**Town of Boone**
**Historic Preservation Commission Quasi-Judicial Meeting**
**3:00 PM, August 12, 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. Certificate of Appropriateness Quasi-Judicial Hearings**

1. Case A25-0195 Rivers House - Bathroom Renovation
2. Case A25-0466 Speckled Trout Outfitters - New Stairs
3. Case A25-0482 Qualls Block - Waterproofing

**IV. Approval of Meeting Minutes**

1. June 10, 2025, HPC Quasi-Judicial Meeting Minutes

**V. Other Matters**

**VI. Adjournment**

**Staff Report**
**August 12, 2025**
**Case A25-0195 Rivers House Bathroom Renovation - Certificate of Appropriateness for Major Work**

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## Request

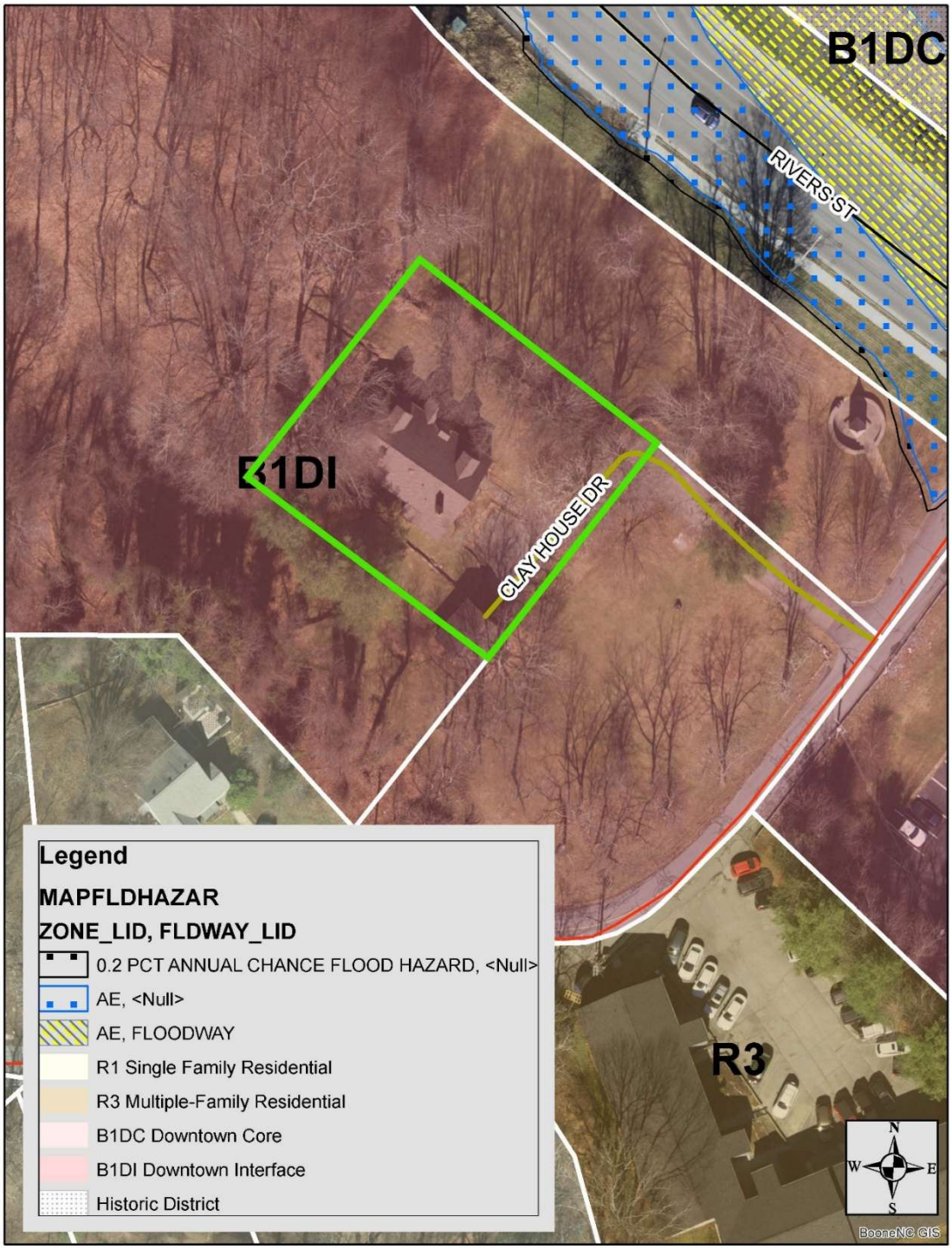
The Town of Boone has submitted an application for a Certificate of Appropriateness for Major Work for 150 Clay House Dr (WT0530 R. L. Clay House), designated as a Historic Landmark within the Town of Boone, for the renovation of the accessory building for the addition of ADA accessible restrooms. Work includes upgrading and installing water and sewer lines, adding ADA-accessible restrooms to the interior of the building, repairing the exterior of the building where needed, installing ventilation systems to the interior of the building, repairing stairs located at the back of the building that leads to the upstairs storage area, and reinforcing the floor in the upstairs storage area. The subject property is outlined in green on the Zoning Map included below.

Pursuant to UDO Article 8, required by Subsection 8.03.01 and the Table of Minor Work and Major Work located in Subsection 8.05.03 and Appendix D, an applicant is required to obtain a Certificate of

Appropriateness (COA) for the modification of an accessory building to the non-tertiary elevation visible from a public street.

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

## Zoning Map



## Parcel Information

| | |
|---|---|
| **Address:** | 150 Clay House Dr |
| **Property Owner:** | Town of Boone |
| **Watauga County Pin:** | 2900-78-3934-000 |
| **Lot Size (Total):** | 0.26 ac |
| **Jurisdiction:** | Town Of Boone |
| **Access:** | Clay House Dr (Private) |
| **SFHA:** | No |
| **Watershed District:** | No |
| **Corridor District:** | No |
| **NCD:** | No |
| **Viewshed:** | No |
| **Steep Slope:** | No |
| **Current Zoning:** | B1 Downtown Interface with Historic Landmark Designation |

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.

***Staff Note: After the designation of a landmark, no exterior portion of any building shall be erected, altered, restored, moved, or demolished within such district until after an application for a Statement of Conformity (SOC) for minor work or a Certificate of Appropriateness (COA) for major work has been approved. 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.

**06-10-2025** Approval for a Certificate of Appropriateness Case A25-0169 – Rivers House Trail on adjacent parcels that are part of the landmark designation for the addition of trailhead signage and construction of an aggregate surfaced trail.

## Zoning Analysis (B1 Downtown Interface)

The following UDO requirements must be met for the proposed project, unless superseded by any requirements of the Downtown Boone Local Historic District overlay. A zoning and building permit will be required prior to the commencement of the project to show compliance with all regulations.

The proposed use, 5.01 Government Culture Facility, is permissible by right in the B1 Downtown Interface district.

**UDO References to Appearance Standards:**

Per UDO Subsection 14.19.06(A) the B1 Downtown Core and the B1 Downtown Interface Zoning districts are located within the Central Fire District which is regulated by the most recent edition of the NC Building Code. Applicants will be required to submit sufficient information during the zoning permit process for Staff to determine compliance of the proposed development with the requirements of the Central Fire District.

Per UDO Subsection 14.19.06(I)(3) distinctive or historic materials, features, finishes, construction techniques or examples of building craftsmanship of a building shall be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property shall be prohibited.

Per UDO Subsection 14.19.06(I)(5) applicants shall identify, retain and preserve wood features that are important in defining the overall historic character of the building (such as, but not limited to: siding, cornices, brackets, window and door surrounds, and steps) and their paints, finishes and colors.

Per UDO Subsection 14.19.06(I)(7) deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinct feature, the new feature will match the old in design, color, texture, and where possible, materials. Missing features will be substantiated by documentary and physical evidence and shall only be replaced with new materials that match the existing historic material in composition, size, shape, texture, pattern, color and detail.

Per UDO Subsection 14.19.06(I)(8) materials that are not visually compatible with the original façade, such as shiny metals, mirror glass, plastic panels, and vinyl windows or doors are prohibited, unless they can be documented through historic images or similar documentation.

Per UDO Subsection 14.19.06(I)(13)(a-d) for Exterior Doors when renovating an existing building the original exterior doors historic to the building shall be repaired and retained and the reuse of historic hardware and locks is encouraged. The renovations to facades shall retain recessed door areas or recreate recessed door areas, if historically appropriate, to the extent practicable. Renovations which require new doors or replacement of doors on the primary or secondary facades shall meet the standards set forth in UDO Subsection 14.19.06(H)(3)(e) which for the Downtown Core states all entrance doors on the primary and secondary facades shall be made of a solid wood frame and must be architecturally compatible/sympathetic with the storefront of the building.

Per UDO Subsection 25.06.04(B)(1) acceptable exterior materials are brick, stone, or wood and per UDO Subsection 25.06.04(D)(2) asphalt shingles are acceptable roof materials.

***Staff Note: The repair and replacements suggested in the scope of work is compliant with these standards in that all material is to be similar to existing, a zoning permit would be required prior to work beginning to verify all details in relation to material, colors, and landscape. The Fire Marshal has reviewed the application and approved with no comments. Public Works has reviewed the application and the noted requirement is that a double check backflow will need to be installed, verification of this installation would be required by the permit and must be complete prior to receiving a Certificate of Occupancy.***

## 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 full Architectural Survey summary is included below.

***Staff Note: The subject property was designated as a Historic Landmark and is not part of the Historical District Overlay thereby the parcel is not classified in the Designation Report.***

## Architectural Survey

**WT0530 R.L. Clay House (1933)**
150 Clay House Dr.

This is an update to the 1988 survey of this property and the 2002 survey update. Please note that the 2002 survey update incorrectly states that the house is no longer standing, and the 1988 survey incorrectly identified it as the Rob Rivers House (Rivers was a later owner). Because the original architectural description is quite brief and lacking in essential details, this resurvey provides a more exhaustive account of the house and its significance.

According to past surveys, an African-American contractor, "Mr. Simpson," built the house in the late 1930s for Robert Luther (R. L.) Clay (1889-1945), the former Linville River Railway station agent (early 1930s) and deputy tax collector (mid to late 1930s) at Boone. Clay had moved his prior home—a frame structure demolished in 2015—down the hill toward Moretz Drive to accommodate the new construction. Newspaper accounts actually confirm a construction date of 1933 for the R. L. Clay House, with the June 29, 1933, issue of the Watauga Democrat reporting that Clay "is engaged in the construction of a native stone house." Frequent newspaper updates occurred throughout the year, with the Democrat reporting in December 1933 that the house was complete. Past attributions to Simpson have never been sourced, however, and African-American members of the local Junaluska community insist that John L. ("J. L.") Hickerson (circa 1889-1938), who was listed in the 1930 Census as a brick mason working and living in Boone Township, completed the stonework at the R. L. Clay House. Indeed, Hickerson was credited in the June 14, 1934, issue of the Watauga Democrat with completing the masonry work on a stone dwelling being erected for Ed Luttrell in Shulls Mills, with W. G. Hartzog as the general contractor. Hickerson's obituary indicated that he "had resided in Boone for the past 17 years, where he had the highest respect of the white population. He and his crew of workmen had erected the walls of almost all the newer brick structures of the town" ("John Hickerson Dies on Sunday," Watauga Democrat, October 13, 1938, 1).

R. L. Clay sold the house in early 1945 to R. C. Rivers, the editor and publisher of the Watauga Democrat and owner of the Rivers Publishing Company. The house remained in the Rivers family until October 1998, when Rachel Rivers-Coffey and her husband Paul Armfield Coffey donated the house and related, adjacent family lands to the Town of Boone. A tenant, Jim Butler, remained in the house under a life estate until his death in November 2011, but the house has been vacant for the past several years. Deed restrictions limit future uses of the property and the house to "recreational purposes, green space, [underground utility line easements], flood mitigation, a wildlife sanctuary, and historical purposes." The Boone Historic Preservation Commission has already identified the site for potential local historic landmark designation.

The R. L. Clay House is a one and a half-story, side-gabled, natural cut stone home that is three bays wide and built to face present-day Rivers Street. Access to the property is via a long, circuitous driveway, known as Clay House Drive, off of Moretz Drive to the southeast. The property retains a one and a half-story, two bay garage, also of natural cut stone, that is located at the end of Clay House Drive and just to the southeast of the house. Walkways, outside stairwells, retaining walls, and curbing throughout the property are also of natural cut stone and apparently part of the original landscaping plan. The roof of the house until recently was composed of asbestos shingles designed to resemble slate, but these were probably not original. They were removed in 2015 and replaced with more traditional asphalt shingles.

The house and garage are encircled in all directions by two parcels that are historically associated with the Rivers and Clay families. The smaller parcel located to the southeast (2900-78-3881-000) was donated to the Town of Boone by Paul Armfield Coffey in 2004. This parcel originally contained the small frame house that appears to have been the R. L. Clay house that previously stood on the 1933 R. L. Clay house site, but was moved in 1933 to make way for construction of the newer stone building (Watauga Democrat, June 1, 1933). This house was burned, then demolished by the Town of Boone on May 30, 2015, as part of a firefighting training exercise after attempts to sell or relocate the house failed.

The second, larger parcel (2900-69-9070-000) is located to the north, west, and south of the house and contains what was once the horse pasture (now overgrown) for Rachel Rivers-Coffey's horses. This land appears to have also been in the Clay family's ownership for a number of years. This parcel contains Baby, a gargantuan sugar maple that is on the North Carolina Register of Big Trees. There is a wrought iron fence surrounding the tree and a large plaque on the southwest fence that states that Baby is a North Carolina Champion Big Tree. Also on this parcel, at the northeast corner, is the Daniel Boone Monument (WT0971), which was reconstructed at this location in the early 2000s. The Town of Boone owns three additional, adjacent parcels to the northwest along Poplar Grove Road, two of which were also donated by Paul Armfield Coffey with similar deed restrictions as those attached to the main house property.

The north (front) façade of the R. L. Clay features an irregular, front-gabled porch entrance that is reached by stone steps with stone cheek walls. The entrance to the porch features a flat arch lintel with a gothic-style light above, and the interior of the porch includes a stone bench on the east side of the porch with two rectangular window openings on either side of the porch and wood weatherboard for the interior porch ceiling. The main entrance features a twelve-light, wooden door, which is covered by an aluminum screen door. Immediately to the east of the porch is a prominent, exterior, stone chimney with alternating steps that narrow the chimney as it rises. The chimney includes a pronounced concrete cap with brick piers at its four corners. Further to the east of the chimney and porch on the first floor is a double set of six-over-six, double-hung sash windows with a wooden surround, aluminum storm windows, and stone sills. Beyond this to the east, the first floor of the north elevation opens to a square, interior porch with stone flooring and walls and a wooden weatherboard ceiling, with all of it anchored to the footprint of the house by a stone column at the northeast corner of the porch. The porch includes one wooden doorway along the interior south wall at the southwest corner of the porch, with another similar door at the same corner along the west wall of the porch. Both are covered with aluminum screen doors. To the north of the second door, still on the west wall of the porch, is a single, six-over-six, double-hung sash, wooden window with a wooden surround, a stone sill, and an aluminum storm window covering it. Another gothic light fixture hangs at the center of this interior porch space. Two basement-level vents are visible under each window grouping of the north elevation.

The west side of the north elevation has a triple bay of six-over-six, double-hung sash, wooden windows with a wooden surround and a stone sill. All three are covered with aluminum storm windows. The second floor of the north elevation, meanwhile, features two projecting, symmetrically spaced, gabled dormers, each clad in weatherboard on their sides and what appear to be shingles on the gable fronts; this shingle material may be of asbestos that has since been painted. The dormers themselves, meanwhile, include prominent cornice returns, with double sets of six-over-six, double-hung sash, wooden windows with wooden surrounds and aluminum storm windows over them. Small vents are visible just below the apexes of these dormer gables.

The first floor of the west elevation, reading from north to south, is primarily of native stone and includes a single, six-over-six, double-hung sash, wooden window with a wooden surround, a stone sill, and an

aluminum storm window covering, followed a short distance to the south by an identical window. Near the center of the elevation, but offset slightly to the south, is a smaller, double window group of six-over-six, double-hung sash, wooden windows with a wooden surround, stone sill, and aluminum storm window coverings. A short distance to the south of this is a single window that is otherwise identical to those found in the double window grouping. Just above this window, the south end of the gable roofline abruptly evens out to accommodate an enclosed porch along the south elevation. The small, west portion of this porch includes another double set of windows identical to those at the center of the west elevation, with a small amount of the same asbestos shingle treatment visible between the tops of the windows and the roofline, while the bulkhead below the windows is parging over an unknown material (possibly concrete block). At ground level are three basement vents with stone lintels and stone window wells. The second floor of the west elevation, meanwhile, includes a double set of windows at an intermediate size between the small and large examples found elsewhere on the west elevation, but otherwise identical in their design and treatment. This set is centered underneath the west gable. The roofline of the west gable, meanwhile, includes an aluminum, boxed soffit that sports an oddly shaped cornice return only at the northwest corner of the house.

The south elevation of the house, meanwhile, is irregularly shaped. Reading from west to east, the first floor of the south elevation is dominated by the three-season porch that runs nearly to the center of the back of the house. This porch continues the parged bulkhead treatment, with a centered, four-light door with an aluminum storm door over it, flanked by double sets of windows like those found on the west elevation of this porch. For reasons that are not clear, the roofline of this porch steps down near its junction with a second floor window, perhaps in an effort to prevent blocking that window. The east return wall of this rear porch, meanwhile, repeats the asbestos shingling for a short distance below the roof slope, with the bulkhead treatment taking up the whole east return wall. At its base is a set of stone steps with a stone stairwell wall leading down to a basement door with an aluminum storm door. Above this, along the main body of the house is a double set of large, six-over-six, double-hung sash, wooden windows with a wooden surround, stone sill, and aluminum storm windows. Above this, the second floor of the main block of the house reads as a wide dormer. At its center is a medium-sized, double window grouping otherwise identical to those found elsewhere, with a single window of similar size just to the west, over the aforementioned, stepped-down porch roof. A much smaller window, also otherwise identical, is visible to the east of this centered, double window group. This wide dormer features wooden weatherboard on the west and east sides of the dormer. A stone, interior chimney rises from a high point of the south-facing roof at a junction with the west side of the south dormer, while another interior chimney rises from the east side of the south-facing roof, separated by a short distance from the south dormer. Back at the first floor level is another projection at the southeast corner of the house, with a small, single, one-over-one, horizontal light, wooden window with a stone sill and aluminum storm window over it on the west elevation of this projection, while a large, single window like most of the others on the house is centered on the south elevation of this southeast projection. Along this south elevation of the house, about ten feet from the back of the house, is a long, stone retaining wall that runs parallel with the house to a set of stone steps with a stone cheek wall and an iron railing just beyond the southwest corner of the house. This retaining wall continues a short distance, parallel with the west elevation of the house.

The first floor of the east elevation, moving from south to north, includes a large window like those found elsewhere, followed a short distance to the north by a large, double window group like those found elsewhere. A short distance to the north of this is a set of stone steps with stone cheek walls on each side and an iron railing along the top of the north cheek wall. This set of steps leads to the aforementioned open, interior porch at the northeast corner of the house. The second floor of the east elevation,

meanwhile, features a medium-sized, double set of windows identical to those on the west elevation, centered below the gable. A boxed, aluminum soffitt terminates in prominent cornice returns at both ends of the roofline. Leading away from the porch steps, meanwhile, is a cut stone pathway, with the iron railing continuing along its length. This terminates at a step down to the asphalt driveway, which is itself bounded on its west and south sides by a low, stone retaining wall.

At the southeast end of this driveway is a detached, front-gabled, one and a half-story, two car garage of cut stone. Its north elevation includes the two symmetrically spaced, garage bay doors of vertical wood slats, with a large, six-over-six, double-hung sash, wooden window with wooden surround and stone lintel centered beneath the gable. The roofline includes an aluminum, boxed soffitt that terminates in prominent cornice returns. The west and east walls of the garage are essentially featureless stone, while the south elevation, which is built partially into the grade, includes a set of wooden steps rising to the upper level of the garage, which is accessed via a wooden door with a deep wooden surround. The roofline on this gable end also includes an aluminum, boxed soffitt that terminates in prominent cornice returns.

## 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 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 Residential Properties

#### "Residential Property" Defined

A **residential property** within the District is any property whose purpose-built function at the time of construction was to serve solely as a residence for long-term (greater than 30 days) occupants. Such properties may include single-family homes, single-family residences with an accessory purpose, apartment homes, condominiums, or apartment complexes that were built strictly for apartment living without a mixed-use component in any other part of the building.

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

**1. Architectural Components and Details**

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

1.1 It is important to preserve historical architectural features of exterior walls, such as cornices, friezes, medallions, sunbursts, brackets, bays, turrets, fascias, and decorative moldings. Original architectural details should always be retained if structurally feasible, even if portions of the original material are damaged or deteriorated to a point requiring replacement.

1.2 It is NOT appropriate to remove rather than repair or replace in kind such features when they are deteriorated. If replacement is necessary, the new materials should match the materials being replaced in composition, design, texture, color, and other visual qualities.

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

**2. Foundations**

For most property owners, the foundation of their historic residential property will consist of either piers of masonry or a complete masonry wall on the perimeter of the structure as well as interior piers for support and a sill plate connecting the perimeter wall with the rest of the house. In some cases, masonry walls have been added between original masonry piers on the perimeter of the foundation.

Settling—sometimes of an inch or more—is quite common and should be expected in a historic property, often in an uneven or disproportionate manner along the entirety of the foundation. Settling also typically cracks mortar joints. For this reason, it is part of routine maintenance to periodically repoint mortar joints and inspect for more severe settling problems. In some cases, property owners will need to consult with a masonry contractor or civil engineer to correct serious settling problems. A number of less expensive

and fairly common repair tricks are inappropriate for historic properties and can actually cause further damage to the historic fabric and integrity of the property.

2.1 Whenever a foundation requires repairs, always use the original bricks or stones if possible. If these materials are damaged beyond repair, replace them with bricks or stones similar in size, color, and surface texture to the originals. If using recycled bricks, always put the weathered side to the exterior in order to maintain the historic appearance of the foundation walls and/or piers.

2.2 In repairing or reconstructing a foundation, the historic bond patterns and mortar treatments should always be replicated. Brick header or rowlock rows, soldier or sailor courses, bandboards, water tables, driplines, and other horizontal design elements should match and align with the existing historic elements.

2.3 Sandblasting, painting, waterproofing, and parging—a technique of applying a cement-like coating to a deteriorating foundation in order to avoid repairs—should never be employed on the exposed portions of foundation exteriors, as all of these treatments damage original masonry and mortar treatments. In addition, non-porous applications trap moisture that can freeze, cause further damage to masonry, and result in damage to the interior of the home.

2.4 Exposed concrete block and cast concrete are strongly discouraged, unless these components are already part of the historic context of the property in question. Such treatments are somewhat common in the District and should be left intact if original, rather than covered over.

2.5 If closing in the openings between brick piers, use matching masonry materials or lattice that is slightly recessed from the façade plain of the historic masonry. Note that foundations need to be vented. Vents should be painted a color that blends with the existing foundation color.

2.6 Access doors to basements or foundation crawlspaces should always be located in an area not visible from the street unless a different historic configuration that aligns with the building's historic context already exists.

**3. Masonry**

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

3.1 It is NEVER appropriate to paint masonry materials, such as brick, concrete block, cast concrete, or stone, that were historically unpainted, including masonry associated with foundations. If there is historic precedent for painting of masonry in the building's original historic context, it should be 3completed using colors that can be documented with original historic photographic evidence or analysis of original paint samples.

Removal of non-historic paint from masonry can be challenging and problematic, and doing so requires strict adherence to preservation guidance published by the National Park Service.

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

3.2 Whenever feasible, historic masonry should be repaired rather than replaced or covered. When replacement is necessary, it should always be completed using traditional materials of like kind and quality to the originals that are being replaced.

3.3 Repointing of masonry should also be completed using materials that duplicate the existing mortar in appearance, texture, and color. Colored sands or mineral pigmented mortar can be used to achieve a match with the existing mortar. Portland cement should be avoided in mortar, as it may produce a mortar that is stronger than the surrounding masonry, potentially causing the masonry to crumble.

3.4 Unless there is a specific reason for using waterproof or water-repellent coatings (e.g., brick that has previously been sandblasted, creating a porosity problem), these treatments should be avoided, as they can accelerate deterioration of historic masonry.

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

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

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

3.8 Spalled masonry should never be repaired using cement infills or other patchwork repairs that will only further degrade the historic materials and alter the historic appearance of the building. Instead, spalled or delaminated bricks should be replaced with a similar brick stock or salvaged historic brick that matches the original in color, size, and appearance. New mortar joints should match the originals in color, composition, texture, and method of application.

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

3.11 Proper maintenance of masonry is essential to its long-term survival. Property owners should conduct periodic checks for moisture problems and cracking, and they should remove any vegetation that adheres to masonry (such as ivy and other vine plants) or that hinders ventilation and drainage around masonry elements. Vegetation should never be sprayed with defoliants, pesticides, or other harsh chemicals. Please consult with the Planning and Inspections Department for guidance on removal of vegetation on masonry.

**4. Siding and Trim**

Wooden siding is probably the most commonly found material on residential properties in the District. Traditional historic forms of siding include clapboards, weatherboard, shiplap, drop siding, flush siding, and board-and-batten siding. In some rare cases, wood shingles may also be found.

Maintaining wood siding is essential to the preservation of the historic property on which it appears. In addition to repairing and/or replacing damaged siding members, it is imperative that a regular maintenance program be in place in order to protect the integrity of historic properties that feature siding. This program should include routine caulking and sealing, cleaning, and painting.

4.1 The use of artificial siding (vinyl, aluminum, asphalt, asbestos, Masonite, pressboard, etc.) to cover original siding is not permitted in the District because it destroys the integrity of historic properties. Beyond covering up original architectural details, its installation damages the historic materials underneath, and the artificial siding itself often traps moisture that can lead to further damage of the historic materials. Because it covers historic natural materials, it can also hide the natural critters—termites, carpenter ants, mold, and fungus—that can damage those historic natural materials. In some very rare instances, some forms of artificial siding may be original to the property. Where this does occur, the original siding material should be maintained and repaired whenever possible.

4.2 The original form, details, and materials of exterior walls and trim should be preserved whenever feasible. If damage is present, repair using existing historic materials is always preferable over replacement. If replacement is necessary, replacement materials should duplicate the form, details, texture, size, shape, color, pattern, and composition of the historic wall surface and should be obtained from salvage or antique suppliers. Only the portion that requires replacement should be replaced. The HPC will consider the use of substitute materials ONLY if the historical material is not technically feasible or is no longer available.

4.3 Because its use is not historic to Boone's residential historic districts, artificial bark siding is not permitted.

4.4 Wood elements that were traditionally stained, such as cedar shingles, should never be painted, as this destroys the historic appearance and integrity of the building.

4.5 Whenever possible, the removal of non-historic artificial siding and trim materials to uncover or facilitate the restoration of original historic siding and trim details is strongly encouraged.

4.6 Historic architectural metals, such as pressed tin, aluminum, and cast or wrought iron, should always be retained. If these items are not repairable due to rust or other deterioration, replacement materials should duplicate the form, details, texture, material, size, shape, color, pattern, and composition of the original. When cleaning of architectural materials is

necessary, use the gentlest methods possible, such as water, a gentle, non-caustic soap, and soft bristle brushes.

**5. Windows, Doors, and Awnings**

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

5.1 The pattern, arrangement, location, size, and shape of windows and doors contribute significantly to a building's historic character, and their consistency within the district helps unify the buildings in context to one another. For this reason, it is always preferable to repair damaged windows and doors rather than replacing them. Furthermore, it is imperative that the fenestration pattern of the door and window openings on the building and of the doors and windows themselves (muntin width, number of lights per sash, etc.) be maintained when repairs to or replacement of elements is underway. It is never appropriate to introduce new features, such as vents, bays, windows, or door openings, in exterior walls if they diminish the historic character of the wall or damage historic materials.

5.2 Whenever possible, the original window and door hardware should be preserved and maintained, as these components are also vital elements of historic properties.

5.3 Whenever possible, other original window and door elements, such as sashes, glass, sills, frames, casings, weather-stripping, lintels, architraves, and shutters, should be repaired rather than replaced. This includes sidelights and fanlights on both doors and windows, which are vital architectural elements that help identify the style and period of a particular property. Snap-in muntins are not historically accurate and should always be avoided.

5.4 Unless restoring the appearance of a building to its original, historic context, the pattern, arrangements, and dimensions of doors and windows on principal elevations should be retained. On tertiary elevations not visible from the street, new door or window openings should be proportionate to existing ones and include matching design elements.

5.5 Reflective or tinted glass is not historically accurate to the District or its historic properties and should never be used.

5.10 Raw metal storm windows and doors are not appropriate. When possible, interior storm windows are encouraged. Avoid poorly designed interior storm windows that can trap moisture between the storm window and the original window, causing damage to historic materials. If exterior storm windows and/or doors are installed, frames should be painted wood or painted or baked enamel finish aluminum.

**7. Entrances, Porches, and Balconies**

One of the most significant and defining characteristics of residential architecture is the main or front entrance, including any porches that surround or frame that entrance. In Boone, the front porch was also often one of the most socially important areas of a home—a place where hosts greeted their guests and where neighbors often exchanged news and stories with one another. Unfortunately, main or front entrances are also often the most altered elements of historic properties.

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

7.1 Entrances, porches, and balconies, as used in this section, include front (primary elevation), side (secondary elevation), and rear (tertiary elevation) porches, mudrooms, porticos, sleeping porches, balconies, pergolas, terraces, widow's walks, and entrances. Components of porches include steps, balustrades, columns, trellises, skirt boards, fascias, brackets, and various ornamental details. Most original porches and balconies were built with a slight pitch away from the residence to facilitate the runoff of rainwater.

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

7.3 If an historic porch or balcony is completely missing (or if architectural elements associated with the porch or balcony are missing), it should be replaced with a reconstruction based on accurate historic documentation or a new design that is appropriate for the building in terms of architectural style, materials, roof form, details, scale, size, and ornamentation. Adding details that are not historical to create a false historical appearance is never appropriate.

7.4 If an historic porch or balcony requires repair or replacement of original materials, use only materials that are compatible with the original materials associated with the porch or balcony. These replacement materials should match the previously existing historic materials in composition, size, shape, texture, pattern, color, and detail.

7.5 Whenever possible, existing, non-historical enclosures of and additions to historic porches and balconies should be removed and the original appearance of the porch or balcony restored.

7.6 Side and rear porches (i.e., not located on the primary elevation) may be enclosed for interior space, provided that the proposed design of the enclosure is compatible with the architecture of the historic property and the enclosure is reversible. Side porches and rear porches not located on the main elevation may also be screened, provided that framing for

the screening and the screening itself is placed behind columns or balustrades. Any such enclosures or screening should be designed so that they can later be removed without damage to the integrity of the historic structure.

7.7 Original porch steps should always be retained. If repair or replacement of porch step materials is necessary, the design, configuration, dimensions, and materials should match the original as closely as possible. In addition, historic stairways and walkways that are part of the landscape around a building—even though not technically part of the building's architecture— are nevertheless an important part of the landscape that accompanies the property and often informs the architectural style and patterns of the property. These elements should always be retained and repaired with appropriate materials whenever possible.

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

7.9 Vegetative screening should be employed to obscure the visibility of decks from the street. The underside of decks should also employ latticework or vegetative screening to incorporate the deck element into the general whole of the building in question.

7.10 Floor coverings, such as artificial turf, indoor/outdoor carpeting, linoleum, and other similar materials (aside from a small doormat near an entrance) should never be installed on porch, balcony, or deck floors, as these materials can trap water and damage the historic architectural elements below.

**9. Utilities and Energy Retrofit**

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

9.1 Install utilities and mechanical equipment in areas and spaces that will require the least possible alteration to the plan, materials, and appearance of the building. Installation at the rear (tertiary elevation) of the building, if feasible, is preferred.

9.2 It is NOT appropriate to locate mechanical equipment farther forward on the property (i.e., toward the street facing the primary elevation) than the midpoint of the primary building.

9.3 Ductwork, piping, fuel tanks, plumbing vents, solar collectors, and satellite dishes should not be visible from the street. Equipment that can be seen from the street should be screened with shrubbery or fencing.

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

9.5 The location of solar collectors or solar panels should be aligned on the building's roof in the direction of greatest effectiveness with a minimized view of such equipment from the primary elevation of the structure.

**10. Accessibility, Health, and Safety Considerations**

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

10.1 New exterior fire escapes are not permitted on historic properties unless more adequate exit facilities cannot be provided. If they must be installed, fire escapes generally should be located at the rear (tertiary elevation) of the building and never along an elevation visible from an adjacent street.

10.2 Introducing items such as wheelchair ramps, fire exits, and fire stairs without damaging the character of a historic structure requires careful planning. Owners should introduce fire exits, stairs, landings, and ramps on rear (tertiary elevation) or inconspicuous side (secondary elevation) locations. If access ramps must be installed in a manner that makes them visible from the public right-of-way, they should be constructed in a manner that makes them as simple and compact as possible and limits their projection from the building.

10.3 Construct fire exits, stairs, landings, and ramps in such a manner that they do not damage or significantly obscure historical materials and features. Such additions should be designed to be complementary to the architectural style, materials, scale, and function of the historic property.

10.4 Whenever possible, existing exterior fire escapes and stairways that are not original to historic properties should be relocated from front or exposed elevations to a rear or unexposed elevation.

## 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:

1.9 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.

1.15 Materials, architectural features, and entrance orientations of all historic buildings associated with historic streetscapes should be preserved and maintained. Non-historic architectural features, including promenades, porches, and other additions to buildings intended to create an imagined "mountain village" appearance that is not an accurate reflection of the District's historic buildings and streetscapes, should be removed and/or altered to more accurately reflect the context and history of Boone's streetscapes. When possible, public-private partnerships, including programs like the Main Street Façade Grant program, should be utilized to restore historic streetscape features.

1.16 Historic accessory structures, such as garages, sheds, and other outbuildings, should be preserved and maintained in situ. Deteriorating buildings should be repaired using salvaged materials that match existing ones. When repair of accessory structures is not possible, only those accessory structures for which there is sufficient historic documentation should be reconstructed using materials and configurations similar to the original structure.

**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.

3.6 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.

3.13 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.

**4. Fences and Garden Walls**

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

4.2 Preserve historic fences and garden walls. Preservation requires continual maintenance and repair. A sound paint surface is essential to maintaining and protecting wooden and iron fences. On wooden fences, seal all joinery to avoid moisture damage. To prevent rust and corrosion on iron fences, clean surfaces with a wire brush to remove all loose paint and rust,

then prime immediately with high quality metal primer before the finish coat is applied. Corrosion will occur whenever metal is left unpainted. Brick and masonry walls are vulnerable to uneven ground settling and mortar failure due to weather exposure and vegetation. Resist the tendency to allow plants such as ivy to grow on brick walls as the plants will trap moisture and cause deterioration.

4.4 Retain and preserve all character-defining features of historic fences and walls including gates, decorative pickets, finials, and hardware.

4.5 Repair rather than replace historic fence and wall materials. If replacement is necessary, replace only those sections in need of replacement. Match the original in composition, height, scale, proportion, color, texture, material and design.

4.6 Design new fences that are compatible with the associated building, site, and streetscape in terms of composition, height, scale, proportion, color texture, material and design. Fences and walls based on historic designs are encouraged. New designs that meet the aforementioned criteria are also acceptable.

4.7 Use fences or walls in a manner that is historically appropriate such as for demarcating property lines and screening private areas from the public right-of-way.

4.8 Use walls and hedgerows in the District to screen parking lots. A masonry wall or single species evergreen hedge will maintain the sense of an “edge” to the streetscape in a similar manner as a building. The peripheral screen will also hide wheels, bumpers, and paving, thereby eliminating the undesirable aspects of the automobile while at the same time not jeopardizing safety.

4.9 Avoid the use of utilitarian fences along primary elevations of buildings.

**5. Garages and Accessory Buildings:**

5.1 Original structures should be retained and preserved if at all possible.

5.6 It is inappropriate to introduce features and details to an outbuilding that will create a false sense of historic development. For example, it would be inappropriate to add Art Deco features using historic materials to a newly constructed accessory building, as doing so might inappropriately suggest that the accessory building was constructed during the 1930s.

**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.

## 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 28, 2025, and the revisions submitted July 3, 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

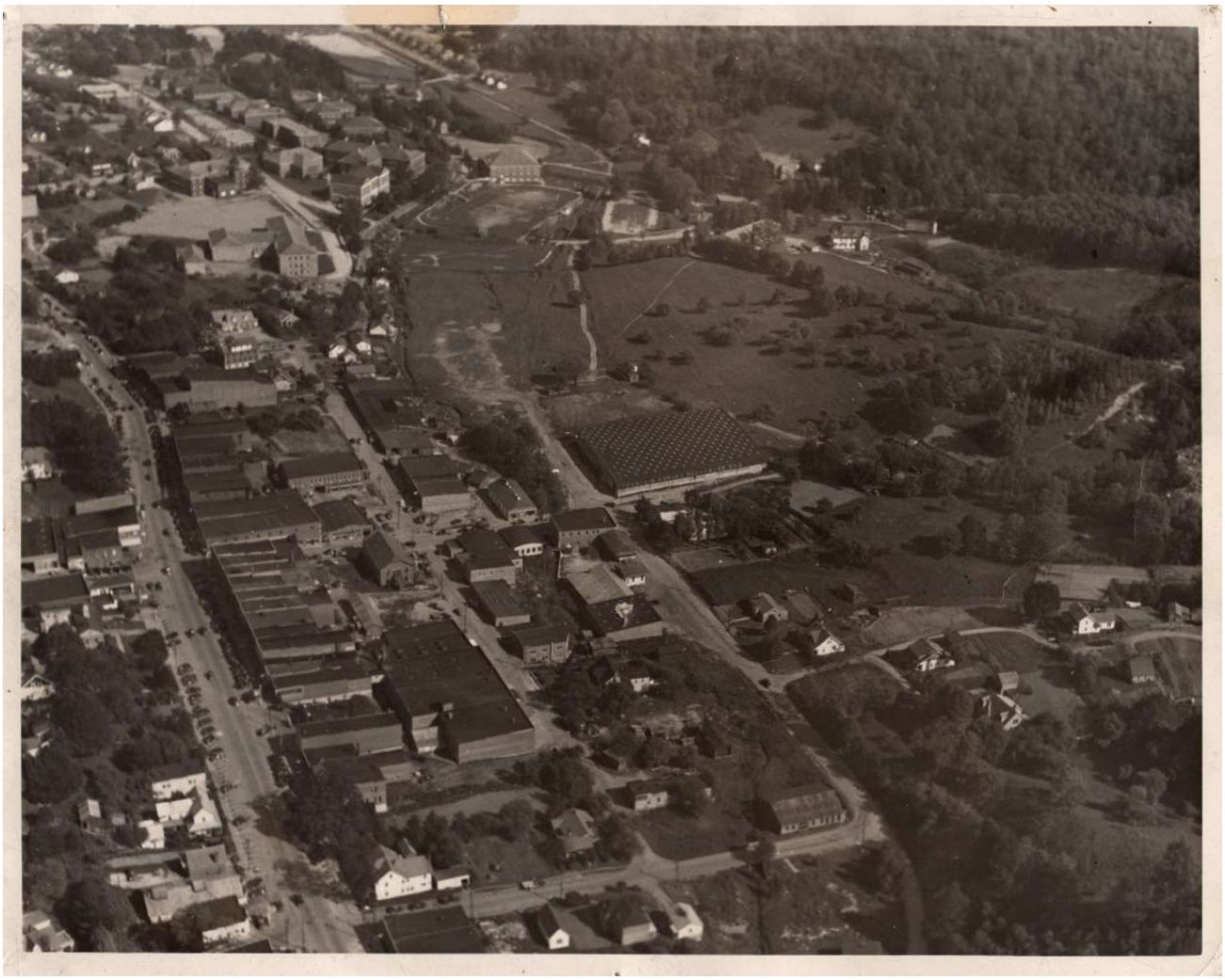


Image courtesy of the Crayte Teague Collection, Digital Watauga Project



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

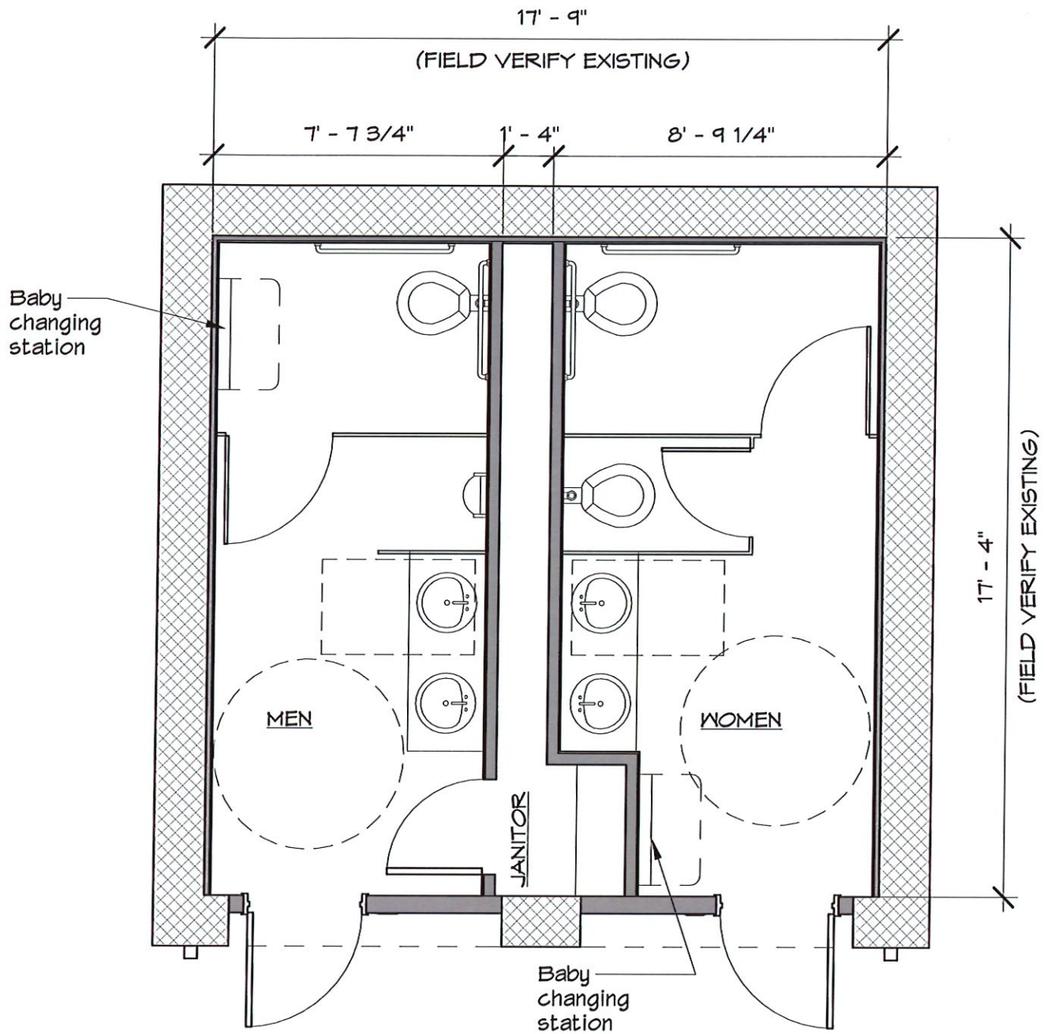
## SCOPE OF WORK PROPOSED RESTROOMS RIVERS HOUSE GARAGE 03/27/2025

### EXTERIOR

1. No exterior work to be performed that would damage or change the existing historic building. All repair or replacement of the existing materials on the building would be replaced with similar materials, size, shape and colors.
2. Remove multi-trunk wild cherry tree that is against left side east facing wall that is causing damage to the building. Remove other bushes, vines and briars immediately around the building.
3. Excavate around left side, right side and back of building to evaluate the existing rock walls, apply waterproofing and drainage mat to the underground foundation walls and install new French drain in gravel bed around perimeter-draining to daylight. Backfill to current existing grades.
4. Install new underground water, sewer and electrical service to serve the new restrooms. Install new electrical service and meter independent of the building (t.b.d.). New water and sewer service to be designed to also serve the River's House in future renovation.
5. Evaluate the existing bypass garage doors to remain in place as historical features or remove and discard-pending HPC's consideration and recommendations.
6. Evaluate existing asphalt shingle roof and sheathing for reuse or replacement with similar material.
7. Evaluate all wood trim elements for reuse or replacement with similar materials.
8. Evaluate existing exterior stone and mortar. If damaged, repair or replace with similar material. Stain any new mortar to match existing mortar color.
9. Replace existing 6/6 true divided lite wood window and trim in attic with new insulated true divided 6/6 lite wood window and similar trim.
10. Replace the existing attic wood door and trim with similar materials. Install new electronic lock and door hardware per Town's specifications.
11. Replace the existing rotten wood steps to attic storage room with new pressure treated wood steps, guardrails and handrails. Construct so that the steps are independent of the building and can be removed.

### INTERIORS

12. Remove all materials, equipment, trash, etc. from garage and attic areas.
13. Insulate attic knee walls and ceiling and install new T & G wood throughout knee walls and ceiling as the finished material. Evaluate existing wood flooring for reuse. Replace damaged wood if rotten.
14. Prepare the existing dirt garage floor to receive new concrete floor w/ 4" gravel base and vapor barrier.
15. Evaluate existing rock and mortar walls and repair/repoint mortar if required to make water tight.
16. Furr-out exterior walls w/ 2x4 PT wood laid flat against rock. Install rigid foam insulation between furring. Install ½" water resistant sheetrock as finish material or concrete backer board for substrate behind walls to be tiled.
17. Insulate existing attic floor system and prepare framing to receive new smooth sheetrock ceiling.
18. Install new 2x6 insulated frame wall within the existing rock openings w/ (2) 3' x 6'-8" door openings. Install new T&G vertical wood siding on exterior to match the existing original garage doors.
19. Install new insulated hollow core flush metal doors on hollow metal frames. Install thin strips of wood on exterior surface of door to match the new vertical siding. Install new door hardware and electronic locks per Town of Boone specifications.
20. Interior finishes – T.B.D. ..durable & easy to maintain, indestructible. easily cleanable.



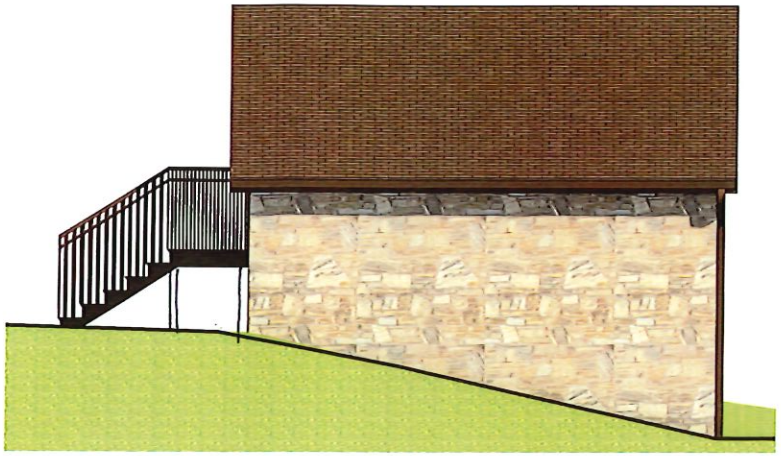

1 FLOOR PLAN
1/4" = 1'-0"



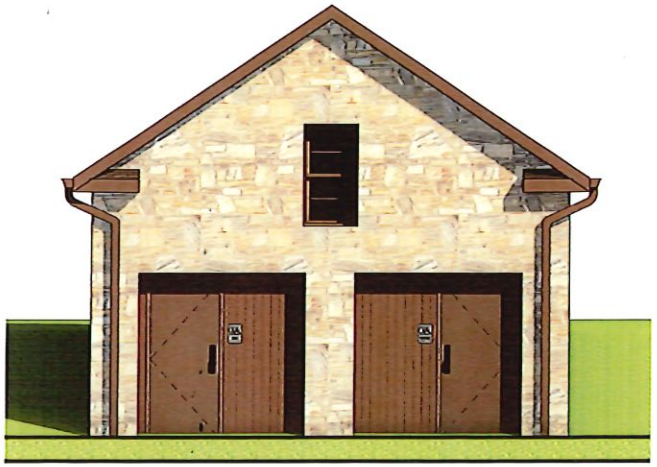
2 FRONT VIEW

APPALACHIAN ARCHITECTURE, P.A.

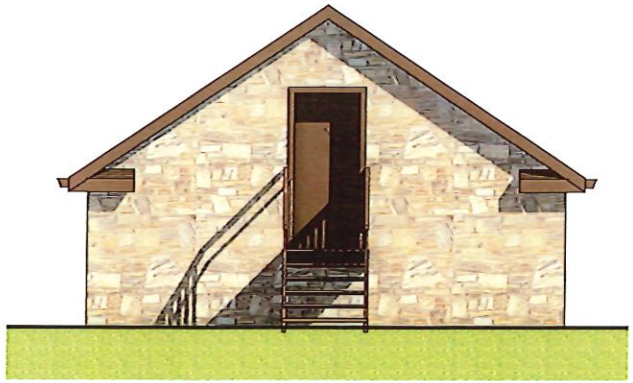
RIVERS HOUSE
GARAGE RESTROOMS
3/26/25



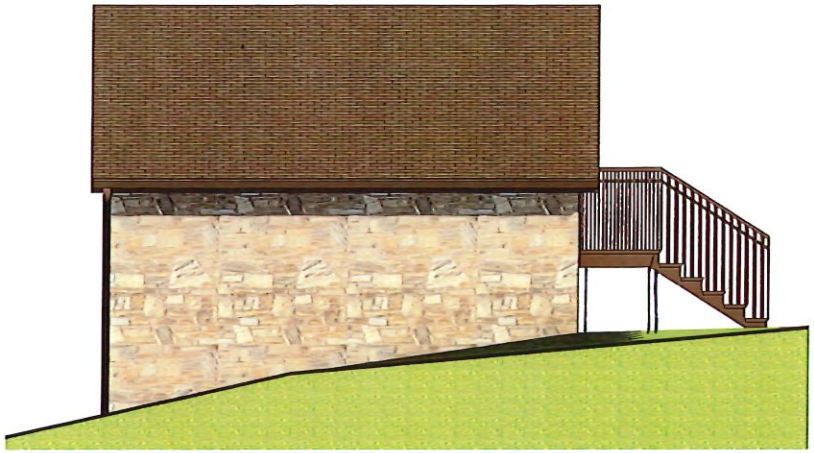
② LEFT SIDE ELEVATION
3/16" = 1'-0"



① FRONT ELEVATION
3/16" = 1'-0"



③ REAR ELEVATION
3/16" = 1'-0"



④ RIGHT SIDE ELEVATION
3/16" = 1'-0"

APPALACHIAN ARCHITECTURE, P.A.

RIVERS HOUSE
GARAGE RESTROOMS
7/3/25


NO
TRESPASSING
KEEP OUT





**Staff Report**
**August 12, 2025**
**Case A25-0466 Speckled Trout Outfitters - Certificate of Appropriateness for Major Work**

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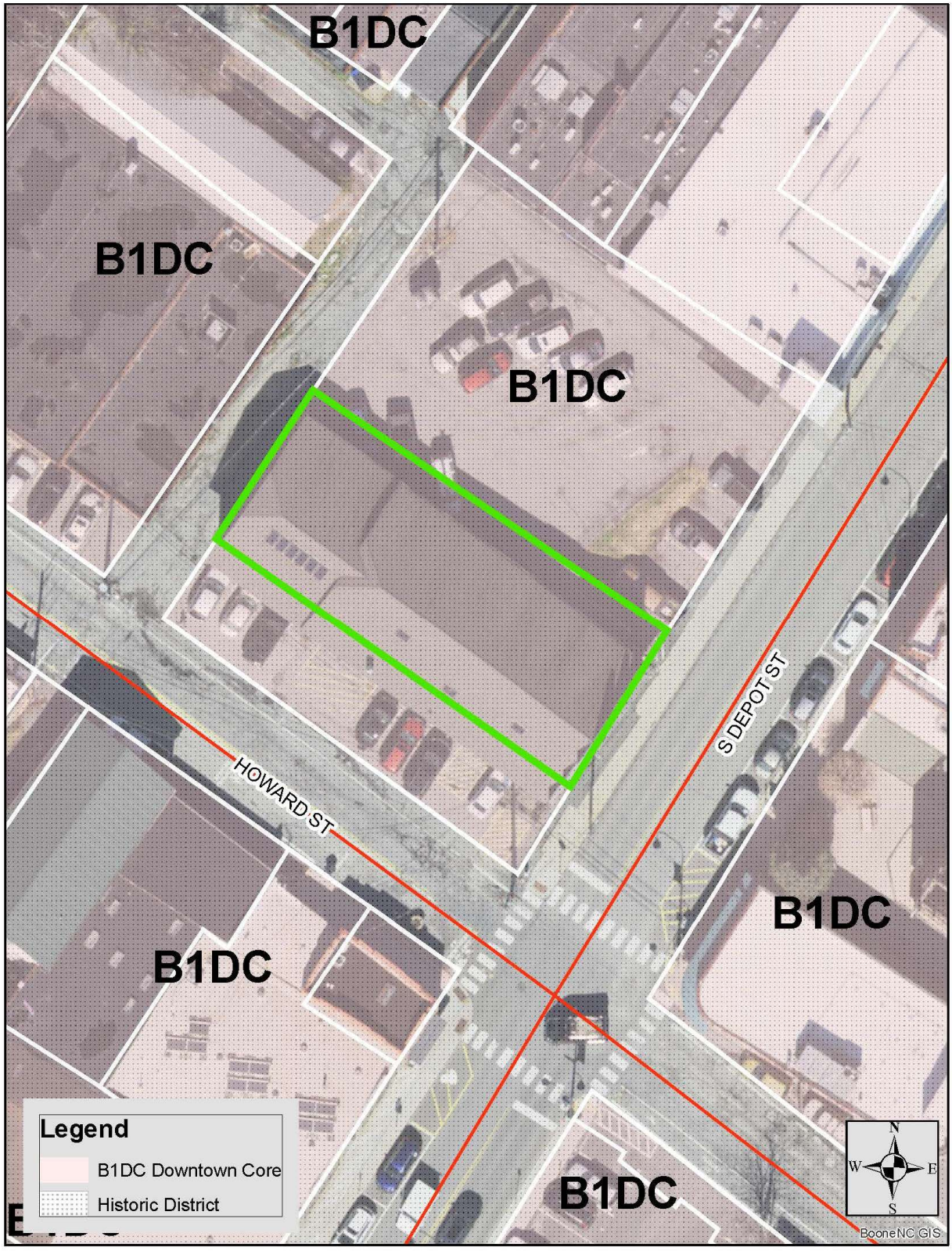
## Request

Farmer's Ski Shop, Inc has submitted an application for a Certificate of Appropriateness for Major Work for 140 S Depot St (WT0605 Watauga Motor Company Building), located in the Downtown Boone Local Historic District. The request is to add a staircase as an entryway to an existing loading dock door on the western side of the northern elevation. The subject property is outlined in green on the Zoning Map included below.

Pursuant to UDO Article 8, required by Subsection 8.03.01 and the Table of Minor Work and Major Work located in Subsection 8.05.03 and Appendix D, an applicant is required to obtain a (COA) for an alteration or addition of a deck, patio, or sidewalk and for the modification of existing openings when not on the tertiary elevation.

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

## Zoning Map


B1DC
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HOWARD ST
S DEPOT ST
Legend
B1DC Downtown Core
Historic District
N
W
E
S
BooneNC GIS

## Parcel Information

| | |
|---|---|
| **Address:** | 140 S Depot St |
| **Property Owner:** | Farmer's Ski Shop, Inc |
| **Watauga County Pin:** | 2900-89-0070-000 |
| **Lot Size (Total):** | 0.19 ac |
| **Jurisdiction:** | Town Of Boone |
| **Access:** | S Depot St (Town maintained) |
| **SFHA:** | No |
| **Watershed District:** | No |
| **Corridor District:** | No |
| **NCD:** | No |
| **Viewshed:** | No |
| **Steep Slope:** | No |
| **Current Zoning:** | B1 Downtown Core with Downtown Boone Local Historic District Overlay |

The B1 Downtown Core and the B1 Downtown Interface Districts 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:

A. 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.

B. 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.

Historic districts are established as overlay districts intended to preserve historic landmarks and districts within the Town pursuant to Article 8 Historic Preservation.

***Staff Note: After the designation of a historic district, no exterior portion of any building shall be erected, altered, restored, moved, or demolished within such district until after an application for a Statement of Conformity (SOC) for minor work or a Certificate of Appropriateness (COA) for major work has been approved. 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 | B1 Downtown Core with Historic District Overlay | Retail / Apartments |
| East | B1 Downtown Core with Historic District Overlay | Restaurant / Retail |
| South | B1 Downtown Core with Historic District and SFHA Overlay | Retail / Offices |
| West | B1 Downtown Core with Historic District Overlay | Retail / Apartments |

## Recent Zoning History

**06-30-2025** Change of Use permit issued to change existing use of retail to 11.11 Retail Store Up to 5,000 $ft^2$ and 11.06 Restaurant ≤ 3,500 $ft^2$.

## Zoning Analysis (B1 Downtown Core)

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 new occupant, Speckled Trout Outfitters, has renovated the interior space of the building into a combination of retail and restaurant space with the addition of a bar area. The building has a co-tenant, The Happy Persimmon, that previously shared the entrance with the former tenant, Orvis Fly Shop and Guide Service, that would now like to create a separate entryway by utilizing the loading dock area which has an existing door by adding steps that are the same design as the primary deck on the northern elevation. The applicant will be required to meet all applicable building code standards.

**UDO References to Appearance Standards:**

Per UDO Subsection 14.19.06(A) the B1 Downtown Core and the B1 Downtown Interface Zoning districts are located within the Central Fire District which is regulated by the most recent edition of the NC Building Code. Applicants will be required to submit sufficient information during the zoning permit process for Staff to determine compliance of the proposed development with the requirements of the Central Fire District.

Per UDO Subsection 14.19.06(I)(6) applicants shall identify, retain and preserve storefronts and their functional and decorative features that are important in defining the overall historic character of the building. The storefront materials (including wood, masonry, metals, ceramic tile, clear glass, and pigmented structural glass) and the configuration of the storefront are significant, as are features, such as, but not limited to: display windows, base panels, bulkheads, signs, doors, transoms, clerestory windows, kick plates, corner posts, piers, and entablatures. The removal of inappropriate, non historic cladding, false mansard roofs, and other more recent, non-historic or insignificant alterations can help reveal the historic character of the storefront. If the original façade has been covered, then it should be uncovered if structurally feasible.

Per UDO Subsection 14.19.06(I)(8) materials that are not visually compatible with the original façade, such as shiny metals, mirror glass, plastic panels, and vinyl windows or doors are prohibited, unless they can be documented through historic images or similar documentation.

Per UDO Subsection 14.19.06(I)(13)(a-d) for Exterior Doors when renovating an existing building the original exterior doors historic to the building shall be repaired and retained and the reuse of historic hardware and locks is encouraged. The renovations to facades shall retain recessed door areas or recreate recessed door areas, if historically appropriate, to the extent practicable. Renovations which require new doors or replacement of doors on the primary or secondary facades shall meet the standards set forth in UDO Subsection 14.19.06(H)(3)(e) which for the Downtown Core states all entrance doors on the primary and secondary facades shall be made of a solid wood frame and must be architecturally compatible/sympathetic with the storefront of the building.

Per UDO Subsection 14.19.06(I)(11)(a)(iii) for Field Materials paint color should be similar to the original color of the field material, the existing painted color of the field material, or a color from the Benjamin Moore Historical Collection series or equivalent. Further, 14.19.06(I)(11)(b)(iv) for Trim Materials all other cornices, doors, door and window trim, awnings, canopies, and kickplates can be any color.

Per UDO Subsection 25.06.04(B)(1) acceptable exterior materials are brick, stone, or wood.

***Staff note: The proposed work is compliant with these standards, no changes to the current door is proposed, only the addition of stairs for access. The entrance was not original to the property and the proposed stairs are matching to the existing desk along the northern elevation. The Fire Marshal has reviewed the application and approved with no comments. The steps will be required to meet NC building code.***

## Architectural Survey/Designation Report Information

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

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

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

### Inventory Classification

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

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

**Inventory Classifications:**

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

## Designation Report

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

***Staff Note: The subject property is classified as CH.***

***CH means the property contributes to the district based on historical significance related to events or individuals associated with the property.***

***WT0605 Watauga Motor Company Building (1920)—CH***

*140 South Depot Street (2900-89-0070-000)*

*Completed by 1920 by the McGhee Brothers, this two-story, gable-roofed, brick building with a prominent, stepped east parapet is one of the first constructed in downtown Boone using bricks and other construction materials imported via the East Tennessee and Western North Carolina Railroad, which served Boone from late 1918 until August 1940. Purpose built as a garage, it housed a parade of various automotive concerns until the mid-1930s, when the building officially became home to Boone's Town (sometimes City) Hall, serving in that role until 1962. It has housed various commercial uses since then. A large, two-story addition joined the west elevation about 1977, at which time several salvaged architectural elements from other buildings were appended to the second floor exterior. Original piercings remain evident, although some have been either bricked in or altered using modern materials.*

## Architectural Survey

**WT0605 Watauga Motor Company Building (1920)**
140 South Depot Street

This large, gable-roofed, brick building is one of the first brick buildings constructed in Boone using bricks imported via the East Tennessee and Western North Carolina Railroad, which began freight runs in December 1918. In April 1919, the local paper carried the news that "the brick are coming in and being unloaded for the Watauga Motor Co's new garage," which was to be built by the McGhee Brothers (Watauga Democrat, April 3, 1919). W. E. "Ed" Shipley, the owner (who may have been in business with J. B. Taylor), appears to have struggled to complete the building, however. In June 1919, he asked for changes to the building, which had been designed by Ford Motor Company's architects to meet their standards (Watauga Democrat, June 12, 1919), prompting references to the building for years thereafter as the "Ford Building." Walter Shore of Elk Park completed the carpentry work in the building (Watauga Democrat, July 3, 1919). After another year of delay, the Watauga Motor Company finally opened its repair department, even though the building was still not complete (Watauga Democrat, June 24, 1920). The stay was apparently brief. By April 1921, Shipley had sold the building to F. C. Ward (Deed Book 27, Page 230), and by the end of the year, Watauga Motor Company appears to have left the site. By early 1924, Teague Brothers Garage may have been operating out of the space (Watauga Democrat, April 3, 1924), but this too seems to have been short-lived. The building was again sold in 1924 to former Sheriff W. P. Moody and A. P. Moody, but their ownership ended in 1925, when the property was sold at auction to the People's Bank and Trust Company (Deed Book 36, Page 626, and Watauga Democrat, August 20, 1925). It's not clear what operated there in the next few years, but in 1928, W. R. Winkler moved his garage operation to the old Ford building in the wake of his operation on King Street being demolished for construction of the H. W. Horton Building (WT0593) (Watauga Democrat, October 25, 1928). Contrary to previous survey reports, Winkler's stay was short-lived as

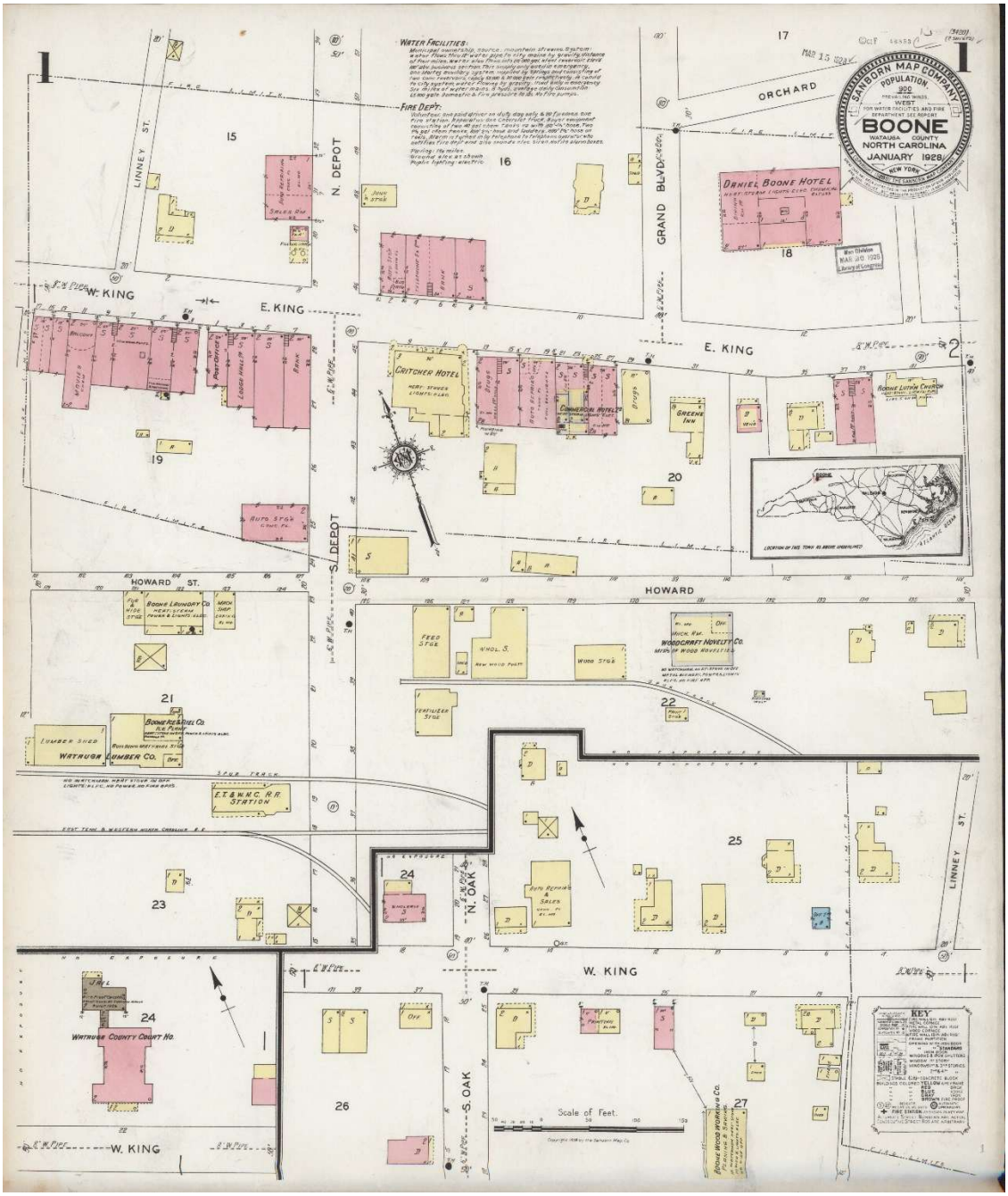
well; less than a year later, Winkler sold his garage operation to J. D. Horton, (Watauga Democrat, July 4, 1929). That same year, notice appeared that the American Legion would be holding a special meeting "at their regular meeting place over the Winkler Garage" (Watauga Democrat, October 17, 1929), thus indicating that the second floor was being used for community meetings. During this same general period, the building appears to have been used for town government meetings while efforts were underway to build a new town hall on King Street near Water Street in 1928. Horton's operation, meanwhile, remained in the building until 1931, when it moved to West Boone (Watauga Democrat, June 18, 1931). Later that year, at least a portion of the second floor was apparently being used for apartments (Watauga Democrat, October 1, 1931). In 1932, the People's Industrial Bank sold the property to the Town of Boone (Deed Book 40, Page 627), some time after which the Town of Boone began using the property as a formal city hall. The earliest formal reference to the building as "city hall" in local papers occurred in April 1935, when news was announced that the Daniel Boone Motor Company would be moving into the first floor of the building (Watauga Democrat, April 4, 1935). Boone Motor Sales, the successor to Daniel Boone Motor Company, vacated the property to move to the Sebastian Building (WT0878) in December 1936 (Watauga Democrat, December 10, 1936). The building continued to operate as Boone's city hall until 1962, when it was abandoned for the old Sinclair gas station property located where WT0862 is today (Watauga Democrat, March 1, 1962). The Town of Boone sold the property to the Farmer's Hardware and Supply Company in 1967 (Deed Book 100, Page 264), after which it served as a storage facility and a lawnmower and chainsaw repair shop. In 1977, Farmer's Ski Shop opened in the building (Watauga Democrat, January 13, 1977). At the time of the survey, Magic Cycles occupied the first floor, while the Farmer's Hardware Ski Shop was in the second floor space. Several early images of the building survive, and they show the building occupying a substantially smaller footprint than its present iteration. A circa 1938/39 image (Cy Crumley Scrapbook) taken from the southwest shows a two-story brick building with a gabled roof and a jerkinhead clip in the gable at the west end of the building. The east end was not clipped, instead offering a prominent, stepped parapet on its east elevation. The west elevation was perhaps most noteworthy for the long ramp extending from a large loading door at the center of the second floor out to the alley running from the old post office to the ice house. Flanking this loading door were two long window piercings, which were mirrored by similar openings on the first floor. The south elevation, meanwhile, offered five irregularly spaced window openings along the second floor (four of them oriented from center toward the west elevation), while the first floor had four piercings, three of them clustered near the center of the south elevation (the easternmost possibly a door) and a fourth located near the southwest corner. A circa 1950 image from the south by Palmer Blair (Pal-Bla-04-104) and a circa 1952 parade image from the southeast (His Boo-1.54.2) offer a little bit more detail. At that point, the west ramp to the alley was still intact, while the five windows of the second floor, south elevation all appeared to have been two-over-two, double-hung sash, wooden windows. The south elevation first floor piercings also appear to have been two-over-two, double-hung sash, wooden windows, with the exception of the easternmost piercing, which still appeared to be a doorway. The east elevation, meanwhile, offered three symmetrically spaced, two-over-two, double-hung sash window piercings on the second floor. Reading left to right (south to north), the first floor had a wooden, paneled door with a large transom, followed by a large shop window with a prominent, single-panel clerestory window, followed thereafter by another doorway set in an unusual, arched opening with a four-light transom, followed by another large shop window with a two-light clerestory window, followed to the north by a large garage bay in a wood frame. The first floor openings were capped with a spanning, soldier course lintel, and the second floor brick was set back slightly, creating the appearance of a panel inset with pilasters at the south and north ends. The entire building was clad in six-course common bond brick. This same general appearance remained until sometime between 1972 and 1984, when a large, two-story addition was built on the west side of the building and a wooden awning installed on the east elevation over the first floor. These

changes may have occurred as a result of renovations by Farmer's Ski Shop in 1977, when architectural remnants from other buildings were added to this site. These included several doors salvaged from a 1780s house in Troy, North Carolina, and a stained glass window with a mountain scene. The carved doors that now serve as the main entrance to the second-floor shop are from the Troy house (Watauga Democrat, January 13, 1977). Today, the east elevation retains the original piercings, but the original windows have been replaced with metal-framed plate glass and the original doors replaced by metal-frame alternatives. A garage door is still present in the bay at the north end of the first floor of the east elevation, but it is clearly a modern replacement. Along the sidewalk on Depot Street, a stone retaining wall capped with stone slabs serves as the support for an asphalt-shingled irregularly cut, wooden awning resting on posts. Perhaps the most intriguing detail that survives from the original east elevation is the floating pilasters with stepped bases that are used to demarcate each of the steps in the prominent east parapet. The brick of the entire building has also been painted, although the second floor windows of the east elevation (which have soldier course lintels and brick, double-tier sills) appear to have had flanking shutters at some point whose absence today has left its mark on the painted brick. Coping on the east elevation parapet appears to be of metal. The original piercings of the second floor of the south elevation of the original building are still evident, although all of them have been filled in with brick. A new window piercing has been cut in the brick between the second and third piercings from the west on the second floor, within which is set the aforementioned, stained glass, mountain scene window. The original openings of the first floor of the south elevation are also evident, but these, too, have been bricked in and replaced with new openings. At the west end is a wooden-framed doorway with a large transom, to the east of which is a wooden-framed, plate glass window. This pattern is repeated near the east end of the original south elevation. The roof of the original building is clad in asphalt shingle and has been punctured on its south face by three skylights. A small, interior, furnace stack is also evident near the southwest corner of the original building. Curiously, the jerkinhead at the west end of the roof still survives, although it is partially obscured by the manner in which it ties into the gabled roof of the west addition. The west elevation of the original building is now obscured by the west addition. The north elevation of the original building reveals several piercings that have been bricked in. Toward the west end of the original building is a large, seven-light, projecting bay window that appears to be clad in metal. Just to the east of this is an elaborate, wooden porch, with a short run of stairs coming up from the parking lot on the north side of the building and another, much longer run descending to Depot Street. Accessible from this porch are two sets of elegant, wooden, doors that were sourced from the 1780s home in Troy and do not match this building architecturally. The center set is arched in its frame and hosts double doors with arched lights and eyebrow lights. The east door is a single doorway with arched lights. The west addition appears to be of running bond brick and is painted on its south and west elevations with an elaborate, somewhat psychedelic mural design, although both elevations have been marred by additional graffiti spray-painted over the murals. No piercings are present on the south or west elevations of the addition. The roof of the addition has a clipped gable at its west end and offers prominent eaves with boxed soffits. The roof is clad in asphalt shingles. A series of six skylights is evident on the south face of the addition's roof. The north elevation of the west addition is also painted and featureless, save for a large, double-door opening inset with paneled doors sourced from elsewhere.

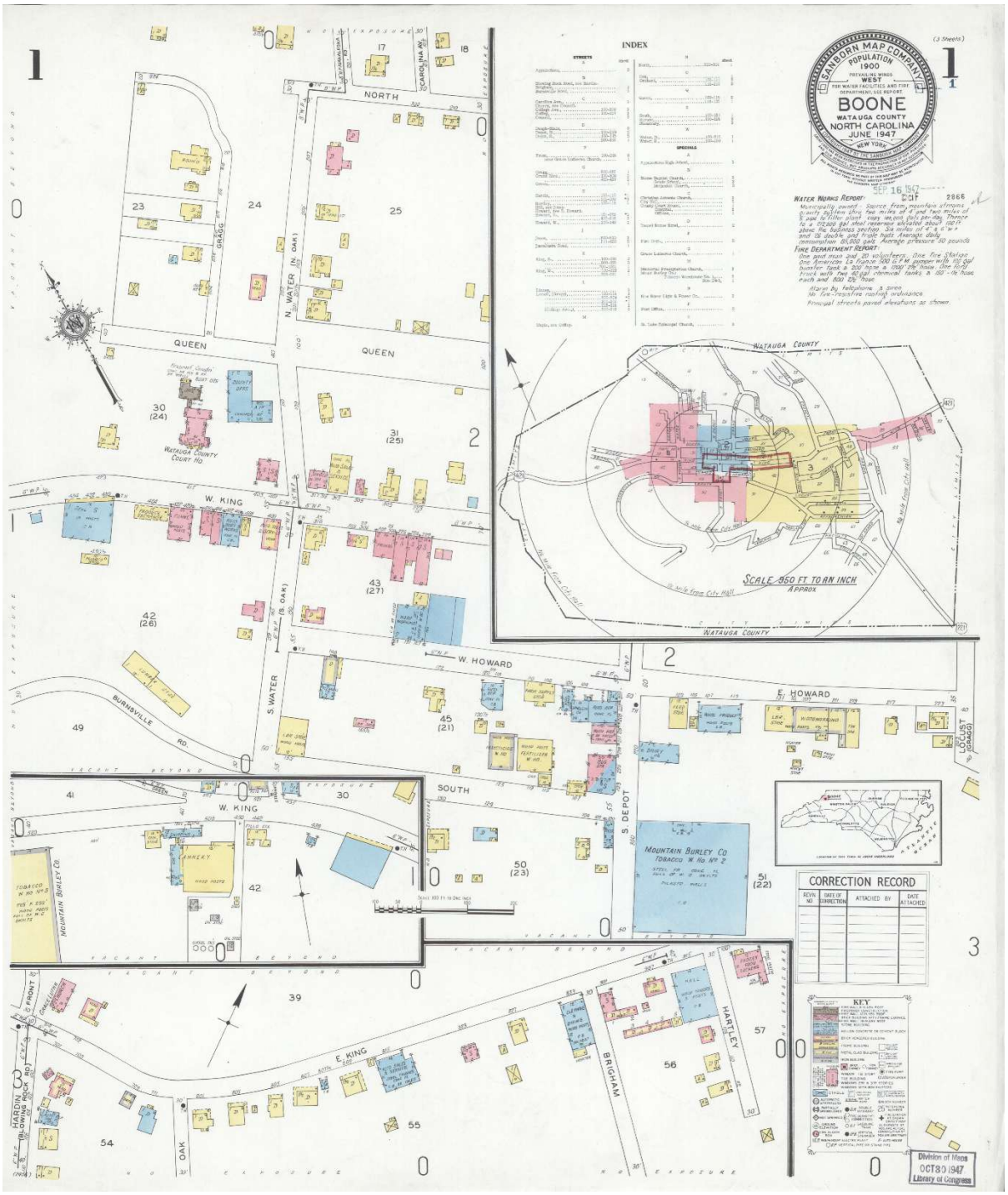
***Staff Note: The images referenced above have been included within the historical photo section of the report. Pal-Bla-04-104: image 7 and His Boo 1.54.2: image 13.***

## Library of Congress - Sanborn Fire Insurance Maps

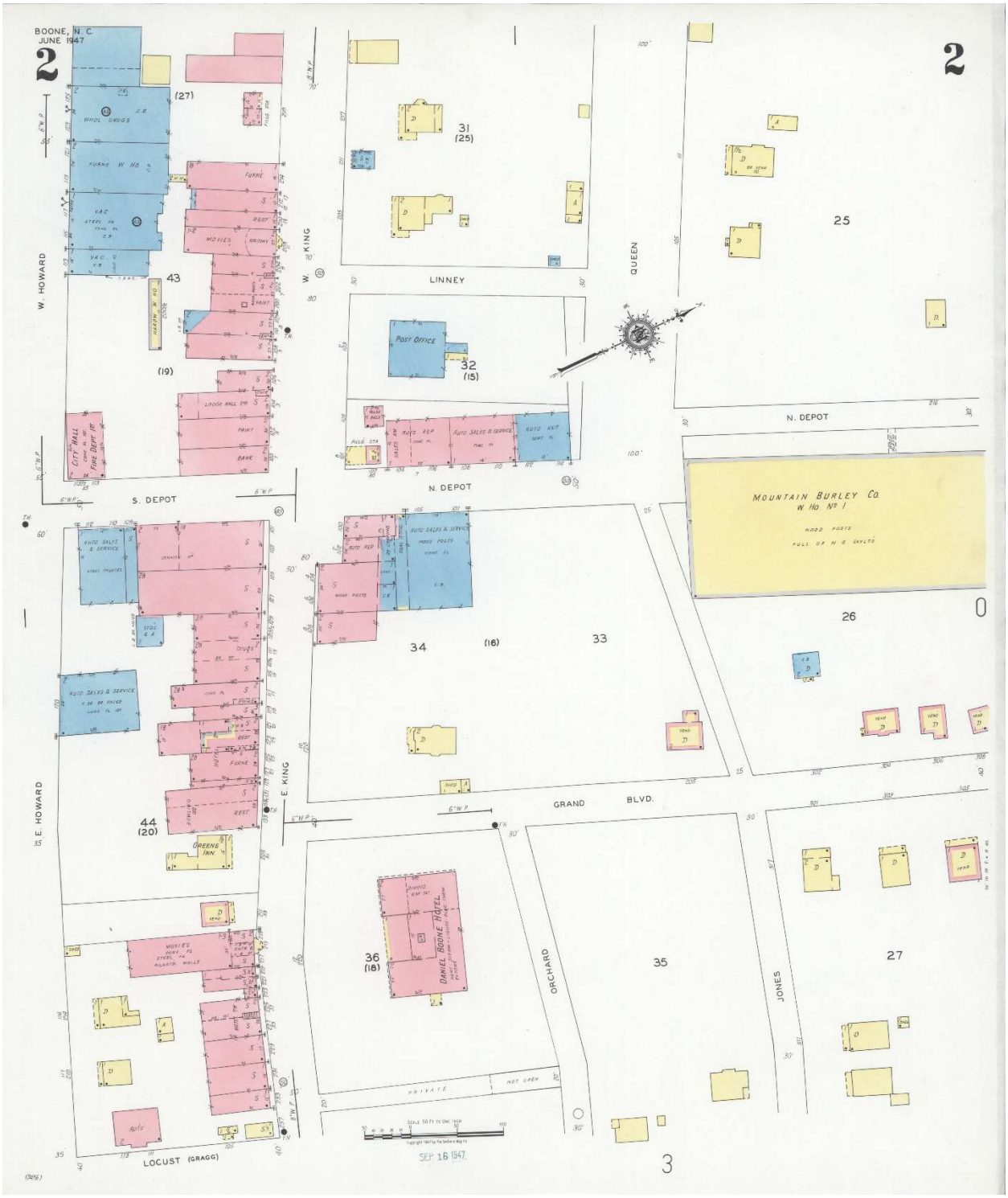
The Library of Congress has made Sanborn Fire Insurance Maps from 1928 and 1947 accessible. As these years fall within the historic district's period of significance (1918-1964), these maps will be used when the property in question, or area of the property in question, can be viewed within these maps.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




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




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




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

## Downtown Boone Local Historic District Design Standards and Handbook Analysis

### Narrative

Relevant design standards from UDO Appendix D, Downtown Boone Local Historic District Design Standards and Handbook, Design Standards for COMMERCIAL/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 Commercial Properties

#### "Commercial Property" Defined

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

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

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

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

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

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

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

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

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

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

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

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

1.6 It is never appropriate to cover an historic upper facade. Whenever possible, non-historic coverings of upper facades, including metal, stucco, or faux mountain village fronts and porches, should be removed and underlying original architectural elements repaired and restored.

1.7 Historic painted advertisements are a significant element of the architectural and commercial history of downtown Boone, and their preservation and restoration are recommended whenever feasible, even if the product or store advertised is no longer available or in business.

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

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

**2. Architectural Components and Details**

Exterior architectural components, including door and window casings, storefront configurations, cast iron ornamentation, stone relief, cornices, columns, brackets, porch railings, soffits, fascias, roof configurations, trim details, architectural flourishes, and various joinery and surface patterns all contribute significantly to the character and historical integrity of properties located within the District.

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

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

2.2 It is NOT appropriate to cover or remove rather than repair or replace in kind such features when they are deteriorated. If replacement is necessary, the new materials should match the materials being replaced in composition, design, texture, color, and other visual qualities. Original architectural features that are covered should be uncovered, exposed, repaired and/or restored, and maintained.

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

2.4 Historic architectural metals, such as pressed tin, aluminum, and cast or wrought iron, should always be retained. If these items are not repairable due to rust or other deterioration, replacement materials should duplicate the form, details, texture, material, size, shape, color, pattern, and composition of the original. When cleaning of architectural metals is necessary, use the gentlest methods possible, such as water, a gentle, non-caustic soap, and soft bristle brushes.

**6. Windows, Doors, and Awnings**

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

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

6.1 The pattern, arrangement, location, size, and shape of windows and doors contribute significantly to a building's historic character, and their consistency within the district helps unify the buildings in context to one another. For this reason, it is always preferable to repair damaged windows and doors rather than replacing them. Furthermore, it is imperative that the fenestration pattern of the door and window openings on the building and of the doors and windows themselves (muntin width, number of lights per sash, etc.) be maintained when repairs to or replacement of elements is underway. It is never appropriate to introduce new features, such as vents, bays, windows, or door openings, in exterior walls if they diminish the historic character of the wall or damage historic materials.

6.2 Whenever possible, the original window and door hardware should be preserved and maintained, as these components are also vital elements of historic properties.

6.3 Whenever possible, other original window and door elements, such as sashes, glass, sills, frames, casings, weather-stripping, lintels, architraves, surrounds, and shutters, should be repaired rather than replaced. This includes sidelights and fanlights on both doors and windows, which are vital architectural elements that help identify the style and period of a particular property. Snap-in muntins are not historically accurate and should always be avoided.

6.4 Unless restoring the appearance of a building to its original, historic context, the pattern, arrangements, and dimensions of doors and windows on principal elevations should be

retained. On tertiary elevations not visible from the street, new door or window openings should be proportionate to existing ones and include matching design elements.

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

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

**8. Entrances, Porches, and Balconies**

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

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

8. 1 Entrances, porches, and balconies, as used in this section, include front (primary elevation), side (secondary elevation), and rear (tertiary elevation) porches, mudrooms, porticos, sleeping porches, balconies, pergolas, terraces, widow's walks, and entrances. Components of porches include steps, balustrades, columns, trellises, skirt boards, fascias, brackets, and various ornamental details. Most original porches and balconies were built with a slight pitch away from the residence to facilitate the runoff of rainwater.

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

8.7 Original porch steps should always be retained. If repair or replacement of porch step materials is necessary, the design, configuration, dimensions, and materials should match the original as closely as possible. In addition, historic stairways and walkways in front of a building—even though not technically part of the building's architecture—are nevertheless an important part of the landscape that accompanies the property and often inform the architectural style and patterns of the property. These elements should always be retained and repaired with appropriate materials whenever possible.

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

8.9 Vegetative screening should be employed to obscure the visibility of decks from the street. The underside of decks should also employ latticework or vegetative screening to incorporate the deck element into the general whole of the property in question.

8.10 Floor coverings, such as artificial turf, indoor/outdoor carpeting, linoleum, and other similar materials (aside from a small doormat near an entrance) should never be installed on porch, balcony, or deck floors, as these materials can trap water and damage the historic architectural elements below.

**9. Paint and Paint Color**

For most of the District's historic commercial properties, which typically were made of masonry and rarely painted, determining historic paint colors, except on trim, ornamentation, windows, original stucco walls, or other architectural details, is usually not a problem. While color chronology tests can help to determine original paint colors (contact the State Historic Preservation Office for assistance), this process is difficult, sometimes inconclusive, and often expensive.

While the HPC does not regulate paint colors in the District per se, property owners are required to submit proposed paint samples as part of any COA application and seek guidance from the HPC and/or the State Historic Preservation Office when considering paint schemes for historic properties. Nevertheless, paint colors and applications must comply with all other general requirements outlined in the Town of Boone UDO. Beyond this, some general standards are applied by the HPC when considering paint in relation to historic properties.

9.1 It is NOT appropriate to apply paint or other coatings to unpainted wall materials and surfaces/finishes that were historically left unpainted, including masonry, stonework, wood shingles, stained wood surfaces, and metal.

9.2 It is NOT appropriate to use abrasive techniques for cleaning or removing paint from exterior walls and trim, such as sandblasting, high-pressure waterblasting, blowtorching, or other methods that may damage the exterior materials. In general, old paint should not be removed unless there is a compelling reason to do so, such as revealing an obscured architectural detail or correcting a severe peeling or cracking problem in existing paint.

Removal of non-historic paint from masonry can be challenging and problematic, and doing so requires strict adherence to preservation guidance published by the National Park Service. Generally speaking, such work should be completed by a professional trained in historic

preservation methods and using a chemical paint remover specifically intended for masonry and the gentlest application means possible. In some instances, inappropriately applied paints may not be removable without damaging the underlying masonry, so it is always advisable to test removal techniques in an area that is not easily visible to the public. The HPC will provide guidance in such instances on the best approach to addressing unusual paint removal challenges.

9.3 Select paint colors that are appropriate for the building's architectural style and that are complementary to neighboring buildings. In general, color should function as a method of contrasting among different materials and architectural elements that make up the building. Contrasting colors that accent architectural details and entrances are discouraged, however, except in those cases where this design element was common to the historic architectural style of an existing historic property and there is historic precedent for such accenting.

9.4 Wooden porch steps should always be painted to match the color of a wooden porch floor.

**11. Accessibility, Health, and Safety Considerations**

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

11.1 New exterior fire escapes are not permitted on historic properties unless more adequate exit facilities cannot be provided. If they must be installed, fire escapes generally should be located at the rear (tertiary elevation) of the building and never along an elevation visible from an adjacent street.

11.2 Introducing items such as wheelchair ramps, fire exits, and fire stairs without damaging the character of a historic structure requires careful planning. Owners should introduce fire exits, stairs, landings, and ramps on rear (tertiary elevation) or inconspicuous side (secondary elevation) locations. If access ramps must be installed in a manner that makes them visible from the public right-of-way, they should be constructed in a manner that makes them as simple and compact as possible and limits their projection from the building.

11.3 Construct fire exits, stairs, landings, and ramps in such a manner that they do not damage or significantly obscure historical materials and features. Such additions should be designed to be complementary to the architectural style, materials, scale, and function of the historic property.

11.4 Whenever possible, existing exterior fire escapes and stairways that are not original to historic properties should be relocated from front or exposed elevations to a rear or unexposed elevation.

## 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 June 26, 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 Palmar 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




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



Image courtesy of the Palmer Blair Collection, Digital Watauga Project

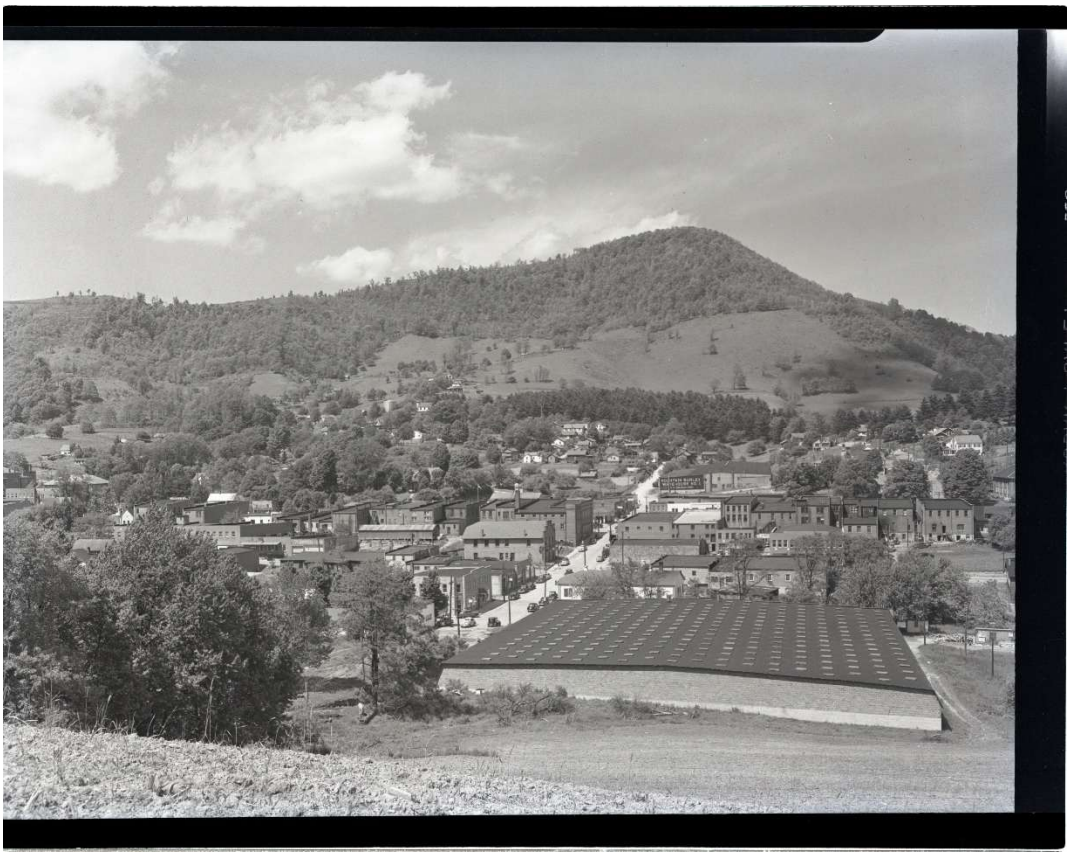


Image courtesy of the Palmer Blair Collection, Digital Watauga Project



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




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



Image courtesy of the Crayte Teague Collection, Digital Watauga Project



Image courtesy of the Crayte Teague Collection, Digital Watauga Project



*March — two, three, four*

Property of Margaret Johnston of Boone, this photo comes to us through a member of her family who practically seized it from her grasp — if we understand correctly — so that we could look back upon a parade of the Troubadours of Appalachian Elementary School back around 1952. Identifications are left to right by row. First: Frank Payne Jr. and Tommy Owsley; second, Gary Mast and at the far end, Bob Agle Jr.; third, the man with the bass drum, Richard Agle, then Bob Cook and Bobby Joe Winkler; fourth, Tad Buckland and Jim Goodnight, saxophonists, and Margaret Rose Brown — behind whom their student teacher can be seen; fifth row, Pat Maddox and Libby Culbreth; and in the last row, far left, Gloria Hampton. The band is crossing the intersection of Howard and Depot streets. Behind them on South Depot is the old Boone City Hall, once a Ford agency. (The office in the left corner was occupied by former Mayor Wade E. Brown. The two centermost cars are a 30's Model-A and an early-50s Chevrolet.) We are grateful for the loan of this photo, which was made by Palmer Blair.

Image courtesy of the Historic Boone Collection, Digital Watauga Project




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



Image courtesy of the Watauga County Historical Society Collection, Digital Watauga Project

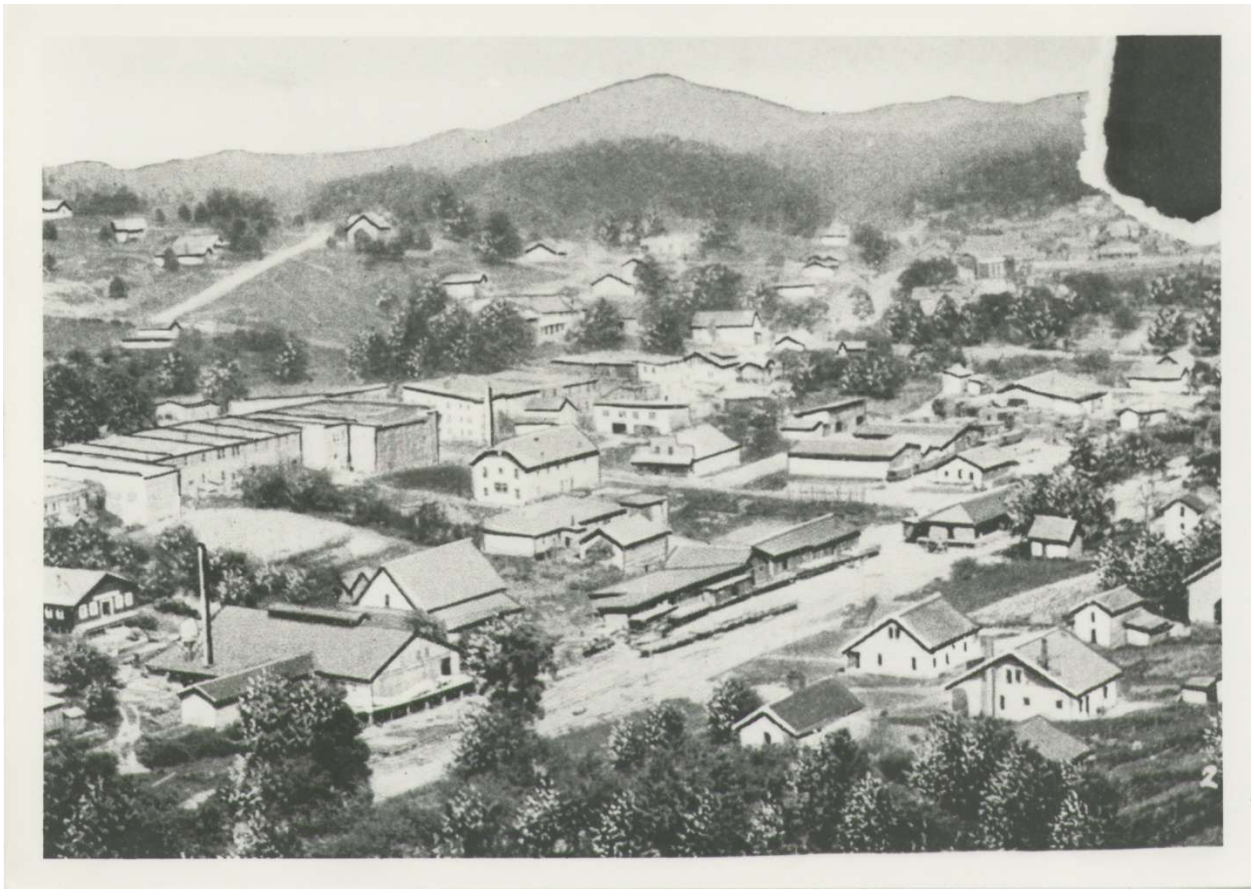


Image courtesy of the Watauga County Historical Society Collection, Digital Watauga Project

We added what was an intended temporary stair but built to code on the rear loading fock entrance of the 1970s addition to the structure. In that time we have realized that this is a wonderful improvement to safety of our workers and delivery drivers who bring stock into the building. The loading dock is always blocaked by vehicals making it even harder to use. We would like to keep this staircase in place. We attached with a screws a 2x12 ledger board to the existing treated skirt board of the loading dock. We then used treated 2x12 stringers and attached them with simpson joist hangers to the new 2x12 ledger. We then decked the 2x12 stringers with treated 2x6 boards. We mais the handrail posts from treated 4x4 posts and capped them with a treated 2x4. If allowed to leave will fill the gap between the cap rail and the stair rail with vertical 2x4's at 4" OC to meet code. All of the wood used is ground contact rated for durability. The style of construction matches the existing deck and stair cases on the current entrance and is simply a utility entrance in the back of the parking lot. it is only visible once at the exiting entrance or if coming down the alley. We will need to wait at least 6 months for the woood to dry out before applying a tinted sealer to match the existing deck and trim on the entire building. During the renovation we found a gallon of the sealer used on the existing deck. It is Cabot Brand Solid Color Acrylic Stain and Sealer - Taupe (1800 Series-Solid Color Acrylic Deck, 1808 Medium). Photos are attached later in application of the can itself with exact color mixture and photos of the "new stair" and existing stair/deck.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OUTFITTERS


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But Made for Wood
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Our strongest weather barrier
blocks the most UV rays
Maximum scuff resistance
Covers old stain of all kinds and
mismatched boards
Medium Base




| Colorant | Y | 32 | 64 | 128 |
|---|---|---|---|---|
| BLU | 2Y | 2 | 0 | 0 |
| ROX | 1Y | 20 | 0 | 0 |
| YOX | 4Y | 16 | 0 | 0 |

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**Taupe**
899581



**Taupe**
899878


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**Staff Report**
**August 12, 2025**
**Case A25-0482 Qualls Building - Certificate of Appropriateness for Major Work**

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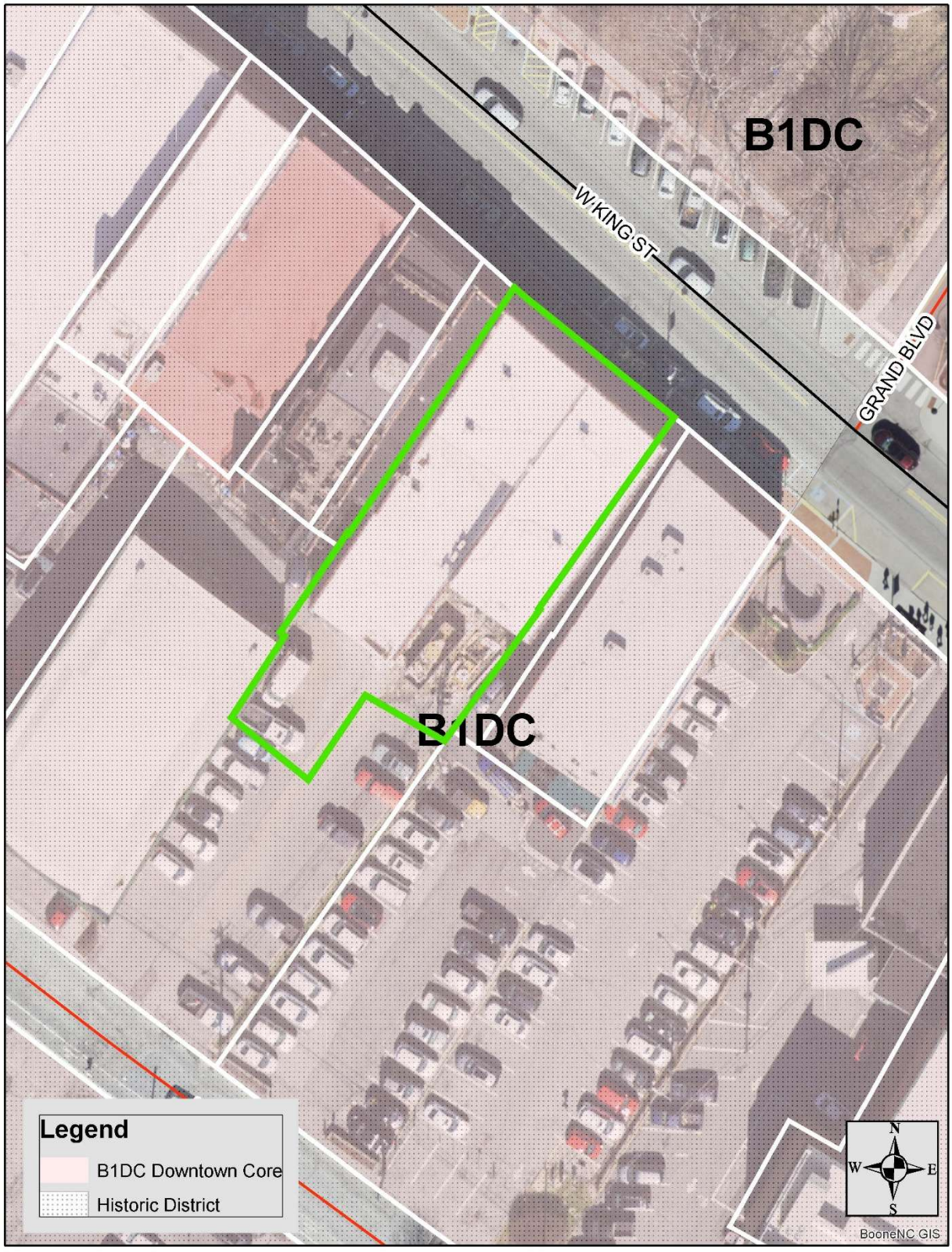
## Request

Trade Land Company, LLC has submitted an application for a Certificate of Appropriateness for Major Work for 605 W King St located in the Downtown Boone Local Historic District. The request is for mortar joint repairs along the east, west, and south elevations of the building. The scope of work states repointing and tuckpointing of the mortar joints and the proposed material includes a water-based natural look sealant. The subject property is outlined in green on the Zoning Map included below.

Pursuant to UDO Article 8, required by Subsection 8.03.01 and the Table of Minor Work and Major Work located in Subsection 8.05.03 and Appendix D, an applicant is required to obtain a (COA) for any alteration of the exterior surface material of a building outside of in-kind repair or replacement.

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

## Zoning Map


B1DC
W KING ST
GRAND BLVD
B1DC
Legend
B1DC Downtown Core
Historic District
N
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BooneNC GIS

## Parcel Information

| | |
|---|---|
| **Address:** | 595 -/605 W King St |
| **Property Owner:** | Trade Land Company, LLC |
| **Watauga County Pin:** | 2900-88-4900-000 |
| **Lot Size (Total):** | 0.215 ac |
| **Jurisdiction:** | Town Of Boone |
| **Access:** | W King St (State maintained) |
| **SFHA:** | No |
| **Watershed District:** | No |
| **Corridor District:** | No |
| **NCD:** | No |
| **Viewshed:** | No |
| **Steep Slope:** | No |
| **Current Zoning:** | B1 Downtown Core with Downtown Boone Local Historic District Overlay |

The B1 Downtown Core and the B1 Downtown Interface Districts 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:

A. 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.

B. 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.

Historic districts are established as overlay districts intended to preserve historic landmarks and districts within the Town pursuant to Article 8 Historic Preservation.

***Staff Note: After the designation of a historic district, no exterior portion of any building shall be erected, altered, restored, moved, or demolished within such district until after an application for a Statement of Conformity (SOC) for minor work or a Certificate of Appropriateness (COA) for major work has been approved. 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 | B1 Downtown Core with Historic District Overlay | Cultural Facility |
| East | B1 Downtown Core with Historic District Overlay | Restaurant / Hotel |
| South | B1 Downtown Core with Historic District and SFHA Overlay | Professional Office |
| West | B1 Downtown Core with Historic District Overlay | Retail/Hotel |

## Recent Zoning History

**6-12-2025** A Statement of Conformity was issued to Maling Plumbing LLC to install a gas line for Venture Chocolate & Wine.

**8-06-2024** Zoning Permit issued for a Change of Use. The former creamery has been changed to a retail store, Appalachian Sportswear.

**8-06-2024** Certificate of Appropriateness under Case A24-0285 issued for a revision to the previously approved alterations to the entry door and storefront window on the primary elevation.

**4-02-2024** Certificate of Appropriateness under Case A24-0128 issued for alterations to the primary and tertiary elevations including removal of the current awning, reconfiguring the store front, replacement of mismatched brick, and adding a door and exit stairs.

***Staff Note: Elevations submitted under Cases A24-0128 and A24-0285 noted brickwork on the primary and rear elevation with statement clean and repoint mortar as needed.***

## Recent Building History

**5-09-2025** A building permit was issued for installation of gas services for a new coffee roaster for Venture Chocolate & Wine.

**3-04-2025** A building permit was issued for interior renovation for an expansion project for Venture Chocolate & Wine; the project is still on-going.

**2-03-2025** A building permit was issued for interior demo work for Venture Chocolate & Wine; the project is still on-going.

**6-11-2024** Building permit issued for interior renovations to convert the former creamer to retail space for Appalachian Sportswear. Project was completed and a Certificate of Compliance was issued 1-29-2025.

## Zoning Analysis (B1 Downtown Core)

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 exterior would not require a zoning permit as there are no changes to the number or type of features, only repairs to the current façade, nor any changes to the color of the painted brick.

***Staff Note: The current work being performed has been permitted and is conforming to UDO requirements. The repairs to the brick façade would be permissible as maintenance outside decisions regarding the historic nature of the property.***

## Architectural Survey/Designation Report Information

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

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

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

### Inventory Classification

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

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

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

**Inventory Classifications:**

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

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

**NC:** Non-contributing property

**VL:** Vacant lot

## Designation Report

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

***Staff Note: The subject property is classified as CH,CA.***

***CH means the property contributes to the district based on historical significance related to events or individuals associated with the property.***
***CA means the property contributes to the character of the district based on architectural significance.***

## Architectural Survey

**WT0595 J.L. Qualls Block (1922)**
603 West King Street

An especially auspicious year for Downtown Boone's development was 1922, when local business leaders and the Watauga Democrat continued to promote the local development boom with the slogan, "Watch Boone Grow" (see, for example, the March 2, 1922, issue). One of the first buildings to actually break ground that year was the J. L. Qualls block, a two story, brick, commercial block building with basement, which already had its construction materials on site in March 1922. Built on what appears to have been the old D. J. Cottrell storehouse lot, by July, the brickwork was complete, with the masons shifting to the Jones Block (WT0969) job site just down the street (Deed Book 24, Page 337, and Watauga Democrat, July 20, 1922). This fact, coupled with the remarkable similarity in appearance among the Boone Drug Building (WT0849), the Jones Block, and the Qualls Block suggests that the contractor on all three may have been Poe and Triplett of Lenoir, who are documented as having completed the Boone Drug Building. The most obvious similarity is the central, second floor entrance flanked on either side by

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

*Built in 1922 as one of three similarly designed, mixed-use properties constructed by the Poe and Triplett firm out of Lenoir as part of the "Watch Boone Grow" campaign, this two-story, commercial block building with basement features a central entrance to a staircase leading to the second-floor apartments, flanked by two storefront on either side, with pilaster divisions highlighting this central entrance. Raised stretchers serve as an unusual jigsaw trim around each of the second floor windows on this north elevation, giving them a pronounced appearance against the recessed plane of the much of the second floor façade. Early tenants included a hardware store and a restaurant, both run by J. L. Qualls, and a grocery store. The building also features a sidewalk staircase descending to basement shops below the west end of the building. From 1923 to 1952, the second floor was home to a hotel operation known mostly as the Carolina Hotel. A fire on Christmas Day 1952 gutted much of the building, after which the second floor was used for apartments and the upper façade of the north elevation was painted.*

storefronts, with pilaster divisions used to segment the central portion of the building. We know that Poe and Triplett was operating in Boone for several years during the early 1920s; both the Administration Building and the Science Building at the Appalachian Training School were their handiwork, and they later completed the Appalachian High School building and the first Cove Creek High School.

There is some evidence to suggest the Qualls Block was built in stages; newspaper accounts mentioned that construction on the west section, with its exterior access to apartments and space for a "modern café" on the first floor, quickly followed completion of the east section, built for Qualls's hardware store (Watauga Democrat, October 5, 1922). This may explain the long delay between the announced completion of the brickwork in July 1922 (Watauga Democrat, July 27, 1922) and the eventual completion of the entire commercial block, which was announced in March 1923. The final stages of this work on the west half of the building are visible in a 1923 image in the Historic Boone Collection (His-Boo-1.19.6). When the Qualls Block first opened, it was home to the Qualls Hardware Store, the Qualls and Company Restaurant, and the Cash Grocery Store, operated by H. H. McDougald (Watauga Democrat, March 22, 1923). This grocery store most likely functioned either out of the back of the hardware store or as part of a partitioned store space on the east side of the building, as the 1923 Historic Boone image clearly shows only two storefronts along King Street and no basement access from the sidewalk. Qualls apparently tired of the hardware business rather quickly. In late 1923, Qualls sold out the hardware stock to his son, Ed Qualls, and A. F. Dixon, then converted the second story of the building into the Commercial Hotel, later known as the Carolina Hotel after 1936 (Watauga Democrat, October 4, 1923, and July 16, 1936).

In 1927, the restaurant space on the first floor of the west portion of the building took on the name of the Princess Café, a popular eatery in Boone through about 1937, even though management of the restaurant changed hands just about every year (Watauga Democrat, October 4, 1928). In February 1931, Ed Qualls, the son of J. L. Qualls, took over management of the Princess (Watauga Democrat, February 12, 1931). Shortly thereafter, the Princess Café also became the base of operations for the Union Bus Terminal until the bus operation moved to the Linville River Railway depot in October 1933 (Watauga Democrat, October 12, 1933). Tenants in the east storefront of the first floor are more difficult to track, as it is not known when either the grocery store or the hardware store closed. By early 1926, references to a store known as The Fashion Shop, operated by Ed Qualls, began appearing in the local paper (for first reference to this business being in the Qualls Building, see Watauga Democrat, November 18, 1926). In October 1929, Ed Qualls sold the business to his father, who then spent the next two years closing out the inventory (Watauga Democrat, October 17, 1929). In 1931, J. B. Brewer opened the Five to Five Store in the same space, which appears to have been partitioned from a self-service grocery known as the J. & E. Self-Service Store, which had operated in the space since late 1927; later in 1931, the Five to Five took over this space to sell shoes and thus doubled its square footage (Watauga Democrat, May 21, 1931, and October 22, 1931).

In May 1935, Qualls appears to have created an east side entrance in the alley now occupied by WT0848 to provide egress to a new "Basement Bargain Store" (Watauga Democrat, May 2, 1935). Also occupying the building after 1935 was the Ruth and Louise Shoppe (Watauga Democrat, October 31, 1935), which appears to have taken over part of the old Five to Five Store space (Watauga Democrat, May 2, 1935). That same year, Qualls appears to have opened the Qualls Furniture Store toward the east end of the block, suggesting that Qualls had essentially divided the original storefronts into a total of four storefronts, each with independent access. The following year, Qualls sold the Commercial Hotel business, apparently in conjunction with these renovations to the building, and the name was changed

to the Carolina Hotel (Watauga Democrat, July 16, 1936). These renovations are evident in a circa 1936 postcard image (Bob-Bre-02-115), which shows major changes to the west half of the building (the east half is not visible). The most obvious change was the addition of a wooden porch spanning the middle section of the building, with a spindled balustrade around the porch roof. This porch rested on rounded columns with squared pedestals and caps, while the entablature of the porch roof was unusually ornate for the prevailing architecture of Boone at the time. Indeed, its similarities to the appearance of the porch roof of the Daniel Boone Hotel, then located diagonally across King Street, may be a reflection of the competition between the two properties. In any case, the porch was a short-lived feature, as it was no longer present by the time of the 1949 Watauga Centennial Parade (Pal-Bla-04-236).

A more lasting change was the addition of a basement entrance accessed via a concrete staircase below sidewalk grade at the west end of the Qualls Block. It appears likely that this led to a barbershop, as evinced by a barber pole evident at the top of the staircase in the 1936 postcard image, although two separate shops are now present below grade in this space. By this point in time, the Princess Café appears to have changed names to the Carolina Café, occupying the same space under management by the hotel's new operator, Milton Young (Watauga Democrat, July 16, 1936). Five years later, Qualls appears to have moved his furniture store out of the east storefront and into the two middle storefronts, with the Elite Shop occupying the east storefront (Watauga Democrat, February 13, 1941, and March 13, 1941). Three years later, Qualls sold the entire building outright to J. R. Craven (Deed Book 59, Page 59, and Watauga Democrat, September 7, 1944), where he opened the Edmisten-Craven Furniture Store. By 1949, Craven Furniture Company still occupied the east half of the first floor of the building, while the Skyline Restaurant was present in the center portion, as seen in a 1949 Watauga County Centennial Parade image (Pal-Bla-04-236), even though Craven had sold the building in 1945. After a succession of owners, the Greene and Wilcox families finally acquired joint ownership in 1948 (Deed Book 64, Page 529), an arrangement that continued until the recent sale of the building to a developer.

In 1952, a Christmas Day fire gutted much of the building, causing serious damage to Craven Furniture, the Carolina Hotel, the Skyline Café, the City Meat Market (which occupied the western storefront), the Central Barber, and Earl Miller's watch repair business; the latter two businesses were in the basement area accessed from the street level staircase (Watauga Democrat, January 1, 1953). The level of damage essentially resulted in a complete re-working of the tenants in the building as well as the exterior appearance. The most obvious change was the painting of the exterior brick white, apparently to hide fire damage to the brick. More noteworthy was that the fire appears to have killed Fred Church's Carolina Hotel business; no evidence of the hotel reopening has been found, and Church was managing Bare's Department Store by 1954. Presumably, the occupancy of the second floor shifted to apartments thereafter. In 1953, Bill's Shoe Store moved into the renovated, easternmost storefront, while Palmer's Photo Shop moved into the second shop from the east (Watauga Democrat, April 16, 1953, and May 7, 1953). Caudill's, a department store, occupied the third storefront from the east, while the meat market reopened in the west storefront as the City Market and Grocery (Watauga Democrat, May 14, 1953, and September 10, 1953, and 1959 Rhododendron).

These arrangements appear to have continued for a number of years, excepting a name change from Palmer's Photo Shop to the Flowers Photo Shop following Palmer Blair's death in 1957 and the purchase of the business by George Flowers in early 1958. By 1965, however, a number of exterior changes began occurring with the storefronts, as was common throughout Boone during this time, mostly featuring the addition of "modern" treatments such as wood paneling, cedar shake roof overhangs, and other ill-advised treatments. By 1965, the former Caudill's space had become the Fashion Shoppe, while the

former City Market space was briefly a McClung's before becoming a jewelry store known as The Stone (ASU Digital Collection). At the time of the survey in 1988, Jerry Wilson was still operating what was by then known as the Dixie Barber Shop in the basement area off King Street, although he had operated there under several different names over several decades. Shorty's, a popular local restaurant, was in the former City Market space. By 1992, the City Market space was home to Rochelle's Deli Restaurant, while the Fashion Shoppe space was the Curiosity Shop. Kelly and Green, a regional photo chain, also operated in the former Flowers space, having bought out Flowers, who then operated his studio out of the rear-accessed basement of the Qualls block until his retirement in 1998. By 1992, the former Bill's Shoe Store space had become Dancey's Shoe Store (Watauga Democrat, July 1, 1992).

Physical changes to the north elevation storefront treatments are too numerous to recount here, aside from what is listed above. At the time of the survey, though, the north elevation generally retained the original appearance of its second floor configuration. Brick appears to be running bond, painted over following the 1952 fire. A continuous rowlock band divides the second floor from the first floor storefronts and essentially functions as a window sill for the six pairs of double, one-over-one, double-hung sash, wooden windows with aluminum storms—features certainly dating no earlier than the 1953 post-fire renovation but set in the original piercings. These six window groups are divided into two sets of three bays by a single, central, one-over-one, double-hung sash, wooden window. Raised stretchers serve as a sort of jigsaw trim around each of the windows, creating a recessed frieze treatment with two narrow pilasters framing the central, single window and rising to the five-course cornice treatment, which has a rowlock band in the center course. Attic vents are visible at the center of each frieze. The roofline is coped with terracotta tiles.

At the time of the survey, the first floor of the north elevation, reading from east to west, offered a double storefront at its east end, with a recessed, double entry with transomed doors leading into the two shops (King Street Creamery and A Piece of the Past). A metal pole, which dated to at least the 1960s, provided additional support at the sidewalk for the wide, recessed entry, while a projecting, hip roof awning clad in wood shingles hung over these two storefronts. Shop windows appeared to date to the post-fire renovation. Slightly offset to the east of the central, second floor window was a single, first floor door that appeared to provide access to the second floor apartments. The east hip roof awning also covered this doorway. To the west of this door was the third storefront configuration, drastically altered from its post-fire configuration when Caudill's occupied the space. It consisted of a single, aluminum framed, slightly recessed doorway with narrow, aluminum framed sidelights and a narrow transom light spanning the lower configuration. Aluminum framed shop windows were located just west of the doorway, rejoining the façade plane with a two-light configuration with a brick bulkhead. Wood paneling, apparently dating to the mid-1960s, covered the first floor brick around the storefront. A hip roof awning clad with wood shingles spanned this storefront. To the west of this was the west storefront, also radically altered from the post-fire configuration and entirely clad in wood paneling, with a single, recessed entrance located to the east side of the storefront and a large, single light window at the center. An asphalt-shingled, hip roof awning spanned this storefront. The wood paneling appeared to date to the 1960s as well, although the date of the awning is unknown.

In early 2019, the present owner began a massive rehabilitation of this building, beginning with the removal of much of the fabric from the north elevation. This work revealed, in part, some portions of earlier façade configurations, including the old Caudill's sign. While photographs have been taken showing this work, it is not described in detail here, as the façade appearance is likely to change in the coming months.

In its original configuration, as seen in the 1928 Sanborn and in a circa 1938 image from the Cy Crumley Scrapbook, the west half of the building appears to have been brick in front (north) but of wood construction with multiple elevations toward the rear (south). The east portion was all brick and two stories in height. At some point before the 1947 Sanborn was completed, the west half of the building was expanded toward the south with one-story brick additions that extended considerably beyond the south elevation of the east half of the building. This configuration is partially visible in the Palmer Blair aerials from 1950 (Pal-Bla-02-002 and Pal-Bla-02-004), showing a garage bay set to the west side of the basement level of the south elevation of the west extension, with three evenly spaced, single windows on the first floor level. The south elevation of the east half was mostly obscured in those images.

Today, the south elevation of the east section sits on a formed concrete foundation, with what appears to be a former garage bay set to the west side of the basement level now enclosed with a wood panel insert that frames a single wooden door and a one-over-one, double-hung sash, vinyl replacement window set just to the east. Another window at the basement level, visible in a circa 1950 image from the south (Pal-Bla-04-104), has apparently been concreted over. Brickwork on the first floor level begins with a rowlock course functioning as a sill resting on the concrete foundation. The rest of the brickwork on this elevation is generally six-course common bond. The first floor offers, left to right (west to east), a former doorway with surviving deep surround that has been filled in with a wooden panel and a hood vent, presumably kitchen ventilation. Just east of this is a former window opening with a rowlock sill now filled with running bond brick, aside from a single row of headers near the bottom. At the far, east end of the elevation is another doorway, this time retaining what appears to be an original, paneled door with an upper light that has been boarded over. The first floor is divided from the second floor with a projecting, rowlock course. Reading left to right (west to east), there are three proportionately spaced window openings. The first two to the west appear to occupy the original piercings and likely date to the 1953 post-fire renovation. They are one-over-one, double-hung sash, wooden windows with aluminum storms. The east window is smaller, with the lower portion of the original piercing bricked in with common bond brick and a rowlock sill. It is a one-over-one, double-hung sash, wooden window with an aluminum storm. The east elevation of the east section is difficult to see, but it features a stepped parapet roof capped with terracotta coping. At least two, widely-set, second floor window piercings are visible along this elevation over the roof of WT0848 to the east. The west elevation of the east section that rises slightly above the south portion of the west section also features a stepped parapet but is otherwise not visible.

Photographs from the 1950s and 1960s of the west portion of the building from the south and southeast (Pal-Bla-02-002, Pal-Bla-04-104, and 5015_096_03) clearly show that the southern half of the west portion of the building was again dramatically altered sometime after 1963, when a third level (second floor) was added to the rear portion of the building, effectively bringing the entire height of the west section in line with the front (north elevation) of the building. The east elevation of the west extension offers a mostly featureless brick wall of six-course common bond, although there is a bizarre feature apparently intended to demarcate the basement level from the upper levels. Here is a repeating brick design consisting of single soldiers interrupting the normal flow of the brick pattern approximately every foot or so, with a rowlock resting on top of the soldier and creating a modified Flemish bond in just that one course with the rowlocks in it. Also, near the southwest corner of the east section of the building is a window opening with a soldier course lintel that has been bricked in. A stepped parapet with terracotta coping is evident along the east side of the west section. The west elevation of the west section offers similar details, except that the bizarre feature at the top of the basement level consists of soldiers interrupting one of the header courses. Another window opening on this side with a soldier

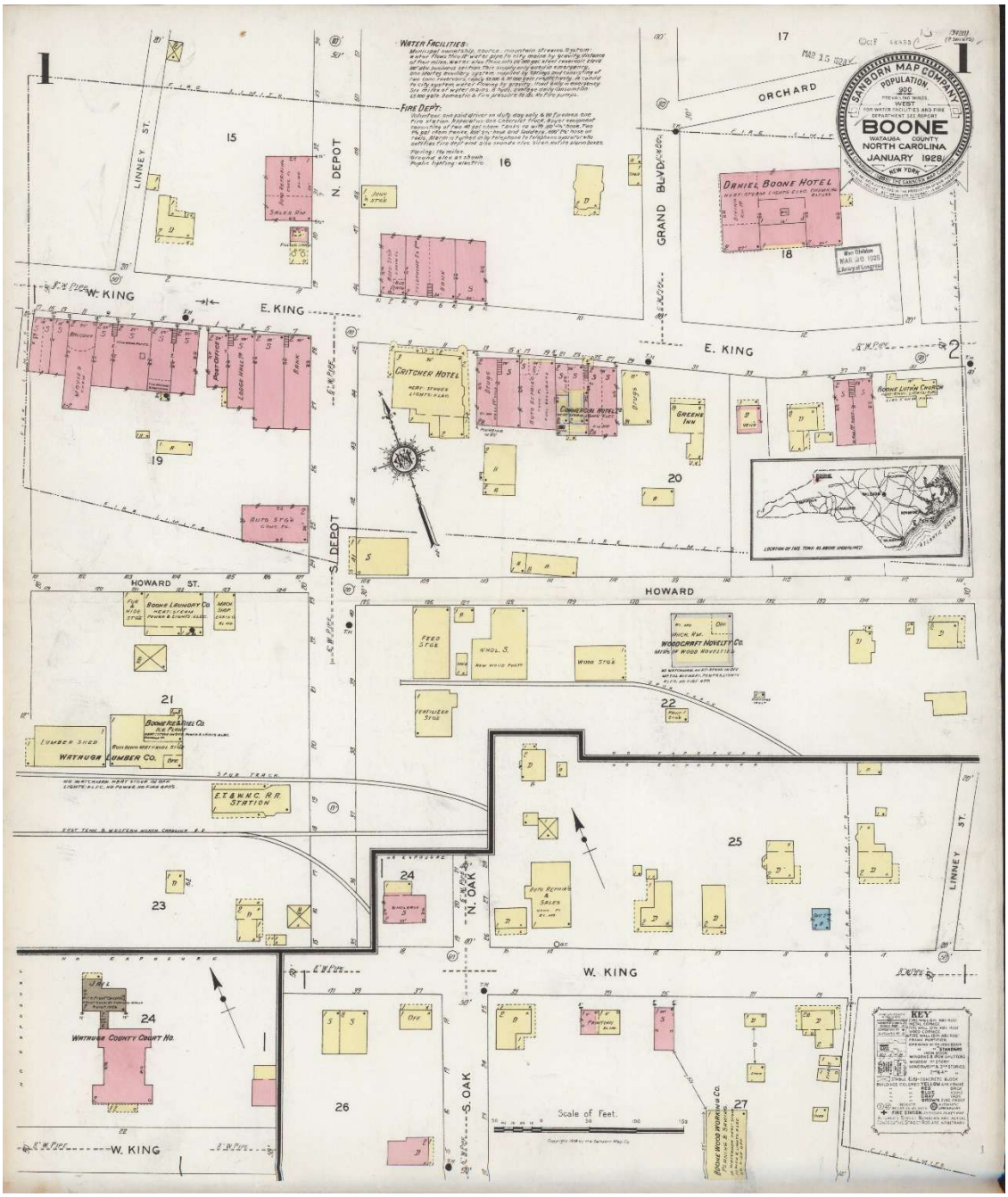
course lintel has been bricked in. Spalling is evident on the upper reaches of the west elevation of the west section, and this wall is capped with a stepped parapet coped in terracotta tiles.

The south elevation of the west section has clearly been altered over time, beyond the addition of the third level. The entire elevation is clad in six-course common bond brick, with no seam or break in the masonry pattern apparent from the addition of the third level. While the soldier course lintel of the basement-level garage bay is still evident, the bay itself has been bricked in, with openings for a steel door at the west end of the bay and a steel, double casement window at the east end of the bay similar to those on the third level. At the east end of the basement level is a double metal door covered by by a shed-roof awning clad in asphalt or possibly asbestos shingles. The first floor level has also been dramatically altered. Originally consisting of three, equally spaced, one-over-one, wooden windows, all three window piercings have been altered. The west piercing has been altered to a metal doorway reached via a rickety wooden staircase descending to the south alley. The middle window has been bricked in, and the east window has been partially filled in at bottom with an ill-fitting rowlock sill and a one-over-one, double-hung sash wooden window in an awkward wooden frame, behind which there appear to be metal bars in a crosshatch pattern. The third level features three, equally spaced, steel, double casement windows of three lights with fixed upper lights essentially serving as a transom. Each window offers a rowlock sill.

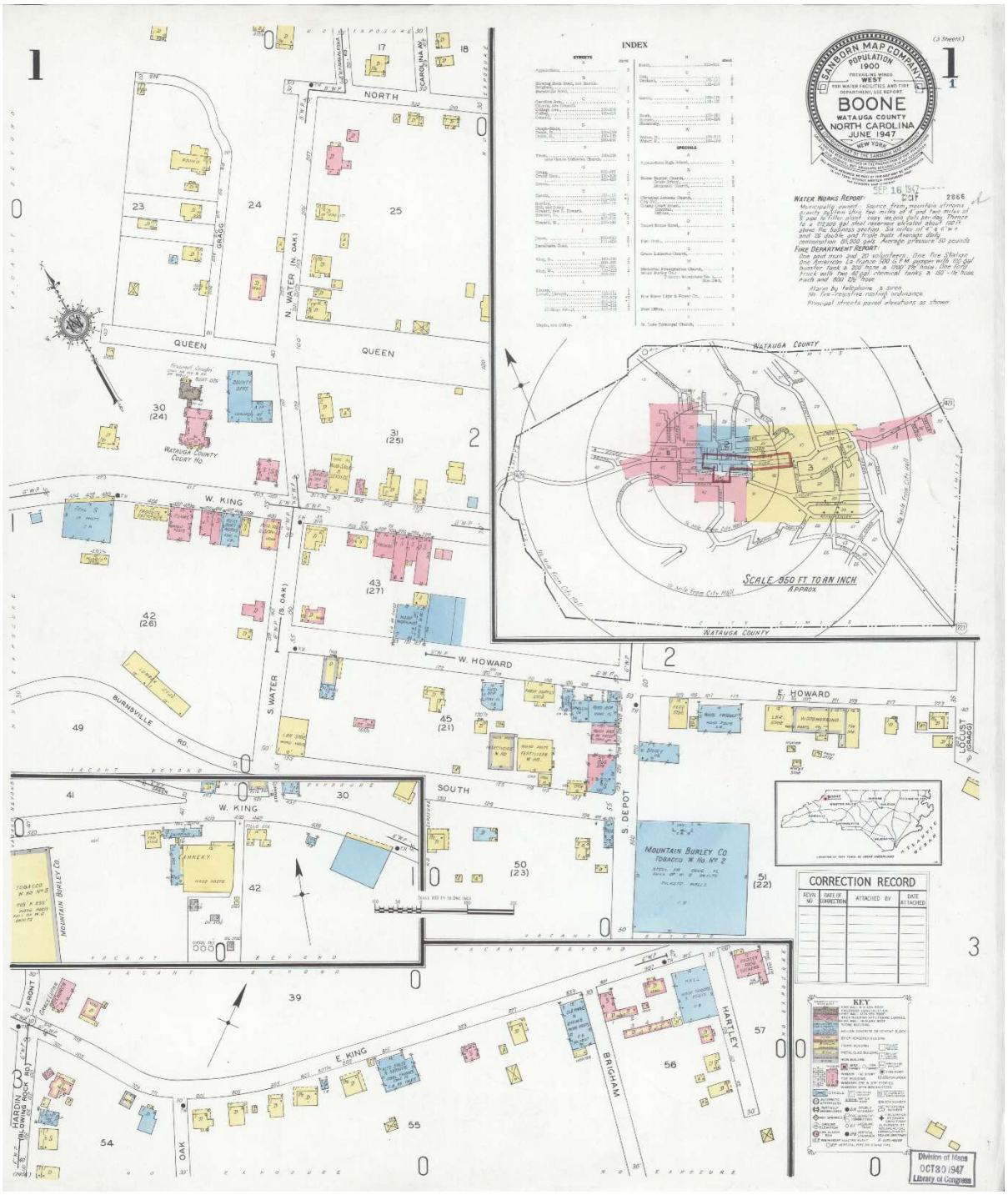
***Staff Note: Most of the images referenced above have been included within the historical photo section of the report. Bob-Bre-02-115: images 9 & 10, Pal-Bla-04-236: images 7 & 8, Pal-Bla-02-002: images 31 & 32; and Pal-Bla-04-104: images 5 & 6.***

## Library of Congress - Sanborn Fire Insurance Maps

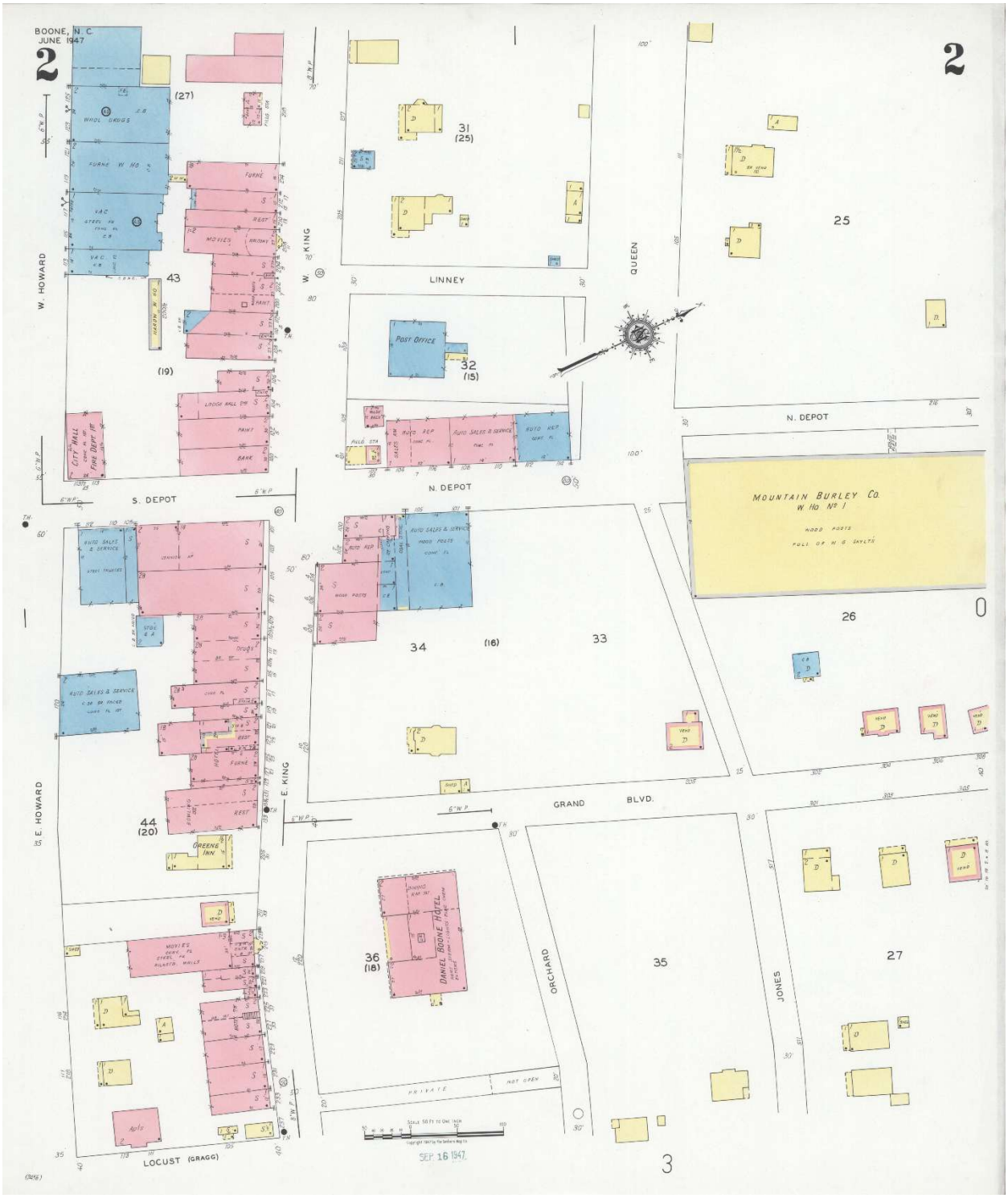
The Library of Congress has made Sanborn Fire Insurance Maps from 1928 and 1947 accessible. As these years fall within the historic district's period of significance (1918-1964), these maps will be used when the property in question, or area of the property in question, can be viewed within these maps.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




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




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




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

## Downtown Boone Local Historic District Design Standards and Handbook Analysis

### Narrative

Relevant design standards from UDO Appendix D, Downtown Boone Local Historic District Design Standards and Handbook, Design Standards for COMMERCIAL/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 Commercial Properties

#### "Commercial Property" Defined

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

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

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

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

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

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

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

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

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

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

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

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

1.6 It is never appropriate to cover an historic upper facade. Whenever possible, non-historic coverings of upper facades, including metal, stucco, or faux mountain village fronts and porches, should be removed and underlying original architectural elements repaired and restored.

1.7 Historic painted advertisements are a significant element of the architectural and commercial history of downtown Boone, and their preservation and restoration are recommended whenever feasible, even if the product or store advertised is no longer available or in business.

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

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

**4. Masonry**

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

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

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

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

4.2 Whenever feasible, historic masonry, including decorative masonry features, should be repaired rather than replaced or covered. When replacement is necessary, it should always be completed using traditional materials of like composition, size, color, shape, pattern, texture, and quality to the originals that are being replaced.

4.3 Re-pointing of masonry should also be completed using materials that duplicate the existing mortar in appearance, texture, and color. Colored sands or mineral-pigmented mortar can be used to achieve a match with the existing mortar. Portland cement should be avoided in mortar, as it may produce a mortar that is stronger than the surrounding masonry, potentially causing the masonry to crumble.

4.4 Unless there is a specific reason for using waterproof or water-repellent coatings (e.g., brick that has previously been sandblasted, creating a porosity problem), these treatments should be avoided, as they can accelerate deterioration of historic masonry.

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

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

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

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

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

4.10 Proper maintenance of masonry is essential to its long-term survival. Property owners should conduct periodic checks for moisture problems and cracking, and they should remove any vegetation that adheres to masonry (such as ivy and other vine plants) or that hinders ventilation and drainage around masonry elements. Vegetation should never be sprayed with defoliants, pesticides, or other harsh chemicals. Please consult with the Planning and Inspections Department for guidance on removal of vegetation on masonry.

4.11 Spalled masonry should never be repaired using cement infills or other patchwork repairs that will only further degrade the historic materials and alter the historic appearance of the building. Instead, spalled or delaminated bricks should be replaced with a similar brick stock or salvaged historic brick that matches the original in color, size, and appearance. New

mortar joints should match the originals in color, composition, texture, and method of application.

## 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 June 26, 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 Downtown Boone Development Association Collection, Digital Watauga Project



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



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




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



Image courtesy of the Palmar Blair Collection, Digital Watauga Project

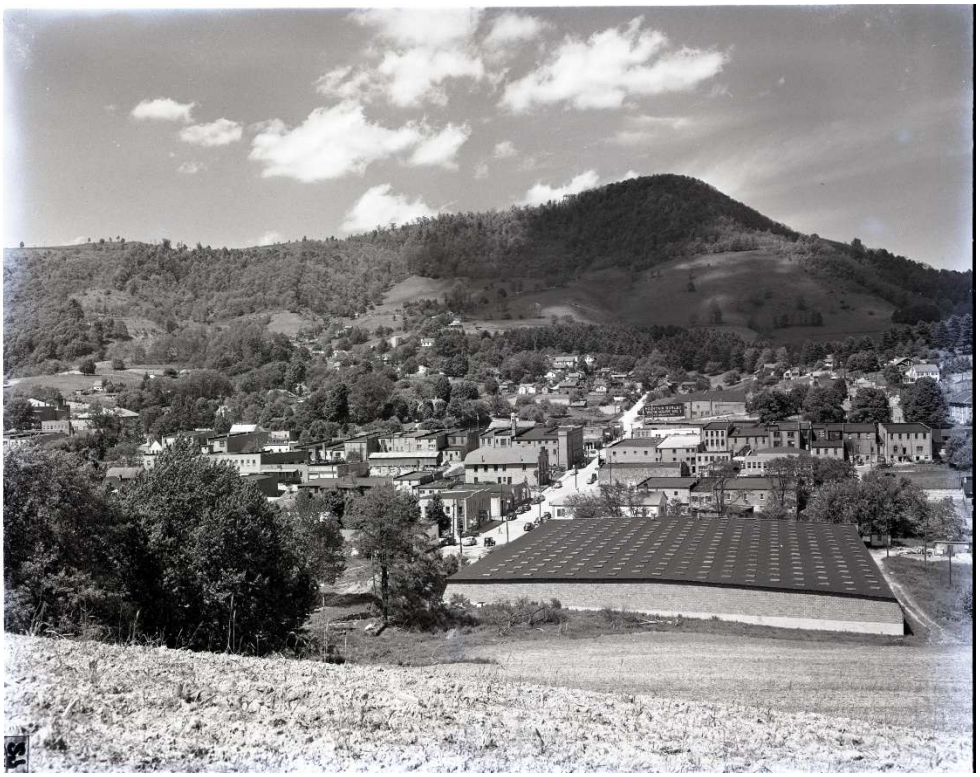


Image courtesy of the Palmar Blair Collection, Digital Watauga Project




Image courtesy of the Palmar Blair Collection, Digital Watauga Project




Image courtesy of the Palmer Blair Collection, Digital Watauga Project




Image courtesy of the Bobby Brendell Postcard Collection, Digital Watauga Project




Image courtesy of the Bobby Brendell Postcard Collection, Digital Watauga Project

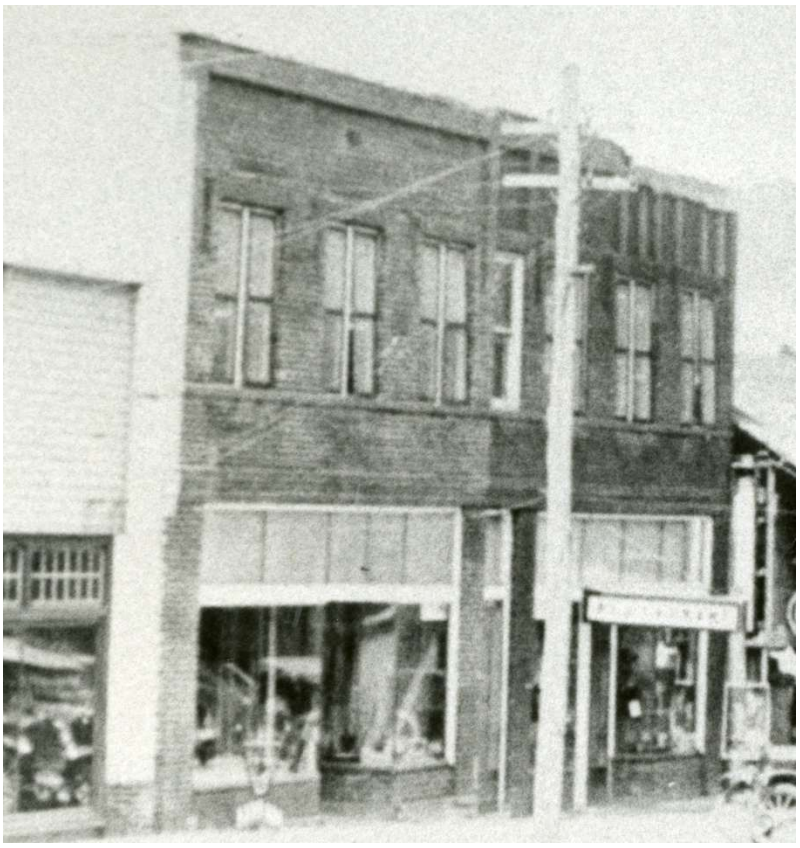


Image courtesy of the Rosalea Dorsey Collection, Digital Watauga Project

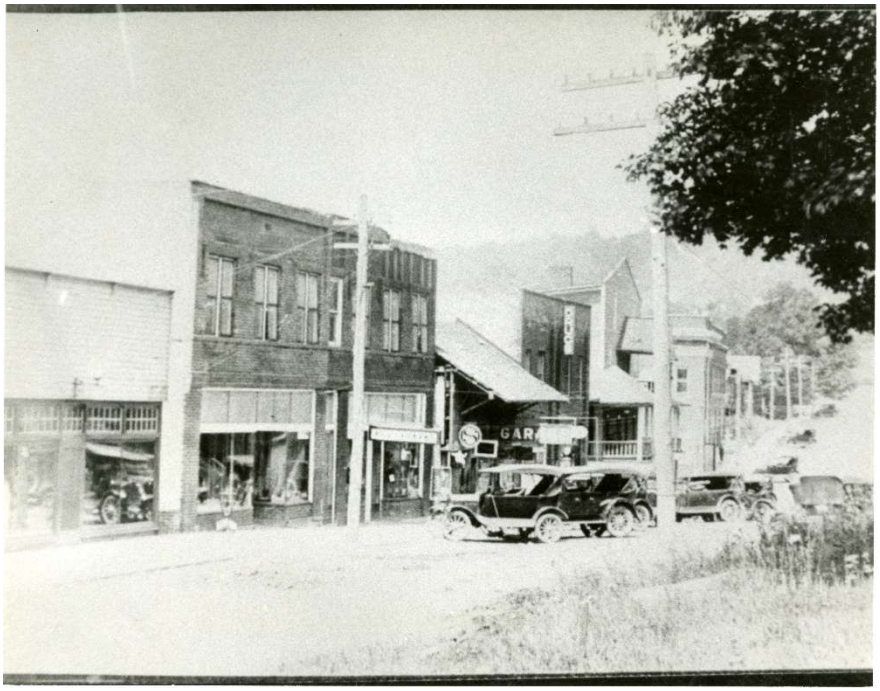


Image courtesy of the Rosalea Dorsey Collection, Digital Watauga Project




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



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




Image courtesy of the Historic Boone 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




Image courtesy of the Linda H. Miller Collection, Digital Watauga Project




Image courtesy of the Linda H. Miller Collection, Digital Watauga Project



Image courtesy of the John Ward Family Collection, Digital Watauga Project




Image courtesy of the John Ward Family Collection, Digital Watauga Project



Image courtesy of the John Ward Family Collection, Digital Watauga Project




Image courtesy of the John Ward Family Collection, Digital Watauga Project



Image courtesy of the George Flowers Collection, Digital Watauga Project




Image courtesy of the George Flowers 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



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




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




Image courtesy of the George Flowers Collection, Digital Watauga Project

Presentation Checklist

Written Description of the Proposed Work:Describe in detail the scope and nature of the proposed project, including exact material types, colors, and dimensions for materials to be used (e.g., the width of siding, the color of window trim, type of roofing materials, etc.).

**Proposed Mortar Joint Repairs for Building at 605 W. King Street, Boone, NC**

We respectfully submit our proposal to undertake essential repairs to the mortar joints on the **west, south, and east elevations** of the historic structure located at **605 W. King Street** in Boone, NC. These repairs are necessary due to deterioration of the existing mortar, which has led to water infiltration, mold development, and progressive damage to both the exterior brickwork and interior walls.

The scope of work includes **repointing and tuckpointing** of the mortar joints in the affected areas. These repairs are **limited to mortar restoration only**—no brick will be removed or replaced. The existing **common bond brick pattern**, as well as the current **brick and mortar color**, will be preserved to maintain the building's historic character and visual continuity.

## Area of Repairs:

- **West Elevation**: A section measuring approximately **40 feet wide by 24 feet high**, starting at the roofline down along the **south end** of the wall.
- **South Elevation**: The **entire width** of the wall from the roof down **24 feet**.
- **East Elevation**: A **34-foot wide** section extending **24 feet down** from the roof at the **south corner** of the wall.

## Materials and Preservation Considerations:

- **Mortar**: Masonry Cement Type N, **gray finish**, selected to match the existing mortar in color and composition as closely as possible.
- **Sealant**: **H&C ClariShield Water-Based Natural Look Sealer**, a crystal-clear, non-yellowing protective finish. This product is specifically chosen for its durability and ability to **resist UV damage and weathering**, thereby **extending the life of the repaired masonry** without altering its appearance. In addition, this sealant is a breathable sealant which allows moisture trapped within masonry to escape preventing the deterioration of brick.

We are committed to carrying out this work in a manner that is sensitive to the historical integrity of the building while addressing pressing structural and environmental concerns. These repairs are intended to **stabilize the structure, prevent further deterioration**, and ensure the building remains a valuable and functional part of the downtown Boone streetscape.

Applicable Design Standards:Cite the applicable sections of the design standards related to and/or reflected in the proposed request.

*Downtown Boone Local Historic District Design Standards*--Pages 69-70
*"For this reason, masonry should never be cleaned unless it is determined that perceived "dirt" is actually accumulated deposits and not the effects of weathering. If cleaning is pursued, always use the gentlest method available, preferably with lowpressure water, a mild, non-caustic detergent, and a natural bristle brush where needed. In addition, while re-pointing is sometimes necessary when mortar is missing or moisture problems have developed, it should only be completed in a manner that avoids smearing the mortar onto the surface of the masonry."*

*4.3 Re-pointing of masonry should also be completed using materials that duplicate the existing mortar in appearance, texture, and color. Colored sands or mineral-pigmented mortar can be used to achieve a match with the existing mortar. Portland cement should be avoided in mortar, as it may produce a mortar that is stronger than the surrounding masonry, potentially causing the masonry to crumble.*

- **Proposal**: Type N masonry cement, gray finish, will be used as our mortar mix that meets ASTM C91 specifications.

*4.4 Unless there is a specific reason for using waterproof or water-repellent coatings (e.g., brick that has previously been sandblasted, creating a porosity problem), these treatments should be avoided, as they can accelerate deterioration of historic masonry.*

- Proposal: Given the significant water infiltration observed within the building, we believe the **porosity of the masonry has been compromised**. This may be the result of several contributing factors, including **repeated freeze-thaw cycles**, **original brick composition**, prolonged **exposure to weather**, or **insufficient past maintenance**.

  To address this, we propose applying a **breathable masonry sealer** to the repaired areas. Breathable sealants are essential in historic preservation because they **allow moisture vapor to escape** from the interior of the masonry while still providing a protective barrier against future water intrusion. This prevents damage such as **cracking, spalling, and efflorescence**, all of which can result from trapped moisture in sealed, non-breathable systems.

  The selected product—**H&C ClariShield Water-Based Natural Look Sealer**—has been chosen for its **non-yellowing, UV-resistant, and durable finish**, as well as its ability to **preserve the visual integrity** of the historic brickwork. Its breathable formula is specifically designed to **extend the life of masonry without altering the original appearance or causing long-term deterioration.**

Photographs of Existing Conditions: Provide current photographs showing the present conditions of the area where the work will be completed and/or the portions of any existing building that will be affected by the proposed work. Photographs must be clearly labeled and keyed to a site plan.

West Facing



South Facing



East Facing




Site Plan: For development which includes modifications to the site in addition to the building, the applicant shall provide scaled drawings prepared in accordance with UDO Appendix A, which depict at least the relationship of all buildings, secondary structures, driveways, sidewalks, fences, drains, lighting, and trees to the property line. Clearly identify the location of any and all proposed changes. The caliper of trees should be indicated as measured from four and a half feet (4.5') above the earth's surface.

-Proposal: This proposal involves **only localized repairs to existing masonry** and does **not include any modifications to the building's footprint, structure, or external features** beyond the repointing and sealing of deteriorated brickwork.

Historical Documentation: If available, provide copies of historic photographs of the property in question, along with a list of any known previous alterations to the property (and the approximate date of those alterations). If the property is already listed on the National Register

of Historic Places or is a designated Local Historic Landmark, include a copy of the nomination text for the property.







HOTEL
CAFE
MAIN ST. BOONE N. C.


GATEWAY
CAFE
CO.







**Historical Overview of 605 W. King Street, Boone, NC**
**Originally Constructed: 1922**

The building at 605 W. King Street was originally constructed in 1922 as a **two-story brick commercial structure with a full basement**. Over the course of the 20th century, the building underwent multiple modifications—some minor, some substantial—reflecting changing commercial needs and architectural trends.

## 1930s Modifications

In **May 1935**, under the ownership of Qualls, a **new east-side entrance** was created in the alley now occupied by WT0848. That same year, Qualls **subdivided the original ground-level storefronts into four individual retail spaces**, each with independent access. During this renovation period, a **wooden porch** with a **spindled balustrade roof** was added to span the central section of the building. This porch was **removed by 1949**. A **basement entrance**, accessed via a **below-grade concrete stairwell**, was also added during this era.

## Mid-Century Alterations and Fire Damage

Sometime **prior to 1947**, the **west half of the building** was expanded southward with **single-story brick additions**, which extended beyond the depth of the original east section.

On **December 25, 1952**, a fire **severely damaged** the structure, gutting much of the interior. In response, the building's exterior was painted **white**, likely to conceal fire-related brick damage. This alteration remains one of the most visible historical transformations.

## Post-Fire Construction and Façade Changes

Photographs from the **1950s and 1960s** document a substantial change: a **third level** (effectively a second floor) was added to the **rear of the west portion**, bringing its height in line with the front elevation. The **east face of this west extension** is constructed in **six-course common bond**, and includes a decorative **brick detail** distinguishing the basement level from the upper stories. This detail features a repeating pattern of **soldier bricks** interrupted by **rowlocks**, forming a modified **Flemish bond**. A **stepped parapet** is also visible on this elevation. One window opening on this side was **subsequently bricked in**.

## 1960s–1980s Façade Modernization

By **1965**, the building's original storefront began to undergo stylistic changes reflecting mid-century trends, including **wood paneling**, **cedar shake roof overhangs**, and other **non-historic treatments**. The **first-floor brick** around the storefront was **covered**, obscuring much of the original architectural fabric.

A **1988 architectural survey** noted that the **north elevation** had largely retained its **original second-floor appearance**. The brickwork appeared in a **running bond**, consistent with the post-1952 fire white-painted treatment.

## 2019–Present Rehabilitation

In **2019**, the current owner initiated a significant **rehabilitation effort**, beginning with the **removal of non-original materials** from the **north elevation**. Full details of this work were not recorded.

## Alterations to the West Elevation (Date Unknown)

The **southern portion of the west elevation** has also seen substantial changes beyond the third-floor addition. This area is now entirely clad in **six-course common bond brick**, with **no visible masonry seam**, suggesting a comprehensive rework. The **first floor** originally featured **three evenly spaced windows**, all of which have since been altered:

- The **westernmost opening** has been converted into a **metal door**.
- The **central window** has been completely **bricked in**.

- The **eastern window** was **partially infilled**, with a **rowlock sill** and a **double-hung sash wooden window** placed in an **awkward wooden frame**. A set of **crosshatch security bars** was added behind the window.

Reference:

*Comprehensive Architectural Survey of Downtown Boone, North Carolina FINAL REPORT* by Dr. Eric W. Plaag Pages 145-150

Local Historic Landmark Nomination text:

Recommendation for the Deisgnation of the Downtown Boone Local Historic District
https://www.townofboone.net/DocumentCenter/View/1300/Report-and-Recommendation-for-the-Designation-of-the-Downtown-Boone-Local-Historic-District-Boone-North-Carolina-2020-Revised-2025

Property Owner Authorization: If you are not the property owner, you will need to provide documentation of property owner authorization prior to permit issuance. The property owner may provide a written and signed authorization that clearly states they are authorizing the applicant to submit the application that can be uploaded with the application.

- Attached

Attn: Historical Preservation Committee of Boone, NC

Property: 605 West King St. Boone, NC

As manager of Trade Land Company, LLC, I authorize and approve Joe Keys of Our Daily Builders to submit application #A25-0482 on behalf of Trade Land Company.

Will L. Clark

Will Clark

Manager of Trade Land Company, LLC

6/26/25

Date

# QUALLS BUILDING - TENANT UPFITS



Artistic Rendering - Not for construction

## General Notes

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

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

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

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

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

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

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

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

9. Finish selections to be approved by owner and tenants.

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

11. This project is operating under a Certificate of Appropriateness from the Town of Boone Historic Preservation Commission. Any work effecting the exterior of the building should comply with the approved changes.

12. This project will be completed in multiple phases under multiple permits. Phase 1 includes the upfit of vacant tenant spaces and facade improvements on a portion of the front elevation. Phase 2 includes the renovation of the space at 601 W King St., facade inprovements to the remainder of the front elevation, and the addition of an elevated deck at the rear of the building.

## Property Information

Project Type: Interior renovations at 595 and 605 West King St.
Owners: Trade Land Company
Site Address: 595-605 W. King St Boone NC 28607
Assessor Parcel Number: 2900884900000
Zoning: B1 WITH HISTORIC DISTRICT OVERLAY

## Sheet Index


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| **Cover Sheet, Site Plans, Permit Requirements** | |
| A01 | Site Plan |
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| A03 | Existing Main Level Plan |
| A04 | Existing Upper Level Plan |
| A05 | Demolition Main Level Plan |
| **Venture Tenant Upfit** | |
| COV | Cover Sheet |
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| **Demolition Plans** | |
| A2.1 | Demolition Upper Level Plan |
| **Floor Plans** | |
| A101 | Lower Level Floor Plan |
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| 102 | Upper Level Life Safety Plan and Occupancy Calculations |
| **Sections** | |
| A301 | Sections |





605 W King St Vicinity Map

Exhibit 3


SKETCHLINE
ARCHITECTURE, PLLC

CONTACT

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


SEALS

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

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

David Harwood
Digitally signed by David Harwood
Date: 2025.01.15 11:07:02 -05'00'

DISCLAIMER


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

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


PROJECT 230403

**QUALLS BUILDING - TENANT UPFITS**

CLIENT

Trade Land Company
3675 Marine Dr
Greenville, NC 27834

NOTES

SHEET NAME

**Cover Sheet**

SHEET NUMBER

**COV**

1 OF 10

DRAWN BY Adrian Tait
PLOTTED 1/14/2025

## 2018 APPENDIX B
## BUILDING CODE SUMMARY FOR ALL COMMERCIAL PROJECTS
**(EXCEPT 1 AND 2-FAMILY DWELLINGS AND TOWNHOUSES)**
(Reproduce the following data on the building plans sheet 1 or 2)

Name of Project: Qualls Building Tenant Upfits - Venture Chocolate
Address: 605 West King St. Boone, NC Zip Code 28607
Owner/Authorized Agent: Will Clark Phone # ( 252 ) 814 - 7979 E-Mail will@tradefamilyoffice.com
Owned By: ☐ City/County ☒ Private ☐ State
Code Enforcement Jurisdiction: ☒ City Boone ☐ County ☐ State

**CONTACT:**

| DESIGNER | FIRM | NAME | LICENSE # | TELEPHONE # | E-MAIL |
|---|---|---|---|---|---|
| Architectural | Sketchline Architecture | David Harwood | 53211 | (828 )29-3290 | David@sketchlinearchitecture.com |
| Civil | | | | ( ) | |
| Electrical | | | | ( ) | |
| Fire Alarm | | | | ( ) | |
| Plumbing | | | | ( ) | |
| Mechanical | | | | ( ) | |
| Sprinkler-Standpipe | | | | ( ) | |
| Structural | Kight Engineering | Garrett Kight | | ( ) | |
| Retaining Walls >5' High | | | | ( ) | |
| Other | | | | ( ) | |

("Other" should include firms and individuals such as truss, precast, pre-engineered, interior designers, etc.)

**2018 NC BUILDING CODE:** ☐ New Building ☐ Addition ☐ Renovation
☐ 1st Time Interior Completion
☐ Shell/Core - Contact the local inspection jurisdiction for possible additional procedures and requirements
☐ Phased Construction - Shell/Core- Contact the local inspection jurisdiction for possible additional procedures and requirements

**2018 NC EXISTING BUILDING CODE: EXISTING:** ☒ Prescriptive ☐ Repair ☐ Chapter 14
Alteration: ☐ Level I ☒ Level II ☐ Level III
☐ Historic Property ☐ Change of Use

**CONSTRUCTED:** (date) 1923 **CURRENT OCCUPANCY(S)** (Ch. 3): Mixed
**RENOVATED:** (date) 2021 **PROPOSED OCCUPANCY(S)** (Ch. 3): Mixed

**RISK CATEGORY** (Table 1604.5): **Current:** ☐ I ☒ II ☐ III ☐ IV
**Proposed:** ☐ I ☒ II ☐ III ☐ IV

**BASIC BUILDING DATA**
**Construction Type:** ☐ I-A ☐ II-A ☐ III-A ☐ IV ☐ V-A
(check all that apply) ☐ I-B ☐ II-B ☒ III-B ☐ V-B
**Sprinklers:** ☒ No ☐ Partial ☐ Yes ☐ NFPA 13 ☐ NFPA 13R ☐ NFPA 13D
**Standpipes:** ☒ No ☐ Yes Class ☐ I ☐ II ☐ III ☐ Wet ☐ Dry
**Fire District:** ☐ No ☐ Yes **Flood Hazard Area:** ☒ No ☐ Yes
**Special Inspections Required:** ☒ No ☐ Yes (Contact the local inspection jurisdiction for additional procedures and requirements.)



### PERCENTAGE OF WALL OPENING CALCULATIONS

| FIRE SEPARATION DISTANCE (FEET) FROM PROPERTY LINES | DEGREE OF OPENINGS PROTECTION (TABLE 705.8) | ALLOWABLE AREA (%) | ACTUAL SHOWN ON PLANS (%) |
|---|---|---|---|
| | | | |
| | | | |
| | | | |

### LIFE SAFETY SYSTEM REQUIREMENTS

Emergency Lighting: ☐ No ☒ Yes
Exit Signs: ☐ No ☒ Yes
Fire Alarm: ☐ No ☐ Yes
Smoke Detection Systems: ☐ No ☒ Yes ☐ Partial _____
Carbon Monoxide Detection: ☐ No ☒ Yes

### LIFE SAFETY PLAN REQUIREMENTS

Life Safety Plan Sheet #: _____

☐ Fire and/or smoke rated wall locations (Chapter 7)
☐ Assumed and real property line locations (if not on the site plan)
☐ Exterior wall opening area with respect to distance to assumed property lines (705.8)
☐ Occupancy Use for each area as it relates to occupant load calculation (Table 1004.1.2)
☐ Occupant loads for each area
☐ Exit sign locations (1013)
☒ Exit access travel distances (1017)
☐ Common path of travel distances (Tables 1006.2.1 & 1006.3.2(1))
☐ Dead end lengths (1020.4)
☐ Clear exit widths for each exit door
☐ Maximum calculated occupant load capacity each exit door can accommodate based on egress width (1005.3)
☐ Actual occupant load for each exit door
☐ A separate schematic plan indicating where fire rated floor/ceiling and/or roof structure is provided for purposes of occupancy separation
☐ Location of doors with panic hardware (1010.1.10)
☐ Location of doors with delayed egress locks and the amount of delay (1010.1.9.7)
☐ Location of doors with electromagnetic egress locks (1010.1.9.9)
☐ Location of doors equipped with hold-open devices
☐ Location of emergency escape windows (1030)
☐ The square footage of each fire area (202)
☐ The square footage of each smoke compartment for Occupancy Classification I-2 (407.5)
☐ Note any code exceptions or table notes that may have been utilized regarding the items above



### Gross Building Area Table

| FLOOR | EXISTING (SQ FT) | NEW (SQ FT) | SUB-TOTAL |
|---|---|---|---|
| 3rd Floor | | | |
| 2nd Floor | 5079 | | 5079 |
| Mezzanine | | | |
| 1st Floor | 5545 | | 5545 |
| Basement | 4936 | | 4936 |
| TOTAL | 15,559 | | 15,559 |

### ALLOWABLE AREA

**Primary Occupancy Classification(s):**
Assembly ☐ A-1 ☒ A-2 ☐ A-3 ☐ A-4 ☐ A-5
Business ☐
Educational ☐
Factory ☐ F-1 Moderate ☐ F-2 Low
Hazardous ☐ H-1 Detonate ☐ H-2 Deflagrate ☐ H-3 Combust ☐ H-4 Health ☐ H-5 HPM
Institutional ☐ I-1 Condition ☐ 1 ☐ 2
☐ I-2 Condition ☐ 1 ☐ 2
☐ I-3 Condition ☐ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5
☐ I-4
Mercantile ☒
Residential ☐ R-1 ☒ R-2 ☐ R-3 ☐ R-4
Storage ☐ S-1 Moderate ☐ S-2 Low ☐ High-piled
☐ Parking Garage ☐ Open ☐ Enclosed ☐ Repair Garage
Utility and Miscellaneous ☐

**Accessory Occupancy Classification(s):** _____
**Incidental Uses** (Table 509): _____
**Special Uses (Chapter 4 – List Code Sections):** _____
**Special Provisions: (Chapter 5 – List Code Sections)**: _____
**Mixed Occupancy:** ☐ No ☒ Yes Separation: 2 Hr. Exception: _____

☐ Non-Separated Use (508.3) - The required type of construction for the building shall be determined by applying the height and area limitations for each of the applicable occupancies to the entire building. The most restrictive type of construction, so determined, shall apply to the entire building.

☒ Separated Use (508.4) - See below for area calculations for each story, the area of the occupancy shall be such that the sum of the ratios of the actual floor area of each use divided by the allowable floor area for each use shall not exceed 1.

$$\frac{\text{Actual Area of Occupancy A}}{\text{Allowable Area of Occupancy A}} + \frac{\text{Actual Area of Occupancy B}}{\text{Allowable Area of Occupancy B}} \leq 1$$

_____ + _____ + ..... = _____ ≤ 1.00

### ACCESSIBLE DWELLING UNITS
(SECTION 1107)

| UNIT CLASSIFICATION | TOTAL UNITS | ACCESSIBLE UNITS REQUIRED | ACCESSIBLE UNITS PROVIDED | TYPE A UNITS REQUIRED | TYPE A UNITS PROVIDED | TYPE B UNITS REQUIRED | TYPE B UNITS PROVIDED | TOTAL ACCESSIBLE UNITS PROVIDED |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |

### ACCESSIBLE PARKING
(SECTION 1106)

| LOT OR PARKING AREA | TOTAL # OF PARKING SPACES | | # OF ACCESSIBLE SPACES PROVIDED | | TOTAL # ACCESSIBLE PROVIDED |
|---|---|---|---|---|---|
| | REQUIRED | PROVIDED | 96" SPACES | 132" SPACES | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| TOTAL | | | | | |

### PLUMBING FIXTURE REQUIREMENTS
**(TABLE 2902.1)**

| USE | | WATER CLOSETS | | | URINALS | LAVATORIES | | | SHOWERS / TUBS | DRINKING FOUNTAINS | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | MALE | FEMALE | UNISEX | | MALE | FEMALE | UNISEX | | REGULAR | ACCESSIBLE |
| SPACE | EXIST'G | | | 1 | | | | 1 | | | |
| | NEW | | | 0 | | | | | | | |
| | REQ'D | | | 1/500 | | | | 1/750 | | 0 | 0 |

### SPECIAL APPROVALS

**Special approval:** (Local Jurisdiction, Department of Insurance, OSC, DPI, DHHS, etc., describe below)

_____

_____



| STORY NO. | DESCRIPTION AND USE | (A) BLDG AREA PER STORY (ACTUAL) | (B) TABLE 506.2[4] AREA | (C) AREA FOR FRONTAGE INCREASE[1,2] | (D) ALLOWABLE AREA PER STORY OR UNLIMITED[2,5] |
|---|---|---|---|---|---|
| B | A-2 | 2303 | 9,500 | | |
| 1 | MERCANTILE/A2 | 3062 | 20,500 | | |
| 2 | R-2 | 1178 | 20,500 | | |
| 2 | M | 1571 | 12,500 | | |

[1] Frontage area increases from Section 506.3 are computed thus:
a. Perimeter which fronts a public way or open space having 20 feet minimum width = _____ (F)
b. Total Building Perimeter = _____ (P)
c. Ratio (F/P) = _____ (F/P)
d. W = Minimum width of public way = _____ (W)
e. Percent of frontage increase $I_f = 100[F/P - 0.25] \times W/30 =$ _____ (%)
[2] Unlimited area applicable under conditions of Section 507.
[3] Maximum Building Area = total number of stories in the building x D (maximum3 stories) (506.2).
[4] The maximum area of open parking garages must comply with Table 406.5.4.
[5] Frontage increase is based on the unsprinklered area value in Table 506.2.

### ALLOWABLE HEIGHT

| | ALLOWABLE | SHOWN ON PLANS | CODE REFERENCE [1] |
|---|---|---|---|
| Building Height in Feet (Table 504.3) [2] | 55 | 22 | |
| Building Height in Stories (Table 504.4) [3] | 2 | 2 | |

[1] Provide code reference if the "Shown on Plans" quantity is not based on Table 504.3 or 504.4.
[2] The maximum height of air traffic control towers must comply with Table 412.3.1.
[3] The maximum height of open parking garages must comply with Table 406.5.4.



### FIRE PROTECTION REQUIREMENTS

| BUILDING ELEMENT | FIRE SEPARATION DISTANCE (FEET) | RATING REQ'D | RATING PROVIDED (w/ _____ * REDUCTION) | DETAIL # AND SHEET # | DESIGN # FOR RATED ASSEMBLY | SHEET # FOR RATED PENETRATION | SHEET # FOR RATED JOINTS |
|---|---|---|---|---|---|---|---|
| Structural Frame, including columns, girders, trusses | | | | | | | |
| Bearing Walls | | | | | | | |
| Exterior | | | | | | | |
| North | | | | | | | |
| East | | | | | | | |
| West | | | | | | | |
| South | | | | | | | |
| Interior | | | | | | | |
| Nonbearing Walls and Partitions | | | | | | | |
| Exterior walls | | | | | | | |
| North | | | | | | | |
| East | | | | | | | |
| West | | | | | | | |
| South | | | | | | | |
| Interior walls and partitions | | | | | | | |
| Floor Construction Including supporting beams and joists | | | | | | | |
| Floor Ceiling Assembly | | 2 | 2 | | | | |
| Columns Supporting Floors | | | | | | | |
| Roof Construction, including supporting beams and joists | | | | | | | |
| Roof Ceiling Assembly | | | | | | | |
| Columns Supporting Roof | | | | | | | |
| Shaft Enclosures - Exit | | 2 | 2 | | | | |
| Shaft Enclosures - Other | | | | | | | |
| Corridor Separation | | | | | | | |
| Occupancy/Fire Barrier Separation | | | | | | | |
| Party/Fire Wall Separation | | | | | | | |
| Smoke Barrier Separation | | | | | | | |
| Smoke Partition | | | | | | | |
| Tenant/Dwelling Unit/ Sleeping Unit Separation | | | | | | | |
| Incidental Use Separation | | | | | | | |

* Indicate section number permitting reduction

## 2018 APPENDIX B
## BUILDING CODE SUMMARY FOR ALL COMMERCIAL PROJECTS
**STRUCTURAL DESIGN**
**(PROVIDE ON THE STRUCTURAL SHEETS IF APPLICABLE)**
SEE STRUCTURAL PLANS

## 2018 APPENDIX B
## BUILDING CODE SUMMARY FOR ALL COMMERCIAL PROJECTS
**MECHANICAL DESIGN**
**(PROVIDE ON THE MECHANICAL SHEETS IF APPLICABLE)**
Mechanical design by other

## 2018 APPENDIX B
## BUILDING CODE SUMMARY FOR ALL COMMERCIAL PROJECTS
**ELECTRICAL DESIGN**
**(PROVIDE ON THE ELECTRICAL SHEETS IF APPLICABLE)**
Electrical design by other

SKETCHLINE
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David Harwood
Digitally signed by David Harwood
Date: 2025.01.15 11:09:51 -05'00'

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PROJECT 230403

**QUALLS BUILDING - TENANT UPFITS**

CLIENT

Trade Land Company
3675 Marine Dr
Greenville, NC 27834

NOTES

SHEET NAME

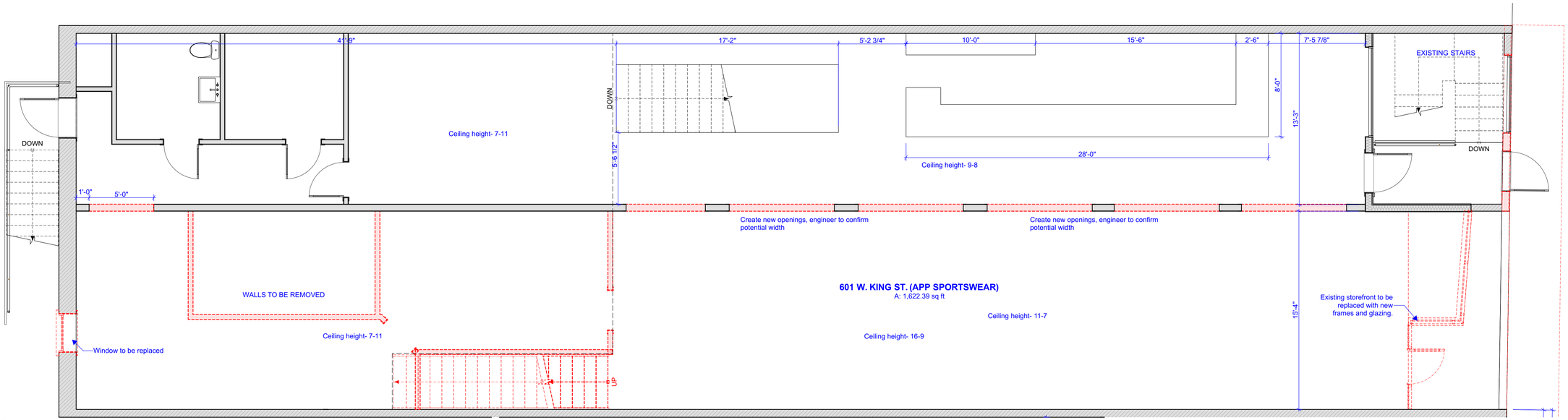
**Appendix B**

SHEET NUMBER

**A1**

2 OF 10

DRAWN BY Adrian Tait
PLOTTED 1/14/2025

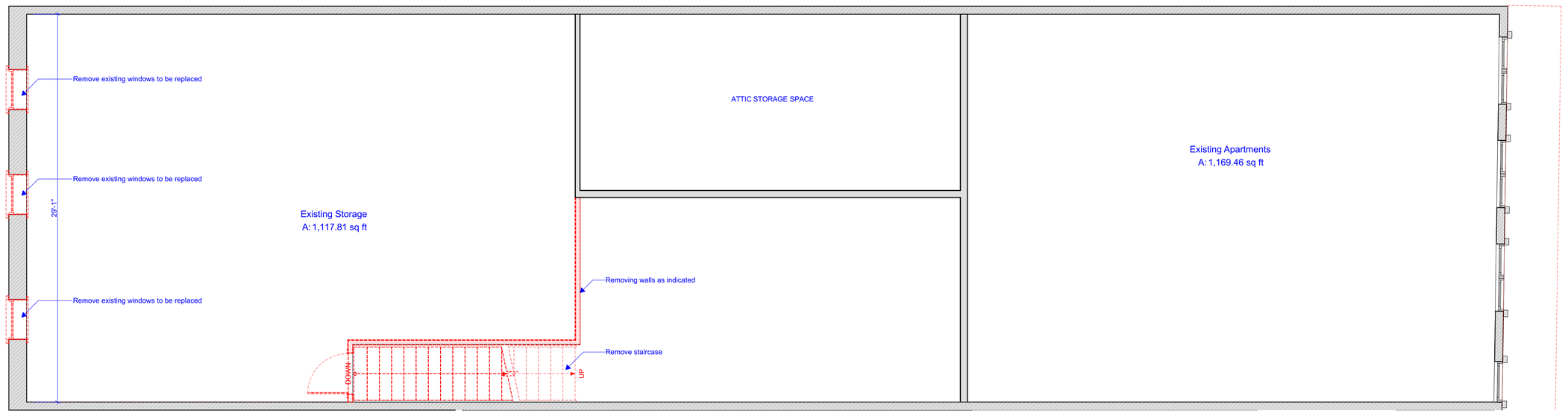



2
A2.1

## Main Level Demolition Plan

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

0 2' 4' 8'




1
A2.1

## Upper Level

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

0 2' 4' 8'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PROJECT 230403

**QUALLS BUILDING - TENANT UPFITS**

CLIENT

Trade Land Company
3675 Marine Dr
Greenville, NC 27834

NOTES

SHEET NAME

**Demolition Upper Level Plan**

SHEET NUMBER

**A2.1**

3 OF 10

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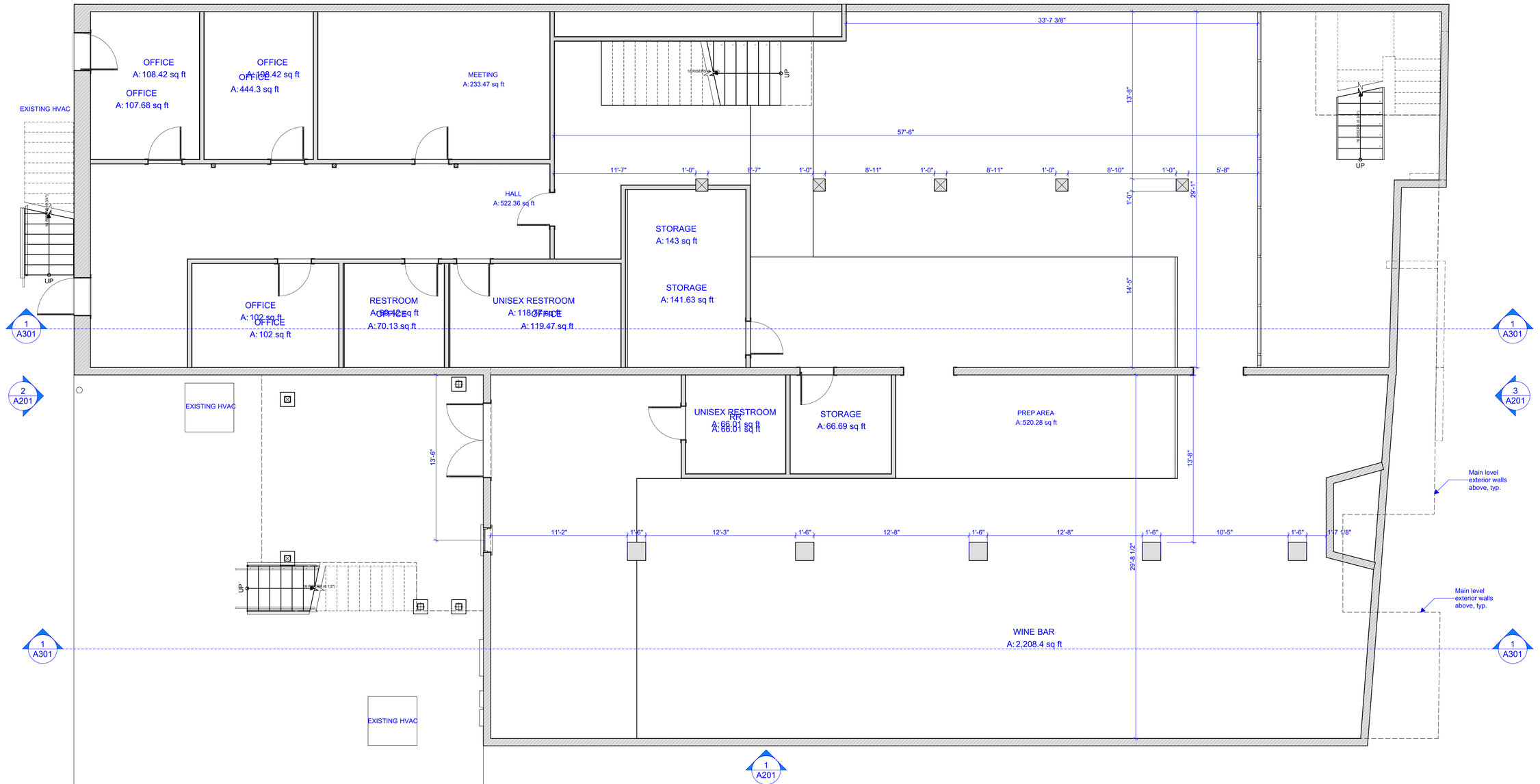
PLOTTED 1/14/2025




## 1 Lower Level Floor Plan

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

0 2' 4' 8'

Lower level floorplan provided for reference only. Confirm any changes with owner.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PROJECT 230403

**QUALLS BUILDING - TENANT UPFITS**

CLIENT

Trade Land Company
3675 Marine Dr
Greenville, NC 27834

NOTES

SHEET NAME

**Lower Level Floor Plan**

SHEET NUMBER

# A101

4 OF 10

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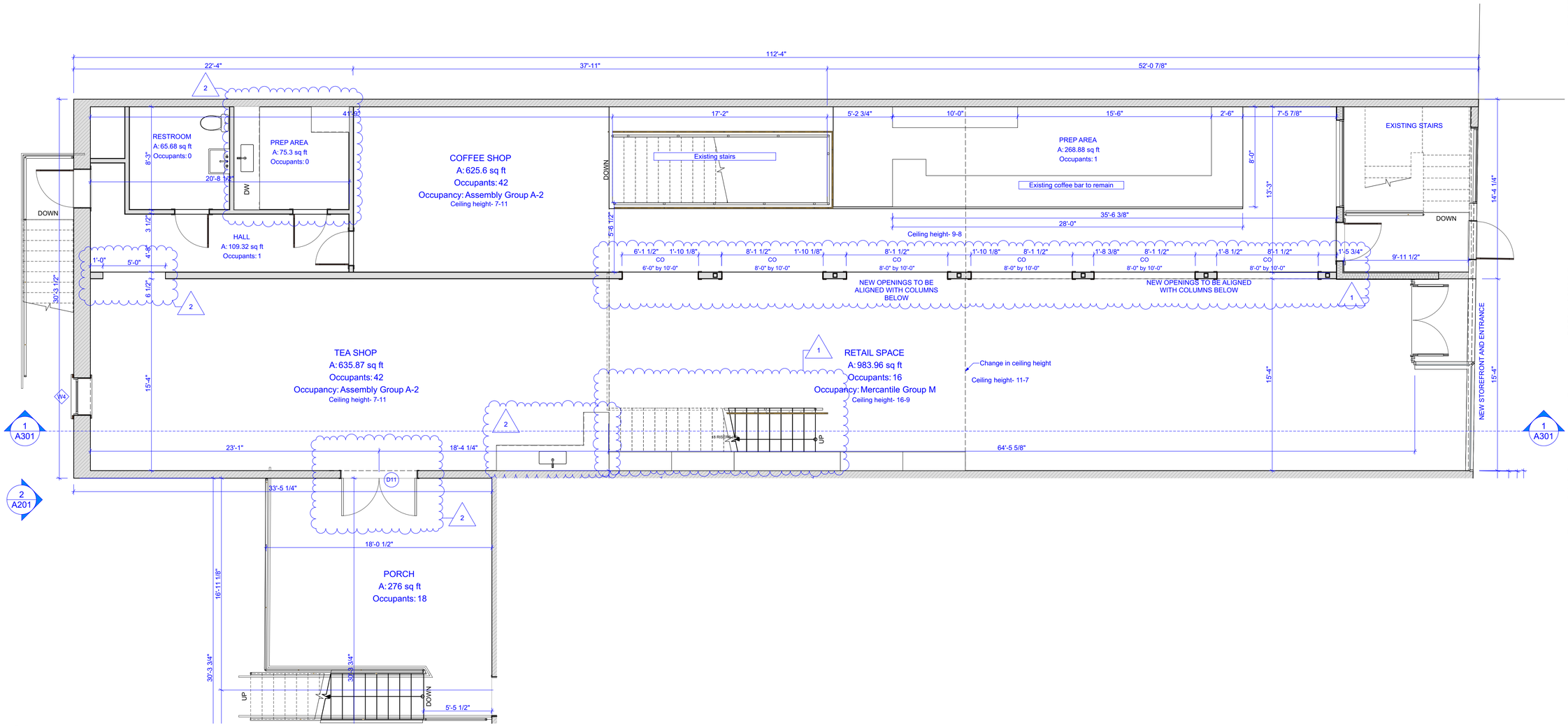


1 Main Level Floor Plan
SCALE: 1/4" = 1'-0"


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PROJECT 230403

**QUALLS BUILDING - TENANT UPFITS**

CLIENT

Trade Land Company
3675 Marine Dr
Greenville, NC 27834

NOTES

SHEET NAME

**Main Level Floor Plan**

SHEET NUMBER

# A102

5 OF 10

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PROJECT

**QUALLS BUILDING - TENANT UPFITS**

CLIENT

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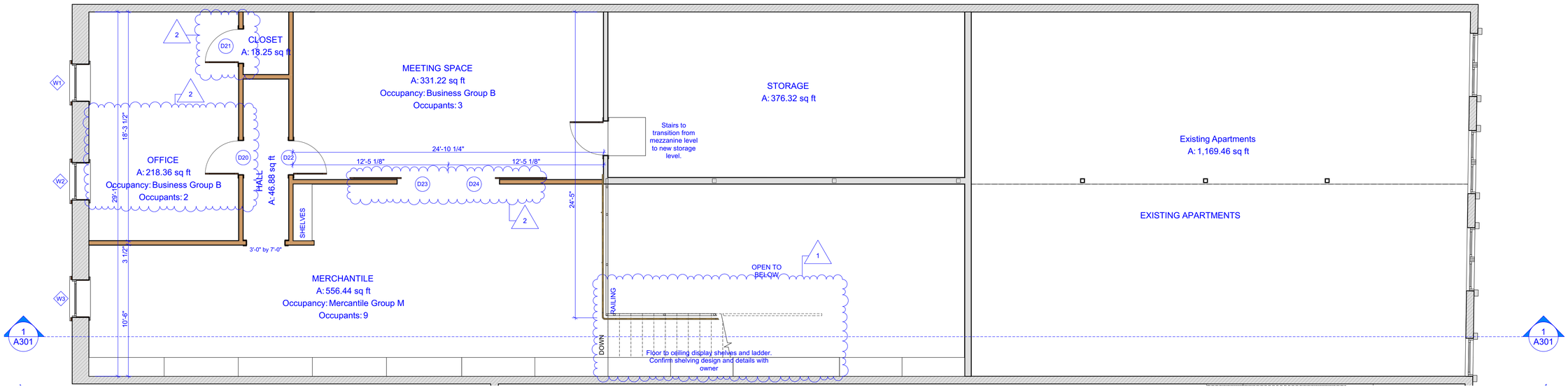
Greenville, NC 27834

NOTES




1 A103 Upper Level Floor Plan
SCALE: 1/4" = 1'-0"
0 2' 4' 8'

SHEET NAME

**Upper Level Floor Plans**

SHEET NUMBER

# A103

6 OF 10

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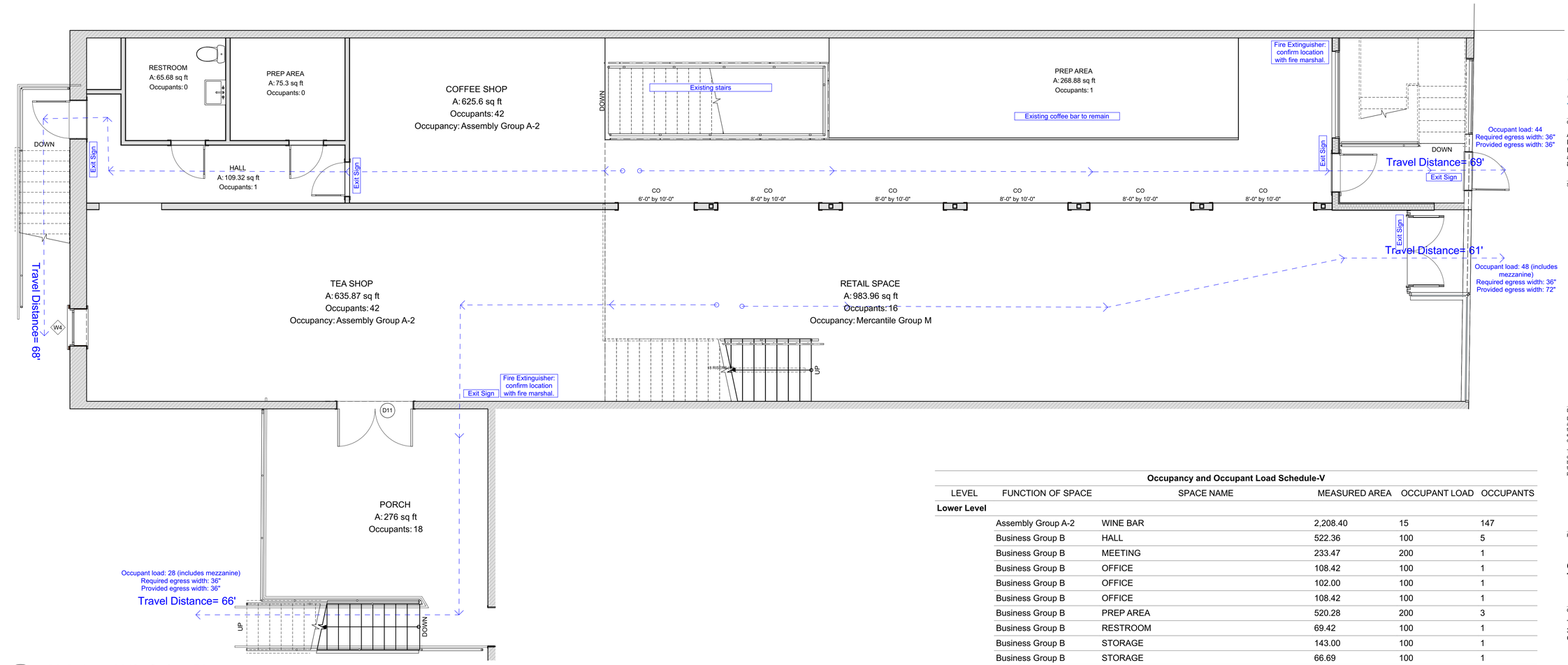
PLOTTED 1/14/2025




1 / 101 Main Level Life Safety Plan

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

0 2' 4' 8'

**Occupancy and Occupant Load Schedule-V**

| LEVEL | FUNCTION OF SPACE | SPACE NAME | MEASURED AREA | OCCUPANT LOAD | OCCUPANTS |
|---|---|---|---|---|---|
| **Lower Level** | | | | | |
| | Assembly Group A-2 | WINE BAR | 2,208.40 | 15 | 147 |
| | Business Group B | HALL | 522.36 | 100 | 5 |
| | Business Group B | MEETING | 233.47 | 200 | 1 |
| | Business Group B | OFFICE | 108.42 | 100 | 1 |
| | Business Group B | OFFICE | 102.00 | 100 | 1 |
| | Business Group B | OFFICE | 108.42 | 100 | 1 |
| | Business Group B | PREP AREA | 520.28 | 200 | 3 |
| | Business Group B | RESTROOM | 69.42 | 100 | 1 |
| | Business Group B | STORAGE | 143.00 | 100 | 1 |
| | Business Group B | STORAGE | 66.69 | 100 | 1 |
| | Business Group B | UNISEX RESTROOM | 66.01 | 100 | 1 |
| | Business Group B | UNISEX RESTROOM | 118.77 | 100 | 1 |
| | | | | | **164** |
| **Main Level** | | | | | |
| | Assembly Group A-2 | COFFEE SHOP | 625.60 | 15 | 42 |
| | Assembly Group A-2 | TEA SHOP | 635.87 | 15 | 42 |
| | Business Group B | HALL | 109.32 | 100 | 1 |
| | Business Group B | PREP AREA | 75.30 | 200 | 0 |
| | Business Group B | PREP AREA | 268.88 | 200 | 1 |
| | Business Group B | RESTROOM | 65.68 | 200 | 0 |
| | Mercantile Group M | RETAIL SPACE | 983.96 | 60 | 16 |
| | | | | | **102** |
| **Upper Level** | | | | | |
| | Business Group B | CLOSET | 18.25 | 100 | 0 |
| | Business Group B | HALL | 46.88 | 100 | 0 |
| | Business Group B | MEETING SPACE | 331.22 | 100 | 3 |
| | Business Group B | OFFICE | 218.36 | 100 | 2 |
| | Business Group B | STORAGE | 376.32 | 100 | 4 |
| | Mercantile Group M | MERCHANTILE | 556.44 | 60 | 9 |
| | | | | | **18** |
| | | | | | **284** |

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PROJECT 230403

**QUALLS BUILDING - TENANT UPFITS**

CLIENT

Trade Land Company
3675 Marine Dr
Greenville, NC 27834

NOTES

SHEET NAME

**Main Level Life Safety Plan**

SHEET NUMBER

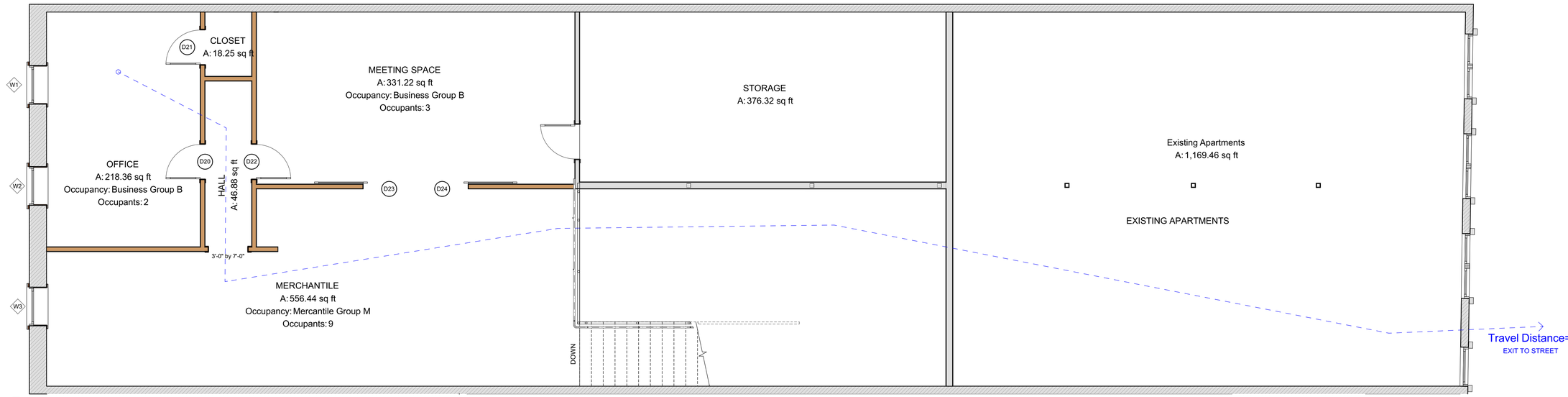
**101**

7 OF 10

DRAWN BY Adrian Tait
PLOTTED 1/14/2025

## Occupancy and Occupant Load Schedule-V

| LEVEL | FUNCTION OF SPACE | SPACE NAME | MEASURED AREA | OCCUPANT LOAD | OCCUPANTS |
|---|---|---|---|---|---|
| **Lower Level** | | | | | |
| | Assembly Group A-2 | WINE BAR | 2,208.40 | 15 | 147 |
| | Business Group B | HALL | 522.36 | 100 | 5 |
| | Business Group B | MEETING | 233.47 | 200 | 1 |
| | Business Group B | OFFICE | 108.42 | 100 | 1 |
| | Business Group B | OFFICE | 102.00 | 100 | 1 |
| | Business Group B | OFFICE | 108.42 | 100 | 1 |
| | Business Group B | PREP AREA | 520.28 | 200 | 3 |
| | Business Group B | RESTROOM | 69.42 | 100 | 1 |
| | Business Group B | STORAGE | 143.00 | 100 | 1 |
| | Business Group B | STORAGE | 66.69 | 100 | 1 |
| | Business Group B | UNISEX RESTROOM | 66.01 | 100 | 1 |
| | Business Group B | UNISEX RESTROOM | 118.77 | 100 | 1 |
| | | | | | **164** |
| **Main Level** | | | | | |
| | Assembly Group A-2 | COFFEE SHOP | 625.60 | 15 | 42 |
| | Assembly Group A-2 | TEA SHOP | 635.87 | 15 | 42 |
| | Business Group B | HALL | 109.32 | 100 | 1 |
| | Business Group B | PREP AREA | 75.30 | 200 | 0 |
| | Business Group B | PREP AREA | 268.88 | 200 | 1 |
| | Business Group B | RESTROOM | 65.68 | 200 | 0 |
| | Mercantile Group M | RETAIL SPACE | 983.96 | 60 | 16 |
| | | | | | **102** |
| **Upper Level** | | | | | |
| | Business Group B | CLOSET | 18.25 | 100 | 0 |
| | Business Group B | HALL | 46.88 | 100 | 0 |
| | Business Group B | MEETING SPACE | 331.22 | 100 | 3 |
| | Business Group B | OFFICE | 218.36 | 100 | 2 |
| | Business Group B | STORAGE | 376.32 | 100 | 4 |
| | Mercantile Group M | MERCHANTILE | 556.44 | 60 | 9 |
| | | | | | **18** |
| | | | | | **284** |




1/102 Upper Level Life Safety Plan

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

0 2' 4' 8'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Date: 2025.01.15 11:09:51 -05'00'

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PROJECT 230403

**QUALLS BUILDING - TENANT UPFITS**

CLIENT

Trade Land Company
3675 Marine Dr
Greenville, NC 27834

NOTES

SHEET NAME

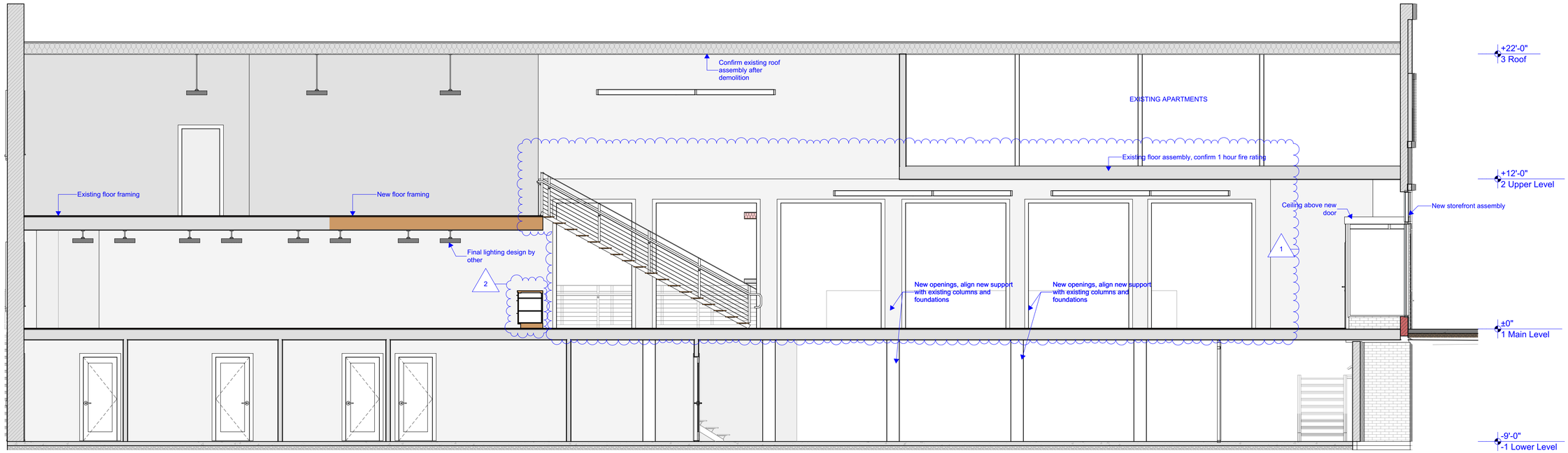
**Upper Level Life Safety Plan and Occupancy Calculations**

SHEET NUMBER

**102**

8 OF 10

DRAWN BY Adrian Tait
PLOTTED 1/14/2025




1
A301

# Building Section

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

0 2' 4' 8'


SKETCHLINE
ARCHITECTURE, PLLC

CONTACT

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SEALS

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

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

David Harwood
Digitally signed by David Harwood
Date: 2025.01.15 11:09:51 -05'00'

DISCLAIMER


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

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


PROJECT 230403

**QUALLS BUILDING - TENANT UPFITS**

CLIENT

Trade Land Company
3675 Marine Dr
Greenville, NC 27834

NOTES

SHEET NAME

**Sections**

SHEET NUMBER

# A301

9 OF 10

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**TOWN OF BOONE**
**HISTORIC PRESERVATION COMMISSION**
**MEETING MINUTES**
**JUNE 10, 2025, 3:00 PM**
**Planning & Inspections Department & WebEx Video Conferencing**

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

**Council Liaison Present:** Virginia Roseman (via WebEx)

**Planning Staff Present:** Brandon Wise-Deputy Director, Jessica Mitchell-Advanced Planning Specialist, Amy Snider-Commercial Zoning Administrator, Alyson Wuagneux-Customer Service Specialist, and Brenda Henson-Board Clerk

**Other Town Staff/Representatives Present:** Laney Wise-Grants Coordinator/Communications

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**Call to Order**

Chair Smyth called the Boone Historic Preservation Commission meeting to order at 3:03 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.**

**Case A25-0169 Rivers House Trail – Certificate of Appropriateness**

The Town of Boone submitted an application for a Certificate of Appropriateness for Major Work for the parcel adjacent to 150 Clay House Drive (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.

Laney Wise, Grants Coordinator/Communications for the Town of Boone, and Jordan Sellers with Blue Ridge Conservancy, were sworn in by Chair Smyth.

Ms. Wise noted that she had helped Mr. Sellers with the grant for the trail. She provided a handout depicting the typical Northern Peaks Trail sign that was proposed for the Rivers House Trail **(Exhibit 5, permanently on file).** Ms. Wise stated that the Town Council had adjusted the location of the trailhead to be on Moretz Drive by the Daniel Boone Monument instead of on Rivers Street. She said that the contract had to be approved by Nature Trails, LLC before a complete design for the project could be done, so the plans in the HPC packet were not completely accurate.

Chair Smyth reiterated that the Historic Preservation Commission's scope of review for this project was limited to tree removal and signage.

Ms. Wise stated that the trail project did not include the installation of parking spaces. She explained the trail map to members of the public who were present. Ms. Wise noted that the Town's Public Works

Department would build and erect the sign when time allowed. Chair Smyth asked where the sign would be placed. Mr. Sellers replied that the most logical location would be near the Daniel Boone Monument. Chair Smyth asked if there would be a sign on the Rivers House. Ms. Wise said they would not touch the house with this project.

Chair Smyth invited public comment.

Keith Gair of 202 Grandview Heights asked how the trail would be constructed. Mr. Sellers replied that the trail would be hand and machine-built. Mr. Gair asked if the big and broken trees would be cleaned up from the area. Mr. Wise replied that the Town would clean up any construction debris. He noted that Ms. Wise was working on a grant to help pay for additional cleanup outside the trail project's scope. Mr. Gair expressed concern that trail users might try to access it from the Grandview Heights neighborhood.

Susan King of 176 Moretz Drive stated that she bought her house in 1990, which abutted the Rivers property. She noted that an amphitheater was shown on the plan. Ms. Wise replied that a plan was designed in 2019 that included an amphitheater, and an amphitheater was not part of this proposed project. Ms. King asked if the trail would be natural or graveled. Mr. Sellers stated that a short section of the trail near the monument would be an aggregate material so that people with mobility issues could access that section. The remainder of the trail would be a natural surface.

Ms. King stated that when the property was deeded to the Town, it was supposed to be green space, a natural forest not inhabited by humans. She asked if the trail was supposed to connect to another trail. Mr. Sellers replied that the trail was ¾ to 1 mile on the property and would be part of the Northern Peak State Trail system. The trail was intended to meet a demand and desire for public recreation in the Downtown area.

Ms. King expressed concern that the trail would ruin the greenspace, increase litter, invite people experiencing homelessness, and allow the public to see into neighboring houses. She feared for her safety. Ms. King stated she had hoped the Rivers House would become a museum for local history. She asked who would keep the property clean and what would happen to the wildlife. Ms. King stated that the Coffeys did not want the land to be disturbed, and she felt the trail would infringe on their agreement.

Ms. King noted that the Rivers House used to have a slate roof, but it was replaced with a shingle roof, which was not historic.

Mr. Wise reminded everyone that public comment was not a time for back-and-forth questions and answers. He encouraged the members of the public to make their comments, and the Staff would try to answer any questions afterward.

Chair Smyth stated that the Historic Preservation Commission had no say over the allowance of the trail, but only over the signage and tree removal. He encouraged members of the public to address their concerns over the installation of the trail to the Town Council.

Marcia Gair of 202 Grandview Heights expressed concern about people blocking access to residences because there was no parking for the trail. She also had concerns that the homeless population would increase and wildlife would decrease. Ms. Gair noted that she would be able to see the trail from her porch and wished it would be farther away from her house. She asked if there were future projects that would provide parking for the trail.

Ms. King stated she had read that there was a plan to turn the garage into handicapped accessible bathrooms. She noted there was a small amount of parking space there. Ms. King added that she had walked the Rivers property many times, and it was not as big as it seemed on the plan. She stated she would like to attend a Town Council meeting to voice her concerns.

With nothing further, Chair Smyth closed the public comment portion of the meeting at 3:34 p.m.

Brandon Wise, Deputy Director of Planning & Inspections, was sworn in by Chair Smyth. Mr. Wise explained that there were restrictions for the property on the deed, and one of those restrictions was that the property be used for recreation. The trail would be considered a recreational use. He stated that the deed restrictions allowed parking only on the front parcel. Mr. Wise noted that there would be minimal tree disturbance, explaining that the trail would wind around most trees. He confirmed that Public Works would maintain the property and suggested that the homeless population could decrease due to the increase in people on the property. Mr. Wise stated that the amphitheater shown on the plan was not in this project's scope. He felt that if this were a future project, the Town Council would have to consider it later. Mr. Wise informed the public that the next Town Council meeting would be held tomorrow, Wednesday, June 11, 2025, at 9 am in Town Council Chambers, 1500 Blowing Rock Road, where public comment was allowed near the beginning of the meeting. Mr. Wise reiterated that the trail project would not involve the Rivers House parcel, and "Baby," the sugar maple, would not be touched.

Chair Smyth asked if there would be hours of operation for the trail. Mr. Wise felt that closing the trail at dusk would be reasonable.

Vice-Chair Bond stated that the HPC had worked for years to preserve the historical importance of the Rivers House, and she felt they had made significant progress. She mentioned that making the trail more accessible could encourage people to be kinder and more respectful of the property. She also suggested including educational components to engage the public with the property's history. Vice-Chair Bond emphasized that the disability entrance was required by law, and she believed it would allow people to visit the property who otherwise would not have that opportunity. She added that the slate roof on the Rivers House was replaced with a shingle roof because slate was not readily available.

**Motion and Vote:**
Vice-Chair Bond 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:

- 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.

**Vote:** Aye – 3
Nay – 0

**The motion passed.**

**<u>Approval of Meeting Minutes</u>**

Commission Member Basinger made a motion, seconded by Vice-Chair Bond, to approve the May 13, 2025, Historic Preservation Commission quasi-judicial meeting minutes.

**Vote:** Aye – 3
Nay – 0

**The motion passed.**

Vice-Chair Bond requested that the word "it's" in the third line of the Project Description on page 22 of the meeting packet be changed to "its".

**Approval of Written Decisions**

Commission Member Basinger made a motion, seconded by Vice-Chair Bond, to approve the Written Decisions for Case A25-0213 Mellow Mushroom, Case A25-0215 Chai & Chutney, and Case A25-0216 Shoppes at Farmers.

**Vote:** Aye – 3
Nay – 0

**The motion passed.**

**Other Matters**

Jessica Mitchell, Advanced Planning Specialist, provided Commission members with a handout containing the HPC's suggested changes from the June 3, 2025, Advisory meeting, to the Stoneman's Raid interpretative panel draft text and Civil War Trails (CWT) revised draft text incorporating HPC's suggestions **(copy on file)**. Commission members agreed that the revised language from CWT looked good. Ms. Mitchell stated she would send the revised draft text to the Town Council for their consideration at the July Town Council meeting. She said she would share the text with the Watauga County Historical Society and the Downtown Boone Development Association as the funding partners.

Ms. Mitchell announced that this was Commission Member Basinger's last meeting as his term on the HPC would expire on June 30, 2025. She and the other Commission members thanked Commission Member Basinger for his service.

Vice-Chair Bond announced that Laura Linney would be in town on June 26, 2025. She was scheduled to speak at 11:15 am at the Power of the Purse event at the Holmes Convocation Center and would attend a showing of The Truman Show at 7:00 pm at The Appalachian Theatre. She also announced that the Gatsby Gala fundraiser would be held at The Appalachian Theatre on Friday, August 22, 2025.

**Adjournment**

Commission Member Basinger made a motion, seconded by Vice-Chair Bond, to adjourn the meeting at 4:01 p.m.

**Vote:** Aye – 3
Nay – 0

**The motion passed.**

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

DRAFT