areas. *(Not applicable.)*
6.7 It is inappropriate to destroy mature plantings to create new parking areas. Incorporate said plantings into the design and provide for their protection. *(Not applicable.)*
6.8 Incorporate trees, shrubbery, fencing, or other landscape devices around the periphery and within parking areas *(Trees and shrubbery is proposed around the property.)*
6.9 Utilize a low evergreen hedge or masonry wall, not to exceed 36" in height, along the street frontage of all parking lots. This landscape element will screen automobile wheels, bumpers, and paving, thereby eliminating the harshest aspects of the automobile without compromising surveillance and safety. *(Since the main parking area is below both Grand Boulevard and Queen Street this does not seem necessary to meet the intent of Article 6. At the lower parking area two Sourwood trees are proposed to screen this parking area, if necessary these could be substituted for Doghobbles.)*
6.10 . Discourage parking lots on corners, as this creates large voids in the streetscape *(Not applicable.)*

Communication: Exhibit 6: Case A24-0063 Watauga County TDA - Applicant Addressing Section 6 Design Standards (Case A24-0063 Watauga

6.11 Follow the standards for exterior lighting in illuminating parking areas. *(A photometric plan was not required for this Tier.)*
6.12. Design lighting levels for safety. Avoid spilling light onto adjacent properties. *(A photometric plan was not required for this Tier.)*

Thank you.

VPC Builders

Jordan Mattar
Project Manager
O| 828.295.0707 C| 828.406.0290
VPCBuilders.com | Newsletter

From: Michael James <Michael.James@townofboone.net>
Sent: Thursday, February 8, 2024 8:24 AM
To: Matt Vincent <Mvincent.vpc@gmail.com>; Jordan Mattar <jmattar@vpcbuilders.com>; Matt Vincent <mvincent@vpcbuilders.com>
Subject: COA Application review for TDA

Please review the attached. Let me know if you have any questions.

Michael James
Senior Planner
Town of Boone
828-268-6966 office
336-403-0080 cell

Disclaimer: The information provided herein is only informal advice. This email is not a final decision, is not binding on the Town, and is not appealable. A binding decision or interpretation may only be provided upon proper written application. If you wish to obtain a final and binding decision or interpretation from the Town, you must specifically request such a decision or interpretation and submit the required written application and fee. Please contact the Planning Department for more information.

"The Town of Boone is an equal opportunity provider and employer."

Email correspondence to and from this address is subject to public records requests pursuant to the North Carolina Public Records Law, resulting in monitoring and potential disclosure of this message to third parties.

Links contained in this email have been replaced by AT-NET's Cloud Email Security. If you click on a link in the email above, the link will be analyzed for known threats. If a known threat is found,

Communication: Exhibit 6: Case A24-0063 Watauga County TDA - Applicant Addressing Section 6 Design Standards (Case A24-0063 Watauga

you will not be able to proceed to the destination. If suspicious content is detected, you will see a warning.

Communication: Exhibit 6: Case A24-0063 Watauga County TDA - Applicant Addressing Section 6 Design Standards (Case A24-0063 Watauga

Staff Report
April 2, 2024
Case A24-0063 Watauga County TDA - Certificate of Appropriateness for Major Work

Table of Contents

Request 1
Zoning Map 3
Parcel Information 3
Architectural Survey/Designation Report Information 4
Inventory Classification 4
Designation Report 5
Architectural Survey 5
Library of Congress - Sanborn Fire Insurance Maps 7
Downtown Boone Local Historic District Design Standards and Handbook Analysis 10
Design Standards for Residential Properties 10
Design Standards for Historic Streetscapes, Landscapes, Monuments, and Other Resources 11
Zoning Analysis (B1 Downtown Core) 13
Conformity to Adopted Plans 14
Comprehensive Plan Update 14
Automatic Conditions of Approval 18
Historic Preservation Commission Procedure 18
Historic Photos 18

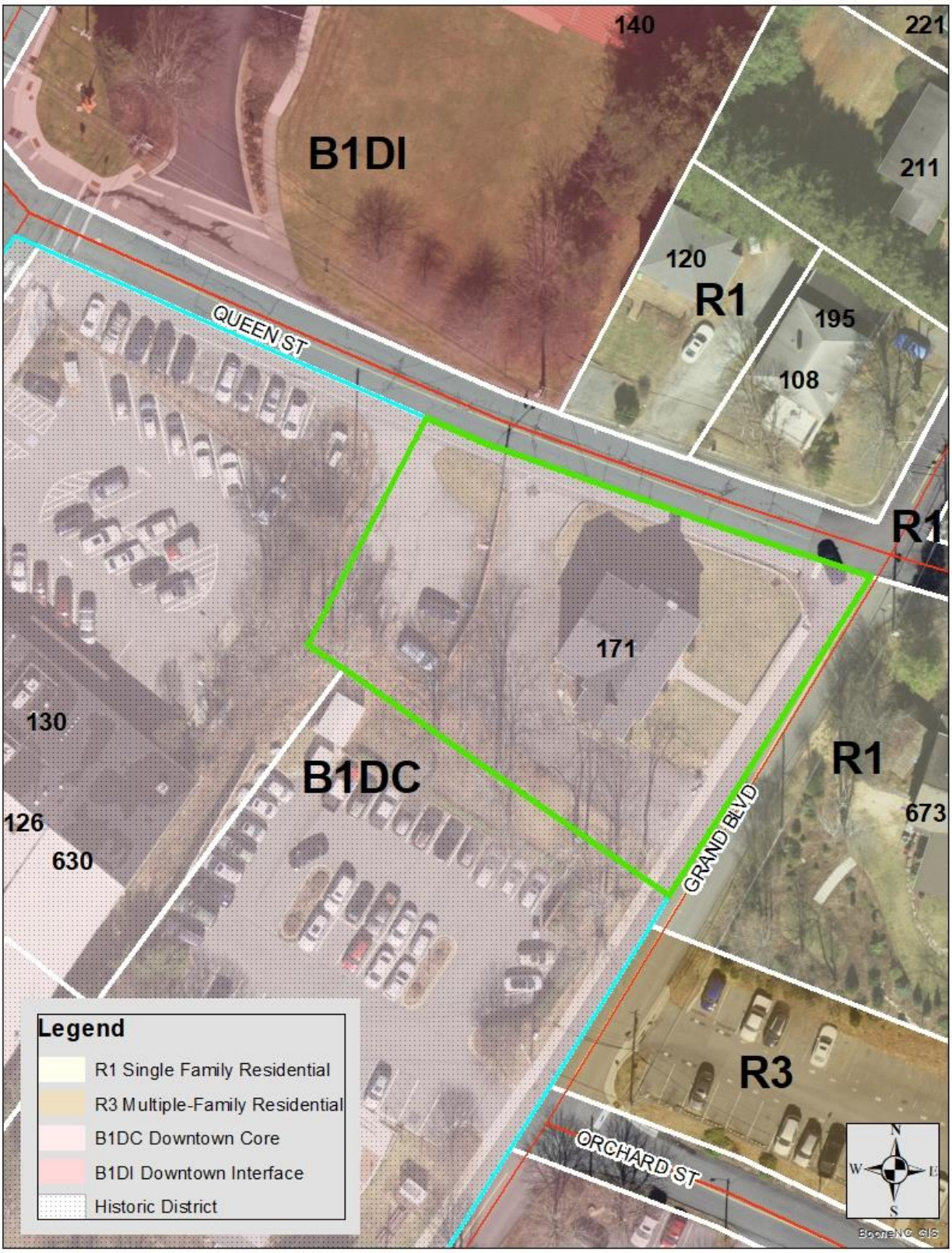
Request

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

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

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

Communication: Exhibit 7: Case A24-0063 Watauga County TDA - Staff Report (Case A24-0063 Watauga County TDA - COA)



Communication: Exhibit 7: Case A24-0063 Watauga County TDA - Staff Report (Case A24-0063 Watauga County TDA - COA)

Zoning Map
Parcel Information

Address:	**171 Grand Blvd**
Property Owner:	Watauga County District U Tourism Development Authority
Watauga County PIN:	2900-89-6355-000
Lot size (total):	0.482 Acres
Jurisdiction:	Town of Boone
Access:	**Queen Street and Grand Boulevard** (Town maintained)
SFHA:	No
Watershed District:	No
Corridor District:	**Yes (Not accessed from protected thoroughfare)**
NCD:	No
Viewshed:	No
Steep Slope:	No
Very Steep Slope:	No
Current Zoning:	B1 Downtown Core, Downtown Boone Local Historic District Overlay

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

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

Communication: Exhibit 7: Case A24-0063 Watauga County TDA - Staff Report (Case A24-0063 Watauga County TDA - COA)

District as well as surrounding zoning districts, many which are low-density residential.

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

Zoning & Use of Adjacent Properties		
	Adjacent Zoning	**Adjacent Land Use**
North	B1 Downtown Interface, R1 Single-Family Residential	Government Facility (County Library) Single-Family Residential
East	R1 Single-Family Residential	Single-Family Dwelling
South	B1 Downtown Core, Downtown Boone Local Historic District	Government Facility (Jones House)
West	B1 Downtown Core, Downtown Boone Local Historic District	Retail; Restaurant

Architectural Survey/Designation Report Information

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

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

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

Inventory Classification

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

1. design integrity, meaning the building's relationship to its original appearance or altered appearance during the period of significance;
2. material integrity, meaning the building's relationship to original materials during the period of significance or replacement materials that mimic the appearance of original materials during the period of significance;
3. locational integrity, meaning the building's relationship to its original location during the period of significance;
4. integrity of association, meaning the building's relationship to its original or adapted use, function, and purpose during the period of significance; and

Communication: Exhibit 7: Case A24-0063 Watauga County TDA - Staff Report (Case A24-0063 Watauga County TDA - COA)

5. integrity of relationship to the district as a whole, meaning the building's historical importance to the development of downtown Boone's commercial district during the district's four periods of growth within the period of significance (1918-1964).

Inventory Classifications:

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

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

NC: Non-contributing property

VL: Vacant lot

Designation Report

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

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

WT0818 A. E. and Roberta Hodges House (1940)—CA, CH
171 Grand Boulevard (2900-89-6350-000)

Originally part of the John Walter Jones property, this site was used for the construction of a new home for A. E. Hodges and his wife Roberta Hodges in 1940. The two-story, running bond, brick, side-gabled home is an excellent example of the Colonial Revival style of architecture popular in the first half of the twentieth century. In addition to its rear-gabled ell, notable features included projecting brick courses at each corner that are designed to emulate quoins, an ornate, Georgian style entrance with a deep, paneled surround, and a fan light window above this entrance. A vacant pediment with a bas-relief vase and a half-circle, slate porch further highlight the home's entrance. Prominent cornice returns and boxed cornice treatments are also noteworthy. Minor alterations have closed in the south porch and a former garage, but the house remains an impressive example of late Depression domestic architecture now incorporated into Boone's downtown business district.

North side of West King Street between Grand Boulevard and Depot Street

Architectural Survey

WT0818 A. E. and Roberta Hodges House (1940) 171 Grand Boulevard The date of construction for this impressive brick home appears to be 1940, and the former Town of Boone Cultural Resources Department Director Pilar Fotta has confirmed that Mazie Jones—the owner of nearby WT0008 for much of the twentieth century—told Fotta that the lot on which WT0818 sits was sold by Mazie's mother, Mattie Jones, in order to pay for Mazie to attend college, probably sometime before 1930. While the story may be accurate, the estimated date is not. A recorded deed shows the sale of this lot by Mrs. J. W. Jones and Mazie Jean Jones to A. E. Hodges on June 19, 1940 (Deed Book 52, Page 515). The Hodgeses appear to have defaulted on the property in 1940, so Mattie Jones purchased the property in March 1941, then once again sold it to the Hodgeses on the same day (see Deed Book 54, Page 92, and Deed Book 54, Page 93). The index notation for this second transaction also reads, "Adj. Mrs. J. W. Jones in the town of Boone, being lot on which is

Communication: Exhibit 7: Case A24-0063 Watauga County TDA - Staff Report (Case A24-0063 Watauga County TDA - COA)

located the new home of A. E. Hodges and wife." The house does not appear on the 1928 Sanborn Map, but it is visible on the 1947 Sanborn Map. The house does not appear in a 1939 wide-view image of Downtown Boone (Cy Crumley Scrapbook), but it is visible as under construction and nearing completion in a 1940 aerial image of Boone, suggesting a completion date in 1940. This two-story, red, running bond brick, side-gabled building is an excellent example of the Colonial Revival style of architecture popular in the first half of the twentieth century. Sitting on the southwest corner of Queen Street and Grand Boulevard, this building features a rear-gabled extension on the west (rear) elevation and a small, side-gabled, enclosed porch addition on the south elevation. Each corner of this building features projecting brick courses that give the appearance of quoins. Asphalt shingles adorn the roof. A large parking lot is located to the west (rear) of the building with driveway access to both Queen Street and Grand Boulevard along the west and south sides of the building, respectively. A stone retaining wall runs along the north side of the southern driveway, in line with the basement of the porch addition. A concrete retaining wall with iron railing on top runs north to south at the west end of the west parking area. This wall separates the two parking areas and features a colorful mural painted on it. Stone retaining walls run along the perimeter of the side and front yards of the building, and a lone, octagonal picnic table has become part of the landscape at the northeast corner of the yard. The main (east) elevation fronts on Grand Boulevard. A concrete walkway extends from the public sidewalk to the main entrance of the building. The main entrance is an ornate, Georgian-style entrance with a deep, paneled surround and a fan light window above the Downtown Boone Survey Report, February 2021, FINAL REVISED EDITION (9-21) Page 216 paneled wooden door, which appears to retain its original hardware. Flanking the entrance are sets of two wooden pilasters separated by single vertical light windows. These sidelights have aluminum storm windows covering them, and the door also features an aluminum storm door covering it. Above the doorway and sidelights is a rounded arch with a mostly vacant pediment, with the exception of a bas-relief vase. A half-circle, slate porch with a brick perimeter further defines the main entrance. The remainder of the east elevation features three symmetrically spaced, eight-over-eight, double-hung sash, vinyl replacement windows with rowlock sills and wooden shutters on the second floor, and two windows in the same style on the first floor, one on each side of the entrance. Four attic vents are visible on the east face of the main asphalt shingle roof just below the apex. The north elevation offers three window bays on both the first and second floors, two on the main block of the house and one on the west addition. Each bay contains an eight-over eight, double-hung sash, vinyl replacement window with rowlock sills. The east bay windows are larger than those found in the other two bays. At grade beneath each first floor window is a concrete window well that is covered by wooden weatherboard panels. Between the middle and east window bays (on the north elevation of the main portion of the building) is an exterior brick chimney flanked by two three-light, quarter-round, windows in their original wooden frames at the attic level, each with rowlock sills and surrounds. The chimney features an aluminum cap and rises at the apex of the gable. The main portion of the building also features prominent cornice returns with a boxed cornice on this north elevation. Three vents are visible on the north slope of the roof of the rear (west) extension. The west elevation of the building features two widely spaced, eight-over-eight, double hung sash, vinyl replacement windows with rowlock sills on both the first and second floors. An additional set of two six-over-six, double-hung sash, wooden windows with a rowlock sill is located centrally at the attic level beneath the gable. Prominent cornice returns with a boxed cornice are also visible on this elevation. At the center of the first floor, a nine-light, vinyl door fills half of a large, former double door opening, with vertical weatherboard filling the other half. This door is accessed via a wooden exterior staircase that descends to the north along the west elevation. This staircase is then accessed via a set of stone steps

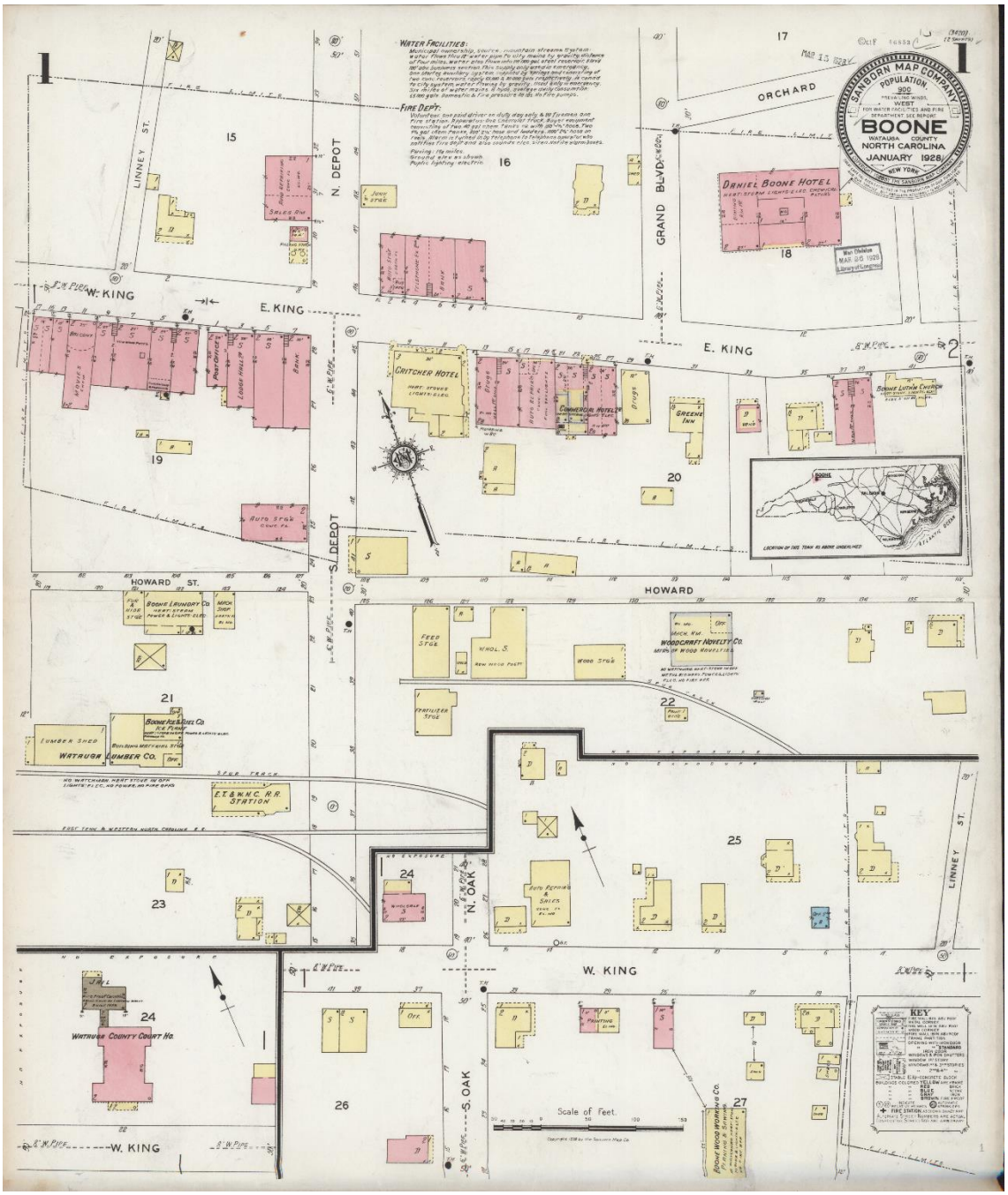
Communication: Exhibit 7: Case A24-0063 Watauga County TDA - Staff Report (Case A24-0063 Watauga County TDA - COA)

that descend to the rear parking area at the west of the building. The basement level of this north elevation presents a former garage bay, which has been filled in with a set of three aluminum storm windows; two one-over-one, double-hung sash windows flank a single, fixed light window. The bulkhead of the bay contains vertical weatherboard. North of this former garage are two single-light, aluminum windows that partially fill larger window piercings, with the remaining portion of the piercings filled with vertical weatherboard. The south elevation features an enclosed, side-gabled, porch addition on the first floor with a brick basement below. The first floor of the porch addition consists of vertical weatherboard with horizontal wood weatherboard beneath the gable, which features prominent cornice returns. A vent is located at the apex of the gable. Two eight-over-eight, double-hung sash, vinyl replacement windows are on the first floor of the south elevation, while one window of the same style is located on the first floor of both the east and west Downtown Boone Survey Report, February 2021, FINAL REVISED EDITION (9-21) Page 217 elevations of the porch addition. On the south elevation the brick basement level offers two, single-light, aluminum windows in larger piercings with vertical weatherboard filling the remainder of the piercings. The west elevation of the brick basement offers one window of the same style as the south elevation's windows. A parged, concrete block foundation is visible beneath the brick of the porch basement. The south elevation of the main building offers two eight-over-eight, double-hung sash, vinyl replacement windows with rowlock sills on the second floor flanking an exterior, brick chimney that rises at the apex of the gable. Two three-light, quarter-round windows flank the chimney at the attic level, replicating those on the north elevation. The chimney features a complex cap of concrete with a slate stack cap elevated at the four corners by bricks. Prominent cornice returns are featured at the ends of the gable on this elevation as well. The south elevation of the rear (west) extension features an eight-over-eight, double hung sash, vinyl replacement window with a rowlock sill at both the first and second floors. The basement level offers a single-light door with a wood-framed, shed-style roof with asphalt shingles covering it. A concrete porch and ramp with metal rails extend to the south parking lot and driveway. Three vents are visible just below the apex of the south slope of the roof of the rear (west) extension.

Library of Congress - Sanborn Fire Insurance Maps

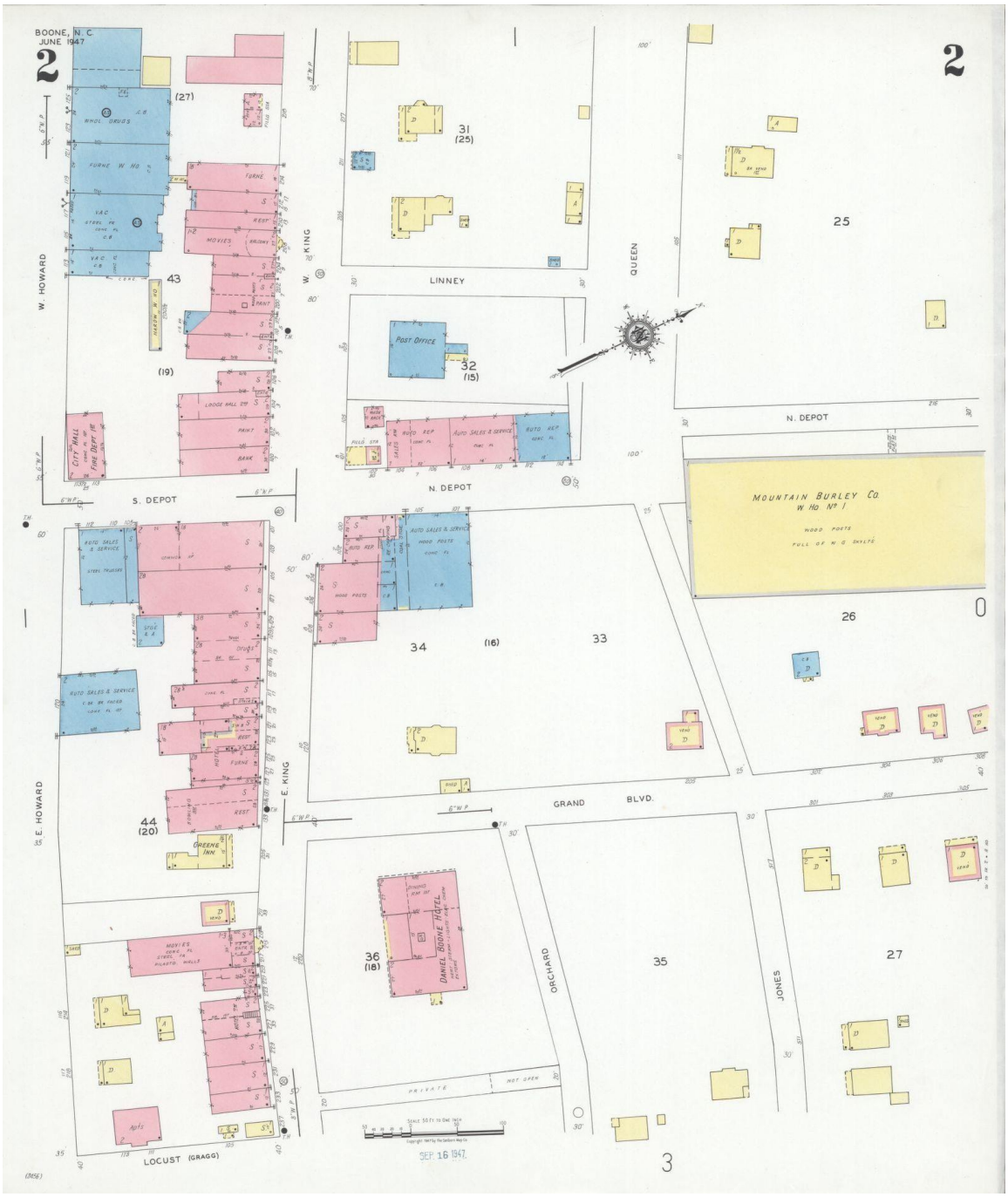
The Library of Congress has made Sanborn Fire Insurance Maps from 1928 and 1947 accessible. As these years fall within the historic district's period of significance (1918-1964), these maps will be used when the property in question, or area of the property in question, can be viewed within these maps.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

Communication: Exhibit 7: Case A24-0063 Watauga County TDA - Staff Report (Case A24-0063 Watauga County TDA - COA)



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

Communication: Exhibit 7: Case A24-0063 Watauga County TDA - Staff Report (Case A24-0063 Watauga County TDA - COA)



Communication: Exhibit 7: Case A24-0063 Watauga County TDA - Staff Report (Case A24-0063 Watauga County TDA - COA)



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

Downtown Boone Local Historic District Design Standards and Handbook Analysis

Design Standards for Residential Properties

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

A **residential property** within the District is any property whose purpose-built function at the time of construction was to serve solely as a residence for long-term (greater than 30 days) occupants. Such properties may include single-family homes, single-family residences with an accessory purpose,

Communication: Exhibit 7: Case A24-0063 Watauga County TDA - Staff Report (Case A24-0063 Watauga County TDA - COA)

apartment homes, condominiums, or apartment complexes that were built strictly for apartment living without a mixed-use component in any other part of the building.

Buildings within the District that meet this definition include, but may not be limited to, the John Walter Jones House (WT0008), the Watauga County Jail (WT0067), the Frank A. Linney House (WT0582), the Stanley A. Harris Apartment House (WT0805), the Terrace Apartments (WT0809), the J. M. and Ida Moretz House (WT0810), the A. E. and Roberta Hodges House (WT0818), the Dr. H. B. Perry Building (WT0844), the Chapell Wilson/B. G. Teams House (WT0845), and the G. F. and Josie Critcher House (WT0876).

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

Relevant design standards from UDO Appendix D, Downtown Boone Local Historic District Design Standards and Handbook, Design Standards for Historic Streetscapes, Landscapes, Monuments, and Other Resources in the District, are outlined below.

1. Streetscapes

…

1.10 When necessary, prune or remove and replace trees that threaten public safety, utilities, or property. When considering new plantings near existing utilities, select historically appropriate, native species that will not interfere with the utility when they reach mature height.

1.11 Historic street paving and sidewalk materials, as well as historic curbing, should be retained and preserved, using salvaged or historically compatible materials when repairs are necessary. If historic materials cannot be found, substitute materials may be used, provided they replicate the durability, color, texture, and appearance of the original historic materials.

…

1.13 New paving and sidewalk materials, especially new accessibility features, should be designed to be consistent with the character and appearance of historic paving materials.

1.14 Because historic streetscapes often did not account for the high volume of automobile traffic found today in Boone, parking areas are often a challenge. New parking areas should be as unobtrusive as possible, located behind buildings with access from alleyways and secondary streets rather than along main thoroughfares, and screened with historically appropriate natural plantings and/or fences. Parking decks should be built to complement and blend with the existing historic architecture. Generally speaking, new parking areas should be built on the periphery of the District so as not to impede historic traffic patterns or conflict with historic landscapes and streetscapes.

…

3. Landscapes and Ecologically Sensitive Areas

…

Landscape features, regardless of whether they consist of formally planned, human-constructed gardens or naturally evolving woodlands and meadows in the community, are

Communication: Exhibit 7: Case A24-0063 Watauga County TDA - Staff Report (Case A24-0063 Watauga County TDA - COA)

essential to maintaining and preserving the character, aesthetic appeal, and history of the District. Evaluating and preserving the integrity of such existing features and their historical significance requires documentation with historic images, maps, and other data. As with architecture, the preservation and restoration of historic landscape features is always preferred over elimination or replacement, but when the integrity of an existing feature is seriously compromised, new features should be designed to be compatible with the historic context of the District and simultaneously identifiable as a new feature rather than as an attempt to recreate the old.

Some of these historic landscapes are essential to understanding the settlement patterns of our community. As the Town of Boone and the educational institution now known as Appalachian State University grew rapidly during the early twentieth century, for example, the landscape along Boone Creek evolved rapidly from its pastoral origins. While much of this historic landscape to the north of Rivers Street has been compromised by modern development, especially in relationship to the University, pockets in the District still remain. Among these are the warehouse areas positioned directly along the north side of the creek, south of Howard Street from just west of Burrell Street to the vicinity of Appalachian Street While this may seem an unlikely example of an historic landscape, the wholesale removal of these buildings and the burial of Boone Creek underground—which has occurred in many other areas of Boone along Boone Creek and other tributaries—would erase this natural resource and the settlement patterns associated with it from Boone's tangible past.

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.

…

3.4 Keep the location of new landscape features consistent with the location of similar elements in the District.

…

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.

…

Communication: Exhibit 7: Case A24-0063 Watauga County TDA - Staff Report (Case A24-0063 Watauga County TDA - COA)

6. Driveways and Off-Street Parking

6.1 Retain historic driveway configuration and materials whenever possible.

6.2 Construct new driveways to conform to the configuration, width, location, and materials of existing driveways.

6.3 Locate new driveways and off-street parking areas in tertiary areas. If this is not possible, driveways should be placed in the least conspicuous area of the lot.

6.4 Discourage additional curb-cuts, new driveways, or drive-throughs in the District.

6.5 It is inappropriate to pave large, off-street parking areas that occupy the majority (more than 50%) of the rear yard so that the residential character of a residential property is severely compromised or lost.

6.6 It is inappropriate to demolish historic buildings or outbuildings to create new parking areas.

6.7 It is inappropriate to destroy mature plantings to create new parking areas. Incorporate said plantings into the design and provide for their protection.

6.8 Incorporate trees, shrubbery, fencing, or other landscape devices around the periphery and within parking areas.

6.9 Utilize a low evergreen hedge or masonry wall, not to exceed 36" in height, along the street frontage of all parking lots. This landscape element will screen automobile wheels, bumpers, and paving, thereby eliminating the harshest aspects of the automobile without compromising surveillance and safety.

6.10 Discourage parking lots on corners, as this creates large voids in the streetscape.

6.11 Follow the standards for exterior lighting in illuminating parking areas.

6.12 Design lighting levels for safety. Avoid spilling light onto adjacent properties.

Zoning Analysis (B1 Downtown Core)

The proposed use, 11.21 (Other Business or Professional Office) is allowed by-right in the B1DC Zoning District.

Parking: UDO Subsection 24.01.01 states "All developments in all zoning districts shall initially and continually provide a sufficient number of permanent off-street motor vehicle and bicycle parking spaces, in compliance with this Article, to accommodate the residents, employees, customers, visitors and others who may spend time at that development." UDO 24.01.05 states "Exceptions in the B1 Downtown Core District. Development in the B1 Downtown Core District is not required to meet the requirements of this Article, and will be construed as conforming to the requirements of this Article; provided, however, that (i) this exception does not apply to multi-family use(s) or Use 3.09 Hotel, Small, and (ii) this exception applies to motor vehicle parking and loading/unloading areas, and does not apply with respect to bicycle parking."

Staff Note: The proposed development meets the development standards identified above as there are no required parking minimums.

Communication: Exhibit 7: Case A24-0063 Watauga County TDA - Staff Report (Case A24-0063 Watauga County TDA - COA)

Staff Note: The proposed project cost is $100,000 which does not trigger in Tier compliance with UDO 7.05.02 based on recent purchase price of $1,540,000; therefore no landscaping is required for the development.

Staff Note: Exhibit 6 is the applicant's response to a Zoning Review Letter requesting several additional items needed for approval. Only the applicant's response to the design standards applicable to this case were included in the Board packet.

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.

Communication: Exhibit 7: Case A24-0063 Watauga County TDA - Staff Report (Case A24-0063 Watauga County TDA - COA)

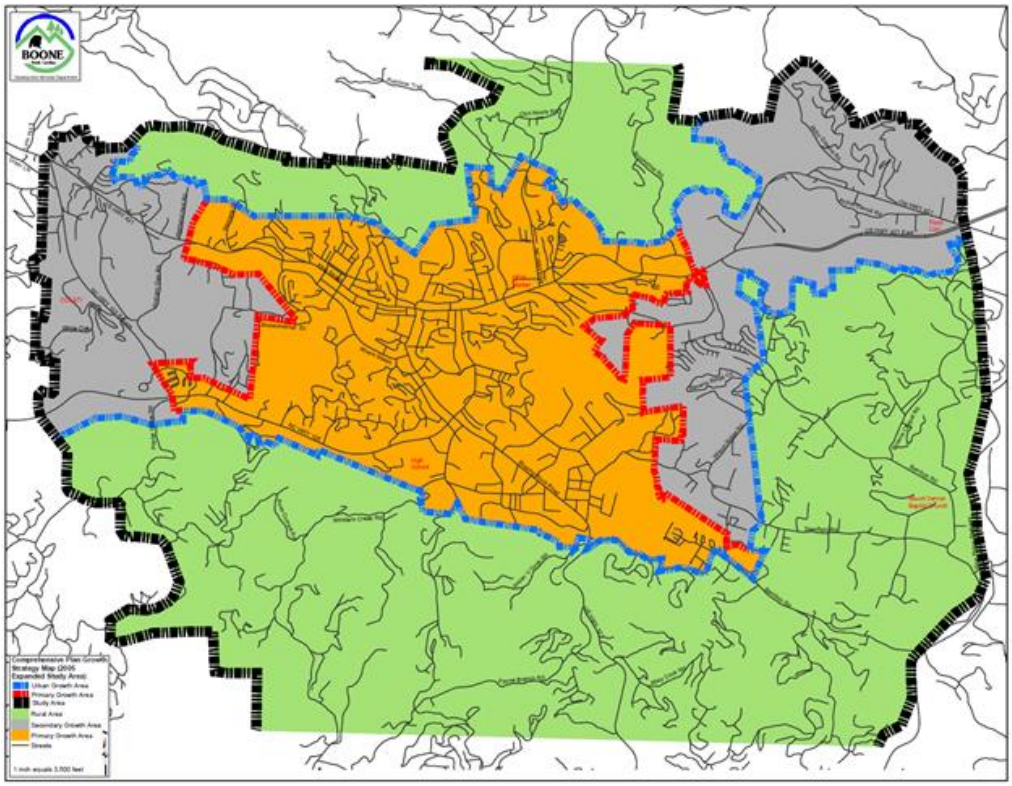
University: Emphasize cooperative planning among the Town, County, and University.

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.

Communication: Exhibit 7: Case A24-0063 Watauga County TDA - Staff Report (Case A24-0063 Watauga County TDA - COA)

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.

Communication: Exhibit 7: Case A24-0063 Watauga County TDA - Staff Report (Case A24-0063 Watauga County TDA - COA)

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.

Communication: Exhibit 7: Case A24-0063 Watauga County TDA - Staff Report (Case A24-0063 Watauga County TDA - COA)

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.

Automatic Conditions of Approval

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

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

Historic Preservation Commission Procedure

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

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

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

1. Conditions:

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

Historic Photos

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

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

Communication: Exhibit 7: Case A24-0063 Watauga County TDA - Staff Report (Case A24-0063 Watauga County TDA - COA)





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

Communication: Exhibit 7: Case A24-0063 Watauga County TDA - Staff Report (Case A24-0063 Watauga



Image courtesy of the Appalachian Theatre of the High Country Collection, Digital Watauga Project**;** Palmer Blair, "Appalachian Theatre Advertisement at Boone Post Office," *Digital Watauga*, accessed March 21, 2024, https://digitalwatauga.org/items/show/896.

Communication: Exhibit 7: Case A24-0063 Watauga County TDA - Staff Report (Case A24-0063 Watauga



Image courtesy of the Appalachian Theatre of the High Country Collection, Digital Watauga Project**;** Palmer Blair, "Appalachian Theatre Advertisement at Boone Post Office," *Digital Watauga*, accessed March 21, 2024, https://digitalwatauga.org/items/show/896.

Communication: Exhibit 7: Case A24-0063 Watauga County TDA - Staff Report (Case A24-0063 Watauga



Image courtesy of the Constance Stallings Collection, Digital Watauga Project

Communication: Exhibit 7: Case A24-0063 Watauga County TDA - Staff Report (Case A24-0063 Watauga



Communication: Exhibit 7: Case A24-0063 Watauga County TDA - Staff Report (Case A24-0063 Watauga



Image courtesy of the Glenn Thomas Collection, Digital Watauga Project; Glenn Thomas, "1960 Blizzard, Boone Post Office," *Digital Watauga*, accessed March 21, 2024, https://digitalwatauga.org/items/show/5577.

Communication: Exhibit 7: Case A24-0063 Watauga County TDA - Staff Report (Case A24-0063 Watauga



Image courtesy of the Glenn Thomas Collection, Digital Watauga Project; Glenn Thomas, "1960 Blizzard, Boone Post Office," *Digital Watauga*, accessed March 21, 2024, https://digitalwatauga.org/items/show/5577.

Communication: Exhibit 7: Case A24-0063 Watauga County TDA - Staff Report (Case A24-0063 Watauga



Image courtesy of the John Ward Family Collection, Digital Watauga Project; John Ward, "Andrews Chevrolet, Inc. Covered in Snow," *Digital Watauga*, accessed March 21, 2024, https://digitalwatauga.org/items/show/19907.

Communication: Exhibit 7: Case A24-0063 Watauga County TDA - Staff Report (Case A24-0063 Watauga



Image courtesy of the John Ward Family Collection, Digital Watauga Project; John Ward, "Andrews Chevrolet, Inc. Covered in Snow," *Digital Watauga*, accessed March 21, 2024, https://digitalwatauga.org/items/show/19907.

Communication: Exhibit 7: Case A24-0063 Watauga County TDA - Staff Report (Case A24-0063 Watauga

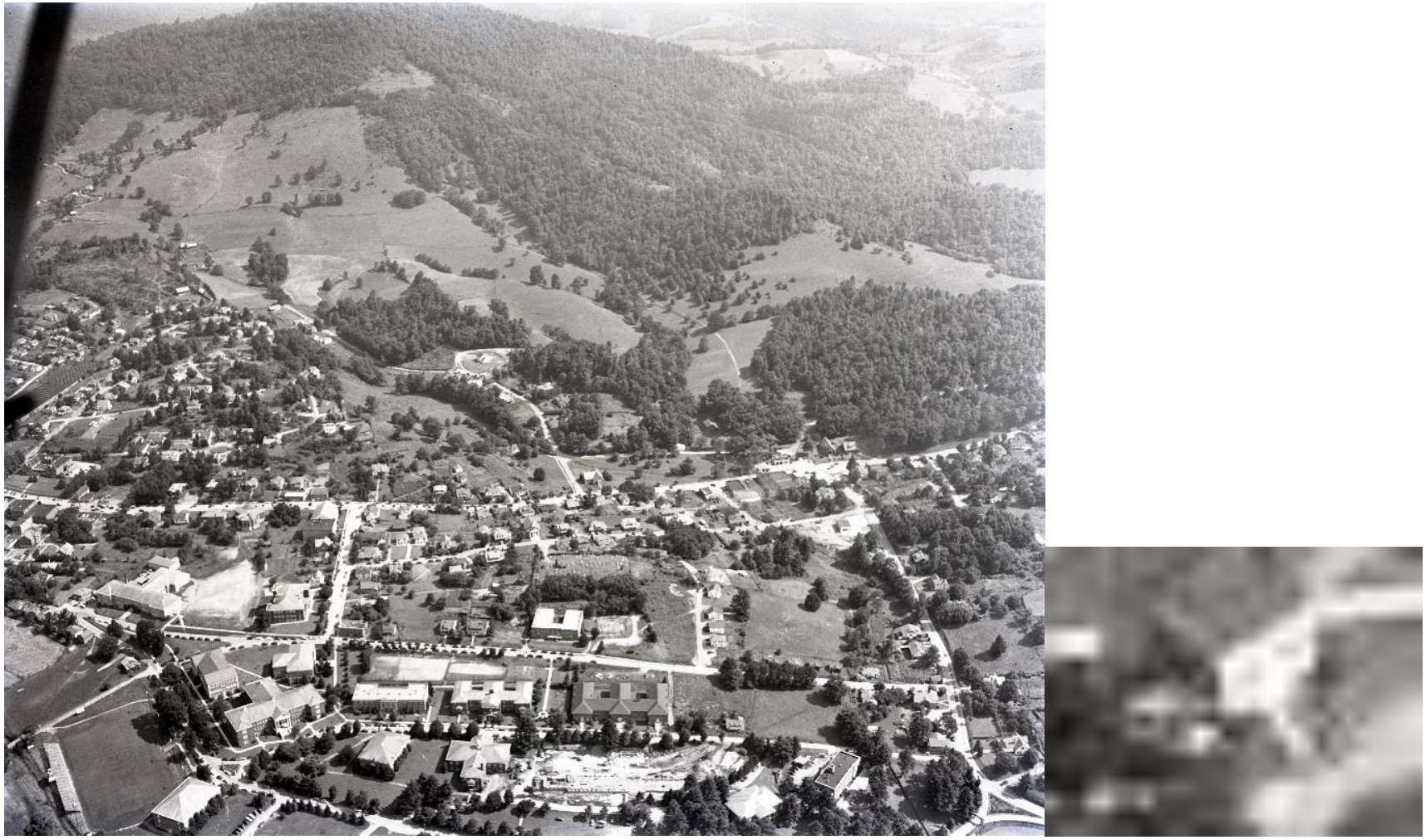


Image courtesy of the Palmer Blair Collection, Digital Watauga Project; Palmer Blair, "Aerial View of Boone from the South, 1950," *Digital Watauga*, accessed March 21, 2024, https://digitalwatauga.org/items/show/6029.

Communication: Exhibit 7: Case A24-0063 Watauga County TDA - Staff Report (Case A24-0063 Watauga

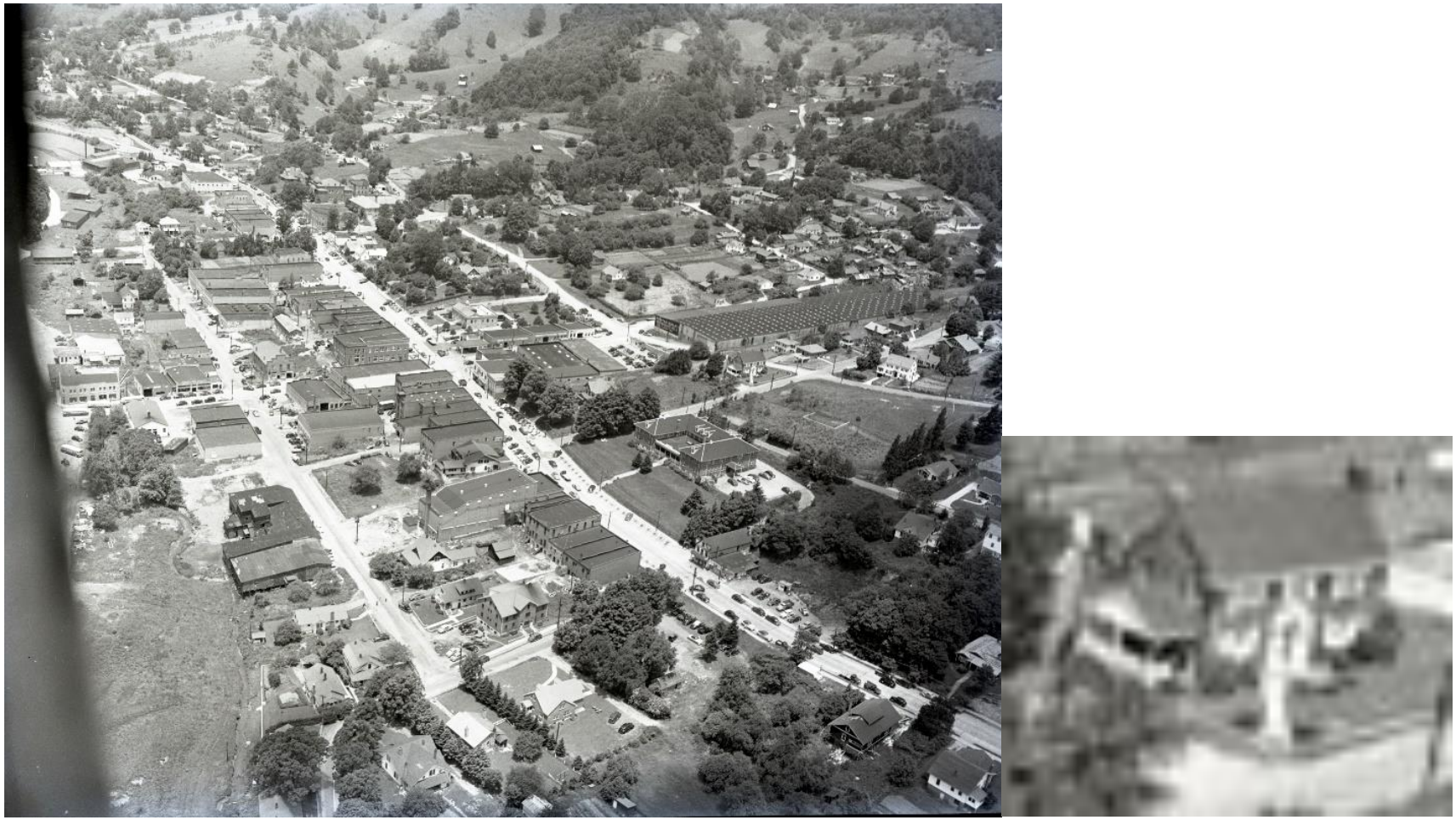


Image courtesy of the Palmer Blair Collection, Digital Watauga Project; Palmer Blair, "Aerial View of Boone from the Southeast, 1950," *Digital Watauga*, accessed March 21, 2024, https://digitalwatauga.org/items/show/6030.

Communication: Exhibit 7: Case A24-0063 Watauga County TDA - Staff Report (Case A24-0063 Watauga

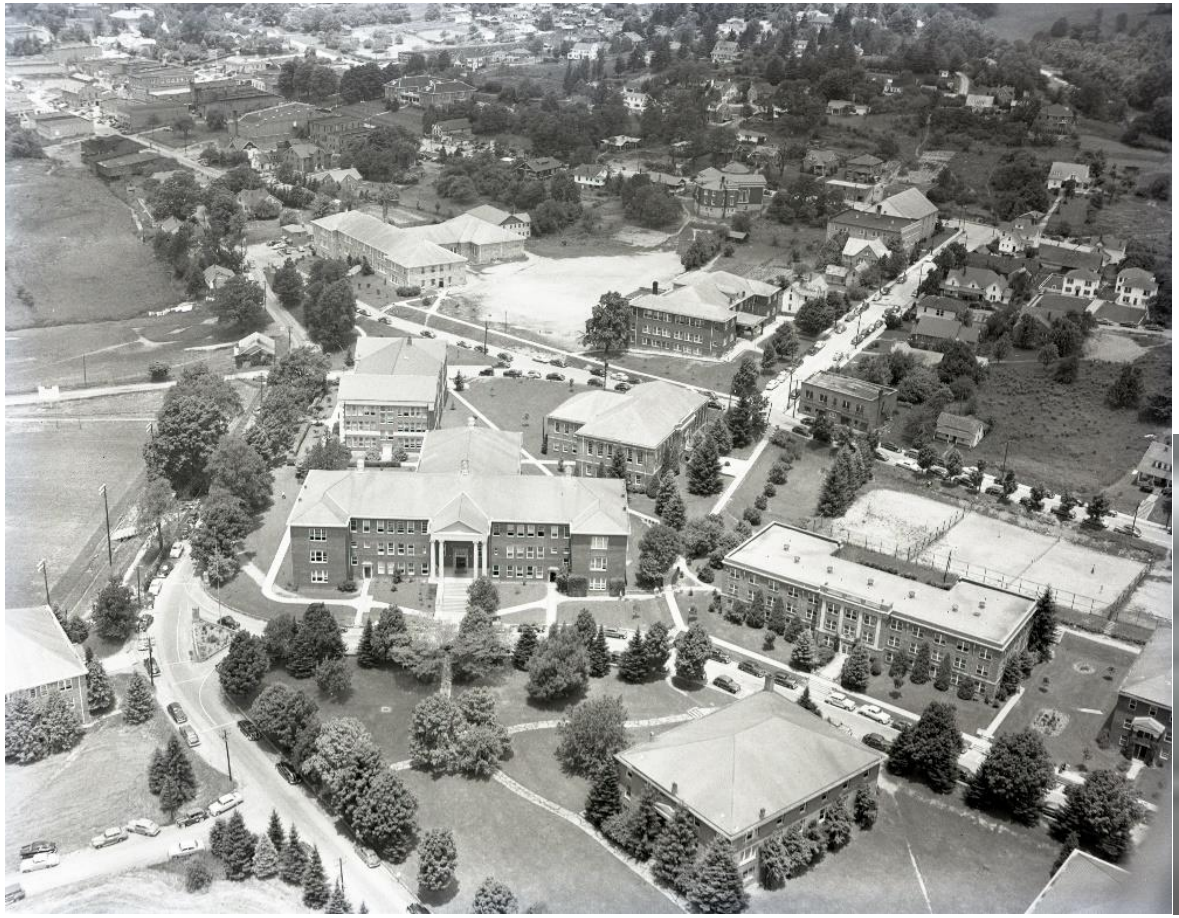




Image courtesy of the Palmer Blair Collection, Digital Watauga Project; Palmer Blair, "Aerial View of Appalachian State Teachers College, 1950," *Digital Watauga*, accessed March 21, 2024, https://digitalwatauga.org/items/show/6031.

Communication: Exhibit 7: Case A24-0063 Watauga County TDA - Staff Report (Case A24-0063 Watauga





Image courtesy of the Palmer Blair Collection, Digital Watauga Project; Palmer Blair, "Aerial View of Boone from the East, 1950," *Digital Watauga*, accessed March 21, 2024, https://digitalwatauga.org/items/show/6032.

Communication: Exhibit 7: Case A24-0063 Watauga County TDA - Staff Report (Case A24-0063 Watauga



Image courtesy of the Palmer Blair Collection, Digital Watauga Project; Palmer Blair, "Aerial View of Boone from the Southwest, 1950s," *Digital Watauga*, accessed March 21, 2024, https://digitalwatauga.org/items/show/6046.

Communication: Exhibit 7: Case A24-0063 Watauga County TDA - Staff Report (Case A24-0063 Watauga



Image courtesy of the Palmer Blair Collection, Digital Watauga Project; Palmer Blair, "Andrews Chevrolet Used Car Lot," *Digital Watauga*, accessed March 21, 2024, https://digitalwatauga.org/items/show/4160.

Communication: Exhibit 7: Case A24-0063 Watauga County TDA - Staff Report (Case A24-0063 Watauga



Image courtesy of the Palmer Blair Collection, Digital Watauga Project; Palmer Blair, "Andrews Chevrolet Used Car Lot," *Digital Watauga*, accessed March 21, 2024, https://digitalwatauga.org/items/show/4160.

Communication: Exhibit 7: Case A24-0063 Watauga County TDA - Staff Report (Case A24-0063 Watauga



Image courtesy of the Palmer Blair Collection, Digital Watauga Project; Palmer Blair, "Andrews Chevrolet Used Car Lot," *Digital Watauga*, accessed March 21, 2024, https://digitalwatauga.org/items/show/4161.

Communication: Exhibit 7: Case A24-0063 Watauga County TDA - Staff Report (Case A24-0063 Watauga



Image courtesy of the Palmer Blair Collection, Digital Watauga Project; Palmer Blair, "Andrews Chevrolet Used Car Lot," *Digital Watauga*, accessed March 21, 2024, https://digitalwatauga.org/items/show/4161.

Communication: Exhibit 7: Case A24-0063 Watauga County TDA - Staff Report (Case A24-0063 Watauga





Image courtesy of the Palmer Blair Collection, Digital Watauga Project; Palmer Blair, "Aerial Shot of Boone, 1950," *Digital Watauga*, accessed March 21, 2024, https://digitalwatauga.org/items/show/3565.

Communication: Exhibit 7: Case A24-0063 Watauga County TDA - Staff Report (Case A24-0063 Watauga





Image courtesy of the Palmer Blair Collection, Digital Watauga Project; Palmer Blair, "The Town of Boone in 1950," *Digital Watauga*, accessed March 21, 2024, https://digitalwatauga.org/items/show/3566.

Communication: Exhibit 7: Case A24-0063 Watauga County TDA - Staff Report (Case A24-0063 Watauga

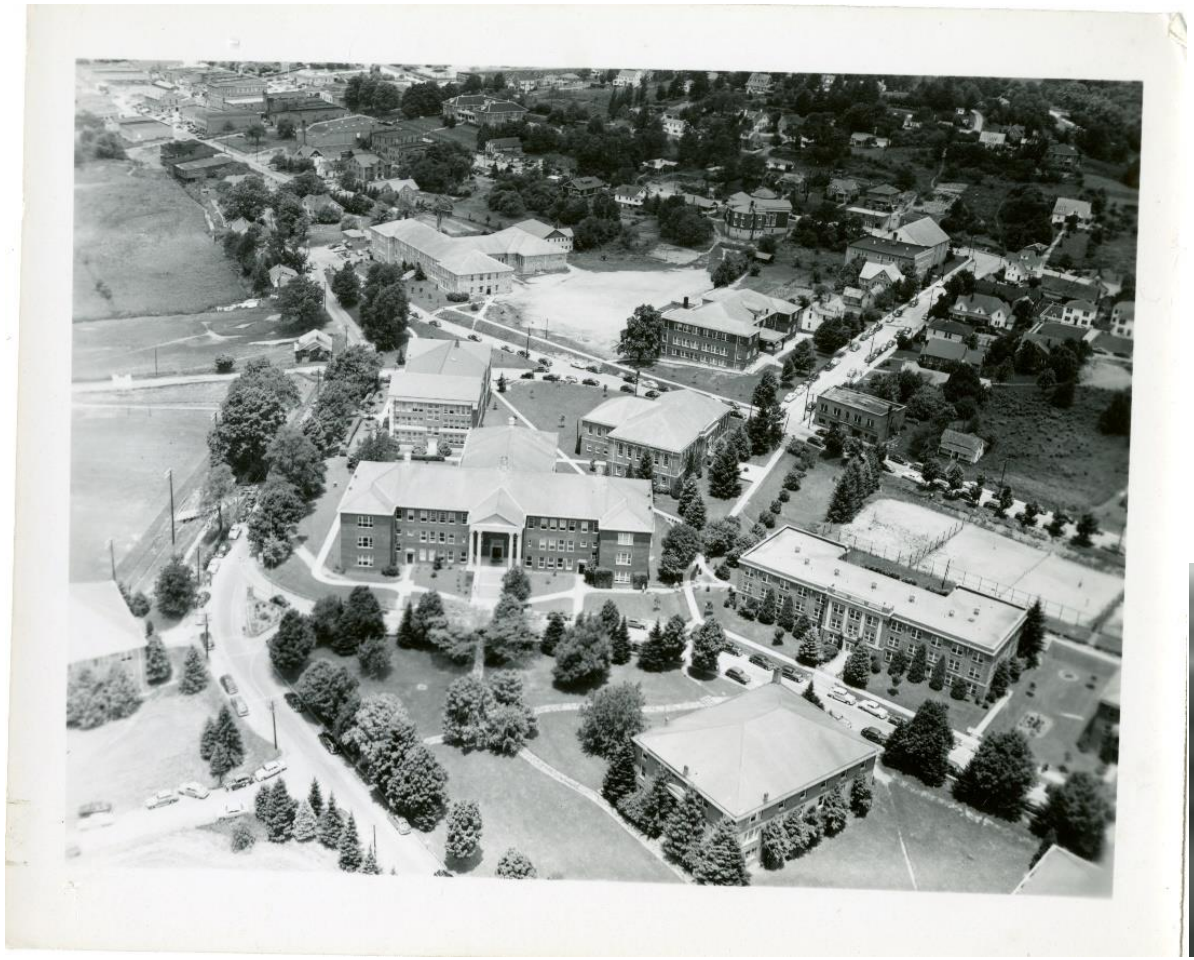




Image courtesy of the Palmer Blair Collection, Digital Watauga Project; Palmer Blair, "Aerial Shot of Campus, 2," *Digital Watauga*, accessed March 21, 2024, https://digitalwatauga.org/items/show/3808.

Communication: Exhibit 7: Case A24-0063 Watauga County TDA - Staff Report (Case A24-0063 Watauga





Image courtesy of the Palmer Blair Collection, Digital Watauga Project; Palmer Blair, "Aerial Print of Downtown Boone," *Digital Watauga*, accessed March 21, 2024, https://digitalwatauga.org/items/show/3809.

Communication: Exhibit 7: Case A24-0063 Watauga County TDA - Staff Report (Case A24-0063 Watauga



Image courtesy of the Palmer Blair Collection, Digital Watauga Project; Palmer Blair, "Boone Post Office, 1956," *Digital Watauga*, accessed March 21, 2024, https://digitalwatauga.org/items/show/23975.

Communication: Exhibit 7: Case A24-0063 Watauga County TDA - Staff Report (Case A24-0063 Watauga



Image courtesy of the Palmer Blair Collection, Digital Watauga Project; Palmer Blair, “Boone Post Office, 1956,” *Digital Watauga*, accessed March 21, 2024, https://digitalwatauga.org/items/show/23975.

Communication: Exhibit 7: Case A24-0063 Watauga County TDA - Staff Report (Case A24-0063 Watauga



Image courtesy of the Palmer Blair Collection, Digital Watauga Project; Palmer Blair, "Boone Post Office, 1956 #2," *Digital Watauga*, accessed March 21, 2024, https://digitalwatauga.org/items/show/23976.

Communication: Exhibit 7: Case A24-0063 Watauga County TDA - Staff Report (Case A24-0063 Watauga



Image courtesy of the Palmer Blair Collection, Digital Watauga Project; Palmer Blair, "Boone Post Office, 1956 #2," *Digital Watauga*, accessed March 21, 2024, https://digitalwatauga.org/items/show/23976.

Communication: Exhibit 7: Case A24-0063 Watauga County TDA - Staff Report (Case A24-0063 Watauga



Image courtesy of the Palmer Blair Collection, Digital Watauga Project; Palmer Blair, "View of Boone from Rich Mountain #3," *Digital Watauga*, accessed March 21, 2024, https://digitalwatauga.org/items/show/6612.

Communication: Exhibit 7: Case A24-0063 Watauga County TDA - Staff Report (Case A24-0063 Watauga





Image courtesy of the Palmer Blair Collection, Digital Watauga Project; Palmer Blair, “Woman Standing Next to Radio and Television Display,” *Digital Watauga*, accessed March 21, 2024, https://digitalwatauga.org/items/show/22389.

Communication: Exhibit 7: Case A24-0063 Watauga County TDA - Staff Report (Case A24-0063 Watauga

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

PLEASE READ THE ENTIRE APPLICATION PACKAGE

RECEIVED
FEB 22 2024
BY: MC

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

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

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

Historic Preservation Commission Information

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

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

Communication: Exhibit 1: Case A24-0127 Goofyfoot Taproom - Application (Case A24-0127 Goofyfoot Taproom - COA)

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: April 11

C. Property Information

Street Address: 525 West King St.

Watauga County Parcel Identification Number: 2900887679000

Existing Zoning District(s): B1DC Downtown Core

Total Land Area: .053 acre

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

If yes, describe:

D. Applicant Information

Name: Jeff Thompson

Complete Mailing Address (Street, City, Zip): 2762 NC HWY 68, Unit 109, High Point, NC 27265

Phone Number: 336-456-4050

Email Address: jeff@goofyfoottaproom.com

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

E. Property Owner Information

Name: Mitch Clark - Clark Unlimited Properties, LLC

Complete Mailing Address (Street, City, Zip): 610 Jones Ferry Rd. Carrboro, NC 27510

Phone Number: 1 336 209 5084

Email Address: mitchclarkjj@gmail.com

F. Landmark/District Information

District/Landmark Name: Town Limits/

Communication: Exhibit 1: Case A24-0127 Goofyfoot Taproom - Application (Case A24-0127 Goofyfoot Taproom - COA)

Period of Significance: NA

G. Project Details

Project Cost: $ 100,000 $

Project Type:

☐ New Construction ☒ Renovation ☐ Landscaping

☐ Moving Structure ☐ Demolition

H. Design Professional Information

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

Name: Adrian Tait

Company: Sketchline Architecture

Complete Mailing Address (Street, City, Zip): PO Box 1926 Blowing Rock, NC 28605

Phone Number: 828-545-1323

Email Address: adrian@sketchlinearchitecture.com

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

I. Applicant Signature and Property Owner Authorization

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

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

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

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

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

Jeff Thompson	Jeff Thompson (Feb 20, 2024 08:23 EST)	Feb 20, 2024
Applicant (Print)	**Applicant (Signature)**	**Date**
Mitch Clark	Mitchell Clark (Feb 20, 2024 08:28 EST)	Feb 20, 2024
Property Owner (Print)	**Property Owner (Signature)**	**Date**

Official Use Only

Communication: Exhibit 1: Case A24-0127 Goofyfoot Taproom - Application (Case A24-0127 Goofyfoot Taproom - COA)

Permit Name:	Goofy foot Taproom - COA			
Permit Number:	A24-0127			
Date:	Fee:	Receipt Number:	Method of Payment:	Paid By:
2-23-24	$375.00	313849	☐ Cash ☒ Check Number: 1965	Sketchline Architecture, PLLC

Public Hearing Meeting Date: _____

Date of APO Mailed Notification: _____

Date of Posted Notification: _____

Request Approved: ☐ Yes ☐ No

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

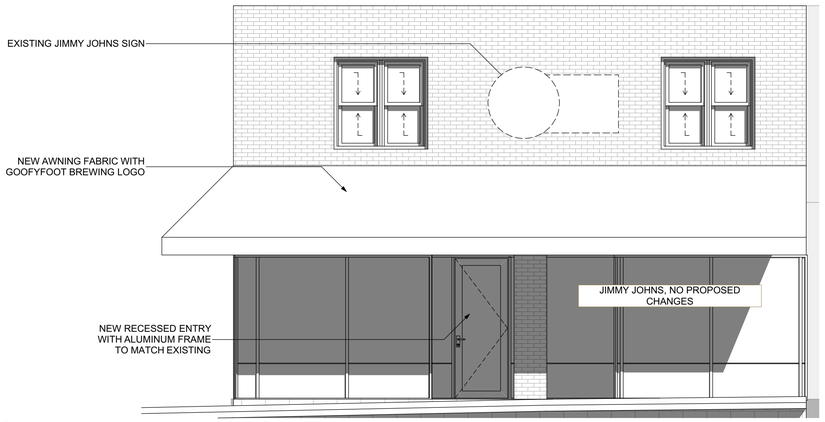
COA for Major Work Supplemental Checklist

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

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

Communication: Exhibit 1: Case A24-0127 Goofyfoot Taproom - Application (Case A24-0127 Goofyfoot Taproom - COA)

Exhibit 2



1 A201 Front Elevation

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

0 2' 4' 8'

GOOFYFOOT TAPROOM & BREWERY - NEW BREWPUB

PROPOSED EXTERIOR CHANGES TO THE PRIMARY AND SECONDARY ELEVATIONS AT 525 WEST KING STREET:

1) ENTRY DOOR: ALTER A SECTION OF THE EXISTING STOREFRONT TO CREATE A NEW SEPARATE RECESSED ENTRANCE. THE NEW DOOR WILL MATCH THE EXISTING STOREFROM ALUMINUM FRAME AND GLASS. (APPENDIX D. SEC 6)

2) AWNING: REMOVE PORTION OF EXISTING AWNING FABRIC TO BE REPLACED WITH BLACK FABRIC WITH GOOFYFOOT LOGO IN ACCORANCE WITH TOWN OF BOONE SIGNAGE REQUIREMENTS. (APPEDIX D SEC. 6)

3) REMOVE JIMMY JOHNS SIGNAGE ON APPALACHIAN STREET TO BE REPLACED WITH GOOFYFOOT SIGNAGE.

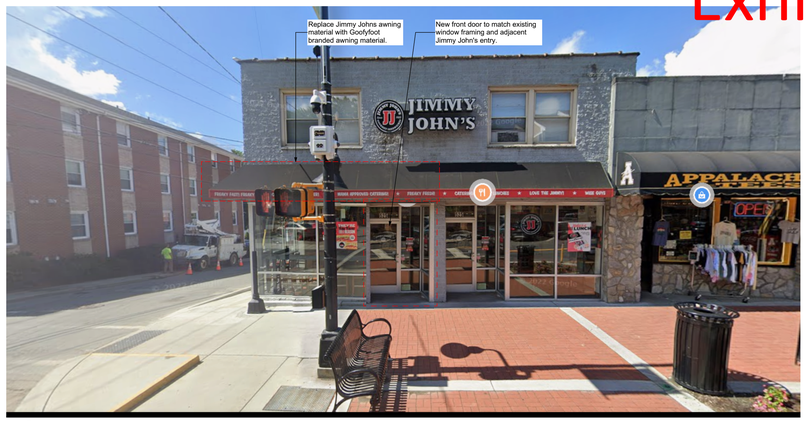
4) LOWER LEVEL WINDOW, REPLACE FOGGED WINDOW TO MATCH EXISTING. (APPENDIX D SEC. 6)



1990 Photo of 525 West King St. Courtesy of Watauga Digital



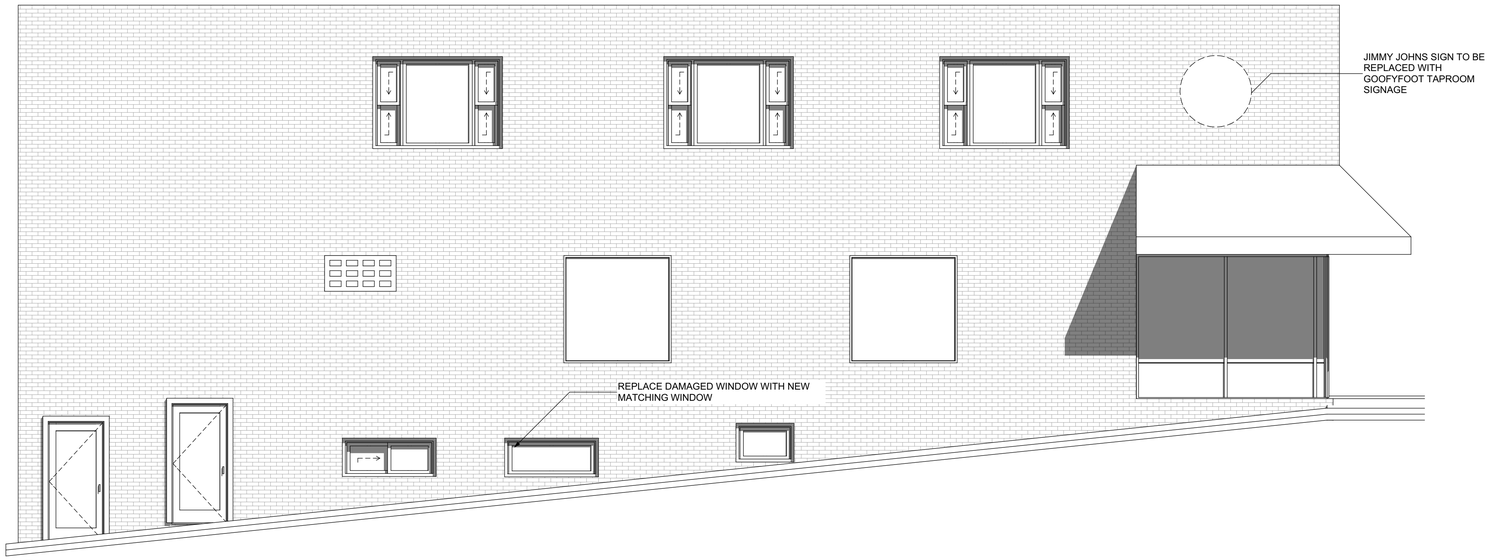
1990 Photo of 525 West King St. Courtesy of Watauga Digital



3 A201 CURRENT BUILDING FRONT ELEVATION

SCALE: 1:1.36





2 A201 Side Elevation

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

0 2' 4' 8'

SKETCHLINE ARCHITECTURE, PLLC

CONTACT

Adrian Tait
304 SUNSET DRIVE
BLOWING ROCK, NC 28607
ADRIAN@SKETCHLINEARCHITECTURE.COM
828.545.1323

SEALS

DAVID EDWARD HARWOOD REGISTERED ARCHITECT 23195 NORTH CAROLINA BLOWING ROCK

SKETCHLINE ARCHITECTURE, PLLC NORTH CAROLINA BLOWING ROCK

NOT FOR CONSTRUCTION

DISCLAIMER

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

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

PROJECT 240400

GOOFYFOOT TAPROOM & BREWERY - NEW BREWPUB

CLIENT

Jeff Thompson
Goofyfoot Brewing Company
2762 NC HWY 68
High Point, NC 27265

NOTES

02/20/2024 - HPC COA APPLICATION

REVISION	BY	DATE	COMMENT

SHEET NAME

Elevations

SHEET NUMBER

A201

4 OF 4

DRAWN BY Adrian Tait
PLOTTED 2/20/2024

Communication: Exhibit 2: Case A24-0127 Goofyfoot Taproom - Elevations & Facade Plan (Case A24-0127 Goofyfoot Taproom - COA)

Exhibit 3

GOOFYFOOT TAPROOM & BREWERY - NEW BREWPUB

General Notes

1. All work shall conform to all applicable codes and ordinances.

2. Do not scale drawings: use calculated dimensions only. Verify existing "as-built" dimensions as req'd. All dimensions are to face of stud unless noted otherwise.

3. Verify all rough-in dimensions and locations for equipment, fixtures etc. Provide all blocking, buck-outs, backing and jacks required for installation.

4. All wood in contact with concrete to be pressure treated.

5. All flashing to be galvanized, galvalume or factory finish to be approved by architect and owner.

6. Contractor shall verify all existing conditions prior to initiating any portion of the work.

7. Provide all protection, shoring and bracing as required by site conditions in order to maintain a safe job site and protect components to remain.

8. Stair and guardrail openings to be less than 4".

9. Tight line all affected drainage to approved drainage system.

10. All framing to be properly caulked, sealed, gasketed or otherwise treated to minimize air infiltration prior to sheathing and finishing.

11. All (new) smoke detectors to be hardwired to home's electrical system.

12. If subsurface water is encountered at any point, contact the owner's geotechnical engineer for recommendations before proceeding.

Sheet Index

Cover Sheet, Site Plans, Permit Requirements	
A001	Cover Sheet and Site Plan
A002	Demo Plans
Plans	
A101	Floor Plans
Elevations	
A201	Elevations

Project Team

SKETCHLINE ARCHITECTURE
304 SUNSET DRIVE BLOWING ROCK NC 28607
Phone: 828.545.1323
E-mail: ADRIAN@SKETCHLINEARCHITECTURE.COM
Contact: Adrian Tait

Property Information

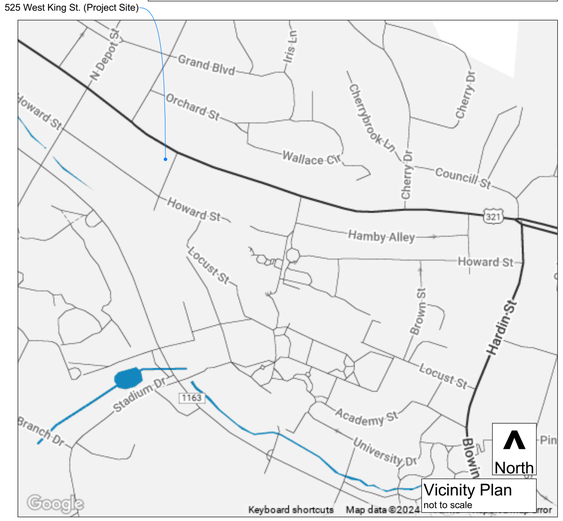
Project Type: The current Jimmy Johns restaraunt will be subdivided to create a new brewpub at 525 West King St.

Owners: Jeff Thompson

Site Address: 525 West King St. Boone NC 28607

Assessor Parcel Number: 2900-88-7679-000

525 West King St. (Project Site)



Vicinity Plan
not to scale

SKETCHLINE
ARCHITECTURE, PLLC

CONTACT

Adrian Tait
304 SUNSET DRIVE
BLOWING ROCK, NC 28607
ADRIAN@SKETCHLINEARCHITECTURE.COM
828.545.1323

SEALS

DAVID EDWARD HARWOOD — REGISTERED ARCHITECT — 19511 — BLOWING ROCK, NC

SKETCHLINE ARCHITECTURE, PLLC — 321 — SOUTH CAROLINA — BLOWING ROCK, NC

NOT FOR CONSTRUCTION

DISCLAIMER

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

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

PROJECT 240400

GOOFYFOOT TAPROOM & BREWERY - NEW BREWPUB

CLIENT

Jeff Thompson
Goofyfoot Brewing Company
2762 NC HWY 68
High Point, NC 27265

NOTES

02/20/2024 - HPC COA APPLICATION

REVISION	BY	DATE	COMMENT

SHEET NAME

Cover Sheet and Site Plan

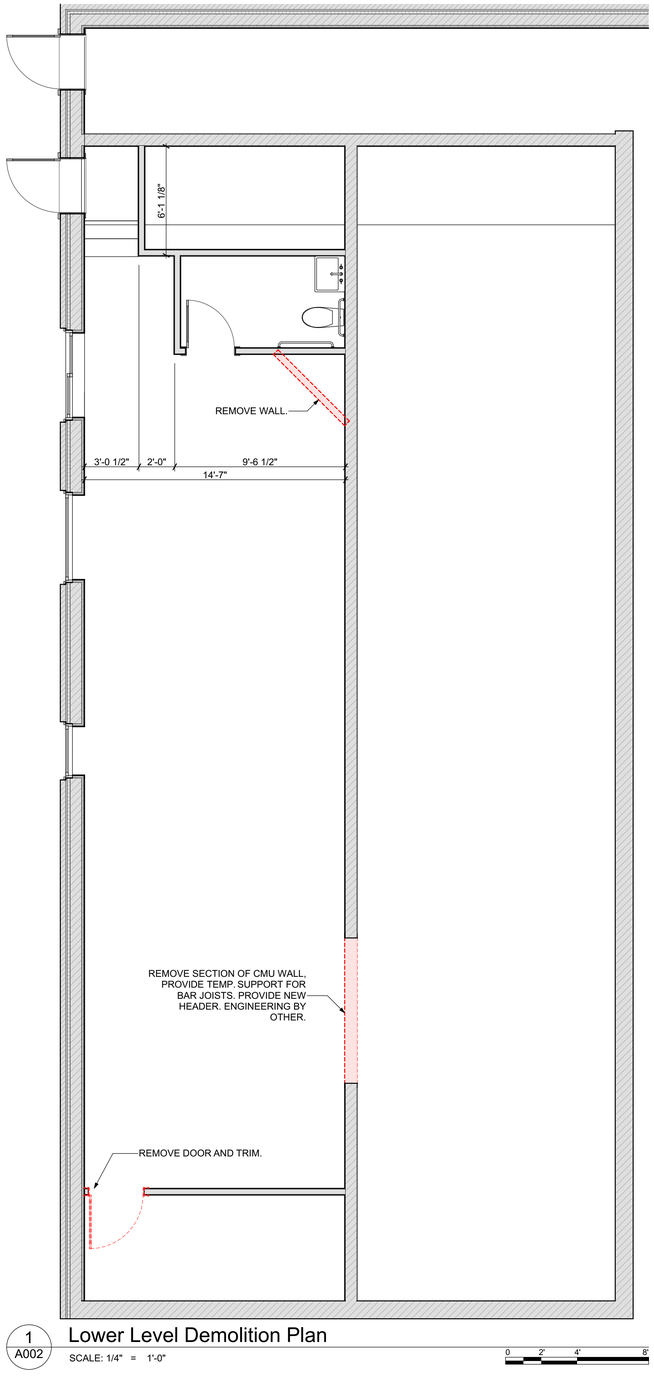
SHEET NUMBER

A001

1 OF 4

DRAWN BY Adrian Tait
PLOTTED 2/29/2024

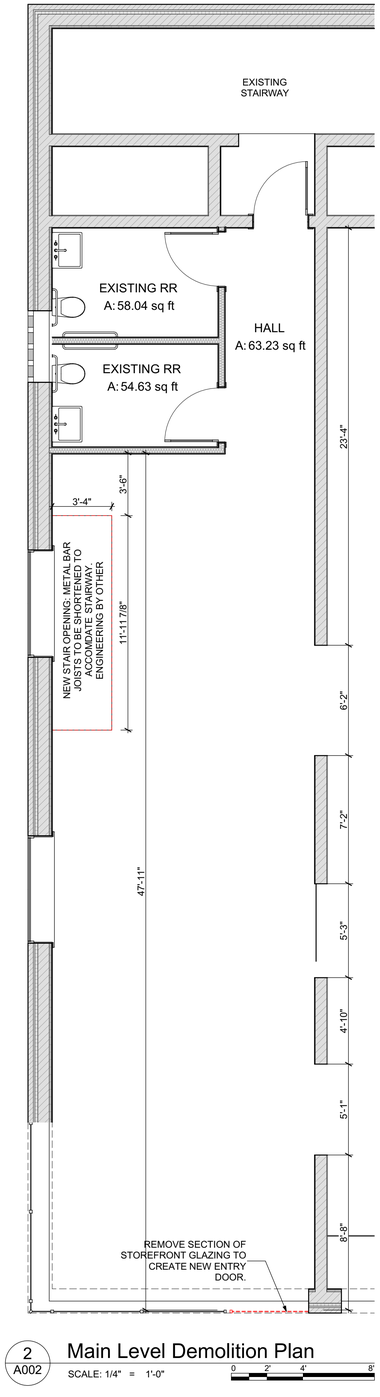
Communication: Exhibit 3: Case A24-0127 Goofyfoot Taproom - Site Plans (Case A24-0127 Goofyfoot Taproom - COA)



1 A002 Lower Level Demolition Plan

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

0 2' 4' 8'



2 A002 Main Level Demolition Plan

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

0 2' 4' 8'

SKETCHLINE
ARCHITECTURE, PLLC

CONTACT

Adrian Tait
304 SUNSET DRIVE
BLOWING ROCK, NC 28607
ADRIAN@SKETCHLINEARCHITECTURE.COM
828.545.1323

SEALS

DAVID EDWARD HARWOOD REGISTERED ARCHITECT 29511 BLOWING ROCK, NC

SKETCHLINE ARCHITECTURE, PLLC 32121 BLOWING ROCK, NC

NOT FOR CONSTRUCTION

DISCLAIMER

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

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

PROJECT 240400

GOOFYFOOT TAPROOM & BREWERY - NEW BREWPUB

CLIENT

Jeff Thompson
Goofyfoot Brewing Company
2762 NC HWY 68
High Point, NC 27265

NOTES

02/20/2024 - HPC COA APPLICATION

REVISION	BY	DATE	COMMENT

SHEET NAME

Demo Plans

SHEET NUMBER

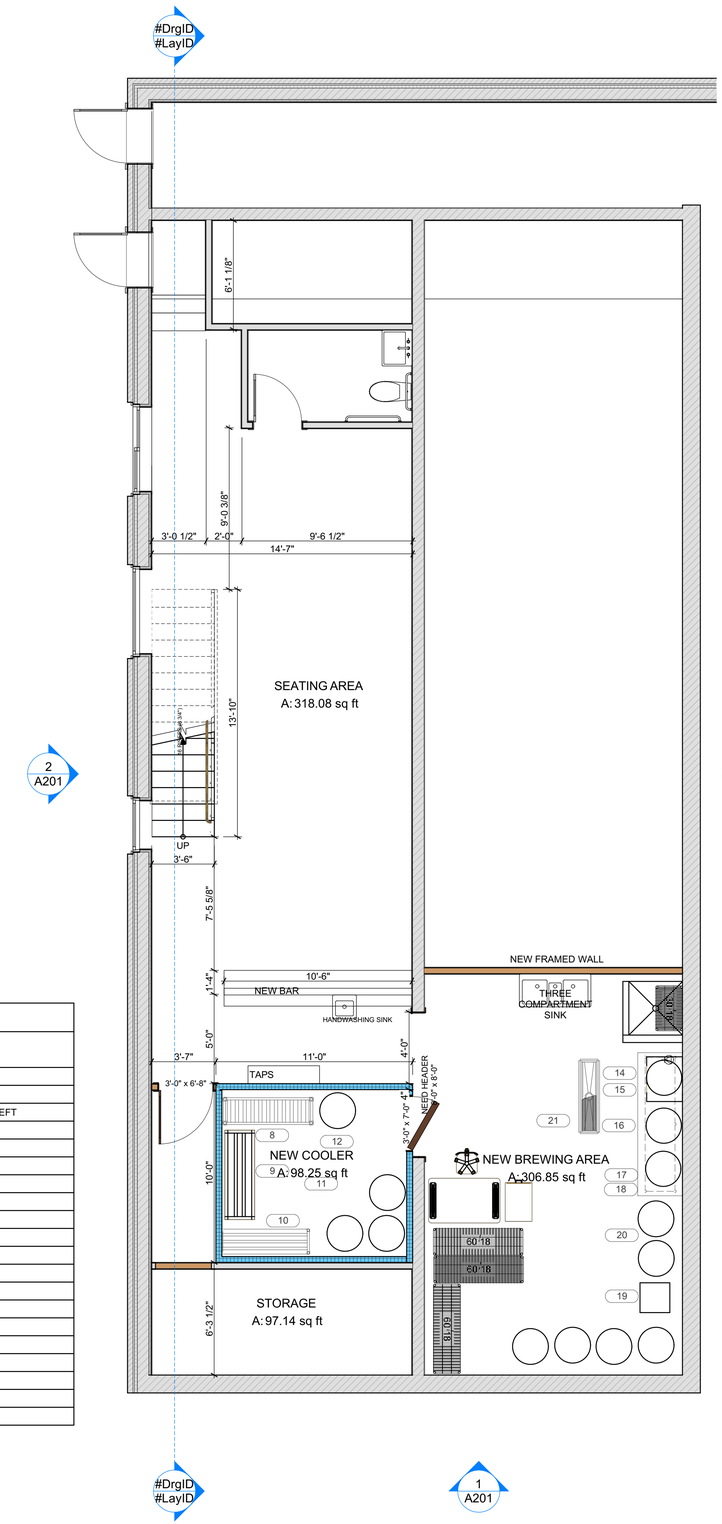
A002

2 OF 4

DRAWN BY Adrian Tait
PLOTTED 2/29/2024

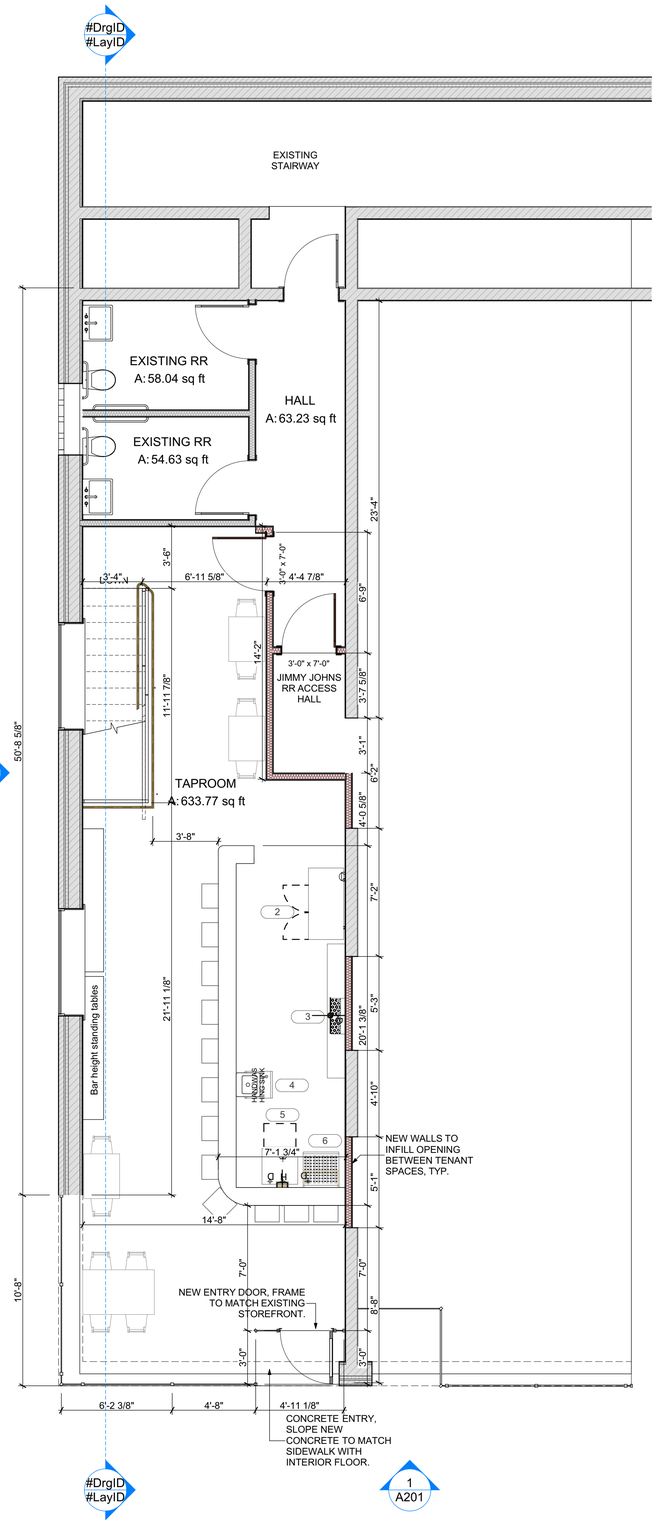
Communication: Exhibit 3: Case A24-0127 Goofyfoot Taproom - Site Plans (Case A24-0127 Goofyfoot Taproom - COA)

EQUIPMENT SCHEDULE					
Item No	Qty	Manufacturer	Model Number	Equipment Category	Equipment Remarks
2	1	Atosa USA	SBB48GGRAUS1	Refrigerator, Back Bar, Glass Door	
3	2	Micro Matic USA	KRONOS-8SSKR	Dispensing Head, Draft Beer, Wall Mount	
4	1	Krowne Metal	18-18ST	Underbar Handsink	SPLASH GUARD ON LEFT
5	2	CMA Dishmachines	UC65E	Warewasher, Undercounter, High Temp	
6	1	Krowne	KR24-GSB3	Underbar Glass Rack	
7	1	Krowne	KR19-53C	Underbar 3 Compartment Sink	
8	1	Eagle Group/Metal Masters	KR1893A	Rack, Keg	
9	1	Custom	Custom - Dunnage Rack	Dunnage Rack	
10	1	Channel Manufacturing	KAR60	Rack, Keg	
11	1	Channel Manufacturing	KAR48	Rack, Keg	
12	1	Bally Refrigerated Boxes	11'7" X 7 -9" OVERALL (O.D.)	Refrigerator, Walk-In Unit	
13	1	John Boos & Co.	1B184	Sink, Scullery, 1 Compartment	
14	1	EXAUST HOOD	RHO284	Exhaust Hood	
15	1	BREW KETTLE			
16	1	MASH TUN			
17	1	HOT LIQUOR TANK			
18	1	SERV-WARE	T3096CWP-3	Table, Work	
19	1	CONICAL UNITANK FERMENTERS		GLYCOL CHILLER	
20	6	CONICAL UNITANK FERMENTERS	CF30	FERMENTERS	
21	1	Advance Tabco	FFTG-1248	Floor Trough	



1 A101 Lower Level Floor Plan

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



2 A101 Main Level Floor Plan

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

SKETCHLINE
ARCHITECTURE, PLLC

CONTACT

Adrian Tait
304 SUNSET DRIVE
BLOWING ROCK, NC 28607
ADRIAN@SKETCHLINEARCHITECTURE.COM
828.545.1323

SEALS

DAVID EDWARD HARWOOD REGISTERED ARCHITECT 19511 NORTH CAROLINA BLOWING ROCK

SKETCHLINE ARCHITECTURE, PLLC 13211 NORTH CAROLINA BLOWING ROCK

NOT FOR CONSTRUCTION

DISCLAIMER

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

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

PROJECT 240400

GOOFYFOOT TAPROOM & BREWERY - NEW BREWPUB

CLIENT

Jeff Thompson
Goofyfoot Brewing Company
2762 NC HWY 68
High Point, NC 27265

NOTES

02/20/2024 - HPC COA APPLICATION

REVISION	BY	DATE	COMMENT

SHEET NAME

Floor Plans

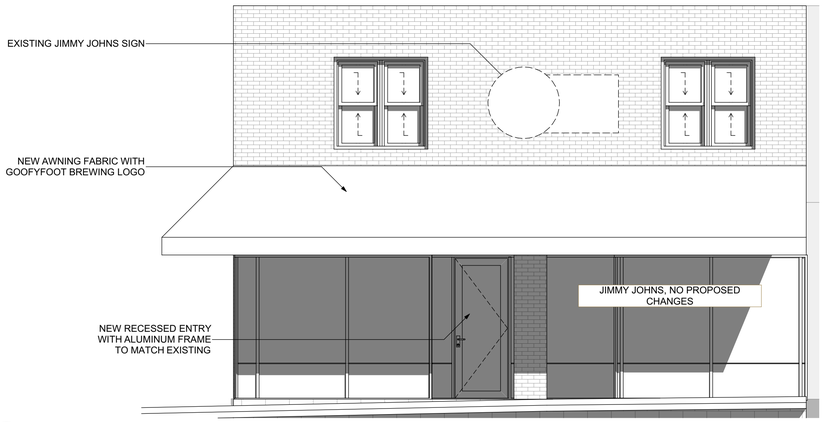
SHEET NUMBER

A101

3 OF 4

DRAWN BY Adrian Tait
PLOTTED 2/29/2024

Communication: Exhibit 3: Case A24-0127 Goofyfoot Taproom - Site Plans (Case A24-0127 Goofyfoot Taproom - COA)



1 A201 Front Elevation

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

0 2' 4' 8'

GOOFYFOOT TAPROOM & BREWERY - NEW BREWPUB

PROPOSED EXTERIOR CHANGES TO THE PRIMARY AND SECONDARY ELEVATIONS AT 525 WEST KING STREET:

1) ENTRY DOOR: ALTER A SECTION OF THE EXISTING STOREFRONT TO CREATE A NEW SEPARATE RECESSED ENTRANCE. THE NEW DOOR WILL MATCH THE EXISTING STOREFRONT ALUMINUM FRAME AND GLASS. (APPENDIX D. SEC 6)

2) AWNING: REMOVE PORTION OF EXISTING AWNING FABRIC TO BE REPLACED WITH BLACK FABRIC WITH GOOFYFOOT LOGO IN ACCORDANCE WITH TOWN OF BOONE SIGNAGE REQUIREMENTS. (APPEDIX D SEC. 6)

3) REMOVE JIMMY JOHNS SIGNAGE ON APPALACHIAN STREET TO BE REPLACED WITH GOOFYFOOT SIGNAGE.

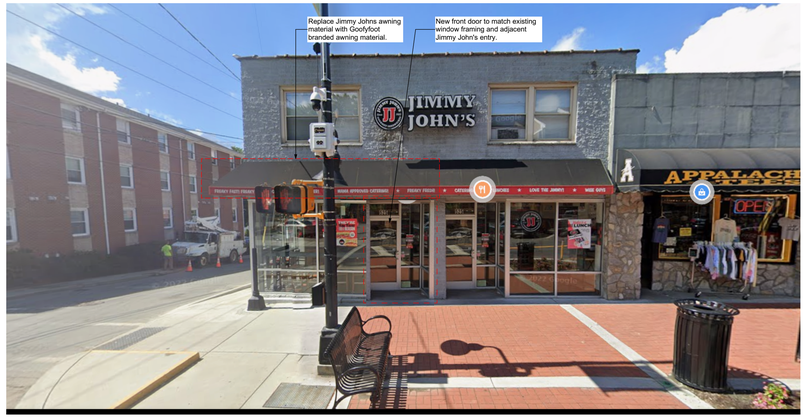
4) LOWER LEVEL WINDOW, REPLACE FOGGED WINDOW TO MATCH EXISTING. (APPENDIX D SEC. 6)



1990 Photo of 525 West King St. Courtesy of Watauga Digital



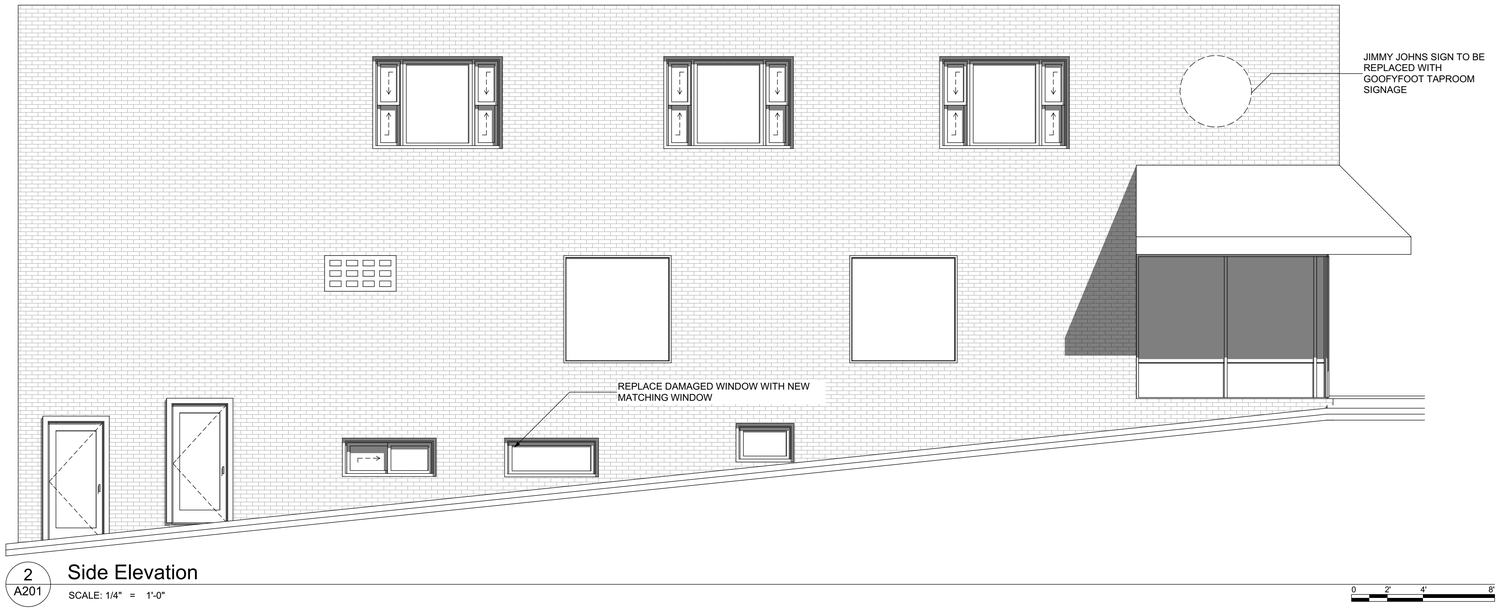
1990 Photo of 525 West King St. Courtesy of Watauga Digital



3 A201 CURRENT BUILDING FRONT ELEVATION

SCALE: 1:1.36





2 A201 Side Elevation

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

0 2' 4' 8'

SKETCHLINE ARCHITECTURE, PLLC

CONTACT

Adrian Tait
304 SUNSET DRIVE
BLOWING ROCK, NC 28607
ADRIAN@SKETCHLINEARCHITECTURE.COM
828.545.1323

SEALS

DAVID EDWARD HARWOOD REGISTERED ARCHITECT 23195 NORTH CAROLINA BLOWING ROCK

SKETCHLINE ARCHITECTURE, PLLC 3211 NORTH CAROLINA BLOWING ROCK

NOT FOR CONSTRUCTION

DISCLAIMER

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

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

PROJECT 240400

GOOFYFOOT TAPROOM & BREWERY - NEW BREWPUB

CLIENT

Jeff Thompson
Goofyfoot Brewing Company
2762 NC HWY 68
High Point, NC 27265

NOTES

02/20/2024 - HPC COA APPLICATION

REVISION	BY	DATE	COMMENT

SHEET NAME

Elevations

SHEET NUMBER

A201

4 OF 4

DRAWN BY Adrian Tait
PLOTTED 2/29/2024

Communication: Exhibit 3: Case A24-0127 Goofyfoot Taproom - Site Plans (Case A24-0127 Goofyfoot Taproom - COA)

Staff Report
April 2, 2024
Case A24-0127 GoofyFoot Tap Room - Certificate of Appropriateness for Major Work

Table of Contents

Request 1
Zoning Map 3
Parcel Information 3
Architectural Survey/Designation Report Information 4
Inventory Classification 4
Designation Report 5
Architectural Survey 5
Library of Congress - Sanborn Fire Insurance Maps 7
Downtown Boone Local Historic District Design Standards and Handbook Analysis 10
Design Standards for Residential Properties 10
Design Standards for Commercial Properties Within the District 11
Design Standards for Historic Streetscapes, Landscapes, Monuments, and Other Resources 14
Zoning Analysis (B1 Downtown Core) 15
Conformity to Adopted Plans 15
Comprehensive Plan Update 15
Automatic Conditions of Approval 19
Historic Preservation Commission Procedure 20
Historic Photos 20

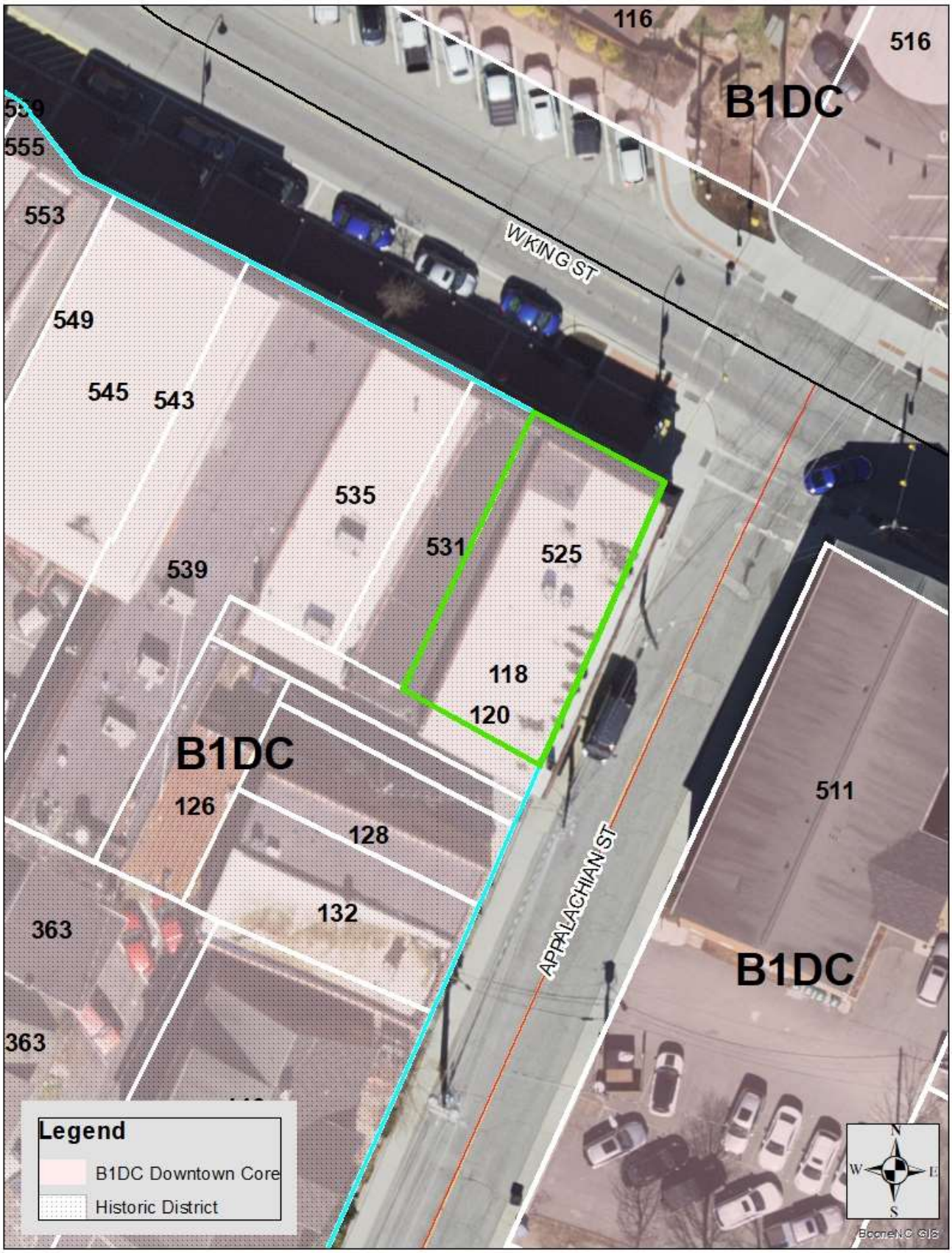
Request

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

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

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

Communication: Exhibit 4: Case A24-0127 Goofyfoot Taproom - Staff Report (Case A24-0127 Goofyfoot Taproom - COA)



Communication: Exhibit 4: Case A24-0127 Goofyfoot Taproom - Staff Report (Case A24-0127 Goofyfoot Taproom - COA)

Zoning Map
Parcel Information

Address:	**525 West King Street (new storefront will be issued a new address)**
Property Owner:	Mitch Clark of Clark Unlimited Properties, LLC
Watauga County PIN:	2900-88-7679-000
Lot size (total):	0.053 Acres
Jurisdiction:	Town of Boone
Access:	**King Street** (also fronts Appalachian Street)
SFHA:	No
Watershed District:	No
Corridor District:	**No**
NCD:	No
Viewshed:	No
Steep Slope:	No
Very Steep Slope:	No
Current Zoning:	B1 Downtown Core, Downtown Boone Local Historic District Overlay

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

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

Communication: Exhibit 4: Case A24-0127 Goofyfoot Taproom - Staff Report (Case A24-0127 Goofyfoot Taproom - COA)

District as well as surrounding zoning districts, many which are low-density residential.

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

Zoning & Use of Adjacent Properties		
	Adjacent Zoning	**Adjacent Land Use**
North	B1 Downtown Core	Multi-Family Residential Restaurant
East	B1 Downtown Core	Multi-Family Dwellings
South	B1 Downtown Core, Downtown Boone Local Historic District	Retail; Restaurant
West	B1 Downtown Core, Downtown Boone Local Historic District	Retail; Restaurant

Architectural Survey/Designation Report Information

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

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

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

Inventory Classification

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

1. design integrity, meaning the building's relationship to its original appearance or altered appearance during the period of significance;
2. material integrity, meaning the building's relationship to original materials during the period of significance or replacement materials that mimic the appearance of original materials during the period of significance;
3. locational integrity, meaning the building's relationship to its original location during the period of significance;
4. integrity of association, meaning the building's relationship to its original or adapted use, function, and purpose during the period of significance; and

Communication: Exhibit 4: Case A24-0127 Goofyfoot Taproom - Staff Report (Case A24-0127 Goofyfoot Taproom - COA)

5. integrity of relationship to the district as a whole, meaning the building's historical importance to the development of downtown Boone's commercial district during the district's four periods of growth within the period of significance (1918-1964).

Inventory Classifications:

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

Designation Report

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

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

WT0840 Estel and Lucille Wagner Building (1957)
CH -- 525 West King Street
(2900-88-7679-000)
This two-story, concrete brick, commercial block building with basement is an excellent example of commercial infill in the downtown area during the late 1950s. Originally home to Twins Bakery (Cottrell Brothers), Appalachian Barber Shop, and Smith Printing Company. While storefront configuration details have changed over time, the building retains much of its original exterior appearance.

Architectural Survey

WT0840 Estel and Lucille Wagner Building (1957) 525 West King Street

This two-story, concrete brick building with basement, sits on the southwest corner of West King and Appalachian Streets. Prior to 1956, this lot—traditionally known as the "old Episcopal church corner" (Watauga Democrat, May 24, 1956)—was home for many years to a garden and plant business (that also apparently sold ice cream from time to time) run by James Lyons. In May 1956, Estel and Lucille Wagner purchased the lot from Chapell Wilson (Deed Book 77, Page 70), shortly after which Wagner began construction on the building. A deed from March 1957, conveying a half interest in the property to Cecil and Flossie Miller, stipulated that the Wagners would "finish the building now under construction" on the lot (Deed Book 77, Page 597). First tenants included the Twins Bakery, operated by W. R. and H. J. Cottrell in the west section of the building, and Smith Printing Company, operating out of the east section of the building. A side entrance on Appalachian Street provided access to the Appalachian Barber Shop, operated by R. B. Fitch in the basement (Watauga Democrat, May 2, 1957). This building appears in a 1958 parade image of downtown Boone (Appalachian Collection) and 1957-58 footage from the Clarence A. Price Home Movies Collection (Cla-Pri-01-016) but is not visible in footage shot by Price during the winter of 1955-56 (Cla-Pri-01-015). Based on images in the Appalachian Digital Collection, by 1969, Linzy's Hobbycrafts, Records, and Gifts occupied at least one of the two storefronts. Carolina Business Machines then occupied the first floor as a single storefront from about 1972 until at least 1975. Jimmy John's has occupied the building in recent years, with apartments on the second floor. Fronting on West King Street, first floor of the main (north) elevation consists of a storefront, while the west elevation abuts the property to the west (WT0841) and is thus unobservable. The flat roof features terracotta coping on parapet walls with a brick chimney rising at the southeast corner. There

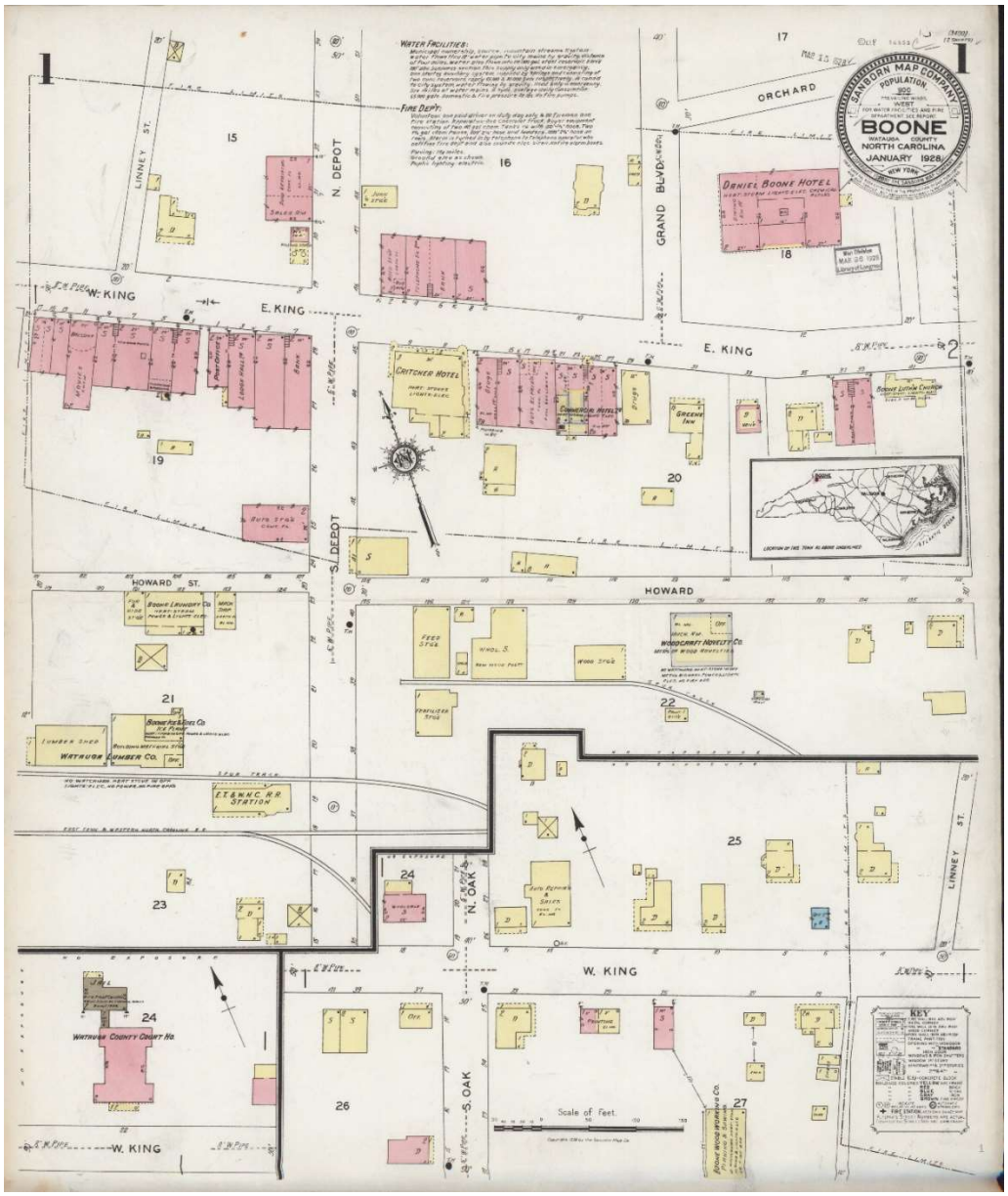
Communication: Exhibit 4: Case A24-0127 Goofyfoot Taproom - Staff Report (Case A24-0127 Goofyfoot Taproom - COA)

appears to be rubber roofing material overhanging at the southeast corner of the building, indicating that the roof is rubber. The north elevation offers large, storefront windows that wrap around the northeast corner to the east elevation. Images from 1957 and the 1970s (Appalachian Collection) indicate that the storefront configuration has changed from the orientation at that time. While the piercings of the storefront now are essentially the same, the original configuration had a low bulkhead set back from the façade plane, with the shop windows running at an inverted angle from top to bulkhead. The two sets of windows also angled inward toward the center column, causing the column to serve as a divider between the two store entrances. Currently, the center of the north elevation has a small column of concrete brick on the first floor. West of this column is a recessed entrance with an aluminum framed door and transom with a one-over-one sidelight, and a one-over-one plate glass storefront window completes the recessed entrance west of the door. Two one-over-one, plate glass, aluminum-framed windows finish the west end of the first floor of the north elevation. East of the concrete brick column are three one-over-one, plate glass, aluminum-framed windows. Above this first floor storefront is an aluminum-framed, vinyl awning that also wraps around the northeast corner of the building to the east elevation. The second floor of the north elevation features two sets of double, one-over-one, double-hung sash, vinyl replacement windows with concrete sills. The east elevation features two one-over-one, plate glass, aluminum-framed storefront windows at the northeast corner of the first floor with an aluminum-framed awning over them. The remainder of the elevation offers two aluminum-framed doors at the southeast corner of the basement level. The basement level also features two vinyl replacement windows, one in a wooden frame and one that has been entirely replaced, as well as a vinyl replacement, side-by-side, sliding window. The remainder of the first floor offers two aluminum-framed, plate glass windows as well as a nine-by-four glass block window that is not original to the building, as there is evidence of an earlier window that was removed from the piercing. The second floor has three bays of vinyl windows; each bay consists of a large, fixed central window flanked by one-over-one, double-hung sash windows, all supported by a spanning concrete sill. The south elevation, fronting on a rear alley, has an alcove in the southwest corner at the basement level with a metal door next to utility mechanicals slightly east of the alcove. The first floor level has a five-by-six glass block window that does not appear to be original, as well as a piercing of a similar size that has been filled with concrete bricks. The second floor has two one-over-one, double-hung sash, vinyl windows.

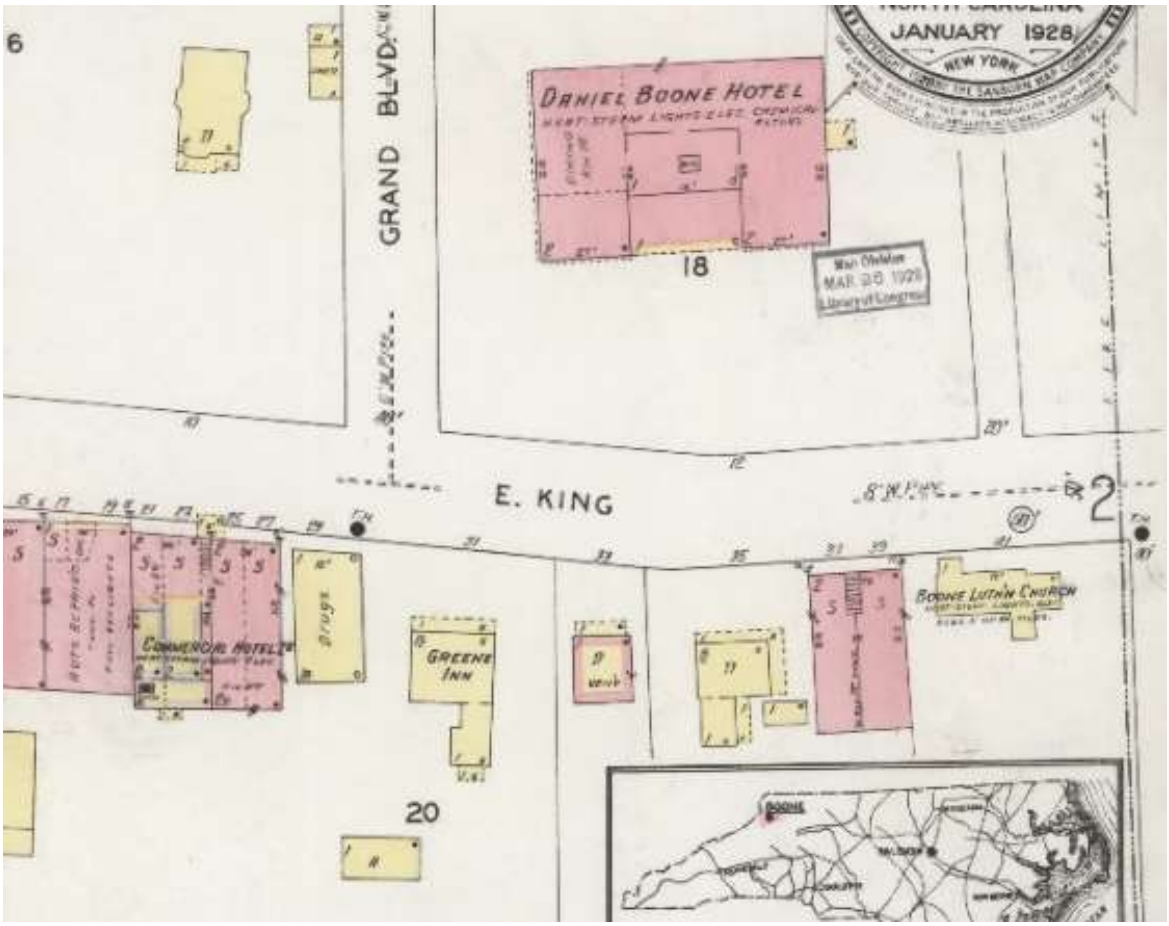
Communication: Exhibit 4: Case A24-0127 Goofyfoot Taproom - Staff Report (Case A24-0127 Goofyfoot Taproom - COA)

Library of Congress - Sanborn Fire Insurance Maps

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

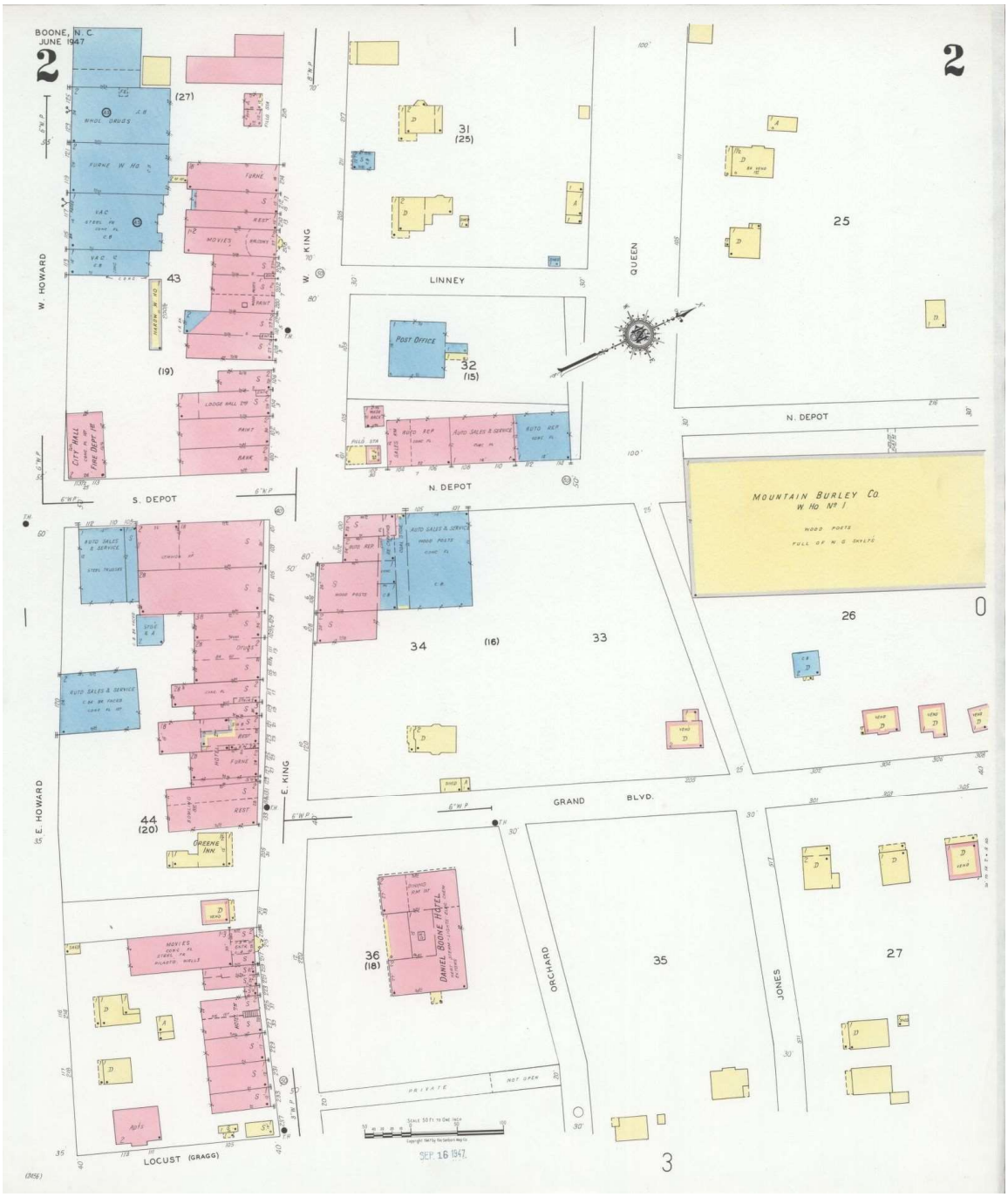


Communication: Exhibit 4: Case A24-0127 Goofyfoot Taproom - Staff Report (Case A24-0127 Goofyfoot Taproom - COA)



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

Communication: Exhibit 4: Case A24-0127 Goofyfoot Taproom - Staff Report (Case A24-0127 Goofyfoot Taproom - COA)



Communication: Exhibit 4: Case A24-0127 Goofyfoot Taproom - Staff Report (Case A24-0127 Goofyfoot Taproom - COA)



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

Downtown Boone Local Historic District Design Standards and Handbook Analysis

Design Standards for Residential Properties

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

Communication: Exhibit 4: Case A24-0127 Goofyfoot Taproom - Staff Report (Case A24-0127 Goofyfoot Taproom - COA)

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

Design Standards for Commercial Properties Within the District

Relevant design standards from UDO Appendix D, Downtown Boone Local Historic District Design Standards and Handbook, Design Standards for Historic Streetscapes, Landscapes, Monuments, and Other Resources in the District, are outlined below.

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

Downtown Boone is dominated by historic properties that reflect the commercial block architecture that was so common and influential during the period from 1910 to 1960 in many American towns and cities. In the case of the District, commercial block development began around 1919 and continued to the early 1960s. Central to this architecture is the importance of the storefront itself, whose familiar architectural details—large display windows, transom bars and windows, clerestory recessed entries, Downtown Boone Local Historic District Design Standards--62 and prominent cornice and corbelling work—frequently signaled to customers not only the function of a business but also the quality of its wares. Many other elements— including projecting, flat awnings anchored to the façade with cables or steel rods, or fabric awnings amounted on metal frames, hinged or unhinged—provided customers with shelter from the elements while window shopping or otherwise enhanced the shopping experience. After 1950, many of these architectural details were removed, either in response to decay of these features or in an effort to “update” a building to the stylistic preferences of a later time. One such example is the Appalachian Theatre on West King Street, whose original Art Deco marquee and structural glass were removed during the late 1970s in response to safety concerns. Other elements—most notably transoms and clerestory windows, as well as the details of upper facades—were simply covered over and may still survive today underneath modern additions to the facades of many of Boone’s historic downtown properties in the District.

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

Communication: Exhibit 4: Case A24-0127 Goofyfoot Taproom - Staff Report (Case A24-0127 Goofyfoot Taproom - COA)

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

1.1 Whenever possible, historic storefronts and storefront features such as entrance configurations, display windows, doors, clerestory windows, transom bars and windows, bulkheads, corbelling, cornice work, windows, stonework, stringcourses, structural glass, and other architectural flourishes should be retained and preserved. When repairing these features, retain and preserve in place original elements as much as possible. If repair is not possible, replace damaged elements with materials that match the originals in composition, design, texture, color, and other visual qualities.

1.2 When reconstructing an historic storefront, upper façade, or other elevation, use historical research and evidence as the basis for the design. Reconstructed storefronts should incorporate original dimensions, proportions, and architectural elements.

1.3 In making changes to storefronts or other elevations to comply with code or accessibility requirements, avoid destroying historic materials and features and select configurations that have minimal intrusion or impact on the character-defining aspects of the property in question.

1.4 When original or early storefronts or upper facades no longer exist, are too deteriorated to save, or cannot be reconstructed based on the available documentary evidence, retain the commercial character and any salvageable architectural details through a contemporary design that is compatible with the scale, materials, color, style, design, and texture of the surviving and surrounding historic buildings.

1.5 Original upper facade windows should not be removed and replaced with modern materials, nor is the enclosing or bricking in of upper facade windows appropriate. When upper floor windows must be replaced, use new windows that match the original windows in configuration, appearance, and materials.

…

1.8 Facade details of side (secondary) and rear (tertiary) elevations should always be retained and preserved if possible. When repairing these features, retain and preserve in place original elements as much as possible. If repair is not possible, replace damaged elements with materials that match the originals in composition, design, texture, color, and other visual qualities. If there is evidence of a rear public entrance that is no longer extant, use historical research and other evidence to reconstruct or provide an equivalent rear entrance whenever possible.

Communication: Exhibit 4: Case A24-0127 Goofyfoot Taproom - Staff Report (Case A24-0127 Goofyfoot Taproom - COA)

6. Windows, Doors and Awnings

6.1 The pattern, arrangement, location, size, and shape of windows and doors contribute significantly to a building's historic character, and their consistency within the district helps unify the buildings in context to one another. For this reason, it is always preferable to repair damaged windows and doors rather than replacing them. Furthermore, it is imperative that the fenestration pattern of the door and window openings on the building and of the doors and windows themselves (muntin width, number of lights per sash, etc.) be maintained when repairs to or replacement of elements 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.

6.7 If a building did not historically possess shutters, they should not be added. Similarly, historic shutter elements should be repaired and retained. Existing shutters should never be replaced with materials that are not historic to the property (metal, vinyl, or plastic shutters, for example), nor should they be replaced with shutters of a different size or configuration, especially those that do not fit the window opening and are attached to existing siding or masonry.

6.8 Shutters should be attached to the window casing, not the siding or masonry, unless the original historic context of the property featured shutters attached to the siding or masonry.

6.11 Awnings, porches, shed roof porticoes, and arcades that attempt to create a "mountain village" appearance or that are not historically accurate to the District's historic context only work to damage the integrity and appearance of the District. Property owners whose buildings possess such features should endeavor to remove them and restore the facade of their property to its historic appearance. Such "mountain village" treatments should never be incorporated into additions or new construction within the District.

Communication: Exhibit 4: Case A24-0127 Goofyfoot Taproom - Staff Report (Case A24-0127 Goofyfoot Taproom - COA)

6.12 Awnings installed on properties in the District should always be historically appropriate based on available photographic and historical documentation demonstrating the historic presence of such an awning on the property in question. Awning styles with no documented historical precedent should never be added to properties in the District. For example, properties that historically possessed flat awnings anchored by cables or steel rods should retain these kinds of awnings. In cases where they have been removed, and particularly in cases where they have been replaced with modern, clamshell, half-round, or vinyl awnings or awnings that are historically inappropriate to the building, property owners should endeavor to remove the modern feature and restore the original awning configuration with appropriate materials based on historical documentation for that particular building. Another common, historic awning type in the District was the metal-frame, sloped, fabric awning that was sometimes retractable. New sloped awnings should be composed of canvas or acrylic, and never of vinyl. Metal and shed roof awnings are never appropriate, except for historic properties erected after World War II that historically had metal or shed roof awnings at the time of their. Awnings should never obscure vital architectural components of the original building. Awnings on new construction or additions should also be historically appropriate to the District and not feature configurations that distract from the historical integrity and continuity of the District.

6.13 Awnings on windows, entryways, and porches should be appropriate in design, proportion, scale, and color to the architectural style and period of the property. Window awnings should be mounted within the window or entry opening, directly on the frame. If this is not possible, they should be attached just outside the opening. If attached to a masonry building, all awning attachments should be made in mortar joints and never in the brick itself.

6.14 If awnings must double in use as signage, they should be kept discreet and not detract from the architectural features and details of the building. All signage on awnings must comply with the signage requirements of the Town of Boone UDO.

6.15 Awnings and canopies that are illuminated from within must be covered or finished with fully opaque material.

6.16 New construction, additions, and renovations to existing historic buildings or properties within historic districts should maintain established proportions and spacing of window and door openings.

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

1. Streetscapes

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

8. Signage

8.1 Sandwich boards, other temporary street signage, seating, and/or merchandise shall not be placed upon the public ways of the District or otherwise impede the pedestrian or traffic flow on those public ways.

Communication: Exhibit 4: Case A24-0127 Goofyfoot Taproom - Staff Report (Case A24-0127 Goofyfoot Taproom - COA)

8.2 Permanent signs in the historic district are to be historically appropriate for either a contributing or non-contributing building:

- Permanent signs of a non-contributing building shall be historically appropriate to the period of significance for the district or landmark. The sign shall be of appropriate size, massing, and lighting design relative to the period of significance of the district or landmark.
- Permanent signs of a contributing building shall be historically appropriate to the period of significance of the building. The sign shall be of appropriate size, massing, and lighting design relative to the period of significance to the building, and shall not harm, damage, or destroy historic materials or features. In the case there is not photographic evidence of materials appropriate to the historic building, then the materials shall be appropriate to the materials in the historic district.

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

Zoning Analysis (B1 Downtown Core)

The proposed use 14.02, Brewpub is allowed by-right in the B1DC zoning district subject to the limiting conditions of UDO 15.32. These limiting conditions will be reviewed during the zoning permit process.

15.32 Microbrewery and Brewpub

15.32.01 Outdoor storage is not allowed.

15.32.02 Shipping for distribution of the malt or distilled beverage and receiving of stock and supplies for the production of the malt or distilled beverage is prohibited between the hours of 9 p.m. and 6 a.m.

15.32.03 All visible emission, odor (related to the production of the malt or distilled beverage), air pollution, noise and dust standards set forth for Manufacturing in Section 15.38 must be met.

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.

Communication: Exhibit 4: Case A24-0127 Goofyfoot Taproom - Staff Report (Case A24-0127 Goofyfoot Taproom - COA)

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.

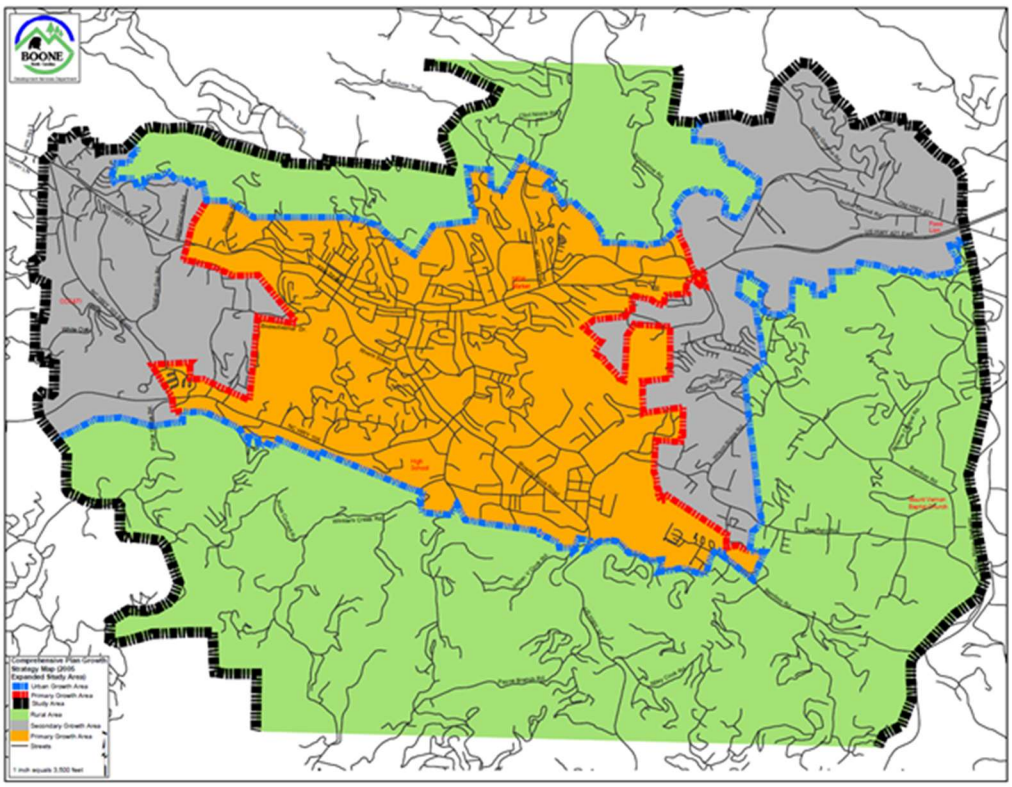
Downtown: Support and enhance the cultural and historic significance of downtown Boone, and affirm its appealing, pedestrian orientation.

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:

Communication: Exhibit 4: Case A24-0127 Goofyfoot Taproom - Staff Report (Case A24-0127 Goofyfoot Taproom - COA)



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.

Communication: Exhibit 4: Case A24-0127 Goofyfoot Taproom - Staff Report (Case A24-0127 Goofyfoot Taproom - COA)

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.

Communication: Exhibit 4: Case A24-0127 Goofyfoot Taproom - Staff Report (Case A24-0127 Goofyfoot Taproom - COA)

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.

Automatic Conditions of Approval

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

- Where there is a conflict between the application information and the plans (October 24, 2023), the plans control. Insignificant deviations may be permitted to comply with the requirements of the UDO.
- Any commitments and representations concerning the proposed exterior modification made by the applicant or its representatives at the public hearing shall also become a condition of the permit, and a basis for a stop work order and/or permit revocation if violated.

Communication: Exhibit 4: Case A24-0127 Goofyfoot Taproom - Staff Report (Case A24-0127 Goofyfoot Taproom - COA)

- The applicant shall submit the necessary applications, plans, details and specifications which meet the requirements of the Town Code, UDO, Building Code and any other applicable codes for review and approval necessary to issue Zoning and Building Permits.

Historic Preservation Commission Procedure

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

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

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

1. Conditions:

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

Historic Photos

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

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

Communication: Exhibit 4: Case A24-0127 Goofyfoot Taproom - Staff Report (Case A24-0127 Goofyfoot Taproom - COA)



Image Courtesy: Unknown, “ASU Banner and Downtown Boone at King Street and Appalachian Street, 1990s,” Digital Watauga, accessed March 26, 2024, https://digitalwatauga.org/items/show/7046.





Image Courtesy: Unknown, “King Street Setting, Downtown Boone, 1990s,” *Digital Watauga*, accessed March 26, 2024, https://digitalwatauga.org/items/show/7062.

Communication: Exhibit 4: Case A24-0127 Goofyfoot Taproom - Staff Report (Case A24-0127 Goofyfoot





Image Courtesy: Harlan Ledford, “Covered Wagon Led By Oxen,” *Digital Watauga*, accessed March 26, 2024, https://digitalwatauga.org/items/show/9404.





Image Courtesy: Harlan Ledford, “Covered Wagon Led by Mules,” *Digital Watauga*, accessed March 26, 2024, https://digitalwatauga.org/items/show/9405.

Communication: Exhibit 4: Case A24-0127 Goofyfoot Taproom - Staff Report (Case A24-0127 Goofyfoot





Image Courtesy: Harlan Ledford, "Two Men Riding Horses," *Digital Watauga*, accessed March 26, 2024, https://digitalwatauga.org/items/show/9406.

Communication: Exhibit 4: Case A24-0127 Goofyfoot Taproom - Staff Report (Case A24-0127 Goofyfoot



Image Courtesy: Harlan Ledford, "Covered Wagon Led by Clydesdale Horses," *Digital Watauga*, accessed March 26, 2024, https://digitalwatauga.org/items/show/9408.

Communication: Exhibit 4: Case A24-0127 Goofyfoot Taproom - Staff Report (Case A24-0127 Goofyfoot



Image Courtesy: Linda Miller, "Wagon Train in Boone, Ca. 1973, Image 21," *Digital Watauga*, accessed March 26, 2024, https://digitalwatauga.org/items/show/7137.

Communication: Exhibit 4: Case A24-0127 Goofyfoot Taproom - Staff Report (Case A24-0127 Goofyfoot



Image Courtesy: Ray or Edith Estes, “Horses and Riders,” *Digital Watauga*, accessed March 26, 2024, https://digitalwatauga.org/items/show/28974.

Communication: Exhibit 4: Case A24-0127 Goofyfoot Taproom - Staff Report (Case A24-0127 Goofyfoot

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

RECEIVED
FEB 23 2024
BY:

PLEASE READ THE ENTIRE APPLICATION PACKAGE

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

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

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

Historic Preservation Commission Information

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

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

Communication: Exhibit 1: Case A24-0128 Qualls Block - Application (Case A24-0128 Qualls Block - COA)

Period of Significance: NA

G. Project Details

Project Cost: $800,000 $

Project Type:

☐ New Construction ☒ Renovation ☐ Landscaping

☐ Moving Structure ☐ Demolition

H. Design Professional Information

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

Name: Adrian Tait

Company: Sketchline Architecture

Complete Mailing Address (Street, City, Zip): PO Box 1926 Blowing Rock, NC 28605

Phone Number: 828-545-1323

Email Address: adrian@sketchlinearchitecture.com

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

I. Applicant Signature and Property Owner Authorization

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

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

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

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

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

Will Clark	William Clark (Feb 16, 2024 14:51 EST)	Feb 16, 2024
Applicant (Print)	**Applicant (Signature)**	**Date**
Will Clark	William Clark (Feb 16, 2024 14:51 EST)	Feb 16, 2024
Property Owner (Print)	**Property Owner (Signature)**	**Date**

Official Use Only

Communication: Exhibit 1: Case A24-0128 Qualls Block - Application (Case A24-0128 Qualls Block - COA)

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: April 11

C. Property Information

Street Address: 595, 597, 605 West King St.

Watauga County Parcel Identification Number: 2900-88-4900-000

Existing Zoning District(s): B1DC Downtown Core

Total Land Area: .215 acre

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

If yes, describe:

D. Applicant Information

Name: Will Clark

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

Phone Number: 252-814-7979

Email Address: will@tradefamilyoffice.com

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

E. Property Owner Information

Name: Trade Land Company, LLC

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

Phone Number: 252-814-7979

Email Address: will@tradefamilyoffice.com

F. Landmark/District Information

District/Landmark Name: Town Limits/

Communication: Exhibit 1: Case A24-0128 Qualls Block - Application (Case A24-0128 Qualls Block - COA)

Permit Name:	Qualls Block (595, 597, 605 W. King St.) - COA			
Permit Number:	A24-0128			
Date:	Fee:	Receipt Number:	Method of Payment:	Paid By:
02-23-24	$375.00	313848	☐ Cash ☑ Check Number: 1966	Sketchline Architecture, PLLC

Public Hearing Meeting Date: _____

Date of APO Mailed Notification: _____

Date of Posted Notification: _____

Request Approved: ☐ Yes ☐ No

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

COA for Major Work Supplemental Checklist

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

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

Communication: Exhibit 1: Case A24-0128 Qualls Block - Application (Case A24-0128 Qualls Block - COA)



RECEIVED
FEB 23 2024
BY:

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

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

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

Primary (north) elevation:

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

703 JUNALUSKA RD. BOONE, NC 28607 (828) 773-6525

Communication: Exhibit 2: Case A24-0128 Qualls Block - Historical Analysis & Photos (Case A24-0128 Qualls Block - COA)

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

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

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

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

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

Historical Analysis

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

Communication: Exhibit 2: Case A24-0128 Qualls Block - Historical Analysis & Photos (Case A24-0128 Qualls Block - COA)

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

Circa 1937: This image (below) shows the portico constructed near the center of the elevation, likely added in 1936, as well as the west storefront. A circa 1930s postcard (not in Digital Watauga, but available on page 21 of Donna Aker Warmuth's *Boone* book from Arcadia Publishing: https://www.google.com/books/edition/Boone/9Jhf1qS3UQ0C?hl=en&gbpv=1&dq=donna+akers+warmuth+boone&printsec=frontcover) shows that the portico was centered on the elevation. By 1937, the basement staircase and safety railing in front of the westernmost storefront had been added, possibly altering the adjacent shop window (where wood trim appears to be much thicker and the window appears to be set back slightly from the clerestory window trim). This image shows the dual entrance for the western half of the building, with the column between the two shop entrances.



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

Communication: Exhibit 2: Case A24-0128 Qualls Block - Historical Analysis & Photos (Case A24-0128 Qualls Block - COA)



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

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

Communication: Exhibit 2: Case A24-0128 Qualls Block - Historical Analysis & Photos (Case A24-0128 Qualls Block - COA)



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

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

Communication: Exhibit 2: Case A24-0128 Qualls Block - Historical Analysis & Photos (Case A24-0128 Qualls Block - COA)



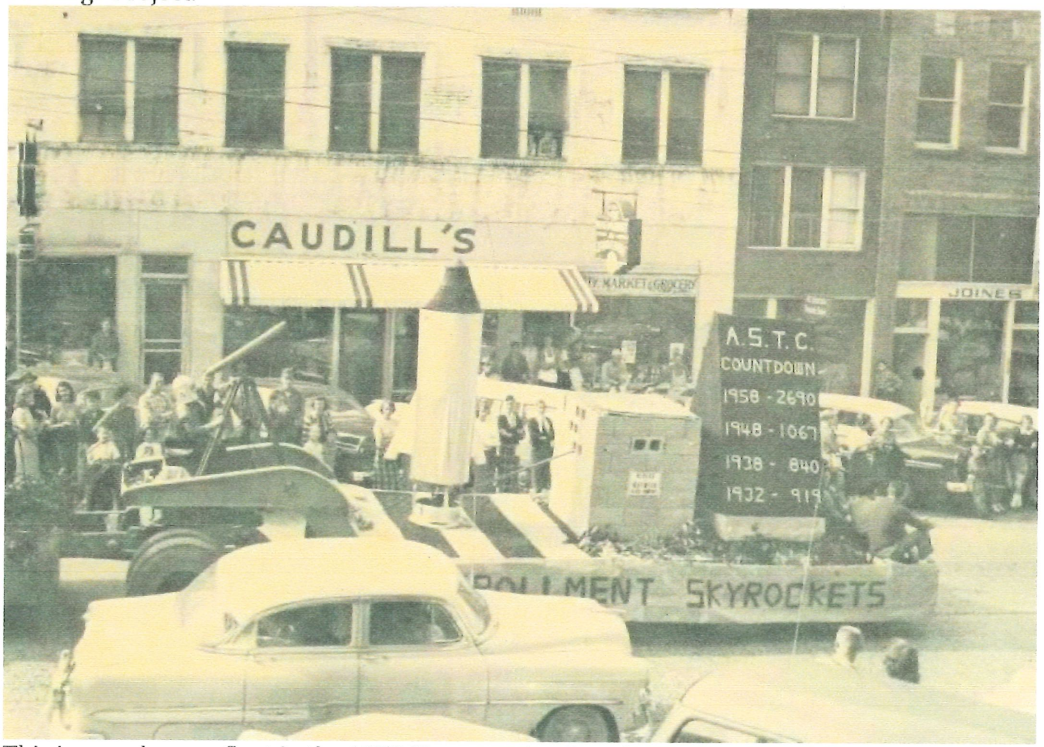
This October 31, 1954, image shows children gathered with their Halloween masks in front of Palmer Blair's studio in the Qualls Block. Image courtesy of the Palmer Blair Collection, Digital Watauga Project.

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

Communication: Exhibit 2: Case A24-0128 Qualls Block - Historical Analysis & Photos (Case A24-0128 Qualls Block - COA)



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



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

Communication: Exhibit 2: Case A24-0128 Qualls Block - Historical Analysis & Photos (Case A24-0128 Qualls Block - COA)

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



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

Communication: Exhibit 2: Case A24-0128 Qualls Block - Historical Analysis & Photos (Case A24-0128 Qualls Block - COA)

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



Property of Appalachian State University

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

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

Conclusions

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

Communication: Exhibit 2: Case A24-0128 Qualls Block - Historical Analysis & Photos (Case A24-0128 Qualls Block - COA)

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

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

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

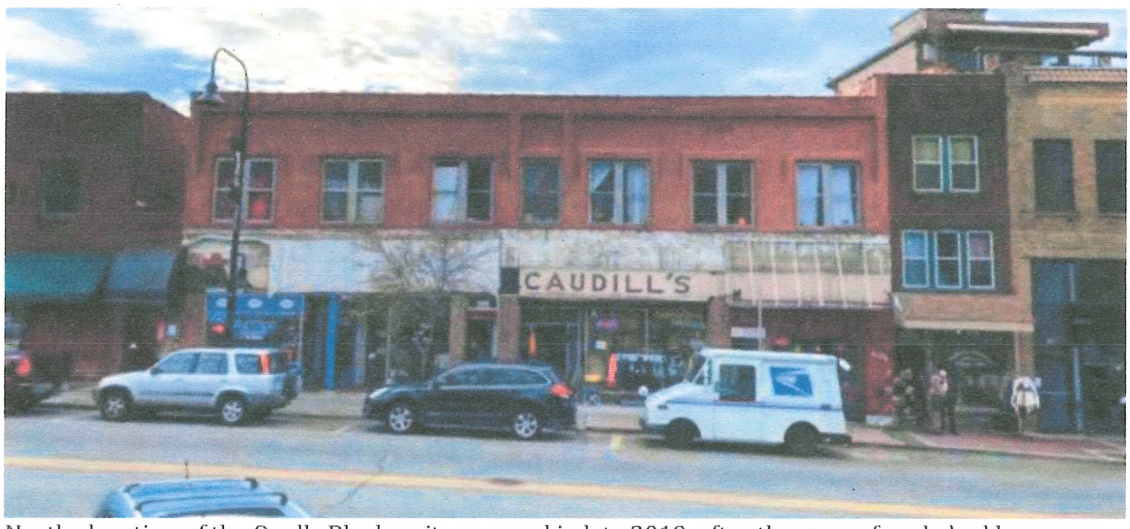
When we analyze the defining characteristics of the surviving elements of the post-fire, mid-1950s appearance, we actually find that what survives does not meet this "critical mass" test:

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

Communication: Exhibit 2: Case A24-0128 Qualls Block - Historical Analysis & Photos (Case A24-0128 Qualls Block - COA)



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



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

Communication: Exhibit 2: Case A24-0128 Qualls Block - Historical Analysis & Photos (Case A24-0128 Qualls Block - COA)



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

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

Communication: Exhibit 2: Case A24-0128 Qualls Block - Historical Analysis & Photos (Case A24-0128 Qualls Block - COA)

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

> 1.4 When original or early storefronts...no longer exist, are too deteriorated to save, or cannot be reconstructed based on the available documentary evidence, retain the commercial character and any salvageable architectural details through a contemporary design that is compatible with the scale, materials, color, style, design, and texture of the surviving and surrounding historic buildings.

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



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

Communication: Exhibit 2: Case A24-0128 Qualls Block - Historical Analysis & Photos (Case A24-0128 Qualls Block - COA)



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



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

Communication: Exhibit 2: Case A24-0128 Qualls Block - Historical Analysis & Photos (Case A24-0128 Qualls Block - COA)

Regarding the proposed changes to the rear (south) elevation of the east half of Qualls Block, these changes attempt to make use of existing piercings in a tertiary elevation to accomplish the desired changes. Furthermore, this tertiary elevation has been so abused in the past by various architectural changes (including new piercings made outside the District's period of significance) as to effectively destroy any sense of the "original" or "historic" appearance of this elevation. In the case of the proposed changes to the side (east) elevation of the rear of the west half of the Qualls Block, this otherwise featureless, undistinguished elevation effectively functions as a tertiary elevation, given that it is not visible from any position other than at the rear of the Qualls Block as a whole. Accordingly, the proposed changes do not appear to violate Appendix D Commercial Standard 6.1, which reads in part, "It is never appropriate to introduce new features, such as vents, bays, windows, or door openings, in exterior walls if they diminish the historic character of the wall or damage historic materials." Indeed, Appendix D Commercial Standard 6.4 further instructs (in part), "On tertiary elevations not visible from the street, new door or window openings should be proportionate to existing ones and include matching design elements." As for the addition of the deck, walkway, and staircase at the rear of the Qualls Block, Appendix D Commercial Standard 8.8 reads,

> Decks may be added on the rear elevation of a historic property, provided their addition does not require the removal of large, healthy trees, and their design is compatible in scale with the history property and district. They should always be designed and installed in such a manner that they may be removed without damage to the historic building. Removal of historic building materials to facilitate the installation of a deck is never acceptable.

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

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

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

Communication: Exhibit 2: Case A24-0128 Qualls Block - Historical Analysis & Photos (Case A24-0128 Qualls Block - COA)

Exhibit 3

QUALLS BUILDING - TENANT UPFITS



ARTISTIC RENDERING



ARTISTIC RENDERING



ARTISTIC RENDERING



ARTISTIC RENDERING

Property Information

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

Owners: Trade Land Company Will & Josh Clark

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

Assessor Parcel Number: 2900884900000

Zoning: B1 WITH HISTORIC DISTRICT OVERLAY

General Notes

1. All work shall conform to all applicable codes and ordinances.

2. Do not scale drawings: use calculated dimensions only. Verify existing "as-built" dimensions as req'd. All dimensions are to face of stud unless noted otherwise.

3. Verify all rough-in dimensions and locations for equipment, fixtures etc. Provide all blocking, buck-outs, backing and jacks required for installation.

4. All wood in contact with concrete to be pressure treated.

5. All flashing to be galvanized, galvalume or factory finish to be approved by architect and owner.

6. Contractor shall verify all existing conditions prior to initiating any portion of the work.

7. Provide all protection, shoring and bracing as required by site conditions in order to maintain a safe job site and protect components to remain.

8. Stair and guardrail openings to be less than 4".

9. Tight line all affected drainage to approved drainage system.

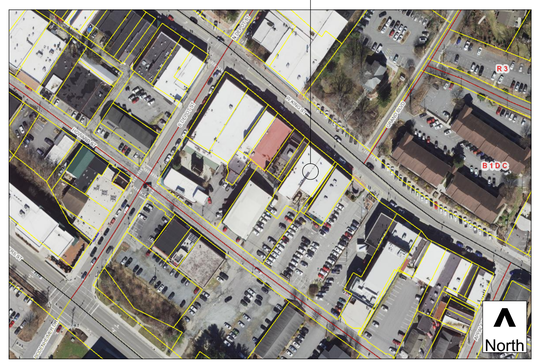
10. All framing to be properly caulked, sealed, gasketed or otherwise treated to minimize air infiltration prior to sheathing and finishing.

11. All (new) smoke detectors to be hardwired to home's electrical system.

12. If subsurface water is encountered at any point, contact the owner's geotechnical engineer for recommendations before proceeding.

Sheet Index

Cover Sheet, Site Plans, Permit Requirements		
	A001	Cover Sheet and Site Plan
	A002	Historical References
		Survey
	A003	Existing Lower Level Plan
	A004	Existing Main Level Plan
	A005	Existing Upper Level Plan
	A006	Demolition Main Level Plan
	A007	Demolition Upper Level Plan
	A008	Schedules
Plans - App Sportwear		
	A111	App Sportwear Floor Plan
	A112	App Sportwear - Life Safety Plan
	A113	Sections
Elevations		
	A201	Elevations
Plans - Venture		
	1.101	Venture Lower Level Plan
	1.102	Venture Floor Plans
	1.103	Venture - Life Safety Plan
	1.104	Sections



605 W King St Vicinity Map

SKETCHLINE
ARCHITECTURE, PLLC

CONTACT

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

SEALS

DAVID EDWARD HARWOOD REGISTERED ARCHITECT 5956 NORTH CAROLINA BLOWING ROCK, N.C.

SKETCHLINE ARCHITECTURE, PLLC REGISTERED ARCHITECTURAL CORPORATION 53211 NORTH CAROLINA BLOWING ROCK, N.C.

DRAFT FOR REVIEW

DISCLAIMER

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

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

PROJECT 230403

QUALLS BUILDING - TENANT UPFITS

CLIENT

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

NOTES

02/19/2024 - HPC Approval

REVISION	BY	DATE	COMMENT

SHEET NAME

Cover Sheet and Site Plan

SHEET NUMBER

A001

1 OF 12

DRAWN BY Adrian Tait
PLOTTED 2/15/2024

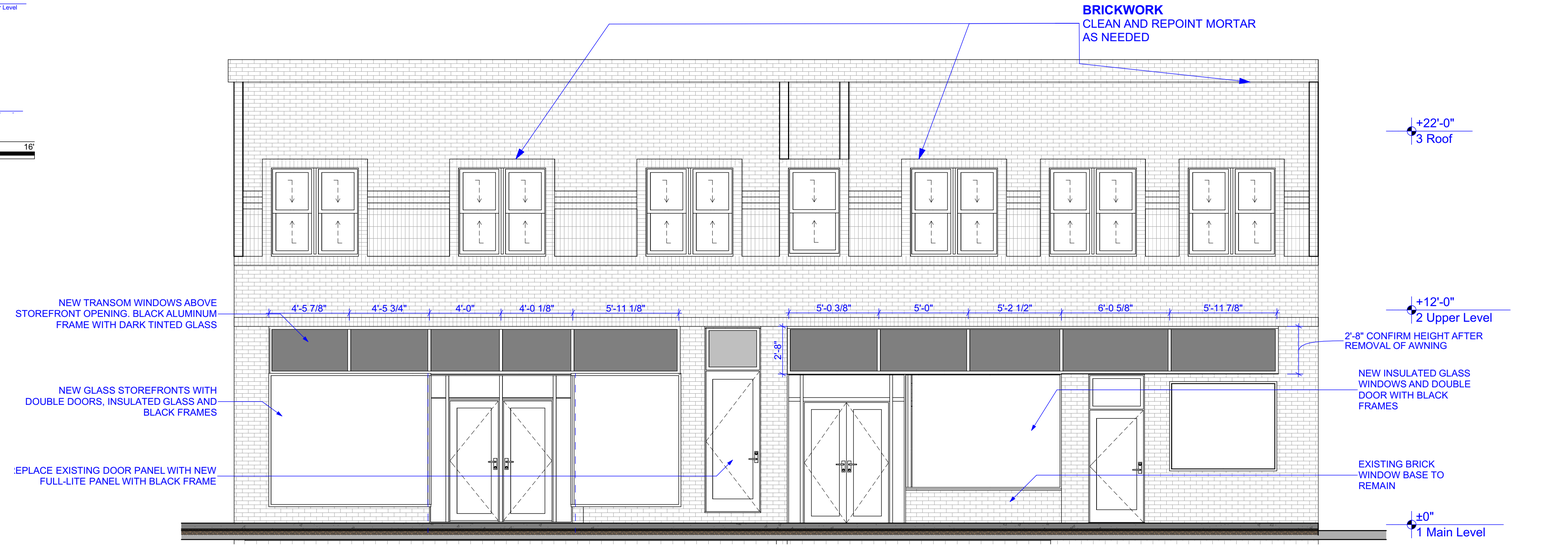
Communication: Exhibit 3: Case A24-0128 Qualls Block - Elevations & Tenant Upfit Rendering (Case A24-0128 Qualls Block - COA)



3 A201 **Primary Elevation (Existing)**

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

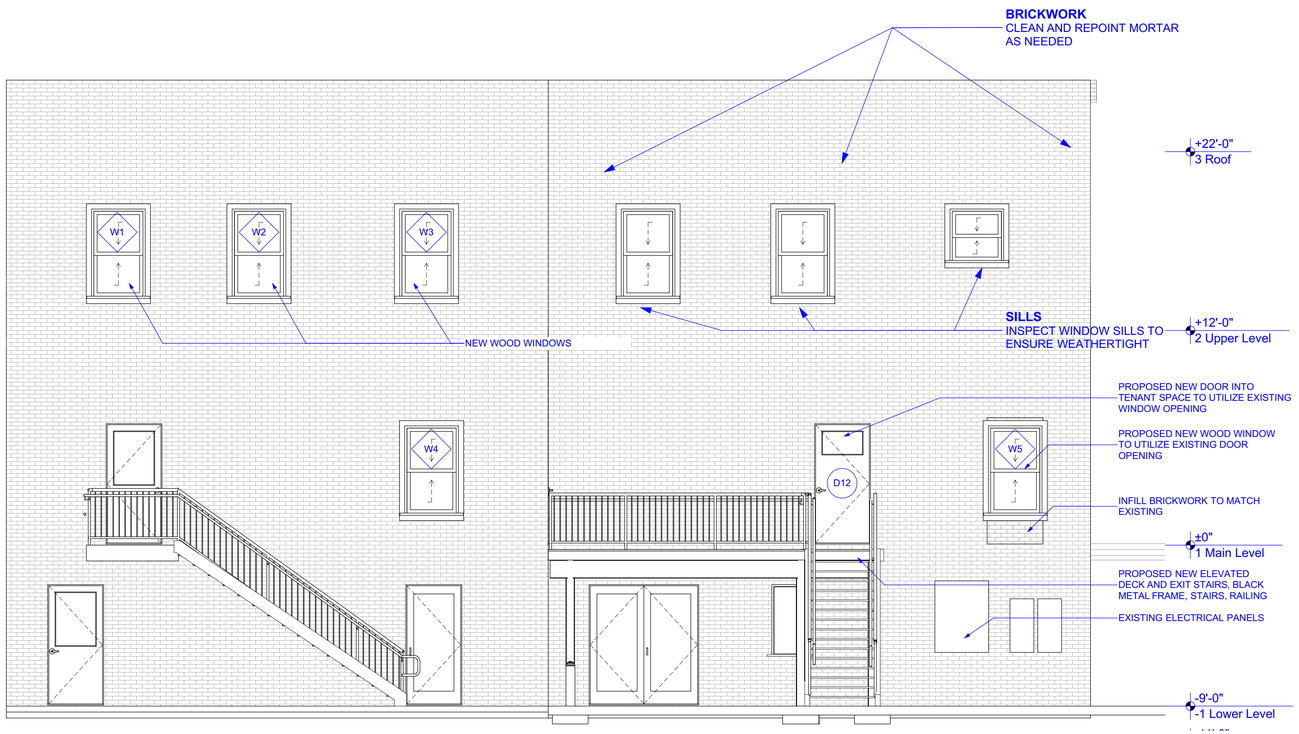
0 4' 8' 16'



4 A201 **Primary Elevation (New)**

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

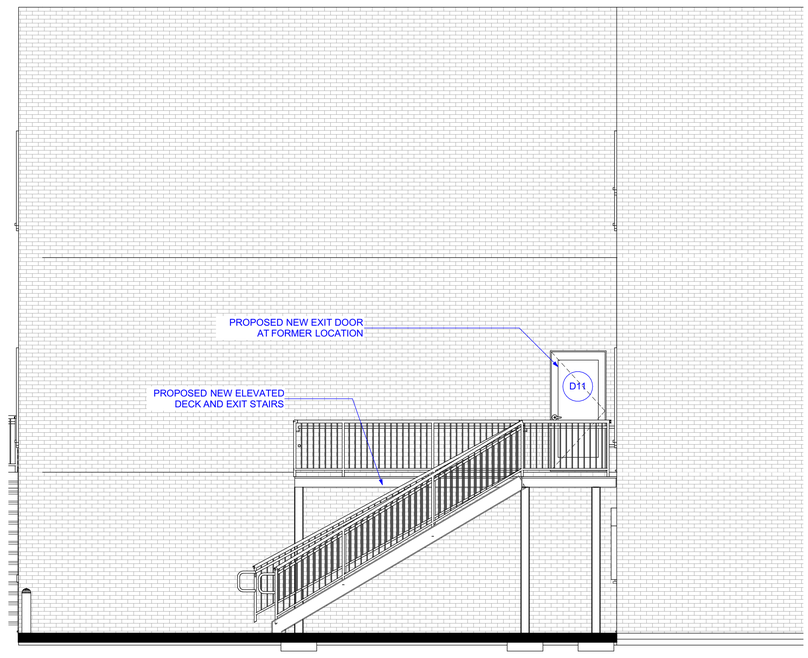
0 2' 4' 8'



2 A201 **Rear Elevation**

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

0 2' 4' 8'



1 A201 **East Elevation**

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

0 2' 4' 8'

SKETCHLINE
ARCHITECTURE, PLLC

CONTACT

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

SEALS

DAVID EDWARD HARWOOD REGISTERED ARCHITECT 5956 NORTH CAROLINA BLOWING ROCK, N.C.

SKETCHLINE ARCHITECTURE, PLLC REGISTERED ARCHITECTURAL CORPORATION 53211 NORTH CAROLINA BLOWING ROCK, N.C.

DRAFT REVIEW

DISCLAIMER

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

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

PROJECT 230403

QUALLS BUILDING - TENANT UPFITS

CLIENT

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

NOTES

02/19/2024 - HPC Approval

REVISION	BY	DATE	COMMENT

SHEET NAME

Elevations

SHEET NUMBER

A201

12 OF 12

DRAWN BY Adrian Tait
PLOTTED 2/15/2024

Communication: Exhibit 3: Case A24-0128 Qualls Block - Elevations & Tenant Upfit Rendering (Case A24-0128 Qualls Block - COA)

Staff Report
April 2, 2024
Case A24-0128 Greene & Wilcox Building (Qualls Block) - Certificate of Appropriateness for Major Work

Table of Contents

Request 1
Zoning Map 3
Parcel Information 3
Architectural Survey/Designation Report Information 4
Inventory Classification 4
Designation Report 6
Architectural Survey 6
Library of Congress - Sanborn Fire Insurance Maps 12
Downtown Boone Local Historic District Design Standards and Handbook Analysis 16
Design Standards for Commercial Properties Within the District 16
Design Standards for Historic Streetscapes, Landscapes, Monuments, and Other Resources 22
Zoning Analysis (B1 Downtown Core) 22
Conformity to Adopted Plans 22
Comprehensive Plan Update 22
Automatic Conditions of Approval 26
Historic Preservation Commission Procedure 27
Historic Photos 27

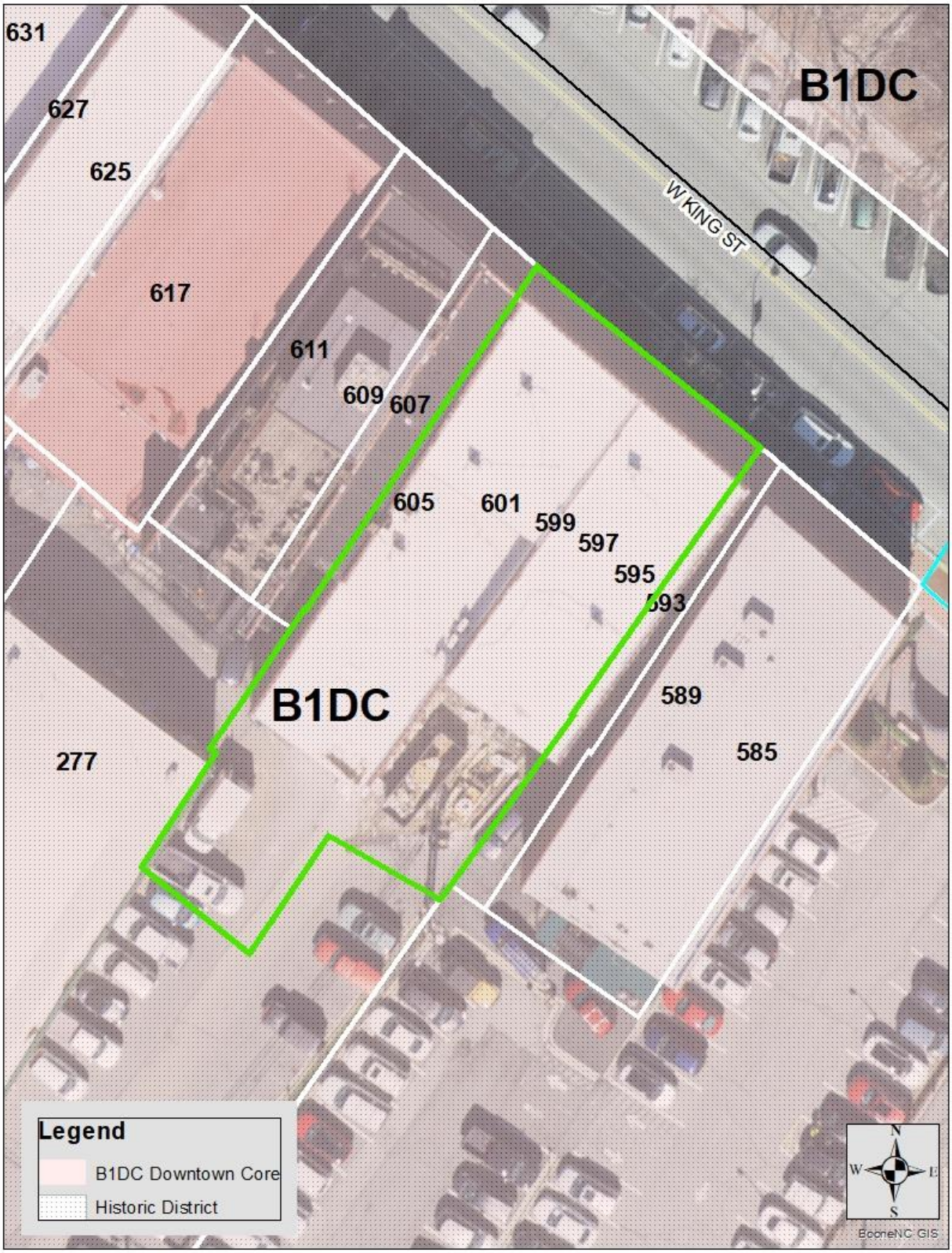
Request

Will Clark has submitted an application for a Certificate of Appropriateness for Major Work for 595, 597, and 605 West King Street (Greene & Wilcox Building also known as, JL Qualls Block Building) located in the Downtown Boone Local Historic District to alter the primary and tertiary elevations including removal of the current awning, reconfiguring the store front, replacement of mismatched brick, and adding a door and exit stairs. The subject property is outlined in green on the map below.

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

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

Communication: Exhibit 4: Case A24-0128 Qualls Block - Staff Report (Case A24-0128 Qualls Block - COA)



Communication: Exhibit 4: Case A24-0128 Qualls Block - Staff Report (Case A24-0128 Qualls Block - COA)

Zoning Map
Parcel Information

Address:	**595-605 West King Street**
Property Owner:	**Trade Land Company LLC**
Watauga County PIN:	2900-88-4900-000
Lot size (total):	0.156 Acres
Jurisdiction:	Town of Boone
Access:	**West King Street**
SFHA:	No
Watershed District:	No
Corridor District:	**No**
NCD:	No
Viewshed:	No
Steep Slope:	No
Very Steep Slope:	No
Current Zoning:	B1 Downtown Core, Downtown Boone Local Historic District Overlay

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

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

Communication: Exhibit 4: Case A24-0128 Qualls Block - Staff Report (Case A24-0128 Qualls Block - COA)

District as well as surrounding zoning districts, many which are low-density residential.

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

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

Architectural Survey/Designation Report Information

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

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

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

Inventory Classification

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

1. design integrity, meaning the building's relationship to its original appearance or altered appearance during the period of significance;
2. material integrity, meaning the building's relationship to original materials during the period of significance or replacement materials that mimic the appearance of original materials during the period of significance;
3. locational integrity, meaning the building's relationship to its original location during the period of significance;

Communication: Exhibit 4: Case A24-0128 Qualls Block - Staff Report (Case A24-0128 Qualls Block - COA)

4. integrity of association, meaning the building's relationship to its original or adapted use, function, and purpose during the period of significance; and
5. integrity of relationship to the district as a whole, meaning the building's historical importance to the development of downtown Boone's commercial district during the district's four periods of growth within the period of significance (1918-1964).

Inventory Classifications:

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

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

NC: Non-contributing property

VL: Vacant lot

Communication: Exhibit 4: Case A24-0128 Qualls Block - Staff Report (Case A24-0128 Qualls Block - COA)

Designation Report

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

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

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

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

Architectural Survey

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

Communication: Exhibit 4: Case A24-0128 Qualls Block - Staff Report (Case A24-0128 Qualls Block - COA)

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

Communication: Exhibit 4: Case A24-0128 Qualls Block - Staff Report (Case A24-0128 Qualls Block - COA)

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

Communication: Exhibit 4: Case A24-0128 Qualls Block - Staff Report (Case A24-0128 Qualls Block - COA)

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

Communication: Exhibit 4: Case A24-0128 Qualls Block - Staff Report (Case A24-0128 Qualls Block - COA)

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

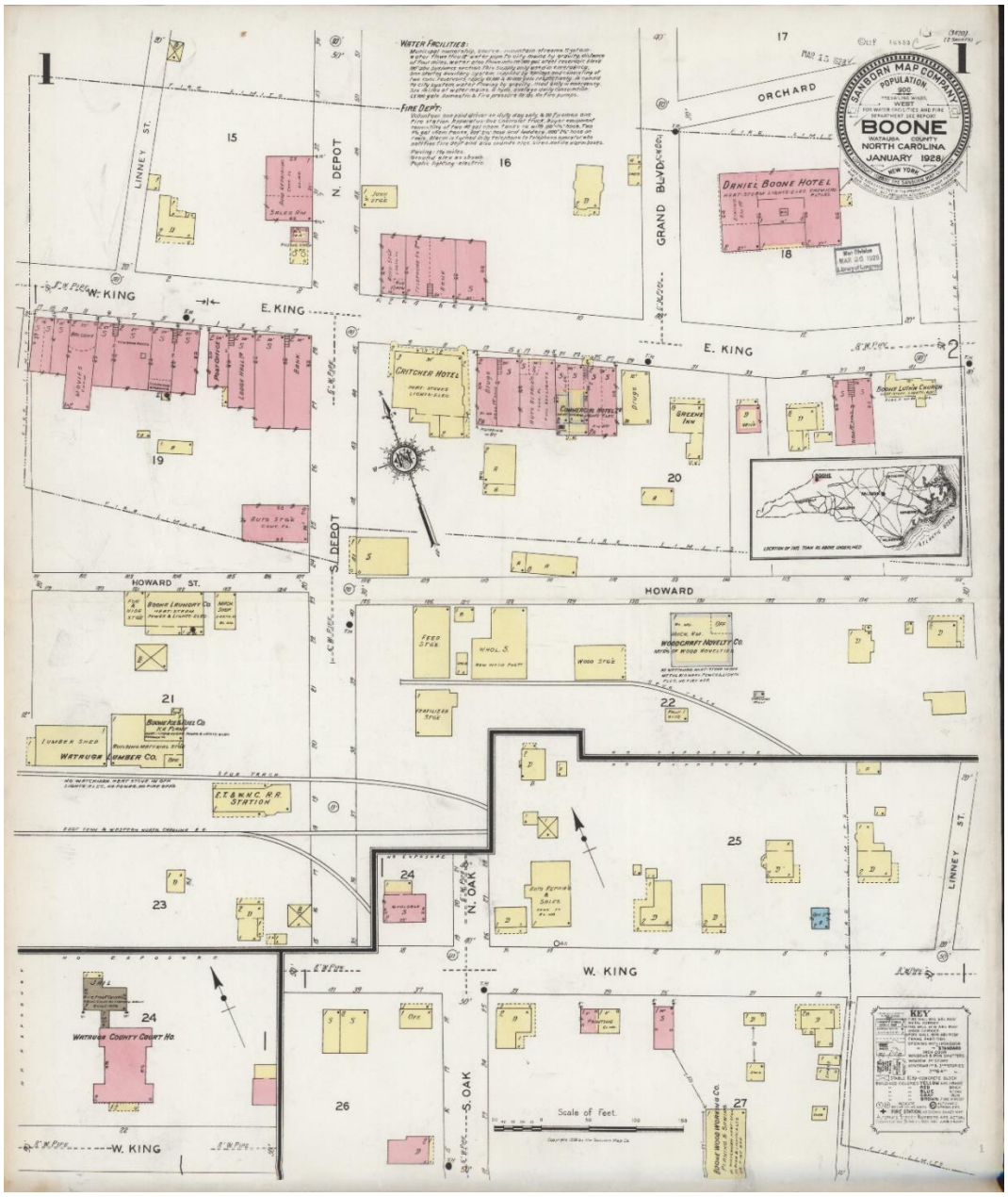
Communication: Exhibit 4: Case A24-0128 Qualls Block - Staff Report (Case A24-0128 Qualls Block - COA)

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

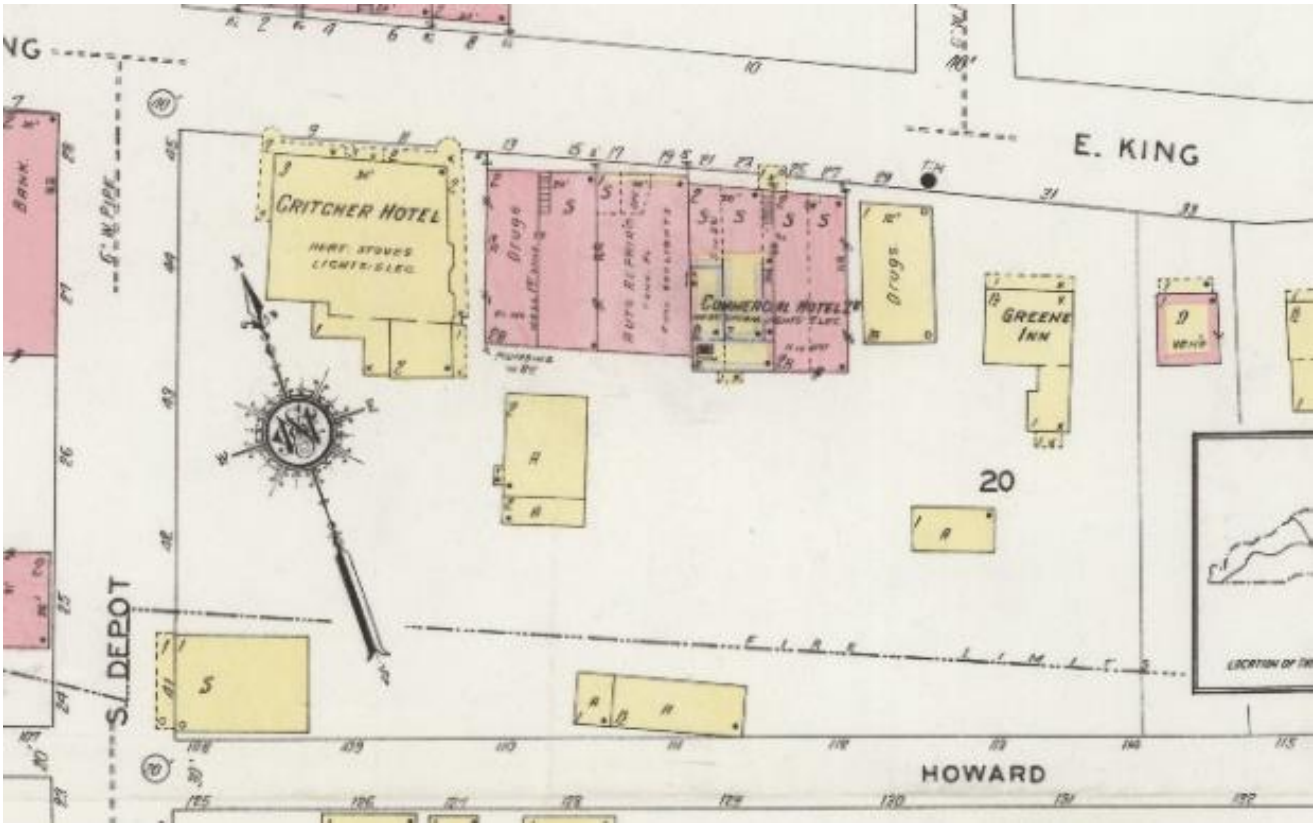
Communication: Exhibit 4: Case A24-0128 Qualls Block - Staff Report (Case A24-0128 Qualls Block - COA)

Library of Congress - Sanborn Fire Insurance Maps

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

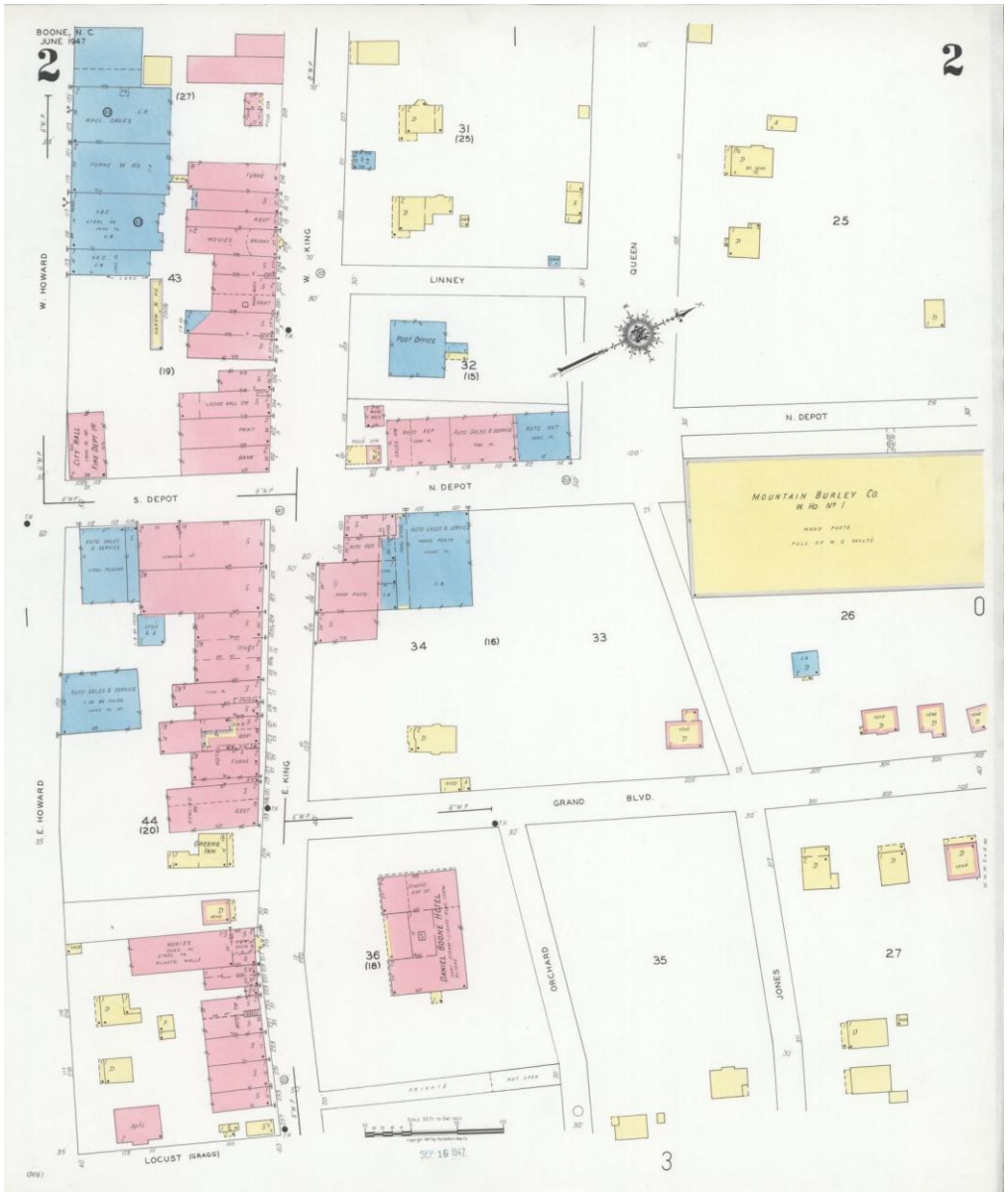


Communication: Exhibit 4: Case A24-0128 Qualls Block - Staff Report (Case A24-0128 Qualls Block - COA)

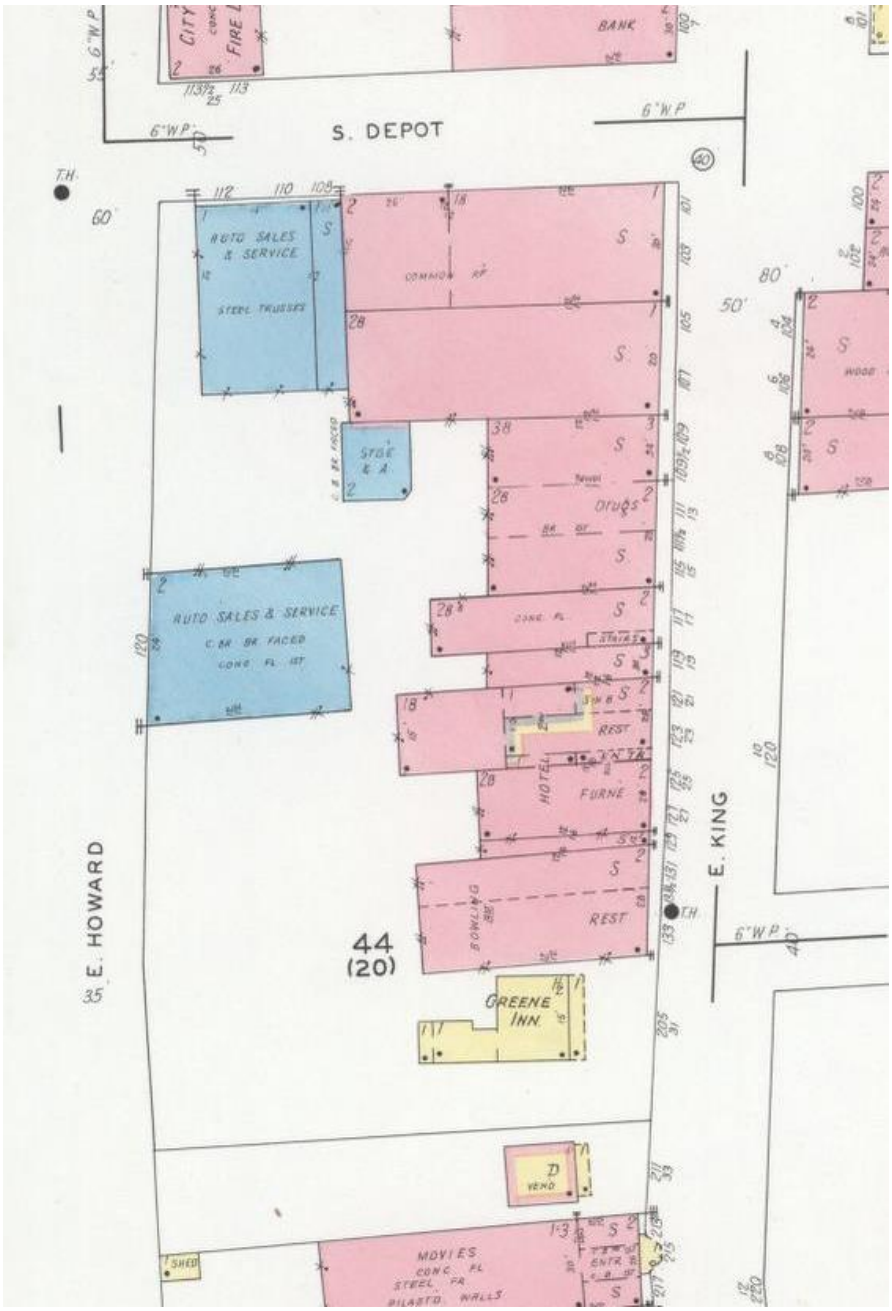


(1928) *Sanborn Fire Insurance Map from Boone, Watauga County, North Carolina*. Sanborn Map Company, Jan. [Map] Retrieved from the Library of Congress, https://www.loc.gov/item/sanborn06383_001/.

Communication: Exhibit 4: Case A24-0128 Qualls Block - Staff Report (Case A24-0128 Qualls Block - COA)



Communication: Exhibit 4: Case A24-0128 Qualls Block - Staff Report (Case A24-0128 Qualls Block - COA)



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

Communication: Exhibit 4: Case A24-0128 Qualls Block - Staff Report (Case A24-0128 Qualls Block - COA)

Downtown Boone Local Historic District Design Standards and Handbook Analysis

Standards for Commercial Properties within the District

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

"Commercial Property" Defined

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

Design Standards for Commercial Properties Within the District

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

Downtown Boone is dominated by historic properties that reflect the commercial block architecture that was so common and influential during the period from 1910 to 1960 in many American towns and cities. In the case of the District, commercial block development began around 1919 and continued to the early 1960s. Central to this architecture is the importance of the storefront itself, whose familiar architectural details—large display windows, transom bars and windows, clerestory recessed entries, Downtown Boone Local Historic District Design Standards--62 and prominent cornice and corbelling work—frequently signaled to customers not only the function of a business but also the quality of its wares. Many other elements— including projecting, flat awnings anchored to the façade with cables or steel rods, or fabric awnings amounted on metal frames, hinged or unhinged—provided customers with shelter from the elements while window shopping or otherwise enhanced the shopping experience. After 1950, many of these architectural details were removed, either in response to decay of these features or in an effort to "update" a building to the stylistic preferences of a later time. One such example is the Appalachian Theatre on West King Street, whose original Art Deco marquee and structural glass were removed during the late 1970s in response to safety concerns. Other elements—most notably transoms and clerestory windows, as well as the details of upper facades—were simply covered over and may still survive today underneath modern additions to the facades of many of Boone's historic downtown properties in the District.

Similarly, secondary and tertiary elevations of many of Boone's historic commercial properties are vital to the character and integrity of its downtown commercial district. Often, significant side (secondary) elevations are located on corner buildings adjacent to two or even three streets, but sometimes such details are visible on mid-block buildings separated from nearby buildings by an alleyway or a vacant lot. Many of these buildings retain original fenestration, entrances, brickwork, and/or advertisements (some

Communication: Exhibit 4: Case A24-0128 Qualls Block - Staff Report (Case A24-0128 Qualls Block - COA)

of the "ghost ad" variety) that contribute in their own significant way to the architectural character of the downtown historic district. Similarly, rear (tertiary) elevations can possess many of these same characteristics and also reveal much about the history of a property because of their frequently utilitarian design intended for the workers, owners, and residents who most often saw these rear elevations.

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

1.1 Whenever possible, historic storefronts and storefront features such as entrance configurations, display windows, doors, clerestory windows, transom bars and windows, bulkheads, corbelling, cornice work, windows, stonework, stringcourses, structural glass, and other architectural flourishes should be retained and preserved. When repairing these features, retain and preserve in place original elements as much as possible. If repair is not possible, replace damaged elements with materials that match the originals in composition, design, texture, color, and other visual qualities.

1.2 When reconstructing an historic storefront, upper façade, or other elevation, use historical research and evidence as the basis for the design. Reconstructed storefronts should incorporate original dimensions, proportions, and architectural elements.

1.3 In making changes to storefronts or other elevations to comply with code or accessibility requirements, avoid destroying historic materials and features and select configurations that have minimal intrusion or impact on the character-defining aspects of the property in question.

1.4 When original or early storefronts or upper facades no longer exist, are too deteriorated to save, or cannot be reconstructed based on the available documentary evidence, retain the commercial character and any salvageable architectural details through a contemporary design that is compatible with the scale, materials, color, style, design, and texture of the surviving and surrounding historic buildings.

…

1.8 Facade details of side (secondary) and rear (tertiary) elevations should always be retained and preserved if possible. When repairing these features, retain and preserve in place original elements as much as possible. If repair is not possible, replace damaged elements with materials that match the originals in composition, design, texture, color, and other visual qualities. If there is evidence of a rear public entrance that is no longer extant, use historical research and other evidence to reconstruct or provide an equivalent rear entrance whenever possible.

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. Downtown Boone Local Historic District Design

Communication: Exhibit 4: Case A24-0128 Qualls Block - Staff Report (Case A24-0128 Qualls Block - COA)

Standards--67 Unnecessary or out-of-service elements should be removed unless they are essential to the historic character of the property.

4. Masonry

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

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

4.1 It is NEVER appropriate to paint masonry materials, such as brick, concrete block, cast concrete, or stone, that were historically unpainted, including masonry associated with foundations. If there is historic precedent for painting of masonry in the building's original historic context, it should be completed using colors that can be documented with original historic photographic evidence or analysis of original paint samples.

Removal of non-historic paint from masonry can be challenging and problematic, and doing so requires strict adherence to preservation guidance published by the National Park Service. Generally speaking, such work should be completed by a professional trained in historic preservation methods and using a chemical paint remover specifically intended for masonry and the gentlest application means possible. In some instances, inappropriately applied paints may not be removable without damaging the underlying masonry, so it is always advisable to test removal techniques in an area that is not easily visible to the public. The HPC will provide guidance in such instances on the best approach to addressing unusual paint removal challenges.

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

Communication: Exhibit 4: Case A24-0128 Qualls Block - Staff Report (Case A24-0128 Qualls Block - COA)

mortar, as it may produce a mortar that is stronger than the surrounding masonry, potentially causing the masonry to crumble.

…

4.5 When repairing or replacing masonry or mortar, take care to maintain the alignment, bond pattern, joint spacing, color, texture, and size of the original masonry.

4.6 Unless there is historic precedent for its use on the building in question, stucco should never be applied to existing masonry walls, as it can trap moisture that accelerates the deterioration of the masonry. If historic stucco is being repaired, the stucco mixture should duplicate the original appearance, color, and texture as closely as possible.

4.7 Masonry should never be treated with abrasive stripping methods, sandblasting, or high-pressure water cleaning, as these methods almost always immediately damage the "skin" of the brick and the mortar joints, and they can make the masonry more susceptible to spalling, or flaking of the masonry surface as a result of the introduction of moisture. Masonry should only be cleaned using the gentlest method available, including low-pressure water, soft natural brushes, and, if necessary, non-abrasive, non-toxic chemicals that will not damage the masonry being treated.

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

4.9 Deteriorated masonry chimneys and boiler stacks should never be shortened or covered with parging. Instead, the original chimney configuration should be restored on historic properties using historically appropriate masonry and mortar materials. In addition, the design of the original chimney should be maintained, including corbelling, clay chimney pots, and other original decorative features. Metal chimney caps may be added if they are unobtrusive and do not alter the design of the chimney, but metal vent pipes that protrude through the top of the chimney are not appropriate. Wooden box chimneys and chimneys made of simulated brick or stone are also inappropriate.

Staff Note: The applicant proposes to replace mismatched first-floor brick veneer with matching brick stock.

6. Windows, Doors, and Awnings

6.1 The pattern, arrangement, location, size, and shape of windows and doors contribute significantly to a building's historic character, and their consistency within the district helps unify the buildings in context to one another. For this reason, it is always preferable to repair damaged windows and doors rather than replacing them. Furthermore, it is imperative that the fenestration pattern of the door and window openings on the building and of the doors and windows themselves (muntin width, number of lights per sash, etc.) be maintained when repairs to or replacement of elements 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.

Communication: Exhibit 4: Case A24-0128 Qualls Block - Staff Report (Case A24-0128 Qualls Block - COA)

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.

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

…

Staff Note: The applicant proposes replacement of windows and reconfiguration of the historic storefronts as described in Exhibits 1-3.

6.11 Awnings, porches, shed roof porticoes, and arcades that attempt to create a “mountain village” appearance or that are not historically accurate to the District’s historic context only work to damage the integrity and appearance of the District. Property owners whose buildings possess such features should endeavor to remove them and restore the facade of their property to its historic appearance. Such “mountain village” treatments should never be incorporated into additions or new construction within the District.

6.12 Awnings installed on properties in the District should always be historically appropriate based on available photographic and historical documentation demonstrating the historic presence of such an awning on the property in question. Awning styles with no documented historical precedent should never be added to properties in the District. For example, properties that historically possessed flat awnings anchored by cables or steel rods should retain these kinds of awnings. In cases where they have been removed, and particularly in cases where they have been replaced with modern, clamshell, half-round, or vinyl awnings or awnings that are historically inappropriate to the building, property owners should endeavor to remove the modern feature and restore the original awning configuration with appropriate materials

Communication: Exhibit 4: Case A24-0128 Qualls Block - Staff Report (Case A24-0128 Qualls Block - COA)

based on historical documentation for that particular building. Another common, historic awning type in the District was the metal-frame, sloped, fabric awning that was sometimes retractable. New sloped awnings should be composed of canvas or acrylic, and never of vinyl. Metal and shed roof awnings are never appropriate, except for historic properties erected after World War II that historically had metal or shed roof awnings at the time of their construction. Awnings should never obscure vital architectural components of the original building. Awnings on new construction or additions should also be historically appropriate to the District and not feature configurations that distract from the historical integrity and continuity of the District.

…

Staff Note: The applicant proposes to remove the present awning which is not historic to the building.

6.16 New construction, additions, and renovations to existing historic buildings or properties within historic districts should maintain established proportions and spacing of window and door openings.

8. Entrances, Porches, and Balconies

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.

Staff Note: The applicant proposes to construct two decks at two of the three of the exit doors at these properties on the rear elevation.

10. Utilities and Energy Retrofit

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.

11. 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,

Communication: Exhibit 4: Case A24-0128 Qualls Block - Staff Report (Case A24-0128 Qualls Block - COA)

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.

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

1. Streetscapes

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

Zoning Analysis (B1 Downtown Core)

Parking: UDO Subsection 24.01.01 states "All developments in all zoning districts shall initially and continually provide a sufficient number of permanent off-street motor vehicle and bicycle parking spaces, in compliance with this Article, to accommodate the residents, employees, customers, visitors and others who may spend time at that development." UDO 24.01.05 states "Exceptions in the B1 Downtown Core District. Development in the B1 Downtown Core District is not required to meet the requirements of this Article, and will be construed as conforming to the requirements of this Article; provided, however, that (i) this exception does not apply to multi-family use(s) or Use 3.09 Hotel, Small, and (ii) this exception applies to motor vehicle parking and loading/unloading areas, and does not apply with respect to bicycle parking."

Staff Note: The proposed renovations have not been identified with any particular tenant/occupant at this time.

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.

Communication: Exhibit 4: Case A24-0128 Qualls Block - Staff Report (Case A24-0128 Qualls Block - COA)

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.

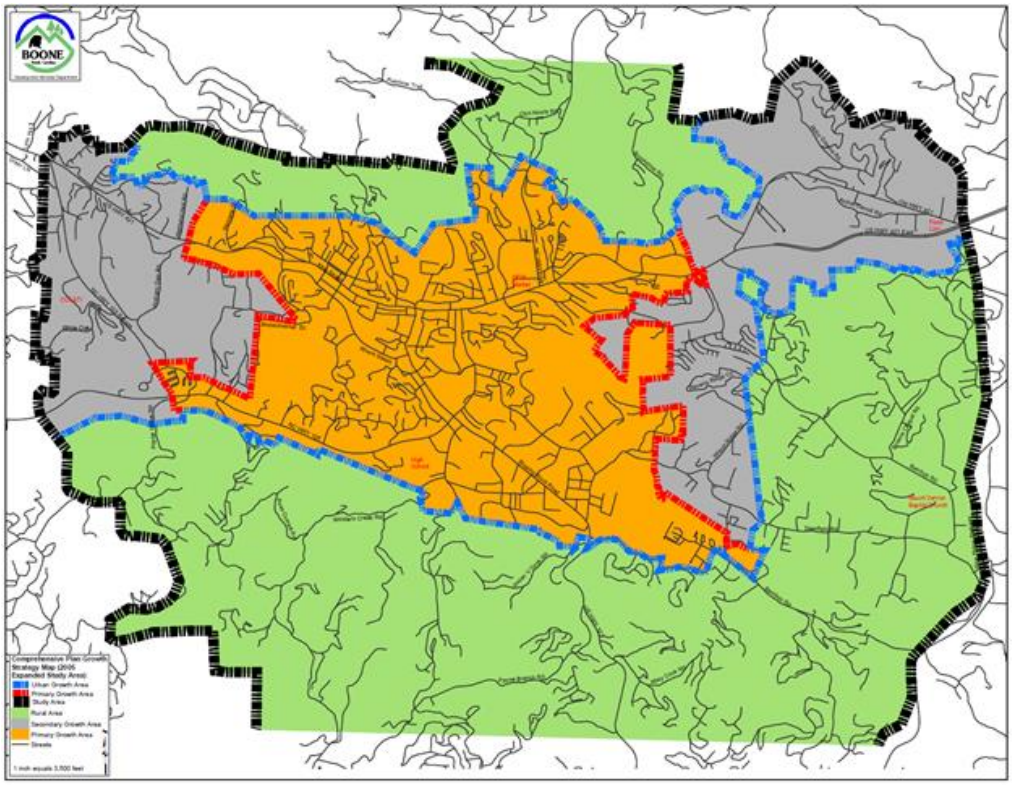
Downtown: Support and enhance the cultural and historic significance of downtown Boone, and affirm its appealing, pedestrian orientation.

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:

Communication: Exhibit 4: Case A24-0128 Qualls Block - Staff Report (Case A24-0128 Qualls Block - COA)



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.

Communication: Exhibit 4: Case A24-0128 Qualls Block - Staff Report (Case A24-0128 Qualls Block - COA)

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.

Communication: Exhibit 4: Case A24-0128 Qualls Block - Staff Report (Case A24-0128 Qualls Block - COA)

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.

Automatic Conditions of Approval

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

- Where there is a conflict between the application information and the plans (February 23, 2024), the plans control. Insignificant deviations may be permitted to comply with the requirements of the UDO.
- Any commitments and representations concerning the proposed exterior modification made by the applicant or its representatives at the public hearing shall also become a condition of the permit, and a basis for a stop work order and/or permit revocation if violated.

Communication: Exhibit 4: Case A24-0128 Qualls Block - Staff Report (Case A24-0128 Qualls Block - COA)

- The applicant shall submit the necessary applications, plans, details and specifications which meet the requirements of the Town Code, UDO, Building Code and any other applicable codes for review and approval necessary to issue Zoning and Building Permits.

Historic Preservation Commission Procedure

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

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

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

1. Conditions:

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

Historic Photos

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

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

Communication: Exhibit 4: Case A24-0128 Qualls Block - Staff Report (Case A24-0128 Qualls Block - COA)





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

Communication: Exhibit 4: Case A24-0128 Qualls Block - Staff Report (Case A24-0128 Qualls Block -





Image Courtesy: Asheville Postcard Company, "Main St. Boone, NC Postcard," *Digital Watauga*, accessed March 25, 2024, https://digitalwatauga.org/items/show/20586.

Communication: Exhibit 4: Case A24-0128 Qualls Block - Staff Report (Case A24-0128 Qualls Block -





Image Courtesy of Digital Watauga Project, Identifier: Cec-Jac-01-080

Communication: Exhibit 4: Case A24-0128 Qualls Block - Staff Report (Case A24-0128 Qualls Block -



Image courtesy: Image courtesy of the Constance Stallings Collection, Digital Watauga Project; Unknown, “Children Marching in 1949 Watauga County Centennial Parade,” *Digital Watauga*, accessed March 25, 2024, https://digitalwatauga.org/items/show/6447.

Communication: Exhibit 4: Case A24-0128 Qualls Block - Staff Report (Case A24-0128 Qualls Block -



Image courtesy: Unknown, “Pedestrians on King Street in Downtown Boone, 1990s,” *Digital Watauga*, accessed March 25, 2024, https://digitalwatauga.org/items/show/6992.

Communication: Exhibit 4: Case A24-0128 Qualls Block - Staff Report (Case A24-0128 Qualls Block -



Image courtesy: Unknown, "Directional Sign for Parking on King Street, 1990s," *Digital Watauga*, accessed March 25, 2024, https://digitalwatauga.org/items/show/7042.

Communication: Exhibit 4: Case A24-0128 Qualls Block - Staff Report (Case A24-0128 Qualls Block -





Image courtesy: Unknown, “Rear Facades of King Street Buildings, Downtown Boone, 1990s,” *Digital Watauga*, accessed March 25, 2024, https://digitalwatauga.org/items/show/7058.

Communication: Exhibit 4: Case A24-0128 Qualls Block - Staff Report (Case A24-0128 Qualls Block -



Image courtesy: Unknown, “King Street Businesses, Downtown Boone, 1990s,” *Digital Watauga*, accessed March 25, 2024, https://digitalwatauga.org/items/show/7102.

Communication: Exhibit 4: Case A24-0128 Qualls Block - Staff Report (Case A24-0128 Qualls Block -



Image courtesy: W. M. Cline Company, "Postcard of Downtown Boone," *Digital Watauga*, accessed March 25, 2024, https://digitalwatauga.org/items/show/20890.

Communication: Exhibit 4: Case A24-0128 Qualls Block - Staff Report (Case A24-0128 Qualls Block -



Image courtesy: Image courtesy of the Glenn Thomas Collection, Digital Watauga Project; George Flowers, “Gateway Restaurant Fire, Image 2,” *Digital Watauga*, accessed March 25, 2024, https://digitalwatauga.org/items/show/11212.

Communication: Exhibit 4: Case A24-0128 Qualls Block - Staff Report (Case A24-0128 Qualls Block -



Image courtesy: Image courtesy of the Glenn Thomas Collection, Digital Watauga Project; George Flowers, “Gateway Restaurant Fire, Image 5,” *Digital Watauga*, accessed March 25, 2024, https://digitalwatauga.org/items/show/11215.

Communication: Exhibit 4: Case A24-0128 Qualls Block - Staff Report (Case A24-0128 Qualls Block -



Image courtesy: Image courtesy of the Glenn Thomas Collection, Digital Watauga Project; George Flowers, "Flag-Bearers in Christmas Parade 1971," *Digital Watauga*, accessed March 25, 2024, https://digitalwatauga.org/items/show/11327.

Communication: Exhibit 4: Case A24-0128 Qualls Block - Staff Report (Case A24-0128 Qualls Block -



Image courtesy: Image courtesy of the John Ward Family Collection, Digital Watauga Project; John Ward, "Family Walking in Daniel Boone Wagon Train," *Digital Watauga*, accessed March 25, 2024, https://digitalwatauga.org/items/show/19865.

Communication: Exhibit 4: Case A24-0128 Qualls Block - Staff Report (Case A24-0128 Qualls Block -





Image courtesy: Image courtesy of the John Ward Family Collection, Digital Watauga Project; John Ward, "Men Dressed for the Daniel Boone Wagon Train," *Digital Watauga*, accessed March 25, 2024, https://digitalwatauga.org/items/show/19868.

Communication: Exhibit 4: Case A24-0128 Qualls Block - Staff Report (Case A24-0128 Qualls Block -



Image courtesy: Image courtesy of the John Ward Family Collection, Digital Watauga Project; John Ward, “Wagon Train Passing Cato's,” *Digital Watauga*, accessed March 25, 2024, https://digitalwatauga.org/items/show/19908.

Communication: Exhibit 4: Case A24-0128 Qualls Block - Staff Report (Case A24-0128 Qualls Block -



Image courtesy: Image courtesy of the John Ward Family Collection, Digital Watauga Project; John Ward, "Snowy King Street During the 1960 Blizzard #2," *Digital Watauga*, accessed March 25, 2024, https://digitalwatauga.org/items/show/19922.

Communication: Exhibit 4: Case A24-0128 Qualls Block - Staff Report (Case A24-0128 Qualls Block -



Image courtesy: Image courtesy of the John Ward Family Collection, Digital Watauga Project; John Ward, “Home Economics Club Float,” *Digital Watauga*, accessed March 25, 2024, https://digitalwatauga.org/items/show/19957.

Communication: Exhibit 4: Case A24-0128 Qualls Block - Staff Report (Case A24-0128 Qualls Block -



Image courtesy: Linda Miller, "Wagon Train in Boone, Ca. 1973, Image 1," *Digital Watauga*, accessed March 25, 2024, https://digitalwatauga.org/items/show/7117.

Communication: Exhibit 4: Case A24-0128 Qualls Block - Staff Report (Case A24-0128 Qualls Block -



Image courtesy: Linda Miller, “Wagon Train in Boone, Ca. 1973, Image 3,” *Digital Watauga*, accessed March 25, 2024, https://digitalwatauga.org/items/show/7119.

Communication: Exhibit 4: Case A24-0128 Qualls Block - Staff Report (Case A24-0128 Qualls Block -



Image courtesy: Linda Miller, "Wagon Train in Boone, Ca. 1973, Image 4," *Digital Watauga*, accessed March 25, 2024, https://digitalwatauga.org/items/show/7120.



Image courtesy: Linda Miller, "Wagon Train in Boone, Ca. 1973, Image 8," *Digital Watauga*, accessed March 25, 2024, https://digitalwatauga.org/items/show/7124.

Communication: Exhibit 4: Case A24-0128 Qualls Block - Staff Report (Case A24-0128 Qualls Block -



Image courtesy: Linda Miller, "Wagon Train in Boone, Ca. 1973, Image 20," *Digital Watauga*, accessed March 25, 2024, https://digitalwatauga.org/items/show/7136.

Communication: Exhibit 4: Case A24-0128 Qualls Block - Staff Report (Case A24-0128 Qualls Block -



Image courtesy: Linda Miller, "Wagon Train in Boone, Ca. 1973, Image 24," *Digital Watauga*, accessed March 25, 2024, https://digitalwatauga.org/items/show/7141.

Communication: Exhibit 4: Case A24-0128 Qualls Block - Staff Report (Case A24-0128 Qualls Block -



Image courtesy: Linda Miller, "Wagon Train in Boone, Ca. 1973, Image 30," *Digital Watauga*, accessed March 25, 2024, https://digitalwatauga.org/items/show/7147.

Communication: Exhibit 4: Case A24-0128 Qualls Block - Staff Report (Case A24-0128 Qualls Block -

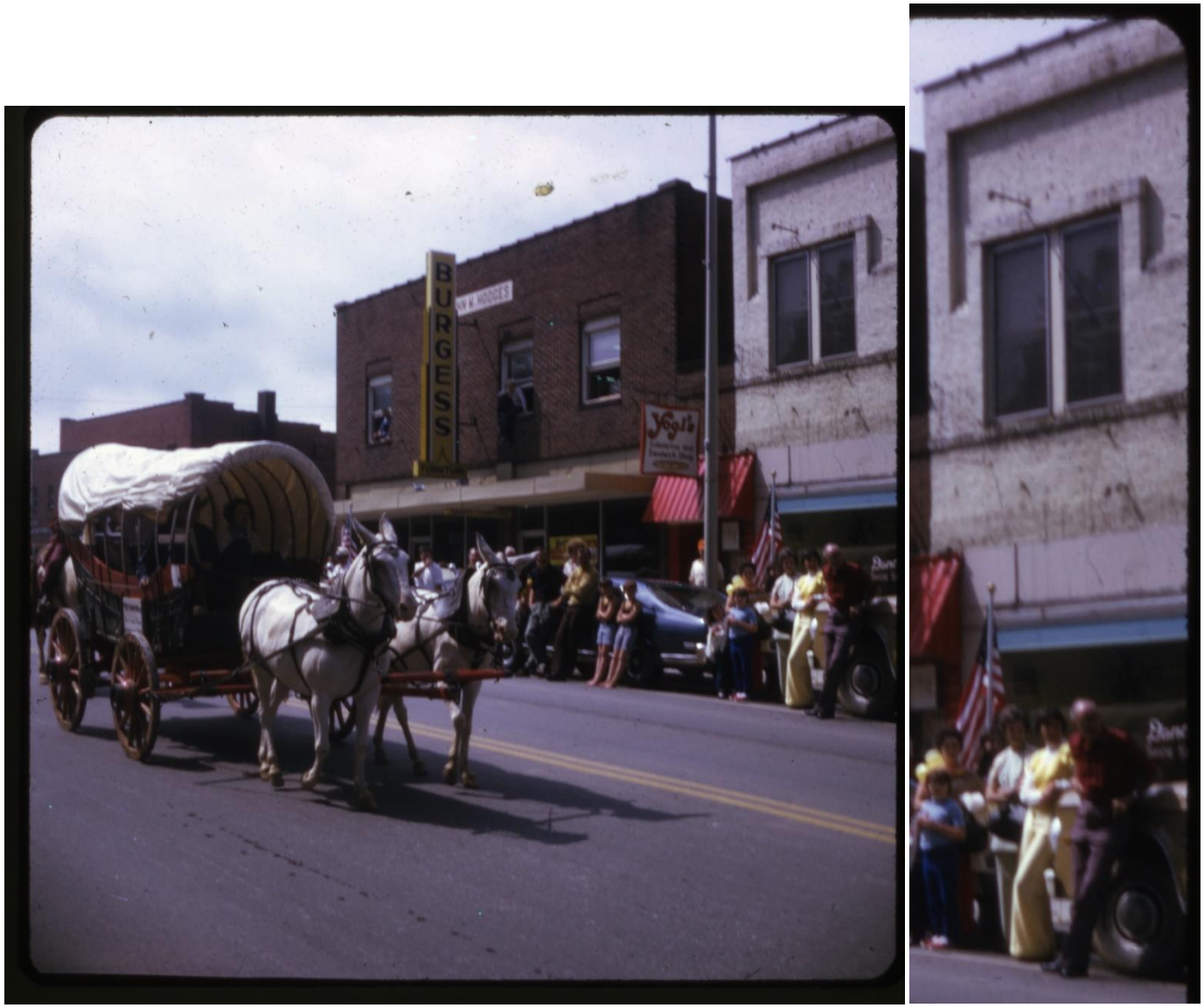


Image courtesy: Linda Miller, "Wagon Train in Boone, Ca. 1973, Image 33," *Digital Watauga*, accessed March 25, 2024, https://digitalwatauga.org/items/show/7151.

Communication: Exhibit 4: Case A24-0128 Qualls Block - Staff Report (Case A24-0128 Qualls Block -



Image courtesy: Image courtesy of the Palmer Blair Collection, Digital Watauga Project; Palmer Blair, “Palmer Photo Shop,” *Digital Watauga*, accessed March 25, 2024, https://digitalwatauga.org/items/show/1991.

Communication: Exhibit 4: Case A24-0128 Qualls Block - Staff Report (Case A24-0128 Qualls Block -



Image courtesy: Image courtesy of the Palmer Blair Collection, Digital Watauga Project; Palmer Blair, "Palmer Photo Shop," *Digital Watauga*, accessed March 25, 2024, https://digitalwatauga.org/items/show/1992.

Communication: Exhibit 4: Case A24-0128 Qualls Block - Staff Report (Case A24-0128 Qualls Block -





Image courtesy: Image courtesy of the Palmer Blair Collection, Digital Watauga Project; Palmer Blair, “Car after the Brown-Wilson Wreck,” *Digital Watauga*, accessed March 25, 2024, https://digitalwatauga.org/items/show/2471.

Communication: Exhibit 4: Case A24-0128 Qualls Block - Staff Report (Case A24-0128 Qualls Block -



Image courtesy: Image courtesy of the Palmer Blair Collection, Digital Watauga Project; Palmer Blair, "Kindergarten Halloween Parade, October 31, 1954," *Digital Watauga*, accessed March 25, 2024, https://digitalwatauga.org/items/show/7263.

Communication: Exhibit 4: Case A24-0128 Qualls Block - Staff Report (Case A24-0128 Qualls Block -



Image courtesy: Image courtesy of the Palmer Blair Collection, Digital Watauga Project; Palmer Blair, "Kindergarten Halloween Parade #2, October 31, 1954," *Digital Watauga*, accessed March 25, 2024, https://digitalwatauga.org/items/show/7264.

Communication: Exhibit 4: Case A24-0128 Qualls Block - Staff Report (Case A24-0128 Qualls Block -

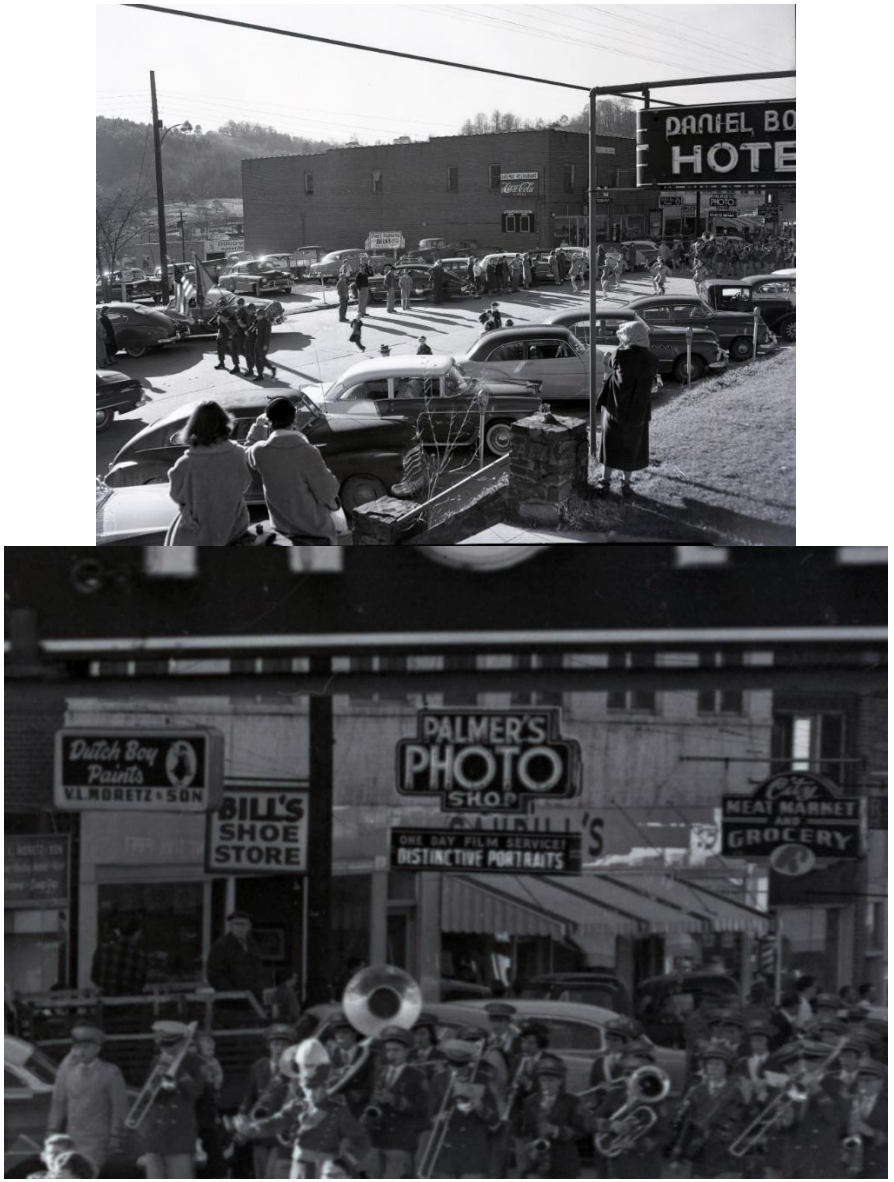


Image courtesy: Image courtesy of the Palmer Blair Collection, Digital Watauga Project; Palmer Blair, "Veterans Day Parade, November 1955, #2," *Digital Watauga*, accessed March 25, 2024, https://digitalwatauga.org/items/show/8104.

Communication: Exhibit 4: Case A24-0128 Qualls Block - Staff Report (Case A24-0128 Qualls Block -



Image courtesy: Image courtesy of the Palmer Blair Collection, Digital Watauga Project; Palmer Blair, "Veterans Day Parade, November 1955, #4," *Digital Watauga*, accessed March 25, 2024, https://digitalwatauga.org/items/show/8106.

Communication: Exhibit 4: Case A24-0128 Qualls Block - Staff Report (Case A24-0128 Qualls Block -





Image courtesy: Image courtesy of the Palmer Blair Collection, Digital Watauga Project; Palmer Blair, “Christmas Day Fire,” *Digital Watauga*, accessed March 25, 2024, https://digitalwatauga.org/items/show/4970.

Communication: Exhibit 4: Case A24-0128 Qualls Block - Staff Report (Case A24-0128 Qualls Block -





Image courtesy: Image courtesy of the Palmer Blair Collection, Digital Watauga Project; Palmer Blair, “Christmas Day Fire,” *Digital Watauga*, accessed March 25, 2024, https://digitalwatauga.org/items/show/4971.

Communication: Exhibit 4: Case A24-0128 Qualls Block - Staff Report (Case A24-0128 Qualls Block -



Image Courtesy: Image courtesy of the Palmer Blair Collection, Digital Watauga Project; Palmer Blair, “Christmas Day Fire,” *Digital Watauga*, accessed March 25, 2024, https://digitalwatauga.org/items/show/4974.

Communication: Exhibit 4: Case A24-0128 Qualls Block - Staff Report (Case A24-0128 Qualls Block -



Image courtesy: Image courtesy of the Palmer Blair Collection, Digital Watauga Project; Palmer Blair, “Christmas Day Fire,” *Digital Watauga*, accessed March 25, 2024, https://digitalwatauga.org/items/show/4975.

Communication: Exhibit 4: Case A24-0128 Qualls Block - Staff Report (Case A24-0128 Qualls Block -



Image courtesy: Image courtesy of the Palmer Blair Collection, Digital Watauga Project; Palmer Blair, "Talent Hunt Advertisement in Front of Bill's Shoe Store," *Digital Watauga*, accessed March 25, 2024, https://digitalwatauga.org/items/show/3704.

Communication: Exhibit 4: Case A24-0128 Qualls Block - Staff Report (Case A24-0128 Qualls Block -



Image courtesy: Image courtesy of the Palmer Blair Collection, Digital Watauga Project; Palmer Blair, "Angled Shot of the Centennial Parade," *Digital Watauga*, accessed March 25, 2024, https://digitalwatauga.org/items/show/3803.

Communication: Exhibit 4: Case A24-0128 Qualls Block - Staff Report (Case A24-0128 Qualls Block -



Image courtesy: Image courtesy of the Palmer Blair Collection, Digital Watauga Project; Palmer Blair, "Snow Scene on King Street, Boone, NC, Circa 1945," *Digital Watauga*, accessed March 25, 2024, https://digitalwatauga.org/items/show/8275.

Communication: Exhibit 4: Case A24-0128 Qualls Block - Staff Report (Case A24-0128 Qualls Block -



Image Courtesy: Image courtesy of the Palmer Blair Collection, Digital Watauga Project; Palmer Blair, "After the Snowfall on King Street, Boone, NC, Circa 1956," *Digital Watauga*, accessed March 25, 2024, https://digitalwatauga.org/items/show/8305.

Communication: Exhibit 4: Case A24-0128 Qualls Block - Staff Report (Case A24-0128 Qualls Block -





Image courtesy: Image courtesy of the Palmer Blair Collection, Digital Watauga Project; Palmer Blair, "Snowy Downtown Boone," *Digital Watauga*, accessed March 25, 2024, https://digitalwatauga.org/items/show/23878.





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

Communication: Exhibit 4: Case A24-0128 Qualls Block - Staff Report (Case A24-0128 Qualls Block -



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

Communication: Exhibit 4: Case A24-0128 Qualls Block - Staff Report (Case A24-0128 Qualls Block -





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

Communication: Exhibit 4: Case A24-0128 Qualls Block - Staff Report (Case A24-0128 Qualls Block -

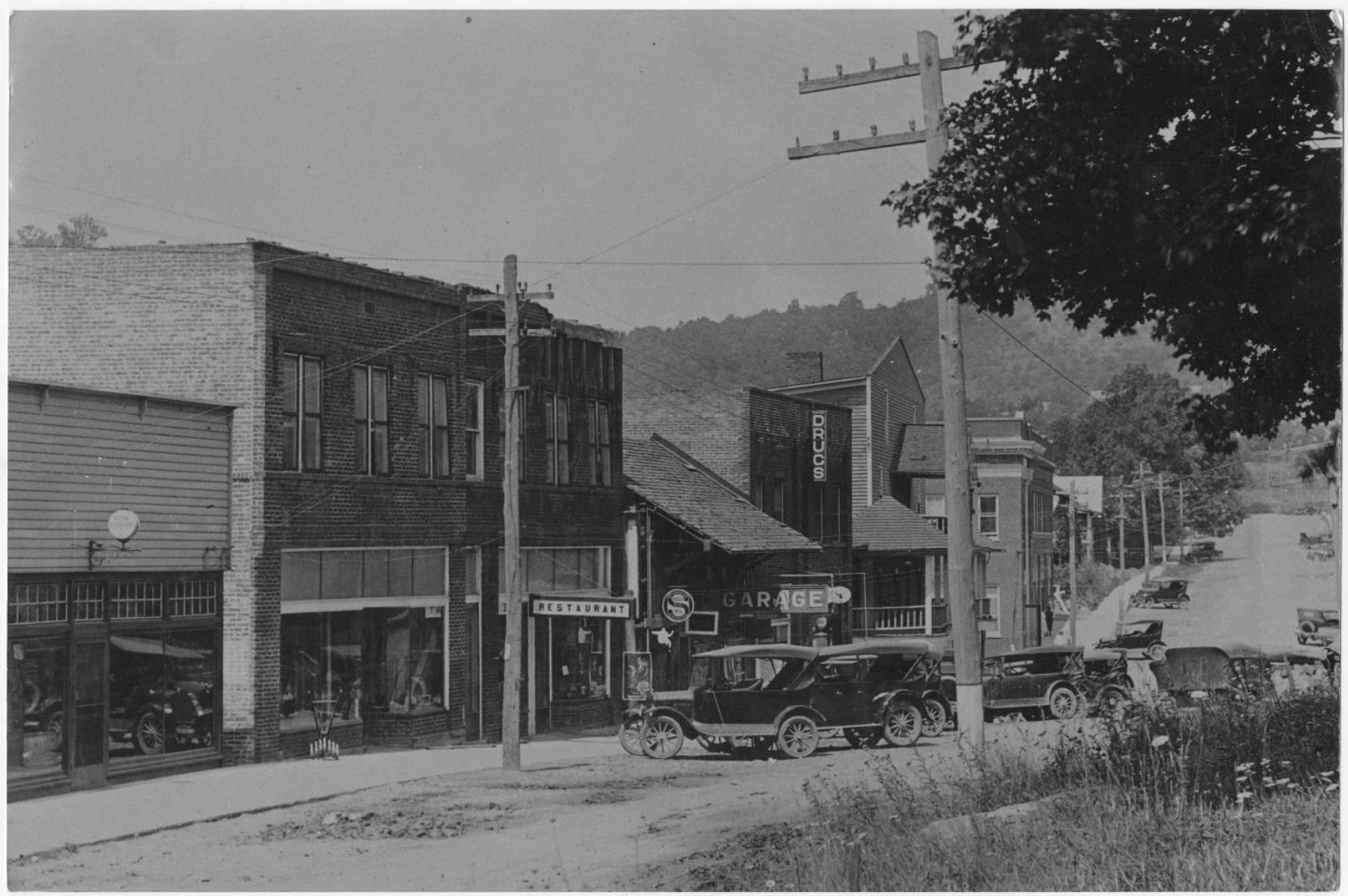


Image Courtesy of Digital Watauga Project, Identifier: Watauga, 1.19.6

Communication: Exhibit 4: Case A24-0128 Qualls Block - Staff Report (Case A24-0128 Qualls Block -

Town of Boone

DEDICATION OF DANA FOLK WAY

The Town of Boone dedicates this pedestrian way in honor of Dana Folk

The Town of Boone honors Dana Folk, with the dedication of Dana Folk Way, for his service, commitment, and contributions to the community as a Police Officer, Town Council member, and Veteran.

Dana Folk, a Boone native, was raised in Philadelphia and graduated from Dobbins Technical High School in 1966. Folk served in the United States Army from 1967 to 1971. He then served in the Boone Police Department as the first Black Police Officer from 1972 until 1973, when he returned to the military. Upon his return to the military, Folk earned the rank of Staff Sergeant. Folk later worked as a Maintenance Mechanic and Firefighter with the National Park Service on the Blue Ridge Parkway and across the United States in several National Parks, including Yellowstone, Montana, Idaho, Washington, and the coasts of North Carolina, for storm and fire damage cleanup; he retired in 2012.

In 1985, he married Jessie Horton Folk, also a Boone native, who was one of the original employees of Legal Services of the Blue Ridge, which opened in 1979.

Dana Folk was elected to Boone's Town Council in the October 1999 election, marking a significant milestone as the first Black elected official in Watauga County's history and earning the highest number of votes. Following his election, Folk served on the Boone Town Council for four years, from 1999 until 2003.

Dedicated with gratitude, 2024

DRAFT