



Historic Preservation Commission

Regular Meeting

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

~ Agenda ~

Jane Shook
828-268-6960

Tuesday, February 1, 2022

6:00 PM

WebEx

WATCH OR FOR PUBLIC COMMENT: Individuals who wish to watch this meeting or who wish to address the Commission remotely can do so through WebEx, either online or by phone. If you wish to provide public comment remotely, please email jane.shook@townofboone.net or call in at (828) 386-7025 and you will be provided with an invite to the meeting.

I. Call to Order

II. Adoption of Agenda

III. Public Comment

IV. Z05382-121421 Welcome to the High Country Mural

Z05382-121421 - Exhibit 1 - Application

Z05382-121421 - Exhibit 2 - Depiction of Mural

Z05382-121421 - Exhibit 3 - Proposal

Z05382-121421 - Exhibit 4 - Historic Photos

Z05382-121421 - Exhibit 5 - History

Z05382-121421 - Exhibit 6 - Staff Report

V. Z05383-121521 Collette-Woodruff PC

Z05383-121521 Exhibit 1 - Sign COA Application

Z05383-121521 Exhibit 2 - Sign Artwork

Z05383-121521 Exhibit 3 - Contract Statement

Z05383-121521 Exhibit 4 - WT0868 Southeastern Motor Line Terminal Building

Z05383-121521 Exhibit 5 - Historic Photos Historical Description

Z05383-121521 Exhibit 6 - Staff Report

VI. Z05384-121521, Z05388-121721, Z05389-121721 Venture Chocolate & Wine Company

Z05384-121521, Z05388-121721, Z05389-121721 - Exhibit 1 - Application

Z05384-121521, Z05388-121721, Z05389-121721 - Exhibit 2 - Sign Spec Sheet

Z05384-121521, Z05388-121721, Z05389-121721 - Exhibit 3 - Historic Sign - Digital Watauga

Z05384-121521, Z05388-121721, Z05389-121721 - Exhibit 4 - Application

Z05384-121521, Z05388-121721, Z05389-121721 - Exhibit 5 - Application

Z05384-121521, Z05388-121721. Z05389-121721 - Exhibit 6 - Staff Report

VII. Boone 150 Plans

January 23rd Event

VIII. Cemetery Mapping Project

Cemetery Inventory

Cemetery Mapping Responses

Cemetery Survey Memo from Dr. Baldwin-Deathridge

IX. Cemetery Designation Update

X. Hayes-Bryan-Greene Cemetery Marker Update

XI. Watauga County Jail Designation Report

XII. Review of Town Street Project

Depot Street Report

XIII. CLG Application Update

XIV. Council's Store Historical Marker Update

Memo on NCDOT Right-of-Way for Proposed Council's Store Historical Marker

XV. Other Discussion

XVI. Adjournment



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

PLEASE READ THE ENTIRE APPLICATION PACKAGE

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

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

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

Historic Preservation Commission Information

- Meetings: 1st Tuesday of each month at 6 p.m.
- Meetings are to be held at Council Chambers located at 1500 Blowing Rock Road.

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



Certificate of Appropriateness for Major Work

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

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



A. Required to be Submitted at Time of Application

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

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

- ☐ Digital copies of all paper submittal documents (may be emailed to planning@townofboone.net)
- ☐ Four paper copies of complete site plans meeting the requirements of Town of Boone Unified Development Ordinance (UDO), including UDO Appendix A (max. size 30" x 42")
- ☐ Information in compliance with the Supplemental Checklist on Page 3
- ☐ Property Owner Authorization. If you are not the property owner, you will need to provide documentation of property owner authorization to apply for this permit. You may have the property owner sign this application (Section L), or the property owner can provide a written and signed authorization that clearly states they are authorizing the applicant to submit this application. Permit Fee (See Planning & Inspections Fee Schedule). Each application is allowed two (2) reviews. The 1st review of the submitted information and a 2nd review if revisions or supplemental information is required based upon the 1st review. Each subsequent review after the 2nd review will be charged at 50% of the original fees charged for the application. These fees shall be paid at the time of resubmittal.

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

Date of requested hearing: _____

C. Property Information

Street Address:
182 Howard Street

Watauga County Parcel Identification Number:
2900798015000

Existing Zoning District(s): B1

Total Land Area: .117 acres

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

If yes, describe: _____

D. Applicant Information

Name:
Watauga County Arts Council

Complete Mailing Address (Street, City, Zip):
377 Shadowline Drive, Boone NC 28607

Phone Number:
828-964-1789

Email Address:
director@watauga-arts.org

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

E. Property Owner Information

Name:
Andrew Greene

Complete Mailing Address (Street, City, Zip): _____

Phone Number:
828-773-9333

Email Address:
agreene@protonmail.com

F. Landmark/District Information

District/Landmark Name: Downtown Boone Historic District

Period of Significance: 1946

G. Project Details

Project Cost: \$ 374.00

\$

Project Type:☐ New Construction☒ Renovation☐ Landscaping☐ Moving Structure☐ Demolition**H. Design Professional Information**Designer is an: ☐ Architect☐ Engineer☐ Owner☐ Other: _____

Name: _____

Company: _____

Complete Mailing Address (Street, City, Zip): _____

Phone Number: _____

Email Address: _____

*Additional Designer Information: If additional designers are involved beyond the one listed, please provide additional info on a separate sheet***I. Applicant Signature and Property Owner Authorization**

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

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

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

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

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

Amber Bateman

11/16/2021

Applicant (Print)

Applicant (Signature)

Date

Andrew Greene

11/16/2021

Property Owner (Print)

Property Owner (Signature)

Date

Official Use Only

Permit Name:

Welcome to the High Country Mural - Certificate of Appropriateness

Page 3 of 4

Permit Number: 205382-121421				
Date:	Fee:	Receipt Number:	Method of Payment: ☐ Cash ☐ Check Number: _____	Paid By:

Public Hearing Meeting Date: _____

Date of APO Mailed Notification: _____

Date of Posted Notification: _____

Request Approved: ☐ Yes ☐ No

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

COA for Major Work Supplemental Checklist

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

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

Exhibit 2



Communication: Z05382-121421 - Exhibit 2 - Depiction of Mural (Z05382-121421 Welcome to the High Country Mural)

RECEIVED
DEC 14 2021
BY: _____



November 16, 2021

Downtown Boone Historic Preservation Commission Mural Proposal

Mural Title:

"Greetings From the High Country"

Artist:

Tommy Lee (a.k.a. Sir Tom Foolery)

District:

Purpose:

The purpose of the mural is to showcase features of the High Country that make this community a unique and desirable destination. This mural is a gift from Appalachian Mountain Brewery to the Town of Boone and its residents. Appalachian Mountain Brewery (AMB) started in Boone. The head brewers came from the App State Fermentation Sciences Department. The Brewery wants to sponsor this mural to send a message of thanks and love to the community from which they were "born". Murals offer visitors an opportunity to take photographs and share the memorable experiences they had in our Town.

Content:

Large postcard with a mountain landscape which includes natural elements for which we are known. Postcards are typical items people purchase when they travel to share with loved ones or keep for memory. The postcard signals that the High Country is a destination for travelers while visually representing a message AMB seeks to send to the community. The illustration consists of an apple tree, sunset, mountains, streams, wildlife, and hops to represent our strength in the craft-brewing industry. The mural, a large painting, offers a visual reminder of our region's rich history of arts and culture. A prominent cardinal (NC state bird) sitting on a branch overlooking the landscape serves as a reminder that the High Country is a significant contributor to what makes the State of NC an incredible place to live and visit.



377 Shadowline Dr., Boone NC 28607
828-264-1789 | director@watauga-arts.org

Communication: Z05382-121421 - Exhibit 3 - Proposal (Z05382-121421 Welcome to the High Country Mural)



Mural Specs and Materials:

Option 1: Our preference would be to paint the mural directly to the painted wall, giving it a more authentic appeal. The proposed mural size is 8ft tall x 15ft wide. Paint materials would be acrylic paint.

Option 2: Acrylic paint on 3-4 weather-treated wooden panels about 8ftx15ft total. The panels will be assembled and mounted on the building. No more than 35 screws will be used for mounting the mural panels to the wall.

Colors: We would like to use oranges, yellows, magenta, green, blue, and red as the color scheme. We are willing to adjust our color pallet to match the desires of the Town Planning and Inspections and HPC but have not been given those color options.

Note:

No parts of the building, lights, piping, driveway or building foundation will be affected by this art.

Exhibit 4

Historic Images of 182 Howard Street

Image Reference:

<https://digitalwatauga.org/items/show/7080>

<https://digitalwatauga.org/items/show/5841>



Communication: Z05382-121421 - Exhibit 4 - Historic Photos (Z05382-121421 Welcome to the High Country Mural)

RECEIVED
DEC 14 2021
BY: _____

Exhibit 5

WT0875 Brendell's Garage Building #2 (1946) 182 Howard Street

This irregular, pentagonal (its southwest corner is clipped), concrete block building was completed in 1946 as J. R. Brendell's new garage building. Brendell had long operated such a business on South Depot Street (WT0604) before moving here. Initial descriptions of the building were that it would be two stories in height, but closer examination of these early details reveals that it was intended as a one-story building with basement, as it remains today. The first floor was planned as a Hudson automobile dealership, while the garage was located at the basement level. Brendell supervised construction of the building, which was completed in June 1946 (Watauga Democrat, March 14, 1946, and June 27, 1946). Brendell didn't stay long; in December 1951, he announced the opening of his new garage business in the former Estes Machine Shop on West Main Street (Watauga Democrat, December 6, 1951). In an interview conducted in November 2018, Patricia Maddux indicated that her father, Buck Maddux, moved his Buck Maddux Motor Company here for several years during the 1950s, and newspaper advertisements seem to bear this out (see, for example, Watauga Democrat, November 27, 1952). Other newspaper advertisements suggest that this building, bearing an address of 208 Howard Street at the time, was also used as Roger Colvard's Garage and Radiator Shop in 1948 (Watauga Democrat, November 25, 1948) and the Boone (later Dale) Kaiser-Frazer auto dealership in 1950-52 (Watauga Democrat, November 23, 1950) before Buck Maddux moved here. Unfortunately, no historic images of this building, other than aerials from a great distance, have been found, so the historic appearance of the building is not well understood. Evan Redmond, whose grandfather owned the building for many years, has indicated that it was also used for a time as a garage for the Watauga Rescue Squad. The building was also briefly home to The Uptown, a meeting and performance space, from 2015 to 2017, as well as ASU's HOW Space (2018-19), and is currently (Dec. 2019) used by ASU's Walker College of Business as a community enterprise space.

Today, the building retains the same footprint that it had when built in 1946. At the time of the survey fieldwork, the pared north elevation fronting on the south side of Howard Street was characterized, from left to right (east to west) by a large garage bay, replacement, metal, roll-up door; a single, wooden door with a larger, upper light and a paneled-over transom; and a large window opening with remnant concrete sill that had been mostly blocked in with concrete block, although two small piercings with three horizontal-light, metal windows were equally spaced within this former opening. The parapet roof was raised over the middle third of the elevation and was capped with metal Coping.

In June 2017, Appalachian State University completed extensive renovations to the north elevation. This included replacing the roll-up garage door with a narrower, 10-light, garage door set to the west of the piercing and a single, aluminum-frame door with transom set in the east part of the piercing, all of which was framed in metal. In addition, ASU opened up the original piercing at the west side of the elevation, inserting a large bay



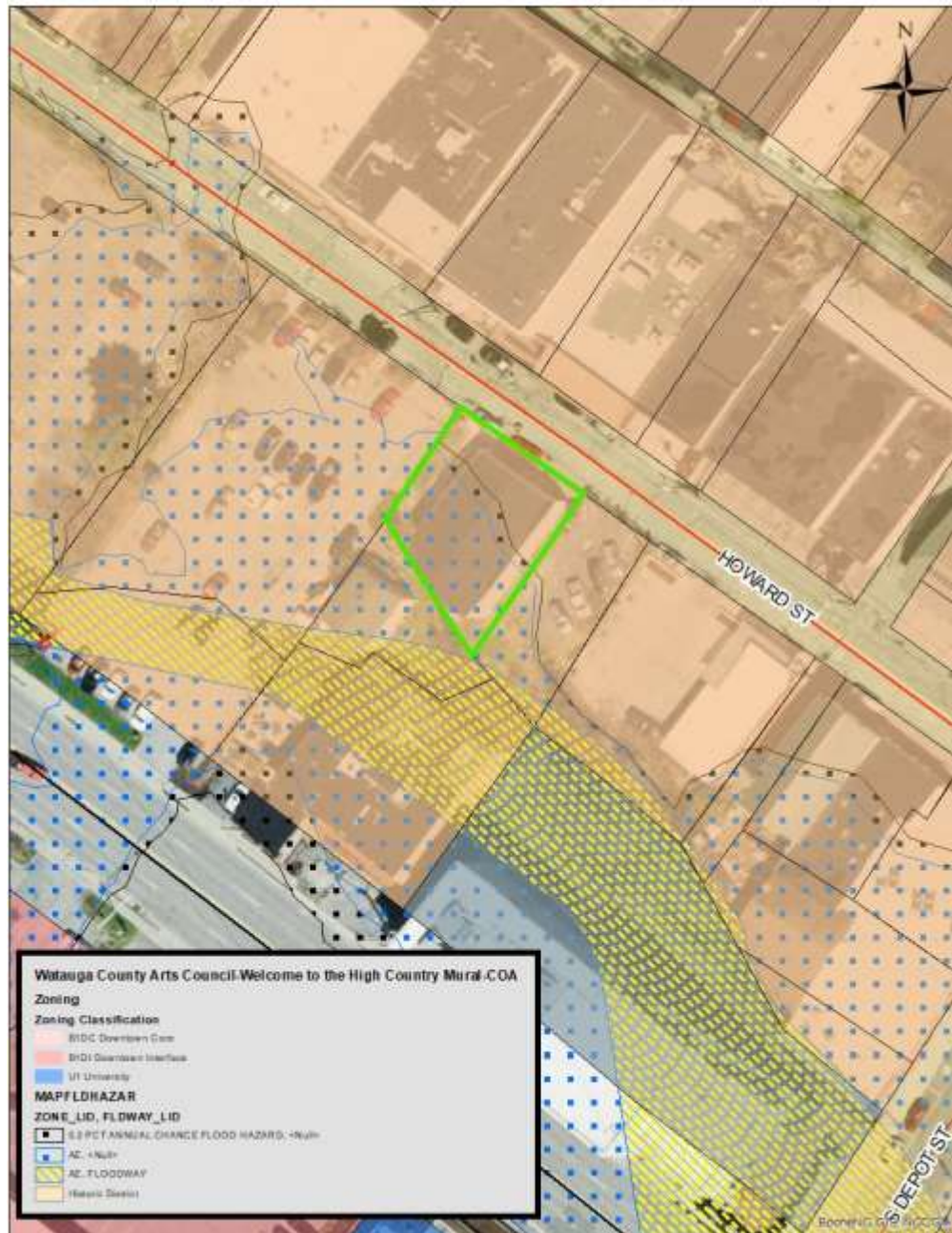
of three, one-over-one, plate glass windows in metal frames. The main entry door was also replaced with a single, metal-frame doorway with transom.

At the time of the survey fieldwork, the parged east elevation had four evenly spaced vents at basement level but was otherwise featureless. The south elevation was actually divided into two faces—one directed to the south, the other (at the west side of the building) directed to the southwest, and both of them parged. The south face included an exterior boiler chimney at the southeast corner, with one triple bay of six-over-six, double-hung sash, vinyl replacement windows with faux muntins on the first floor, all arranged in the original wood frame. A large, undefined opening with a wooden frame was visible at the basement level but obscured by brush. The southwest face fronting on Boone/Kraut Creek featured its own large, undefined opening with a wooden frame at the basement level. Two slightly separated, triple bays of six-over-six, double-hung sash, vinyl replacement windows with faux muntins were visible on the second floor. The corner formed by the south and southwest faces created an interlocking, concrete block effect. Rafter tails of the flat roof were exposed on the south and southwest faces.

Moving from north to south, the parged west elevation featured a large, wooden deck with accessibility ramp leading to Howard Street, with a vinyl replacement, sliding sash window and a vinyl replacement door near the northwest corner, all surrounded by a stocky, wooden frame. Below this, at the basement level, was an eight-light, fixed window under the deck. The center portion of the west elevation featured a double set of one-over-one windows that may have possessed Plexiglas lights. A concrete sill was visible below these. Beneath this window opening at the basement level was a large, six-light, fixed window in a wooden frame, with a vinyl replacement door immediately adjacent to the south. A rough, shed-style awning with a standing seam, metal roof covered this entrance. The scar from a removed, exterior boiler chimney separated this middle bay from the south bay of the west elevation. This last section of the west elevation featured on the first floor a triple window bay of six-over-six, double-hung sash, vinyl replacement windows in the original wooden frames, while the basement level offered an old garage bay that had been mostly boarded over but contained a single, wooden door with its bottom section missing. A set of wooden steps led from the west elevation to an adjacent parking lot to the west.



STAFF REPORT
HISTORIC PRESERVATION COMMISSION, FEBRUARY 1, 2022
CASE Z05383-121521-WELCOME TO THE HIGH-COUNTRY MURAL-COA



Request

Watauga County Arts Council has requested a Certificate of Appropriateness (COA) for a mural to be displayed on the side of the building located at 182 Howard Street.

Pursuant to the Town of Boone Unified Development Ordinance (UDO), Appendix D, Pursuant to the Town of Boone Unified Development Ordinance (UDO), Appendix D, Downtown Boone Local Historic District, specifically the section on Commission Procedures states that all other work not considered as either ordinary or routine maintenance or Minor Work is Major Work which requires both a COA Application and HPC Approval. A permanent sign is not ordinary or routine maintenance or listed as a Minor Work.

Parcel Information

Address: 182 Howard St.
Property Owner: Appalachian State Rentals, LLC
Watauga County PIN: 2900-79-8015-000
Lot size (total): 0.12 Acres
Jurisdiction: Town of Boone
Access: Howard St. (Town maintained)
SFHA: Yes
Watershed District: No
Corridor District: No
NCD: No
Viewshed: No
Steep Slope: No
Transitional Zone: No
Current Zoning: B1 Downtown Core, Downtown Historic District Overlay

Zoning & Use of Adjacent Properties		
	Adjacent Zoning	Adjacent Land Use
North	B1, Downtown Core, Downtown Boone Local Historic District	Restaurant
East	B1, Downtown Core, Downtown Boone Local Historic District	Other Business/Professional Office
South	B1, Downtown Core, Downtown Boone Local Historic District	Restaurant
West	B1, Downtown Core, Downtown Boone Local Historic District	Parking Lot

Planning Analysis

The applicant is proposing to paint the mural, which is proposed to be 8' tall and 15' wide, directly to the painted wall with acrylic paint.

The second proposal is to paint the mural on 3-4 weather treated wooden panels that are about 8' tall and 15' wide which would be assembled and mounted on the building. No more than 35 screws would be used to mount the mural panels on the wall.

The mural is proposed to be painted using oranges, yellows, magenta, green blue, and red as the color scheme for the mural.

In October 2021, the Town of Boone adopted the Downtown Boone Local Historic District overlay. Overlay districts are those districts that overlap one or more general use or conditional districts and imposed standards in addition to the underlying district zoning standards. Where requirements conflict, overlay district standards supersede general use district standards.

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

These three documents can be found online using the following link: [Historic Preservation Commission | Boone, NC \(townofboone.net\)](https://www.townofboone.net/historic-preservation-commission).

The designation report (#2 above), was created using the architectural survey of the downtown area (#1 above) and recommended:

1. That the Downtown Boone Local Historic District area, as outlined on the map above, be designated as a historic overlay district as indicated on the map and described elsewhere in the report; and
2. That the Downtown Boone Local Historic District Design Standards, which are outlined in a separate document, are to be applied by the HPC when it considers applications for Certificates of Appropriateness for proposed development within the historic district.

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).

As a general rule, buildings that meet three of these five criteria are considered to be contributing resources within the district. The district contains a total of 88 parcels with buildings and/or structures that contribute to the character of the district based on historical significance related to events or individuals associated with the property.

Among these 88 parcels are 18 parcels with buildings and/or structures that also contribute to character of the district based on architectural significance. Many of those that lack architectural significance have seen their storefronts modified over time, although the general form and function of those resources continues to reflect

the resource's relationship to the development of downtown Boone's commercial district during the period of significance.

Three parcels recently contained buildings and/or structures that would have contributed to the significance of the district (all three for historical significance, one of them for architectural significance), but those resources have been demolished since completion of the survey.

Only six parcels contain buildings and/or structures that do not contribute to the architectural or historical significance of the district.

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

Inventory Classifications:

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

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

NC: Non-contributing property

VL: Vacant lot

The subject property, 182 Howard Street, is located within the Downtown Boone Local Historic District and is listed within the designation report on page 111 as follows:

WT0875 Brendell's Garage Building #2 (1946)—CH
182 Howard Street (2900-79-8015-000)

J. R. Brendell completed this irregular, pentagonal, one-story, concrete block building with basement as the second location for his garage operation in 1946. With a first floor intended as a Hudson showroom and the basement as the actual garage area, the building suited Brendell for only a short period of time. Later tenants included a radiator shop and at least two other auto dealerships before 1955. A subsidiary of Appalachian State University, which now owns the building, completed substantial alterations to the north (main) elevation in 2017, changing the configuration of the garage bay and reopening the main window piercing to its original dimensions. The concrete block walls, remain parged, as they have been for decades. The building is another outstanding example of functional, automotive-related architecture in the Howard Street corridor during the 1940s.

The property is classified as "CH" meaning the property contributes to the district based on historical significance related to events or individuals associated with the property. The full architectural description taken from Final Report: Comprehensive Architectural Survey of Downtown Boone, North Carolina, by Dr. Eric Plaag:

WT0875 Brendell's Garage Building #2 (1946)

182 Howard Street

This irregular, pentagonal (its southwest corner is clipped), concrete block building was completed in 1946 as J. R. Brendell's new garage building. Brendell had long operated such a business on South Depot Street (WT0604) before moving here. Initial descriptions of the building were that it would be two stories in height, but closer examination of these early details reveals that it was intended as a one-story building with basement, as it remains today. The first floor was planned as a Hudson automobile dealership, while the garage was located at the basement level. Brendell supervised construction of the building, which was completed in June 1946 (*Watauga Democrat*, March 14, 1946, and June 27, 1946). Brendell didn't stay long; in December 1951, he announced the opening of his new garage business in the former Estes Machine Shop on West Main Street (*Watauga Democrat*, December 6, 1951). In an interview conducted in November 2018, Patricia Maddux indicated that her father, Buck Maddux, moved his Buck Maddux Motor Company here for several years during the 1950s, and newspaper advertisements seem to bear this out (see, for example, *Watauga Democrat*, November 27, 1952). Other newspaper advertisements suggest that this building, bearing an address of 208 Howard Street at the time, was also used as Roger Colvard's Garage and Radiator Shop in 1948 (*Watauga Democrat*, November 25, 1948) and the Boone (later Dale) Kaiser-Frazer auto dealership in 1950-52 (*Watauga Democrat*, November 23, 1950) before Buck Maddux moved here. Unfortunately, no historic images of this building, other than aerials from a great distance, have been found, so the historic appearance of the building is not well understood. Evan Redmond, whose grandfather owned the building for many years, has indicated that it was also used for a time as a garage for the Watauga Rescue Squad. The building was also briefly home to The Uptown, a meeting and performance space, from 2015 to 2017, as well as ASU's HOW Space (2018-19), and is currently (Dec. 2019) used by ASU's Walker College of Business as a community enterprise space.

Today, the building retains the same footprint that it had when built in 1946. At the time of the survey fieldwork, the paraged north elevation fronting on the south side of Howard Street was characterized, from left to right (east to west) by a large garage bay, replacement, metal, roll-up door; a single, wooden door with a larger, upper light and a paneled-over transom; and a large window opening with remnant concrete sill that had been mostly blocked in with concrete block, although two small piercings with three horizontal-light, metal windows were equally spaced within this former opening. The parapet roof was raised over the middle third of the elevation and was capped with metal coping. In June 2017, Appalachian State University completed extensive renovations to the north elevation. This included replacing the roll-up garage door with a narrower, 10-light, garage door set to the west of the piercing and a single, aluminum-frame door with transom set in the east part of the piercing, all of which was framed in metal. In addition, ASU opened up the original piercing at the west side of the elevation, inserting a large bay of three, one-over-one, plate glass windows in metal frames. The main entry door was also replaced with a single, metal-frame doorway with transom. At the time of the survey fieldwork, the paraged east elevation had four evenly spaced vents at basement level but was otherwise featureless. The south elevation was actually divided into two faces—one directed to the south, the other (at the west side of the building) directed to the southwest, and both of them paraged. The south face included an exterior boiler chimney at the southeast corner, with one triple bay of six-over-six, double-hung sash, vinyl replacement windows with faux muntins on the first floor, all arranged in the original wood frame. A large, undefined opening with a wooden frame was visible at the basement level but obscured by brush. The southwest face fronting on Boone/Kraut Creek featured its own large, undefined opening with a wooden frame at the basement level. Two slightly separated, triple bays of six-over-six, double-hung sash, vinyl replacement windows with faux muntins were visible on the second floor. The corner formed by the south and southwest faces created an interlocking, concrete block effect. Rafter tails of the flat roof were exposed on the south and southwest faces. Moving from north to south, the paraged west elevation featured a large, wooden deck with accessibility ramp leading to Howard Street, with a vinyl replacement,

sliding sash window and a vinyl replacement door near the northwest corner, all surrounded by a stocky, wooden frame. Below this, at the basement level, was an eight-light, fixed window under the deck. The center portion of the west elevation featured a double set of one-over-one windows that may have possessed Plexiglas lights. A concrete sill was visible below these. Beneath this window opening at the basement level was a large, six-light, fixed window in a wooden frame, with a vinyl replacement door immediately adjacent to the south. A rough, shed-style awning with a standing seam, metal roof covered this entrance. The scar from a removed, exterior boiler chimney separated this middle bay from the south bay of the west elevation. This last section of the west elevation featured on the first floor a triple window bay of six-over-six, double-hung sash, vinyl replacement windows in the original wooden frames, while the basement level offered an old garage bay that had been mostly boarded over but contained a single, wooden door with its bottom section missing. A set of wooden steps led from the west elevation to an adjacent parking lot to the west.

Design Standards

[Design Standards p. 114-115]

Design Standards for Historic Parks and Public Spaces

Downtown Boone Local Historic District Design Standards and Handbook, (UDO Appendix D, Design Standards for Historic Streetscapes, Landscapes, Monuments, and other Resources in the District, at Section 11, Parks and Public Spaces.

11. Parks and Public Spaces

11.1 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.

11.2 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.

11.3 When considering the introduction of public art to any park or streetscape, ensure that the art will not permanently or irreversibly alter the historic character of nearby historically significant buildings or landscapes.

11.4 Regularly inspect public art for signs of vandalism and deterioration, and maintain protective coatings. When repairs are necessary, use industry best practices and the gentlest available treatments. If necessary, consult with a conservator to determine the best treatment practices.

11.5 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.

CONFORMITY TO ADOPTED PLANS

COMPREHENSIVE PLAN UPDATE

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

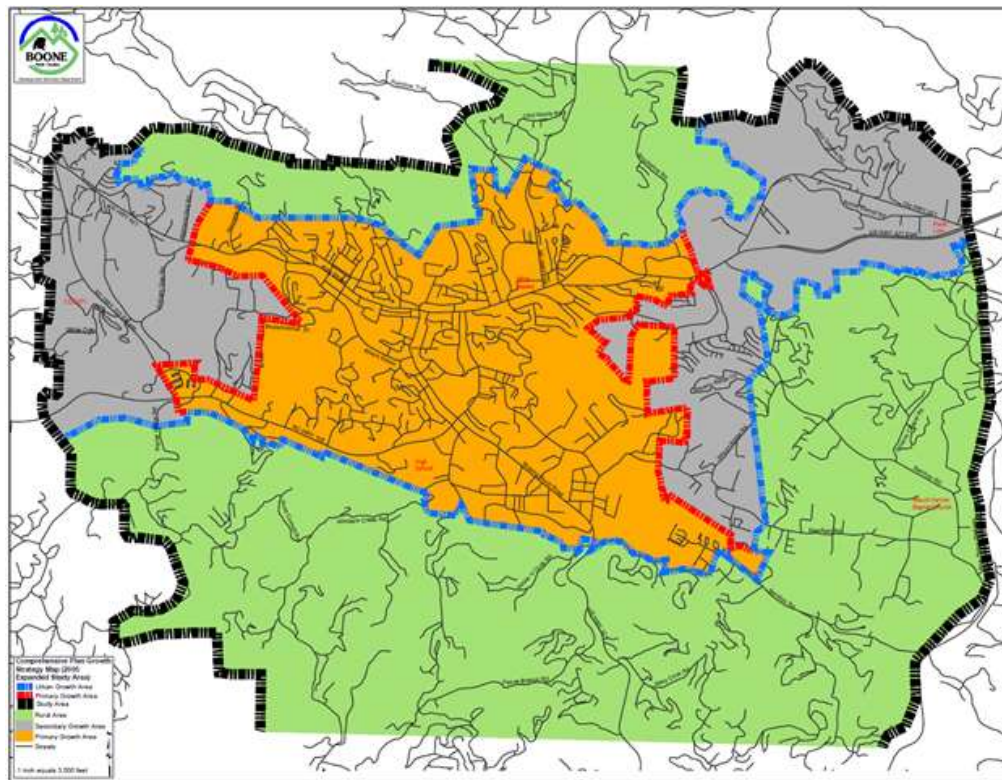
Downtown: Support and enhance the cultural and historic significance of downtown Boone, and affirm its appealing, pedestrian orientation.

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

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

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

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



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

Staff has reviewed land use and comprehensive plan policies, and listed those policies which in staff's opinion have a bearing on the request. The Board should review these policies carefully. Each member may make his or her own interpretation as to the relevance of each and which carry the most weight thereby shaping their overall recommendation.

2.1 THE ECONOMY (p. 19)

- A. The Town shall protect and enhance a high quality of life, image, cultural amenities, and natural beauty as the most effective, long-term component of an economic development strategy.
- B. New and expanding industries and businesses shall be encouraged which: 1) diversify the local economy, 2) train and use a skilled labor force and 3) increase area residents' incomes.
- C. The Town shall encourage the development of a well-balanced tourism trade as a primary element of the area's economic future. Investments in services, facilities, and proper growth management shall be employed in furtherance of this objective.
- D. Economic development efforts shall encourage the revitalization and reuse of currently unused or underutilized structures, sites and infrastructure in appropriately located areas.
- E. The Town shall encourage a public service and regulatory environment conducive to business recruitment and expansion, while at the same time enhancing the area's physical and human resources.
- F. New firms and expanding businesses that complement the natural resources and beauty of the region shall be especially recruited and encouraged.
- G. The Town shall support the development of new business parks.

- H. The Town shall promote coordination of economic development resources with the appropriate institutions and agencies. Regional coordination and interaction among areas with a shared economic interest shall be encouraged.
- I. Small business start-ups, expansions and spin-offs shall be encouraged. The presence of ASU and Caldwell Community College and Technical Institute shall be recognized as a necessary and important resource for area businesses.
- J. Appropriate educational and training programs shall be encouraged to help local residents, especially those unemployed and underemployed, take advantage of business expansion and to develop new skills.
- K. Boone shall identify and provide services consistent with the needs of the area's growing retiree population.

2.1.5 Downtown

- A. A compatible design character for the downtown area, drawing upon the locality's original High-Country small-town features, shall be identified, reinforced and supported to put forth a quality image and sense of place.
- B. The Town, in concert with the downtown property owners and merchants, shall encourage public and private efforts to develop and publicize adequate and appropriately designed off-street parking lots in the downtown area.
- C. A variety of mutually compatible and supportive mixed uses shall be encouraged in the downtown area.
- D. Public and private developments shall be encouraged to incorporate local artistry into public and semi-public spaces downtown.
- E. Public and private development decisions in the downtown area shall exhibit a special concern for maintaining the intensive, pedestrian oriented character of the district.
- F. The maintenance and revitalization of downtown Boone, as well as planning for its future development, will reflect the realities and qualities befitting its geographical setting and function as a center of (1) commercial and service activities, (2) educational and cultural activities, events and (3) public services.

2.2.3 Parks, Recreation and Open Space (p. 53)

- A. Future park development and open spaces shall be planned to provide for the rational and equitable distribution of recreation and open space opportunities within the planning area. Public facilities shall be provided to address the unmet needs of area residents lacking access to university or private recreational facilities.
- B. Financial support shall be provided to the rehabilitation, upkeep, and expansion of existing facilities first, and to new facilities second.
- C. In determining future sites for park, recreation and open space facilities, multiple objectives for natural area conservation, visual enhancement, promotion of cultural and historic preservation, watershed and flood prone area protection shall be considered.
- D. Land acquisition for new recreation sites in advance of need shall be encouraged to achieve desirable locations at cost effective levels.
- E. Provision of open space and recreational facilities shall be encouraged in private developments and through intergovernmental and public/private partnerships.

- F. The identification and appropriate development of a system of open space greenways within the planning area shall be encouraged for both recreational and alternative transportation purposes. The use of natural corridors such as streams, floodplains, and secondarily, man-made corridors such as utility and transportation rights-of-way and easements shall be emphasized.
- G. While emphasizing programs which serve the unmet recreation needs of the greatest number of people, the Town shall strive to meet the needs of specific population subgroups, including, particularly, teenagers, the elderly and the physically challenged.

2.3 THE COMMUNITY (p. 60).

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

2.3.2 Community Character (p. 67)

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

2.3.4 Public Involvement

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

If approved, the COA shall be subject to the following conditions:

If approved, Staff recommends the following conditions be included in the decision:

1. Where there is a conflict between the application information and the plans (elevation of mural received December 14, 2021), the plans control. Insignificant deviations may be permitted to comply with the requirements of the UDO.
2. Any commitments and representations concerning the proposed sign installation made by the applicant or its (his or her) representatives at the public hearing shall also become a condition of the permit, and a basis for a stop work order and/or permit revocation if violated.
3. The applicant shall submit the necessary applications, plans, details and specifications which meet the requirements of the Town Code, UDO, Building Code and any other applicable codes for review and approval necessary to issue Zoning and Building Permits.
4. Such conditions (if any) as the Historic Preservation Commission may impose pursuant to this statutory authority.

Historic Preservation Commission Procedure

Congruity with the historic district

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

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



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

PLEASE READ THE ENTIRE APPLICATION PACKAGE

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

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

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

Historic Preservation Commission Information

- Meetings: 1st Tuesday of each month at 6 p.m.
- Meetings are to be held at Council Chambers located at 1500 Blowing Rock Road.

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

Certificate of Appropriateness for Major Work

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

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



A. Required to be Submitted at Time of Application

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

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

- ☐ Digital copies of all paper submittal documents (may be emailed to planning@townofboone.net)
 - ☐ Four paper copies of complete site plans meeting the requirements of Town of Boone Unified Development Ordinance (UDO), including UDO Appendix A (max. size 30" x 42")
 - ☐ Information in compliance with the Supplemental Checklist on Page 3
 - ☐ Property Owner Authorization. If you are not the property owner, you will need to provide documentation of property owner authorization to apply for this permit. You may have the property owner sign this application (Section L), or the property owner can provide a written and signed authorization that clearly states they are authorizing the applicant to submit this application.
- Permit Fee (See Planning & Inspections Fee Schedule). Each application is allowed two (2) reviews. The 1st review of the submitted information and a 2nd review if revisions or supplemental information is required based upon the 1st review. Each subsequent review after the 2nd review will be charged at 50% of the original fees charged for the application. These fees shall be paid at the time of resubmittal.

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

Date of requested hearing: December 7, 2021

C. Property Information

Street Address:
191 Howard Street

Watauga County Parcel Identification Number:
2900-79-9133-000

Existing Zoning District(s): B-1 Core / Historic District

Total Land Area: .15 acres

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

If yes, describe:

D. Applicant Information

Name:
Collette Woodruff PC - Jenny Collette

Complete Mailing Address (Street, City, Zip):
191 Howard Street Boone, NC 28607

Phone Number:
(828) 865-2929

jenny@collettewoodruff.com
Email Address:

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

E. Property Owner Information

Name:
Ethel B. Simpson

Complete Mailing Address (Street, City, Zip):
PO Box 529 Boone, NC 28607

Phone Number:

Email Address:
ethelbsimpson@gmail.com

F. Landmark/District Information

District/Landmark Name: N/A

Period of Significance: 1944

G. Project Details

Project Cost: \$ 2000 \$

Project Type:

☐ New Construction	☐ Renovation	☐ Landscaping
☐ Moving Structure	☐ Demolition	☒ SIGN

H. Design Professional Information

Designer is an: ☐ Architect ☐ Engineer ☐ Owner ☐ Other: Sign Maker

Name: Laura Shoemaker Company: Appalachian Sign Co., LLC

Complete Mailing Address (Street, City, Zip):
898 West King Street Boone, NC 28607

Phone Number: office: 828-265-1141 Email Address: laura@appalachiansigns.com

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

I. Applicant Signature and Property Owner Authorization

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

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

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

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

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

<u>Laura Shoemaker</u> Applicant (Print)	<u></u> Applicant (Signature)	<u>11/30/21</u> Date
<u>ETHEL SIMPSON</u> Property Owner (Print)	<u></u> Property Owner (Signature)	<u>11-30-21</u> Date

Official Use Only

Permit Name:

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

Public Hearing Meeting Date: _____

Date of APO Mailed Notification: _____

Date of Posted Notification: _____

Request Approved: ☐ Yes ☐ No

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

COA for Major Work Supplemental Checklist

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

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

Exhibit 2

2'h x 4'w
projecting sign

custom carved HDU
(fire retardant)
to simulate wood sign

painted
(fire retardant)

custom welded
aluminum bracket

more than 8'
above grade but over
private property



Communication: Z05383-121521 Exhibit 2 - Sign Artwork (Z05383-121521

Exhibit 3

1/3/2022

Re: 191 Howard St.

To whom it may concern:

My name is Jim MacMillan. I am a Master Mason and a Journeyman Carpenter.

I have been involved in maintaining the property at 191 Howard St. for over 20 years, including stucco repair to the façade. I can verify that the anatomy of façade is a combination of original cinderblock, added cinderblock, as well as wood framing, with metal lathing and a stucco finish over all substrates. The attachment of proposed sign would not penetrate the original block but would be affixed to the area of wood framing, lathing and stucco, affecting no original material.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jim MacMillan', written in a cursive style.

Jim MacMillan

828-262-4990

WT0868 Southeastern Motor Lines Terminal Building (1941) 191 Howard Street

Exhibit 4

This two-story, concrete block building with a flat roof was completed in April 1941 by Farmers Hardware and Supply Company and leased as the new home of Southeastern Motor Lines, a freight delivery service, with a street frontage on the north side of Howard Street of 27 feet and a depth of 80 feet. The building was specifically designed to allow for interior loading and unloading, thus explaining the large garage bay at the west side of the south elevation (Watauga Democrat, April 24, 1941). Southeastern's occupancy was shortlived, however; by November 1946, Wilson's Feed Store had relocated briefly to the building before moving back to the nearby Burley Tobacco Warehouse No. 2 in February Downtown Boone Survey Report, December 2019 FINAL DRAFT--293 1947, and on the 1947 Sanborn Map, the building was shown as vacant. That same year, Farmer's Hardware and D. L. Wilcox, joint owners of the building, sold the property to Seven-Up Asheville Company, which operated a bottling plant here into the 1970s. A circa 1950 image from the south (Pal-Bla-4-104) clearly shows the building as a one-story, concrete block building with a significant parapet, below which on the south elevation is a large garage bay to the west, with a roll-up, multi-light door, and a second large piercing to the right that appears to have been enclosed. The building was again sold in 1977, when it became the home of Boone Industries, a furniture concern, until 1992. At the time of the survey fieldwork, Mana Spot Comic Store was the tenant. Today, the entire south elevation façade consists of parging over the original concrete block. The first floor holds a metal, roll-up, garage door on the west portion of the south elevation. To the east, a recessed alcove that occupies the original shop window space holds two storefronts with identical window and door configurations but in repeating order, consisting of a single-light, metal door with a single-light transom in a metal frame to the left and two side-by-side, single-light, metal-frame, casement windows beneath a single-light, metal-frame transom. Directly above the recessed shop entrances on the second floor are two arched piercings; the western piercing features two one-over-one, double-hung-sash windows in metal framing that are set back significantly from the arch opening, while the eastern piercing exposes an enclosed porch, presumably in service to an apartment. The roofline of the south elevation is coped in terracotta tiles. The west elevation is entirely obscured by WT0867, while the east elevation is very difficult to observe because of the presence of WT0870; the two buildings are separated by an alley less than three feet wide, but there do not appear to be any significant features on the east elevation. The north elevation, which sits nearly below grade of the alley that lies uphill from Howard Street, reveals a flat rubber roof. This elevation is mostly unremarkable with the exception of a metal vent on the eastern portion of the elevation and a six-over-six, double-hung sash window enclosed in wood framing and metal bars in the middle. In the west corner there is a nine-light, wooden door in a wood frame with metal bars in front of the window. Wooden steps built into the grade rise from this doorway to the alley at rear. The east roofline features a stepped parapet roof descending from the relatively high parapet wall along the north elevation. This east roofline is coped in terracotta tiles. A concrete block boiler stack rises near the northeast corner of the building. Tucked into the southeast corner is a short, flat-roofed addition to the main roof, with two, horizontal, single-light, awning windows along the north elevation. This addition appears to be designed to give additional interior headspace and light to the second floor apartment. It's unclear when this second-floor apartment was added, but it clearly dates to sometime post 1963 (Appalachian Collection image, 5015_096_03).



CW Collette
Woodruff, PC

CONSULTING | ADVISORY | TAX

2'h x 4'w
projecting sign

custom carved HDU
(fire retardant)
to simulate wood sign

painted
(fire retardant)

custom welded
aluminum bracket

more than 8'
above grade but over
private property



191 Howard Street - 1941
Southeastern Motor Lines



191 Howard Street - 1950's
7-up



191 Howard Street - 1990's
Fine Lines



WT0868 Southeastern Motor Lines Terminal Building (1941) 191 Howard Street This two-story, concrete block building with a flat roof was completed in April 1941 by Farmers Hardware and Supply Company and leased as the new home of Southeastern Motor Lines, a freight delivery service, with a street frontage on the north side of Howard Street of 27 feet and a depth of 80 feet. The building was specifically designed to allow for interior loading and unloading, thus explaining the large garage bay at the west side of the south elevation (Watauga Democrat, April 24, 1941). Southeastern's occupancy was shortlived, however; by November 1946, Wilson's Feed Store had relocated briefly to the building before moving back to the nearby Burley Tobacco Warehouse No. 2 in February Downtown Boone Survey Report, December 2019 FINAL DRAFT--293 1947, and on the 1947 Sanborn Map, the building was shown as vacant. That same year, Farmer's Hardware and D. L. Wilcox, joint owners of the building, sold the property to Seven-Up Asheville Company, which operated a bottling plant here into the 1970s. A circa 1950 image from the south (Pal-Bla-4-104) clearly shows the building as a one-story, concrete block building with a significant parapet, below which on the south elevation is a large garage bay to the west, with a roll-up, multi-light door, and a second large piercing to the right that appears to have been enclosed. The building was again sold in 1977, when it became the home of Boone Industries, a furniture concern, until 1992. At the time of the survey fieldwork, Mana Spot Comic Store was the tenant. Today, the entire south elevation façade consists of parging over the original concrete block. The first floor holds a metal, roll-up, garage door on the west portion of the south elevation. To the east, a recessed alcove that occupies the original shop window space holds two storefronts with identical window and door configurations but in repeating order, consisting of a single-light, metal door with a single-light transom in a metal frame to the left and two side-by-side, single-light, metal-frame, casement windows beneath a single-light, metal-frame transom. Directly above the recessed shop entrances on the second floor are two arched piercings; the western piercing features two one-over-one, double-hung-sash windows in metal framing that are set back significantly from the arch opening, while the eastern piercing exposes an enclosed porch, presumably in service to an apartment. The roofline of the south elevation is coped in terracotta tiles. The west elevation is entirely obscured by WT0867, while the east elevation is very difficult to observe because of the presence of WT0870; the two buildings are separated by an alley less than three feet wide, but there do not appear to be any significant features on the east elevation. The north elevation, which sits nearly below grade of the alley that lies uphill from Howard Street, reveals a flat rubber roof. This elevation is mostly unremarkable with the exception of a metal vent on the eastern portion of the elevation and a six-over-six, double-hung sash window enclosed in wood framing and metal bars in the middle. In the west corner there is a nine-light, wooden door in a wood frame with metal bars in front of the window. Wooden steps built into the grade rise from this doorway to the alley at rear. The east roofline features a stepped parapet roof descending from the relatively high parapet wall along the north elevation. This east roofline is coped in terracotta tiles. A concrete block boiler stack rises near the northeast corner of the building. Tucked into the southeast corner is a short, flat-roofed addition to the main roof, with two, horizontal, single-light, awning windows along the north elevation. This addition appears to be designed to give additional interior headspace and light to the second floor apartment. It's unclear when this second-floor apartment was added, but it clearly dates to sometime post 1963 (Appalachian Collection image, 5015_096_03).

191 Howard Street - SIGN INSTALLATION

The sign will be attached via a welded aluminum bracket w/ (6) 3/8" x 5" sleeve anchors, hardware can potentially be left in wall for next tenant if deemed necessary.

Appalachian Sign Company has installed a sign to this building before with no problems. We foresee no damage to come from installation, but cannot be held responsible for any potential damage from sign installation.

191 Howard Street - 2021



STAFF REPORT

HISTORIC PRESERVATION COMMISSION, FEBRUARY 1, 2022

CASE Z05383-121521-COLLETTE/WOODRUFF PROJECTING SIGN-COA



Request

Jenny Collette on behalf of Collette/Woodruff, PC has requested a Certificate of Appropriateness (COA) for a projecting sign to be installed on the front of the building at 194 Howard Street.

Pursuant to the Town of Boone Unified Development Ordinance (UDO), Appendix D, Downtown Boone Local Historic District, specifically the section on Commission Procedures states that all other work not considered as either ordinary or routine maintenance or Minor Work is Major Work which requires both a COA Application and HPC Approval. A permanent sign is not ordinary or routine maintenance or listed as a Minor Work.

Parcel Information

Address: 191 Howard St.
Property Owner: Ethel Simpson
Watauga County PIN: 2900-79-9133-000
Lot size (total): 0.15 Acres
Jurisdiction: Town of Boone
Access: Howard St. (Town maintained)
SFHA: No
Watershed District: No
Corridor District: No
NCD: No
Viewshed: No
Steep Slope: No
Transitional Zone: No
Current Zoning: B1 Downtown Core, Downtown Boone Local Historic District Overlay

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

Planning Analysis

The sign is proposed to be 2' in height and 4' in width. It is a custom carved HDU (fire retardant) sign that is made to simulate a wood sign. It cannot be made of wood as the sign would be placed in the primary fire district. The sign would be painted in a fire retardant paint and be attached with a custom welded bracket and be more than 8' above grade.

In October 2021, the Town of Boone adopted the Downtown Boone Local Historic District overlay. Overlay districts are districts that overlap one or more general use districts or conditional districts and imposed standards in addition to the underlying district zoning standards. Where requirements conflict, overlay district standards supersede general use district standards.

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 Design Standards

These three documents can be found online using the following link: [Historic Preservation Commission | Boone, NC \(townofboone.net\)](http://Historic Preservation Commission | Boone, NC (townofboone.net)).

The designation report (#2 above), was created using the architectural survey of the downtown area (#1 above) and recommended:

1. That the Downtown Boone Local Historic District area, as outlined on the map above, be designated as a historic overlay district as indicated on the map and described elsewhere in the report; and
2. That the Downtown Boone Local Historic District Design Standards, which are outlined in a separate document, are to be applied by the HPC when it considers applications for Certificates of Appropriateness for proposed development within the historic district.

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 various resources. Integrity, was determined 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).

As a general rule, buildings that meet three of these five criteria are considered to be contributing resources within the district. The district contains a total of 88 parcels with buildings and/or structures that contribute to the character of the district based on historical significance related to events or individuals associated with the property.

Among these 88 parcels are 18 parcels with buildings and/or structures that also contribute to character of the district based on architectural significance. Many of those that lack architectural significance have seen their storefronts modified over time, although the general form and function of those resources continues to reflect the resource's relationship to the development of downtown Boone's commercial district during the period of significance.

Three parcels recently contained buildings and/or structures that would have contributed to the significance of the district (all three for historical significance, one of them for architectural significance), but those resources have been demolished since completion of the survey.

Only six parcels contain buildings and/or structures that do not contribute to the architectural or historical significance of the district.

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

Inventory Classifications:

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

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

NC: Non-contributing property

VL: Vacant lot

The subject property, 191 Howard Street, is located within the Downtown Boone Local Historic District and is listed within the designation report on page 108 as follows:

WT0868 Southeastern Motor Lines Terminal Building (1941)—CH

191 Howard Street (2900-79-9133-000)

This two-story, concrete block, warehouse building was completed in April 1941 as the home of Southeastern Motor Lines, a freight delivery service. Like many Howard Street buildings of the 1940s, it served a number of warehouse-related functions, later housing a feed store, a soda bottling plant, and a furniture production operation. The main, south elevation has been dramatically altered since the early 1950s, primarily to add apartment space to what was originally a one-story building. The south elevation also features parging over the concrete block and alterations to the original piercings of the first floor, although the garage bay to the west side of the building survives.

The property is classified as "CH" meaning the property contributes to the district based on historical significance related to events or individuals associated with the property. The full architectural description taken from Final Report: Comprehensive Architectural Survey of Downtown Boone, North Carolina, by Dr. Eric Plaag:

WT0868 Southeastern Motor Lines Terminal Building (1941)

191 Howard Street

This two-story, concrete block building with a flat roof was completed in April 1941 by Farmers Hardware and Supply Company and leased as the new home of Southeastern Motor Lines, a freight delivery service, with a street frontage on the north side of Howard Street of 27 feet and

a depth of 80 feet. The building was specifically designed to allow for interior loading and unloading, thus explaining the large garage bay at the west side of the south elevation (Watauga Democrat, April 24, 1941). South Eastern's occupancy was short lived, however; by November 1946, Wilson's Feed Store had relocated briefly to the building before moving back to the nearby Burley Tobacco Warehouse No. 2 in February 1947, and on the 1947 Sanborn Map, the building was shown as vacant. That same year, Farmer's Hardware and D. L. Wilcox, joint owners of the building, sold the property to Seven-Up Asheville Company, which operated a bottling plant here into the 1970s. A circa 1950 image from the south (Pal-Bla-4-104) clearly shows the building as a one-story, concrete block building with a significant parapet, below which on the south elevation is a large garage bay to the west, with a roll-up, multi-light door, and a second large piercing to the right that appears to have been enclosed. The building was again sold in 1977, when it became the home of Boone Industries, a furniture concern, until 1992. At the time of the survey fieldwork, Mana Spot Comic Store was the tenant.

Today, the entire south elevation façade consists of parging over the original concrete block. The first floor holds a metal, roll-up, garage door on the west portion of the south elevation. To the east, a recessed alcove that occupies the original shop window space holds two storefronts with identical window and door configurations but in repeating order, consisting of a single-light, metal door with a single-light transom in a metal frame to the left and two side-by-side, single-light, metal-frame, casement windows beneath a single-light, metal-frame transom. Directly above the recessed shop entrances on the second floor are two arched piercings; the western piercing features two one-over-one, double-hung-sash windows in metal framing that are set back significantly from the arch opening, while the eastern piercing exposes an enclosed porch, presumably in service to an apartment. The roofline of the south elevation is coped in terracotta tiles.

The west elevation is entirely obscured by WT0867, while the east elevation is very difficult to observe because of the presence of WT0870; the two buildings are separated by an alley less than three feet wide, but there do not appear to be any significant features on the east elevation. The north elevation, which sits nearly below grade of the alley that lies uphill from Howard Street, reveals a flat rubber roof. This elevation is mostly unremarkable with the exception of a metal vent on the eastern portion of the elevation and a six-over-six, double-hung sash window enclosed in wood framing and metal bars in the middle. In the west corner there is a nine-light, wooden door in a wood frame with metal bars in front of the window. Wooden steps built into the grade rise from this doorway to the alley at rear. The east roofline features a stepped parapet roof descending from the relatively high parapet wall along the north elevation. This east roofline is coped in terracotta tiles. A concrete block boiler stack rises near the northeast corner of the building. Tucked into the southeast corner is a short, flat-roofed addition to the main roof, with two, horizontal, single-light, awning windows along the north elevation. This addition appears to be designed to give additional interior headspace and light to the second floor apartment. It's unclear when this second-floor apartment was added, but it clearly dates to sometime post 1963 (Appalachian Collection image, 5015_096_0

Design Standards

(1) Generally applicable UDO standards

The Downtown Boone Local Historic District Design Standards and Handbook (UDO Appendix D), Design Standards for Historic Streetscapes, Landscapes, Monuments, and other Resources in the District, at Section 8 (“Signage”) imposes the same general requirements for signs in the historic district as are imposed by Article 26 of the UDO, and must be met by the applicant if a COA is granted. Further, upon review staff has determined that the proposed sign complies with all applicable general sign requirements. Accordingly, these general requirements are not at issue before the Commission and will not be re-stated in this report.

(2) MSD Design standards incorporated in the Historic District Design Standards

In addition to generally-applicable UDO sign standards, Appendix D of the Design Standards (“DBDA Guidelines for Construction Methods and Materials for Properties within the Municipal Service District”), Section (K) provides additional guidelines for signs in the Municipal Services District. These are as follows:

Sign standards for the central business district have been developed to prevent visual clutter in the downtown areas and to improve the general visual quality of downtown. Individuality and creativity are encouraged within the framework of quality. Signs should relate to each other through quality, not necessarily through uniform materials, lettering, or size. All signs are controlled by the Sign Ordinance of the Town of Boone. Qualities of good signs are as listed below: (1) Good signs have the following characteristics: legibility, clarity, attractiveness, durability, and good placement. (2) Most buildings are designed with a defined sign space. The location of signs of appropriate size in these spaces is strongly encouraged. (3) Plastic, illuminated signs are strongly discouraged. Consider attached, flat, or hanging signs lit with outside indirect lighting. (4) All signs must meet zoning and building code requirements. (5) Hanging or projecting signs or hand-painted window signs of good quality are encouraged.

(3) Other applicable standards set forth in the Design Standards are as follows

***[Design Standards p. 100-101]
Design Standards for Historic Streetscapes, Landscapes,
Monuments, and Other Resources in the District
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:

* * * *

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

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

CONFORMITY TO ADOPTED PLANS COMPREHENSIVE PLAN UPDATE

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

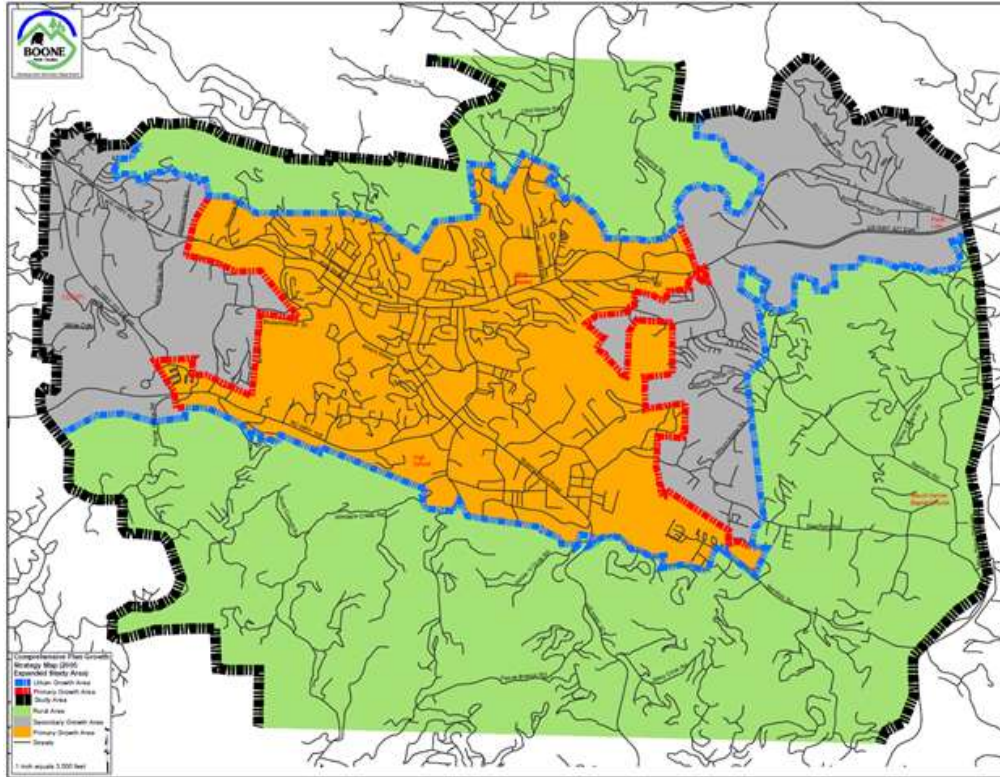
Downtown: Support and enhance the cultural and historic significance of downtown Boone, and affirm its appealing, pedestrian orientation.

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

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

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

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



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

Staff has reviewed land use and comprehensive plan policies, and listed those policies which in staff's opinion have a bearing on the request. The Board should review these policies carefully. Each member may make his or her own interpretation as to the relevance of each and which carry the most weight thereby shaping their overall recommendation.

2.1 THE ECONOMY (p. 19)

- A. The Town shall protect and enhance a high quality of life, image, cultural amenities, and natural beauty as the most effective, long-term component of an economic development strategy.
- B. New and expanding industries and businesses shall be encouraged which: 1) diversify the local economy, 2) train and use a skilled labor force and 3) increase area residents' incomes.
- C. The Town shall encourage the development of a well-balanced tourism trade as a primary element of the area's economic future. Investments in services, facilities, and proper growth management shall be employed in furtherance of this objective.
- D. Economic development efforts shall encourage the revitalization and reuse of currently unused or underutilized structures, sites and infrastructure in appropriately located areas.
- E. The Town shall encourage a public service and regulatory environment conducive to business recruitment and expansion, while at the same time enhancing the area's physical and human resources.

- F. New firms and expanding businesses that complement the natural resources and beauty of the region shall be especially recruited and encouraged.
- G. The Town shall support the development of new business parks.
- H. The Town shall promote coordination of economic development resources with the appropriate institutions and agencies. Regional coordination and interaction among areas with a shared economic interest shall be encouraged.
- I. Small business start-ups, expansions and spin-offs shall be encouraged. The presence of ASU and Caldwell Community College and Technical Institute shall be recognized as a necessary and important resource for area businesses.
- J. Appropriate educational and training programs shall be encouraged to help local residents, especially those unemployed and underemployed, take advantage of business expansion and to develop new skills.
- K. Boone shall identify and provide services consistent with the needs of the area's growing retiree population.

2.1.5 Downtown

- A. A compatible design character for the downtown area, drawing upon the locality's original High-Country small-town features, shall be identified, reinforced and supported to put forth a quality image and sense of place.
- B. The Town, in concert with the downtown property owners and merchants, shall encourage public and private efforts to develop and publicize adequate and appropriately designed off-street parking lots in the downtown area.
- C. A variety of mutually compatible and supportive mixed uses shall be encouraged in the downtown area.
- D. Public and private developments shall be encouraged to incorporate local artistry into public and semi-public spaces downtown.
- E. Public and private development decisions in the downtown area shall exhibit a special concern for maintaining the intensive, pedestrian oriented character of the district.
- F. The maintenance and revitalization of downtown Boone, as well as planning for its future development, will reflect the realities and qualities befitting its geographical setting and function as a center of (1) commercial and service activities, (2) educational and cultural activities, events and (3) public services.

2.2.3 Parks, Recreation and Open Space (p. 53)

- A. Future Park development and open spaces shall be planned to provide for the rational and equitable distribution of recreation and open space opportunities within the planning area. Public facilities shall be provided to address the unmet needs of area residents lacking access to university or private recreational facilities.
- B. Financial support shall be provided to the rehabilitation, upkeep, and expansion of existing facilities first, and to new facilities second.
- C. In determining future sites for park, recreation and open space facilities, multiple objectives for natural area conservation, visual enhancement, promotion of cultural and historic preservation, watershed and flood prone area protection shall be considered.

- D. Land acquisition for new recreation sites in advance of need shall be encouraged to achieve desirable locations at cost effective levels.
- E. Provision of open space and recreational facilities shall be encouraged in private developments and through intergovernmental and public/private partnerships.
- F. The identification and appropriate development of a system of open space greenways within the planning area shall be encouraged for both recreational and alternative transportation purposes. The use of natural corridors such as streams, floodplains, and secondarily, man-made corridors such as utility and transportation rights-of-way and easements shall be emphasized.
- G. While emphasizing programs which serve the unmet recreation needs of the greatest number of people, the Town shall strive to meet the needs of specific population subgroups, including, particularly, teenagers, the elderly and the physically challenged.

2.3 THE COMMUNITY (p. 60).

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

2.3.2 Community Character (p. 67)

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

2.3.4 Public Involvement

- A. Public involvement shall be encouraged in decisions concerning land use and development by making the public aware of proposed developments at the earliest opportunity, as well as fostering communication among developers, the Town, the County, the University, and the general public. ****
- B. Neighborhood and special area planning shall be encouraged to foster public involvement in the production of closely tailored, action oriented special area plans and programs.

- C. Specific functional plans and implementation tools shall be supported as part of the comprehensive planning program for the Town and County.
- D. Special committees, advisory panels, educational forums, public workshops, leadership seminars, town meetings and media contacts shall be encouraged and fostered to enhance the effectiveness of citizen involvement in community planning and action.

If approved, the COA shall be subject to the following conditions:

If approved, Staff recommends the following conditions be included in the decision:

1. Where there is a conflict between the application information and the plans (elevation of sign package received December 14, 2021), the plans control. Insignificant deviations may be permitted to comply with the requirements of the UDO.
2. Any commitments and representations made by the applicant or its (his or her) representatives at the public hearing shall also become a condition of the permit, and a basis for a stop work order and/or permit revocation if violated.
3. The applicant shall submit the necessary applications, plans, details and specifications which meet the requirements of the Town Code, UDO, Building Code and any other applicable codes for review and approval necessary to issue Zoning and Building Permits.
4. Such conditions (if any) as the Historic Preservation Commission may impose pursuant to its statutory authority.

Historic Preservation Commission Procedure

Congruity with the historic district

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

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



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

PLEASE READ THE ENTIRE APPLICATION PACKAGE

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

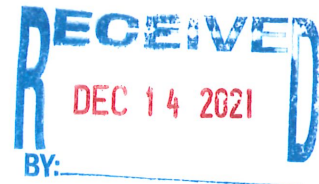
Approval of a Certificate of Appropriateness is required before any "major work" may be carried out with respect to improvement of a property located in Boone's local downtown historic district. Major work may include, but is not limited to, the following:

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

Historic Preservation Commission Information

- Meetings: 1st Tuesday of each month at 6 p.m.
- Meetings are to be held at Council Chambers located at 1500 Blowing Rock Road.

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



Certificate of Appropriateness for Major Work

Town of Boone Planning & Inspections Department

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

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



A. Required to be Submitted at Time of Application

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

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

- ☐ Digital copies of all paper submittal documents (may be emailed to planning@townofboone.net)
- ☐ Four paper copies of complete site plans meeting the requirements of Town of Boone Unified Development Ordinance (UDO), including UDO Appendix A (max. size 30" x 42")
- ☐ Information in compliance with the Supplemental Checklist on Page 3
- ☐ Property Owner Authorization. If you are not the property owner, you will need to provide documentation of property owner authorization to apply for this permit. You may have the property owner sign this application (Section [L](#)), or the property owner can provide a written and signed authorization that clearly states they are authorizing the applicant to submit this application. Permit Fee (See Planning & Inspections Fee Schedule). Each application is allowed two (2) reviews. The 1st review of the submitted information and a 2nd review if revisions or supplemental information is required based upon the 1st review. Each subsequent review after the 2nd review will be charged at 50% of the original fees charged for the application. These fees shall be paid at the time of resubmittal.

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

Date of requested hearing: FIRST AVAILABLE

C. Property Information

Street Address:

287 HOWARD ST

Watauga County Parcel Identification Number:

2900884900000

Existing Zoning District(s): BOB-1

Total Land Area:

.22 ACRES

Are there any existing variances or other site-specific approvals granted to the property?

☐ Yes ☐ No ☒ Unknown

If yes, describe:

D. Applicant Information

Name:

JOSIAH DAVIS

Complete Mailing Address (Street, City, Zip):

189 WINDA DR BOONE, NC 28607

Phone Number:

828 773 1174

Email Address:

COFFEECREATIVE@PM.ME

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

E. Property Owner Information

Name:

TRADLAND CO

Complete Mailing Address (Street, City, Zip):

3675 MARIE DR GREENVILLE, NC 27834

Phone Number:

252 814 7979

Email Address:

WCLARK@TRADLANDCO.COM

F. Landmark/District Information

District/Landmark Name:

Town of Boone Local Historic

Period of Significance:

1922

G. Project Details

Project Cost: \$ 1850⁰⁰

Project Type:

☐ New Construction

☐ Renovation

☐ Landscaping

☐ Moving Structure

☐ Demolition

H. Design Professional Information

Designer is an: ☐ Architect

☐ Engineer

☐ Owner

☒ Other: DESIGNER

Name:

GH

Company:

GH DESIGNS

Complete Mailing Address (Street, City, Zip):

4736 AMITY PL CHARLOTTE, NC 28212

Phone Number:

704 264 9365

Email Address:

INFO@GHDESIGNS.CO

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

I. Applicant Signature and Property Owner Authorization

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

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

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

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

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

Isiah Davis

Applicant (Print)

Isiah Davis

Applicant (Signature)

11.12.21

Date

Will Clark

Property Owner (Print)

William L Clark

Property Owner (Signature)

11.12.21

Date

Official Use Only

Permit Name:

Venture Chocolate + Wine Co - COA

Permit Number: 205384-121521				
Date:	Fee: \$83.00	Receipt Number:	Method of Payment: ☐ Cash ☐ Check Number: _____	Paid By:

Public Hearing Meeting Date: _____

Date of APO Mailed Notification: _____

Date of Posted Notification: _____

Request Approved: ☐ Yes ☐ No

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

COA for Major Work Supplemental Checklist

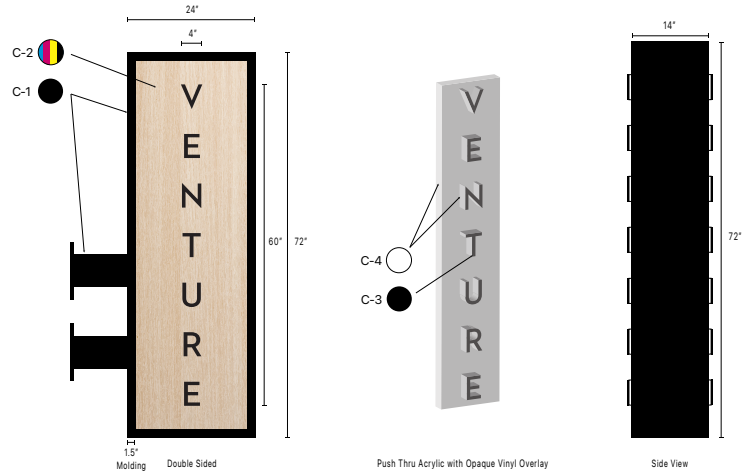
Note: The following is a checklist for the presentation materials needed for your application. It is the applicant's responsibility to provide adequate photographs, architectural plans, and other material to enable the HPC to understand the proposal and its impact on the historic district/landmark. The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

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



Blade Sign

- Aluminum made double sided cabinet
- Push thru acrylic letters
- Illumination: 370 Lumens per LED module
- Support arms (Aluminum Made) mounted to facade with RED HEADS.
- DPV (Digital Printed Vinyl) for (Wood Effect)
- Opaque Black Vinyl on Facade of Letters for halo lit letter effects.
- This is a UL Rated Sign



ACM Direct Mounted Panel Signs

- 1/2" ACM (DiBond) Panel
- 1/2" Acrylic Lettering and Elements Stud Mounted to ACM
- Hardware:
 - Mortar Screws Counter-Sunk
- DPV (Digital Printed Vinyl) for (Wood Effect)



If more detail is required please provide us additional specifications for the current signs shown.

info@ghdesigns.co

Packet Pg. 51

Exhibit 3

6:59

LTE (

Not Secure — digitalwatauga.org



Communication: Z05384-121521, Z05388-121721, Z05389-121721 - Exhibit 3 - Historic Sign - Digital Watauga (Z05384-121521, Z05388-121721,

Certificate of Appropriateness for Major Work

Town of Boone Planning & Inspections Department

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

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



A. Required to be Submitted at Time of Application

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

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

- ☐ Digital copies of all paper submittal documents (may be emailed to planning@townofboone.net)
- ☐ Four paper copies of complete site plans meeting the requirements of Town of Boone Unified Development Ordinance (UDO), including UDO Appendix A (max. size 30" x 42")
- ☐ Information in compliance with the Supplemental Checklist on Page 3
- ☐ Property Owner Authorization. If you are not the property owner, you will need to provide documentation of property owner authorization to apply for this permit. You may have the property owner sign this application (Section 1), or the property owner can provide a written and signed authorization that clearly states they are authorizing the applicant to submit this application. Permit Fee (See Planning & Inspections Fee Schedule). Each application is allowed two (2) reviews. The 1st review of the submitted information and a 2nd review if revisions or supplemental information is required based upon the 1st review. Each subsequent review after the 2nd review will be charged at 50% of the original fees charged for the application. These fees shall be paid at the time of resubmittal.

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

Date of requested hearing: _____

C. Property Information

Street Address: _____

Watauga County Parcel Identification Number: _____

Existing Zoning District(s): _____

Total Land Area: _____

Are there any existing variances or other site-specific approvals granted to the property?

☐ Yes ☐ No ☒ Unknown

If yes, describe: _____

D. Applicant Information

Name: _____

Complete Mailing Address (Street, City, Zip): _____

Phone Number: _____

Email Address: _____

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

E. Property Owner Information

Name: _____

Complete Mailing Address (Street, City, Zip): _____

Phone Number: _____

Email Address: _____

F. Landmark/District Information

District/Landmark Name: _____

Period of Significance: _____



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

PLEASE READ THE ENTIRE APPLICATION PACKAGE

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

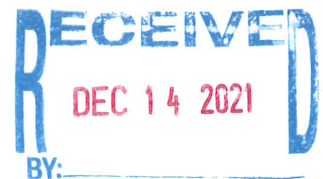
Approval of a Certificate of Appropriateness is required before any "major work" may be carried out with respect to improvement of a property located in Boone's local downtown historic district. Major work may include, but is not limited to, the following:

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

Historic Preservation Commission Information

- Meetings: 1st Tuesday of each month at 6 p.m.
- Meetings are to be held at Council Chambers located at 1500 Blowing Rock Road.

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



G. Project Details

Project Cost: \$ 1850⁰⁰

Project Type:

☐ New Construction

☐ Renovation

☐ Landscaping

☐ Moving Structure

☐ Demolition

H. Design Professional Information

Designer is an: ☐ Architect

☐ Engineer

☐ Owner

☒ Other: DESIGNER

Name:

GH

Company:

GH DESIGNS

Complete Mailing Address (Street, City, Zip):

4736 AMITY PLACE

CHARLOTTE, NC

28212

Phone Number:

704 264.9365

Email Address:

INFO@GHDESIGNS.CO

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

I. Applicant Signature and Property Owner Authorization

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

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

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

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

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

Josiah Davis

Applicant (Print)

Josiah Davis

Applicant (Signature)

11.12.21

Date

Will Clark

Property Owner (Print)

William L Clark

Property Owner (Signature)

11.12.21

Date

Official Use Only

Permit Name:

Venture Chocolate + Wine Co. - COA

Permit Number: 205388-121721				
Date:	Fee: \$83.00	Receipt Number:	Method of Payment: ☐ Cash ☐ Check Number: _____	Paid By:

Public Hearing Meeting Date: _____

Date of APO Mailed Notification: _____

Date of Posted Notification: _____

Request Approved: ☐ Yes ☐ No

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

COA for Major Work Supplemental Checklist

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

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



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

PLEASE READ THE ENTIRE APPLICATION PACKAGE

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

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

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

Historic Preservation Commission Information

- Meetings: 1st Tuesday of each month at 6 p.m.
- Meetings are to be held at Council Chambers located at 1500 Blowing Rock Road.

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

Certificate of Appropriateness for Major Work

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

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



A. Required to be Submitted at Time of Application

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

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

- ☐ Digital copies of all paper submittal documents (may be emailed to planning@townofboone.net)
- ☐ Four paper copies of complete site plans meeting the requirements of Town of Boone Unified Development Ordinance (UDO), including UDO Appendix A (max. size 30" x 42")
- ☐ Information in compliance with the Supplemental Checklist on Page 3
- ☐ Property Owner Authorization. If you are not the property owner, you will need to provide documentation of property owner authorization to apply for this permit. You may have the property owner sign this application (Section [L](#)), or the property owner can provide a written and signed authorization that clearly states they are authorizing the applicant to submit this application. Permit Fee (See Planning & Inspections Fee Schedule). Each application is allowed two (2) reviews. The 1st review of the submitted information and a 2nd review if revisions or supplemental information is required based upon the 1st review. Each subsequent review after the 2nd review will be charged at 50% of the original fees charged for the application. These fees shall be paid at the time of resubmittal.

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

Date of requested hearing: _____

C. Property Information

Street Address: _____

Watauga County Parcel Identification Number: _____

605 W. Kula St

2900889900000

Existing Zoning District(s): BOB1

Total Land Area: .22 Acre

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

If yes, describe: _____

D. Applicant Information

Name: _____

Josiah Davis

Complete Mailing Address (Street, City, Zip): _____

189 Winona Dr Boone, NC 28607

Phone Number: _____

828 773 1174

Email Address: _____

COFFEECREATIVE@PM.NC

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

E. Property Owner Information

Name: _____

TIDEALCO CO

Complete Mailing Address (Street, City, Zip): _____

3675 MARINE DR GREENVILLE, NC 27834

Phone Number: _____

252.814.7979

Email Address: _____

WCLARK@TIDEALCO.COM

F. Landmark/District Information

District/Landmark Name: _____

Rowland Boone Local Historic

Period of Significance: _____

1922

G. Project Details

Project Cost: \$ 1540.00

Project Type:

☐ New Construction

☐ Renovation

☐ Landscaping

☐ Moving Structure

☐ Demolition

H. Design Professional Information

Designer is an: ☐ Architect

☐ Engineer

☐ Owner

☒ Other: Designer

Name:

GH

Company:

GH DESIGNS

Complete Mailing Address (Street, City, Zip):

4736 AMITY PL CHARLOTTE, NC 28212

Phone Number:

704 264 9365

Email Address:

INFO@GHDESIGNS.CO

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

I. Applicant Signature and Property Owner Authorization

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

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

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

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

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

Josiah Davis

Applicant (Print)

Josiah Davis

Applicant (Signature)

11.12.21

Date

Will Clark

Property Owner (Print)

William L Clark

Property Owner (Signature)

11.12.21

Date

Official Use Only

Permit Name:

Venture Chocolate + Wine Co. - COA

Permit Number: 205389-121721				
Date:	Fee: \$83.00	Receipt Number:	Method of Payment: ☐ Cash ☐ Check Number: _____	Paid By:

Public Hearing Meeting Date: _____

Date of APO Mailed Notification: _____

Date of Posted Notification: _____

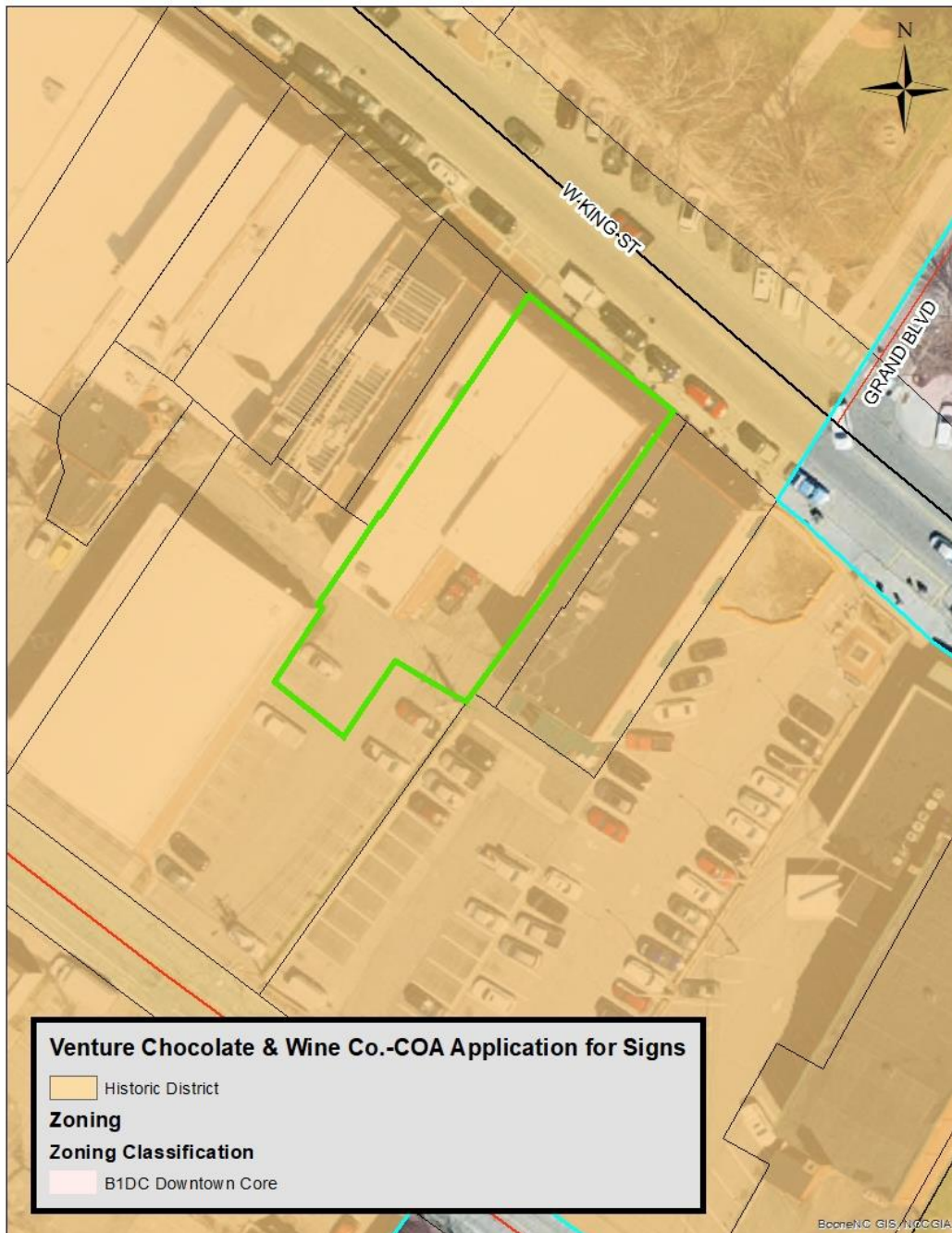
Request Approved: ☐ Yes ☐ No

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

COA for Major Work Supplemental Checklist

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

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

**STAFF REPORT****HISTORIC PRESERVATION COMMISSION, FEBRUARY 1, 2022****CASES Z05384-121521, Z05388-121721, AND Z05389-121721-VENTURE CHOCOLATE & WINE CO.****Request**

NOTE: Due to how Cases Z05384-121521, Z05388-121721, and Z05389-121721 deal with the same parcel and relate to the proposed placement of signs in the Downtown Boone Local Historic District, Staff has prepared a combined Staff Report for ease of explanation. Overall, in order to proceed as proposed, the property owner will need to obtain a Certificate of Appropriateness (COA) to display the signs in the Downtown Boone Local Historic District.

Pursuant to the Town of Boone Unified Development Ordinance (UDO), Appendix D, Downtown Boone Local

Historic District, specifically the section on Commission Procedures states that all other work not considered as either ordinary or routine maintenance or Minor Work is Major Work which requires both a COA Application and HPC Approval. A permanent sign is not ordinary or routine maintenance or listed as a Minor Work.

Parcel Information

Address: 287 Howard St., 605 W. King St.
Property Owner: Trade Land Company, LLC
Watauga County PIN: 2900-88-4900-000
Lot size (total): 0.16 Acres
Jurisdiction: Town of Boone
Access: Howard St. (Town maintained) and King St. (State Maintained)
SFHA: No
Watershed District: No
Corridor District: No
NCD: No
Viewshed: No
Steep Slope: No
Transitional Zone: No
Current Zoning: B1 Downtown Core, Downtown Historic District Overlay

Zoning & Use of Adjacent Properties		
	Adjacent Zoning	Adjacent Land Use
North	B1, Downtown Core, Downtown Boone Historic District	Government Cultural Facility
East	B1, Downtown Core, Downtown Boone Local Historic District	Other Business/Professional Office, Retail
South	B1, Downtown Core, Downtown Boone Local Historic District	Parking Lot, Other Business Professional Office
West	B1, Downtown Core, Downtown Boone Local Historic District	Hotel, Small

PLANNING ANALYSIS

The applicant proposed to install an attached sign at 287 Howard Street which is 24" in height and 72" in width, with a total square footage of 14 square feet. The sign is an ACM direct mounted panel sign with 1/2" acrylic lettering and stud mounted with mortar screws counter-sunk.

The attached sign for 605 Howard Street is 24" in height and 18" in width, with a total square footage of 3 square feet. The sign is an ACM direct mounted panel sign with 1/2" acrylic lettering and stud mounted with motor screws counter-sunk with halo-lit letters. The sign is proposed to be a lighted sign.

The projecting sign for 605 Howard Street is 72" in height and 24" in width, which a total square footage of 12 square feet. It is made with a double-sided cabinet with push through acrylic letters with aluminum made support arms mounted to the façade with RED HEADS. The sign is DPV (digital printed vinyl) for wood effect with opaque black on facade of letters for halo lit letter effects. This is proposed to be a lighted sign.

In October 2021, the Town of Boone adopted the Downtown Boone Local Historic District overlay. Overlay districts are those districts that overlap one or more general use or conditional districts and imposed standards in addition to the underlying zoning standards. Where requirements conflict, overlay district standards supersede general use district standards.

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 Design Standards

These three documents can be found online using the following link: [Historic Preservation Commission | Boone, NC \(townofboone.net\)](https://historicpreservationcommissionboone.net/).

The designation report (#2 above), was created using the architectural survey of the downtown area (#1 above) and recommended:

1. That the Downtown Boone Local Historic District area, as outlined on the map above, be designated as a historic overlay district as indicated on the map and described elsewhere in the report; and
2. That the Downtown Boone Local Historic District Design Standards, which are outlined in a separate document, are to be applied by the HPC when it considers applications for Certificates of Appropriateness for proposed development within the historic district.

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 various resources. Integrity, was determined 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).

As a general rule, buildings that meet three of these five criteria are considered to be contributing resources within the district. The district contains a total of 88 parcels with buildings and/or structures that contribute to the character of the district based on historical significance related to events or individuals associated with the property.

Among these 88 parcels are 18 parcels with buildings and/or structures that also contribute to character of the district based on architectural significance. Many of those that lack architectural significance have seen their storefronts modified over time, although the general form and function of those resources continues to reflect the resource's relationship to the development of downtown Boone's commercial district during the period of significance.

Three parcels recently contained buildings and/or structures that would have contributed to the significance of the district (all three for historical significance, one of them for architectural significance), but those resources have been demolished since completion of the survey.

Only six parcels contain buildings and/or structures that do not contribute to the architectural or historical significance of the district.

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

Inventory Classifications:

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

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

NC: Non-contributing property

VL: Vacant lot

The subject property, 605 W. Howard Street and 287 Howard Street, are located within the Downtown Boone Local Historic District and is listed within the designation report on page 87 as follows:

WT0595 J. L. Qualls Block (1922)—CH, CA

603 West King Street (2900-88-4900-000)

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

building as an anchor property for Boone’s redevelopment beginning in the early 1920s. Renovations started in 2019 have revealed several of the 1950s-era storefront treatments, and the present owners continue to work on ways to recreate a more historical appearance for these shop spaces.

The property is classified as “CH” meaning the property contributes to the district based on historical significance related to events or individuals associated the property. The full architectural description (Taken from Final Report: Comprehensive Architectural Survey of Downtown Boone, North Carolina, by Dr. Eric Plaag:)

WT0595 J. L. Qualls Block (1922)—CH, CA

603 West King Street (2900-88-4900-000)

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

There is some evidence to suggest the Qualls Block was built in stages; newspaper accounts mentioned that construction on the west section, 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-2-115), 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-4-236).

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-4-236), 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 Downtown Boone Survey Report, 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, include 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-2-2 and Pal-Bla-2-4), 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-4-104), 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-2-2, Pal-Bla-4-104, 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 on 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 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.

Design Standards

(1) Generally applicable UDO standards

The Downtown Boone Local Historic District Design Standards and Handbook (UDO Appendix D), Design Standards for Historic Streetscapes, Landscapes, Monuments, and other Resources in the District, at Section 8 ("Signage") imposes the same general requirements for signs in the historic district as are imposed by Article 26 of the UDO, and must be met by the applicant if a COA is granted. Further, upon review staff has determined that the proposed sign complies with all applicable general sign requirements. Accordingly, these general requirements are not at issue before the Commission and will not be re-stated in this report.

(2) MSD Design standards incorporated in the Historic District Design Standards

In addition to generally-applicable UDO sign standards, Appendix D of the Design Standards ("DBDA Guidelines for Construction Methods and Materials for Properties within the Municipal Service District"), Section (K) provides additional guidelines for signs in the Municipal Services District. These are as follows:

Sign standards for the central business district have been developed to prevent visual clutter in the downtown areas and to improve the general visual quality of downtown. Individuality and creativity are encouraged within the framework of quality. Signs should relate to each other through quality, not

necessarily through uniform materials, lettering, or size. All signs are controlled by the Sign Ordinance of the Town of Boone. Qualities of good signs are as listed below:

(1) Good signs have the following characteristics: legibility, clarity, attractiveness, durability, and good placement.

(2) Most buildings are designed with a defined sign space. The location of signs of appropriate size in these spaces is strongly encouraged.

(3) Plastic, illuminated signs are strongly discouraged. Consider attached, flat, or hanging signs lit with outside indirect lighting.

(4) All signs must meet zoning and building code requirements.

(5) Hanging or projecting signs or hand-painted window signs of good quality are encouraged.

(3) Other applicable standards set forth in the Design Standards are as follows

[Design Standards p. 100-101]
***Design Standards for Historic Streetscapes, Landscapes,
Monuments, and Other Resources in the District***
***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:

* * * *

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

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

CONFORMITY TO ADOPTED PLANS
COMPREHENSIVE PLAN UPDATE

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

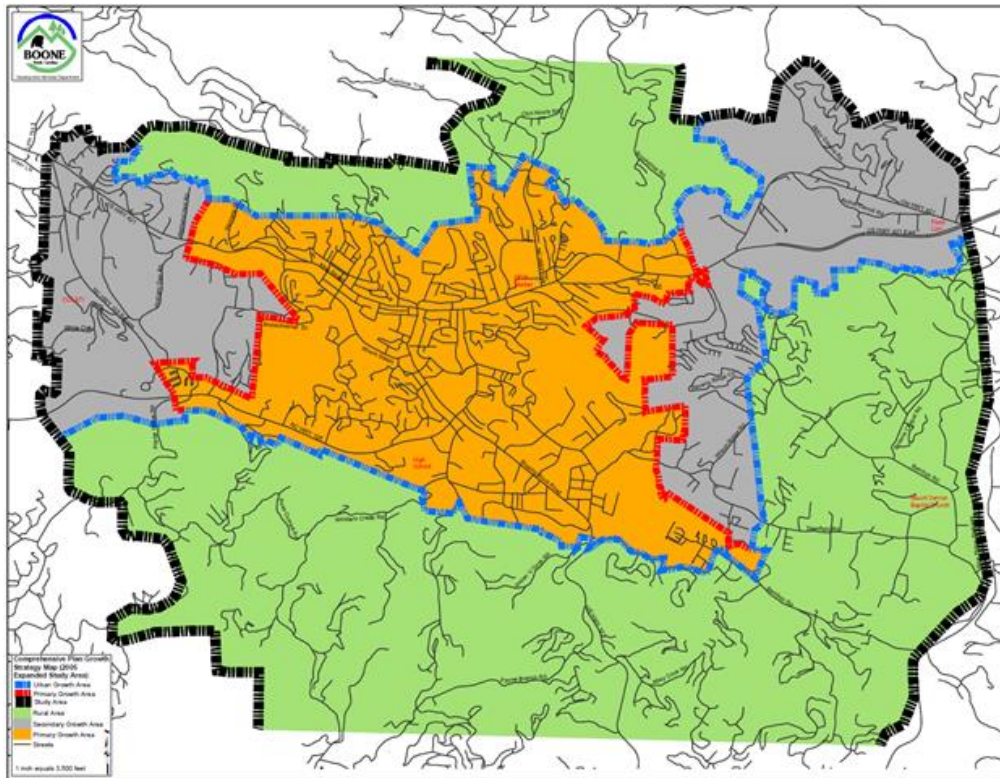
Downtown: Support and enhance the cultural and historic significance of downtown Boone, and affirm its appealing, pedestrian orientation.

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

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

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

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



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

Staff has reviewed land use and comprehensive plan policies, and listed those policies which in staff's opinion have a bearing on the request. The Board should review these policies carefully. Each member may make his or her own interpretation as to the relevance of each and which carry the most weight thereby shaping their overall recommendation.

2.1 THE ECONOMY (p. 19)

- A. The Town shall protect and enhance a high quality of life, image, cultural amenities, and natural beauty as the most effective, long term component of an economic development strategy.
- B. New and expanding industries and businesses shall be encouraged which: 1) diversify the local economy, 2) train and use a skilled labor force and 3) increase area residents' incomes.
- C. The Town shall encourage the development of a well-balanced tourism trade as a primary element of the area's economic future. Investments in services, facilities, and proper growth management shall be employed in furtherance of this objective.
- D. Economic development efforts shall encourage the revitalization and reuse of currently unused or underutilized structures, sites and infrastructure in appropriately located areas.
- E. The Town shall encourage a public service and regulatory environment conducive to business recruitment and expansion, while at the same time enhancing the area's physical and human resources.
- F. New firms and expanding businesses that complement the natural resources and beauty of the region shall be especially recruited and encouraged.
- G. The Town shall support the development of new business parks.

- H. The Town shall promote coordination of economic development resources with the appropriate institutions and agencies. Regional coordination and interaction among areas with a shared economic interest shall be encouraged.
- I. Small business start-ups, expansions and spin-offs shall be encouraged. The presence of ASU and Caldwell Community College and Technical Institute shall be recognized as a necessary and important resource for area businesses.
- J. Appropriate educational and training programs shall be encouraged to help local residents, especially those unemployed and underemployed, take advantage of business expansion and to develop new skills.
- K. Boone shall identify and provide services consistent with the needs of the area's growing retiree population.

2.1.5 Downtown

- A. A compatible design character for the downtown area, drawing upon the locality's original High Country small town features, shall be identified, reinforced and supported to put forth a quality image and sense of place.
- B. The Town, in concert with the downtown property owners and merchants, shall encourage public and private efforts to develop and publicize adequate and appropriately designed off-street parking lots in the downtown area.
- C. A variety of mutually compatible and supportive mixed uses shall be encouraged in the downtown area.
- D. Public and private developments shall be encouraged to incorporate local artistry into public and semi-public spaces downtown.
- E. Public and private development decisions in the downtown area shall exhibit a special concern for maintaining the intensive, pedestrian oriented character of the district.
- F. The maintenance and revitalization of downtown Boone, as well as planning for its future development, will reflect the realities and qualities befitting its geographical setting and function as a center of (1) commercial and service activities, (2) educational and cultural activities, events and (3) public services.

2.2.3 Parks, Recreation and Open Space (p. 53)

- A. Future park development and open spaces shall be planned to provide for the rational and equitable distribution of recreation and open space opportunities within the planning area. Public facilities shall be provided to address the unmet needs of area residents lacking access to university or private recreational facilities.
- B. Financial support shall be provided to the rehabilitation, upkeep, and expansion of existing facilities first, and to new facilities second.
- C. In determining future sites for park, recreation and open space facilities, multiple objectives for natural area conservation, visual enhancement, promotion of cultural and historic preservation, watershed and flood prone area protection shall be considered.
- D. Land acquisition for new recreation sites in advance of need shall be encouraged to achieve desirable locations at cost effective levels.
- E. Provision of open space and recreational facilities shall be encouraged in private developments and through intergovernmental and public/private partnerships.

- F. The identification and appropriate development of a system of open space greenways within the planning area shall be encouraged for both recreational and alternative transportation purposes. The use of natural corridors such as streams, floodplains, and secondarily, man-made corridors such as utility and transportation rights-of-way and easements shall be emphasized.
- G. While emphasizing programs which serve the unmet recreation needs of the greatest number of people, the Town shall strive to meet the needs of specific population subgroups, including, particularly, teenagers, the elderly and the physically challenged.

2.3 THE COMMUNITY (p. 60).

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

2.3.2 Community Character (p. 67)

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

2.3.4 Public Involvement

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

If approved, the COA shall be subject to the following conditions:

If approved, Staff recommends the following conditions be included in the decision:

1. Where there is a conflict between the application information and the plans (elevation of signs received December 14, 2021), the plans control. Insignificant deviations may be permitted to comply with the requirements of the UDO.
2. Any commitments and representations concerning the proposed sign installation made by the applicant or its (his or her) representatives at the public hearing shall also become a condition of the permit, and a basis for a stop work order and/or permit revocation if violated.
3. The applicant shall submit the necessary applications, plans, details and specifications which meet the requirements of the Town Code, UDO, Building Code and any other applicable codes for review and approval necessary to issue Zoning and Building Permits.
4. Such conditions (if any) as the Historic Preservation Commission may impose pursuant to its statutory authority.

Historic Preservation Commission Procedure

Congruity with the historic district

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

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

Cemeteries in Boone (within Town Limits)

Name of Cemetery	Parcel ID #	Address	Notes
Hayes, Bryan, Greene, Cemetery	2901-61-3065-000	Gladys St	
Town of Boone Cemetery	2910-07-0881-000	678 Howard St	
Boone United Methodist Church Columbarium	2911-30-9802-000	471 New Market Blvd	
Mount Lawn Cemetery	2910-79-7730-000	521 Old E King St	
Dale Street Cemetery	2910-66-8824-000	Dale St	
Winkler Cemetery	2910-23-0487-000 2910-23-0387-000	Winklers Creek Rd	
Edmisten Cemetery	2910-66-8824-000	361 Dale St	Coordinates: 36.205000, -81.657778 Have data from submission recipient

Cemeteries outside of Boone (not within Town Limits)

Name of Cemetery	Parcel ID #	Address	Notes
Hartley Cemetery	2910-44-7916-000	Suncrest Way	
High School Cemetery	2910-87-5592-000	New River Heights Rd	
Clarissa Hill Cemetery	1991-82-5668-000	Westview Heights	Approximate Location

CEMETERY MAPPING PROJECT		HISTORIC PRESERVATION COMMISSION	PRESS RELEASE 12/3/2021
Requested Cemetery Information		Responses	
Name	Dr. Kristen Baldwin Deathridge	Roberta Jackson	
Email	baldwindeathridgekd@appstate.edu	jacksonrh@retired.appstate.edu	
Address of Cemetery/Columbarium (if known)	361 Dale Street (Coordinates: 36.205000, -81.657778)	127 Wyn Way	
Watauga County Parcel Identification Number (if known)	2910-66-8824-000	Not known (1991-82-5668-000 - Recorded by Staff JM)	
Historic Name of Cemetery/Columbarium	Edmisten Cemetery	Clarissa Hill Cemetery 205 WESTVIEW HTS(Additional Address Information Recorded by Staff JM)	
Number of Grave Sites	Unknown	At least 50	
Ownership of Cemetery (if known)	Unknown/Possibly Appalachian State University	Junaluska Community	
Identification of possibly historically significant persons within the Cemetery/Columbarium:	Unknown - contact should submit reports	Rev. Rhonda Horton	
Notes:	NOTE: Dr. Deathridge is said to submit reports that students have done on said cemetery. Reports are survey reports for the state completed in Fall 2018.	NOTE: Presented Submission to the HPC on 1/4/22. Cemetery is NOT within Town Limits. Emailed Ms. Jackson to inform her. Cemetery will be included as outside of Town Limits. - JM	
Date Received Information	Submission information Recorded by Staff JM	12/6/2021	12/15/2021



Town of Boone Planning and Inspections Department

Memorandum

To: Historic Preservation Commission
From: Jessica Mitchell
Date: 1/20/2022
Subject: Cemetery Survey – Edmisten Cemetery

The following information is from email correspondence from Dr. Kristen Baldwin Deathridge, who offered to share data on the Edmisten Cemetery.
December 6, 2021

Jessica & Eric,

I saw the article about the HPC surveying cemeteries in the Town. I don't know how the project is dealing with cemeteries on University property, but there are at least two in Town limits: the one at the Dark Sky Observatory and the Edmisten Cemetery off State Farm Rd. Graduate students in one of my classes completed the survey records for the state for those two in Fall 2018. They submitted the drafts to the University properties & maintenance folks, and they then completed and submitted the forms to the state.

If y'all would like this information, please let me know, and I'll see if I can get the most final copies and share them with you. They are, of course, state records and should be public.

This is a great project. Take care,

kristen

Dr. Deathridge sent reports of the Edmisten Cemetery with the following notes. She was particularly concerned about the HPC being aware of the reporting marking the cemetery as "in use," and that final reports to the State were varied based on such changes.

The data she shared on the cemetery includes a **North Carolina Cemetery Site Form, Google Satellite imagery**, and a **Cemetery Marker Survey**. Staff received files on January 14, 2022.

Jessica,

My sincere apologies for taking so long to get this information to you. These are copies of what we sent to University Facilities. The students had marked the cemetery as still in use with the last internment of 2001. I suspect their marking of it as in use is in error, and I pointed this out to my

680 West King Street, Suite C, Boone, NC 28607
828.268.6960
www.townofboone.net

facilities partner. I assume they altered that part of the form and made a couple of other edits (about communication and such) before submitting to the State.

I do have some photos, but they were taken in snowy conditions, and probably aren't ideal. I am happy to share those as well, if you wish. Just let me know.

Please also let me know if you have any questions.

thanks & take care,

kristen

Staff followed up with Dr. Deathridge and asked for the photos if the HPC was interested in seeing previous pictures of the cemetery markers. Staff has received the files and has the photos available if interested. Photos were received on January 19, 2022, from December 2018.

Jessica,

I'm happy to share the photos. I'm sharing them here as a zipped file. Please let me know if this does/doesn't work

thanks,

kristen



Town of Boone Planning and Inspections Department

Memorandum

To: Historic Preservation Commission

From: Christy Turner and Jessica Mitchell

Date: 1/21/2022

Subject: NCDOT Right-of-Way for Council's Store Historical Marker Proposed Location

The proposed marker location on King Street beside Town Hall would not be an issue with NCDOT right-of-way and would not need an encroachment agreement. However, the second proposed location for the historical marker, at Grand Boulevard and West King Street, could be in the NCDOT right-of-way. After talking to Mr. Carson Fisher, Engineering Technician III, with the NCDOT, it is suggested that it would be best to fill out an encroachment agreement if the marker was placed at the Grand Boulevard and West King Street intersection. The encroachment agreement would need to be returned to NCDOT. The encroachment agreement would need to be signed by the Town Manager, John Ward. Staff has also consulted with Mr. Justin Stines at Public Works, who also suggests the agreement for the location.

This item is for information for the HPC.