Town of Boone
Historic Preservation Commission Quasi-Judicial Meeting
3:00 PM, June 10, 2025
Planning & Inspections Conference Room
680 W. King St., Suite C
Boone, NC 28607

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.

Public Comment: To give public comment, you should appear in person at the physical location of this meeting. Persons who attend the meeting remotely via WebEx may be permitted to speak during public comment but are not assured of that opportunity.

WebEx Participation: To join online or by phone, email Planning and Inspections at planning@townofboone.net or call 828-268-6960, and you will receive an email invitation. Requests must be submitted no later than one hour before the meeting begins.

I. Call to Order

II. Adoption of Agenda

III. Case A25-0169 Rivers House Trail - Certificate of Appropriateness

1. Case A25-0169 Exhibit 1: Staff Report
2. Case A25-0169 Exhibit 2: Project Description & Design Standards
3. Case A 25-0169 Exhibit 3: Revised Trailhead
4. Case A25-0169 Exhibit 4: Site Plans

IV. Approval of Meeting Minutes

1. May 13, 2025, Quasi-Judicial Meeting Minutes

V. Approval of Written Decisions

1. Written Decision - Case A25-0213 Mellow Mushroom - COA
2. Written Decision - Case A25-0215 Chai & Chutney - COA
3. Written Decision - Case A25-0216 Shoppes at Farmers - COA

VI. Other Matters

VII. Adjournment

Exhibit 1

Staff Report
June 10, 2025
Case A25-0169 Rivers House Trail Park - Certificate of Appropriateness for Major Work

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Request

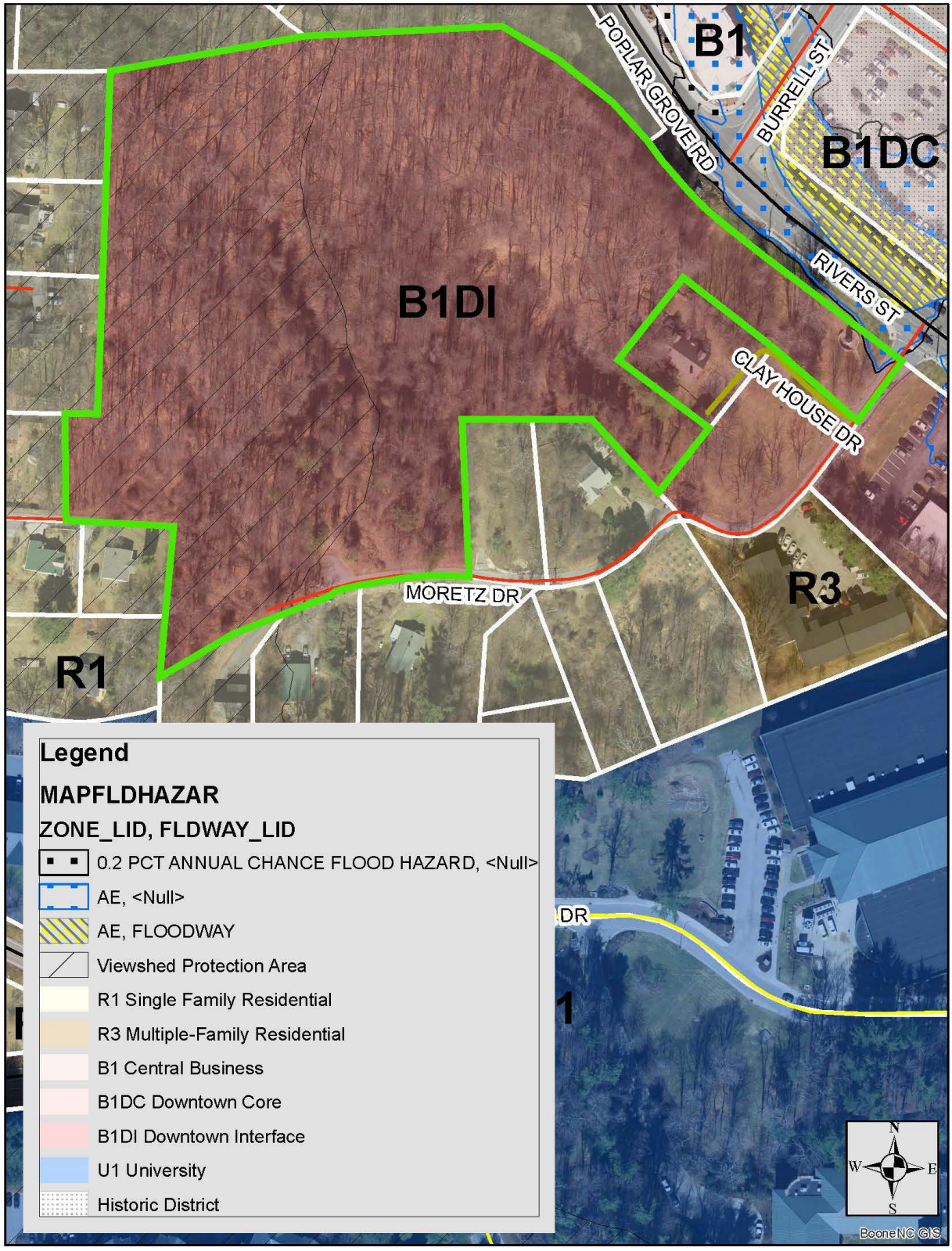
The Town of Boone has submitted an application for a Certificate of Appropriateness for Major Work for the parcel adjacent to 150 Clay House Dr (WT0530 R. L. Clay House), designated as a Historic Landmark within the Town of Boone for the construction of 4,786 feet of trail that will become the southern terminus of the Northern Peaks State Trail, installation of 128 stone steps near the State Champion Sugar Maple Tree, Baby, and for the historical review and recommendation on the addition of Trailhead Signage. The subject property is outlined in green on the Zoning Map included below.

Pursuant to UDO Article 8, Subsection 8.03.01, an applicant is required to obtain a (COA) when any type of outdoor advertising sign is erected and when an exterior portion of any building or other structure (including masonry walls, fences, light fixtures, steps and pavement, or other appurtenant features) is altered, restored, moved, or demolished.

Pursuant to UDO Appendix D, Subsection 11.4, Historical markers, interpretive signage, and public art that is either (i) located on property owned, controlled or maintained for public use by the Town within a historic district or within the boundaries of a publicly-owned landmark or (ii) funded in whole or in part by the Town must be approved by Town Council and shall be exempt from the COA process.

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

Zoning Map


B1
POPLAR GROVE RD
BURRELL ST
B1DC
RIVERS ST
B1DI
CLAY HOUSE DR
MORETZ DR
R3
R1
Legend
MAPFLDHAZAR
ZONE_LID, FLDWAY_LID
0.2 PCT ANNUAL CHANCE FLOOD HAZARD, <Null>
AE, <Null>
AE, FLOODWAY
Viewshed Protection Area
R1 Single Family Residential
R3 Multiple-Family Residential
B1 Central Business
B1DC Downtown Core
B1DI Downtown Interface
U1 University
Historic District
DR
1
N
W
E
S
BooneNC GIS

Parcel Information

Address:	Vacant Lot, Clay House Dr	Vacant Lot, Clay House Dr
Property Owner:	Town of Boone	Town of Boone
Watauga County Pin:	2900-69-9070-000	2900-79-0308-000
Lot Size (Total):	8.15 ac	1.129 ac
Jurisdiction:	Town of Boone	Town of Boone
Access:	Clay House Dr (Town Maintained)	Clay House Dr (Town Maintained)
SFHA:	Yes (not impacted by proposed development)	Yes (not impacted by proposed development)
Watershed District:	No	No
Corridor District:	No	No
NCD:	No	No
Viewshed:	Yes	Yes
Steep Slope:	No	No
Current Zoning:	B1 Downtown Interface with Local Historic Landmark, Special Flood Hazard Area, and Viewshed Protection Area Overlay	R1 Single Family Residential with Local Historic Landmark and Viewshed Protection Area Overlay

The R1 Single Family Residential District is established to provide a low-density living area consisting only of single-family dwelling units and other related uses necessary for a sound neighborhood. The regulations for this district are designed to stabilize and encourage a comfortable, healthy, safe, aesthetically pleasing and pleasant living environment for family life that promotes peaceful quiet enjoyment sheltered from incompatible and disruptive activities that properly belong in nonresidential districts.

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

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

The Historic Landmark designation is where local governments may designate individual properties as historic landmarks and groups of properties as historic districts because of their historical, pre-historical, architectural, or cultural significance. To qualify for designation, a property or area must also show integrity of design, setting, workmanship, materials, feeling, or association. Integrity enables a property or area to convey its significance to the observer; it mainly has to do with the intactness of the property's physical features.

The Special Flood Hazard Area is an overlay district intended to regulate the Special Flood Hazard Area pursuant to Article 30 Flood Damage Prevention.

The Viewshed Protection District is established as an overlay district intended to protect the scenic beauty and natural environment of Boone's hillside areas vital to preservation of a high quality of life and continued economic development by minimizing the visual impact of building construction and land disturbing activities.

Staff Note: After the designation of a landmark, a SOC or COA must be approved prior to the alteration of appurtenant features or installation of steps and pavement. A COA may be issued subject to any reasonable conditions necessary to carry out the purposes of Article 8 and is required whether or not a building or other permit is necessary. Where requirements conflict, overlay district standards supersede.

Zoning & Use of Adjacent Properties		
	Adjacent Zoning	**Adjacent Land Use**
North	R1 Single Family Residential / Conditional District B1 Central Business	Single family homes / Apartments
East	B1 Downtown Interface / R3 Multi-Family Residential	Retail / Apartments
South	R1 Single Family Residential	Single family homes
West	R1 Single Family Residential	Single family homes

Recent Zoning History

06-26-2024 Ordinance A24-0107, A24-0109, and A24-0110 amended the Town of Boone's zoning map to adopt the Local Historic Landmark overlay on three parcels, 2900-78-3934-000, 2900-79-0308-000, and 2900-69-9070-000, located at 150 Clay House Drive.

Zoning Analysis (B1 Downtown Interface)

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

The proposed use, 5.05 Government Recreation Facility, Category 2, is permissible by right in the B1 Downtown Interface and R1 Single Family Residential zoning districts. A zoning permit will be required in order to construct the trail features, meeting UDO requirements for Grading, Soil Erosion and Sediment Control, and Landscape Standards.

The trail will not remove or damage any historic trees that are not dying or dead on the property. Any removal of trees beyond 8" in diameter at breast height (DBH) will have to be approved by the Town of Boone.

Architectural Survey/Designation Report Information

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

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

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

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

Inventory Classification

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

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

Inventory Classifications:

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

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

NC: Non-contributing property

VL: Vacant lot

Designation Report

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

Staff Note: The subject properties are not classified in the report as the parcels are designated as Historic Landmarks and are outside of the Historic District overlay. The proposed trail is for the vacant lots adjacent to the R. L. Clay House. The architectural report for the R.L. Clay House was not included as the proposed work does not include any modifications to the actual structure.

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.

Staff Note: The R. L. Clay House and surrounding lot is located southwest of Rivers Street and is outside of the viewable areas detailed on the Sanborn Fire Insurance Map, thus it is not included on the Sanborn Fire Insurance Maps.

Downtown Boone Local Historic District Design Standards and Handbook Analysis

Narrative

Relevant design standards from UDO Appendix D, Downtown Boone Local Historic District Design Standards and Handbook, Design Standards for COMMERCIAL/RESIDENTIAL Properties within the District, are outlined below. These Standards for COMMERCIAL/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.

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

1. Streetscapes

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

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

1.2 The width, alignment, and configuration of streets, alleys, sidewalks, and walkways within the District should be retained and preserved.

1.3 The intended sightlines and views of historic public monuments and public art should be maintained.

1.4 Historic streetscape features, including lighting, fences, benches, and signage, should be preserved.

1.6 All historic streetscape elements between buildings—most particularly road width, grade, crown, swale, curbing, sidewalks, lawns, tree plantings, and setbacks—should be preserved and maintained.

1.7 Shared and public open spaces visible from public ways created by private yards, natural settings, and building setbacks should be preserved and maintained.

1.8 Historic traffic circulation patterns along sidewalks and roadways, including dual or one-way designations, should be preserved and maintained whenever possible.

1.9 Existing historic block patterns, setbacks, and other land divisions—both natural and created—should be maintained.

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.

1.18 Property owners and the Town of Boone should protect, encourage, and replace as necessary all street plantings that are in keeping with the historic context of the streetscape and for which there are historic precedents.

3. Landscapes and Ecologically Sensitive Areas

Boone has a number of inconspicuous but nevertheless historic landscape features in the District, ranging from the open land surrounding the Frank A. Linney House on King Street to the ancient sugar maple trees located on the Jones House property. Because the proponents of expanding development rarely stop to consider the importance of these kinds of landscape features and their links to Boone's history, it is essential that the Town of Boone have a comprehensive set of standards for the treatment of these valuable historic resources.

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

Regarding ecologically sensitive areas and natural areas, the Town of Boone has seen dramatic development over the past fifty years, much of which has adversely impacted the stream corridors flowing through the District as well as once-forested and open areas in the community. As a result, the remaining ecologically sensitive and natural environments within the Town's limits are valuable resources, especially in the context of the Town's urban environment. Contrary to the public perception when the occasional flooding rainstorm visits Boone, these areas actually help slow and filter rainwater and runoff, improve air and water quality, provide natural habitat, and offer aesthetic contributions to the community. In addition, some of these natural areas offer essential clues to the settlement history of Boone and the ways in which its natural resources have been utilized for the better part of two centuries.

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

3.1 Maintain mature street trees. When removal or replacement is warranted, replace with historically appropriate, indigenous cultivars that will thrive at the site and that will achieve a similar canopy and street edge definition at maturity.

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

3.3 Retain and maintain landscape elements that contribute to the character of the District such as mature trees and hedge rows, grassy lawns, foundation plantings, paver materials, ground covers, fountains, outbuildings, and gardens.

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

3.5 It is inappropriate to introduce contemporary plant edging materials such as exposed landscape timbers (e.g., rail ties) in primary and secondary elevations.

3.6 Maintain the relationship between building mass and open space that exists on the block or streetscape. Property owners should preserve the historic spatial arrangements and land-use patterns within the District as they have changed over time, and they should strive to protect character-defining elements of both constructed and natural landforms, including the topography and open spaces surrounding historic buildings and landscape features.

3.8 Property owners should maintain historic views to and from buildings, especially the facades of these buildings. Use outbuildings, public art, statuary, and fountains as focal points in public and private spaces. Avoid placing such elements in areas that will obscure historic buildings or their architectural features. Due to the subjectivity involved in the evaluation of art, the HPC shall only consider the appropriateness of the location of the art in reviewing applications for Certificates of Appropriateness.

3.9 Development of new and existing developed parcels should be regulated to minimize impacts on ecologically sensitive areas.

3.11 Natural landforms and outcroppings, trees, plantings, and other natural features in ecologically sensitive areas should be preserved, protected, and maintained using ecologically approved methods.

3.13 In cooperation with property owners within and bordering historic landscapes and ecologically sensitive areas, the Town of Boone will encourage historically appropriate tree plantings of indigenous species, especially within parks and along stream corridors; maintain appropriate recreational trails through ecologically sensitive areas and public parks in order

to increase public awareness of and participation in the preservation of these areas and to discourage the misuse of these areas; and monitor the condition of trees and other plantings within natural areas, public parks, and along streetscapes to track and prevent the encroachment of diseases and pests.

8. Signage

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

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

- 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.

9. Archaeology

There is evidence of Native American activity in Boone long before the town was established. The Cherokee Indians used the area as hunting grounds long before Daniel Boone reportedly hunted in the area. In addition, the landscape of Boone's downtown area looked quite different in the nineteenth century than it did during the twentieth century and today. Because the Town of Boone is now in its third century of post-Native American occupation, with modern businesses and other uses taking the place of historic land uses and settlement patterns, it should be expected that these new land uses may uncover archaeological resources—either historic or pre-historic—that may be vital to understanding Boone's settlement patterns and history. It must be a priority for the Town of Boone, its residents, and its business owners to identify, protect, and preserve any archaeologically significant resources that might be uncovered during either renovation or new construction in the District. The following section outlines the protocol for preserving artifacts if such an event occurs.

New construction and large-scale renovations typically entail a great deal of site grading and trenching, which have the potential to disrupt artifacts. The following standards outline the process for reporting archaeological finds and obtaining the proper permits, licenses, and funds associated with building projects on archaeological sites. Professional technical advice and consultation on archaeology is available from the SHPO or the Office of State Archaeology (OSA). Contact the Town of Boone Planning and Inspections Department for additional contact information.

9.1 Landowners should leave known archaeological resources intact and undisturbed whenever possible, and when disturbance is not avoidable, prepare a mitigation plan for the

documentation, preservation, and protection of those resources using professional archaeologists who follow accepted standards, methods, and practices for resource mitigation and/or recovery.

9.2 Notify the Planning Department, the Boone Cultural Resources Department, the SHPO, and the OSA in the early planning stages of the project to assess the potential for presence of archaeological resources on site. In cases where such potential is identified, owners are required to prepare an archaeological assessment report, including an inspection of the proposed area where subsurface disturbance will occur, as well as a site map showing areas of archaeological sensitivity. In addition, landowners may be required to submit to an archaeological survey of their project area by a professional archaeologist whose qualifications meet the Standards of the Secretary of the Interior for archaeology.

9.3 Minimize ground-disturbing activity to reduce the possibility of destroying unknown archaeological resources.

9.4 Avoid the use of heavy machinery or equipment on site that may damage archaeological resources. When new archaeological resources are discovered, owners should cease the use of such equipment and stop work on the site immediately until such time that these resources can be documented, preserved, and protected. To begin this documentation, notify the Planning Department, the Cultural Resources Department, the SHPO, and the OSA.

10. Parks and Public Spaces:

The District is also home to several parks and public spaces frequently utilized for community events in addition to their intrinsic pastoral and aesthetic purposes. Such locations include the Jones House property and Jimmy Smith Park, among others. Because these areas see a high volume of public traffic, they create a special challenge for protection, preservation, and maintenance by the Town and, in some cases, their private owners.

The Town of Boone and its residents should observe the following standards in managing these important cultural landscapes:

10.1 Preserve historic landscape features that are critical to site identity and form, including landforms, topography, roadways, pathways, trails, trees and other plantings (both natural and planned), fences, and other resources.

10.2 Preserve and protect significant views into, out of, and within parks and public spaces. Carefully weigh the impact on both visitors and nearby residents and businesses when adding or removing landscape features, trails, walkways, and roadways.

10.3 Preserve, protect, and maintain significant primary and accessory structures, including pavilions and fountains, that are essential to the identity of the cultural landscape. When planning new accessory structures, including monuments, public art, interpretive signage, memorials, and similar features, weigh their potential impact on historic views associated with the park and the general character and aesthetics of the public space in its historic context. Necessary accessory structures used for service purposes (maintenance sheds, restrooms) should be as unobtrusive as possible and designed to blend into the park's historic landscape.

11. Public Art Standards in the Downtown Boone Local Historic District

In the historic district, public art refers to works of art that are placed or created outside and intended for public appreciation. Such artworks include, but are not limited to, sculptures, monuments, murals, and mosaics. Functional aspects of streetscapes and landscapes, such as bridges, benches, and fencing may provide opportunities for artistic expressions and in certain situations will be evaluated as public art.

11.1 Public art installed in the Downtown Boone Local Historic District is to be reviewed by the Historic Preservation Commission for a Certificate of Appropriateness (COA). The HPC does not consider the content, subject matter, or style of any public art. The COA review is concerned with the mass, height, scale, durability, materials, method of installation, and placement of artwork. Artwork is reviewed with respect to these factors to determine if the artwork is congruous with the character of the historic district and the values of historic preservation served by the historic district.

11.2 The HPC will be focused on the following factors:

- The proposed artwork's relationship to character-defining façades or features (such as doors and windows) of a historic building or other structure.
- The proposed artwork's placement within a historic streetscape or landscape
- The proposed artwork's physical impact on historic materials
- The proposed artwork's height, scale, and massing as it relates to the historic setting.

11.3 The following standards shall generally apply to proposed public artwork:

- Artwork should be placed only in locations that do not compromise or detract from the architectural integrity or historic character, design, or materials of the building, site, or district.
- Artwork should be placed only in locations that do not materially obstruct or otherwise interfere with the view of historic structures or vistas.
- Artwork should not permanently or irreversibly alter the historic character of nearby historically significant buildings or landscapes.
- Artwork should have an appropriate massing in relation to the building, site, or district, and be scaled appropriately for the intended space.
- The colors and color palette of artwork is not regulated, except that neon colors are not allowed.
- Artwork should consist of traditional materials including wood, stone, masonry, or metal that are durable for exterior installation and compatible with the character of the building, site, or district. It is not appropriate to introduce artwork in contemporary materials including plastic or resin.
- Installation of artwork should include methods of stabilization or attachment that are fully reversible and do not cause damage to historic buildings, sites, or materials.

- Installation of artwork that includes additional features such as signage, mounting hardware, or lighting should be of compatible materials and should, as appropriate, be installed to be unobtrusive and screened from view as much as possible.
    - Historic signs, such as ghost ads or those painted on side walls, should be preserved in the historic district.
- Artwork should be maintained and repaired as required by the nature of the materials to preserve the appropriate appearance and safety of the artwork. Artwork should be regularly inspected for signs of vandalism and deterioration. When repairs are necessary, use industry best practices and the gentlest available treatments.

11.4 Historical markers, interpretive signage, and public art that is either (i) located on property owned, controlled or maintained for public use by the Town within a historic district or within the boundaries of a publicly-owned landmark or (ii) funded in whole or in part by the Town must be approved by Town Council and shall be exempt from the COA process.

- However, at least 30 days prior to consideration for approval by the Town Council, the proposed historical marker, interpretive signage, and/or public art shall have been considered by the HPC in its advisory capacity with respect to (i) applicable district or landmark standards regarding size, form, massing, materials, and placement, (ii) historical accuracy and appropriateness of the content, and (iii) any other factors, including but not limited to aesthetic considerations, that the HPC deems relevant. The HPC shall forward the results of its review to Town Council. Town Council may consider approval of such historical marker, interpretive signage, or public art within 45 days of consideration by the HPC, regardless of whether or not HPC has submitted the results of its review by that date.
- By way of clarification, public art on public property owned or controlled by public authorities other than the Town is not intended to come within the exemption of this subsection 11.4.

11.5 In order to protect, preserve, and maintain existing monuments located on both public and private property, both the Town of Boone and private property owners should:

- Preserve, protect, and maintain the existing historic landforms, topography, and landscape features—including fences, walkways, gates, trees and other plantings, memorials, monuments, and markers—associated with these resources.
- Avoid the use of chemical treatments, landscape equipment, fertilizers, and earth-moving devices that are known or likely to result in damage to the historic fabric of these monuments.
- Stabilize leaning or loose monuments and prioritize the appropriate restoration of damaged or missing elements of these resources using standards developed by the Secretary of the Interior for the preservation of such resources.

- Before treating any type of masonry, correctly identify the materials and document their condition. During treatment, avoid the use of hard mortars on weathered masonry, and treat corroding metal anchors and fences to avoid further damage to masonry elements.
- When vandalism occurs, store broken or damaged elements on site or in a secure location nearby until restoration can occur. Take care to label the broken or damaged elements (without further damaging them) to ensure that they are not misplaced or forgotten.

- If cleaning of monuments is pursued, use the gentlest procedures available and consult a masonry conservator before using any chemical cleaners. Household products, including bleach, lye, ammonia, and similar items, should never be used.

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 submitted March 5, 2025, and revised May 28, 2025, 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.

When making the motion for approval, the Commission should consider that unless the Commission explicitly orders otherwise, every approval is conditioned upon the development being completed in accordance with the plans submitted by the applicant, the commitments and representations concerning the proposed development made by the applicant and representatives at the public hearing, and final conformity with all requirements of the UDO.

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

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

1. Conditions:

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

Historic Photos

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

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



Image courtesy of the Crayte Teague Collection, Digital Watauga Project

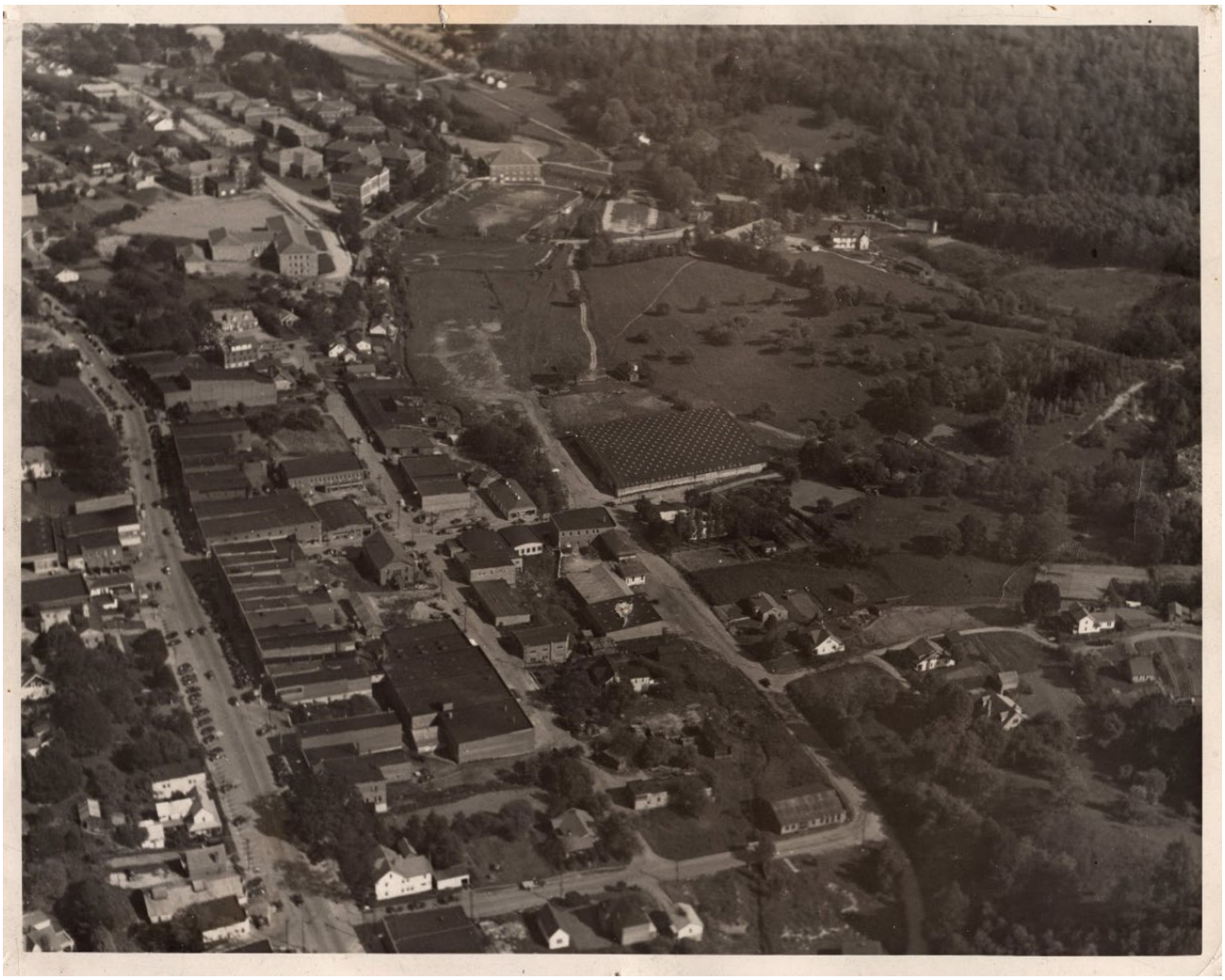


Image courtesy of the Crayte Teague Collection, Digital Watauga Project



Image courtesy of the Palmer Blair Collection, Digital Watauga Project



Image courtesy of the Palmer Blair Collection, Digital Watauga Project



Image courtesy of the Palmer Blair Collection, Digital Watauga Project

Project Description:

Located in the heart of downtown Boone, Rivers House Park is a 13-acre park that was the homestead of the Rivers family, the first publishers of Boone's Watauga Democrat Newspaper. The property was donated to the town in order to preserve the property and it's natural beauty. This site was identified as the ideal southern terminus of the Northern Peaks State Trail. There is currently an old social/game trail that follows the fall line from the house to the "State Champion" maple tree, known as "Baby." This project seeks to relocate that trail in order to create a sustainable trail to the tree, the primary attraction of the property. Additionally, we will construct another 3/4 of a mile of trails, which would primarily consist of a 36-inch-wide natural surface hiking trail but would include a 404-foot section of a 5-foot-wide aggregate surface trail on the lower end of the property.

The trails will primarily be USFS Class 3 trails, with the lower section of the trail being USFS Class 5. The project is located in the most densely populated area of the High Country and is adjacent or very close to the following: Appalachian State University (ASU), numerous outdoor gear shops, restaurants and bars, two places of worship, the ASU Child Development Center, a residential neighborhood, the AppHealthCare (public health department), and numerous other points of interest. With the exception of the ASU Nature Preserve, which is located up a steep hill from downtown, there is no public asset such as what this project entails in the downtown Boone area.

This trail will be the southern terminus of the Northern Peaks State Trail, a project that has seen most of its success and progress in Ashe County. We feel it will provided a much-deserved piece of progress and recreation for the stakeholders on the other end of the trail, in Boone and Watauga County. The trail has been flagged and designed by a PTBA-certified trail builder and we are shovel-ready.

Proposed Work:

- 404 feet of USFS Class 5 Trail, built with Recycled Concrete Surfacing from approximately 36.218496023961734, -81.686907795736 (beginning on Rivers Street/trailhead) to approximately 36.21822986077138, -81.68735974794151 (on R.L. Clay House Property).

- 4,382 feet of USFS Class 3 Natural Surface Trail throughout R.L. Clay House Property (shown on attached plans in red).
- 128 feet of stone steps located near State Champion Sugar Maple Tree, Baby.
- Trailhead Signage, located at approximately -81.6865233, 36.2179722 (beginning on Moretz Drive/trailhead). Attached are examples of the proposed signage. Signage will be created by the Town of Boone Public Works Department, with the cost of signage being that of materials only. Wayfinding Signage will be located at approximately -81.6872641, 36.2182641, with a base built of wood and maps encased in plexiglass to follow industry standards.

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Design Standards References:

- Appendix D: Downtown Boone Local Historic District Design Standards And Handbook: Design Standards for Historic Streetscapes, Landscapes, Monuments, and Other Resources in the District:
  - Landscapes and Ecologically Sensitive Areas (Section 3, Pages 103 to 107)
  - Signage (Section 8, Pages 111 to 113)
  - Parks and Public Spaces (Section 10, Page 113)

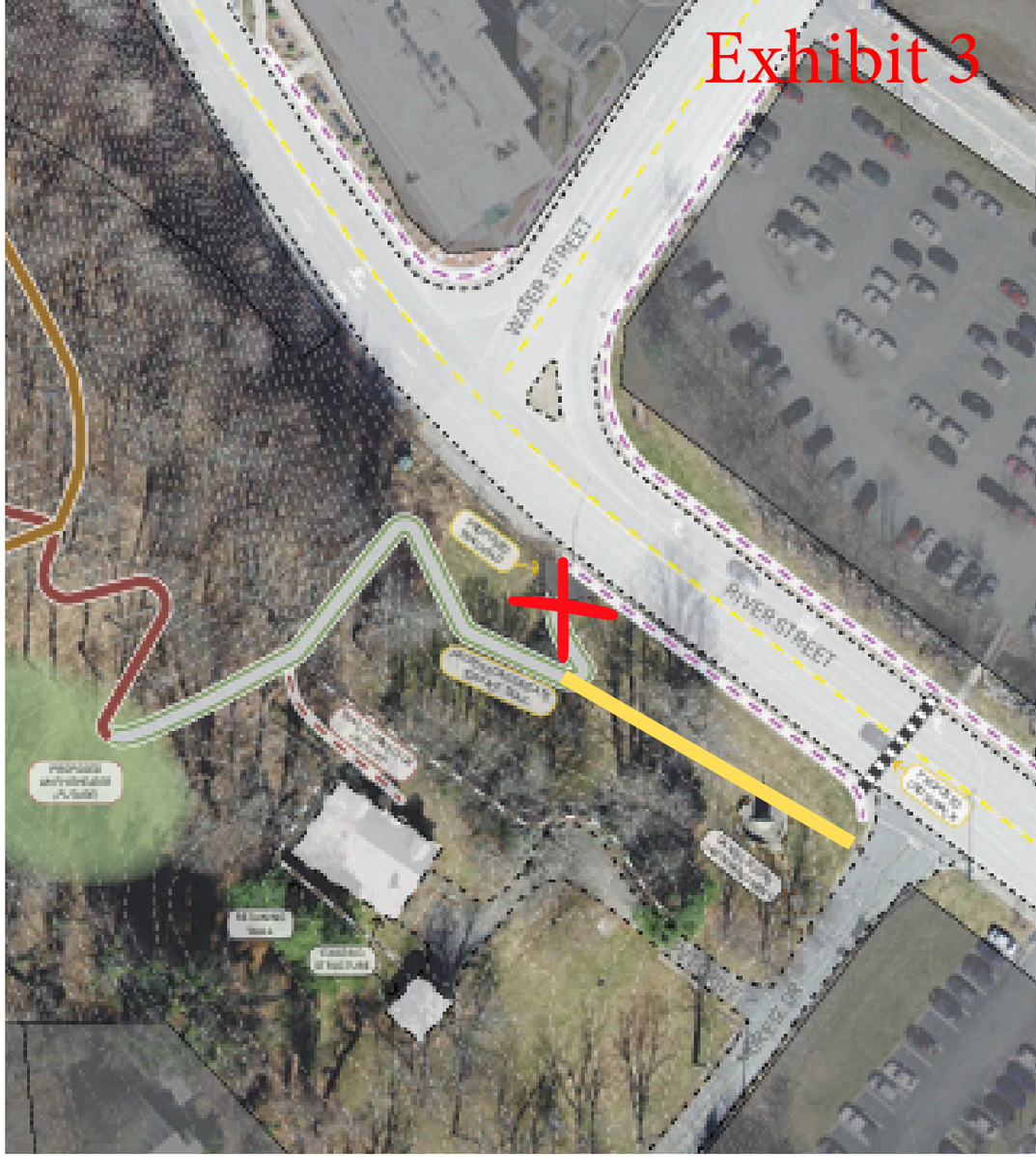
Exhibit 3



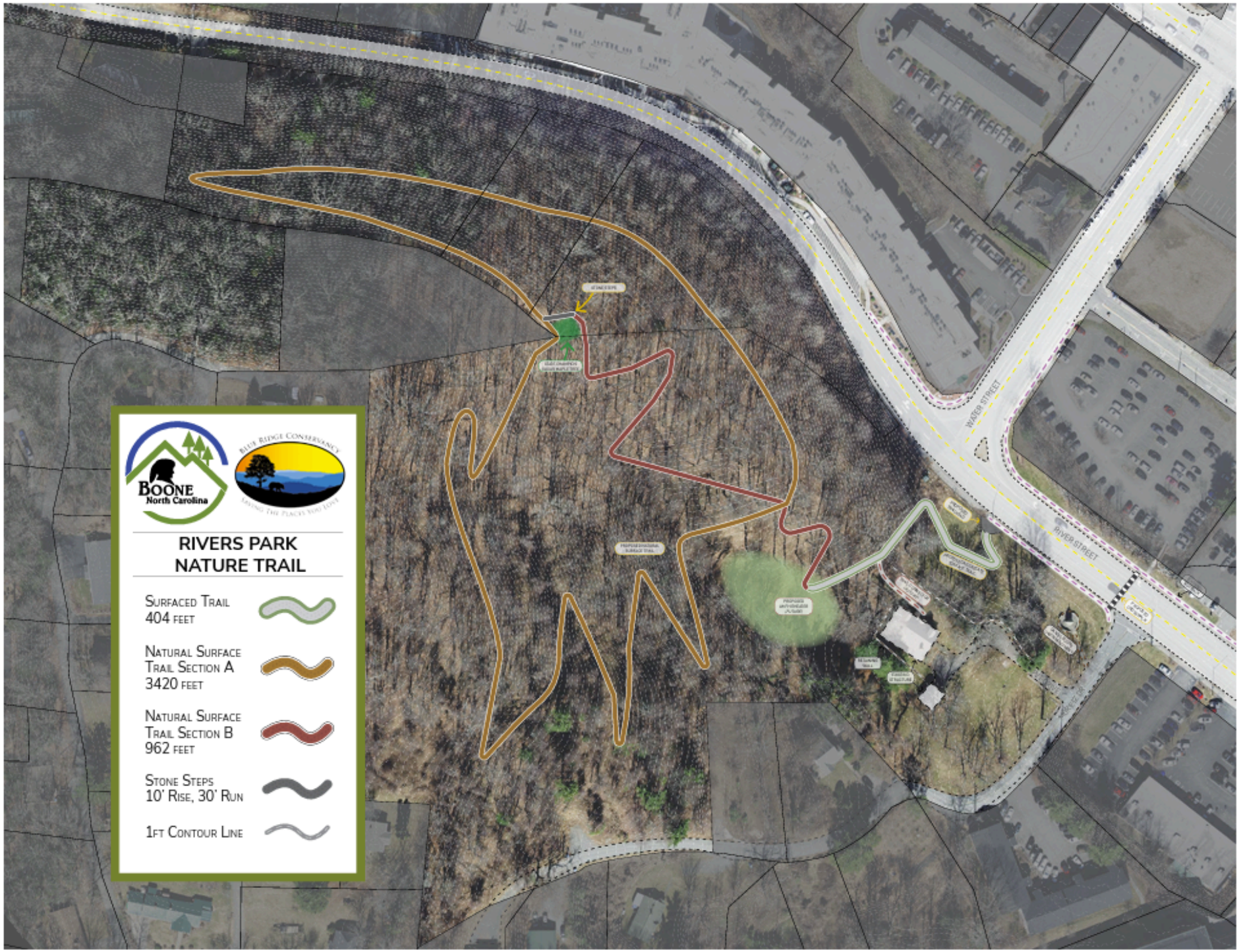
Previous Plan

: Removed

: Unofficial Proposed Trailhead



Proposed Plan (Unofficial)



DATE
02/10/2025

REVISION

A: Initial Release (03/08/24 - MH)
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Rivers Park Trail Construction

Trail Overview

Sheet Number

T-2

Construction: 158 Clay House Dr - Site Plan (159 Clay House Drive - R.L. Clay (Evans) House - HPC Pre-Application Workshop)

Exhibit 4

Construction Documents for

Town of Boone
Rivers Park Trail Construction

Watauga County, North Carolina

November, 2023

Owner

Blue Ridge Conservancy
416 Aho Rd,
Blowing Rock, NC 28605

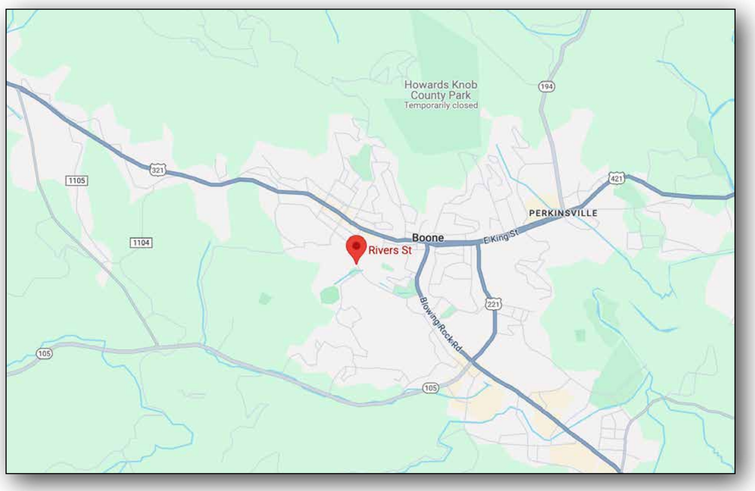
Sheet List

Sheet Number	Sheet Title
T1	Cover Sheet
T2	Trail Overview
T3	Trailhead Detail
T4	Slope Map
T5	Trail Specifications
T6	Rolling Contour Specifications
T7	Rolling Contour Specifications
T8	Stone Structure Detail
T9	Structure Example
T10	Trail Definition and Example

Plans Pepaired by

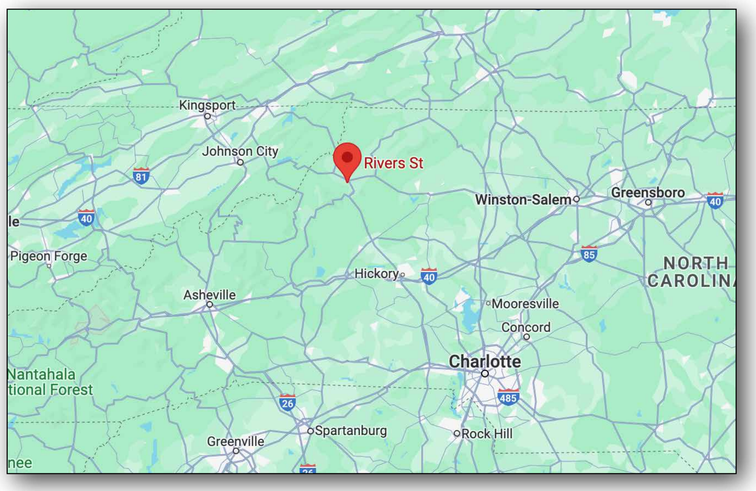
Nature Trails LLC
3151 US Hwy 15 501 N
Pittsboro, NC 27312

Vicinity Map



NTS

Location Map



NTS

DATE 02/10/2025

REVISION

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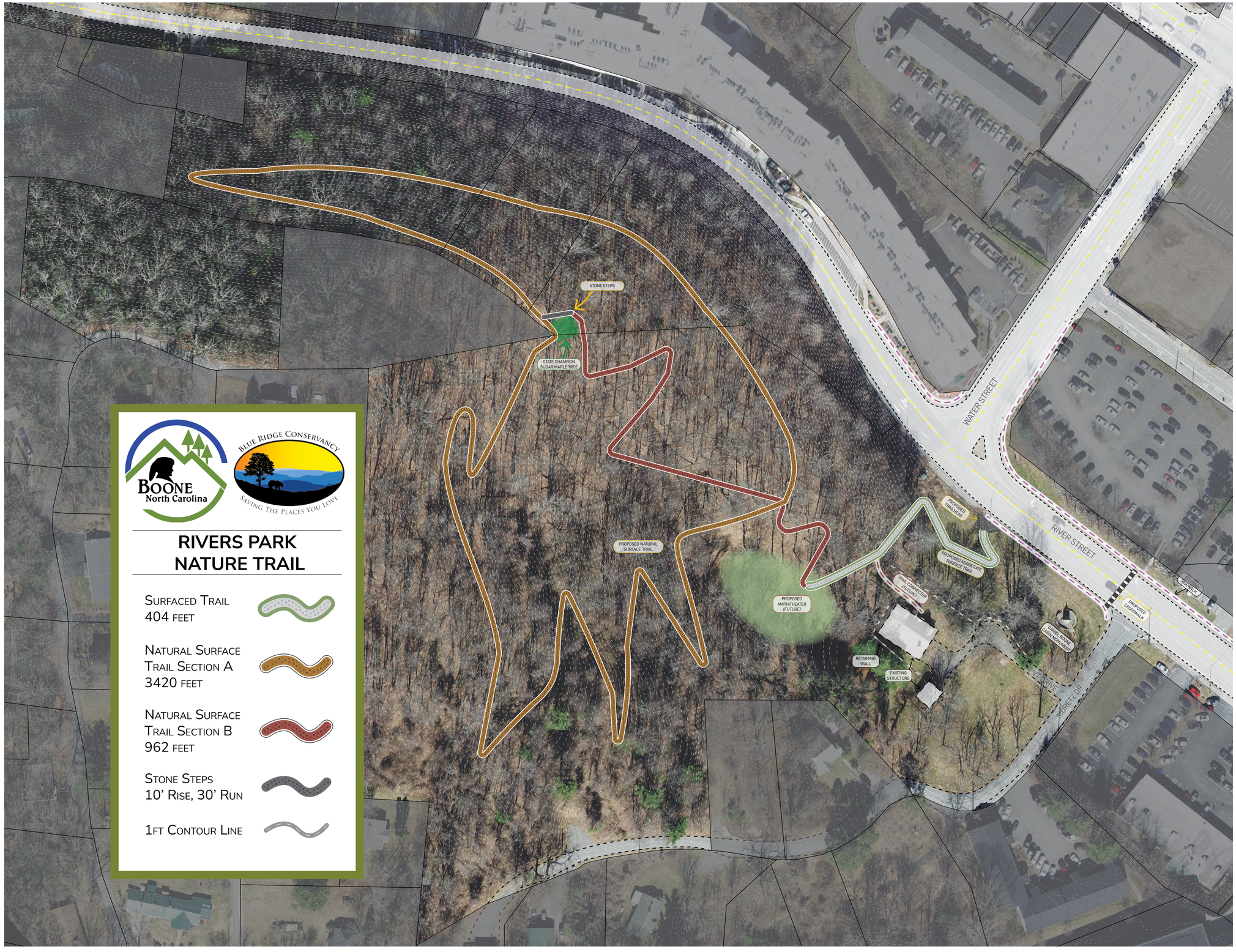
Rivers Park Trail Construction

Cover Sheet

Sheet Number

T-1



DATE
02/10/2025

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Rivers Park Trail Construction

Trail Overview

Sheet Number

T-2



DATE
02/10/2025

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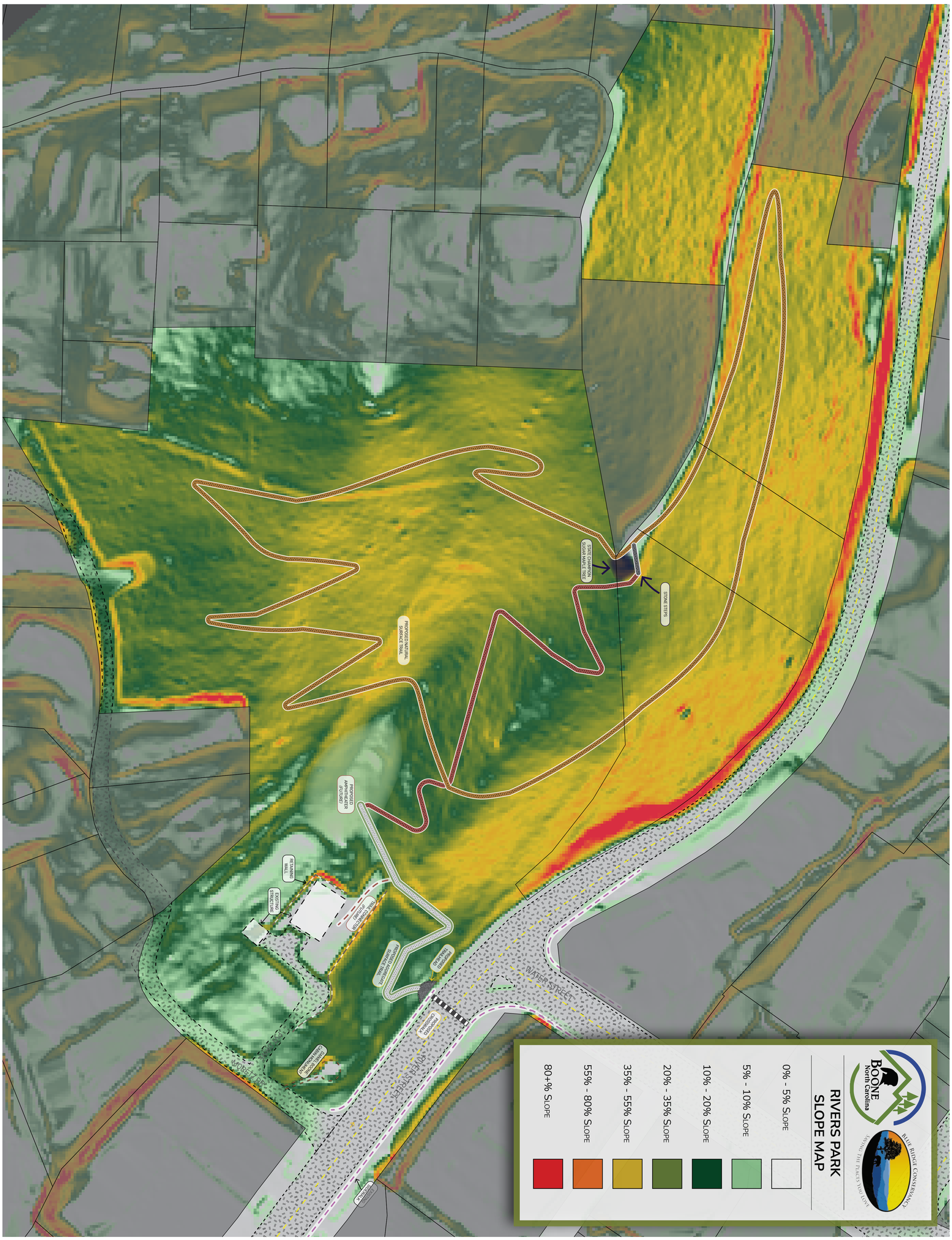
Rivers Park Trail Construction

Trailhead Detail

Sheet Number

T-3



T-4

Sheet Number

Rivers Park Trail Construction

Slope Map

Nature Trails LLC
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02/10/2025

REVISION

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B: Remove Trail Next to Steps *(02/10/2025 - MH)*

BOONE
North Carolina

BLUE RIDGE CONSERVANCY
SAVING THE PLACES YOU LOVE

TRAIL CONSTRUCTION SPECIFICATIONS

- CONTRACTOR TO AVOID ANY SITE DISTURBANCE BEYOND THE NECESSARY LIMITS OF CONSTRUCTION TO THE EXTENT POSSIBLE. ANY AREAS DISTURBED DURING CONSTRUCTION ACTIVITIES SHALL BE REVEGETATED AND RESTORED TO PROFESSIONALLY FINISHED CONDITIONS. MINIMIZE DISTURBANCE TO EXISTING VEGETATION
- COMPLETED TRAILS SHALL REFLECT PROFESSIONAL WORKMANSHIP IN APPEARANCE, QUALITY, AND ATTENTION TO DETAIL. TRAILS AND FEATURES SHALL BE WELL INTEGRATED INTO SITE, AESTHETICALLY PLEASING IN APPEARANCE, AND WELL-SHAPED, CRAFTED, AND FINISHED ACCORDING TO COMMONLY ACCEPTED BEST PRACTICES FOR HIGH QUALITY AND SUSTAINABLE NATURAL SURFACE TRAILS.
- THE TRAIL CONTRACTOR SHALL BE RESPONSIBLE FOR FINE GRADING AND POSITIVE DRAINAGE AWAY FROM ALL TRAILS AND TRAIL FEATURES. NO PONDING OF SURFACE WATER SHALL BE ON OR ADJACENT TO THE TRAIL SURFACE. DURING CONSTRUCTION, ADDITIONAL DRAINAGE METHODS MAY BE NECESSARY BY THE CONTRACTOR TO PROMOTE POSITIVE SITE DRAINAGE. ALL DRAINAGE METHODS, DEVICES AND LOCATIONS SHALL BE EMPLOYED IN ACCORDANCE WITH PROFESSIONAL TRAIL BUILDING STANDARDS.
- FILL NEEDED FOR CONSTRUCTION OF TRAILS AND FEATURES MAY BE GENERATED DURING TRAIL EXCAVATION, BORROWED FROM SURROUNDING LANDSCAPE WHERE APPROPRIATE, BORROWED FROM ON SITE STOCKPILES, OR IMPORTED WHEN NECESSARY. MATERIAL SHALL BE UNCONTAMINATED AND FREE OF ORGANIC MATERIAL, TRASH, AND OTHER OBJECTS. FILL MATERIAL SHALL BE SCREENED TO 4", PLACED, GRADED, AND COMPACTED BY CONTRACTOR IN A MANNER THAT WILL SUPPORT THE INTENDED USE.
- THE INTENT OF THE CAP MATERIAL IS TO COVER THE EXISTING FILL SOILS WITH A MINIMUM 4" LAYER OF PROFESSIONALLY-FINISHED SURFACE THAT FACILITATES DRAINAGE, COMPACTS WELL, AND ACCOMMODATES RIDERS IN REASONABLY VARIABLE WET & DRY CONDITIONS.
- ALL TRAILS AND FEATURES SHALL BE COMPACTED TO 90% DENSITY IN A MANNER THAT WILL SUPPORT THE INTENDED USE.
- ALL TRAIL CONSTRUCTION SHALL BE CONSTRUCTED TO SUSTAINABLE STANDARDS AS DESCRIBED IN IMBA'S TRAIL SOLUTIONS: IMBA'S GUIDE TO BUILDING SWEET SINGLETRACK (JUNE, 2004).
- ALL SINGLE TRACK TRAIL SHALL RESEMBLE USFS TRAIL CLASS 3.

MATERIALS

- MINERAL SOILS FREE OF ORGANICS SHALL BE USED FOR ALL TRAIL TREAD.
- ALL WOOD SHALL BE ROT RESISTANT NATIVE SPECIES (EASTERN RED CEDAR, WHITE OAK, BLACK LOCUST).
- ALL STONE STEPPERS USED IN TRAIL TREAD SHALL BE A MINIMUM OF 18" AND 4" IN THICKNESS.

EXECUTION

TREE PROTECTION

- ALL TREES 6" DBH (DIAMETER BREAST HEIGHT) SHALL NOT BE SCARED, SKINNED, OR DAMAGED BY TRAIL EQUIPMENT. WHERE DAMAGE IS LIKELY, THE TREE BARK SHALL BE PROTECTED.
- TREES SHALL BE PRUNED AT THE BARK COLLAR AND NOT FLUSH CUT.
- DO NOT EXCAVATE IN TREE PROTECTION ZONE UNLESS OTHERWISE INDICATED.

TRAIL CORRIDOR

- CLEARING SHALL BE WITHIN 25' OF THE CONSTRUCTION FLAG LINE.
- TREES OVER 6" DBH SHALL NOT BE REMOVED WITHOUT PRIOR APPROVAL.
- TRAIL CORRIDOR SHALL BE 60" WIDE UNLESS NOTED FOR UNIQUE SECTIONS.
- TRAIL CORRIDOR SHALL BE CLEARED 10' ABOVE THE TRAIL.
- ALL VEGETATION CUT FROM THE TRAIL CORRIDOR SHALL BE MOVED AT A MINIMUM OF 30' FROM ANY TRAIL CORRIDOR.
- ANY VEGETATION REMOVED SHALL BE CUT TO LAY FLAT WITH CUT ENDS POINTING AWAY FROM THE TRAIL.

SITE IMPROVEMENTS

- ALL TREAD SHALL BE OUT SLOPED AT 2% TO 5%
- GRADES SHALL NOT EXCEED 10% FOR AN EXTENDED PERIOD, SHORT STRETCHES (UNDER 100') ARE ALLOWED TO BE 15% GRADE.
- ALL BENCH CUT TRAIL SHALL BE CONSTRUCTED AS "FULL BENCH CUT" AS DESCRIBED IN THE IMBA BOOK IMBA'S TRAIL SOLUTIONS: IMBA'S GUIDE TO BUILDING SWEET SINGLETRACK (JUNE, 2004).
- THE EXCESS SOIL SHALL NOT APPEAR TO BE PART OF THE TRAIL TREAD AND SHALL NOT FORM A BERM ON THE OUTER EDGE OF THE TREAD THAT WILL RESTRICT THE NATURAL FLOW OF WATER OFF THE TRAIL. EXCESS SOIL SHALL BE COVERED WITH LEAVES AND OTHER ORGANIC DEBRIS TO RESEMBLE THE SURROUNDING FOREST FLOOR. THE BACK SLOPE SHALL TRANSITION SMOOTHLY TO THE HILLSIDE ABOVE.
- TREAD OBSTACLES CANNOT EXCEED HEIGHT LISTED IN INDIVIDUAL TRAIL SPECIFICATIONS. THE TRAIL TREAD SHALL HAVE A COMPACTED MINERAL SOIL SURFACE. COMPACTION SHALL BE COMPLETED USING A MECHANIZED TAMPER SUCH AS A VIBRATING PLATE COMPACTOR TO 90% RELATIVE COMPACTION. THE TRAIL BED SHALL BE SHAPED TO LEAVE AN EVEN, COMPACTED, UNIFORM SURFACE FREE OF INDENTATIONS OR PROTRUDING SEVERED ROOTS AND STUMPS. THE GRADING OF TRAIL TREAD, BACK SLOPE, AND DRAINAGE FEATURES SHALL BE FINISHED TO A STABLE SURFACE.
- THE CONTRACTOR SHALL NOT COMPLETE MORE THAN 500 FEET OF NEW TRAIL CONSTRUCTION BEFORE "FINISHING" THE TRAIL TREAD AND BACKSLOPE. DISTURBED SOIL OUTSIDE OF THE TRAIL TREAD AND BACKSLOPE SHALL BE COVERED WITH DEAD VEGETATION, ROCKS AND/OR OTHER APPROVED NATURAL MATERIALS TO AID WITH SEDIMENTATION CONTROL AND AESTHETICS. THERE SHALL BE 50% COVERAGE AT A MINIMUM.
- BORROW PIT DEVELOPMENT SHALL TAKE PLACE WITHIN 5' OF THE TRAIL CENTERLINE WITH ALL BORROW PITS AND ACCESS ROUTES STABILIZED AND NATURALIZED

EROSION CONTROL

- NO MORE THAN 500 LNFT OF TRAIL SHALL BE LEFT UNFINISHED AT ANY PERIOD.
- IN AREAS WHERE THE TRAIL CROSSES DRAINAGE SWALES WITH POTENTIAL FOR WATER FLOW, STRAW WATTLES A MINIMUM OF EIGHT INCHES IN DIAMETER SHALL BE INSTALLED DOWNHILL OF THE TRAIL TREAD AND ANY DISTURBED AND UN-COMPACTED SOIL.

FIGURE 1



FIGURE 2

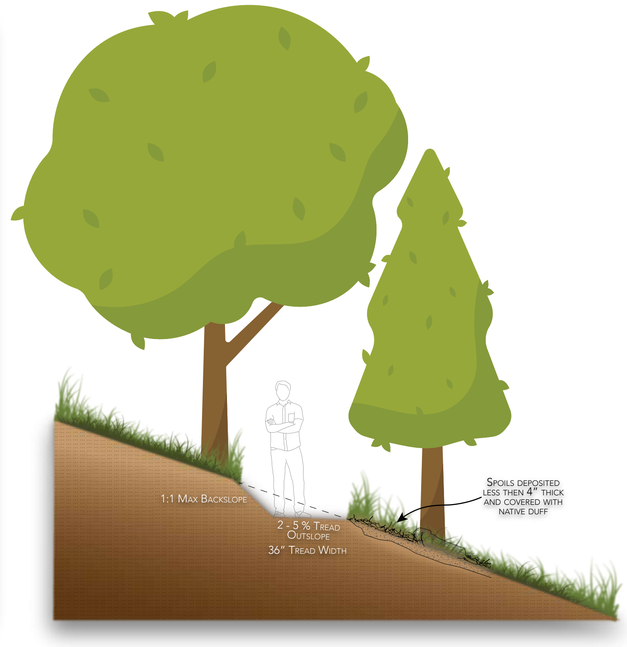

FIGURE 3



DATE
02/10/2025

REVISION
A: Initial Release *(05/09/24 - MH)*
B: Remove Trail Next to Steps *(02/10/2025 - MH)*

CONSERVATION THROUGH RECREATION
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Rivers Park Trail Construction

Trail Specifications

Sheet Number

T-5

ROLLING CONTOUR TRAIL

Sequence of Construction

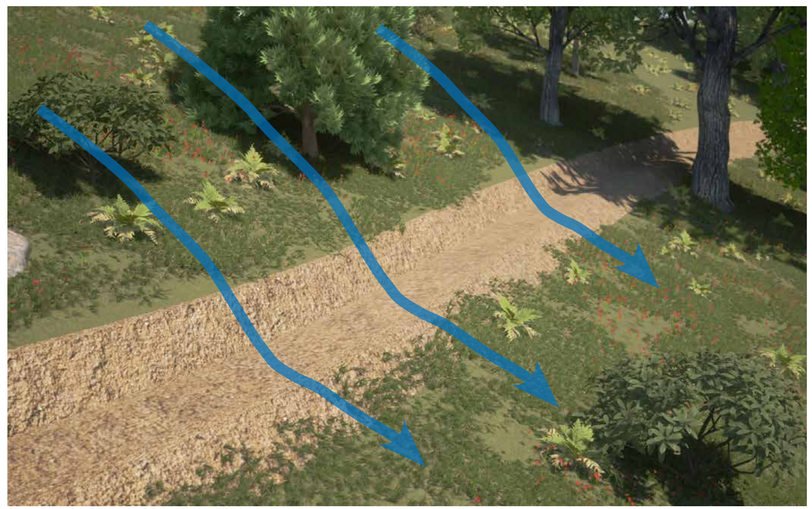
1. Flag proposed trail corridors to confirm trail grades, intersections, and geographic constraints
2. Clear the trail corridor of brush, downed logged, woody debris, and trees marked for removal
3. Brush, organic soil, and cut vegetation should be stock piled for re-naturalization and to assist with erosion and sediment control
4. Construct trail tread according to specifications provided including outslope and grade reversals at less then 100 ft intervals
5. Disperse spoil materials from trail excavation downslope of the trail tread evenly to a depth of 4" or less
6. Spread native seed and duff (native organic material harvested in step 3) on disturbed area outside of the trail tread until over 85% of disturbed soils are covered
7. Contractor shall stabilize all disturbed ground through mechanical compaction and re-naturalization daily, leaving less then 500 linear feet of trail un-stabilized at any point





Outsloped Tread with frequent grade reversals to force water to drain off the trail, maintaining natural hydrologic flow patterns and watersheds.





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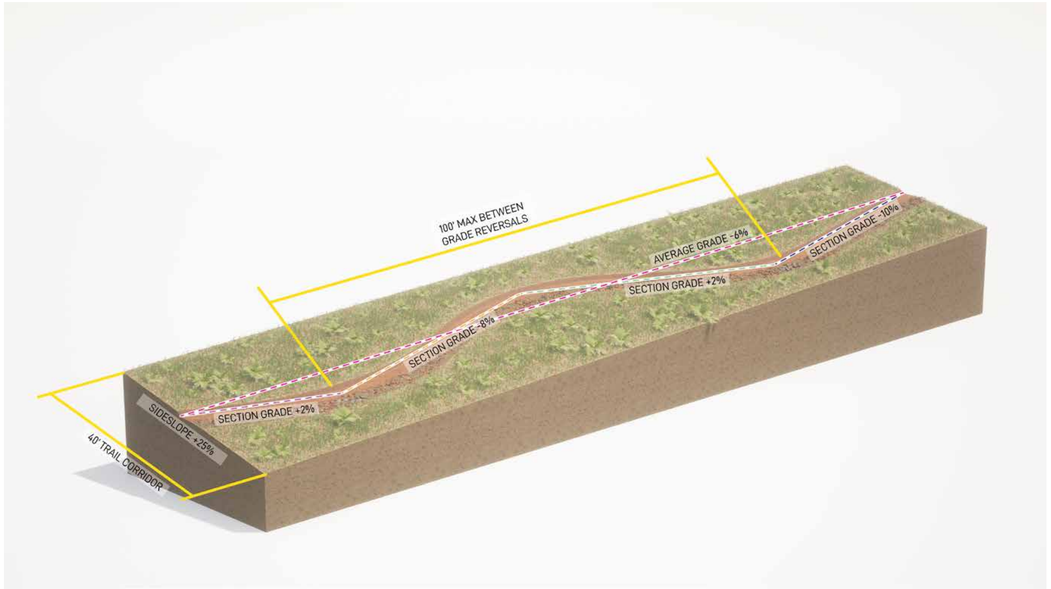
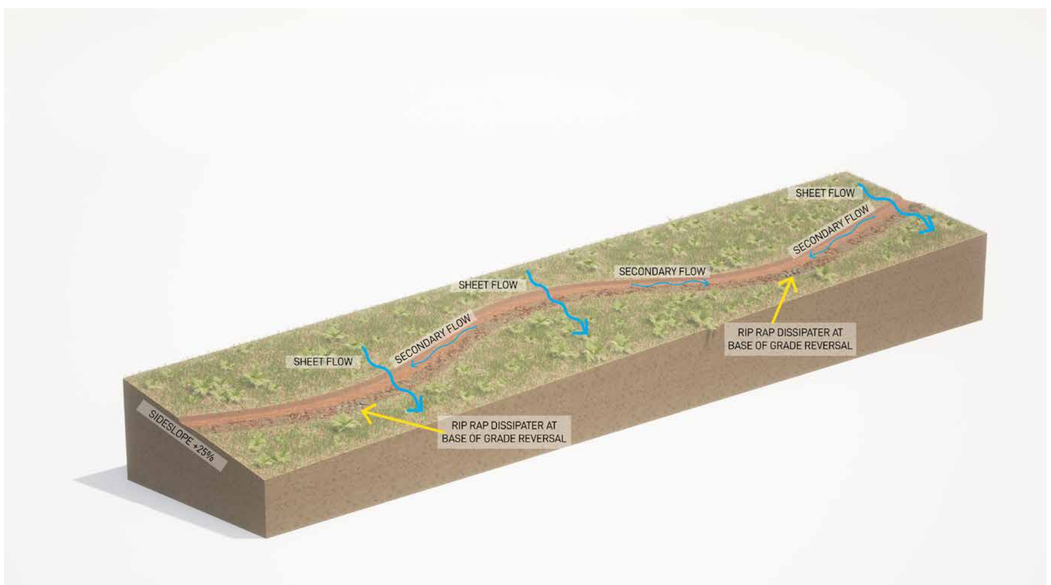
Rivers Park Trail Construction

Rolling Contour Trail

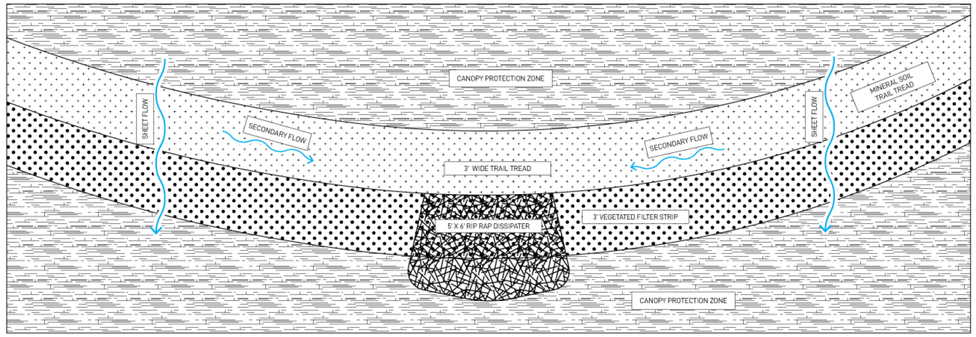
Sheet Number

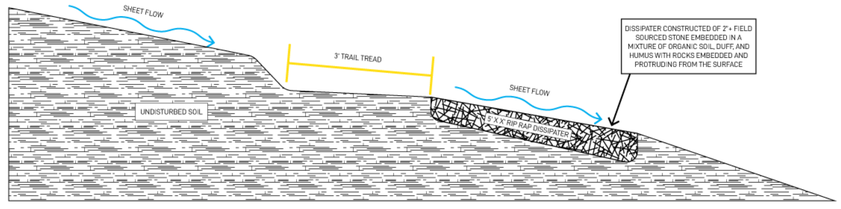
T-6





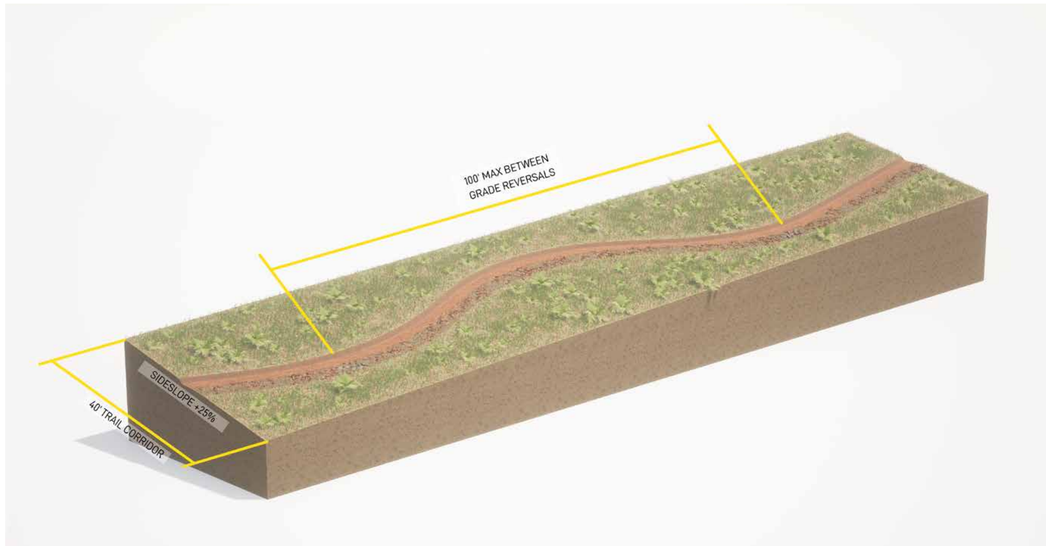
RIP RAP DISSIPATER PLAIN VIEW





RIP RAP DISSIPATER ELEVATION

USED IN 5% TO 80% SLOPE ASPECT
2' LENGTH 5% - 15% SLOPE
4' LENGTH 15% - 30% SLOPE
6' LENGTH 30% - 55% SLOPE
8' LENGTH 55% - 80% SLOPE
TRAIL NOT TO BE CONSTRUCTED ON 80% + SLOPE



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Blue Ridge Conservancy
Saving The Places You Love

Boone North Carolina

Nature Trails LLC
Design and Build

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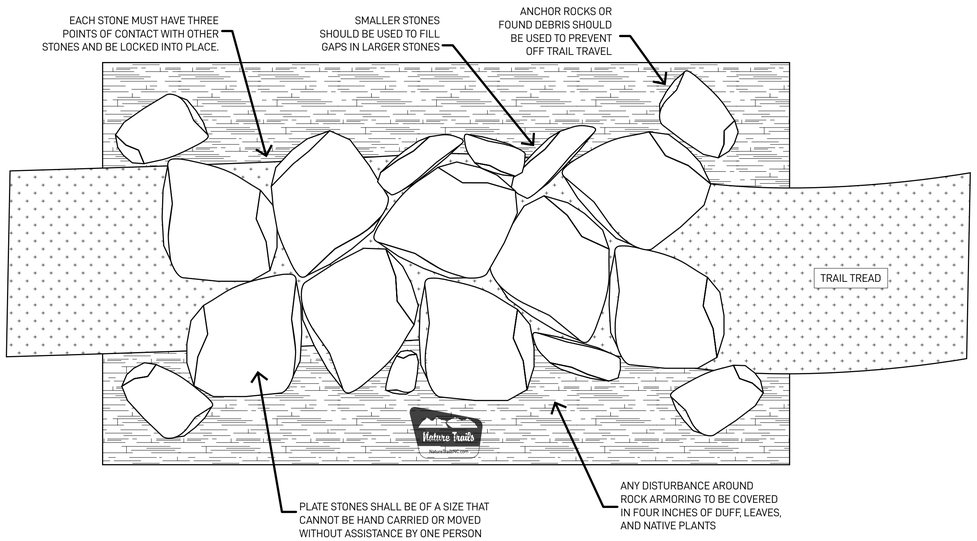
Rivers Park Trail Construction

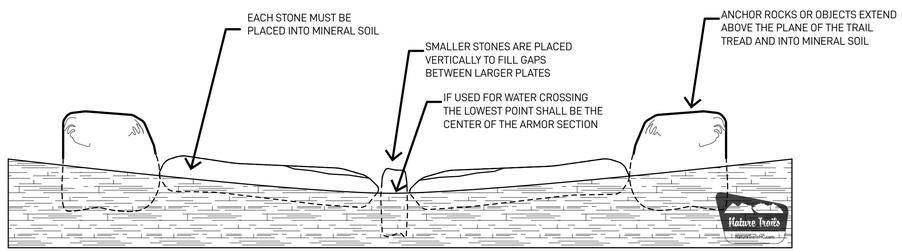
Rolling Contour Trail

Sheet Number

T-7

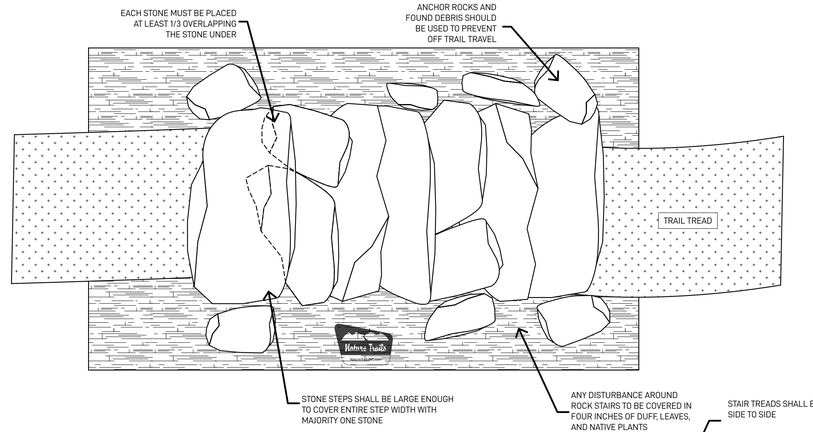
ROCK ARMOR PLAN VIEW

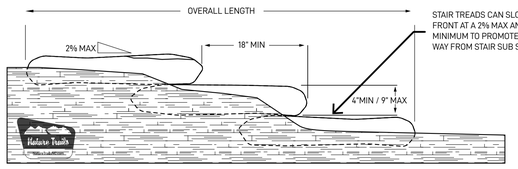




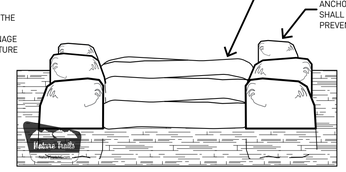
ROCK ARMOR ELEVATION

STONE STEP PLAN VIEW



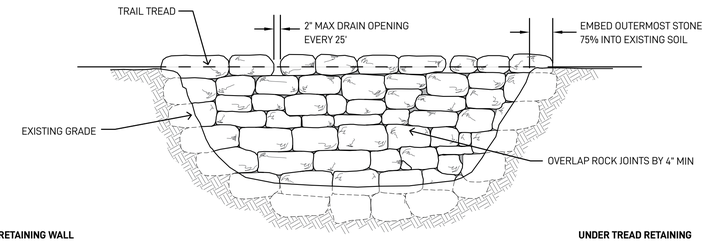


ROCK STEP ELEVATION

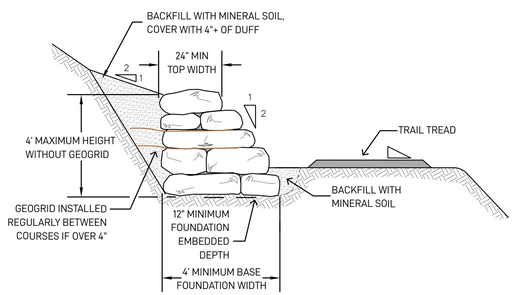


ROCK STEP ELEVATION

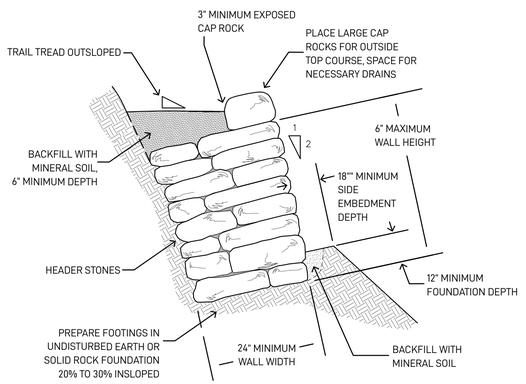
ELEVATION VIEW



UP HILL RETAINING WALL CROSS SECTION



UNDER TREAD RETAINING WALL CROSS SECTION



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Rivers Park Trail Construction

Stone Structure Detail

Sheet Number

T-8

TRAIL KIOSK AND ARCH REFERENCE











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Rivers Park Trail Construction

Structure Example

Sheet Number

T-9

Trail Design Parameters

Hiker/Pedestrian (FSH 2309.18, Section 23.11, Exhibit 01)

Design Parameters are technical guidelines for the survey, design, construction, maintenance, and assessment of National Forest System trails, based on their Designed Use and Trail Class and consistent with their management intent.[1] Local deviations from any Design Parameter may be established based on trail-specific conditions, topography, or other factors, provided that the deviations are consistent with the general intent of the applicable Trail Class.

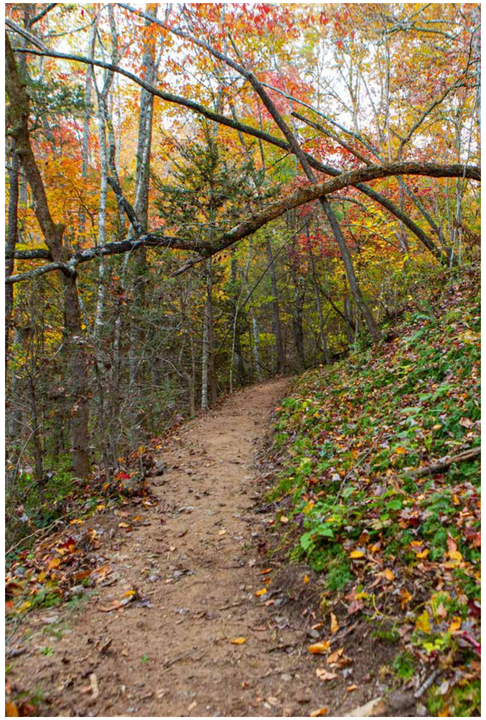
Designed Use HIKER/PEDESTRIAN		Trail Class 1	Trail Class 2	Trail Class 3[2]	Trail Class 4[2]	Trail Class 5[2]
Design Tread Width	**Wilderness** (Single Lane)	0″ – 12″	6″ – 18″	12″ – 24″ Exception: may be 36″ – 48″ at steep side slopes	18″ – 24″ Exception: may be 36″ – 48″ at steep side slopes	Not applicable
	Non-Wilderness (Single Lane)	0″ – 12″	6″ – 18″	18″ – 36″	24″ – 60″	36″ – 72″
	Non-Wilderness (Double Lane)	36″	36″	36″ – 60″	48″ – 72″	72″ – 120″
	Structures (Minimum Width)	18″	18″	18″	36″	36″
Design Surface[3]	**Type**	Native, ungraded May be continuously rough	Native, limited grading May be continuously rough	Native, with some onsite borrow or imported material where needed for stabilization and occasional grading Intermittently rough	Native with improved sections of borrow or imported material, and routine grading Minor roughness	Likely imported material, and routine grading Uniform, firm, and stable
	Protrusions	≤ 24″ Likely common and continuous	≤ 6″ May be common and continuous	≤ 3″ May be common, not continuous	≤ 3″ Uncommon, not continuous	No protrusions
	Obstacles (Maximum Height)	24″	14″	10″	8″	No obstacles
Design Grade[3]	**Target Grade**	5% – 25%	5% – 18%	3% – 12%	2% – 10%	2% – 5%
	Short Pitch Maximum	40%	35%	25%	15%	5% FSTAG: 5% – 12%[2]
	Maximum Pitch Density	20% – 40% of trail	20% – 30% of trail	10% – 20% of trail	5% – 20% of trail	0% – 5% of trail
Design Cross Slope	**Target Cross Slope**	Natural side slope	5% – 20%	5% – 10%	3% – 7%	2% – 3% (or crowned)
	Maximum Cross Slope	Natural side slope	25%	15%	10%	3%
Design Clearing	**Height**	6′	6′ – 7′	7′ – 8′	8′ – 10′	8′ – 10′
	Width	≥ 24″ Some vegetation may encroach into clearing area	24″ – 48″ Some light vegetation may encroach into clearing area	36″ – 60″	48″ – 72″	60″ – 72″
	Shoulder Clearance	3″ – 6″	6″ – 12″	12″ – 18″	12″ – 18″	12″ – 24″
Design Turn	**Radius**	No minimum	2′ – 3′	3′ – 6′	4′ – 8′	6′ – 8′

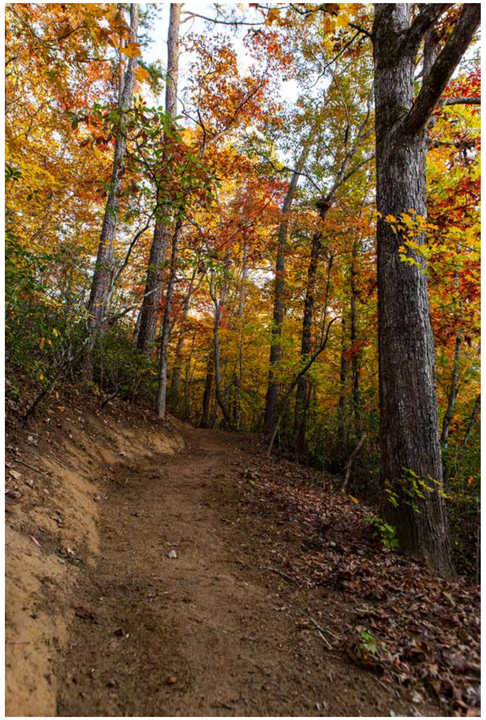
[1] For definitions of Design Parameter attributes (for example, Design Tread Width and Short Pitch Maximum) see FSH 2309.18, Section 05.

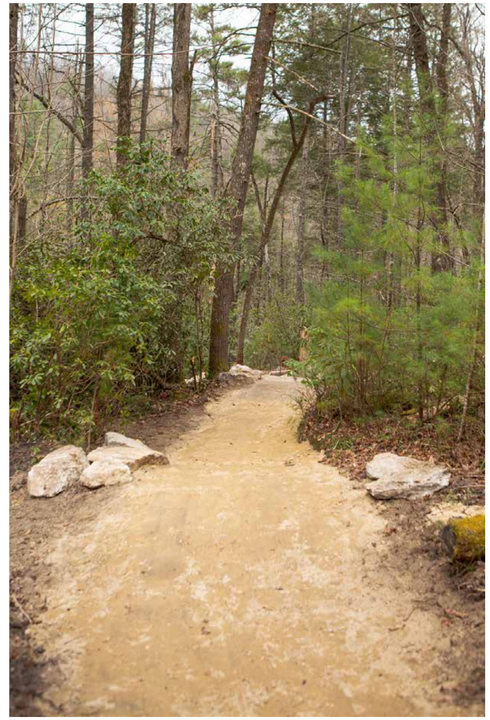
[2] Trail Classes 3, 4, and 5, in particular, have the potential to provide accessible passage. If assessing or designing trails for accessibility, refer to the Forest Service Trail Accessibility Guidelines (FSTAG) for more specific technical provisions and tolerances (FSM 2350).

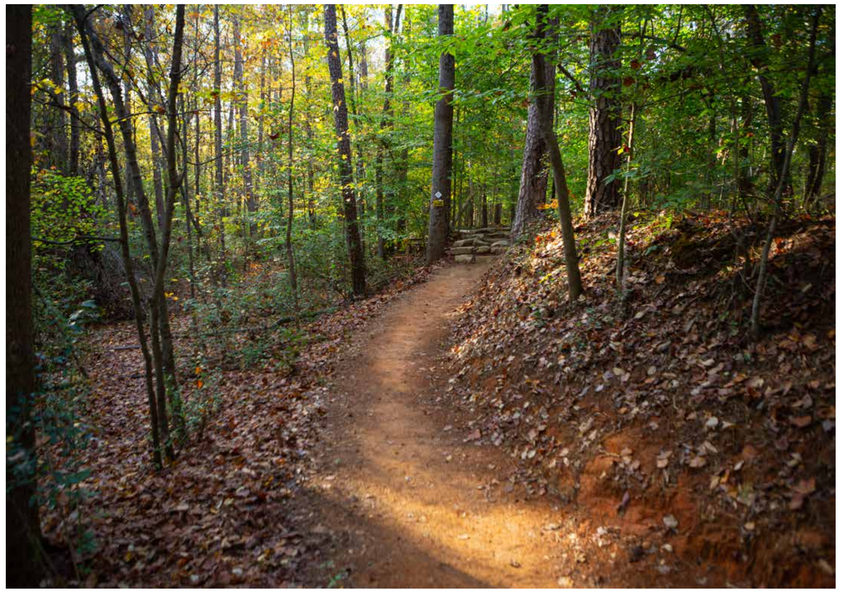
[3] The determination of trail-specific Design Grade, Design Surface, and other Design Parameters should be based upon soils, hydrological conditions, use levels, erosion potential, and other factors contributing to surface stability and overall sustainability of the trail.

CLASS 3 TRAIL EXAMPLES













DATE
02/10/2025

REVISION

A: Initial Release *(05/09/24 - MH)*
B: Remove Trail Next to Steps *(02/10/2025 - MH)*

CONSERVATION THROUGH RECREATION
Chapel Hill NC • Brevard NC • Salt Lake City UT
3151 US Hwy 15 501 N
Pittsboro, NC 27312

Rivers Park Trail Construction

Trail Definition And Examples

Sheet Number

T-10

TOWN OF BOONE
HISTORIC PRESERVATION COMMISSION
MEETING MINUTES
MAY 13, 2025, 3:00 PM
Planning & Inspections Department & WebEx Video Conferencing

Historic Preservation Commission Members Present: Vardell Smyth-Chair, Bettie Bond-Vice-Chair, and Ayden Basinger

Council Liaison: Virginia Roseman (via WebEx)

Planning Staff Present: Brandon Wise-Deputy Director, Jessica Mitchell-Advanced Planning Specialist (arrived at 3:36 p.m.), Amy Snider-Commercial Zoning Administrator, and Brenda Henson-Board Clerk

Other Town Staff/Representatives Present: Allison Meade-Town Attorney (via Webex)

Call to Order

Chair Smyth called the Boone Historic Preservation Commission meeting to order at 2:59 p.m. The meeting was held in the Planning & Inspections Conference Room at 680 West King Street and via WebEx.

Adoption of Agenda

Commission Member Basinger made a motion to approve the agenda as presented. Vice-Chair Bond seconded the motion.

Vote: Aye – 3
Nay – 0

The motion passed.

Public Comment

There was no public comment.

Case A25-0213 Mellow Mushroom – Certificate of Appropriateness

LD&B of Boone, LLC submitted a Certificate of Appropriateness for Major Work application for 805 W King St (WT0878 Sebastian Building), located in the Downtown Boone Local Historic District, to change the paint color of the trim around the windows and along the lower roof trim to Sherwin-Williams (SW) 7515 Homestead Brown and the upper roof trim to SW 9610 Stony Creek, and removing the blue plastic shutters from the east elevation.

Brandon Wise and Amy Snider, Town Staff members, were sworn in by Chair Smyth.

Commission members indicated they had no fixed opinions, no conflicts of interest, and had not participated in ex parte communication regarding this case.

Chair Smyth asked the applicant if he had any objections to the contents of the meeting packet. Mr. Luddeke replied that he had no objections.

Ms. Snider presented the request as outlined in the meeting packet. She noted that Mr. Luddeke wished to change the trim around the windows at the lower roof section, change the color from orange to brown, and remove the shutters from the eastern elevation.

DRAFT

Chase Luddeke, applicant for the case, was sworn in by Chair Smyth. Mr. Luddeke apologized for getting ahead of himself and started removing the shutters before obtaining proper approvals and permits. He stated that he was not familiar with the process.

Vice-Chair Bond stated that she was thrilled with the project. She noted that she did not remember any windows on the side of the building and asked if they were put in when the apartments were added. Mr. Luddeke replied that the windows were there when he purchased the building. He stated that the faux shutters were warped, and he thought he could go ahead and remove them because he had read that faux shutters were not allowed in the historic district.

Chair Smyth noted that the Commission did not have much to say about paint colors unless the applicant wanted to use an outrageous color.

There was no public comment on this case.

Motion and Vote:
Chair Smyth made a motion, seconded by Commission Member Basinger, that the proposed development is congruous with the special character of the Downtown Boone Local Historic District because of the evidence presented in the meeting and the meeting packet. Vice-Chair Bond stated that the changes would make the building more congruous. The COA is approved subject to the following conditions:

- Where there is a conflict between the application information and the plans (March 25, 2025), the plans control. Insignificant deviations may be permitted to comply with the requirements of the UDO.
- Any commitments and representations concerning the proposed exterior modification made by the applicant or its representatives at the public hearing shall also become a condition of the permit and a basis for a stop work order and/or permit revocation if violated.
- The applicant shall submit the necessary applications, plans, details, and specifications which meet the requirements of the Town Code, UDO, Building Code, and any other applicable codes for review and approval necessary to issue Zoning and Building Permits.

Vote: Aye – 3
Nay – 0

The motion passed.

<u>Case A25-0215 Chai & Chutney – Certificate of Appropriateness</u>

Chai & Chutney submitted a Certificate of Appropriateness for Major Work application for 664 West King Street (WT0815 Todd and Higgins Esso Service Station), owned by Michael Vetro and located in the Downtown Boone Local Historic District, to reconfigure the existing rooftop ductwork and exhaust fan for an eight-foot kitchen exhaust hood and add ductwork and an exhaust fan for a new ten-foot kitchen exhaust hood.

Bill Dixon, architect for the project, was sworn in by Chair Smyth.

Commission members indicated they had no fixed opinions, no conflicts of interest, and had not participated in ex parte communication regarding this case.

Chair Smyth asked Mr. Dixon if he had any objections to the contents of the meeting packet. He replied that he had no objections. Mr. Dixon stated he would like to change page 78 of the meeting packet and presented a revised roof plan. He noted that one of the fresh air intakes had been removed so fewer

items would be on the roof. Commission members agreed to accept the revised roof plan into evidence **(Exhibit 6, permanently on file)**.

Ms. Snider presented the case as outlined in the meeting packet.

Chair Smyth felt the revision in the roof plan was much better than the original plan and created a lower profile.

Commission Member Basinger stated that the rooftop could only be seen from the street above the building.

Mr. Dixon noted that the equipment was placed beyond the mid-point of the building to make it less visible.

There was no public comment on this case.

Motion and Vote:
Commission Member Basinger made a motion, seconded by Vice-Chair Bond, that the proposed development, as amended with the revised roof plan in Exhibit 6, is congruous with the special character of the Downtown Boone Local Historic District because of the evidence presented in the meeting and the meeting packet. The COA is approved subject to the following conditions:

- Where there is a conflict between the application information and the plans (March 27, 2025), the plans control. Insignificant deviations may be permitted to comply with the requirements of the UDO.
- Any commitments and representations concerning the proposed exterior modification made by the applicant or its representatives at the public hearing shall also become a condition of the permit and a basis for a stop work order and/or permit revocation if violated.
- The applicant shall submit the necessary applications, plans, details, and specifications which meet the requirements of the Town Code, UDO, Building Code, and any other applicable codes for review and approval necessary to issue Zoning and Building Permits.

Vote: Aye – 3
Nay – 0

The motion passed.

Vice-Chair Bond asked if there would be any other changes to the exterior of the building. Mr. Dixon replied that Phase II of the project might include covering the outdoor dining area. However, the restaurant owners would like to own the property before they put a lot of money into it.

Case A25-0216 Shoppes at Farmers – Certificate of Appropriateness

The Shoppes at Farmers Hardware submitted a Certificate of Appropriateness for Major Work application for 661 West King Street (WT0589 Boone Hardware/Farmer's Hardware Block) located in the Downtown Boone Local Historic District, to replace the existing metal framing and windows with new black anodized aluminum framing and windows.

Brandon Langdon, applicant for the case, was sworn in by Chair Smyth.

Commission members indicated they had no fixed opinions, no conflicts of interest, and had not participated in ex parte communication regarding this case.

Chair Smyth asked the applicant if he had any objections to the contents of the meeting packet. Mr. Langdon replied that he had no objections.

Mr. Wise presented the case as outlined in the meeting packet. He noted that the existing silver metal framing would be replaced with black aluminum.

Chair Smyth asked if this project would affect the black structured glass on the building. Mr. Langdon stated they would like to remove the black glass, which was not included in their COA request. He explained that the trim was corroded, loose, and broken.

Chair Smyth asked if the project would affect the corrugated metal on the building. Mr. Langdon replied that they would like to remove the corrugated metal because they had discovered brick underneath. This item was not included in the COA request either. Mr. Wise stated that removing the corrugated metal could be part of this COA request because it would not impact the zoning analysis. However, he felt that removing the black glass would require a separate COA request.

Chair Smyth asked if it was correct that such a large piece of plate glass was no longer available. Mr. Langdon replied that was correct, noting that the existing windows were single-pane and very heavy. He added that cracks around the doors were wide and affected heating bills.

There was discussion of the black glass on the building. Vice-Chair Bond stated she would like to have it removed at the same time as the other improvements. Mr. Wise said further examination of the standards would need to occur, and another COA would need to be requested. Ms. Snider noted that the deadline for submissions for the June 10 HPC meeting was May 21, 2025. Mr. Langdon stated that the work was planned for some time in June and would only take about three days to complete.

Mr. Langdon stated that they were also interested in removing the awning.

Mr. Wise cautioned the applicant that if they needed to clean the brick, they could not sandblast or pressure wash it because it could cause damage.

Motion and Vote:
Chair Smyth made a motion, seconded by Commission Member Basinger, that the proposed development is congruous with the special character of the Downtown Boone Local Historic District because of the evidence presented in the meeting and the meeting packet. The COA is approved subject to the following conditions:

- The corrugated metal below the windows will be removed to expose the original brick.
- Where there is a conflict between the application information and the plans (March 27, 2025), the plans control. Insignificant deviations may be permitted to comply with the requirements of the UDO.
- Any commitments and representations concerning the proposed exterior modification made by the applicant or its representatives at the public hearing shall also become a condition of the permit and a basis for a stop work order and/or permit revocation if violated.
- The applicant shall submit the necessary applications, plans, details, and specifications which meet the requirements of the Town Code, UDO, Building Code, and any other applicable codes for review and approval necessary to issue Zoning and Building Permits.

Vote: Aye – 3
Nay – 0

The motion passed.

<u>Review of Quasi-Judicial Training with Town Attorney</u>

Chair Smyth stated that the School of Government training was good, but he felt it was a refresher because the staff and Town attorney had already taught them most of the material.

Ms. Mitchell asked if there were any questions for Ms. Meade about the training. No one had any questions.

Chair Smyth stated that the staff had talked about streamlining the COA process and possibly looking at a paint palette, which should be helpful.

Vice-Chair Bond felt that the downtown business community was beginning to appreciate the professionalism of the HPC and had more respect for their work. She stated that the material presented in the packets was well developed and helped answer many questions for the Commission.

Approval of Meeting Minutes

Vice-Chair Bond made a motion, seconded by Commission Member Basinger, to approve the April 8, 2025, Historic Preservation Commission advisory meeting minutes.

Vote: Aye – 3
Nay – 0

The motion passed.

Other Matters – For Information

Ms. Mitchell noted the Certified Local Government (CLG) Fiscal Year 2023-2024 Report and the Statement of Conformity Report in the meeting packet. She also reminded the Commission of a webinar about building codes and historic buildings to be held on May 21, 2025. Ms. Mitchell asked that Commission members register and complete the worksheet afterwards for CLG credit.

Chair Smyth said he could not attend the July 1 Historic Preservation Commission meeting. July meeting availability will be discussed at the June meetings.

Commission Member Basinger reminded everyone that his term on the HPC would expire on June 30, 2025.

Chair Smyth asked about the Daughters of the American Revolution marker that had been placed on a grave at the Boone Cemetery. Ms. Mitchell and Mr. Wise replied that the Town manager was handling the issue, and there were no further details at this time.

Adjournment

Chair Smyth adjourned the meeting at 3:49 p.m.

_____ _____

Vardell Smyth, Chair **Brenda Henson, Board Clerk**

DRAFT

CASE A25-0213
MELLOW MUSHROOM
CERTIFICATE OF APPROPRIATENESS

WRITTEN DECISION OF THE
TOWN OF BOONE HISTORIC PRESERVATION COMMISSION
APPROVING A CERTIFICATE OF APPROPRIATENESS

This application for a Certificate of Appropriateness pursuant to the Town of Boone Unified Development Ordinance ("UDO") came before the Town of Boone Historic Preservation Commission (the "Commission") on May 13, 2025, for a quasi-judicial hearing. Commission members present were Vardell Smyth, Bettie Bond, and Ayden Basinger.

Chase Luddeke submitted a Certificate of Appropriateness for Major Work application for 805 West King Street (WT0878 Sebastian Building), located in the Downtown Boone Local Historic District. The request includes changing the paint color of the trim around the windows and along the lower roof trim to Sherwin-Williams (SW) 7515 Homestead Brown and the upper roof trim to SW 9610 Stony Creek, and removing the blue plastic shutters from the east elevation.

Based on the testimony of the witnesses, the Application, the Staff Report and related materials, and the exhibits and other evidence presented at the hearing, the Commission finds that the requested Certificate of Appropriateness should be granted and, in support thereof, makes the following Findings of Fact and Conclusions of Law:

FINDINGS OF FACT

The Commission finds that substantial, material, competent evidence was presented establishing the following facts:

1. The property at issue consists of approximately 0.36 acres owned by LD&B of Boone, LLC, located at 805 West King Street, and consists of a parcel known as Watauga County PIN 2900-79-5599-000 (hereinafter, the "Property").
2. The Property is zoned B1 Downtown Core in addition to the Downtown Boone Local Historic District Overlay.
3. The Property is classified as CH because it contributes to the district based on historical significance related to events or individuals associated with the property.
4. The trim around the windows and along the lower roof line will be painted SW 7515 Homestead Brown, which is a close match to Benjamin Moore's HC-68 Middlebury Brown referenced in the UDO under the Benjamin Moore Historical Collection series.
5. The upper roof line will be painted SW 9610 Stony Creek, which is similar to Benjamin Moore's HC-166 Kendall Charcoal referenced in the UDO under the Benjamin Moore Historical Collection series.
6. All paint color choices have a light reflection value below 60.
7. The shutters are plastic, warped, and not historic to the building.

DRAFT

CONCLUSIONS OF LAW

Based upon the application, the evidence submitted, the foregoing findings of fact, and UDO Section 6.01, the Historic Preservation Commission on May 13, 2025, makes the following Conclusions of Law:

1. The proposed development is congruous with the special character of the Downtown Boone Local Historic District. (3-0 vote)

ACCORDINGLY, based on the foregoing FINDINGS OF FACT and CONCLUSIONS OF LAW, the Historic Preservation Commission hereby grants the Certificate of Appropriateness, subject to the following conditions:

1. Where there is a conflict between the application information and the plans (submitted March 25, 2025), the plans control. Insignificant deviations may be permitted to comply with the requirements of the UDO.
2. 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.
3. 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.

****

This decision shall be deemed filed with the Clerk of the Commission as of the date it has been signed by the Commission Chair and served on the Applicant/Appellant and any other Parties per the Certificate of Service attached hereto.

This the _____ day of _____, 20_____.

_____
Vardell Smyth, HPC Chair

Attest:

_____
Brenda Henson, Board Clerk

[Remainder of page intentionally left blank;
NOTICE OF RIGHT TO APPEAL and CERTIFICATE OF SERVICE FOLLOW ON NEXT PAGE]

DRAFT

Notice of Right to Appeal

If you are dissatisfied with the decision of this Commission, an appeal may be taken to the Boone Board of Adjustment within thirty (30) days after the date this order is filed with the Clerk of the Commission. See N.C.G.S. § 160D-947(e2) and Section 6.05 of the Town of Boone Unified Development Ordinance.

****

CERTIFICATE OF SERVICE

The undersigned hereby certifies that on this _____ day of _____, 20_____, the foregoing written decision of the Town of Boone Historic Preservation Commission was filed with the Clerk to the Boone Historic Preservation Commission and served upon the following person(s), being the applicant/appellant/petitioner, the other parties to the Commission's proceedings (if any), and each person making a written request for a copy of this decision at the hearing (if any), by depositing a copy of same, enclosed in a first-class, postpaid wrapper in a post office or official depository under the care and custody of the United States Postal Service addressed as follows:

Applicant:
Chase Luddeke
551 Moonstruck Lane
Boone, NC 28607
chase15@me.com

Property Owner:
LD&B of Boone, LLC
3920 Bethel Road
Sugar Grove, NC 28679
chase15@me.com

In addition, a copy of the foregoing document was provided on the same date by email if and as so indicated above.

By:_____
Brenda Henson, Clerk to the Town of Boone Historic Preservation Commission

DRAFT

CASE A25-0215
CHAI & CHUTNEY
CERTIFICATE OF APPROPRIATENESS

WRITTEN DECISION OF THE
TOWN OF BOONE HISTORIC PRESERVATION COMMISSION
APPROVING A CERTIFICATE OF APPROPRIATENESS

This application for a Certificate of Appropriateness pursuant to the Town of Boone Unified Development Ordinance ("UDO") came before the Town of Boone Historic Preservation Commission (the "Commission") on May 13, 2025, for a quasi-judicial hearing. Commission members present were Vardell Smyth, Bettie Bond, and Ayden Basinger.

Chai & Chutney submitted a Certificate of Appropriateness for Major Work application for 664 West King Street (WT0815 Todd and Higgins Esso Service Station), owned by Michael Vetro and located in the Downtown Boone Local Historic District, to reconfigure the existing rooftop ductwork and exhaust fan for an eight-foot kitchen exhaust hood and add ductwork and an exhaust fan for a new ten-foot kitchen exhaust hood.

Based on the testimony of the witnesses, the Application, the Staff Report and related materials, and the exhibits and other evidence presented at the hearing, the Commission finds that the requested Certificate of Appropriateness should be granted and, in support thereof, makes the following Findings of Fact and Conclusions of Law:

FINDINGS OF FACT

The Commission finds that substantial, material, competent evidence was presented establishing the following facts:

1. The property at issue consists of approximately 0.077 acres owned by Michael Vetro, located at 664 West King Street, and consists of a parcel known as Watauga County PIN 2900-89-2254-000 (hereinafter, the "Property").
2. The Property is zoned B1 Downtown Core in addition to the Downtown Boone Local Historic District Overlay.
3. The Property is classified as CH because it contributes to the district based on historical significance related to events or individuals associated with the property.
4. The revised roof plan dated May 9, 2025, removed one of the fresh air intakes, creating fewer items on the roof.
5. The rooftop can only be seen from the street above the Property.
6. The rooftop equipment will be placed beyond the mid-point of the building, making it less visible.

CONCLUSIONS OF LAW

DRAFT

Based upon the application, the evidence submitted, the foregoing findings of fact, and UDO Section 6.01, the Historic Preservation Commission on May 13, 2025, makes the following Conclusions of Law:

1. The proposed development is congruous with the special character of the Downtown Boone Local Historic District. (3-0 vote)

ACCORDINGLY, based on the foregoing FINDINGS OF FACT and CONCLUSIONS OF LAW, the Historic Preservation Commission hereby grants the Certificate of Appropriateness, subject to the following conditions:

1. Where there is a conflict between the application information and the plans (submitted March 27, 2025), the plans control. Insignificant deviations may be permitted to comply with the requirements of the UDO.
2. 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.
3. 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.

****

This decision shall be deemed filed with the Clerk of the Commission as of the date it has been signed by the Commission Chair and served on the Applicant/Appellant and any other Parties per the Certificate of Service attached hereto.

This the _____ day of _____, 20_____.

_____
Vardell Smyth, HPC Chair

Attest:

_____
Brenda Henson, Board Clerk

[Remainder of page intentionally left blank;
NOTICE OF RIGHT TO APPEAL and CERTIFICATE OF SERVICE FOLLOW ON NEXT PAGE]

DRAFT

Notice of Right to Appeal

If you are dissatisfied with the decision of this Commission, an appeal may be taken to the Boone Board of Adjustment within thirty (30) days after the date this order is filed with the Clerk of the Commission. See N.C.G.S. § 160D-947(e2) and Section 6.05 of the Town of Boone Unified Development Ordinance.

****

CERTIFICATE OF SERVICE

The undersigned hereby certifies that on this _____ day of _____, 20_____, the foregoing written decision of the Town of Boone Historic Preservation Commission was filed with the Clerk to the Boone Historic Preservation Commission and served upon the following person(s), being the applicant/appellant/petitioner, the other parties to the Commission's proceedings (if any), and each person making a written request for a copy of this decision at the hearing (if any), by depositing a copy of same, enclosed in a first-class, postpaid wrapper in a post office or official depository under the care and custody of the United States Postal Service addressed as follows:

Applicant's Representative:
Appalachian Architecture
Attn: Bill Dixon
PO Box 179
Boone, NC 28607
bill@appalarch.com

Property Owner:
Michael Vetro
PO Box 71 DTS
Boone, NC 28607
mvetro@vetrolaw.com

In addition, a copy of the foregoing document was provided on the same date by email if and as so indicated above.

By:_____
Brenda Henson, Clerk to the Town of Boone Historic Preservation Commission

DRAFT

CASE A25-0216
SHOPPES AT FARMERS
CERTIFICATE OF APPROPRIATENESS

WRITTEN DECISION OF THE
TOWN OF BOONE HISTORIC PRESERVATION COMMISSION
APPROVING A CERTIFICATE OF APPROPRIATENESS

This application for a Certificate of Appropriateness pursuant to the Town of Boone Unified Development Ordinance ("UDO") came before the Town of Boone Historic Preservation Commission (the "Commission") on May 13, 2025, for a quasi-judicial hearing. Commission members present were Vardell Smyth, Bettie Bond, and Ayden Basinger.

The Shoppes at Farmers Hardware submitted a Certificate of Appropriateness for Major Work application for 661 West King Street (WT0589 Boone Hardware/Farmer's Hardware Block) located in the Downtown Boone Local Historic District, to replace the existing metal framing and windows with new black anodized aluminum framing and windows.

Based on the testimony of the witnesses, the Application, the Staff Report and related materials, and the exhibits and other evidence presented at the hearing, the Commission finds that the requested Certificate of Appropriateness should be granted and, in support thereof, makes the following Findings of Fact and Conclusions of Law:

FINDINGS OF FACT

The Commission finds that substantial, material, competent evidence was presented establishing the following facts:

1. The property at issue consists of approximately 0.12 acres owned by Farmers Hardware and Supply Co., Inc., located at 661 West King Street, and consists of a parcel known as Watauga County PIN 2900-89-1049-000 (hereinafter, the "Property").
2. The Property is zoned B1 Downtown Core in addition to the Downtown Boone Local Historic District Overlay.
3. The Property is classified as CH and contributes to the district based on historical significance related to events or individuals associated with the property.
4. The Property contains large plate-glass windows that are no longer available.
5. There are cracks around the existing doors.
6. Corrugated metal below the windows covers the original brick.

CONCLUSIONS OF LAW

Based upon the application, the evidence submitted, the foregoing findings of fact, and UDO Section 6.01, the Historic Preservation Commission on May 13, 2025, makes the following Conclusions of Law:

1. The proposed development is congruous with the special character of the Downtown Boone Local Historic District. (3-0 vote)

ACCORDINGLY, based on the foregoing FINDINGS OF FACT and CONCLUSIONS OF LAW, the Historic Preservation Commission hereby grants the Certificate of Appropriateness, subject to the following conditions:

1. The corrugated metal below the windows will be removed to expose the original brick.
2. Where there is a conflict between the application information and the plans (submitted March 27, 2025), the plans control. Insignificant deviations may be permitted to comply with the requirements of the UDO.
3. 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.
4. 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.

****

This decision shall be deemed filed with the Clerk of the Commission as of the date it has been signed by the Commission Chair and served on the Applicant/Appellant and any other Parties per the Certificate of Service attached hereto.

This the _____ day of _____, 20_____.

_____
Vardell Smyth, HPC Chair

Attest:

_____
Brenda Henson, Board Clerk

[Remainder of page intentionally left blank;
NOTICE OF RIGHT TO APPEAL and CERTIFICATE OF SERVICE FOLLOW ON NEXT PAGE]

DRAFT

Notice of Right to Appeal

If you are dissatisfied with the decision of this Commission, an appeal may be taken to the Boone Board of Adjustment within thirty (30) days after the date this order is filed with the Clerk of the Commission. See N.C.G.S. § 160D-947(e2) and Section 6.05 of the Town of Boone Unified Development Ordinance.

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CERTIFICATE OF SERVICE

The undersigned hereby certifies that on this _____ day of _____, 20_____, the foregoing written decision of the Town of Boone Historic Preservation Commission was filed with the Clerk to the Boone Historic Preservation Commission and served upon the following person(s), being the applicant/appellant/petitioner, the other parties to the Commission's proceedings (if any), and each person making a written request for a copy of this decision at the hearing (if any), by depositing a copy of same, enclosed in a first-class, postpaid wrapper in a post office or official depository under the care and custody of the United States Postal Service addressed as follows:

Applicant:
Shoppes at Farmers
Attn: Brandon Langdon
661 West King Street
Boone, NC 28607
farmers1924@gmail.com

Property Owner:
Farmers Hardware and Supply Co., Inc.
Attn: Terry Langdon
661 West King Street
Boone, NC 28607
langdontg@outlook.com

In addition, a copy of the foregoing document was provided on the same date by email if and as so indicated above.

By:_____
Brenda Henson, Clerk to the Town of Boone Historic Preservation Commission

DRAFT