Historic Preservation Commission

Regular Meeting

~ Agenda ~

,
http://www.townofboone.net/

Jane Shook
828-268-6960

Tuesday, March 14, 2023 | **3:00 PM** | **WebEx**

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

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

I. Call to Order

II. Approval of Minutes

January 17, 2023 Quasi-Judicial Meeting Minutes

III. Case Z05737-052522 - Wilcox Warehouse - COA - Modification of Previous COA

Z05737-052522 - Exhibit 1 - Revised Application

Z05737-052522 - Exhibit 2 - Revised Description of Work

Z05737-052522 - Exhibit 3 - Revised Current Condition Photos

Z05737-052522 - Exhibit 4 - Revised Applicant Submitted Photos

Z05737-052522 - Exhibit 5 - Revised Applicant Submitted Photos of Awning

Z05737-052522 - Exhibit 6 - Revised Applicable Design Standards

Z05737-052522 - Exhibit 7 - Applicant Submitted Letter from Brick Specialist

Z05737-052522 - Exhibit 8 - Revised Staff Report dated March 1, 2023

Z05737-052522 - Exhibit 9 - Historic Photos (Original Submission)

Z05737-052522 - Exhibit 10 - Applicant Submittal of Examples of Brick Specialist's Work

Z05737-052522 - Exhibit 11 - Facade Inspection Letter

Z05737-052522 - Exhibit 12 - Paint Colors for Everybodys Bruncheon Club

Z05737-052522 - Exhibit 13 - Design Proposal Letter

IV. Adjournment

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

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

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

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

TOWN OF BOONE
HISTORIC PRESERVATION COMMISSION
MEETING MINUTES
JANUARY 17, 3:00 p.m.
WebEx Video Conferencing

Historic Preservation Commission Members in Attendance:
Chair Eric Plaag, Vice-Chair Bettie Bond, and James Sharp

Council Liaison: Virginia Roseman

Town Staff in Attendance:
Jessica Mitchell-Long-Range/Special Projects Planner, Christy Turner-Senior Planner, and Marlene Crosby-Board Secretary

Others in Attendance: Allison Meade-Town Attorney, Bill Dixon-Appalachian Architecture, Terry Moore-Facilities Manager-Mast General Store, Jodi Feimster

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Call to Order
Chair Eric Plaag called the HPC Quasi-Judicial meeting, held via WebEx, on January 17, 2023, to order at 3:03 p.m.

Adoption of Agenda
Chair Plaag said he would like to add a non-quasi-judicial item to the agenda after the cases; the topic he would like to add is regarding scheduling an HPC-related event coming up next week.

Vice-Chair Bond made a motion, seconded by Member Sharp, to adopt the agenda as amended.

Vote: Aye – All
Nay – None
The motion passed.

Chair Eric Plaag stated his full name and asked other HPC members, Vice-Chair Bettie Bond, and Member James Sharp, to state their names. He pointed out that Member Chuck Watkins could not attend this meeting. He also pointed out the Planning and Inspections staff members who support the HPC: Ms. Jessica Mitchell, Long-Range/Special Projects Planner, Ms. Christy Turner, Senior Planner, Ms. Marlene Crosby, Board Secretary, and Ms. Allison Meade, Town Attorney.

Chair Plaag swore in Ms. Christy Turner and Ms. Jessica Mitchell.

CASE Z05737-052522 – Wilcox Warehouse - COA – Modification of Previous COA
Ms. Jessica Mitchell, Long-Range/Special Projects Planner, explained that the applicant's legal representative contacted Staff, who requested that this case be tabled until the February 14, 2023, Quasi-Judicial meeting. Chair Plaag asked the HPC members if they objected to the applicant's request to table this case until February 14, 2023, or any such later date as may be necessary. Chair Plaag said hearing no objection, he would table this case until February 14, 2023, at 3 p.m. via WebEx or any such later date as may be necessary for the event that the February 14, 2023 meeting does not occur.

Case Z06278-112122 – Mast Store - COA
John Cooper, on behalf of Mast General Store, Inc., has filed an application for a Certificate of Appropriateness (COA) to repair the wall on the western façade, which was taken down earlier this summer due to public safety reasons, with a hard coat stucco finish.

Communication: January 17, 2023 Quasi-Judicial Meeting Minutes (Approval of Minutes)

Chair Plaag asked the Historic Preservation Commission members three questions. Did any commissioner have a fixed opinion about the case that is not susceptible to change; does any commissioner have a conflict of interest regarding this case, including any financial interest in the outcome of the case or a close familial relationship with any person affected by the outcome of the case; and third, has any commissioner engaged in any undisclosed ex parte communication regarding this most recent application? There were no answers in the affirmative.

Chair Plaag pointed out that his wife, Ms. Teresa Plaag, is an employee of Mast General Store, the applicant of this case, and Ms. Plaag is also an employee stockholder in the company. He asked if there were any objections from any of the HPC Members or any of the participants to him continuing in this case. Ms. Meade asked Chair Plaag if he felt he could render a decision in either direction on this case; he stated that he could do so. There were no objections to Chair Plaag continuing in this case.

Chair Plaag noted that he is a member of Digital Watauga. He said he and others at Digital Watauga were bombarded with requests from the community asking what is the ghost ad on the wall. He said he worked with others at Digital Watauga to research the history of that ghost ad. He said they pulled images and looked for the actual text, hunting in various places to develop a brief blog entry that they wrote on what they perceived to be the history of that ghost ad. He said that he did not directly communicate with the applicant as part of that research. He said that on several occasions over the last six months, various members of the Mast General Store in social settings had asked him what was happening with the wall. He responded that he could not talk about the wall because it would likely be before the HPC at some point. He noted that his brother had asked him about the wall, and he told his brother that he could not talk about it. He said he did not think these questions constituted a conflict. He asked if there were any objections from the applicant or the HPC members. There were no objections.

Chair Plaag confirmed that Mr. Bill Dixon from Appalachian Architecture and Mr. Terry Moore, the Facilities Manager from Mast Store, represented the applicant in this case. Chair Plaag swore in Mr. Dixon and Mr. Moore.

Chair Plaag asked Mr. Dixon if he intended to give an opening statement. Mr. Dixon said yes, he had intended to provide an opening statement for this case. Mr. Dixon asked, given that only three HPC members were present, he wondered if all three HPC members would have to vote to approve the COA case. Ms. Meade responded and said it would only require two HPC members with a quorum of three present, which would be a majority vote. Chair Plaag stated that this was his understanding of the HPC's role.

Mr. Dixon began his presentation of the case. He said that the applicant is proposing to repair the exposed brick wall on the western façade of the Mast Store with a hard coat, cement stucco finish. He said that at a later date, the applicant would like to apply for a "Certificate of Appropriateness" to have a mural painted on that wall. He said the meeting packet included the design standards to support the applicant's proposal.

Chair Plaag explained that there was generally an agreement based on the discussion that occurred in a prior case involving the building next door that the present ghost ad and the stucco that it is on is probably a very early stucco application that probably dates to the interior of the old Hodges Tire Building. Further, he stated it is at the least some subsequent application that occurred after Hodges trimmed their building back away from the sidewalk, maybe in the early 1940s. He asked Mr. Dixon if he agreed with this time period. Mr. Dixon responded that generally speaking, that is an accurate time period. Mr. Dixon thought

the existing stucco on the building probably represented the repairs that were done in the 1940s. air Plaag referred to the photo shown on packet page nine. He said if you compare this photo to some of the historical images from one image, possibly 1963, that shows the letters “shell” written out at the top of the wall. He said part of a “L” is visible at the very end of the south end or the right end as you are looking at the wall. He said most of this has been replaced with a newer concrete block that has obliterated the word “shell” portion of whatever was on the wall. He asked Mr. Dixon if this was a fair description of what was in the photograph. Mr. Dixon said it was a fair description, but he could not see the “shell” in his photograph. Mr. Dixon added that at some point, the concrete block was probably added to extend the height of the roof at a later date.

Chair Plaag added that the rest of the ghost ad is below the base of that newer concrete block that they applied a stucco finish to, that was used over what was the western wall of, what is historically known as the Jones block building, but is now known as the western wall of the Mast General Store building. He said what remains, generally speaking would be 15 percent to 20 percent of the stucco finish that was there on that western wall at one time. He asked Mr. Dixon if that was a fair assessment of the wall; Mr. Dixon said yes.

Chair Plaag asked Mr. Dixon if it was his understanding that while the Digital Watauga team appeared to have identified what this ghost ad advertised, they have not been able to find an example of what the entirety of this ad would have looked like either through historical photographs or through other examples of this advertisement in print. Mr. Dixon said this is his understanding of what the Digital Watauga team has found in their research, and noted that he was not sure of the relevance of this research to this case.

Chair Plaag referred to packet page 50 and Design Standard 11.3:

- Installation of artwork that includes additional features such as signage, mountain hardware or lighting should be of compatible materials and should, as appropriate, be installed to be unobtrusive and screened from view as much as possible.
    - Historic signs, such as ghost ads or those painted on side walls, should be preserved in the historic district.

Chair Plaag said this raises an interesting problem for the HPC because this standard appears to direct the HPC to preserve something that cannot easily be preserved in its current state. He noted that the HPC does not know what it looked like, and probably 80 percent of its material is not existing. He said there is no original material to work with and what remains is in very poor condition.

Chair Plaag talked about what property owners in the City of Roanoke have done with murals. He said the city worked with the property owners to recreate a historic advertisement by repainting over what was still on the brick of their ghost ad. He said they found a way to bring it back to its full glory. He explained they were working with something that was largely intact.

Chair Plaag said he had seen examples in Columbia, South Carolina, where ghost ads were present but not entirely intact. He said they handled those, particularly on the old Confederate printing plant in Columbia, South Carolina, by working with the property owner to basically not do anything to erode them further, and to not do anything speculative in terms of bringing them back. He added that generally speaking, this was seen as the right way to handle this particular situation in the preservation community.

Chair Plaag requested Mr. Dixon, an architect, to speak to the integrity of the remaining stucco with the ghost ad pieces on it and the condition of the brick under it. Mr. Dixon responded that without getting on

a ladder and using a hammer and screwdriver to check the stucco, he could not say for sure. However, he explained from the photograph, it appears what is left of that stucco is falling or flaking off, subject to weather conditions, after most of the brick face was removed. Mr. Dixon said he guessed he could pull most of the recent brick façade off by himself with a hammer. He felt he could not trust the substrate to go back on and put new stucco on top of it. He said he felt the stucco and the brick were in horrible shape, as evidenced by the photograph. He said he thought all of that old material should be removed and a new substrate applied to attach the new hard coat cement stucco finish.

Chair Plaag asked Mr. Moore to explain what the Mast General Store has done in evaluating the ghost ad wall. Mr. Moore said he had worked with the Town of Boone over the years, as witnessed by Ms. Turner, to monitor the deterioration of the wall. He said the transition of the ownership of the lawyers eventually led to the stucco being removed. He said he was surprised about the timing of the removal of the wall. He said that he gathered his information to get a plan together with Mr. Dixon and his team to help negotiate what needed to be done to address the concern about the condition of the wall, which included potential water intrusion into the building. He said the wall was put up in the beginning because of the deterioration of the wall and the stucco finish to cover up the wall. He added that with his history with Mast Store, something is usually not covered up because it is in good condition. He felt the wall had a double reason for being there. One reason is cosmetics for the law office building and structurally protecting that side wall to stop water intrusion.

Chair Plaag asked Mr. Moore to explain the current condition of the approximate 20 percent or so of stucco remaining on that wall. Mr. Moore agreed with Mr. Dixon's assessment of the remaining stucco on that wall. Chair Plaag confirmed with Mr. Moore that the stucco would have been applied directly to the brick without a lathe or anything like that underneath it. Mr. Moore agreed with Chair Plaag and pointed out that was the typical installation when the building was built.

Chair Plaag opened the floor for the HPC to ask questions of Mr. Dixon or Mr. Moore. Vice-Chair Bond referred to the meeting packet on page 17 and stated that the photograph on this page showed an even clearer wall condition. She thought it was amazing that this photograph showed any of the original letterings. Member Sharp had no questions at this time on this case.

Chair Plaag talked about some design standards that discourage stucco application unless there is a historical precedent. He said there is a historical precedent in this situation. He said that back in the day, when stucco was applied directly on the brick without a lathe, it often trapped moisture and degraded the brick. He said it sounded like a balancing act of priorities was going on to apply the hard coast cement stock finish directly to the brick. He asked Mr. Dixon if this was correct. Mr. Dixon said it was not correct. Mr. Dixon explained that he had contacted a company in Charlotte, North Carolina, that dealt with stone restoration and Greene Construction, a local general contractor. He said both companies felt that scaffolding should be used to pull off any loose materials, which may include much of that cement block on the upper portion, and then infill the sunken areas in the upper right corner with another type of masonry. He said a lathe would be used to apply the stucco hard coat finish after installing the liquid waterproofing. He added that the wall would have to be evaluated to see if it might need to be furred out to get an even finish.

Chair Plaag pointed out that one of the reasons the wall was collapsing was because of the activity of the subsequent owners of the Hodges Tire and the way that the deeds read in terms of where the property line is. He explained that the veneer wall was put against the Mast Store, or the old Walter Jones Building western wall, to facilitate activities in the Hodges Tire building. He said the property line sat between the

veneer wall and the west wall of the Mast Store building. He asked Mr. Dixon if he had any conversations with the building owners to the west whether furring out would create an intrusion on their property or if they anticipate it being an issue. He also asked if this was something that would be worked out cooperatively. Mr. Dixon said this topic had not been discussed with the building owners to the west. Mr. Dixon said that he did not know if the property line was on the face of the brick or out an inch or two from the face. He said he felt like the attorneys and Mast Store have worked together for decades at that location. He said part of the Mast Store wall is behind the attorney's cement block wall and that that wall will be removed during the next few months. He said there would be communication and coordination with Mr. Moore and whoever works on the attorney's façade.

Chair Plaag explained that he did not want the HPC to approve a course of action and find out that the result of the HPC's decision, for the repair proposed, was going to overlap with the adjoining neighbor's property. Further, he expressed concerns that then the adjoining property owner disagrees with the repair, and the case has to go back before the HPC to figure out an alternative solution. He understood it was not the HPC's concern and that it was the applicant's problem because they knew whether what they had proposed as a solution was viable. He asked Ms. Meade her thoughts on this topic. Ms. Meade stated that the HPC should not be concerned with this topic. She said to some degree, it is not even a concern for the Town.

Council Liaison Roseman joined the meeting at approximately 3:43 p.m.

Chair Plaag confirmed with Mr. Dixon that the applicant does not intend to do anything with the stucco other than simply paint it a solid color. Mr. Dixon said that is correct, and they only plan to paint the stucco a solid color for now. Chair Plaag also confirmed with Mr. Dixon that at a later date, he anticipates that the applicant might make a subsequent COA request for some mural on that newly completed stucco finish. Mr. Dixon said he expects the applicant to apply for a COA for some type of mural.

Mr. Dixon said during this meeting that he had just received a text message from Ms. Chelsea Garrett, one of the adjoining property owners of the diSanti, Capua, and Garrett Law Firm. Ms. Garrett told Mr. Dixon that the law firm would have no problem working with Mast Store and working out a property line issue if there ever was an issue.

Chair Plaag referred to packet page ten and reviewed the drawing submitted by Mr. Dixon. He pointed out that there is an abbreviation of CMU at the top of the drawing, where the concrete block is present. He asked Mr. Dixon to explain what those letters meant. Mr. Dixon said they meant Concrete Masonry Unit. Chair Plaag asked Mr. Dixon if the letters CMU referred to what is presently there; Mr. Dixon replied yes, he was referring to what is presently there.

Ms. Meade referred to the design standard that Chair Plaag referred to regarding artwork. She said that from her perspective, she does not see this language suggesting that historic artwork or pieces of historical artwork (which are not articulated) are to be preserved under all circumstances. She thought that sentence envisioned that it still holds historic artwork and that you cannot tear down a façade or make a change without preserving it if that's reasonable. She said that sentence might be more of an issue if this whole mural was still in good shape and maybe part of the rest of the wall could be preserved, while preserving the mural may be an issue. In conclusion, she felt that the circumstances, as Chair Plaag had stated, showed no concern or conflict, but she thought the language was limited. Chair Plaag said it was not in his view that it was an issue. He said he was addressing it because he knew that the HPC was being observed by other people who might read it that way. Chair Plaag explained that the term "preservation"

is used in the preservation world and means many different things. He gave an example that there is a process where if there is a designated historic property that's been acknowledged by the National Park Service, either through the National Register or as a property being eligible for the National Register. He explained federal money is spent on a project that could have what is termed an adverse impact or an adverse effect on that historic property. He said there is a requirement for a Section 106 report to analyze the adverse impact. He said the adverse impact is evaluated, and suggestions are made on how to alter the project or property, if necessary, in order to mitigate the impact. He said that he had seen mitigation measures for things deemed not salvageable because of the circumstances over the project or the existing circumstances of the historic property. He said that sometimes mitigation means we can't save it but document it. He noted that the Historic American Building survey process is a mitigation measure used in Section 106 situations. He said that detailed measured drawings are made of the interior and exterior, and a consultant writes a historic resources survey of the property.

Chair Plaag stated that Digital Watauga has already documented the known history and made photographs. He felt that asking the applicant to go out and expend resources to repeat that process is not a good use of time or money because that documentation exists. He felt it would be nice for the Mast Store to think about having a little wall space that says there used to be a ghost ad on this side of the building, but he felt this was not something the HPC could require of the applicant. He said the applicant could do things to inform about what used to be there. He said it is his opinion that he did not think it would be appropriate for the HPC to require much more of the applicant in terms of what survives on that wall.

Chair Plaag noted that he agreed with Ms. Meade on the language in the design standards for artwork. He thought there was a very literal way of reading that standard that is not what is intended for the applicant. It would be unreasonable to expect that way from this particular applicant.

Chair Plaag asked Mr. Dixon and Mr. Moore if they had more information to add to their testimonies. Mr. Dixon and Mr. Moore did not have more information to add to their testimonies.

Chair Plaag asked Mr. Dixon if he had any objections to the materials in the meeting packet. Mr. Dixon and Mr. Moore said they had no objections to the materials in the meeting packet.

Chair Plaag asked the Staff if they had more information to present for this case. Ms. Turner said the Staff had no evidence to present at this time.

Chair Plaag asked the HPC if they had questions regarding this application for the applicant or Town staff.

Ms. Meade asked about the proposed future mural and had Staff discuss its potential possibilities with the applicant. Ms. Turner said the Staff briefly discussed the mural possibilities with the applicant. Ms. Turner referred to UDO 26.07 Signs Permitted in the B-1 Zoning District and read UDO subsection 26.07.02, which says a previously initially approved public art would require a Statement of Conformity process.

> 26.07.02 Each business is permitted two (2) signs chosen from the following categories: attached, canopy, or projecting. In no case may both signs be in the same category. Painted wall signs are prohibited in the B1 zone. Signs may be illuminated. Businesses are also allowed one sign from the following: Town of Boone Unified Development Ordinance Article 26 Signs 26-7 A. A projecting sign which may contain the name of the business and any logo which the business chooses to adopt. The sign may not exceed four square feet (4 ft2) in size. It shall display only the

name of the business and/or buildings which it is attached to and the building and/or business logo or logos and no more than one (1) per building. B. A freestanding sign which may be a maximum size of two feet (2') by two feet (2'), and the bottom of said sign shall display only the name of the business and/or building which it is located in front of, and the building and/or business logo or logos and no more than one (1) sign per building.

Ms. Turner said this mural was not previously approved, so it would require a COA process, and Mast Store has been told about the COA process. Ms. Meade stated that it would require a COA process whether it was technically a sign or not a sign. She said that murals are distinguished from art and not subject to regulation like signs unless they have a certain percentage of commercial square footage. She said there is some small allowance for the potential commercial message. She said either way, it would come to the HPC because of the impact on the streetscape.

Mr. Dixon talked about a private advertisement on private property. He asked when does an advertisement become artwork. Ms. Meade believed that the language gives murals a safe harbor as artwork. She said Town-wide murals are given the flexibility for private expression, but to a limit of a certain percentage that has a commercial message. She said if it is above that certain percentage, it is treated as a sign and would be regulated in the town.

Ms. Meade said that in the historic district, because of the impact of this on the streetscape, she thought whether it was called a sign, and is regulated as a sign, or artwork is probably not important, and it would still be subject to the COA process. She explained it would be subject to a COA because of the public streetscape effect, and the potential effect on the wall, and in many other cases, on potential architectural elements of a building. She thought that a proposal to paint the whole side of the building might be viewed differently than a proposal to paint a third of that building.

Ms. Turner pointed out that painted wall signs are only allowed in the B-2 and B-3 zoning districts. She said artwork is allowed in the Downtown area as long as it does not advertise the business on which it is being painted. She noted that proposed changes for the sign ordinance might affect what was stated for the painted wall signs. Ms. Meade agreed that the proposed changes to the sign ordinance might affect the language for the painted wall signs.

Chair Plaag pointed out to Mr. Dixon that on his drawing, there does not currently appear to be any functional coping on the wall. He asked Mr. Dixon what type of coping was proposed to cap the wall as part of this work. Mr. Dixon said that in the photograph he submitted, there is a white line indicating either a metal coping or the white rubber membrane roof extending over. Mr. Dixon explained that it protrudes out from the existing masonry. He believed that was the coping before the brick was removed. He said that once the stucco was applied, they would add a similar type of coping.

Chair Plaag said he did not think the membrane roof itself was an approved coping material. Mr. Dixon stated that using a metal coping is probably the better low-maintenance and long-term material for the top of a parapet wall. He added that at the HPC's request, they could use a terracotta type of parapet cap for the wall, keeping with the history of the building. He said there would probably be a rubber membrane and metal coping under the cap. He said the terracotta coping would be visible, just like on the current law office building. Mr. Moore added that currently on the front parapet wall of the Mast Store and around the corner of the wall is metal coping. He said he would have a roofer make the coping match on the front part of the building match any proposed changes to the coping. He said he would not recommend tiles be placed on the side of the building because they would not match any other surface

material there. Ms. Turner noted that in UDO Appendix D, Section 7.2, the coping should be replaced with like coping that was there before.

Chair Plaag asked Mr. Moore what color the metal coping was on the front of the building. Mr. Moore responded that it is a galvanized metal of the same color that is on the Lost Province building. He said it would not be in contrast to the stucco finish. Chair Plaag confirmed that the coping on the Lost Province building has a metallic type finish-galvanized metal, and it has not been painted an odd color. He also confirmed with Mr. Moore that the coping that is currently on the building and what they are proposing to replace it with is in-kind. Mr. Moore stated that was correct, and they are proposing to replace the coping with in-kind materials.

Chair Plaag referred to UDO Appendix D, Downtown Boone Design Guidelines and Handbook, Section 7.2, and asked Ms. Mitchell to show this standard on the screen.

> 7.2 Whenever possible, deteriorated soffits, fascia, moldings, brackets, eaves, rafter tails, cornices, coping, and other important roof components should be repaired. If replacement is necessary, it should be completed using historic materials if possible, and at minimum with equivalent materials that replicate the appearance, configuration, size, scale, and composition of the original historic materials. Underlying roofing components are just as important. For example, tongue-and-groove soffit lumber should never be replaced with plywood, and whenever possible, damaged or deteriorated roof decking should be replaced with similar materials rather than modern materials that are not historically appropriate to the building.

Chair Plaag asked Ms. Meade and the other HPC members if they had other questions or concerns regarding this case. There were no further questions from Ms. Meade or the HPC members.

Chair Plaag asked the following questions: is there any other interested party here to speak or present evidence in support of the application; is there any other non-party witness here to speak or present evidence in support of the application; is there any interested party here to speak or present evidence in opposition to the application; is there any other non-party witness here to speak or present evidence in opposition to this application. There were no answers in the affirmative.

Chair Plaag asked Mr. Dixon and Mr. Moore if they would like to rebut any evidence or other material presented by the Town Staff or as part of the discussion by the HPC. Mr. Dixon said he did not want to rebut any evidence.

Chair Plaag asked Mr. Dixon and Mr. Moore if they wanted to give a closing summary or argument. Mr. Dixon and Mr. Moore did not have a closing summary or argument for this application.

Chair Plaag asked the Planning Staff if they had a closing statement. Mr. Turner said they did not have a closing statement.

Chair Plaag opened the floor for the HPC to discuss the evidence at hand. He reminded the HPC that they would limit their discussion to the proposal and its relationship to the standards applicable to the case. He added that the HPC members are obligated to consider only competent material and substantial evidence when making findings of fact if any evidence that falls into the category of hunches, rumors, speculation, and irrelevancies will be rejected by the Commission noted in the record as such.

Communication: January 17, 2023 Quasi-Judicial Meeting Minutes (Approval of Minutes)

Vice-Chair Bond stated that she thought the issues and concerns had been discussed for this case. She complimented Digital Watauga for their work on this case. She said Mr. Phil McGuire, a friend of hers, had shown some interest in this case. She asked if she could give him her meeting packet. Chair Plaag said that the meeting packet was a public record. She confirmed that she could send Mr. McGuire the meeting packet.

Member Sharp stated that he had no concerns to discuss for this case.

Chair Plaag noted that he had already asked his questions regarding his concerns for this case.

In summary, Chair Plaag said he does not see any practical, responsible and appropriate way to save the original material without further endangering the integrity of the building, particularly the brick wall on that side of the Mast Store building. He said there is no good way to recreate the ghost ad because we don't know what was contained in that ad beyond the speculation from Digital Watauga and the limited amount of information from what survives on that side of the Mast Store building. He said it comes down to a balancing of priorities. He said the applicant has proposed to stabilize the surviving brick wall, apply a hard coat stucco using a metal lathe, waterproof the building, and stabilize the brick wall for a more extended period than what might otherwise be available. He said he was in support of the proposal with no objection.

Chair Plaag referred to the meeting packet on page 55, and he read the three conditions that automatically apply for the approval of a COA. He asked Mr. Dixon and Mr. Moore if they had any objection to accepting those conditions pro forma. Mr. Dixon and Mr. Moore said they had no objections to those three conditions. Chair Plaag asked the HPC members if they wanted to add any conditions to this case. No HPC members added any conditions to this case.

Motion and Vote:
Member Sharp made a motion, seconded by Member Bond, to recommend approval of the Certificate of Appropriateness for the Mast Store, including the following conditions:

These conditions are automatically included and a part of any approval.

- Where there is a conflict between the application information (November 21, 2022), the plans (November 21, 2022), the plans control. Insignificant deviations may be permitted to comply with the requirements of the UDO.
- Any commitments and representations concerning the proposed exterior modification made by the applicant or its (his or her) representatives at the public hearing shall also become a condition of the permit, and a basis for a stop work order and/or permit revocation if violated.
- The applicant shall submit the necessary applications, plans, details and specifications which meet the requirements of the Town Code, UDO, Building Code and any other applicable codes for review and approval necessary to issue Zoning and Building Permits.

There were no other conditions placed on this application.

Vote: Aye – All
Nay – None
The motion was unanimous.

Chair Plaag closed the public hearing on this case at approximately 4:18 p.m.

Other Discussion by Board Members or Staff

Ms. Mitchell explained that the Planning Staff wanted to discuss with the HPC about the Councill's Store Historical Marker unveiling event scheduled for Monday, January 23, 2023, at 1 p.m. She let the HPC members know that Member Chuck Watkins had been ill and was still recovering, which is why he did not attend today's meeting. She said the Planning Staff would contact Member Watkins at the end of this week to see if he feels he might be able to attend the Tuesday, January 24, 2023, at 3 p.m. Advisory meeting. She noted that Vice-Chair Bond had a possible conflict regarding attending this advisory meeting. She said the Planning Staff wanted to find out if a quorum would be present for this advisory meeting.

Vice-Chair Bond let the HPC know she cannot attend the January 24th advisory meeting due to a conflict with another meeting. She suggested moving the January 24 meeting topics to the February 7 Advisory meeting date.

Chair Plaag asked Ms. Mitchell if there were Advisory agenda topics that required immediate attention or can those topics wait for two weeks. She said that the Planning Staff wanted the HPC to review the work plan document before the Planning Retreat occurred to make sure they felt comfortable with how the information was stated because it is the information that will be presented at the Planning Retreat.

Chair Plaag stated that he thought the HPC discussed all the work plan material. Ms. Mitchell said the input from the HPC was included in the work plan. She said there was a section near the end of the work plan that Planning Staff had discussed as lower priority tasks, such as future historic districts and architectural surveys. She said there are concerns about the workload that those kind of projects would particularly put on the Planning Staff. She thought topics like these could be put on a priority list, not necessarily to be completed for this upcoming fiscal year, depending on how many work plan tasks could be completed.

Chair Plaag asked the HPC if they had any objections to him working directly with the Planning Staff to resolve any questions about what will be presented in the document at the Planning Retreat. Vice-Chair Bond and Member Sharp had no objections to Chair Plaag working directly with the Planning Staff on said document. Chair Plaag added that if he is asked questions that he is not comfortable speaking definitely to, he said that the Planning Staff can indicate in the document that there is still an open question among the HPC about a particular issue. He said this way it enables the Planning Staff to submit what needs to be submitted to Council for the Planning Retreat.

Ms. Mitchell said she had been staying in contact with Ms. Ellie McCorkle, the HPC Intern. Chair Plaag said that Ms. McCorkle had recently sent him a draft report of the Rivers House, but he had not read it. He noted that the Planning Staff could add a discussion of the draft report to the February 7, 2023, Advisory meeting.

Ms. Mitchell pointed out to the HPC that they may have noticed that this month's Advisory meeting packet was separate from the Quasi-Judicial meeting packet. She said the Planning Staff, at this time, has found it was more efficient to make two separate meeting packets.

Ms. Mitchell said that the Planning Staff would like to ask the HPC at the next Advisory meeting about staff expectations and timing for the different processes involved with the HPC.

Chair Plaag said the HPC has the power to amend its agenda, including tabling the January 24, 2023, Advisory meeting to February 7, 2023. He said he did not have an objection to tabling the January 24,2023 meeting.

Motion and Vote:
Vice-Chair Bond made a motion, seconded by Member Sharp, to table the January 24, 2023, at 3 p.m. Advisory meeting via WebEx to February 7, 2023 Advisory meeting at 3 p.m. via WebEx.

Vote: Aye – All
Nay – None
The motion passed.

Chair Plaag asked what happened to Member Watkins. Vice-Chair Bond explained that Member Watkins had been hospitalized due to illness and is now improving and recovering at home.

Discussion ensued on the details of the Councill's Store Historical Marker unveiling. Chair Plaag asked if the event would still occur on Monday, January 23, 2023, at 1 p.m. He wondered if the lower part of Grand Boulevard was being closed for the event. Ms. Mitchell said the plan is to close the lower part of Grand Boulevard. He said it is his understanding that he is to make some remarks at the event. He asked if the Mayor and other Council Members would be able to attend the event. Ms. Mitchell said she is in the process of contacting the Mayor. She said she had coordinated with the Public Works Department, who will install the marker and cover it for the unveiling. She said that because of the special meeting notice that has to be done, she wanted to know if all of the HPC members could attend the event.

Chair Plaag informed the HPC of the upcoming weather forecast. Ms. Mitchell reminded the HPC that they had recommended a rain date on February 3, 2023, in case of inclement weather.

Member Sharp stated that he might not be able to attend the marker unveiling event on Monday, January 23rd because he has a class at 1 p.m. so it would be difficult for him to attend.

Vice-Chair Bond confirmed that birthday cake would be served at the Jones House for the Town of Boone's 151st birthday celebration on January 23rd.

Council Liaison Roseman explained that she could not attend the marker unveiling event because of her work schedule. She suggested that the said event be moved to February 3rd because Member Watkins may not be well enough and Member Sharp has a possible attendance issue.

Chair Plaag asked Ms. Mitchell if any publicity had been done for the event. Ms. Mitchell said that a press release had been posted for the said event. She also noted that it was possible that before the end of the week, she could try to publish an amended press release.

Chair Plaag suggested deciding about holding the event on Friday, January 20th, after checking the updated weather forecast for Monday, January 23rd. He asked Council Liaison Roseman if it was a fair compromise if it looks like there is going to be bad weather on that Monday that we go ahead and make the decision to move the said event to February 3, 2023, at 1 p.m. Chair Plaag noted that he had committed probably five or six months ago to meet a client out of town that day. He said he would contact his client and try to move that appointment.

Ms. Mitchell said that she would follow up on the weather forecast with Mr. Mark Freed, Director of Cultural Resources, hosting the other events on January 23rd, and let the HPC know via email and give the HPC a call on Friday, January 20th, regarding the decision to either have it on Monday, January 23rd or on Friday, February 3rd.

Adjournment

Member Sharp made a motion, seconded by Vice-Chair Bond, to adjourn the meeting at 4:42 p.m.

Vote: Aye – All
Nay – None
The motion passed.

_____ _____

Eric Plaag, Chair **Marlene Crosby, Board Secretary**

Z05737-052522

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

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NOV 18 2022
BY:

PLEASE READ THE ENTIRE APPLICATION PACKAGE

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

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

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

Historic Preservation Commission Information

- Meetings: 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.

Communication: Z05737-052522 - Exhibit 1 - Revised Application (Case Z05737-052522 - Wilcox Warehouse - COA - Modification of Previous

Certificate of Appropriateness for Major Work

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

A. Required to be Submitted at Time of Application

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

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

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

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

Date of requested hearing: ~~[illegible]~~ 12/13/22

C. Property Information

Street Address: 173 Howard St

Watauga County Parcel Identification Number: 2900798147000

Existing Zoning District(s): B O B1

Total Land Area: .199

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

If yes, describe:

D. Applicant Information

Name: John T. Winkler

Complete Mailing Address (Street, City, Zip): PO Box 2675, Boone, NC 28607

Phone Number: 828-262-3431

Email Address: judah@winklerorganization.com

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

E. Property Owner Information

Name: Howard Street Ventures II LLC

Complete Mailing Address (Street, City, Zip): PO Box 2675, Boone, NC 28607

Phone Number: 828-262-3431

Email Address: judah@winklerorganization.com

F. Landmark/District Information

District/Landmark Name: WTO602 Wilcox Drug Company Complex

Period of Significance: 1944

Communication: Z05737-052522 - Exhibit 1 - Revised Application (Case Z05737-052522 - Wilcox Warehouse - COA - Modification of Previous

G. Project Details

Project Cost: $ 25,000

Project Type:

☐ New Construction ☑ Renovation ☐ Landscaping

☐ Moving Structure ☐ Demolition

H. Design Professional Information

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

Name: John T Winkler

Company: King Construction

Complete Mailing Address (Street, City, Zip): PO Box 2675, Boone, NC 28607

Phone Number: 828-262-3431

Email Address: judah@winklerorganization.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.

John T. Winkler		
Applicant (Print)	**Applicant (Signature)**	**Date**
John T. Winkler		
Property Owner (Print)	**Property Owner (Signature)**	**Date**

Official Use Only

Permit Name: Wilcox Warehouse - COA

Communication: Z05737-052522 - Exhibit 1 - Revised Application (Case Z05737-052522 - Wilcox Warehouse - COA - Modification of Previous

Permit Number:	Z05737-052522			
Date: 11-18-2022	Fee: $50.00	Receipt Number: 522491	Method of Payment: ☐ Cash ☑ Check Number: 5056	Paid By: Wilcox & Wright

Public Hearing Meeting Date: _____

Date of APO Mailed Notification: _____

Date of Posted Notification: _____

Request Approved: ☐ Yes ☐ No

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

COA for Major Work Supplemental Checklist

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

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

Communication: Z05737-052522 - Exhibit 1 - Revised Application (Case Z05737-052522 - Wilcox Warehouse - COA - Modification of Previous

Exhibit 2

173 Howard St (formerly Cha Da Thai building)

Certificate of Appropriateness for Major Work

Written Description of Proposed Work

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BY:

Cedar board and batten siding has been installed over the old/deteriorated block as approved the by the HPC. We are now requesting to install the same type siding on the remaining upper portion of the facade as the condition of the brick is too deteriorated to attempt restoration. The proposed work is as follows:

- Install cedar board and batten siding over old/deteriorated brick up upper facade of building to match new siding on lower facade.
- Window trim shall match existing facade window/door trim on lower level.
- We propose to paint the board and batten an earthtone color. We ask that the HPC provide guidance on any color preferences.
- A black or bronze colored aluminum awning will be installed along the entire length of the facade.

 Current condition 11/16/22 IMG-3483.jpg Exhibit 3

RECEIVED NOV 18 2022

Communication: Z05737-052522 - Exhibit 3 - Revised Current Condition Photos (Case Z05737-052522 -

RECEIVED
NOV 18 2021

WT0596_Boone_BWStallingsJewelryStore_04-16_pf-01 JPG

WT0597_Boone_EdwinNHahnBuilding_04-16_pf-01.J

WT0600_Boone_WinklerMotorCompanyBuilding1_11-15 nh-06.JPG

WT0602_Boone_WilcoxDrugCompanyComplex_11-15 h-01.JPG

Communication: Z05737-052522 - Exhibit 4 - Revised Applicant Submitted Photos (Case Z05737-052522 - Wilcox Warehouse - COA -

Awning location

IMG-3483.jpg

Exhibit 5

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BY:

Communication: Z05737-052522 - Exhibit 5 - Revised Applicant Submitted Photos of Awning (Case

Awning example

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BY:

iron trusses and cross-braced rafters of the barrel-vaulted roof remain intact and exposed on the second floor, while the original tin ceiling of first floor is still present.

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WT0602 Wilcox Drug Company Complex (1944, addition 1947)
161 Howard Street

This is a survey update to a previous survey of this property completed in 2002. Previous surveys have incorrectly suggested that this complex originally consisted of three buildings. Additional research for this survey has determined that only the center and west buildings are originally associated with the Wilcox Drug Company. Accordingly, the building to the east of this complex has been separated and assigned its own survey number (WT0892). Furthermore, materials contained in the 2002 survey correctly indicate that the east building of this two-building complex located on the north side of Howard Street was originally built in 1944 (although the 1997 Study List application incorrectly states 1935). This building served as the new home of Wilcox Drug Company, which had been located on the south side of Howard Street in a frame warehouse no longer extant. Previous surveys contained materials suggesting that Charles Wilcox added the warehouse building located to the west in 1950, but both the 1947 Boone Sanborn map and advertisements from that year suggest a completion date in 1947. In 1971, Charles Wilcox's son Kenneth purchased an old tire company and furniture warehouse building immediately to the east (WT0892) to consolidate his holdings in the three-building complex, thus creating the errant assumption that the three buildings are historically associated with one another.

Control of this property by the Wilcox family first came in 1938, when Farmer's Hardware Supply Company—owned and operated by D. L. Wilcox—purchased a large swath of land along the north side of Howard Street from Cora Councill (Deed Book 49, Page 43). This purchase, curiously, did not include the land where the west building of this complex sits. In February 1944, Farmer's Hardware and D. L. Wilcox sold the parcel on which the east building sits to C. C. Wilcox (Deed Book 57, Page 327). Shortly thereafter, the Wilcox Drug Company announced plans to erect a new, two-story building of cinder block construction "for the needs of the root and herb business." The contractor was W. C. Greene, who is associated with much of the building in Boone during this time (*Watauga Democrat*, April 20, 1944). The building was "practically completed" by August 1944 (*Watauga Democrat*, August 17, 1944).

The pre-history for the west building is a bit more complex and cloudy. Prior to C. C. Wilcox's purchase of the land in 1945 (Deed Book 61, Page 70), the site was home to the Boone Woodworking Company, a frame structure owned by J. F. Sherrill. In 1941, Sherrill sold a 32' by 62.5' parcel at the rear of the lot to Wilson Brothers and Vannoy, an interior decor firm (Deed Book 54, Page 353). Boone Woodworking sold the building and relocated to the portion of Howard Street east of Depot in 1943, allowing Medgentra, Ltd., a shuttle block manufacturer, to take over the old space (*Watauga Democrat*, September 23, 1943). The end of World War II effectively meant an end to Medgentra's business in late 1945. Shortly after Wilcox purchased the Boone Woodworking property, he must have

Communication: Z05737-052522 - Exhibit 6 - Revised Applicable Design Standards (Case Z05737-052522 - Wilcox Warehouse - COA -

demolished the structure in order to build an annex for the Wilcox Drug Company building. In November 1947, the Watauga Co-Operative announced that it was moving into "the new building of the Wilcox Drug Company on Howard Street" (*Watauga Democrat*, November 20, 1947).

As noted in the previous survey documents, this complex has experienced vast changes since the 1950s, when a photo from that period (Warmuth, *Boone*, 77) showed the east and west buildings both as concrete block, two-story buildings. The east building at that time had two garage bays to the west side of the first floor of the south elevation, with several six-over-six, double-hung sash windows on the first floor surrounding a concrete stoop and a single doorway covered by a half-round wooden awning with brackets. The second floor had at least five unevenly spaced, six-over-six, double-hung sash windows on the south elevation. The west building, meanwhile, had a run of at least six one-over-one, double-hung sash windows on the second floor of its south elevation. Terracotta coping ran in one continuous line along the roofline of both buildings at that time.

Nothing much of this south elevation orientation survives today on either building. Many aspects of the current appearance were added in 1985, following the unification of this complex with WT0892 to the east in 1971. Following the sale of the Wilcox Drug Company (by then known as Wilcox Natural Products) in 1994, the entire set of three buildings was known as the Wilcox Emporium, a shopping complex with various specialized vendors. The east building of WT0602 now consists of multicolored, running bond, red brick with two prominent pilasters at its southwest and southeast corners. The low parapet roofline now rises slightly above the rooflines of the adjacent buildings and is adorned with a decorative frieze with a repeating run of laurel leaves, below which is a quadruple-tier corbel. Widely spaced dogtooth medallions, possibly in concrete, punctuate the space between a soldier band and the corbel, arranged in groups of five. Immediately below the soldier band are the second floor windows, which now consist of four evenly spaced, two-over-two, double-hung sash, vinyl replacements with faux muntins, each with a rowlock sill. What appears to be an historic "Wilcox Warehouse" metal sign is visible at the center of the second floor façade. A shed-style awning with supporting brackets and black terracotta shingles separates the first floor from the second floor. First floor elements on the south elevation of the east building include a large plate glass window with a sixteen-light faux muntin grid to the west end, followed to the east by two narrowly spaced, single, metal-frame doors with transom lights and a storefront window wall to the east of this that has a single, metal-frame door and two plate glass lights in a metal frame. The first floor is now reached from Howard Street via a double wooden staircase flanked by brick retaining walls with an iron handrail spanning the center of the staircase and iron balustrades on top of the retaining walls. A narrow concrete patio continues from the front of this east building onto the front of the west building.

The west, two-story building's south elevation is now parged concrete block with terracotta coping (probably original), beneath which are eight evenly spaced dogtooth medallions, probably of concrete and painted orange. Six evenly spaced, two-over-two, double-hung sash, vinyl replacement windows with faux muntins dominate the west side of the second floor façade, followed to the east by a gap of two window openings that appear

Communication: Z05737-052522 - Exhibit 6 - Revised Applicable Design Standards (Case Z05737-052522 - Wilcox Warehouse - COA -

to have been filled in and parged. A final window, identical to those elsewhere on this second floor portion of the elevation, is located near the east edge of the south elevation of the west building. All have parged concrete sills. A shed-style awning with ornate brackets and black terracotta shingles covers most of this south elevation between the first and second floors. The first floor south elevation, moving west to east, features three fixed, single light, vinyl replacement windows, followed by a single, wood-paneled door; a single, vinyl replacement door; another fixed light vinyl window; a single, aluminum-frame door; and finally a double, aluminum frame door with a single transom light. A planter box is located under one window at the center of the façade. Brick steps located at the center of the narrow patio and running parallel to the patio's brick retaining wall, descend to the east to provide access to this building's patio. An iron balustrade runs the full length of the patio. A brick planter is located near the west end of the west building's south elevation.

Adjoining buildings obscure the east and west elevations of the east building and the east elevation of the west building. The west elevation of the west building has an odd, parged quoin treatment at the southwest corner, with a stepped, low parapet roof descending to the rear (north elevation), capped with terracotta coping. Three evenly spaced, six-over-six, double-hung sash, vinyl replacement windows with faux muntins and concrete sills are visible on the second floor, oriented toward the south side of the elevation. The wall of the west elevation is six-course, common bond brick that has been painted and suffers badly from spalling. A concrete foundation is visible on this elevation. Various mechanicals are located on the first floor of this west elevation as well, as is a metal door with a small, single, upper light located at the center of the elevation.

The north elevation of the west building continues the painted brick of the west elevation and features five vinyl replacement windows of various faux muntin orientations and concrete sills on the second floor. The second window from the west appears to have filled a much larger window or door opening that has been partially bricked in. A metal door with a single light and concrete lintel is located on the east side of the first floor, with a mishmash of window configurations to the west of that, including several bricked in window openings. The north elevation of the east building bumps out to the north substantially, revealing a featureless, painted concrete block wall to the west. The north elevation itself is painted concrete block. The first floor offers a double metal door, with another single door to the east. At least two former window openings have been filled with concrete block. Metal doors also fill what appears to be a former garage bay at the west end of the first floor. The second floor offers three sets of alternating one-over-one, double-hung sash metal windows and smaller two-over-two, double-hung sash, vinyl replacement windows with faux muntins and concrete sills. A fourth set at the east end of the second floor has been concrete blocked in.

In 1990, the Wilson Brothers and Vannoy frame building at the north end of the west building was demolished (*Watauga Democrat*, November 19, 1990).

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Exhibit 7

Wilcox Warehouse - COA
Z05737-052522

RECEIVED
NOV 30 2022
BY:

New River Custom Builders, Inc.

Phone/Fax: (336)384-1209

637 Low Notch Road
Grassy Creek, NC 28631

NC License # 41550

November 30, 2022

To Whom it may Concern

I visited the Historic Building at 161 Howard Street to inspect
The Exterior Brick. I found the Brick has definitely been Compromised
And Should be covered over by some means.

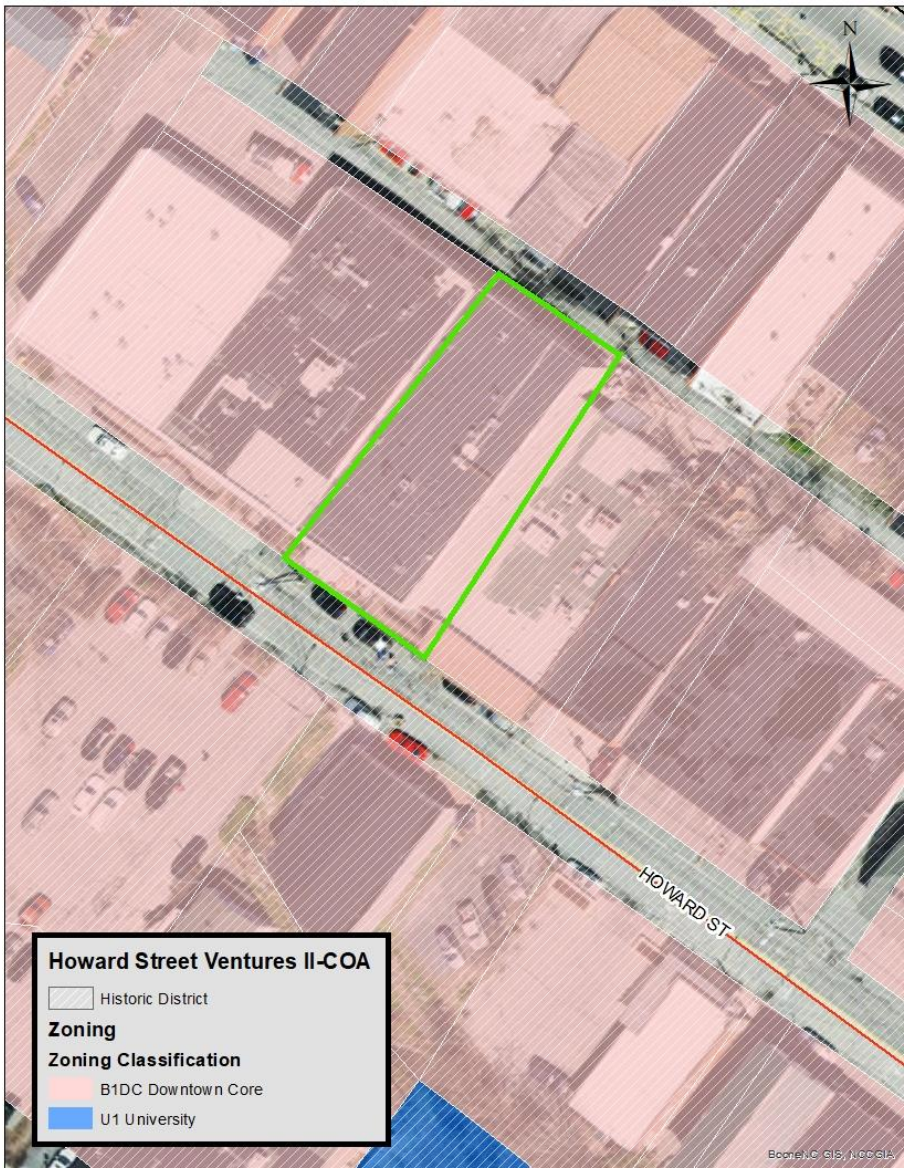
Communication: Z05737-052522 - Exhibit 7 - Applicant Submitted Letter from Brick Specialist (Case Z05737-052522 - Wilcox Warehouse - COA -

This staff report has been revised from the original posting for the July 12, 2022 and December 13, 2022 Historic Preservation Commission Quasi-Judicial Meeting. The revised request and areas Staff have revised are shown below highlighted in green.

STAFF REPORT
HISTORIC PRESERVATION COMMISSION, JULY 12, 2022

Exhibit 8

CASE Z05737-052522 – HOWARD STREET VENTURES, LLC (WILCOX WAREHOUSE) CERTIFICATE OF APPROPRIATENESS



Request

John Winkler on behalf of Howard Street Ventures II, LLC (Wilcox Warehouse) has requested to modify a Certificate of Appropriateness for Major Work (COA) for the facade at 173 Howard Street (Watauga County PIN 2900-79-8147-000). The applicant proposes to install natural stucco on the upper portion of the façade as well as paint the upper stucco finish, and the previously approved lower board and batten alterations on the building.

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

Parcel Information

Address: 173 Howard Street

Property Owner: Howard Street Ventures II, LLC

Watauga County PIN: 2900-79-8147-000

Lot size (total): .20 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	Retail, Government Facility
East	B1 Downtown Core, Downtown Boone Local Historic District	Restaurant
South	B1 Downtown Core, Downtown Boone Local Historic District	Retail/Other Restaurant, Parking Lot
West	B1 Downtown Core, Downtown Boone Local Historic District	Other Restaurant, Personal Service Establishment

History

03/10/2022: The applicant applied for and was issued a Zoning Permit for stucco repair.

03/21/2022: As project progressed, it was determined that the scope of the project warranted a Statement of Conformity. A Statement of Conformity was issued with the following conditions:

1. The work is limited to the work as listed within the "scope of work" narrative and Staff must approve any changes or additions before work begins. Work that is not completed in accordance with this Statement of Conformity may be subject to correction orders or citations.
2. The underlying historic masonry shall not be subjected to any additional damage or otherwise compromised in the course of the stucco replacement.

04/2022: During the course of repair, the applicant found that the brick facade behind the stucco had been damaged due to incorrect installation of the original stucco that they were attempting to replace was damaged and the work had to cease until they sought out a structural engineer assess the structural integrity of the brick.

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05/25/2022: The applicant applied for a Certificate of Appropriateness to replace the exterior facade with a natural stucco over the existing brick and block as well as repair the awning and roof.

09/29/2022: The applicant was granted a Certificate of Appropriateness (COA) for the property with the following project description and conditions.

Project Description: Apply stucco to the first floor of the building, and have the brick evaluated to either seal the brick on the second floor or come back to the historic preservation commission within one year to discuss other alternatives for the second floor after being evaluated by a historic preservation specialist who has done work on historic brick.

Project Conditions:

1. The cable for the cable-hung awning will be installed with the plate covering the brick and the bolt going through the mortar. If the mortar is to be repointed, the applicant must follow the standards for the historic district of the new mortar being of a similar mix and color.
2. The medallions on the second floor, shown in the applicant's proposed design, shall not be included in the façade of the building.
3. The existing stucco will be removed on the visible portions of the second-floor south and east elevations. In addition to the proposed work for the south elevation, the applicant will have the stucco of the visible portion of the second-floor east elevation evaluated, and if it is in the same condition as the south elevation has suffered from, the applicant will remove that stucco, and repair and seal the brick in the same manner as the south elevation.
4. If the applicant consults an experienced historic preservation specialist who has done work for historic brick and damaged historic brick, who evaluates the second-floor south and east elevations, and it is found that those elevations cannot be repaired or preserved, the applicant is permitted to come back to the HPC within one year without filing a new COA application to discuss alternative remedies. This condition is subject to the approval of the Town Attorney.
5. If the applicant replaces the windows on the second-floor level, they are to be a wood, six-over-six, double-hung sash window. If they are or not replaced, then the trim should be replaced with wood elements and not with vinyl.
6. Where there is a conflict between the application information and the plans (May 25, 2022), the plans control. Insignificant deviations may be permitted to comply with the requirements of the UDO.
7. Any commitments and representations concerning the proposed exterior modification made by the applicant or its (his or her) representatives to 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.
8. The applicant shall submit the necessary applications, plans, detail and specifications which meet the requirements of the Town Code, UDO, building code and any other applicable codes for review and approval necessary to issue Zoning and Building Permits.

Historic District Analysis

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

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

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

INVENTORY CLASSIFICATION

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

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

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

Inventory Classifications:

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

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DESIGNATION REPORT/ARCHITECTURAL SURVEY PROPERTY SUMMARY

The Designation Report summary is included on the right (in blue), and the full Architectural Survey summary is included below. The subject property is classified as "CH" meaning the property contributes to the district based on historical significance related to events or individuals associated with the property. The parcel has two entries in these reports for 161 Howard Street.

WT0892 Boone Tire and Bargain Store Warehouse (1944)—CH
161 Howard Street (2900-79-8147-000)

Previously grouped with WT0602 to the west, this two-story, concrete block building was built separately as the new warehouse for the Boone Tire and Bargain Store (WT0861), located directly north on King Street and connected to this building by a frame sky bridge (no longer extant) across the alley between the buildings. Farmer's Hardware took over the building as its own warehouse in 1947. The building was merged into the Wilcox Drug Company operations in 1971. As a result of this merger, this building and WT0602 were dramatically altered in 1985 to present a unified architectural appearance, eliminating many of the original features of the south elevation. Nevertheless, the building remains another example of warehouse architecture and function along Howard Street during the 1940s.

1. **WT0602 Wilcox Drug Company Complex (1944, addition 1947), 161 Howard Street**

This is a survey update to a previous survey of this property completed in 2002. Previous surveys have incorrectly suggested that this complex originally consisted of three buildings. Additional research for this survey has determined that only the center and west buildings are originally associated with the Wilcox Drug Company. Accordingly, the building to the east of this complex has been separated and assigned its own survey number (WT0892). Furthermore, materials contained in the 2002 survey correctly indicate that the east building of this two-building complex located on the north side of Howard Street was originally built in 1944 (although the 1997 Study List application incorrectly states 1935). This building served as the new home of Wilcox Drug Company, which had been located on the south side of Howard Street in a frame warehouse no longer extant.

Previous surveys contained materials suggesting that Charles Wilcox added the warehouse building located to the west in 1950, but both the 1947 Boone Sanborn map and advertisements from that year suggest a completion date in 1947. In 1971, Charles Wilcox's son Kenneth purchased an old tire company and furniture warehouse building immediately to the east (WT0892) to consolidate his holdings in the three-building complex, thus creating the errant assumption that the three buildings are historically associated with one another.

Control of this property by the Wilcox family first came in 1938, when Farmer's Hardware Supply Company—owned and operated by D. L. Wilcox—purchased a large swath of land along the north side of Howard Street from Cora Councill (Deed Book 49, Page 43). This purchase, curiously, did not include the land where the west building of this complex sits. In February 1944, Farmer's Hardware and D. L. Wilcox sold the parcel on which the east building sits to C. C. Wilcox (Deed Book 57, Page 327). Shortly thereafter, the Wilcox Drug Company announced plans to erect a new, two-story building of cinder block construction "for the needs of the root and herb business." The contractor was W. C. Greene, who is associated with much of the building in Boone during this time (Watauga Democrat, April 20, 1944). The building was "practically completed" by August 1944 (Watauga Democrat, August 17, 1944).

The pre-history for the west building is a bit more complex and cloudy. Prior to C. C. Wilcox's purchase of the land in 1945 (Deed Book 61, Page 70), the site was home to the Boone Woodworking Company, a frame structure owned by J. F. Sherrill. In 1941, Sherrill sold a 32' by 62.5' parcel at the rear of the lot to Wilson Brothers and Vannoy, an interior decor firm (Deed Book 54, Page 353). Boone Woodworking sold the building

and relocated to the portion of Howard Street east of Depot in 1943, allowing Medgentra, Ltd., a shuttle block manufacturer, to take over the old space (Watauga Democrat, September 23, 1943). The end of World War II effectively meant an end to Medgentra's business in late 1945.

Shortly after Wilcox purchased the Boone Woodworking property, he must have demolished the structure in order to build an annex for the Wilcox Drug Company building. In November 1947, the Watauga Co-Operative announced that it was moving into "the new building of the Wilcox Drug Company on Howard Street" (Watauga Democrat, November 20, 1947).

As noted in the previous survey documents, this complex has experienced vast changes since the 1950s, when a photo from that period (Warmuth, Boone, 77) showed the east and west buildings both as concrete block, two-story buildings. The east building at that time had two garage bays to the west side of the first floor of the south elevation, with several six-over-six, double-hung sash windows on the first floor surrounding a concrete stoop and a single doorway covered by a half-round wooden awning with brackets. The second floor had at least five unevenly spaced, six-over-six, double-hung sash windows on the south elevation. The west building, meanwhile, had a run of at least six one-over-one, double- hung sash windows on the second floor of its south elevation. Terracotta coping ran in one continuous line along the roofline of both buildings at that time.

Nothing much of this south elevation orientation survives today on either building. Many aspects of the current appearance were added in 1985, following the unification of this complex with WT0892 to the east in 1971. Following the sale of the Wilcox Drug Company (by then known as Wilcox Natural Products) in 1994, the entire set of three buildings was known as the Wilcox Emporium, a shopping complex with various specialized vendors. The east building of WT0602 now consists of multicolored, running bond, red brick with two prominent pilasters at its southwest and southeast corners. The low parapet roofline now rises slightly above the rooflines of the adjacent buildings and is adorned with a decorative frieze with a repeating run of laurel leaves, below which is a quadruple-tier corbel. Widely spaced dogtooth medallions, possibly in concrete, punctuate the space between a soldier band and the corbel, arranged in groups of five. Immediately below the soldier band are the second-floor windows, which now consist of four evenly spaced, two-over-two, double- hung sash, vinyl replacements with faux muntins, each with a rowlock sill. What appears to be an historic "Wilcox Warehouse" metal sign is visible at the center of the second-floor façade. A shed-style awning with supporting brackets and black terracotta shingles separates the first floor from the second floor. First floor elements on the south elevation of the east building include a large plate glass window with a sixteen-light faux muntin grid to the west end, followed to the east by two narrowly spaced, single, metal-frame doors with transom lights and a storefront window wall to the east of this that has a single, metal- frame door and two plate glass lights in a metal frame. The first floor is now reached from Howard Street via a double wooden staircase flanked by brick retaining walls with an iron handrail spanning the center of the staircase and iron balustrades on top of the retaining walls. A narrow concrete patio continues from the front of this east building onto the front of the west building.

The west, two-story building's south elevation is now parged concrete block with terracotta coping (probably original), beneath which are eight evenly spaced dogtooth medallions, probably of concrete and painted orange. Six evenly spaced, two-over-two, double-hung sash, vinyl replacement windows with faux muntins dominate the west side of the second-floor façade, followed to the east by a gap of two window openings that appear to have been filled in and parged. A final window, identical to those elsewhere on this second-floor portion of the elevation, is located near the east edge of the south elevation of the west building. All have parged concrete sills. A shed-style awning with ornate brackets and black terracotta shingles covers most of this south elevation between the first and second floors. The first-floor south elevation, moving west to east, features three fixed, single light, vinyl replacement windows, followed by a single, wood-paneled door; a single, vinyl replacement door; another fixed light vinyl window; a single, aluminum-frame door; and finally, a double, aluminum frame door with a single transom light. A planter box is located under one window at the center of the façade. Brick steps located at the center of the narrow patio and running parallel to the patio's brick retaining wall, descend

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to the east to provide access to this building's patio. An iron balustrade runs the full length of the patio. A brick planter is located near the west end of the west building's south elevation.

Adjoining buildings obscure the east and west elevations of the east building and the east elevation of the west building. The west elevation of the west building has an odd, parged quoin treatment at the southwest corner, with a stepped, low parapet roof descending to the rear (north elevation), capped with terracotta coping. Three evenly spaced, six-over-six, double-hung sash, vinyl replacement windows with faux muntins and concrete sills are visible on the second floor, oriented toward the south side of the elevation. The wall of the west elevation is six-course, common bond brick that has been painted and suffers badly from spalling. A concrete foundation is visible on this elevation. Various mechanicals are located on the first floor of this west elevation as well, as is a metal door with a small, single, upper light located at the center of the elevation.

The north elevation of the west building continues the painted brick of the west elevation and features five vinyl replacement windows of various faux muntin orientations and concrete sills on the second floor. The second window from the west appears to have filled a much larger window or door opening that has been partially bricked in. A metal door with a single light and concrete lintel is located on the east side of the first floor, with a mishmash of window configurations to the west of that, including several bricked in window openings. The north elevation of the east building bumps out to the north substantially, revealing a featureless, painted concrete block wall to the west. The north elevation itself is painted concrete block. The first floor offers a double metal door, with another single door to the east. At least two former window openings have been filled with concrete block. Metal doors also fill what appears to be a former garage bay at the west end of the first floor. The second floor offers three sets of alternating one-over-one, double- hung sash metal windows and smaller two-over-two, double-hung sash, vinyl replacement windows with faux muntins and concrete sills. A fourth set at the east end of the second floor has been concrete blocked in.

In 1990, the Wilson Brothers and Vannoy frame building at the north end of the west building was demolished (Watauga Democrat, November 19, 1990).

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2. WT0892 Boone Tire and Bargain Store Warehouse (1944), 161 Howard Street

While this building was originally grouped with the Wilcox Drug Company (WT0602) in previous surveys, additional research for this survey has determined that this building was constructed distinctly from WT0602 and served a different purpose with different tenants for many years. Accordingly, it has been separated from WT0602 and assigned its own survey number.

Built on land purchased by D. L. Wilcox and Farmer's Hardware Supply Company in 1943 (Deed Book 56, Page 543), this two-story, concrete block building was erected in 1944 as the new warehouse for the Boone Tire and Bargain Store (WT0861), located to the north of this building and fronting on West King Street (Watauga Democrat, December 7, 1944). As seen on the 1947 Sanborn map, a frame sky bridge (no longer extant) actually connected the second floor of the warehouse to the first floor of the Boone Tire and Bargain Store on West King. The following year, Farmer's Hardware announced that it had taken over the building as its own warehouse (Watauga Democrat, March 11, 1948), an arrangement that continued until 1971, when C. C. Wilcox consolidated this building with his Wilcox Drug Company (WT0602). No known, early images exist showing the entire south elevation, but an early 1950s image by Palmer Blair (Pal-Bla-04-104) shows six symmetrically spaced, six-over-six, double-hung sash windows on the second floor of the south elevation and no windows along the east elevation. This configuration was altered dramatically in 1985, when Kenneth Wilcox had the two buildings of WT0602 and this building remodeled to present a unified architectural appearance.

WT0602 Wilcox Drug Company Complex (1944, addition 1947)—CH
161 Howard Street (2900-79-7282-000)

The east portion of this complex was built in 1944 to serve as the new home of the Wilcox Drug Company, which had long been in operation in a frame warehouse building on the south side of Howard Street. Contractor W. C. Greene erected the two-story, cinder block warehouse building, which served as the home for Wilcox Drug Company for decades and was once home to the largest US exporter of ginseng and other medicinals during the 1970s. In 1947, Wilcox Drug Company added the concrete block, two-story annex to the west, located on the old side of the Boone Wordworking warehouse. In 1985, a dramatic alteration of both buildings and WT0892 to the east resulted in the present configuration of the south elevation, which largely obscured the original appearance of the complex. Nevertheless, the building remains another example of warehouse architecture and function along Howard Street during the 1940s and remains significant for its association with Boone's twentieth century ginseng trade.

The south elevation of this building is today a near duplicate of the south elevation of the west building of WT0602, except that the façade plane is not uniform and bumps back slightly near the west edge of the building. It's possible that this west portion of the south elevation is actually part of the east building of WT0602, with the current appearance designed to make the division among the three buildings appear to be symmetrical. Coping is of metal rather than terracotta. The shingles of the shed-style awning on WT0892 are wood rather than terracotta, and the awning features a decorative, sawtooth fascia board not found on the other awnings of WT0602. It appears that a window at the west edge of this building's first floor on the south elevation has been filled in and parged over. To the east of this is a one-over-one, double-hung sash, vinyl replacement window, to the east of which is a large, sixteen-light, vinyl replacement window like that found on the west building of WT0602. A double-door entrance at the center of the first floor of this elevation consists of wood doors with fifteen lights and a single-light transom. Another one-over-one, double-hung sash, vinyl replacement window completes the first floor of the south elevation of WT0892. The second floor offers six

symmetrically spaced, two-over-two, double-hung sash, vinyl replacement windows with faux muntins, each of which is ill-fitted to the original piercing. Five evenly spaced, dogtooth medallions are visible above the second floor windows. As on the other buildings of WT0602, a brick retaining wall supports a narrow porch area on the first floor, which is of wood. Iron balustrades run the length of the porch, while a staircase at the west end rises to the porch in front of the east building of WT0602.

The west elevation of the building is obscured entirely by WT0602. The north elevation of the WT0892 reveals partially parged concrete block, with numerous former window openings that have been blocked in with concrete block (unparged). Two widely spaced, single, metal doors are visible on the first floor, while the second floor features two one- over-one, fixed, metal windows with concrete surrounds. On the east elevation, only the second floor of WT0892 is visible. This reveals concrete block with five one-over-one, fixed, metal frame windows with concrete sills. Coping is metal on the stepped parapet roofline. This elevation has also been only partially parged near its south end.

DESIGN STANDARDS

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

Commercial Properties Within the District, Standards for Commercial Properties within the District, Architectural Components and Details, [Design Standards p. 61-67]

Storefronts, Upper Facades, Side Elevations, and Rear Elevations

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

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

…

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

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

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

…

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

Architectural Components and Details

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

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

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

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

Commercial Properties Within the District, Standards for Commercial Properties within the District, Architectural Components and Details, [Design Standards p. 69-73]

Masonry

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

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

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

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

4.6 Unless there is historic precedent for its use on the building in question, stucco should never be applied to existing masonry walls, as it can trap moisture that accelerates the deterioration of the

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masonry. If historic stucco is being repaired, the stucco mixture should duplicate the original appearance, color, and texture as closely as possible.

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

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

…

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

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

Commercial Properties Within the District, Standards for Commercial Properties within the District, Architectural Components and Details, [Design Standards p. 73-75]

Wooden Elements

…

5.2 The original form, details, and materials of exterior wooden features and trim should be preserved whenever feasible. If damage is present, repair using existing historic materials is always preferable over replacement. Where necessary, patching with new wood, the use of epoxy, splicing, consolidating, and reinforcing deteriorated sections should be considered before replacing historic elements. If replacement is necessary, new materials should duplicate the form, details, texture, size, shape, color, pattern, and composition of the historic wooden elements and should be obtained from salvage or antique suppliers. Only the portion that requires replacement should be replaced. The HPC will consider the use of substitute materials ONLY if the preservation of the historic material is not technically feasible, or is no longer available.

5.3 Because its use is not historic to the District, artificial bark siding is not permitted in the District.

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

…

5.6 It is never appropriate to replace historic wooden architectural materials— especially in siding, trim, or window sashes—with contemporary substitute materials such as vinyl or aluminum.

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Commercial Properties Within the District, Standards for Commercial Properties within the District, Architectural Components and Details, [Design Standards p. 75-84]

Windows Doors and Awnings

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

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

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

…

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

…

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

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

Communication: Z05737-052522 - Exhibit 8 - Revised Staff Report dated March 1, 2023 (Case Z05737-052522 - Wilcox Warehouse - COA -

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

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

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

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

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

9. Paint and Paint Color, [Design Standards p. 92-94]

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

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

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

…

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

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12. Additional Standards on Artificial Materials, [Design Standards p. 96-97]

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

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

12.2 Previously installed vinyl windows and snap-in muntins are examples of inappropriate replacements for wood windows and should also be removed and replaced with more historically appropriate materials whenever possible.

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.

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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.

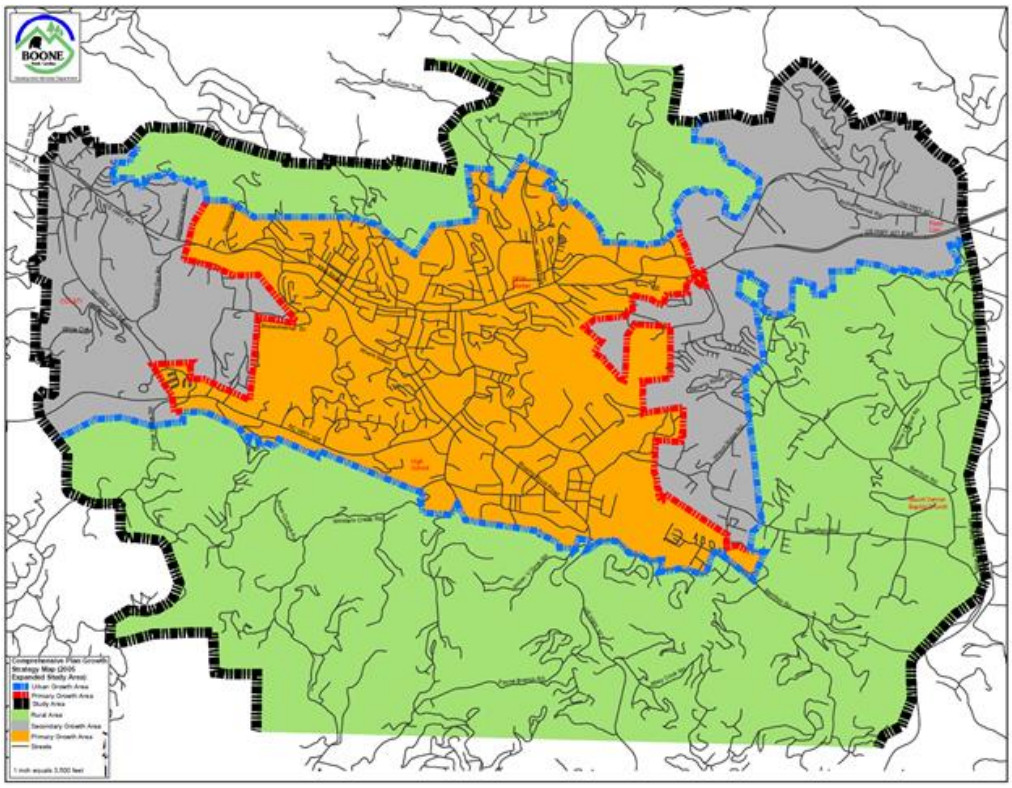
University: Emphasize cooperative planning among the Town, County, and University.

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.

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B. New and expanding industries and businesses shall be encouraged which: 1) diversify the local economy, 2) train and use a skilled labor force and 3) increase area residents' incomes.

C. The Town shall encourage the development of a well-balanced tourism trade as a primary element of the area's economic future. Investments in services, facilities, and proper growth management shall be employed in furtherance of this objective.

D. Economic development efforts shall encourage the revitalization and reuse of currently unused or underutilized structures, sites and infrastructure in appropriately located areas.

E. The Town shall encourage a public service and regulatory environment conducive to business recruitment and expansion, while at the same time enhancing the area's physical and human resources.

F. New firms and expanding businesses that complement the natural resources and beauty of the region shall be especially recruited and encouraged.

G. The Town shall support the development of new business parks.

H. The Town shall promote coordination of economic development resources with the appropriate institutions and agencies. Regional coordination and interaction among areas with a shared economic interest shall be encouraged.

I. Small business start-ups, expansions and spin-offs shall be encouraged. The presence of ASU and Caldwell Community College and Technical Institute shall be recognized as a necessary and important resource for area businesses.

J. Appropriate educational and training programs shall be encouraged to help local residents, especially those unemployed and underemployed, take advantage of business expansion and to develop new skills.

K. Boone shall identify and provide services consistent with the needs of the area's growing retiree population.

2.1.5 Downtown

A. A compatible design character for the downtown area, drawing upon the locality's original High-Country small-town features, shall be identified, reinforced and supported to put forth a quality image and sense of place.

B. The Town, in concert with the downtown property owners and merchants, shall encourage public and private efforts to develop and publicize adequate and appropriately designed off-street parking lots in the downtown area.

C. A variety of mutually compatible and supportive mixed uses shall be encouraged in the downtown area.

D. Public and private developments shall be encouraged to incorporate local artistry into public and semi-public spaces downtown.

E. Public and private development decisions in the downtown area shall exhibit a special concern for maintaining the intensive, pedestrian oriented character of the district.

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

2.3 THE COMMUNITY (p. 60).

A. Urban type development within the Urban Growth Area shall meet appropriate Town standards.

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B. Properly planned, mixed use developments that promote efficient provision of public services shall be encouraged within the Urban Growth Area.

C. Funding for outside agencies and organizations serving the citizens of Boone shall continue to receive support consistent with area service needs and Town budget constraints.

D. Coordinated inter-governmental and university-town planning for urban area land use and development, transportation, utilities, recycling, environmental management, law enforcement, education, recreation, tourism and economic development shall be encouraged.

2.3.2 Community Character (p. 67)

A. The identification, restoration and active use of structures, buildings, monuments, and neighborhoods of historic or architectural significance shall be encouraged as a means of enhancing their economic and cultural value to the planning area.

B. Multiple and appropriate adaptive reuse of historic resources shall be encouraged.

C. Wise development of the tourism potential of the area's architectural, historic, scenic and natural resources shall be encouraged.

D. The destruction of significant architectural, historic, scenic, natural and archaeological resources in the planning area shall be discouraged.

E. New development, redevelopment and rehabilitation of structures and sites shall occur in a manner which is consistent with the neighborhood and architectural context of the immediate area, and supportive, whenever possible, of Boone's original community character as a High-Country small town.

2.3.4 Public Involvement

A. Public involvement shall be encouraged in decisions concerning land use and development by making the public aware of proposed developments at the earliest opportunity, as well as fostering communication among developers, the Town, the County, the University, and the general public. ****

B. Neighborhood and special area planning shall be encouraged to foster public involvement in the production of closely tailored, action oriented special area plans and programs.

C. Specific functional plans and implementation tools shall be supported as part of the comprehensive planning program for the Town and County.

D. Special committees, advisory panels, educational forums, public workshops, leadership seminars, town meetings and media contacts shall be encouraged and fostered to enhance the effectiveness of citizen involvement in community planning and action.

Conditions of Approval

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

- Where there is a conflict between the application information (resubmittal February 28, 2023) and the plans (original May 25, 2022, resubmittal November 18, 2022, resubmittal December 8, 2022, and resubmittal February 28, 2023), the plans control. Insignificant deviations may be permitted to comply with the requirements of the UDO.

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- Any commitments and representations concerning the proposed exterior modification made by the applicant or its (his or her) representatives at the public hearing shall also become a condition of the permit, and a basis for a stop work order and/or permit revocation if violated.
- The applicant shall submit the necessary applications, plans, details and specifications which meet the requirements of the Town Code, UDO, Building Code and any other applicable codes for review and approval necessary to issue Zoning and Building Permits.

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

Previously approved conditions:

1. The cable for the cable-hung awning will be installed with the plate covering the brick and the bolt going through the mortar. If the mortar is to be repointed, the applicant must follow the standards for the historic district of the new mortar being of a similar mix and color.
2. The medallions on the second floor, shown in the applicant's proposed design, shall not be included in the façade of the building.
3. The existing stucco will be removed on the visible portions of the second-floor south and east elevations. In addition to the proposed work for the south elevation, the applicant will have the stucco of the visible portion of the second-floor east elevation evaluated, and if it is in the same condition as the south elevation has suffered from, the applicant will remove that stucco, and repair and seal the brick in the same manner as the south elevation.
4. If the applicant consults an experienced historic preservation specialist who has done work for historic brick and damaged historic brick, who evaluates the second-floor south and east elevations, and it is found that those elevations cannot be repaired or preserved, the applicant is permitted to come back to the HPC within one year without filing a new COA application to discuss alternative remedies. This condition is subject to the approval of the Town Attorney.
5. If the applicant replaces the windows on the second-floor level, they are to be a wood, six-over-six, double-hung sash window. If they are or not replaced, then the trim should be replaced with wood elements and not with vinyl.
6. Where there is a conflict between the application information and the plans (May 25, 2022), the plans control. Insignificant deviations may be permitted to comply with the requirements of the UDO.
7. Any commitments and representations concerning the proposed exterior modification made by the applicant or its (his or her) representatives to 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.
8. The applicant shall submit the necessary applications, plans, detail and specifications which meet the requirements of the Town Code, UDO, building code and any other applicable codes for review and approval necessary to issue Zoning and Building Permits.

Historic Preservation Commission Procedure

Congruity with the historic district

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

Communication: Z05737-052522 - Exhibit 8 - Revised Staff Report dated March 1, 2023 (Case Z05737-052522 - Wilcox Warehouse - COA -

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).

Communication: Z05737-052522 - Exhibit 8 - Revised Staff Report dated March 1, 2023 (Case Z05737-052522 - Wilcox Warehouse - COA -

Exhibit 9

Figure 1. Frank Jones, "Von Hagaman Delivering Mail," Digital Watauga, accessed June 28, 2022, http://digitalwatauga.org/items/show/5841.

Communication: Z05737-052522 - Exhibit 9 - Historic Photos (Original Submission) (Case Z05737-052522 - Wilcox Warehouse - COA -

Planning Staff has zoomed on Figure 1. above to show the property in question.

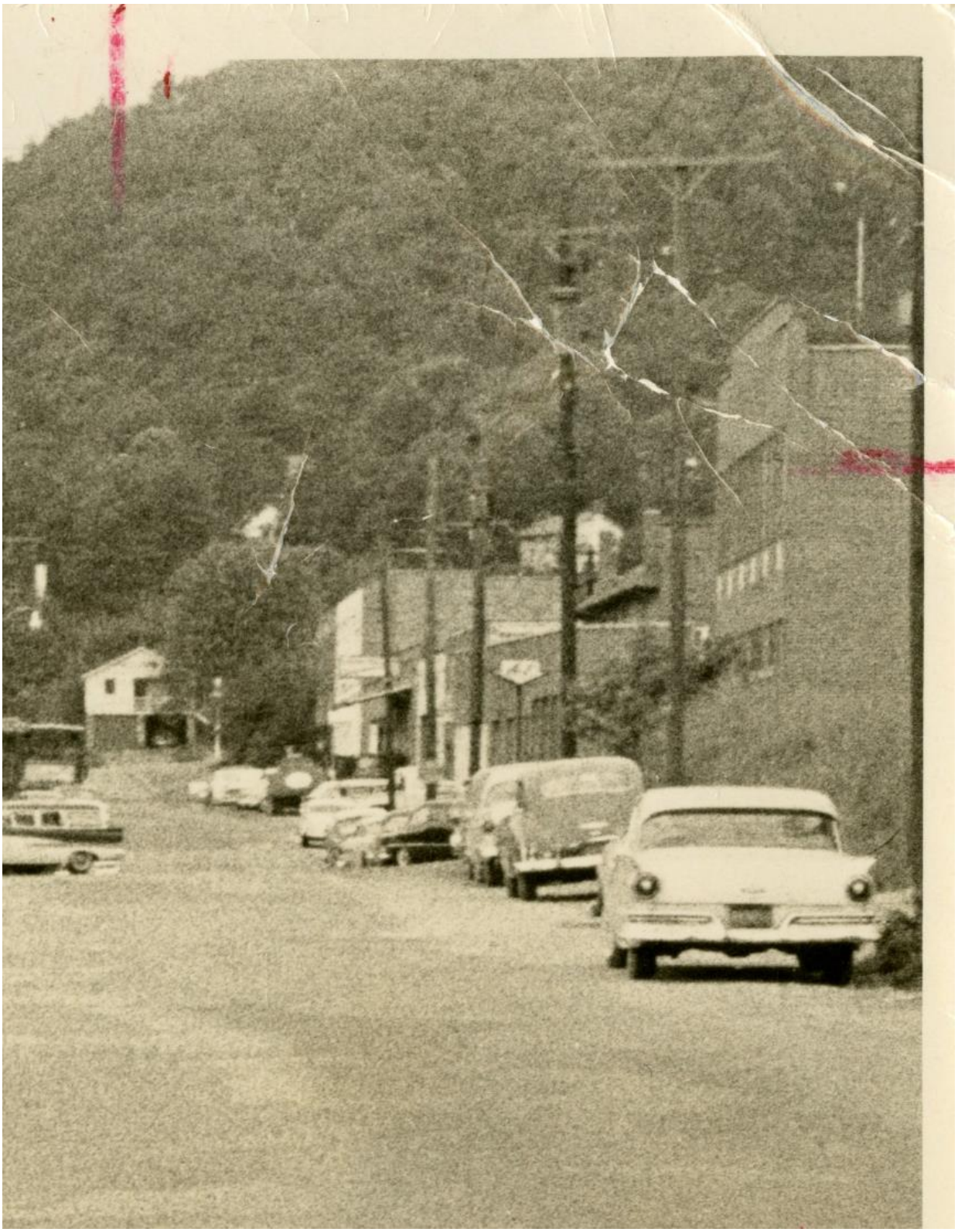

Figure 1. Frank Jones, "Von Hagaman Delivering Mail," Digital Watauga, accessed June 28, 2022, http://digitalwatauga.org/items/show/5841.

Communication: Z05737-052522 - Exhibit 9 - Historic Photos (Original Submission) (Case Z05737-052522 - Wilcox Warehouse - COA -

Figure 2. Palmer Blair, "Aerial View of Boone from the Southeast, 1950," Digital Watauga, accessed June 28, 2022, https://digitalwatauga.org/items/show/6030.

Communication: Z05737-052522 - Exhibit 9 - Historic Photos (Original Submission) (Case Z05737-052522 -

Planning Staff has zoomed on Figure 1. above to show the property in question.

Figure 2. Palmer Blair, "Aerial View of Boone from the Southeast, 1950," Digital Watauga, accessed June 28, 2022, https://digitalwatauga.org/items/show/6030.

Communication: Z05737-052522 - Exhibit 9 - Historic Photos (Original Submission) (Case Z05737-052522 -

Exhibit 10

RECEIVED
DEC 0 8 2022
BY:

West Jefferson Hotel

New River Custom Builders is contactor for historic rehabilitation of the old West Jefferson Hotel in Ashe County. Jennifer Cathey (Restoration Specialist, North Carolina Sate Historic Preservation Office) recommended that we obtain the professional opinion of this contractor about the feasibility for restoring the exterior brick at 173 Howard St. His conclusion was that it was not feasible to restore the existing brick. His recommendation was to cover the existing brick with new siding as we have already done on the lower portion (wood) or with stucco as originally planned.

Communication: Z05737-052522 - Exhibit 10 - Applicant Submittal of Examples of Brick Specialist's Work (Case Z05737-052522 - Wilcox

MOND
UMOND
UMOND

RESTAURANTS & SHOPPING
FARMERS MARKET
LIBRARY & PARK

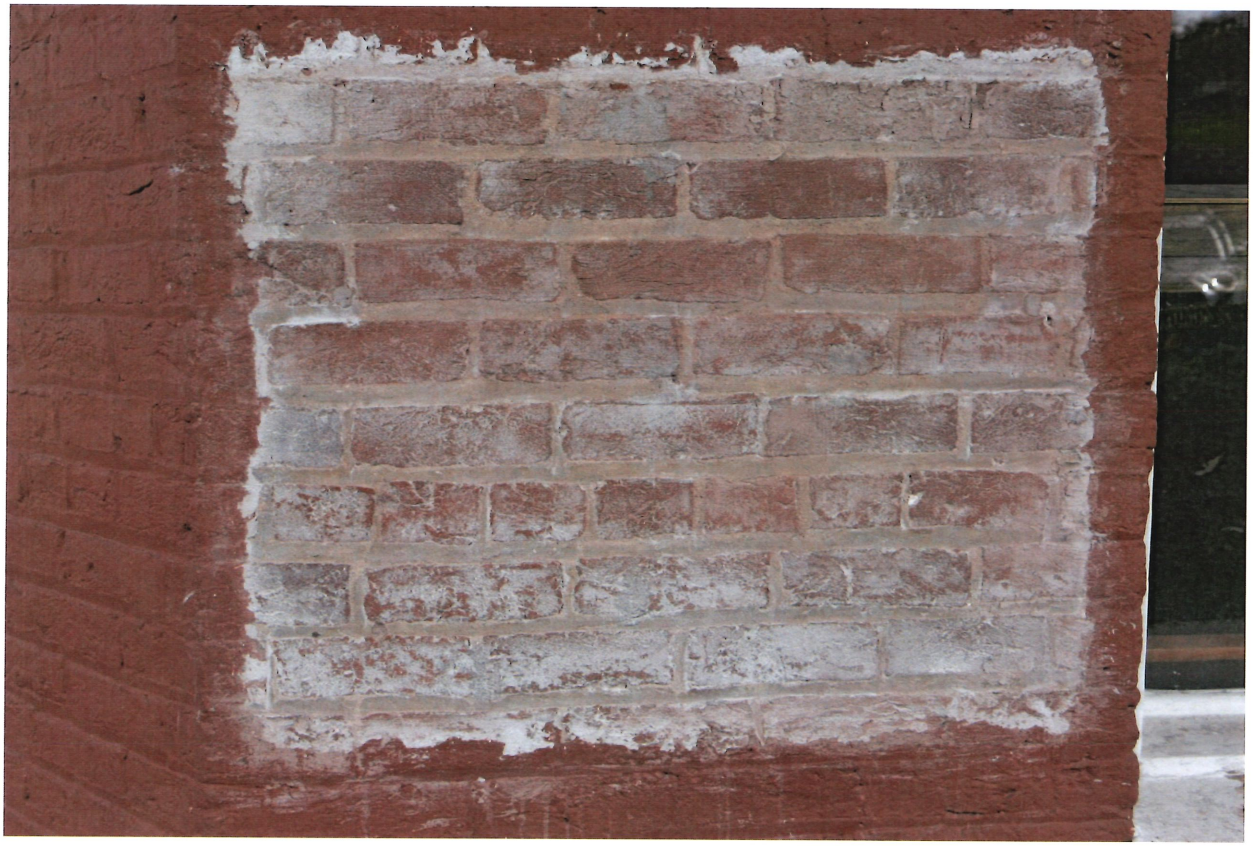

Exhibit 11

STONE RESTORATION
OF AMERICA

RECEIVED
FEB 24 2023
BY:

Judah Goheen
Winkler Organization
215 Boone Heights Dr. Suite 100
Boone, NC 28607

February 24, 2023

Dear Judah,

On Wednesday February 22, 2023 I visited the Winkler Building to inspect the façade.
The original brick face was deteriorated by the stucco that had been applied years earlier.
The wall appears to be structural sound.
Most of the stucco was missing and the remaining stucco is loose in some areas and at risk of falling off.
The original brick face can not be restored to its original condition.
It would be recommended to install a hard coat stucco system using wire lath which is found to be common on surrounding building.
Please let me know how I can be of further service.

Sincerely,

Chris Folk
NC General Contractor #77511

1805 Industrial Center Circle, Charlotte, NC 28213 704.697.9909 office

Communication: Z05737-052522 - Exhibit 11 - Facade Inspection Letter (Case Z05737-052522 - Wilcox Warehouse - COA - Modification of

Winkler organization

Judah Goheen <judah@winklerorganization.com>

RECEIVED FEB 24 2023 BY:

Old Cha Da Thai Building Submittal

Judah Goheen <judah@winklerorganization.com> Fri, Feb 24, 2023 at 10:53 AM
To: Christy Turner <Christy.Turner@townofboone.net>
Cc: winkheelsfan@yahoo.com, jdeal@dealmoseley.com, Scott Cook <scott@winklerorganization.com>

Hi Christy,

Attached is a letter of recommendation from Stone Restoration of America regarding 173 Howard St. They are a commercial building exterior restoration contractor based out of Charlotte that was recommended to us by Greene Construction. This contractor performed the recent brick restoration job at Shoppes at Farmers Hardware.
Once again (as with every other letter or recommendation we have received), they have advised that the best repair method in this particular case is to install a hard coat stucco system over the existing brick as it is too deteriorated to restore to its original condition.

We understand that the HPC has guidelines that they are trying to abide by as they navigate the implementation of this new historical district preservation plan, however, we ask that reasonable compromises be worked out in situations like this where a "one size fits all" guideline cannot be reasonably applied to certain situations.

It has been nearly a year since the HPC halted this simple repair to remove and replace a dangerous section of failing stucco, and after many months of seeking alternative repair methods as they requested, all recommendations have been to proceed with our original repair method. This method is consistent with the rest of the building, as well as other buildings in the area.

During this time, a central area of downtown Boone commerce has been negatively affected by the unfinished/unsightly construction zone, the existing block/brick facade has been further damaged by being left unprotected/exposed to weather elements (which is leading to additional safety hazards), we have been bombarded with complaints from our residential and commercial tenants about the unfinished work, and it has caused substantial economic damage to business owners trying to serve our community.

Our request to the HPC is simple: **Please let us proceed with the recommended repair (hard stucco system) as soon as possible to prevent further economic, aesthetic, and property damage to the Town of Boone.**

As we all seek to serve this town the best we can, we ask for common sense and cooperative compromise to take precedence in our shared pursuit of servitude to our beloved Town of Boone. We want to remind the HPC that we are all on the same team here, and share a common goal of wanting to serve this community the best we can. We want nothing more than to be able to work together in hopes that we can accomplish great things together in our town.

Please let me know if you need anything else besides this letter or recommendation from Stone Restoration and our request stated above to be included in our submittal packet.

Thank you.

Judah

[Quoted text hidden]
--

Judah Goheen
Maintenance and Grounds Director

The Winkler Organization
215 Boone Heights Drive Suite 100
Boone, NC 28607
O: 828.262.3488 Ext 326
F: 828.262.3432

Communication: Z05737-052522 - Exhibit 11 - Facade Inspection Letter (Case Z05737-052522 - Wilcox Warehouse - COA - Modification of

Exhibit 12

SW 6328
Fireweed
114-C7
SW 7512
Pavilion Beige
250-C4
ONE WAY
OPEN
WELCOME
WILCOX WAREHOUSE

Winkler organization
215 Boone Heights Drive | Suite 100 | Boone NC 28607
828.262.3431 | info@winklerorganization.com
www.winklerorganization.com

173 Howard St: Stucco Replacement

Recap:

The Winkler Organization obtained a building permit to remove and replace the stucco siding on the front of 173 Howard St in March 2022 due to safety concerns (the stucco was beginning to fail and was at risk of falling off). After the majority of the stucco had been removed, the Town of Boone Planning and Inspections Dept issued a Stop Work Order because the project was then determined to be a major repair and was subject to Historical Preservation Committee (HPC) guidelines due to its location in the Town of Boone Historical District.

The original siding consisted of cinder block on the lower level and brick on the upper level, with a variety of different depths and uneven surfaces due to being reconfigured over the years. Both levels have had multiple layers of stucco applied over the original cinder block and brick over the decades as stucco is an appropriate masonry covering in this particular application where original surfaces are uneven, unsightly, inconsistent, and in overall unsalvageable cosmetic condition.

The HPC approved a wood board and batten siding on the lower level to cover the cinder block (which has already been completed), and has requested that an investigation be conducted to determine what repair options were available for the upper level so that all options could be considered before approving a repair method.

The Winkler Organization has complied with all of the HPC's requests, and has had multiple professional/credible masonry restoration contractors examine the upper level brick siding to determine available repair options. The investigation has concluded that the original brick is too deteriorated to restore back to its original condition due to delamination of the brick face caused by normal wear and tear, as well as the multiple layers of stucco that have been applied to the brick face over the years, and that the best repair option is to reapply a hard stucco system back over the existing brick.

Proposal:

The Winkler Organization requests/proposes to reapply a hard stucco system over the existing brick as recommended by all of the masonry experts who have examined the building, and to paint the finished stucco a brick red color to resemble the original brick as closely as possible (Town of Boone approved color: Fireweed/Sherwin Williams color code 6328). We also propose to paint the recently installed wood board and batten a neutral beige color to compliment/contrast the upper level (Town of Boone approved color: Pavilion Beige/Sherwin Williams color code 7512). See attached color sample visual for reference. We believe this is the best repair option that we can propose in our efforts to cooperate with HPC guidelines.

Communication: Z05737-052522 - Exhibit 13 - Design Proposal Letter (Case Z05737-052522 - Wilcox Warehouse - COA - Modification of