



Historic Preservation Commission

Regular Meeting

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

~ Agenda ~

Jane Shook
828-268-6960

Tuesday, April 12, 2022

6:00 PM

WebEx

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

- I. Call to Order**
- II. Adoption of Agenda**
- III. Public Comment**
- IV. Z05530-022822 Mast Store Commerical Entrance**

Z05530-022822 - Exhibit 1 - Application

Z05530-022822 - Exhibit 2 - Project Narrative

Z05530-022822 - Exhibit 3 - Plan

Z05530-022822 - Exhibit 4 - Historic Photos

Z05530-022822 - Exhibit 5 - Staff Report

- V. Approval of Minutes**

March 8, 2022 Meeting Minutes

VI. HPC Rules of Procedure**VII. Historic District/Landmark Design Standards****A. Discussion of Murals and Public Art****B. Minor/Major Works Text Amendment**

Minor/Major Works Draft Text UDO Modification - Presented to Town Council on February 9, 2022

C. COA Process**VIII. Project Updates by Planning Staff****Hayes-Bryan-Greene Cemetery Marker Update**

Following the last HPC meeting, Staff has submitted an Action Request for the April Town Council meeting for their consideration of the report and a location. At the March 8, 2022 meeting, the HPC revised existing marker text options for addressing concerns about the characterization of Judge Greene's life. The revisions include options for each marker site (Options A, B, and C) with an additional "Alternative Text," in which Greene is not mentioned. There are three location options, two are Watauga County-owned, and the third is Town-owned.

Councill's Store Historic Marker Update

Staff has contacted Sewah Studios with the completed order form, and Sewah Studios has received the order form. A QR code will not be included with the marker as the process Sewah Studios uses will not give us the option to update the QR code if the website changes. The representative at NCDOT has approved and sent the final encroachment agreement to staff. Planning Staff has shared the final agreement with Public Works Staff.

CLG Status Update

Staff continues to work towards CLG deadlines of mid-May for a draft application. The following items have been compiled by staff: Landmark Designation Reports, the District Designation Report, adopted Design Guidelines, Rules of Procedure, and the official Ordinance creating the HPC. For review is the HPC activities list. Additionally, HPC member resumes are needed; please contact Jessica for questions.

IX. Project Updates**X. History of North Street Park Land****Draft Report - History of North Street Park Land**

XI. Other Discussion

XII. Adjournment



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

PLEASE READ THE ENTIRE APPLICATION PACKAGE

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

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

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

Historic Preservation Commission Information

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

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

Certificate of Appropriateness for Major Work

Town of Boone Planning & Inspections Department

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

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



A. Required to be Submitted at Time of Application

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

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

- ☐ Digital copies of all paper submittal documents (may be emailed to planning@townofboone.net)
- ☐ Four paper copies of complete site plans meeting the requirements of Town of Boone Unified Development Ordinance (UDO), including UDO Appendix A (max. size 30" x 42")
- ☐ Information in compliance with the Supplemental Checklist on Page 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: 4/12/22

C. Property Information

Street Address: 126 N. Depot St. Boone NC Watauga County Parcel Identification Number: 2900-89-4352-000 2900-89-3194-000

Existing Zoning District(s): B1 Downtown Core

Total Land Area: 34,290 sq. ft.

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 Cooper - Chairman - Mast General Store, Inc.

Complete Mailing Address (Street, City, Zip): P.O. Box 714 Valle Crucis, NC 28691

Phone Number: 828 265 6511 Email Address: johnc@mastgeneralstore.com

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

E. Property Owner Information

Name: John Cooper * see above

Complete Mailing Address (Street, City, Zip):

Phone Number:

Email Address:

F. Landmark/District Information

District/Landmark Name: B1 Downtown Core

Period of Significance: 1940s

G. Project Details

Project Cost: \$ 148,153.00 \$

Project Type:

☐ New Construction ☒ Renovation ☐ Landscaping

☐ Moving Structure ☐ Demolition

H. Design Professional Information

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

Name: Bill Dixon Company: Appalachian Architecture, P.A.

Complete Mailing Address (Street, City, Zip): P.O. Box 179 Boone, NC 28601

Phone Number: 828 265 2405 Email Address: bill@appalarch.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 E. Cooper, Jr.
Applicant (Print)

John E. Cooper, Jr.
Applicant (Signature)

2/23/22
Date

John E. Cooper, Jr.
Property Owner (Print)

John E. Cooper, Jr.
Property Owner (Signature)

2/23/22
Date

Official Use Only

Permit Name: Mast Store Commercial Entrance - COA

Permit Number: <u>205530 - 022822</u>				
Date: <u>2-25-22</u>	Fee: <u>\$374.00</u>	Receipt Number: <u>522656</u>	Method of Payment: ☐ Cash ☒ Check Number: <u>375798</u>	Paid By: <u>Mast General Store</u>

Public Hearing Meeting Date: 04-12-2022

Date of APO Mailed Notification: _____

Date of Posted Notification: _____

Request Approved: ☐ Yes ☐ No

S:\FORMS\PL_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.

Proposed Work:

The building located at 126 N. Depot St. is currently occupied by Mast General Store for their storage facility. They would like to reduce their storage space and provide a small retail space at the front of the building. The existing plywood entry will be replaced with an aluminum storefront system (bronze or dark bronze in color) to serve as the entry for the retail space. The storefront will have a grid pattern to simulate the original garage door (see attached 1990s historic photograph). A new aluminum storefront emergency exit door will be installed in an existing plywood infill area of the brick. Also, in keeping with the building's original metal windows, the existing wood windows will be replaced with aluminum storefront to match the new entry.

Design Standards References:

- Commercial Properties within the District, item #1 "Storefronts"

The new entry storefront will be more in keeping with the "commercial block" architecture of the 1910 to 1960 time period.

- Commercial Properties within the District, item #1.4

The building was originally built as an auto dealership and garage. It had metal windows and garage door (see attached 1990s historic photograph). The work proposed here will closer resemble the original character of the building and be compatible with the surrounding buildings.

Existing Conditions



* No modifications to the site are proposed, therefore no site plan is provided.

Proposed Modifications



Historical Documentation

WT0817 Colvard Chevrolet Garage 116 North Depot Street

Originally built as the Colvard Chevrolet Garage and auto dealership, this single building that appears to be a pair of adjoining buildings is clearly not present in the 1939 wide-angle image of the Town of Boone from the southwest, but it does appear on the 1947 Sanborn map of Boone as a single, concrete block building with two assigned addresses. A flurry of transactions occurred in the early 1940s, when Colvard appears to have taken over portions of the former Hodges Tire Company property to the south (WT0819) as part of the acquisition of a large amount of property on this block. A June 20, 1940, article in the *Watauga Democrat* verifies Colvard's purchase of the old Hodges Tire Company. This activity culminated in a transaction in June 1942 (Deed Book 56, Page 110), which clearly references "the new Colvard brick building. This suggests the building was built between 1940 and June 1942. The "brick building" nomenclature is misleading, however, as the building was almost certainly of concrete block and by 1949 clad in porcelain enamel tiles on its west elevation, which was common to automotive buildings of the period. This façade treatment remained until approximately 2005, when it was removed and replaced with a brick veneer designed to mimic 1930s commercial block architecture and break up the façade to make it appear as if it is two distinct buildings. John Cooper, who oversaw this change, says that this work was done because the old porcelain enamel tiles could not be repaired or restored, and the concrete block underneath required a new treatment to create an appropriate appearance for a building in the historic downtown area. It is now home to the Mast General Store warehouse.

To the south of this pair of buildings is a low, single-story storage area that was originally described in deeds from the early 1940s as an alley. Although the 1947 Sanborn implies that this was a concrete block structure with wooden frame ends that was used as coal storage, the reality is that the east and west ends of the alley had simply been closed by that time with wooden walls between the concrete block walls of WT0817's south elevation and the north elevation of WT0819. Indeed, the current deed description for this property maintains a reference to this space as an existing alley. This alley portion is technically an addition to WT0591 and is more specifically described under that property. Meanwhile, It appears that WT0816 was added as an adjoining showroom building to the north of WT0817 in 1949. Because of the architectural and historic functional distinction between WT0816 and WT0817, each building is treated as a separate resource for survey purposes. The Phil H. Vance, Jr., Family Trust owns both parcels at present.

The warehouse complex consists of two distinct brick façades on its west elevation covering a single, concrete block building that is rectangular in shape, with its long sides running west to east. The north portion of this west elevation is of single color brick, with a central entrance that has been covered with wood panels and is flanked by double window bays with clerestory windows above plate glass windows. The central entrance and the two window bays each have a soldier course lintel, while the two window bays have rowlock sills. A triple-tier corbel run is visible just below the stunted parapet roofline, which features what appear to be crenellations at the north and south ends of this half of the façade. Aluminum coping caps the parapet walls. The south portion of this façade is composed of multicolored brick and has a large, former garage bay entrance on the left side, which has been filled in with inverted frame entrance and double steel doors with a wood panel surround. A brick, soldier-course lintel is visible over this former garage bay. To the right of the former garage bay are two double window bays with clerestory windows above plate glass windows. Each bay has brick rowlock sills and soldier course lintels. A complex brick basketweave pattern serves as a corbel run near the parapet roofline, with aluminum coping on the stunted parapet.

The visible upper portion of the south elevation reveals painted concrete block with terracotta coping on the elevation's stepped parapets. The north elevation is obscured entirely by WT0816. This complex features a rubber roof, as viewed from aerial images.





Figure 1. Unknown, "Wagon Train on King Street", circa 1950-1955, Historic Boone Digital Exhibit, Watauga County Public Library, Digital NC, accessed March 31, 2022, <https://lib.digitalnc.org/record/5919#?c=0&m=0&s=0&cv=0&r=0&xywh=1783%2C323%2C3069%2C2210>.



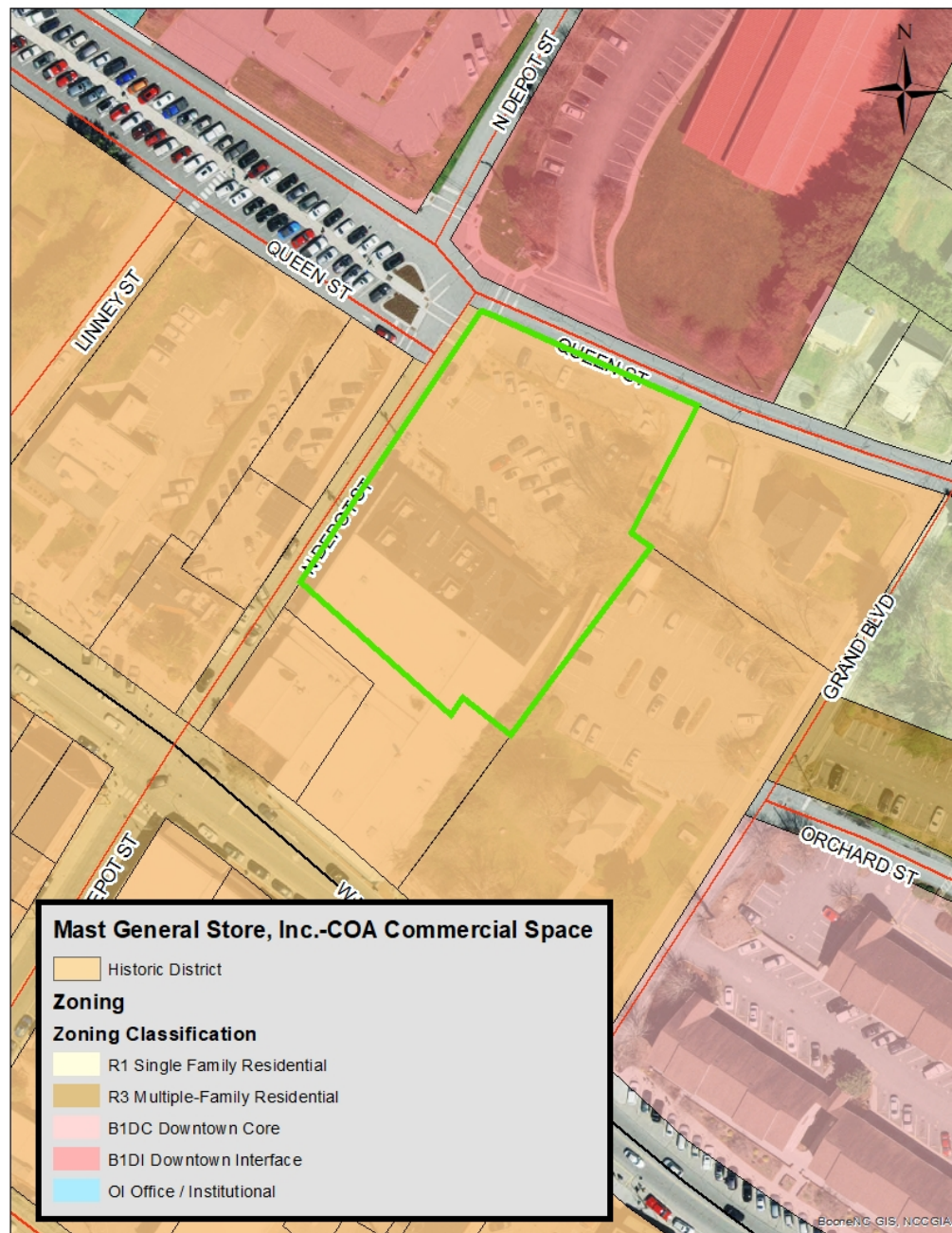
Figure 2. Unknown, "Intersection at King Street and Depot Street, Downtown Boone, 1990s," Digital Watauga, accessed March 31, 2022, <https://digitalwatauga.org/items/show/7072>.



Figure 3. Enlarged image of Figure 2.



STAFF REPORT
HISTORIC PRESERVATION COMMISSION, APRIL 12, 2022
CASE Z05530-022822-MAST STORE COMMERCIAL ENTRANCE-COA



Request

John Cooper on behalf of Mast General Store, Inc. has requested a Certificate of Appropriateness (COA) for a modified entry to be constructed for a retail space along with a new emergency exit door, which are planned along N. Depot Street. Both the modified entry and emergency exit door are to be aluminum storefront (bronze or dark bronze in color). The existing wood windows are to be replaced with aluminum storefront to match the new entry and exit doors.

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 replacement of

architectural details when there will be a change in design or materials from the original or existing details as well as exterior modification of existing buildings for ADA compliance.

Parcel Information

Address: 130 N. Depot St.
Property Owner: Phil H. Vance, Jr. Family Trust
Watauga County PIN: 2900-89-4352-000
Lot size (total): 1.05 Acres
Jurisdiction: Town of Boone
Access: N. Depot 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 Historic District Overlay

Zoning & Use of Adjacent Properties		
	Adjacent Zoning	Adjacent Land Use
North	B1, Downtown Interface	Government Cultural Facility
East	B1, Downtown Core, Downtown Boone Local Historic District	Government Cultural Facility, Including Outdoor Activity/Other Business Professional Office
South	B1, Downtown Core, Downtown Boone Local Historic District	Other Business Professional Office/Retail Store more than 5,000 but less than 25,000 ft2
West	B1, Downtown Core, Downtown Boone Local Historic District	Parking Lot

Planning Analysis

The applicant would like to reduce their storage space and provide a small retail space at the front of the building. A modified entry for the retail space, where the wooden doors are currently, along with a new emergency exit door are planned along N. Depot Street. Both are proposed to be aluminum storefront in a bronze or dark bronze color. The existing wood windows are proposed to be replaced with aluminum storefront windows to match the new entry and exit doors.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Inventory Classifications:

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

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

NC: Non-contributing property

VL: Vacant lot

The subject property, 130 N. Depot Street, is located within the Downtown Boone Local Historic District and is listed within the designation report on page 74 as follows:

WT0816 Colvard Chevrolet Showroom (1949)—CH

130 North Depot Street (2900-89-4352-000, parcel shared with WT0817)

Colvard Chevrolet erected this one-story with mezzanine, concrete block building in 1949 to serve as their new showroom, which was part of a unified automotive complex including WT0817, WT0819, and WT0894 to the south. For decades beginning in the 1950s, this building was covered in porcelain enamel tiles that were common to service stations and auto dealerships at mid-century. These were removed about 2005, when the current brick veneer was installed to mimic 1930s commercial block architecture. Further façade improvements featuring an out-of character Craftsman influence occurred in 2014 as part of the current tenant's renovation of the property into a brewery and restaurant that still utilizes the interior mezzanine. A large parking area, surrounded by a natural stone retaining wall that dates to Colvard's early days of operation, is located just north of the building. West side of Depot Street between West King Street and Queen Street.

Additional properties near the subject property located within the Downtown Boone Local Historic District and are listed within the designation report on pages 71 and 73 as follows:

WT0817 Colvard Chevrolet Garage (Circa 1941)—CH

116 North Depot Street (2900-89-4352-000, parcel shared with WT0816)

This one-story, concrete block building with a recent brick veneer designed to make it appear as two distinct buildings was completed about 1941 as a garage building for the Colvard Chevrolet dealership, which by the late 1940s controlled its own automotive empire including a tire store in WT0819 and WT0894 to the south, as well as a garage, dealership, and expanded showroom in this building and WT0816 to the north. For decades beginning in the 1950s, this building was covered in porcelain enamel tiles that were common to service stations and auto dealerships at mid-century. These were removed about 2005, when the current brick veneer sections were installed to mimic 1930s commercial block architecture. A large, concrete block annex was appended to this building at its rear (east) end about 1949 to create a uniform east elevation among WT0816, WT0817, and WT0891.

WT0891 W. R. Winkler Building (1927)—CA, CH

630 West King Street (2900-89-5144-000, shared parcel with WT0591)

W. R. "Ralph" Winkler arranged for construction of this two-story, brick, commercial block building as a garage and showrooms in 1927, with the McGhee Brothers serving as the primary contractor. Midway through construction, Winkler set his sights on another location for his garage and showrooms, instead leasing the first floor space of this building to J. B. Dick and Company, a five and dime, while the second floor was used as apartments. A string of other five and dime establishments and other retail vendors followed over the next several decades, none of them staying for more than a few years, until Mast General Store, the current tenant, acquired the building in 1987. Several noteworthy architectural features survive, including the original yellow brick fascia of the south elevation and a prominent basketweave band just below the quadruple corbel tier. Window piercings of the second floor also appear to be original, including one-over-one, double-hung sash, wooden windows with deep surrounds that are either original or appropriate replacements. Original leaded glass, clerestory windows were altered several times over the decades, although this clerestory opening survives with an updated, divided light. The original storefront configuration included two single-entry, recessed entrances, a detail that survived as late as 2002, after which the present tenant altered the storefront design to feature a single, centered, double entrance. The building also features a large, circa 1949 warehouse addition at the rear that partially blocked an alley originally running from North Depot Street to the Jones House property. Nevertheless, the building remains an excellent example of late 1920s commercial infill following the establishment of Boone's revitalized commercial center

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 full architectural description taken from Final Report: Comprehensive Architectural Survey of Downtown Boone, North Carolina, by Dr. Eric Plaag is included below:

WT0816 Colvard Chevrolet Showroom (1949)

130 North Depot Street

Long associated with the Colvard Chevrolet Garage and auto dealership historically located at WT0817, and often assumed to have been built at the same time, this building was actually a comparatively late arrival to the strip of commercial block buildings along the east side of North Depot Street. The building is clearly not present in a 1939 wide-angle image of the Town of Boone from the southwest (Cy Crumley Scrapbook), nor does it appear on the 1947 Sanborn map of Boone. The building does appear in a circa 1949 image from the Historic Boone collection (His-Boo-1.59.10), however, and it is clearly evident in the 1950 Palmer Blair aerial (Pal-Bla-02-002) and a 1955 high aerial image of Boone. A May 12, 1949, article from the Watauga Democrat describes the new building as occupied but not yet officially opened and specifically highlights the mezzanine

level still extant today within the building. The official opening appears to have occurred in June 1949 (Watauga Democrat, June 23, 1949), while images of the exterior and interior of the entire Colvard complex appeared in the August 18, 1949, Watauga Democrat, along with a claim that Colvard was the first Boone business to install television in its waiting areas.

Deed records (Deed Book 145, Page 697) from January 1974 indicate that WT0816 and WT0817 have historically been treated as one parcel, but they also reference the existence of the Colvard Chevrolet Garage building (WT0817), a showroom, and a parking lot. As noted above, it appears that WT0816 was opened as a showroom building sometime around June 1949, at which time both it and WT0817 displayed painted concrete block on their west elevations, as seen in the August 1949 images noted above as well as several aerial images by Palmer Blair taken during the early 1950s. By 1963, the west elevation was clad in porcelain enamel tiles, which was common to automotive buildings of the period (His-Boo-1.43.7). A more direct view of the façade can be seen in a mid-1990s image from the Downtown Boone Development Association (Dow-Boo-01-131), when it was home to Vance Recapping. This façade treatment remained until approximately 2005, when it was removed and replaced with a brick veneer designed to mimic 1930s commercial block architecture (see below). The Colvards sold the property to Andrews Chevrolet (Deed Book 72, Page 336) in November 1953. Because of the current architectural and historic functional distinction between WT0816 and WT0817, each building is treated as a separate resource for survey purposes. The Phil H. Vance, Jr., Family Trust owns both parcels at present. This building is currently home to the Lost Province Brewery.

This one-story, commercial block building is composed primarily of concrete block with a multicolor brick façade on its west elevation. Discussions with John Cooper and other Mast General Store employees indicate that the current brick façade was installed in approximately 2005 as part of an effort to improve the appearance of the building and mimic the appearance of other one-story, commercial block buildings historically associated with Downtown Boone. Additional improvements were made when Lost Province renovated the space in 2014. The main entrance is centered on the west elevation, with a single wooden door with a Craftsman-style light in its upper section, all contained in a metal frame. A cable-hung, flat, wooden awning, not original but certainly sympathetic to the present architecture of the building, hangs over this central entrance, while a single- light transom is visible above the awning and the doorway. An attractive, soldier course lintel caps this transom light. Flanking this central entrance are two large window groupings, each containing three large, plate glass windows with smaller lights above mimicking the transom of the door. Each large window group features brick, rowlock sills, and soldier course lintels. While the current window, door, and awning treatments are the result of a recent renovation, they nevertheless retain the original piercings and are complementary to the historic architecture of the building. An attractive soldier course band serves as a corbel treatment just below the low parapet of the west elevation. That parapet is coped in aluminum.

The north elevation, meanwhile, is composed entirely of painted concrete block. Working from west to east, much of the north elevation is featureless in its first third, with the exception of a single, wooden, Craftsman-style door like that found at the front entrance. A modest concrete patio with iron balustrades for outdoor seating is located immediately north of this west third of the north elevation. At about the one-third point, a large, iron, roof access ladder and chute rises along the north elevation and above the roofline. The upper portion of the middle third of the north elevation reflects the interior division of the back half of the building into the sales floor and mezzanine areas, even though the roofline

of this tall, one-story, commercial block building does not change. This mezzanine area of the middle third of the north elevation features three symmetrically spaced, triple vertical light, vinyl replacement windows with concrete sills. Below the westerly one of these three large window groups is a much smaller, triple-light, fixed, vinyl replacement window with a broad wooden frame adhered around it. To the west on the lower level of the middle third is a shed roof portico addition with a standing seam metal roof and a stockade fence, presumably created to hide mechanicals and a kitchen entrance to the restaurant/brewery that now occupies the building. At the east end of this portico is a low, garage bay door with a steel door just to its east. Above these is a pair of side-by-side, vertical light, vinyl replacement windows, possibly employed as a casement pair, just below the roofline. To the east of these is a much larger garage bay door that provides loading access to the rear section of the Mast General Store, a separate tenant that occupies the east third of this building. A shed-style awning with asphalt shingle roof is above this large garage bay, while low, concrete cheek walls with an iron railing atop the west cheek wall extend from the building to the north in service to this loading dock. To the east of this is a gently up-sloping concrete walkway that leads to a single, metal door with a shed-style awning with asphalt shingle roof. Coping of this north elevation is also of metal, while low lattice structures are visible on the roof in an effort to hide rooftop mechanicals and air handling units.

A large parking lot is located to the north of the building and is part of the property. A very old, natural stone retaining wall runs the east and north ends of the parking lot. The south elevation is obscured by WT0817 and the north addition to WT0891. The east elevation is mostly obscured by terrain located to the east, although what is visible appears to be parged concrete block and otherwise featureless. The roof of this building is rubber.

Additional properties near the subject property, labeled as WT0817 and WT0891, are classified as "CH" meaning the property contributes to the district based on historical significance related to events or individuals associated with the property. The full architectural descriptions taken from Final Report: Comprehensive Architectural Survey of Downtown Boone, North Carolina, by Dr. Eric Plaag for these additional properties are included below:

WT0817 Colvard Chevrolet Garage (Circa 1941)

116 North Depot Street

Originally built as the Colvard Chevrolet Garage and auto dealership, this single building that appears to be a pair of adjoining buildings is clearly not present in the 1939 wide-angle image of the Town of Boone from the southwest (Cy Crumley Scrapbook), but it does appear on the 1947 Sanborn map of Boone as a single, concrete block building with two assigned addresses. A flurry of transactions occurred in the early 1940s, when Colvard appears to have taken over portions of the former Hodges Tire Company property to the south (WT0819) as part of the acquisition of a large amount of property on this block. A June 20, 1940, article in the Watauga Democrat verifies Colvard's purchase of the old Hodges Tire Company. This activity culminated in a transaction in June 1942 (Deed Book 56, Page 110), which clearly references "the new Colvard brick building. This suggests the building was built between 1940 and June 1942. The "brick building" nomenclature is misleading, however, as the building was almost certainly of painted concrete block, as suggested by several early 1950s aerial images by Palmer Blair and images of the exterior and interior of the entire Colvard complex (including WT0816) that appeared in the August 18, 1949, Watauga Democrat, along with a claim that Colvard was the first Boone business to install television in its waiting areas. By 1963, the west elevation was clad in porcelain enamel tiles, which was common to automotive buildings of the period (His-Boo-1.43.7).

A clearer, more direct view of the façade can be seen in a mid-1990s image from the Downtown Boone Development Association (Dow-Boo-01-131), when it was home to Vance Recapping. This façade treatment remained until approximately 2005, when it was removed and replaced with a brick veneer designed to mimic 1930s commercial block architecture and break up the façade to make it appear as if it is two distinct buildings. John Cooper, who oversaw this change, says that this work was done because the old porcelain enamel tiles could not be repaired or restored, and the concrete block underneath required a new treatment to create an appropriate appearance for a building in the historic downtown area. The building is now home to the Mast General Store warehouse.

To the south of this pair of buildings is a low, single-story storage area that was originally described in deeds from the early 1940s as an alley. Although the 1947 Sanborn implies that this was a concrete block structure with wooden frame ends that was used as coal storage, the reality is that the east and west ends of the alley had simply been closed by that time with wooden walls between the concrete block walls of WT0817's south elevation and the north elevation of WT0819. Indeed, the current deed description for this property maintains a reference to this space as an existing alley. This alley portion is technically an addition to WT0591 and is more specifically described under that property. Meanwhile, it appears that WT0816 was added as an adjoining showroom building to the north of WT0817 in 1949. Around this same time, a large, concrete block, flat-roofed annex was appended to the east elevation of WT0817 in order to create a uniform east elevation among WT0816, WT0817, and WT0891. Because of the architectural and historic functional distinction between WT0816 and WT0817, each Colvard building is treated as a separate resource for survey purposes, with the annex associated with WT0817, even though it is presently used by the Mast General Store, the tenant of WT0891. The Phil H. Vance, Jr., Family Trust owns both WT0816 and WT0817 at present.

The warehouse complex consists of two distinct, brick façades on its west elevation covering a single, concrete block building that is rectangular in shape, with its long sides running west to east. The north portion of this west elevation is of single color, red, running bond brick, with a central entrance that has been covered with wood panels and is flanked by double window bays with clerestory windows above plate glass windows. The central entrance and the two window bays each have a soldier course lintel, while the two window bays have rowlock sills. A triple-tier corbel run is visible just below the stunted parapet roofline, which features what appear to be crenellations at the north and south ends of this half of the façade. Aluminum coping caps the parapet walls. The south portion of this façade is composed of multicolored, running bond brick and has a large, former garage bay entrance on the left side, which has been filled in with an inverted frame entrance and double steel doors with a wood panel surround. A brick, soldier-course lintel is visible over this former garage bay. To the right of the former garage bay are two double window bays with clerestory windows above plate glass windows. Each bay has brick rowlock sills and soldier course lintels. A complex, brick, basketweave pattern serves as a corbel run near the parapet roofline, with aluminum coping on the stunted parapet.

The visible upper portion of the south elevation reveals painted concrete block with terracotta coping on the elevation's stepped parapets. The north elevation is obscured entirely by WT0816. The long, east elevation is mostly obscured by the west hillside of WT0008, although visible portions reveal parged concrete block punctuated by six window piercings with deeply set, metal-frame windows with metal bars over them. This complex features a rubber roof.

WT0891 W. R. Winkler Building (1927)

630 West King Street (same address as WT0591)

This building is part of a two-building complex surveyed in 1988 and updated in 2002, when it was treated as being an architecturally unified complex with WT0591 to the west. In reality, these buildings were built separately by different owners and served different functions for much of their history. Accordingly, the west portion of this complex is being retained under the original survey number (WT0591) in this update, while the east portion is being separated out and assigned survey number WT0891. The east building, meanwhile, has previously been listed as having been built circa 1930, and Mast General Store, the current owner, has erroneously claimed that the building dates to 1917, when it allegedly opened as the Boone Drug Company. Because none of these claims about this building are accurate, this survey contains a complete historical and architectural update to properly place this building in context.

The building sits on land that was, for many years, owned by Dr. J. Walter Jones. While it is true that a precursor of the Boone Drug Company was located in what was known as the Jones Building around 1919, that building was actually a frame structure, one story in height, and had a footprint of 24 by 40 feet—clearly not the present building on the site (Watauga Democrat, April 2, 1914, and May 14, 1914). Indeed, the original Jones Building is visible in a circa 1915 postcard (Bob-Bre-02-114) and is clearly not the same building that stands at WT0591 today. In fact, Dr. Jones's first building stood just to the west of the present site, where WT0819 now stands. It is also true that in 1919, Jones apparently opened a "first-class drug store...in the Dr. Jones office building" (Watauga Democrat, August 14, 1919). This is all confirmed by an April 27, 1922, Watauga Democrat article that described Walter Johnson's purchase of the lot "now occupied by the Jones drug store" and Johnson's intention to build "a large brick garage this summer" on the site. The article went on to describe Dr. Jones's intention to "build a brick business house adjoining the garage, both buildings...to be let in the same contract. The Dr. has not yet decided just where he will locate his wooden drug store building, which is to be moved somewhere in the very near future." The history of that second Jones Building is covered in more detail under the survey entry for WT0591.

Until 1927, the lot where this building (WT0891) now stands was apparently vacant and home to "one of the big sugar trees planted by Colonel George N. Folk, either during the time of or immediately after the Civil War." This tree was felled in February 1927, when W.

R. "Ralph" Winkler purchased "a lot adjoining the Jones building on which to erect a garage and show rooms" (Watauga Democrat, February 17, 1927; Deed Book 36, Page 365). McGhee Brothers completed the construction, with the building designed to be a "two-story structure of brick, thirty-five by seventy feet," although by then Winkler had backed off the idea of using the new building for a garage and showrooms (Watauga Democrat, July 7, 1927). Instead, Winkler leased the first floor of the newly completed building to J. B. Dick and Company, which ran a chain of five and dime stores, while the second floor was reserved for "well-appointed apartments" (Watauga Democrat, September 15, 1927). J. B. Dick's tenure in the building may have ended shortly after the end of 1931, when mentions of the store no longer appeared in the newspaper. While the company rarely mentioned its

address or location in advertisements, the Johnson-Stuart Company—another five and dime—appears to have taken over the lease in 1933 (Watauga Democrat, October 12, 1933), remaining there at least until 1938, when the Lovely Lady Beauty Shoppe opened in the "Johnson-Stuart Building," possibly on the second floor (Watauga Democrat, February 10, 1938). Yet another dime store, W. W. Mac Company, succeeded Johnson-Stuart at this location in late 1938 (Watauga Democrat, August 18, 1938). This succession of tenants is confirmed by a May 1939 advertisement for the Quality Shoe Shop, which is well documented as

being on the first floor of WT0591 at that time; this advertisement noted that their store was “located second door from W. W. Mac 5 and 10c Store” (Watauga Democrat, May 18, 1939). W. W. Mac was in turn succeeded by the M. M. Company, a piece goods outfit, in 1943 (Watauga Democrat, January 28, 1943).

With that last tenant, Winkler appears to have grown weary of owning the building, selling it to Guy Hunt and R. W. Colvard in August 1944 (Deed Book 57, Page 640). Almost a year later, the Colvard Auto Parts Company opened in the space, referencing its location as the “former Dime Store Building” (Watauga Democrat, June 14, 1945). Confirmation of Colvard Auto Parts’s tenancy in the building is confirmed by a lease agreement from 1946 (Deed Book 62, Page 45). This outfit appears to have changed names to Blue Ridge Supply Company, Inc., in 1948, and there are several photos documenting its presence there in the late 1940s to 1950. It is unclear how long that business remained in the building, as it never indicated its location in advertisements until 1953, when it announced its move to the “Ralph Winkler Building next to the courthouse” (WT0806) (Watauga Democrat, April 23, 1953). The building served briefly as a training facility for staff of the new International Resistance Company plant erected south of town during the remainder of 1953 (Watauga Democrat, January 7, 1954).

Following the devastating Christmas Day, 1952, fire in the Qualls Block (WT0595), Craven Furniture had scrambled to find temporary quarters in various locations toward the west end of Boone. Finally, in 1954, Craven was ready to return to the heart of downtown, occupying the ground floor of the building on April 1 (Watauga Democrat, April 1, 1954), but illness and other issues in the years to follow led J. R. Craven to sell his business in 1956. After a “Name the Store” contest, the new owners settled on Centre Furniture Company as the name for their new business in the same space (Watauga Democrat, March 29, 1956, and April 12, 1956). The new business didn’t last long. In late 1959, Centre Furniture announced a final closeout sale (Watauga Democrat, August 13, 1959). The following summer, W. H. “Dick” Keplar opened Keplar’s Soda Shop in the first floor space, offering fountain service as well as other items customarily found in drug stores (Watauga Democrat, September 1, 1960). Keplar’s business appears to have floundered as well; an October 1961 article advertised a benefit sale in the “former Keplar Drug Store,” and two months later, Western Auto announced their opening of a seasonal toy store in the space (Watauga Democrat, October 19, 1961, and December 21, 1961).

Throughout early 1962, the storefront was used for occasional rummage sales (Watauga Democrat, March 29, 1962), but late in the year, the Boone Loan and Gun Shop was clearly in the space (Watauga Democrat, November 29, 1962). Its stay also seems to have been brief, as the shop announced a new address just a month later, while the space was used

just a few months later for training of new employees for a proposed shoe factory in Boone (Watauga Democrat, April 4, 1963, and April 11, 1963). That June, Guy Hunt finally secured full control over the building, buying out R. W. Colvard’s former half-interest in the building from W. M. Matheson (Deed Book 89, Page 551). Documentation of future tenants is more difficult after 1963, but one known tenant was Mountaineer Town and Campus, as seen in an image from the 1975 Rhododendron. Mast General Store acquired the building in 1987 and has occupied the space since. Recent interviews with several long-time Boone residents suggest that Hunt’s Department Store never occupied the building, despite Guy Hunt’s ownership of the property from 1944 to 1987, although others have indicated that Hunt may have occupied part of the space toward the end of his run.

Documentation of changes to the building from its date of construction in 1927 is difficult to come by, in large part because few early images of the building have been located. The most promising baseline image is the late 1920s image from the July 2000 issue of Blue Ridge Stemwinder (Ste-Win-2), which shows a large crowd in front of the building and what appears to be the new sign for the building resting on the sidewalk. This image may have been taken on the occasion of the opening of J. B. Dick's five and dime store. While taken at an oblique angle from the east, the image nevertheless shows the general configuration of the south elevation as seen today, although two details that no longer survive are noteworthy. The first is that the store appears to have had two first-floor shop entrances from the beginning, contrary to what has been noted in earlier surveys. These two entrances have sometimes been interpreted to mean that the first floor space was divided into two shops for many years, but there is little evidence of this. More likely is that the west entrance was used as an egress to the second floor apartments, with a small partition dividing it from the first floor space. The intact, uniform, tin ceiling described in the 1988 survey would seem to confirm this, although the 1988 survey does note that there was a later partition added on the first floor at an unknown date for an unknown purpose. The second, non-surviving feature is the late 1920s presence of a spanning, leaded glass, clerestory window with transom openings, a detail quite similar to the clerestory windows still found on WT0591 to the west. Also noteworthy is a color change visible in early photos between the south elevation brick and the brick found on the east elevation, suggesting that the east elevation brick was red rather than yellow.

Footage from the 1949 Watauga County Centennial Parade shot by Clarence A. Price (Cla- Pri-02-001, 34:30 mark) captures portions of the south elevation of the building and shows that the east side of the storefront included two large, plate glass windows in aluminum frames with a very low bulkhead before the first angled shop window leading to the east, recessed entrance. The clerestory window by this time had been replaced with a divided, clerestory window of clear glass with "Blue Ridge Supply Co. Inc." painted on this glass. No awning was present. A 1958 Homecoming Parade image in the Appalachian Digital Collection shows this same basic configuration in place. Beyond the first recessed entry to the east was the off-center, middle shop window at the façade plane, with flanking shop windows angling toward the two recessed entrances. Beyond the west recessed entrance was a single, plate glass window in an aluminum frame at the façade plane. By this point, tenants had mounted a fabric, retractable awning over the divided, clerestory windows.

This awning was replaced between 1958 and 1963 (His-Boo-1.43.5) by a cable-hung, flat

awning similar to those mounted on WT0591 a few years earlier. Mast General Store removed this awning sometime prior to the 2002 survey. Curiously, the original storefront configuration of the building, with its two single-entry, recessed entrances with narrow transoms and angled shop windows, remained intact until sometime after the 2002 survey, when Mast completely reconfigured the storefront of WT0891 to its present appearance.

Also noteworthy are changes along the east and north sides of the building. The 1947 Sanborn Map of Boone clearly shows that the north elevation was exposed at that time, but by 1950 (Pal-Bla-02-004), two concrete block additions had been installed along the east elevation of WT0817, the Jones alley addition, and the rear buildings of WT0591, thus obscuring the north elevation of WT0891. Technically speaking, the southernmost addition is part of WT0891. Today, Mast General Store uses these additions for back stock storage, an employee break room, and other purposes, but the long, north addition is not technically part of WT0891, architecturally speaking. Also visible in this same 1958 image is the stepped parapet of the east wall of WT0891, the exposed red brick of this elevation arranged in a six-course, common bond pattern, and

three second floor window piercings with rowlock sills. To the south of these windows was a large mural, at that time advertising Centre Furniture. Similar murals can be seen in the 1949 Watauga County Centennial Parade footage (advertising Hunt's Department Store and Blue Ridge Supply) and the 1975 Rhododendron image (advertising Mountaineer Town and Campus). At some point between 1975 and the first survey in 1988, the entire east wall was painted over.

Today, the W. R. Winkler Building retains much of the detailing of its original south elevation façade. The entire elevation is clad in running bond, yellow brick. A low, parapet wall shields the flat, rubberized roof from street view. This parapet is coped in aluminum, with a single course of rowlock corbelling just below the coping. A more prominent corbelling treatment is visible just below this, consisting of a quadruple corbel tier with the bottom three courses of stretchers and the top course of headers. Immediately below this is a basketweave band of two soldiers alternating with three stacked headers. The second floor offers four symmetrically spaced, one-over-one, double-hung sash, wooden windows with deep surrounds, soldier course lintels, and rowlock sills; what appear to be vinyl storm windows cover the wooden windows. Above the divided, clerestory window spanning the entire storefront is a single soldier course. As mentioned above, the first floor storefront appears to have been originally divided to create two recessed entrances with flanking shop windows and low bulkheads, plus a slightly off-center shop window with a low bulkhead between the two entrances. Mast General Store altered this configuration after 2002 to create today's centered, double-door, recessed entry, flanked on either side by plate glass, shop windows that angle back toward the façade plane. Two large, plate glass windows in metal frames are present on both sides of the recessed entrance at the façade plane. The entire shop window configuration features new bulkheads of yellow brick that is slightly off color from the original yellow brick of the façade. A vinyl awning on a metal frame now spans the entire storefront, underneath of which is a spanning, clerestory window similar to the second iteration of this feature on the building, although the glass seems to have been replaced.

As for the east elevation today, the two southernmost windows were bricked in at an unknown date (recessed into the surround to what would be the window plane), while the third appears to have been converted to a door, with a makeshift wooden bridge leading from this doorway to the lawn of WT0008. In addition, an interior brick boiler chimney— not previously mentioned in surveys but obviously early if not original—appears to rise from the roof of WT0891. Also not mentioned in prior surveys is the circa 1949 addition at the rear of the building. Constructed of concrete block that has been parged over, this small addition has a rubber roof.

Design Standards

[Design Standards p. 27] *Commission Procedures*

Elevation Definitions

Primary Elevation: The elevation generally thought of as the main facade that faces the public street and that contains the building's primary pedestrian entrance.

Secondary Elevation: The elevation that faces a public street or adjacent buildings and that may contain additional pedestrian entrances other than the primary pedestrian entrance.

Tertiary Elevation: The elevation(s) that does not face a public street and is generally not visible from public streets. This elevation typically includes posterior, exterior elevations, features, and land area.

[Design Standards p. 62-65]

Design Standards for Storefronts, Upper Facades, Side Elevations, and Rear Elevations

Downtown Boone Local Historic District Design Standards and Handbook, UDO Appendix D, Standards for Commercial Properties within the District, at Section 1, Storefronts, Upper Facades, Side Elevations, and Rear Elevations can be found below.

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

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

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

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.
- 1.3 In making changes to storefronts or other elevations to comply with code or accessibility requirements, avoid destroying historic materials and features and select configurations that have minimal intrusion or impact on the character-defining aspects of the property in question.
- 1.4 When original or early storefronts or upper facades no longer exist, are too deteriorated to save, or cannot be reconstructed based on the available documentary evidence, retain the commercial character and any salvageable architectural details through a contemporary design that is compatible with the scale, materials, color, style, design, and texture of the surviving and surrounding historic buildings.
- 1.5 Original upper facade windows should not be removed and replaced with modern materials, nor is the enclosing or bricking in of upper facade windows appropriate. When upper floor windows must be replaced, use new windows that match the original windows in configuration, appearance, and materials.
- 1.6 It is never appropriate to cover an historic upper facade. Whenever possible, non-historic coverings of upper facades, including metal, stucco, or faux mountain village fronts and porches, should be removed and underlying original architectural elements repaired and restored.
- 1.7 Historic painted advertisements are a significant element of the architectural and commercial history of downtown Boone, and their preservation and restoration are recommended whenever feasible, even if the product or store advertised is no longer available or in business.
- 1.8 Facade details of side (secondary) and rear (tertiary) elevations should always be retained and preserved if possible. When repairing these features, retain and preserve in place original elements as much as possible. If repair is not possible, replace damaged elements with materials that match the originals in composition, design, texture, color, and other visual qualities. If there is evidence of a rear public entrance that is no longer extant, use historical research and other evidence to reconstruct or provide an equivalent rear entrance whenever possible.
- 1.9 Utility lines, mechanical equipment, pipes, garbage receptacles, and other service items on side (secondary) and rear (tertiary) elevations—whether old or new—should be screened from public view whenever possible.

[Design Standards p. 66-67]

Design Standards for Architectural Components and Details

Downtown Boone Local Historic District Design Standards and Handbook, UDO Appendix D, Standards for Commercial Properties within the District, at Section 2, Architectural Components and Details can be found below.

Exterior architectural components, including door and window casings, storefront configurations, cast iron ornamentation, stone relief, cornices, columns, brackets, porch railings, soffits, fascias, roof configurations, trim details, architectural flourishes, and various joinery and surface patterns all contribute significantly to the character and historical integrity of properties located within the District. Because many of these components are either irreplaceable or very expensive to reproduce, they should be maintained and valued in the same way that one might consider an important family heirloom or expensive antique furniture. In many cases, missing or damaged architectural details can be replaced with like items from salvage yards, antique shops, or mail order companies that specialize in replacement of historic architectural components. If such items cannot be replaced, many construction supply companies stock simulations of period architectural components that

are approved by the Secretary of the Interior and the National Park Service as suitable historic replacements. In any event, before replacing any exterior architectural component, property owners should familiarize themselves with the architectural style and historic characteristics of their building to avoid introduction of inappropriate elements.

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.

[Design Standards p. 72-74]

Design Standards for Architectural Components and Details

Downtown Boone Local Historic District Design Standards and Handbook, UDO Appendix D, Standards for Commercial Properties within the District, at Section 5, Wooden Elements can be found below.

Wooden bulkheads below display windows, window sashes, cornices, doors and doorframes, and trim are probably the most common wooden historic materials found on commercial buildings in the District. These wooden design elements are important components of the architectural character and integrity of the District.

Maintaining wooden elements is essential to the preservation of the historic properties on which they appear. In addition to repairing and/or replacing damaged wooden details, it is imperative that a regular maintenance program be in place in order to protect the integrity of historic properties that feature wooden design components. This program should include routine caulking and sealing, cleaning, and painting or staining where appropriate.

Wooden Elements

- 5.1 The use of artificial siding (vinyl, aluminum, asphalt, asbestos, Masonite, pressboard, hardboard etc.) to cover original wood siding is not permitted in the District because it destroys the integrity of historic properties. Beyond covering up original architectural details, its installation damages the historic materials underneath, and the artificial siding itself often traps moisture that can lead to further damage of the historic materials. Because these man-made materials cover historic natural materials, they can also hide damage caused by termites, carpenter ants, fungi, mold, and other natural invaders. In some very rare instances, some forms of artificial siding may be original to the property. Where this does occur, the original siding material should be maintained and repaired whenever possible.
- 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.
- 5.5 Whenever possible, the removal of non-historic artificial siding and trim materials to uncover or facilitate the restoration of original historic wooden details is strongly encouraged.
- 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.

[Design Standards p. 74-83]

Design Standards for Windows Doors, and Awnings

Downtown Boone Local Historic District Design Standards and Handbook, UDO Appendix D, Standards for Commercial Properties within the District, at Section 6, Windows Doors, and Awnings can be found below.

The arrangement of doors and windows on an historic property is one of the most important elements of building design. It is imperative that these arrangements be preserved in order to maintain the integrity of individual historic properties and the integrity of the District. Because older windows and doors were not always designed with heating and cooling efficiency in mind, it is often tempting to property owners to replace these features with modern doors and windows. Despite the apparent advantages of doing so, replacement with modern doors and windows is often far more expensive than repairing existing historic doors and windows, and their use often completely destroys the integrity of the historic property in question. Furthermore, many companies are now

producing “modern” wood replacement windows that replicate the appearance of their historic antecedents with fixed muntins but feature double-pane glass to assist with heating and cooling efficiency. The HPC reviews proposals for the use of modern wood replacement windows carefully to insure that muntin thickness aligns with the muntin dimensions of historic windows.

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

Windows, Doors, and Awnings

- 6.1 The pattern, arrangement, location, size, and shape of windows and doors contribute significantly to a building’s historic character, and their consistency within the district helps unify the buildings in context to one another. For this reason, it is always preferable to repair damaged windows and doors rather than replacing them. Furthermore, it is imperative that the fenestration pattern of the door and window openings on the building and of the doors and windows themselves (muntin width, number of lights per sash, etc.) be maintained when repairs to or replacement of elements is underway. It is never appropriate to introduce new features, such as vents, bays, windows, or door openings, in exterior walls if they diminish the historic character of the wall or damage historic materials.
- 6.2 Whenever possible, the original window and door hardware should be preserved and maintained, as these components are also vital elements of historic properties.
- 6.3 Whenever possible, other original window and door elements, such as sashes, glass, sills, frames, casings, weather-stripping, lintels, architraves, surrounds, and shutters, should be repaired rather than replaced. This includes sidelights and fanlights on both doors and windows, which are vital architectural elements that help identify the style and period of a particular property. Snap-in muntins are not historically accurate and should always be avoided.
- 6.4 Unless restoring the appearance of a building to its original, historic context, the pattern, arrangements, and dimensions of doors and windows on principal elevations should be retained. On tertiary elevations not visible from the street, new door or window openings should be proportionate to existing ones and include matching design elements.
- 6.5 Reflective or tinted glass is not historically accurate to the District or its historic properties and should never be used. Property owners whose buildings already possess reflective or tinted glass should endeavor to replace this glass with materials that are more historically appropriate to their building and the District.
- 6.6 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.

- 6.7 If a building did not historically possess shutters, they should not be added. Similarly, historic shutter elements should be repaired and retained. Existing shutters should never be replaced with materials that are not historic to the property (metal, vinyl, or plastic shutters, for example), nor should they be replaced with shutters of a different size or configuration, especially those that do not fit the window opening and are attached to existing siding or masonry.
- 6.8 Shutters should be attached to the window casing, not the siding or masonry, unless the original historic context of the property featured shutters attached to the siding or masonry.
- 6.9 It is appropriate to have original windows repaired and storm windows added to historic properties. This approach is preferable to replacement of original windows. Storm windows protect original windows, reduce heat loss, and are not a permanent change to a structure when installed properly. Original window and door elements should never be damaged or destroyed when storm windows or doors are installed on historic properties. Storm windows and doors should blend with the historic property, rather than appearing to be tacked on as an afterthought. Storm doors should have full glass with no meeting rails or muntins, while storm windows should have a meeting rail that aligns with the meeting rail of the window.
- 6.10 Raw metal storm windows and doors are not appropriate. When possible, interior storm windows are encouraged. Avoid poorly designed interior storm windows that can trap moisture between the storm window and the original window, causing damage to historic materials. If exterior storm windows and/or doors are installed, frames should be painted wood or painted or baked enamel finish aluminum.
- 6.11 Awnings, porches, shed roof porticoes, and arcades that attempt to create a “mountain village” appearance or that are not historically accurate to the District’s historic context only work to damage the integrity and appearance of the District. Property owners whose buildings possess such features should endeavor to remove them and restore the facade of their property to its historic appearance. Such “mountain village” treatments should never be incorporated into additions or new construction within the District.
- 6.12 Awnings installed on properties in the District should always be historically appropriate based on available photographic and historical documentation demonstrating the historic presence of such an awning on the property in question. Awning styles with no documented historical precedent should never be added to properties in the District. For example, properties that historically possessed flat awnings anchored by cables or steel rods should retain these kinds of awnings. In cases where they have been removed, and particularly in cases where they have been replaced with modern, clamshell, half-round, or vinyl awnings or awnings that are historically inappropriate to the building, property owners should endeavor to remove the modern feature and restore the original awning configuration with appropriate materials 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.

[Design Standards p. 88-90]

Design Standards for Entrances, Porches, and Balconies

Downtown Boone Local Historic District Design Standards and Handbook, UDO Appendix D, Standards for Commercial Properties within the District, at Section 8, Entrances, Porches, and Balconies can be found below.

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

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

Entrances, Porches, and Balconies

- 8.1 Entrances, porches, and balconies, as used in this section, include front (primary elevation), side (secondary elevation), and rear (tertiary elevation) porches, mudrooms, porticos, sleeping porches, balconies, pergolas, terraces, widow's walks, and entrances. Components of porches include steps, balustrades, columns, trellises,

skirt boards, fascias, brackets, and various ornamental details. Most original porches and balconies were built with a slight pitch away from the residence to facilitate the runoff of rainwater.

- 8.2 Because of their architectural significance, porches, balconies, and entrance configurations—especially those on the front or primary elevation—and all of their architectural details (steps, balustrades, brackets, spindlework, columns, roofs, etc.) should be preserved in their original form and detail whenever possible. It is inappropriate to enclose porches and balconies on the front (primary) elevation for use as an interior space. In addition, the original pitch of porches and balconies should be maintained in order to facilitate the runoff of rainwater and snowmelt. Porches and balconies must be properly maintained and repaired as necessary, as they are exposed to the weather and will deteriorate if regular maintenance is not conducted.
- 8.3 If an historic porch or balcony is completely missing (or if architectural elements associated with the porch or balcony are missing), it should be replaced with a reconstruction based on accurate historic documentation or a new design that is appropriate for the building in terms of architectural style, materials, roof form, details, scale, size, and ornamentation. Adding details that are not historical to create a false historical appearance is never appropriate.
- 8.4 If an historic porch or balcony requires replacement of original materials, use only materials that are compatible with the original materials associated with the porch or balcony. These replacement materials should match the previously existing historic materials in composition, size, shape, texture, pattern, color, and detail.
- 8.5 Whenever possible, existing, non-historical enclosures of and additions to historic porches and balconies should be removed and the original appearance of the porch or balcony restored.
- 8.6 Side and rear porches (i.e., not located on the primary elevation) may be enclosed for interior space, provided that the proposed design of the enclosure is compatible with the architecture of the historic property and the enclosure is reversible. Side porches and rear porches not located on the main elevation may also be screened, provided that framing for the screening and the screening itself is placed behind columns or balustrades. Any such enclosures or screening should be designed so that they can later be removed without damage to the integrity of the historic structure.
- 8.7 Original porch steps should always be retained. If repair or replacement of porch step materials is necessary, the design, configuration, dimensions, and materials should match the original as closely as possible. In addition, historic stairways and walkways in front of a building—even though not technically part of the building’s architecture—are nevertheless an important part of the landscape that accompanies the property and often inform the architectural style and patterns of the property. These elements should always be retained and repaired with appropriate materials whenever possible.
- 8.8 Decks may be added on the rear elevation of a historic property, provided their addition does not require the removal of large, healthy trees, and their design is compatible in scale with the historic property and district. They should always be designed and installed in such a manner that they may be removed without damage to the historic building. Removal of historic building materials to facilitate the installation of a deck is never acceptable.

- 8.9 Vegetative screening should be employed to obscure the visibility of decks from the street. The underside of decks should also employ latticework or vegetative screening to incorporate the deck element into the general whole of the property in question.
- 8.10 Floor coverings, such as artificial turf, indoor/outdoor carpeting, linoleum, and other similar materials (aside from a small doormat near an entrance) should never be installed on porch, balcony, or deck floors, as these materials can trap water and damage the historic architectural elements below.

[Design Standards p. 92-94]

Design Standards for Accessibility, Health, and Safety Considerations

Downtown Boone Local Historic District Design Standards and Handbook, UDO Appendix D, Standards for Commercial Properties within the District, at Section 11, Accessibility, Health, and Safety Considerations can be found below.

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

Accessibility, Health, and Safety Concerns

- 11.1 New exterior fire escapes are not permitted on historic properties unless more adequate exit facilities cannot be provided. If they must be installed, fire escapes generally should be located at the rear (tertiary elevation) of the building and never along an elevation visible from an adjacent street.
- 11.2 Introducing items such as wheelchair ramps, fire exits, and fire stairs without damaging the character of a historic structure requires careful planning. Owners should introduce fire exits, stairs, landings, and ramps on rear (tertiary elevation) or inconspicuous side (secondary elevation) locations. If access ramps must be installed in a manner that makes them visible from the public right-of-way, they should be constructed in a manner that makes them as simple and compact as possible and limits their projection from the building.
- 11.3 Construct fire exits, stairs, landings, and ramps in such a manner that they do not damage or significantly obscure historical materials and features. Such additions should be designed to be complementary to the architectural style, materials, scale, and function of the historic property.
- 11.4 Whenever possible, existing exterior fire escapes and stairways that are not original to historic properties should be relocated from front or exposed elevations to a rear or unexposed elevation.

[Design Standards p. 94-95]

Design Standards for Artificial Materials

Downtown Boone Local Historic District Design Standards and Handbook, UDO Appendix D, Standards for Commercial Properties within the District, at Section 12, Artificial Materials can be found below.

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.

Additional Standards on Artificial Materials

- 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.
- 12.3 Simulated stone in all of its forms is inappropriate, as are “contemporary” bonding techniques, including the “stacked stone” design. Faux brick and roughcasting are also inappropriate.

CONFORMITY TO ADOPTED PLANS COMPREHENSIVE PLAN UPDATE

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

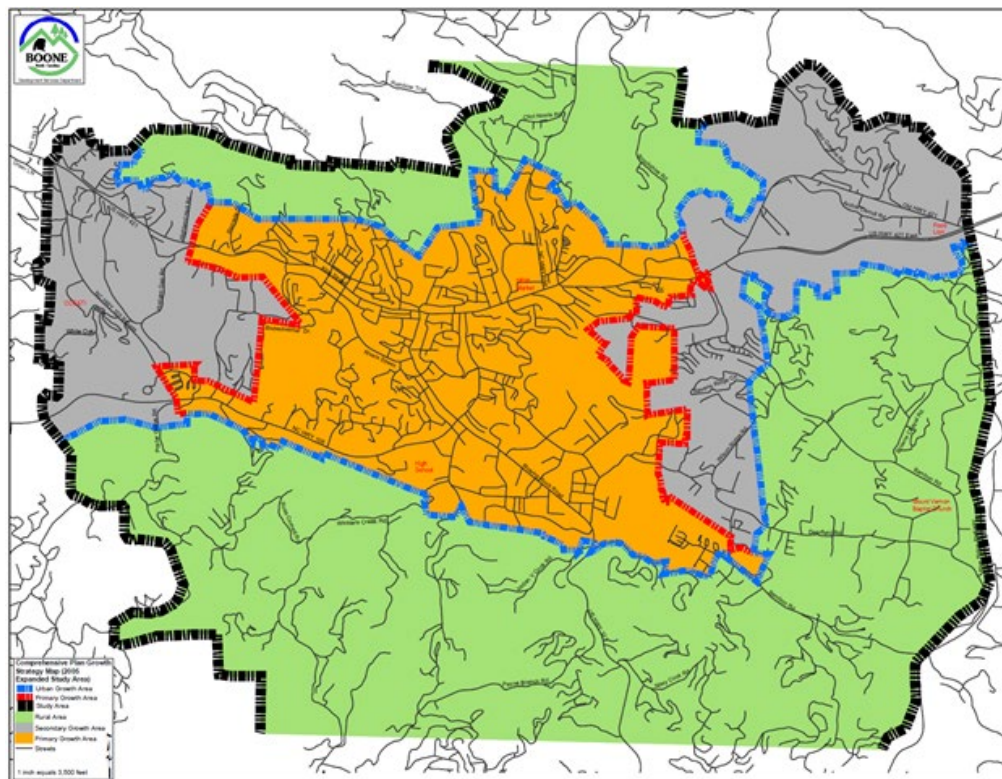
Downtown: Support and enhance the cultural and historic significance of downtown Boone, and affirm its appealing, pedestrian orientation.

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

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

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

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



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

Staff has reviewed land use and comprehensive plan policies, and listed those policies which in staff's opinion have a bearing on the request. The Board should review these policies carefully. Each member may make his or

her own interpretation as to the relevance of each and which carry the most weight thereby shaping their overall recommendation.

2.1 THE ECONOMY (p. 19)

- A. The Town shall protect and enhance a high quality of life, image, cultural amenities, and natural beauty as the most effective, long-term component of an economic development strategy.
- B. New and expanding industries and businesses shall be encouraged which: 1) diversify the local economy, 2) train and use a skilled labor force and 3) increase area residents' incomes.
- C. The Town shall encourage the development of a well-balanced tourism trade as a primary element of the area's economic future. Investments in services, facilities, and proper growth management shall be employed in furtherance of this objective.
- D. Economic development efforts shall encourage the revitalization and reuse of currently unused or underutilized structures, sites and infrastructure in appropriately located areas.
- E. The Town shall encourage a public service and regulatory environment conducive to business recruitment and expansion, while at the same time enhancing the area's physical and human resources.
- F. New firms and expanding businesses that complement the natural resources and beauty of the region shall be especially recruited and encouraged.
- G. The Town shall support the development of new business parks.
- H. The Town shall promote coordination of economic development resources with the appropriate institutions and agencies. Regional coordination and interaction among areas with a shared economic interest shall be encouraged.
- I. Small business start-ups, expansions and spin-offs shall be encouraged. The presence of ASU and Caldwell Community College and Technical Institute shall be recognized as a necessary and important resource for area businesses.
- J. Appropriate educational and training programs shall be encouraged to help local residents, especially those unemployed and underemployed, take advantage of business expansion and to develop new skills.
- K. Boone shall identify and provide services consistent with the needs of the area's growing retiree population.

2.1.5 Downtown

- A. A compatible design character for the downtown area, drawing upon the locality's original High-Country small-town features, shall be identified, reinforced and supported to put forth a quality image and sense of place.
- B. The Town, in concert with the downtown property owners and merchants, shall encourage public and private efforts to develop and publicize adequate and appropriately designed off-street parking lots in the downtown area.
- C. A variety of mutually compatible and supportive mixed uses shall be encouraged in the downtown area.
- D. Public and private developments shall be encouraged to incorporate local artistry into public and semi-public spaces downtown.

- E. Public and private development decisions in the downtown area shall exhibit a special concern for maintaining the intensive, pedestrian oriented character of the district.
- F. The maintenance and revitalization of downtown Boone, as well as planning for its future development, will reflect the realities and qualities befitting its geographical setting and function as a center of (1) commercial and service activities, (2) educational and cultural activities, events and (3) public services.

2.3 THE COMMUNITY (p. 60).

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

2.3.2 Community Character (p. 67)

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

2.3.4 Public Involvement

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

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

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

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

1. Where there is a conflict between the application information and the plans (February 28, 2022), the plans control. Insignificant deviations may be permitted to comply with the requirements of the UDO.
2. Any commitments and representations concerning the proposed exterior modification made by the applicant or its (his or her) representatives at the public hearing shall also become a condition of the permit, and a basis for a stop work order and/or permit revocation if violated.
3. The applicant shall submit the necessary applications, plans, details and specifications which meet the requirements of the Town Code, UDO, Building Code and any other applicable codes for review and approval necessary to issue Zoning and Building Permits.
4. Such conditions (if any) as the Historic Preservation Commission may impose pursuant to this statutory authority.

Historic Preservation Commission Procedure

Congruity with the historic district

The question before the Historic Preservation Commission is whether or not the proposed 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.

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).

**TOWN OF BOONE
HISTORIC PRESERVATION COMMISSION
MEETING MINUTES
MARCH 8, 2022, 6:00 p.m.**

Historic Preservation Commission Members in Attendance:

Chair Eric Plaag, Vice-Chair Bettie Bond, Chuck Watkins, and Rennie Brantz

Student Member: Izabela Willis

Council Liaisons: Virginia Roseman

Town Staff in Attendance:

Jane Shook-Director of Planning & Inspections, Jessica Mitchell-Long-Range/Special Projects Planner, Christy Turner-Senior Planner, Mike James-Senior Planner, and Marlene Crosby-Board Secretary

Call to Order

Chair Eric Plaag called the meeting of the Boone Historic Preservation Commission, held via WebEx, a video conferencing software, to order on Tuesday, March 8, 2022, at 6:01 p.m.

Chair Plaag suggested that when there is a Certificate of Appropriateness case(s) on the agenda, the approval of minutes should be moved to after case(s) have been heard. Ms. Allison Meade, Town Attorney, said she will review the code to see if this can be done permanently moving forward. She said Chair Plaag could amend this agenda and accept it in that regard.

Adoption of Agenda

Chair Plaag requested to amend the agenda by moving the approval of meeting minutes to after Case Z05382-121421 Welcome to the High Country Mural. Member Brantz made a motion, seconded by Vice-Chair Bond, to adopt the agenda as amended.

Vote: Aye – All

Nay – None

The motion passed.

Chair Plaag introduced himself and asked the other commission members to state their names for the record. He noted that these Commission members are the voting members of the Commission.

Chair Plaag explained that the Town staff members provide staff support for the Historic Preservation Commission they prepare the cases for each meeting.

Chair Plaag explained that the HPC is a Town Commission that serves two purposes: (1) advisory commission that provides input to the Council on various matters related to preservation, designation, and recognition of historic resources within the Town of Boone, (2) to hear applicant requests for Certificate of Appropriateness on alterations, demolitions, new construction, and other work designated within local historic districts or involving properties that have been designated as local historic landmarks.

Chair Plaag pointed out that typically, the HPC would discuss the quasi-judicial matters on the agenda first to preserve staff time and the time of applicants, their representatives, and any witnesses.

Public Comment

Communication: March 8, 2022 Meeting Minutes (Approval of Minutes)

Chair Plaag noted that public comment could be about any item on the agenda. He said if a person is a witness for an applicant or other interested party to one of the quasi-judicial cases, he asks that they hold their comments until the case they are involved in is heard.

Chair Plaag asked if there was public comment and there was none; he closed public comment.

Chair Plaag moved to the evidentiary hearing portion of the meeting agenda

Chair Plaag explained that the Historic Preservation Commission had received a publicly posted meeting packet containing the application and relevant materials for each case before this hearing.

Chair Plaag explained that to make findings of fact about a case, the HPC is obligated under North Carolina law to make its decision based upon competent material and substantial evidence. Additionally, recused Commissioners will be called back to the meeting following the conclusion of the case at hand.

While this meeting is open to the public, participation in a given case is limited to interested parties who wish to provide sworn testimony regarding the case. Under North Carolina law, when the Chair recognizes the participants to: (1) provide testimony, they will be asked to swear or affirm their testimony, (2) When giving testimony, individuals are asked to focus on the facts and how they relate to the relevant historic district or landmark standards, not personal preference or opinion.

Chair Plaag said he would swear in or affirm staff members regarding their testimony for the hearings to follow. Ms. Shook and Ms. Turner were affirmed, and Ms. Mitchell was sworn.

Case Z05382-121421 Welcome to the High Country Mural

On behalf of Watauga County Arts Council, Amber Bateman has applied for a Certificate of Appropriateness for Major Work to install a work of art on the side of the building at 182 Howard Street (located within the Downtown Boone Local Historic District). The subject property is outlined on the map in the staff report.

Chair Plaag opened the hearing on this case. He asked the Commissioners if they had a fixed opinion about this case that is not susceptible to change; if so, please raise your hand and address the Chair. He asked the Commissioners if they had a conflict of interest regarding this case, including any financial interest in the case's outcome. He asked the Commissioners if they were of any close familial relationship with any person affected by this case; if so, he asked them to raise their hand and address the Chair. He asked the Commissioners if any of them had been engaged in any undisclosed ex parte communication regarding this case. If so, please explain the communication. There was no response to these questions.

Chair Plaag asked Ms. Amber Bateman if she was the applicant on behalf of the Watauga County Arts Council. She stated yes. Chair Plaag affirmed Ms. Bateman.

Chair Plaag said the Planning Staff provides the HPC with a packet of materials about the case. He asked Ms. Bateman if she had an opportunity to review the meeting packet and if she had any objections to the materials in the meeting packet. Ms. Bateman said she had no objections to the materials.

Chair Plaag asked Ms. Bateman if she wanted to make an opening statement regarding the proposed work. Ms. Bateman pointed out that at the consultation, she was given three different options on how to apply the proposed mural. She said that she omitted two of those options. She decided to propose to paint the mural on the painted brick building.

She pointed out that she had done some research on how other communities approach to painting murals on already painted brick buildings. She learned in her research of other communities they were vague about their approach to painting on painted brick.

Ms. Bateman contacted Ms. Sherry Adams, Downtown Programming Coordinator and Technical Assistant with the Main Street Program. Ms. Bateman asked Ms. Adams talked about the possibility of painting on brick. Ms. Adam responded that once a building has already been compromised by being painted, it will not continue to be compromised by painting on it again. Ms. Adams also spoke with some of her colleagues about it. And their response was for Ms. Bateman to stay away from trying to paint on exposed brick. Ms. Bateman asked that the HPC possibly recommend a text amendment on public art to consider the painting of already painted brick buildings.

Chair Plaag noted for the record that the Commissioners could not consider the conversation or information that Ms. Bateman had with someone outside of this hearing as evidence under the evidentiary standard in weighing their decision on this case.

Chair Plaag explained how the local historic district function and he explained that various communities have different standards on painted masonry.

Ms. Bateman asked since hearsay is not allowed should she submit some documentation from trusted officials in her application submittal in the future. Ms. Allison Meade, Town Attorney said that any documentary evidence that an applicant wishes to have considered should be included with their application.

Ms. Meade further explained that a signed statement by each person may be admitted as evidence if the applicant anticipates for some reason the individuals that were to serve as witnesses for the case was not able to attend the quasi-judicial hearing.

Ms. Meade also pointed out that the standards and practices followed in other communities are not something the Commissioners can consider as evidence when evaluating what standards apply to a case, but rather must apply the design standards that have been set for this district. Ms. Meade noted that even if Ms. Bateman produced this evidence it is not legally relevant. Ms. Meade explained that questions relating to the provision of admissible and sufficient evidence relates to the legal practice of law, which is why applicants are encouraged to have legal representation.

Discussion ensued on the consideration for public art in Downtown Boone. Ms. Bateman pointed out that if other communities can adopt standards that include public art that align with the historic preservation guidelines, then Downtown Boone needs to do the same thing. Chair Plaag explained that part of the issue is that the standards are developed uniquely to a district. He pointed out that every community with a local historic district or local historic landmark does discover things that need to be addressed. He said sometimes these things come up because of changes in technology, building materials, and how people want to use their properties. He admitted that there is some ambiguity in the current design standards, specifically about murals. He said a mural that is an advertisement in many communities is not considered public art. Whereas arguably, the mural that Ms. Bateman is proposing may be public art, depending on the eye of the beholder. He said he felt that the HPC needed to review design standards to consider proposed public art. He said that the HPC has to consider Ms. Bateman's application with the current standard and do their best to interpret and apply those standards to the proposed project.

Ms. Shook clarified that Ms. Bateman had coordinated with Ms. Lane Moody, Downtown Boone Development Coordinator. They researched the listserv for the Main Street Program to see how other jurisdictions handle murals and public art. Ms. Shook said she understood the intent was for the information to possibly be used for future changes to the ordinance and not be addressed in the hearing.

Ms. Bateman finished her opening statement by saying that if it comes down to interpretation and how the adopted guidelines are applied, then she would ask that the HPC interpret her request with the understanding that it is different from just painting a building.

Chair Plaag asked the Planning Staff if they had an opening statement. Ms. Turner said that the Planning Staff did not have an opening statement, but she would present the staff report for this case.

Chair Plaag asked Ms. Bateman to present any evidence that she might have to support the application submitted for this case. He also explained that this would be when Ms. Bateman would describe in detail exactly what is being proposed and call on any witnesses to make a presentation on the case.

Ms. Bateman explained that the Watauga Arts Council is proposing an eight-foot-high and 15-foot wide mural to be painted on the side of the building where Wildwood Community Market is located on Howard Street. She said that acrylic materials would be used with a protective layer finish. She said the mural is presented in a 1930s style of a greeting card, and it captures the Greeting Tour throughout the United States. The mural includes a Cardinal, the North Carolina state bird, an apple tree, a river, and the mountains. She said the mural's purpose is to welcome people to the High Country, and it was a gift to the Town of Boone from Appalachian Mountain Brewery (AMB). She said that Appalachian Mountain Brewery was founded in Watauga County and they wanted to give back to the community they love.

Chair Plaag asked Ms. Bateman if the mock-up of the mural submitted with the application was correct, and Ms. Bateman agreed. She continued to explain that the first mock-up that she submitted had the AMB symbol, but she removed it so it would not conflict with the sign guidelines. The mock-up looks like a postcard without the AMB symbols.

Chair Plaag explained that typically one of the things required in the application submittal is photographs of the existing conditions of the building. He said he did not see any current pictures of existing conditions in the meeting packet. Ms. Bateman said she did submit photographs of the existing conditions that included the dumpster in the front of the building, and she was not sure why they were not in the meeting packet. Chair Plaag asked about the photographs because he wants the Commission members to be clear where the mural will be placed precisely on the building.

Chair Plaag clarified with Ms. Bateman the location of the building where the proposed mural is to be placed. He asked Ms. Bateman if it is at the main façade or front elevation of that building facing Howard Street. She said looking at the front of the building, it would be the left side of that building, or the side that faces the Hope Pregnancy Center, more specifically the parking lot between Wildwood Community Market and the Hope Pregnancy Center. He asked Ms. Bateman to give a ballpark estimate of how long and how tall the wall on which the mural would be painted. She referred to Mr. Tommy Lee, Artist, to better to answer that question. There were no further questions from the Commissioners on this topic.

Since Ms. Bateman was without legal counsel, Chair Plaag asked Ms. Meade to explain to Ms. Bateman the process of asking questions and cross-examining her witness. Ms. Meade suggested that to avoid the unauthorized practice of law, Ms. Bateman simply ask Mr. Lee to provide what information he thinks is relevant to the case.

Ms. Bateman called her witness, Mr. Tommy Lee, Artist, to present more detail on the proposed mural. Mr. Lee was sworn in by Chair Plaag.

Mr. Lee began sharing his thoughts on the mural and public art in Boone. He said he was a member of the Watauga County Arts Council, and he has been working as an artist in Boone for ten years. He described the visual concept of the Welcome to the High Country mural as inviting, warm, fun, and friendly, which is the fabric of what makes Boone what it is. He understood that the process of applying the design standards is being reviewed.

Ms. Meade explained to Ms. Bateman, Mr. Lee, and the Commissioners that the HPC currently was engaged only considering the application for the mural pursuant to its quasi-judicial procedure. The Commissioners have to go through this procedure based on the written current standards. Ms. Meade said they look at the evidence and decide whether to approve this particular mural. Ms. Meade noted that the Commissioners are limited to the evidence before them in that process and the Town's current standards, and it's not appropriate to hear evidence about other communities' standards.

Ms. Meade pointed out that the Historic Preservation Commission also serves as policymaking and advisory board. She said that separate from the quasi-judicial process, this board is also responsible for looking at policy and reviewing standards, and trying to meet the concerns of artists like Mr. Lee. She said the HPC in its advisory role would look at the issue of public art and the issue of murals versus signs, and could look at the standards and policies of other communities as part of that process. She said this topic would be done later, more broadly in the Town. She also added the topic of murals to the Council meeting agenda scheduled for tomorrow March 9, 2022. In light of this conversation, she said she would probably ask Council that this topic be postponed until the HPC can consider it further in a broader discussion to see whether changes should be made to the historic district standards.

Ms. Bateman asked Mr. Lee to review the proposed materials and colors for the mural. Ms. Meade asked Mr. Lee to give some precise details regarding the size of the actual painting on the wall. Mr. Lee said the size of the mural is adjustable. He said the mural size is about 15-foot long and eight-foot-high on painted brick with acrylic paint. Mr. Lee noted the acrylic paint to be applied is not like oil. He said the colors are primarily monochromatic, which means the artist is working on a framework between dark and light beige with some highlights of red and blues for the mountain water. He said that once the acrylic paint is applied to the wall, the artist will add an ultraviolet coat onto the painting to seal the painting from the outdoor elements. Chair Plaag pointed out that Mr. Lee had mentioned that the acrylic paint could be painted over without having to do paint removal in the future. Chair Plaag asked Mr. Lee if there was an issue with painting over the sealer after the acrylic paint was applied. Mr. Lee explained that oil-based materials are not used when painting a mural on a painted building. Mr. Lee said you could paint acrylic on top of oil; if a building already has an oil base. Mr. Lee said if the building already has exterior paint on it, you can paint an acrylic mural on top of that but not vice-versa.

Chair Plaag talked about the consultation meeting with Ms. Bateman. He said a couple of different options were discussed one option was to use a canvas that the mural would be painted on and affixed to the masonry as removable framed mural. The other option was to paint directly onto the brick. Chair Plaag asked Ms. Bateman why she chose the latter option. Ms. Bateman explained that because the building had been recently painted, she felt it would be less intrusive to the structure to continue to paint on it rather than applying a frame that would need to be screwed into the building.

Mr. Lee talked about the pros and cons of directly painting on brick versus attaching panels onto a building. He said that he had painted murals in different climates. He said that wood tends to expand in hot and cold temperatures and the mural can crack because of the changing of the temperatures.

He said that the material, whether it is wood or canvas, cannot withstand the weather in the mountains. He said this is why people and artists do not use panels. He said it is easier to install the panels and take them down if they do not work out. He pointed out that you have to drill into the wall to install the panels. He said we want to give the wall real-life, quality, and personality, and you do not get that from panels and canvas.

Member Watkins pointed out that one of the significant problems with public art is always maintenance. He asked about the plan to maintain or repair this mural if something happens to it. Ms. Bateman said that a public art fund has been started to raise money to offset the costs of projects for occasional maintenance. Ms. Bateman noted that it is written into the artist's contract that the artist is to fix the mural if something happens to it. Member Watkins asked if something happens to the mural and the artist is not available to fix it, how is the maintenance achieved, and how long does the artist's contract go. Ms. Bateman said if the artist cannot get to it in 30 days, the artist has a chance to collaborate with another local artist to repair the damaged areas. She said it is in the artist's bylaws to guarantee maintenance. Ms. Bateman said the Watauga Art Council has the resources to with almost 200 artists in their database to support a public arts policy.

Member Willis referred to Mr. Lee's statement about how oil-based paint didn't work on acrylic-based paint and asked if there was any record of what the building had been painted with before. She said if the building has been painted with oil-based paint, is there a future concern moving forward on painting the building back to normal. Mr. Lee said that the building owner could be contacted to see precisely what paint was used to cover the brick. Ms. Bateman said if the oil-based paint is painted over, we can put it in the artist's contract that they are responsible for pressure washing the pigment.

Chair Plaag talked about the Commissioners concern being asked to grant permission for something when there are answered questions. He said the Commissioners could decide in this hearing to approve, not approve, or to approve with conditions. Chair Plaag said if the Commissioners agree to approve with conditions, it would be different from saying it is not approved. Chair Plaag said this way; we can figure out what questions need to be answered and fill in that space of the possible approval.

Discussion ensued on continuing the hearing of this case to a later date. Chair Plaag confirmed with Ms. Shook if there are consequences to continuing the hearing to a later day. She said she believed there should not be an issue if the Commissioners decided to table this case. Ms. Meade agreed and said that it would be helpful if the Commissioners outlined the information they believed they needed.

Chair Plaag asked Ms. Turner to present the staff report for this case. Ms. Turner said the Watauga County Arts Council is applying for a Certificate of Appropriateness for a mural to be displayed on the side of the building, located at 182 Howard Street. She said the COA is required because a work of art is not listed as minor work or major work. She said the applicant is proposing to paint a mural eight feet high and 15-feet wide to be painted directly on the wall with acrylic paint. The colors that are being proposed for the mural are orange, yellow, magenta, green, blue, and red. She said the staff report contains the architectural history of the building and comprehensive plan policies that apply to this mural. She said she was available to answer questions on the staff report.

Chair Plaag referred to page 57 of the meeting packet; he noticed in the staff report that the only section of standards included was Section 11, from the Design Standards for Historic Parks and Public Spaces. Chair Plaag

asked Ms. Turner to explain why the Planning Staff chose not to include any of the content from the Commercial Design Standards Section Four on Masonry, or Section Nine on Paint Color. Ms. Turner apologized and noted that those sections should have been included in the staff report. Ms. Turner said that she would include those sections in the next staff report. She pointed out that those sections on Masonry can be found on pages 69 through 73 of Appendix D, and the paint can be found on pages 91 through 93 of Appendix D.

Chair Plaag asked Ms. Turner about Section 4.1, Masonry on page 68 of Appendix D and Chair Plaag read aloud this section. Ms. Turner said she felt that it could be applied and should be painted with historic colors but since the building was painted recently, prior to the adoption of the historic district.

Chair Plaag said in section 9.3 on page 91 of Appendix D, and Chair Plaag read aloud this section. He asked Ms. Turner if her opinion of this section could apply to the proposal of this application. Ms. Turner said she thought that since we are discussing that artwork, maybe we should look at it more closely. He asked Ms. Turner, in terms of the standards as they exist now, could it be applied to this particular case. Ms. Turner said yes. Chair Plaag asked if we were not talking about painting directly onto the masonry, would either of these two sections apply to the proposed project. Ms. Turner said the color would apply, although in the design standards it specifically states that the historic design standards do not recommend specific colors except historic colors. She continued by stating we do not know the color prior to the recently painted building. Chair Plaag said if we were discussing whether a sign or public art applied to a sign would either of these standards apply to that scenario, where a sign or public art on a sign is involved. Ms. Turner said signs are not specifically regulated in the design standards or the Unified Development Ordinance. There are no colors you have to follow for a sign and it does not talk about colors for works of art within the design standards.

Chair Plaag talked about the previous cases that were discussed last month at the HPC meeting that involved signs being affixed to buildings and there was not going to be penetration into any part of the masonry. Chair Plaag talked about a previous case discussed last month by the HPC on King Street involving a proposed sign that was going to be affixed directly to painted masonry. Chair Plaag said that the Commissioners attached a condition for that sign to be attached to that building in that particular case. Chair Plaag asked, based on that precedent and the design standards for Masonry, affixing a wood sign using hardware that is applied to the mortar of the masonry, would that be an appropriate way of attaching that sign to a masonry building. Ms. Turner said she believed it would potentially damage the mortar. Chair Plaag noted that mortar is frequently re-pointed.

Chair Plaag asked Ms. Turner if there was a size limitation on public art in the UDO or the design standards. Ms. Turner said no.

Member Willis asked for clarification on the colors characterized as monochromatic or muted. Ms. Bateman said that she would not say that the colors in the current drawing as muted. Chair Plaag noted that color is addressed in both design standards and the UDO sections. He said that the Commissioners are obligated to consider painting directly on masonry, and the colors chosen according to the standards.

Member Willis asked what the Watauga Council Arts Council process looks like after the potential approval of the COA. Ms. Bateman noted that after the approval of the COA, she would discuss toning the colors down. Ms. Meade said if the Commissioners approve something presented as a picture of the proposed painting, as presented here, the rule should be that it needs to be created just exactly as it has been presented if the proposed mural is approved. Ms. Meade said if the application is approved subject to conditions for change, that's one thing. Ms. Meade also said the Commissioners should not be in the practice of approving things, when there is some question about what's been approved. Chair Plaag agreed with Ms. Meade.

Ms. Meade stated her view that there was a contrary argument about the application in Sections 4.1 and 9.1 for this case, if the Commission cared to hear it. She said this is something that the applicant's attorney should have addressed, if the applicant had an attorney. She said she would address it or leave it alone if they preferred. Chair Plaag said he would leave it to the other Commissioners if they wanted to hear the counter-argument. They agreed to listen to what Ms. Meade had to say.

Ms. Meade said that if the brick had not been painted, the standards would probably not have allowed them to be painted. Sections 4.1 and 9.1 address a situation where an exterior of a building is being repainted. She said what is being presented here is not the painting of the exterior of a building but a public work of art. She stated in her view, a mural is not defined in the standards, but she thought it is commonly understood as public art because of its public exposure. In her view, Section 4.1 and 9.1 are geared towards ordinary exterior elements and not to the application of public work to that exterior element. She said that she was not saying that the prior point of view that Chair Plaag expressed was not supportable. She said in her own view she would not apply Section 4.1 and 9.1 in this particular case, but would apply Section 11, as the crux of the proposal here is public art in a public space.

Chair Plaag asked Ms. Turner, based on the option discussed at the consultation, regarding the painting on panels and mounting it on the side of the building with the mounts going into the mortar of the side of the building. He asked if the design standards would be a source of possible conflict for approving this proposal. Ms. Turner said the design standards talk about not damaging the mortar in any way such as power washing and replacing masonry and mortar. She said if the mortar were damaged in any way, the repair of it would need to be discussed. Chair Plaag noted that he saw language in the masonry section that addresses the installation of anchor bolts into the mortar as being prohibited. He also saw in the language a section that addresses mortar repair.

Ms. Bateman noted that the building would not need to be pressure washed. She said she believed that the building was painted with acrylic outdoor paint. She said the building could be primed and then repainted.

Chair Plaag asked if any other interested parties or non-party witnesses were present that wanted to speak or present evidence of the application. He asked if any interested party were present to speak or present evidence of this application. He asked if any interested party or non-party witness was present to speak or present evidence in opposition to this application.

Chair Plaag asked Ms. Bateman if she wanted to rebut any of the evidence in opposition beyond the rebuttals that have already been provided. She said she wanted to apologize for some of the over-passionate expressions shown earlier in the hearing.

Chair Plaag asked Ms. Bateman if she would prefer to give a closing summary or argument or defer this presentation until other parties are given the opportunity for closing summary or argument. Ms. Bateman asked if her application was not approved would she have to start over with a new application or could the application be deferred until she could respond with the answers to the outstanding questions. Chair Plaag said it was his understanding that Ms. Bateman could ask the Commissioners to table until the next hearing date, so she could secure the additional information that she may wish to find. He said another option would be for the Commissioners as a body vote yes or no or choose to vote yes with conditions. Ms. Meade said she thought all of these options were possibilities. She said that the Commissioners could have an additional discussion as a board because further developments could clarify whether Ms. Bateman might want to ask for a deferral.

Chair Plaag asked Ms. Bateman again, if she wanted to make a closing statement. Ms. Bateman said she wants to continue figuring out how to make the process successful.

Chair Plaag asked Ms. Turner if the Planning Staff had a closing statement. Ms. Turner said no.

Chair Plaag closed this public hearing for this case.

Chair Plaag said that at this point, the Commissioners discuss the evidence at hand and limit their discussion to the proposal and its relationship to the standards applicable to this case. Commissioners are obligated to consider only competent material and substantial evidence when making findings of fact. If any evidence falls into the category of punches, rumors for speculation and irrelevancies will be rejected by the Commission

Chair Plaag opened the floor for the Commissioners to discuss some of the issues and concerns about the evidence presented and the project.

Vice-Chair Bond said that she wants a mural and the design standards do not address all of the issues for the historic district. She liked the old 1930's postcard theme for the proposed mural. She said this would not be the first mural or the first public art piece that the HPC will deal with in Boone. She said that maybe we need stronger standards to support the Historic District.

Chair Plaag referred to the discussion in the consultation for this case. He said that the Commissioners had recommended that the applicant paint the mural on the panels and mount them to the building based on the standards in the consultation. He said because the applicant did not agree to this recommendation the hearing has taken a lot longer and there might not have been a point of conflict. He said he probably would have supported that recommendation had the applicant chosen it. He said he could not speak for the other Commissioners, but he believes that the current standards create a potential point of conflict.

Chair Plaag said he believed there was a better way to accomplish the review of cases like this one. He suggested to Ms. Bateman that the possible approval of this case might be based on the HPC having a chance to propose a revision that addresses public art, specifically murals on painted and unpainted masonry in the Downtown Historic District. He said that he could promise that the revised standard will allow for this proposal and it may take a few months before it can be reconciled and voted on by Council. He concluded that he felt that the current standards, in his view, are problematic to approve this proposal.

Member Watkins explained that he was going to support the proposed application request. He said it is an early 20th-century building that has been painted. We are not sure how many times the building has been painted, and any damage that has been done to the masonry has been done. He said he does not have an issue with the mural being painted on the building. He felt that the issue of recommended paint colors probably does not apply to a work of art. He said he didn't think the HPC wanted to get into the situation where they were telling an artist to use a color chart. He agreed that the HPC should discuss mural and public art issue. He also talked about the lifespan of a mural. He said maybe the Town itself might want to speak for an outdoor mural to have a two or five-year lifespan. Chair Plaag agreed with Member Watkins that there is much room for growth in how the Town addresses these topics.

Ms. Meade pointed out that the Commissioners spent much time on Section 4.1 and 9.1 regarding the painting of the building. She said she thought the question would have been under Section 11.3 ("When considering the introduction of public art to any park or streetscape, ensure the art will not permanently or irreversibly alter the historic character of nearby historically significant buildings or landscapes") – the same issue whether the mural was painted directly on the building or as a large attached panel.. She asked the HPC if they wanted to speak to the permanently or irreversibly of Section 11.3. Mr. Plaag said in his view, the building is already painted. He said

putting more paint on it is permanent. It's not irreversible in that we can paint over it at some point in the future. He was not particularly concerned about Section 11.3.

Discussion ensued on conditions of approval for this case. Chair Plaag asked the Commissioners and Planning Staff if they knew of any reason why a condition could be that the COA is valid for five years. He further stated after the five-year period, the applicant would have the opportunity to renew the COA for that particular design, let it lapse, have it painted over or submit a new proposal for a new design. Ms. Meade said she saw this as a reasonable condition. She said that such a condition should incorporate any future, potential changes in standards for murals allowing a longer mural lifespan. Chair Plaag said he failed to ask Ms. Bateman while she was under oath if five years is the right period for the proposed mural. Chair Plaag reopened the testimony for this case. He asked Ms. Bateman if she had a lifespan in mind for the mural.

Ms. Bateman said because murals could last for a long time. She said she thought it would be prohibitive to put a five-year lifespan on a mural. She also thought it would be ideal if a mural could stay for five to ten years, especially, if a good paint and sealer are used.

Ms. Meade suggested rephrasing the condition so that a subsequent public arts and mural policy adopted by the Town that imposes or includes a time limit would also apply to this particular applicant. Chair Plaag explained to Ms. Bateman that she, as the applicant, would have the option at the end of that period of time to renew without necessarily having to go through the full hearing again. Chair Plaag said that the Planning and Inspections Department could send a reminder that the lifespan period expires in six months.

Chair Plaag talked about the type of condition for maintenance that he thought was appropriate to apply if the mural is damaged, vandalized, or if the paint peels. He said the applicant would be responsible for maintaining the mural within whatever period that the mural is approved.

Ms. Shook noted that regarding the timeframe of the condition, it would be difficult for the Planning Staff to go back and monitor permits every five or ten years. Ms. Shook said we would have to put a system in place to monitor permits, and she felt it was worth discussing this topic. Ms. Bateman favored it being a temporary measure because she wants to help implement a public art policy in partnership with the HPC.

Chair Plaag asked Ms. Shook if there was an enforcement code in the UDO or another mechanism regarding graffiti or peeling paint on buildings that would require a property owner to maintain painted surfaces. Ms. Shook said that is in the Town code, and Ms. Meade referenced Section 11.4 could be incorporated into a condition. Ms. Meade read aloud the standard as stated:

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

She said this refers to the applicant; there is a separate question of whether the property owner could be subject to enforcement, which the Planning and Inspections Department would have to discuss. Member Watkins concurred with the discussion to prevent neglect of paint on a building.

Chair Plaag asked Ms. Bateman if she would be willing to accept the inclusion of Section 11.4 as a condition of approval. Chair Plaag also asked Ms. Bateman if she would be willing to accept the condition as Ms. Meade expressed that approval be conditioned upon this particular project complying with any future requirements of a Town ordinance regarding public art and murals. Ms. Bateman said she accepted both proposed conditions.

Chair Plaag talked about the finding of facts for this case and suggested using Section 9.3 and 4.1. Ms. Meade pointed out that this is not a finding of fact, but is a conclusion of law as it concludes what the standard means, which is an issue of law. Chair Plaag confirmed that the Commissioners vote on whether what is proposed meets the standards or does not meet the standards. Ms. Meade said correct.

Chair Plaag referred to page 62 of the meeting packet. He read the first three conditions in the staff report. He explained that the fourth condition is any other conditions that the HPC may include. He asked Ms. Bateman if she had any objection to the three standardized conditions that he read to her and the two conditions that were discussed in this hearing. Ms. Bateman said she did not have an objection to the said conditions.

Chair Plaag asked for a motion from the Commissioners for this case.

Motion and Vote:

Vice-Chair Bond made a motion, seconded by Member Brantz, to approve the proposed mural with the following five conditions and to continue the case for further information or denial of the application:

1. Where there is conflict between the application information and the plans (elevation of mural received December 14, 2021), and design of mural as described the plans control. Insignificant deviations may be permitted to comply with the requirements of the UDO.
2. Any commitments and representations concerning the proposed sign installation made by the applicant or its (his or her) representatives at the public hearing shall also become a condition of the permit, and a basis for a stop work order and/or permit revocation if violated.
3. The applicant shall submit the necessary applications, plans, details and specifications which meet the requirements of the Town Code, UDO, Building Code and other applicable codes for review and approval necessary to issue Zoning and Building Permits.
4. The applicant agrees to application of the standards set forth at Section 11.4 of the Unified Development Ordinance (UDO), Appendix D, Downtown Boone Design Guidelines and Handbook: "Regularly inspect public art for signs of vandalism and deterioration, and maintain protective coatings. When repairs are necessary, use industry best practices and the gentlest available treatments. If necessary, consult with a conservator to determine the best treatment practices", to require the applicant to maintain painted surfaces.
5. The applicant agrees that the approved mural shall comply with and be subject to any future requirements as may be imposed by Town ordinance regarding public art and/or murals.

Vote: Aye – All

Nay – None

The motion passed.

Chair Plaag called for a short break at 8:41 p.m. and reconvened the meeting at 8:53 p.m.

Approval of Minutes

Member Brantz made a motion, seconded by Member Watkins, to approve the January 4, 2022 meeting minutes as written.

Vote: Aye – All

Nay – None

The motion passed.

Member Brantz made a motion, seconded by Member Watkins, to approve the January 11, 2022 meeting minutes as written.

Vote: Aye – All
Nay- None

The motion passed.

Member Watkins made a motion, seconded by Member Willis to approve the February 1, 2022 meeting minutes as amended.

Vote: Aye – All
Nay – None

The motion passed.

Cemetery Designation Update

Ms. Mitchell informed the HPC that the Planning Staff had a brief conversation with Ms. Meade, in which the Town can acquire an abandoned cemetery. Ms. Mitchell explained the original question for cemetery designation was if there is not a known property owner, how does that ownership work. Ms. Mitchell said that the Planning Staff recommends that discussion on this topic be held until a future date.

Chair Plaag clarified that since there is no identified property owner, it would not be possible right now to designate the cemetery because there is no enforcement mechanism. He said there is a possibility that the Town could choose to acquire the cemetery, if it is considered abandoned and at that point, there would be an owner. He added that if the Town wanted to pursue designation they could. Additionally, the request is to table the discussion on the cemetery designation until the Boone 150 items are concluded.

Ms. Shook told Chair Plaag that she agreed with his summarization of said topic. Chair Plaag asked Ms. Shook to maintain the Cemetery Designation topic on the HPC's task list.

Hayes-Bryan-Greene Cemetery Marker Update

Chair Plaag referred to packet pages 63 and 88 of the meeting packet. He pointed out that the most relevant portion for discussion can be found on packet page 88. He noted that he had made some minor revisions to the text within the report. He said Council requested the most recent proposed change to revise the marker text itself.

Chair Plaag talked about the two proposed text options A and B, which would include Option C. He said that assuming that the location is correct, Option B being located on the west end of the median in the middle of Queen Street which was the preferred location over the Watauga County Annex building on the corner would be the marker text that would apply.

Chair Plaag talked about a memo from Member Watkins submitted to the Planning Staff on January 14, 2022, regarding a proposed alternate text and a copy of Chair Plaag's correspondence with Ms. Mary Moretz. Chair Plaag said his correspondence had initially been sent to Mayor Tim Futrell and himself. Chair Plaag noted that he had replied to Ms. Moretz, Mayor Futrell, Planning Staff, and the HPC. Chair Plaag said he thought the question before us now is how we wish to revise the text portion of the marker.

Chair Plaag said he added some other minor changes to the marker narrative report to contextualize some topics.

Discussion ensued on the modification of Option B. Ms. Shook noted that she could see the proposed changes that were made by Chair Plaag and the differences between them. Chair Plaag pointed out that the revision was, "Judge Leander Lawrence Greene in 1845 at 98, who later acquired the Ransom Hayes residence was an important

North Carolina lawyer and jurist who nevertheless privately endorsed Black disenfranchisement in the contentious 1898 election.”

Chair Plaag reminded the HPC that at least one council member expressed concern that the content about the 1898 election was in the marker narrative report and not in the marker text. He said that council member was looking for a different word than prominent to use to describe him, and he said he did not object to modifying the adjective to describe him. Still, he said it is entirely appropriate to describe him as having been prominent in 1898 and a prominent local judge and jurist. He said he thought the concern was that it sounded like it could be read as if he was being praised. He said he did not include the content on the marker itself about the statements that he made later in his life about disenfranchisement that were later reported in the media.

Chair Plaag referred to packet page 91 and a memo submitted to the Planning Staff from Member Watkins. The memo is regarding the Hayes-Bryan-Greene Cemetery Marker text that references around Judge Leander Lawrence Greene and the phrase “who nevertheless privately endorsed Black disenfranchisement in the contentious 1898 election.” Member Watkins noted that he thought it was appropriate for Chair Plaag to say what he said in his narrative about Judge Greene.

Chair Plaag explained that Ms. Moretz has also asked that Judge Greene’s name be removed altogether but for an entirely different reason than Member Watkins suggests. Chair Plaag explained that if you are going to mark a cemetery and call it the Hayes-Bryan-Greene Cemetery and include the Greene name because the principal Greene who is there is a Judge Greene. And this is the person who established the cemetery and maintained it for decades, and improved it for years before his death so it could be maintained in the future. It seems an odd choice in talking about the history of that cemetery just to pretend like he didn’t exist.

Chair Plaag asked Member Brantz to voice his thoughts on the situation. Member Brantz said he thought it depends a lot on the individuals in the group and their experience or professional development.

Council Liaison Roseman noted that the council member that voiced their concern about the topic of Judge Greene has deep connections with the Junaluska Community and wanted to make sure that we were not potentially whitewashing history to make a person’s negative side not shown.

Chair Plaag explained that Council specifically directed the HPC to create a historical marker proposal for the cemetery because a person who is not a citizen of the Town of Boone requested it. He said as a member of a professional historical organization it requires that those members meet certain ethical standards for the profession. He said that he disagreed with Member Watkins and he said he felt comfortable with the wording that he included in the revision about Judge Greene. He noted that the wording could be tweaked to say that Judge Greene was an important North Carolina lawyer and jurist who reportedly privately endorsed Black disenfranchisement. He said that he would be comfortable with that revised wording. He said he would also feel like he was meeting the ethical requirements that he is bound by. He further stated that he did not know if this revision would address Member Watkins's concern.

Discussion ensued on the historical marker program information. Ms. Shook asked Chair Plaag if there was a way to direct people to the report with the marker program. She asked if there was a QR Code or some other way to allow people to access the full report. Chair Plaag said he had seen this type of thing on interpretative signage as opposed to markers. He noted that QR codes are now beginning to surface in exhibits and even roadside Civil Wars and trail markers. He said that we could check with Sewah Studios to see if there is a way to do that on the markers or if it is an option. He said this is something we can explore and see what the additional cost would be.

Discussion returned to the Hayes-Bryan-Greene Cemetery report. Chair Plaag agreed with Council Liaison Roseman of presenting options to Town Council. Chair Plaag listed the text options for the marker report as removing the word “nevertheless” and then including the word “reportedly” in the second revised version of Option B (“who nevertheless privately endorsed Black disenfranchisement in the contentious 1898 election.”). Chair Plaag included another text option using the marker text in Member Watkins’s memo without his bracketed comments.

Motion and Vote:

Member Brantz made a motion, seconded by Member Willis, to revise the Hayes-Bryan-Greene Cemetery Marker Report as discussed with the revision of removing “nevertheless” and adding “reportedly” and including Member Watkins’s suggestion.

Vote:

Aye- All

Nay – None

The motion passed.

Chair Plaag asked for a recommendation for the Commission to authorize him to speak to Town Council on this marker report.

Motion and Vote:

Member Brantz made a motion, seconded by Member Watkins, to authorize Chair Plaag to speak on behalf of the Commission regarding the Hayes-Bryan-Greene Cemetery Marker Report.

Vote:

Aye- All

Nay – None

The motion passed.

Watauga County Jail Designation Report

Chair Plaag explained that he had not completed the Watauga County Jail Designation Report. He said he would have it completed by the April HPC meeting.

Review of Town Street Project

Chair Plaag explained that he did not have any more information on the Howard Street report. He said he had received some correspondence concerning Howard Street from Mr. Jackson Henson who has roots here in the Boone area. Chair Plaag said that Mr. Henson offered a family tale on how Howard Street got its name.

Mr. Henson explained that he was with his grandfather Mr. Calvin J. Cottrell, when his grandfather bought some land on East Howard Street. Mr. Cottrell was told that since he bought the first lots sold at the auction, he could name the street. Mr. Cottrell said he named the street Howard since he had his grandson whose name was Howard with him that day.

Chair Plaag pointed out that there is no way of knowing if this story actually transpired the way it did. He said he would like to propose a revision to the Howard Street report to include, at least one footnote, a reference to the story and credit Mr. Jackson Henson. Chair Plaag noted that the only explanation that he could offer is that it is possible that it may have been on somebody’s mind even though we have no way of knowing with certainty how the street got its name.

Chair Plaag noted that this is the evidence that we have and as long as we appropriately contextualize it as a bit of family lore that is associated with that street, it should be appropriate to use.

Discussion ensued on possibly tabling some of the agenda items. Chair Plaag asked about the April HPC agenda items and which items should potentially be tabled. Ms. Turner noted that one COA application had been submitted for discussion at the April HPC meeting. Ms. Shook agreed that some of the agenda items could be tabled. She suggested that the Council Direction topic be discussed at this meeting. And she said that the HPC could discuss how they would like to handle the rest of the agenda items for this meeting. She suggested in the future streamlining the agendas, if possible. Chair Plaag suggested asking Ms. Mitchell to give a quick update on the Council's Store Historical Marker and then ask Ms. Shook to cover the Council Direction agenda item.

Council's Store Historical Marker

Ms. Mitchell said based on Council approval, she has been working with Ms. Turner on the encroachment agreement which has been signed and sent to the NCDOT representative. Ms. Mitchell said that she had tried to follow up with the representative to see if he had received it, but he was out of town.

Ms. Mitchell said she had started a conversation with Sewah Studios regarding ordering the historical marker. She noted that Sewah Studios has a 16-week production time for the historical marker and two or three days for shipping it. She said that if she can get some of the remaining questions answered by the end of the week, she may be able to submit the order request form for possible July delivery.

Chair Plaag asked Ms. Mitchell if she could contact Sewah Studios about the QR Code question and whether that is something that could be incorporated on the marker. Ms. Mitchell said yes. Ms. Shook asked if Sewah Studios could add a QR Code would the HPC want the Planning Staff to go ahead and link it to the page with the historical marker information. Chair Plaag showed concern regarding if the information changed in the future and suggested checking on the cost of using the separate applique approach and incorporating it into the sign. He pointed out that we have already changed the information page, and it is something that could happen again. He stated that if Sewah Studios could do a separate applique that's approximately \$100.00, he said he thought that would be appropriate. He pointed out that since no one is objecting to it, he thought it could be a way to proceed.

Council Direction

Ms. Shook read the action request submitted to Council at their February meeting. She explained that the action request was from the Planning Department regarding their overall priorities. She said the Council reviewed the priorities for the Community Appearance Commission and the Historic Preservation Commission. She explained that the HPC is currently tasked with being an advisory board and the tasks necessary as they begin to hold quasi-judicial hearings for Certificates of Appropriateness.

Ms. Shook presented Council with an action request that recommended the HPC Advisory Tasks be limited so the Planning Staff can dedicate their resources to the quasi-judicial hearings necessitated by creating the Downtown Local Historic District. She said that the Council approved this recommendation. She noted that Council also directed the HPC to work on items that need to be completed in time to support the Boone 150 event. She said this would help eliminate the need for a second monthly meeting of the HPC. She also noted that the HPC could move to other advisory tasks once those topics are completed.

Boone 150 Goals Related to the Historic Preservation Commission

Discussion ensued on the topics to be worked on for the Boone 150 event. Chair Plaag named a list of topics that need to be worked on by the HPC for the Boone 150 event: Watauga County Jail Designation Report, Hayes-Bryan-Greene Cemetery Marker, Council's Store Historical Marker, the open topic of prepared scripts for the proposed

cemetery tours, and the Boone Cemetery Interpretive Panels and possibly a Civil War Trails Interpretative Panel. He noted that there are many topics to work on, and we may not get to all of them in 2022.

Ms. Shook asked Chair Plaag about the timeline for the historical markers. She asked if the Council's Store Historical Marker is completed in July, when would the next marker possibly be completed. Chair Plaag said maybe September or October. He clarified that the cemetery interpretative signage would probably be more like October, including doing the scripts for the tours by that time at the latest or probably before then.

Discussion ensued on the Boone Cemetery interpretive marker panels. Chair Plaag noted that the HPC needs to write the marker proposals for Council's consideration. He said we need to find out if Mr. Mark Freed, Director of Cultural Resources, has done more research on this topic because of the things Mr. Freed is proposing on North Depot Street. Chair Plaag said that the HPC needs to find out who can craft the panels for us and what they will cost. Chair Plaag noted that we do not have this information yet. He explained that the HPC has talked about the proposed general layout and interpretative design for the three panels for the cemetery. Chair Plaag and Ms. Shook agreed that the HPC could keep these four topics for discussion on their monthly agenda. Ms. Shook explained that narrowing down to these four topics would cut down discussion.

Chair Plaag talked about the HPC continuing their work on the research for the Town street names. He said that they could be discussed rather quickly in the HPC meetings as those are completed. He said it was requested by Council for the HPC to work on them in 2022. He said the HPC had completed two of them and he would like to see the HPC meet another two or three of them sometime this year and put them on the website. He said that he was unclear about some of the content on the website, but he would discuss that information at a later meeting.

Ms. Shook talked about the Town street names and asked the HPC to consider weighing the importance of some of them to their current overall goals.

She said the goal for the Planning Staff would be to complete the tasks for the Boone 150 programming and the policies and regulations for the Historic District.

Discussion of Plein Air, Boone, Event, May 19-22

Chair Plaag referred to some email correspondence on packet pages 95 thru 97. The emails described the Plein Air Boone event as an opportunity for painters and collectors of fine art to paint in various places during the celebration of Boone's 150th anniversary. The inaugural Plein Air paint-out event would feature the theme "Paint the Town". Plein is a French term that refers to painting scenes from the outdoors and nature.

Chair Plaag pointed out that Ms. Amber Bateman, Director of the Watauga Council Arts Council, has requested historic pamphlets to enhance the desire for artists to paint landmarks that the HPC thinks are important. She also pointed out in her email that the paintings that are done will be revealed at a gallery opening on the following Saturday. And she suggested that there might be supportive programming to go along with it, whether it be tours or speaking events. He said he would not be able to help with this event because of the other things he is preparing for the HPC and Digital Watauga and other Boone 150 programming that he has already been asked to contribute. He asked the other HPC members if perhaps they could help with some of the things to support this event. He said this could be either a representative of the HPC or just on your own.

Ms. Shook asked Ms. Bateman if perhaps she could coordinate with Mr. Freed to see if he could help from the Cultural Resources perspective. Ms. Shook said Mr. Freed would have access to the information on the Town website, and maybe Mr. Freed could help flush out that particular list. Ms. Shook noted that she was not aware of how many resources needed to be identified. Chair Plaag supported this idea and said that Mr. Freed could

provide Ms. Bateman with a copy of the proposed walking tour, identifying several other landmarks in Downtown Boone. Chair Plaag pointed out that the Downtown Survey and the Downtown Historic District Designation Report might be a better source because the descriptions are shorter of the various properties. He pointed out that either one of these resources would be a place to start if people were interested in a particular building or an aspect of Boones Downtown history. Ms. Shook said that Ms. Mitchell could provide Mr. Freed with the resources or the links to the resources so discussion on that information can occur and be passed on to Ms. Bateman. Ms. Mitchell agreed to contact Mr. Freed and Ms. Bateman on locating the information. Ms. Mitchell said based on the conversation at this meeting, she will also ask Mr. Freed about the brochures he already has to make sure the markers are covered in them.

Discussion on Public Art

Chair Plaag asked Ms. Shook if any pressing issue needed to be discussed on this agenda item. Ms. Shook said she felt this topic could be tabled because it would be part of public art week. She further explained that we should wait and see what Ms. Allison Meade, Town Attorney, says about public art. She said that information could be pulled into a future discussion and have Ms. Meade participate with the HPC and Planning Staff.

Update on COA Consultations

Ms. Shook said that upon further review, the Planning Staff does not think it is appropriate for consultations to occur. She explained that there was confusion when Ms. Turner was talking to applicants. She said in the text, the term “consultation” was used when further research into those consultations was done by the Planning Staff’s design and review team, not necessarily by the HPC. Ms. Shook said the Planning Staff would process a proposed text amendment to remove that portion of text from the design standards. She confirmed that we would not be scheduling more consultations before the HPC when the proposed text is complete.

Minor/Major Works Text Modification

Chair Plaag said that unless there is another comment on this agenda item and hearing none, he proposed to table this item for the April HPC meeting.

Motion and Vote:

Chair Plaag made a motion, seconded by Member Brantz, to table the Discussion of Public Art and Minor/Major Works Text Modification agenda items to the April 2022 Historic Preservation Commission meeting.

Vote:

Aye- All

Nay – None

The motion passed.

Other Discussion

Ms. Mitchell reminded the HPC that June was the deadline she had set for the Certified Local Government (CLG) application to be completed. She thought she could have the final adjustments made to the application by March or April 2022. She said that by May, she might have a comprehensive update on it. And she would send it to the representative at North Carolina State Historic Preservation Office (NCSHPO) by June for their review to see if anything needs to be changed before a final CLG application.

Adjournment

Member Watkins made a motion, seconded by Member Brantz, to adjourn the meeting at 10:10 p.m.

Vote: Aye - All

Nay – None

The motion passed.

Eric Plaag, Chair

Marlene Crosby, Board Secretary

Communication: March 8, 2022 Meeting Minutes (Approval of Minutes)

Current UDO reference	Type of Work	Routine Maintenance	Minor Work (Staff)	Major Work (COA)
New Construction and Additions				
8.05.02(A)	New construction or additions to buildings			X
8.05.02(B)	Reconstruction of buildings once located on the site but demolished or moved at some previous time			X
8.05.02(C)	Restoration or rehabilitation of an historic property to its historic appearance			X
Accessory Buildings				
	New or additions to accessory buildings or outbuildings			<u>X</u>
	Demolition of existing accessory buildings and outbuildings that are not architecturally or historically significant		<u>X</u>	
	Demolition of existing accessory buildings and outbuildings that are architecturally or historically significant			<u>X</u>
	In-kind repair of existing accessory buildings and outbuildings	<u>X</u>		
ADA				
	Installation of temporary accessibility ramps that are not intended to be permanent in nature		<u>X</u>	
	Installation of ADA required features (such as hand railings on porches over 30" above ground) provided that they are consistent with the architecture of the structure (Residential properties ONLY)		<u>X</u>	
8.05.02(K)	Other, E exterior modification of existing buildings for ADA compliance			X
Architectural Details/Features				
	Alteration, repair, or replacement of architectural trim elements			X
	Repair or replacement of architectural details in-kind	X		
	Removal of architectural details			X
	Replacing a piece of trim with trim of the same material and color.	X		
	Removal/alteration of archaeologically significant features			<u>X</u>
	Removal/alteration of contributing historical features			<u>X</u>
8.05.02(H)	Replacement of architectural details when there will be a change in design or materials from the original or existing details			X
	In-kind repair or replacement of architectural details including replacement of details that are missing so long as it is based on evidence that the detail existed on the building in the past.		<u>X</u>	
Awnings, Canopies, or Shutters				
	Addition of awnings, canopies, or shutters			<u>X</u>
	Removal of awnings, canopies, or shutters		<u>X</u>	

Notes:

1. ["in-kind" shall be defined to mean having no change in design, materials, or general appearance of the existing or original historic feature](#)
2. [If both minor and major columns are marked, the item shall be considered in the first instance by staff, but referred to the HPC in case of doubt as to the appropriateness of the proposed change](#)

Current UDO reference	Type of Work	Routine Maintenance	Minor Work (Staff)	Major Work (COA)
	In-kind repair/replacement of awnings, canopies, or shutters	<u>X</u>		
Decks, Patios and Sidewalks				
8.04.02(B)	Installation New construction of decks, patios and sidewalks on secondary and tertiary elevations or adjacent land areas.		X	
	Installation of and sidewalks in secondary and tertiary elevations or adjacent land areas.		X	
	Alteration/addition to existing decks, patios and sidewalks			X
	Removal of existing decks, patios, and sidewalks		<u>X</u>	
	In-kind repair/replacement of decks, patios, and sidewalks	<u>X</u>		
Demolition and Relocation				
8.05.02(E)	Demolition of any part of a building or structure			X
8.05.02(F)	Work that is likely to disrupt or damage known or discovered archaeological resources on the site			X
	Removal/alteration of archaeologically significant features			<u>X</u>
8.05.02(G)	Moving (or relocation) of buildings			X
Doors and Windows				
8.04.02(F)	Installation of storm windows where divided mullions of storm windows and doors align with windows and doors behind		X	
8.04.02(E)	Installation of skylights within a tertiary elevation		X	
8.04.02(I)	Installation of new doors, door frames, and associated door sills in tertiary AVCs when new materials are compatible with the original in terms of size, design, and material.		X	
	In-kind replacement or repair of existing door or windows	<u>X</u>		
	Installation of all other doors or windows			<u>X</u>
	Removal of any door or window opening			<u>X</u>
Driveways				
	Construction of new driveways		<u>X</u>	
	Removal of driveways		<u>X</u>	
	In-kind repair/replacement of existing driveways	<u>X</u>		
	Alteration/addition to existing driveways		<u>X</u>	
Fences				
8.04.02(D)	Fence installation in land areas adjacent to secondary and tertiary elevations		X	
	All other fence installations			<u>X</u>
	Removal of existing fences and walls		<u>X</u>	
	In-kind repair/replacement of existing fences or walls	<u>X</u>		
Exterior Surfaces (Masonry, Siding, etc)				
8.04.02(H)	Removal of synthetic siding where original siding exists underneath		X	

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Current UDO reference	Type of Work	Routine Maintenance	Minor Work (Staff)	Major Work (COA)
8.05.02(D)	Pointing of masonry as well as alteration, <u>in-kind</u> repair, or replacement of masonry, <u>except as provided in next item</u>			X
	<u>In-kind repairs/replacement, including repointing, to existing masonry when the color and composition of the mortar match the original, and new brick or stone matches the original</u>	<u>X</u>		
8.05.02(L)	Painting of unpainted brick or masonry			X
	<u>In-kind repair/replacement of exterior surfaces of buildings</u>	<u>X</u>		
	<u>Alteration/addition of exterior surfaces of buildings</u>			<u>X</u>
Foundations				
8.05.02(D)	Alteration, repair, or replacement of foundations			X
	<u>In-kind repair/replacement of foundations</u>		<u>X</u>	
	<u>All other repair/replacement of foundations</u>			<u>X</u>
Gutters				
	<u>Installation of gutters and downspouts painted to match the house or trim color, as long as no significant architectural features are damaged or removed</u>		<u>X</u>	
	<u>Removal of gutters and downspouts</u>		<u>X</u>	
	<u>In-kind repair/replacement of gutters</u>	<u>X</u>		
Landscaping				
	<u>Insignificant landscaping including vegetable and flower gardens and shrubbery</u>	<u>X</u>		
	<u>Pruning of trees and/or shrubbery</u>	<u>X</u>		
	<u>Removal of trees less than 25 inches in diameter</u>	<u>X</u>		
	<u>Removal of trees 25 inches and greater in diameter that have NOT been documented to be diseased and require felling</u>			<u>X</u>
	<u>Removal of trees that are dead or dangerous (per adequate documentation)</u>		<u>X</u>	
Lighting				
	<u>Installation, alteration or removal of exterior lighting fixtures</u>		<u>X</u>	
	<u>In-kind repair/replacement of exterior lighting fixtures</u>	<u>X</u>		
Mechanical Equipment				
8.04.02(A)	Installation of mechanical systems, air conditioning vents, and related equipment on secondary and tertiary elevations or adjacent land areas that does not involve alteration to the building.		X	
	<u>Installation of window air conditioners</u>		<u>X</u>	
	<u>All other installation of air conditioning units, vents, and related equipment</u>			<u>X</u>
8.05.02(M)	Installation of mechanical systems in primary elevations that involves alteration to the building facade			X

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Current UDO reference	Type of Work	Routine Maintenance	Minor Work (Staff)	Major Work (COA)
Painting				
8.03.01(D)	Cleaning or re-painting existing siding with the existing color of paint (Painting when there is no change in color)	X		
	Painting when there is a change in color		<u>X</u>	
8.05.02(L)	Painting or stuccoing of buildings not previously painted or stuccoed			X
Parking Lots				
	Construction of new parking lots			<u>X</u>
	Removal of parking lots		<u>X</u>	<u>X</u>
	In-kind repair/replacement of existing parking lots	<u>X</u>		
	Alteration/addition to existing parking lots		<u>X</u>	<u>X</u>
Roofs				
8.04.02(C)	Change of roofing materials with like materials on flat roofs not visible from the street	X	X	
	Alteration, repair, or replacement of roofing materials			X
	In-kind repair/replacement of roof coverings	<u>X</u>		
	Replacement of roof coverings with materials that are not historic to the building			<u>X</u>
8.05.02(I)	Changes Alteration to rooflines			X
Satellites				
8.05.02(N)	Location of satellite dishes to-on the primary elevation roof and/or facade of a building if they are not effectively screened or are visible from a public street			X
	All other satellite dishes		<u>X</u>	
Signs				
8.04.02(G)	Temporary signs as permitted herein; and/or approved historic house markers		X	
Solar				
	Location of solar panels to-on the primary elevation roof and/or facade of a building if they are not effectively screened or are visible from a public street			X
	All other accessory solar equipment		<u>X</u>	
Miscellaneous				
8.05.02(N)	Location of other roof attachments to-on the primary elevation roof and/or facade of a building if they are not effectively screened or are visible from a public street			X
	All other roof attachments		<u>X</u>	
	Installation of house numbers and mailboxes	<u>X</u>		

Notes:

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Current UDO reference	Type of Work	Routine Maintenance	Minor Work (Staff)	Major Work (COA)
8.05.02 J	Establishment of exterior fire exits		<u>X</u>	X

Notes:

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2. If both minor and major columns are marked, the item shall be considered in the first instance by staff, but referred to the HPC in case of doubt as to the appropriateness of the proposed change

DESCRIPTION OF THE TOWN OF BOONE'S HISTORIC PRESERVATION COMMISSION 2020-2022 Activities

Historic Preservation Commission Priority List

(Based on priorities from August 2021 meeting with current priorities noted by Staff.)

1. Historical Marker for Councill's Store
 - a. Historic Marker Report was created by HPC members of the history and significance. From the Report, the HPC made a motion to request the approval of the marker report to Town Council for February 2022. Town Council approved of the marker, and Planning Staff is arranging a purchase order for the marker.
2. Landmark Designation Report for the Watauga County Jail
 - a. HPC members are working on this item during 2022 as part of Boone's sesquicentennial (150th) celebrations.
3. Report for Boone Cemetery Interpretative Panels
 - a. Note: *See Town of Boone Cemeteries item in Current and Ongoing Projects*
4. Designation of the Hayes, Bryan, Greene Cemetery
 - a. HPC members conducted a Cemetery Photographic Survey and Research with assistance by Planning Staff that initiated a report of the historically significant individuals in the cemetery. From the Report, the HPC made a motion to request the Designation of the Cemetery heard by Town Council in December 2021. The HPC is revising the historic marker report as of March 2022.
5. Landmark Designation Report for the R.L. Clay (Rivers) House
6. Landmark Designation Report for the Jones House
7. Complete the Boone Cemetery Survey and share data with Mr. Chris Miller, GIS Specialist
 - a. Planning Staff and the HPC have launched a public survey request for anyone to submit information about local cemeteries. The survey is available on the HPC website and asks for the Address of the Cemetery, the Number of Graves, Historic Name of the Cemetery/Columbarium, and Identification of Possibly Historically Significant Individuals in the Cemetery.
8. Complete the First Phase of the Boone Streets Project and Place the Information Online
 - a. HPC Members have begun a research project on the history of the street names in the Downtown area of Boone. Members will report on the significance and how the street received the name and the change of the street path over time. Reports have been throughout the 2021 year and will continue in 2022.
9. Pursue Certified Local Government Status through the State of North Carolina (Planning Staff)

10. Quasi-Judicial procedures for Certificate of Appropriateness in the Local Historic District

- a. The Town of Boone HPC began hearing Certificate of Appropriateness (COA) cases in February of 2022, with additional cases in March and April of 2022.

Current and Ongoing Projects

1. Downtown Projects Update

- a. Revised Downtown Boone Local Historic District Designation Report (Final Report 4/13/2021)
 - i. Note: *Please review the Designation Report included with the CLG Application*
- b. Downtown Boone Design Standards including Rooftop Additions (Adopted 10/21/2021)
 - i. Note: *Please review the Design Standards included with the CLG Application*
- c. All above addressed and influenced by the Downtown Redistricting (Town of Boone, Planning and Inspections)

2. District Designation Report

- a. As a part of the Downtown Projects, the HPC approved the District Designation Report, which is a summary of the Historic District. The Architectural Survey is a detailed report of each contributing building in the Historic District.
 - i. Note: *Please review the District Designation Report included with the CLG Application*

3. Town Streets

- a. Town Street Reports completed for Appalachian Street, Junaluska Road, and Howard Street
 - i. Note: All these streets are within the Downtown Boone Local Historic District and have been completed.
- b. Additional Street Reports for Linney Street, Grand Boulevard, North Street, Church Street, College Avenue, Depot Street, River Street, Queen Street, King Street and Water Street
 - i. Note: As mentioned as a Priority Item, these reports mark the history and significance of these thoroughfares through the Downtown area and how they have changed over time.

4. Town of Boone Cemeteries

- a. Boone Cemetery Footstone Information for Markers
 - i. Note: Footstones in the Boone Cemetery was a proposed project among HPC Members that would delineate the former line divided the cemetery. Discussion among HPC members concluded that the best solution would be to include an interpretative panel in the cemetery at the location of the line explaining its existence and historical significance.

- b. Mapping of Other Cemeteries
 - i. Note: Mapping will be an ongoing project based on the results on public survey conducted results in January 2022. In February 2022, results were compiled and presented to the HPC. Town Council was presented with the results and updated mapping in March 2022.
- c. Cemetery Designation & Interpretation Guidelines
 - i. Note: HPC Members drafted Guidelines based on guidance from the North Carolina State Historic Preservation Office and the National Park Service regarding the designation, acquisition, and interpretation of cemeteries. Guidelines have been approved by the Town of Boone Town Council.
 - ii. Note: *Please review the Guidelines included with the CLG Application*
- d. Hayes-Bryan-Greene Cemetery
 - i. Note: The Cemetery has been approved for a Local Landmark Designation, and a Marker Report has been created by HPC Members. The HPC is requesting action by Town Council for consideration of the marker report and location of the marker. The HPC continues to work on this item as of March 2022.
 - ii. Note: *Please review the Designation Report included with the CLG Application*
- e. Boone Historic Cemetery Interpretative Educational Panels
 - i. Note: The HPC discussed education panels to include panels that (1) explain the significance of the Cemetery with an interactive option, such as a QR code, for visitors, (2) Civil War Trails marker, in partnership with the Civil War marker program, to have an interpretive panel for the Union Soldiers graves, and (3) a panel describing the once division of the cemetery.
- f. Cemetery Scripts for Boone 150 Events
 - i. The HPC will begin researching historic individuals in local cemeteries and drafting scripts for docents to portray buried individuals as a Cemetery Walking Tour event in Fall 2022.
- 5. Boone 150 Committee
 - a. In January 2022, the Town of Boone celebrated its Sesquicentennial anniversary of the incorporation of Boone. The HPC as a commission has been interested in educational events of the anniversary that are ongoing throughout 2022.
- 6. Digital Watauga Project
 - a. An archival system for Watauga County, the HPC uses the information and photographs available for research projects and historical information.

Future Local Historic Districts

- 1. Grand Boulevard
- 2. Cherry Street

Additional Projects

1. Blue Ridge Tourist Court and Motel/Local Landmark Designation Report (Final Report 5/3/2021)
 - a. Note: *Please review the Designation Report included with the CLG Application*
2. Junaluska Local Historic Marker (and Dedication) (Final Report 3/10/2020, Dedication of Marker 6/19/2021)
 - a. Note: *Please review the Designation Report included with the CLG Application*

Eric Plaag
March 31, 2022

Draft History on the North Street Park Land

Located on the southwest side of North Street just to the east of the intersection of North Street and Carolina Avenue, the North Street Park sits on land that has links to the founding of the Town of Boone as a county seat for the newly established Watauga County in 1849. While the park is part of a larger, sideways T-shaped parcel owned by the Town of Boone, this parcel is actually a combination of several tracts assembled over several decades and acquired by the Town in 1997. For the purposes of this narrative, we will focus strictly on the portion of the parcel occupied by the park.



Detail crop from the 1849 Town of Boone map used to plat town lots at the creation of Boone as the county seat for Watauga County. North Street Park sits on Lot 31, located at top center. Image courtesy of the Historic Boone Collection, Digital Watauga Project.

The North Street Park sits on what was originally identified as Lot 31 on the 1849 Map of Boone, which was used to layout and sell town lots by the first Watauga County commissioners. Lot 31 was described at that time and consistently thereafter as containing one half-acre and 26 poles. It's not clear whether Lot 31 actually sold during the initial offer of town lots. The first documented transaction on the property occurred on February 6, 1875, when Jacob

Winebarger and A. J. Moretz, acting as North Carolina commissioners appointed by the Watauga County Probate Court, transferred the lot to Christian Moretz (1827-1905), A. J. Moretz's brother.¹ John Preston Arthur reports that a Lutheran minister of that name preached at the first Lutheran Church in Valle Crucis, located just above Dr. Perry's on the road between the village and the mission school.² He appears to have been raised for at least part of his youth in Watauga County, as the 1850 Census lists him with his parents and large stable of siblings in the county at that time, and his father is known to have relocated from Randolph County to what was then Ashe County in 1839.³ Subsequent census records show him living at Bald Mountain in 1870 and in the Meat Camp community in 1880 and 1900.⁴ He married twice, producing twelve children from the two marriages. The first marriage to Frances Eleanor Stirewalt occurred in Iredell County, and he appears to have served as a Chaplain at the rank of Captain in the 48th North Carolina Infantry (out of Mecklenburg County) during the American Civil War.⁵ His death notice from 1905 offers little information about his life.⁶ Arthur lists him as one of several dozen antebellum school teachers, and Moretz was appointed as a postmaster at Moretz Mills in 1882, replacing his brother Alfred J. Moretz, who had served in that role since 1873.⁷

Little is known about Moretz's use of Lot 31. The land remained in Moretz's name for 27 years following his 1875 purchase, but a circa 1885 image of Boone by L. A. Ramsour shows no development on Lot 31, and a circa 1905 postcard also shows the lot as vacant, suggesting that Moretz either held the lot as an investment or perhaps leased out the land for farming. On March 10, 1902, Christian Moretz sold the land to his brother A. J. Moretz (in his personal capacity) for \$55.⁸ Alfred Jacob Moretz (1839-1916) was by that time in his late middle age. It's possible that A. J. Moretz contemplated the parcel as a possible home site, given that he

¹ Jacob Winebarger and A. J. Moretz to Christian Moretz, February 6, 1875, Deed Book F, Page 273, Watauga County Register of Deeds. All other deeds in this report originate with the Watauga County Register of Deeds unless otherwise noted.

² John Preston Arthur, *A History of Watauga County, North Carolina*, (Richmond: Everett Waddey Co., 1915), 112. See also "Rev. Christian Moretz," Find a Grave, online, accessed March 31, 2022, <https://www.findagrave.com/memorial/78474564/christian-moretz>.

³ "Christian Moretz," Watauga, Watauga, North Carolina, Ancestry.com, *1850 United States Federal Census*, database online, (Lehi-UT: Ancestry.com Operations, Inc., 2009); Arthur, *Watauga County*, 410.

⁴ "Christian Moretz," Bald Mountain, Watauga, North Carolina, Ancestry.com, *1870 United States Federal Census*, database online, (Provo, UT: Ancestry.com Operations, Inc., 2009); "Christian Moretz," Meat Camp, Watauga, North Carolina, Ancestry.com and the Church of Jesus Christ of Latter-Day Saints, *1880 United States Federal Census*, database online, (Lehi, UT: Ancestry.com Operations, Inc., 2010); and "Christian Moretz," Meat Camp, Watauga, North Carolina, Ancestry.com, *1900 United States Federal Census*, database online, (Provo, UT: Ancestry.com Operations, Inc., 2004).

⁵ For his service record, see "Christian Moretz," Confederate Army, 48th Infantry, Civil War Service Records, Confederate, North Carolina, Fold3.com, online, accessed on March 31, 2022, <https://www.fold3.com/image/52514537?terms=christian,moretz>. On his first marriage, see "Christian Moritz," Marriage Register, Male (185101972), Ancestry.com, *North Carolina, US, Marriage Records, 1741-2011*, (Provo, UT: Ancestry.com Operations, Inc., 2015).

⁶ "Local News," *Watauga Democrat*, 26 October 1905: 3.

⁷ Arthur, *Watauga County*, 247; "Watauga County, NC," 374, Ancestry.com, *US, Appointments of US Postmasters, 1832-1971*, database online, (Provo, UT: Ancestry.com Operations, Inc., 2010).

⁸ Christian Moretz and Caroline Moretz to A. J. Moretz, March 10, 1902, Deed Book Z, Page 63.

eventually built a home in East Boone in 1908, the same year that he sold Lot 31.⁹ By 1906, A. J. Moretz was working as a fitter in his brother J. M. Moretz's clothing store in Boone.¹⁰ As with his brother Christian, A. J. Moretz's obituary offered few details about his life, other than a listing of family members and mention of his membership in the Evangelical Lutheran Church and his service as a private in the 1st North Carolina Cavalry during the American Civil War.¹¹



This detail crop from a circa 1885 image of Boone from the southeast by L. A. Ramsour shows the area above King Street (lower foreground). The large building at right center was the first Boone Methodist Church building between King and Queen (where J. M. Moretz later built his home), while the first Boone Masonic Hall (on the north side of Queen) is visible at extreme right. The two larger trees at right center sit on Lot 25, just east of Lot 24 and directly southeast of Lot 31 on the original Boone town lots map from 1849. Note that no development is visible above the trees in this image. Photo courtesy of the Historic Boone Collection, Digital Watauga Project.

As noted above, A. J. Moretz sold Lot 31 on December 8, 1908, to Frank A. Linney (1874-1928), a prominent attorney, judge, and local developer who was engaged in aggressive purchases of land along the lower Junaluska hillside throughout the 1900s and 1910s, perhaps as a buffer to his own home—the Frank A. Linney House—located between Queen and King Streets on the former site of the original Watauga County courthouse.¹² As with his predecessors, Frank Linney appears to have been disinterested in developing the Lot 31 parcel. By 1915, when another postcard image was published showing the Junaluska hillside from the south, conditions at Lots 24 and 31 remained virtually unchanged. Linney held onto Lots 24 and 31 for

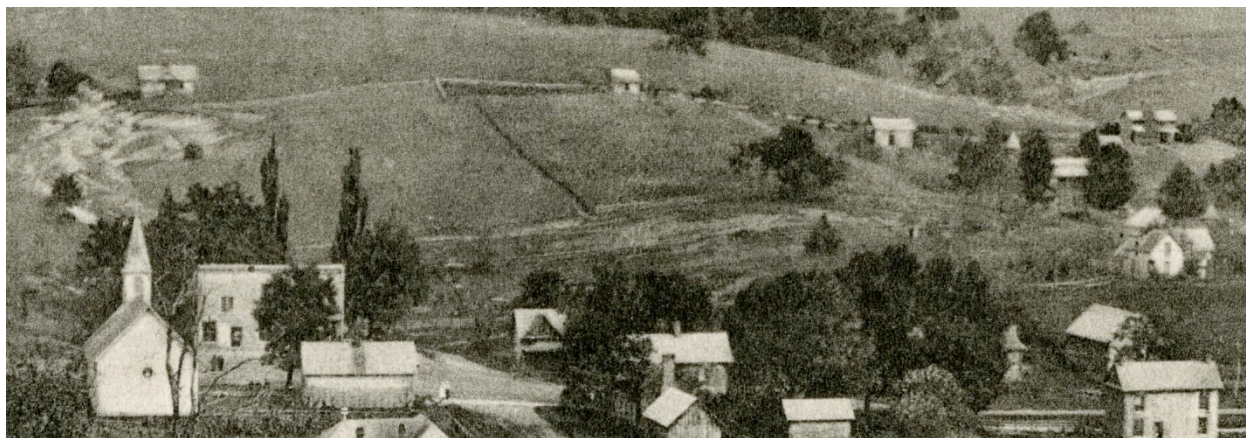
⁹ "Local News," *Watauga Democrat*, 9 April 1908: 3.

¹⁰ "2,000 Worth Clothing," advertisement, *Watauga Democrat*, 22 March 1906: 3. J. M. Moretz also owned a substantial amount of land on the south side of Queen Street, opposite Lot 31.

¹¹ "Alfred J. Moretz," *Watauga Democrat*, 17 August 1916: 2; and "Town and County," *Watauga Democrat*, 17 August 1916: 3.

¹² A. J. Moretz and M. E. Moretz to F. A. Linney, December 8, 1908, Deed Book 9, Page 301. An exhaustive history of the life of Frank Armfield Linney—a major figure in the twentieth-century development of Boone—is beyond the scope of this narrative. For a more detailed treatment, see Eric Plaag and Paul Fuller, "Frank A. Linney House and Former Linney Law Office," Local Landmark Designation Report, Boone Historic Preservation Commission, July 2017, online, accessed March 31, 2022, <http://www.townofboone.net/DocumentCenter/View/755/Frank-A-Linney-House-and-Former-Linney-Law-Office-Local-Landmark-Designation-Report-PDF>.

roughly twenty years, gifting them to his daughter Margaret Linney Coffey (1906-1994) in June 1928, just a week before his death.¹³



This detail crop from a circa 1905 postcard view from the south shows the area above King Street (lower foreground). At right center is the large tree visible in the circa 1885 image on Lot 25 (just east of Lot 24). The small shed at the top end of the parcel sat on Lot 32, just east of Lot 31. Image courtesy of the Bobby Brendell Postcard Collection, Digital Watauga Project.



This detail crop from a circa 1915 postcard view from the south shows the area above King Street (lower foreground). At left center is the large tree visible in the 1885 and 1905 images with structures now adjacent to the tree. Lots 24 and 31 are immediately to the west and northwest (left) of the tree and still show no development. Image courtesy of the Bobby Brendell Postcard Collection, Digital Watauga Project.

Shortly after Lots 24 and 31 were in Margaret Linney Coffey's possession, use of Lot 31 began to change, perhaps as a result of the close ties between the Coffey family and some of the Black

¹³ F. A. Linney and H. M. Linney to Margaret Linney Coffey, June 22, 1928, Deed Book 37, Page 164. The deed notes that the land was given to Margaret Linney Coffey "as a gift...and is not to be accounted for as an advancement" on Linney's estate, but it was not recorded until July 14, 1928, more than two weeks after Linney's death. G. P. Hagaman attested on the deed instrument that the original version of the deed was in Linney's handwriting. Linney's death on June 29 was described as "sudden" and the result of "an illness of only a few hours." See Jim Rivers, "Frank A. Linney Dies Suddenly at His Boone Home," *Watauga Democrat*, 5 July 1928: 1.

residents of the Junaluska community.¹⁴ As early as 1943, for example, Rossalee and Allen Hagler conducted Holiness Church services in the Junaluska community, including tent revivals on the Lot 31 property, almost certainly with permission from the Coffeys. These services did not involve a permanent structure on the property but did recur with some frequency over an extended period of years. The Reverend Haglers' niece Roberta Hagler Jackson (b. 1946), for example, recalls attending several revivals there as a teenager in the early 1960s.¹⁵ Indeed, aerial images from 1950 still show the parcel as usually vacant at that time. Review of additional aerial images available from the NCDOT from the 1970s suggest that Lot 31 remained vacant at that time as well.¹⁶ Indeed, there is no evidence yet found to suggest that there was ever a permanent structure erected on Lot 31.



This detail crop from a June 1950 aerial image by Palmer Blair shows the land between Queen (lower left) and North (upper right) Streets as seen from the southeast. The empty field opposite the intersection of North Street and Carolina Avenue at upper right is Lot 31. Image courtesy of the Palmer Blair Collection, Digital Watauga Project.

On June 20, 1990, Margaret Linney Coffey sold Lots 24 and 31 to her sons, Paul Armfield Coffey (1934-2007) and Frank Linney Coffey (1936-2017), with Lot 31 still conforming to its acreage of one-half acre and 26 poles.¹⁷ Seven years later, the Coffey brothers along with their wives conveyed Lots 24 and 31 to the Town of Boone. While the deed does not contain any designated restrictions on the use of the land, it seems almost certain that the intention was to have the Town create a park at the site.¹⁸ A newspaper search in the microfilm of the *Watauga*

¹⁴ In conversations with Frank Linney Coffey (1936-2017) just before his death, Coffey told the author that his parents—Margaret Linney Coffey and Paul Arch Coffey—quietly provided assistance to various members of the Junaluska community in the early twentieth century, including offers of housing in the Linney House springhouse to members of the Junaluska community who sometimes experienced homelessness.

¹⁵ “Roberta Jackson,” *Junaluska: Oral Histories of a Black Appalachian Community*, edited by Susan E. Keefe, (Jefferson, NC: McFarland and Company, Inc., 2020), 139. In a personal telephone call with Roberta Jackson on March 31, 2022, the author confirmed that these revivals definitely occurred in the North Street Park, and not in the American Legion Park just to the north of Church Street. For a reference to “regular services” of the Holiness Church, see “News of the Colored Community,” *Watauga Democrat*, 25 November 1943: 7. The Junaluska community often refers to the North Street Park as “Junaluska Park,” sometimes creating confusion with the American Legion Park, formally known as “Junaluska City Park,” located to the north of Church Street.

¹⁶ These images are not of sufficient resolution to reproduce here, but they can be viewed at NCDOT Historical Aerial Imagery Index, online, accessed March 31, 2022,

<https://ncdot.maps.arcgis.com/home/webmap/viewer.html?webmap=91e02b76dce4470ebd7ec240ad202a04>.

¹⁷ Margaret Coffey to Paul Armfield Coffey and Frank Linney Coffey, June 20, 1990, Book of Record 159, Page 239.

¹⁸ Paul Armfield Coffey and wife Rachel Rivers-Coffey, and Frank Linney Coffey and wife Joyce Coffey, to The Town of Boone, December 17, 1997, Book of Record 439, Page 831. Rachel Rivers-Coffey died in 1999, but she and her

Democrat has not yet been attempted, but it may yield information about this transaction, along with additional context for the property's use over time. In addition, Frank Coffey's widow, Joyce Coffey, still survives as of this writing and may recall details about the transaction and/or the land's history.

husband were strong advocates for the preservation of Boone's cultural history and made at least one other land donation to the Town.